

Margate City Planning Board
Minutes
May 26, 2016

1. Chairman Richard Patterson called the meeting to order at 7pm.

2. Flag Salute

3. Roll Call

Present

Tom Collins
Clem Wasleski
Jim Galantino
Mike Richmond
Margaret Guber-Nulty
Michael Cristaldi
Craig Palmisano
Despina Hess
Remy Pelosi
Joseph DiGirolamo
Rich Patterson

Absent

David Carter

Jackie Zarrillo, Court Reporter
Roger McLarnon, Zoning Officer
Johanna Casey, Board Administrator
Stanley L. Bergman, Jr., Esq., Solicitor

5. Procedure

Chairman Patterson announced that the meeting is being held in accordance with due public notice thereof and pursuant to the N.J. State "Sunshine" Law, which governs all public meetings. He also advised the Board on the intent of the meeting and the procedures which will follow.

6. Minutes

The minutes of April 28, 2016 were received, on the motion of Mr. Collins, seconded by Mr. Galantino, and unanimously approved.

7. Resolutions & Decisions: The following Resolutions were approved unanimously when received on motion by Mr. Collins, seconded by Mr. Galantino: Amended #10-2016: Joseph P. Tozzi; #21-2016: Jack Plackter; #22-2016: Alan Swift; #23-2016: Atlantic Downbeach Associates, LLC; #24-2016: Brian and Marcy Friedman; #25-2016: 8500 Ventnor Avenue, LLC; #26-2016: Bruno and Catherine Dori.

8. JOANNE AMODEO – 422 N. GLADSTONE AVE. - BLOCK 609.02 LOT 41 in the S-40 district to grant a C variance for a two story deck setbacks, outdoor shower, front yard fence, landscaping and possibly others. TAXES AND WATER ARE CURRENT AND PROOF OF ADVERTISING AND NOTIFYING IS SATISFIED.

Mr. Collins, Mr. Galantino and Ms. Pelosi recuse themselves.

Mr. McLarnon, Zoning Officer, Licensed Engineer and Professional Planner, reads his review, which is attached.

Brian Callaghan, Attorney and the applicant, presents the application.

Thomas Sadrine, Architect for the applicant, is sworn in and speaks on the variances.

Mr. Patterson inquires as to the current height of the deck.

Mr. Callaghan addresses the drainage of the shower and states that there will not be a shower enclosure.

Mr. Patterson request street trees as a condition.

Mr. Wasleski inquires as to the shrubs around the porch.

Joanne Amodeo, property owner, is sworn in and gives testimony as to the bushes being removed.

Mr. Palmisano inquires as to the fence not having a neo-angle.

Open to public.

Public portion is closed.

Mr. Bergman reviews the C variance with conditions, and revised plans are required.

Motion to approve the C variance with conditions was put forth by Mr. Wasleski and Mr. Cristaldi seconded. The motion was approved, seven in the affirmative and zero in the negative. Ayes; Wasleski, Richmond, Guber-Nulty, Cristaldi, Palmisano, Hess and Patterson. Nays - None.

9. ANDREA MESHAM – 8204 BAYSHORE DRIVE WEST – BLOCK 1200 LOT 51 in the S-60 district to grant a C variance for fence height and possibly others. TAXES AND WATER ARE CURRENT AND PROOF OF ADVERTISING AND NOTIFYING IS SATISFIED.

Mr. Patterson announces that the application has been settled therefor pulled from the agenda.

10. 8106 VENTNOR LLC – 8106 VENTNOR AVE. – BLOCK 109.02 – LOT 14 in the S-25 district to grant a D variance, site plan, for first floor office space change of use and possibly others. TAXES AND WATER ARE CURRENT AND PROOF OF ADVERTISING AND NOTIFYING IS SATISFIED.

Mr. Galantino, Mr. Collins and Ms. Pelosi recuse themselves.

Mr. McLarnon, Zoning Officer, Licensed Engineer and Professional Planner, reads his review, which is attached.

Eric Goldstein, Attorney for the applicant, reviews the application.

Jon Obelenus, NJ Licensed Architect and Jeff Kaliner, property owner, are sworn in.

Mr. Goldstein reviews the zoning history of the property.

Mr. Kaliner informs the Board of the need for the property.

Mr. Patterson inquires as to the use of the showroom, and whether there will be renovations.

Mr. DiGirolamo inquires as to the signage.

Mr. McLarnon inquires as to the hours of operation.

Mr. Bergman inquires as to the number of employees.

Mr. Cristaldi inquires as to having a banner.

Mr. Obelenus reviews parking and lighting.

Ms. Guber-Nulty inquires as to the use of the garage.

Open to Public.

Ed Williamson, 1 S. Haverford Ave., speaks against the apartments.

Joseph Israeli, 4 S. Haverford Ave., speaks against the application.

Public Portion Closed.

Mr. McLarnon inquires as to how long the dentist office has been closed and inquires as to Mr. Obelenus having a Professional Planners License.

Mr. Bergman reviews the conditions which revised plans are not required.

Motion to approve the C variance with conditions was put forth by Mr. Cristaldi and Mr. Palmisano seconded. The motion was approved, seven in the affirmative and zero in the negative. Ayes; Wasleski, Richmond, Guber-Nulty, Cristaldi, Palmisano, Hess and Patterson. Nays - None.

11. ADAM WEISS – 11 S. IROQUOIS AVE. – BLOCK 110.02 – LOT 7 in the S-25 district to grant C variance for front yard setback for front porch, landscaping and possibly others. TAXES AND WATER ARE CURRENT AND PROOF OF ADVERTISING AND NOTIFYING IS SATISFIED.

Mr. Baylinson, Attorney for the applicant, request a continuance until the June 30th meeting.

12. STEVEN AND ASHLEY GANTZ – 8 S. PEMBROKE AVE. – BLOCK 117 LOT 12.02 in the S-40 district to grant a C variance front yard setback for roof over second floor deck and possibly others. TAXES AND WATER ARE CURRENT AND PROOF OF ADVERTISING AND NOTIFYING IS SATISFIED.

Mike Richmond recuses himself.

Mr. McLarnon, Zoning Officer, Licensed Engineer and Professional Planner, reads his review, which is attached.

Chris Baylinson, attorney for the applicant, reviews the application.

Mr. Patterson inquires as to the hardship.

Peter Weiss, Licensed Professional Architect in the State of New Jersey, is sworn in and describes the need.

Public portion is open.

Public portion is closed.

Mr. Bergman reviews the conditions which revised plans are not required.

Motion to approve the C variance with conditions was put forth by Mr. Wasleski and Mr. Galantino seconded. The motion was approved, seven in the affirmative and zero in the negative. Ayes; Collins, Wasleski, Galantino, Guber-Nulty, Cristaldi, Palmisano and Patterson. Nays - None.

13. Other Business:

There being no further business, the motion to adjourn was made by Mr. Galantino and seconded by Mr. Collins and unanimously approved.

Full meeting is available on tape.

Respectfully submitted

Johanna Casey

Planning Board Secretary/Administrator