

**Margate City Planning Board
Minutes
December 17, 2015**

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

2. Flag Salute

3. Roll Call

Present

Tom Collins
Clem Wasleski
James Galantino
Mike Richmond
Michael Cristaldi
David Carter
Joseph DiGirolamo
Rich Patterson

Absent

Margaret Guber-Nulty
Craig Palmisano
Despina Hess
Remy Pelosi

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

5. Procedure

Chairman Patterson announced that the meeting was 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 October 29, 2015 and November 5, 2015 were received, on the motion of Mr. Collins, seconded by Mr. Wasleski, and unanimously approved.

7. Meeting Schedule

The meeting schedule for 2016 was received, on a motion of Mr. Collins, seconded by Mr. Wasleski, and unanimously approved.

8. Resolutions & Decisions: The following Resolutions were approved unanimously when received on motion by Mr. Galantino, seconded by Mr. Wasleski: #54-2015: Edward and Nina Pettit; #49-2015: Justin Kovacsik; #50-2015: Patricia Perry; #51-2015: Timothy Kohler; #52-2015: MJS Premier Homes, LLC; #53-2015: Steven and Gayle Kammerman.

9. KEVIN AND TRACY GRANT – 7809 BURK AVE. - BLOCK 1005 LOT 3 in the S-40 district to grant a C variance for right side and combined side setbacks, and possibly others. TAXES AND WATER ARE CURRENT AND PROOF OF ADVERTISING AND NOTIFYING IS SATISFIED.

Mr. Rubin, Zoning Officer, is sworn in and reads his review, which is attached.

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

Charles E Endicott, Licensed Professional Engineer in the State of New Jersey, describes the elevation.

Kevin Grant, property owner, is sworn in and gives testimony.

Mr. Patterson inquires as to the coverage on the cement block.

Mr. Wasleski inquires as to the door and windows on the ground floor.

Open to public.

Public portion is closed.

Mr. Rubin reviews the revisions needed for the revised plans.

Motion to approve the C variances with conditions was put forth by Mr. Galantino and Mr. Cristaldi seconded. The motion was approved, seven in the affirmative and zero in the negative. Ayes; Collins, Wasleski, Richmond, Galantino, Cristaldi, Carter and Patterson. Nays - none.

10. MIKE AND KAREN BERTOLDI – 7 N. BENSON AVE. – BLOCK 221.01 LOT 73 in the S-25 district to grant a C variance for building coverage, front, side and rear setbacks and raising house higher than three feet above BFE, and possibly others. TAXES AND WATER ARE CURRENT AND PROOF OF ADVERTISING AND NOTIFYING IS SATISFIED.

Mr. Rubin, Zoning Officer, is sworn in and reads his review, which is attached.

John Obelenus, Architect, is sworn in and reviews the application.

Mr. Patterson inquires as to the date of purchase.

Open to the Board.

Open to the Public.

Public portion is closed.

Motion to approve the C variances with conditions was put forth by Mr. Cristaldi and Mr. Mr. Galantino seconded. The motion was approved, four in the affirmative and three in the negative. Ayes; Richmond, Galantino, Cristaldi and Carter. Nays - Collins, Wasleski and Patterson.

11. FAMILY BRICK III, LLC – 9401 VENTNOR AVE. – BLOCK 228 – LOT 84 in the CBD district to grant a C variance for parking and site plan and possibly others. TAXES AND WATER ARE CURRENT AND PROOF OF ADVERTISING AND NOTIFYING IS SATISFIED.

Mr. Rubin, Zoning Officer, is sworn in and reads his review, which is attached.

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

Mr. Patterson inquires as to the signage.

Mr. Collins inquires as to the landscaping.

Johnny Liccio, property owner, and Peter Weiss, architect, are sworn.

Peter Weiss describes the proposed application.

Mr. Baylinson reminds the board that it will only be an enclosed walkway between the buildings.

Mr. Weiss adds that there will not be any more building coverage.

Mr. DiGirolamo inquires as to the doors.

Mr. Galantino inquires as to the handicap ramp and suppression system for the kitchen.

Mr. Wasleski inquires as to outside counter stools.

Mr. Liccio informs the board of the type of establishment planned.

Open to Public.

Michael Jonuzi, 9404 Ventnor Ave, requests a delay due to his attorney not being present.

Mr. Januzi continued without counsel. He inquires as to the parking.

Public portion is closed.

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

Motion to approve the site plan and C variances with conditions was put forth by Mr. Galantino and Mr. Cristaldi seconded. The motion was approved, eight in the affirmative and zero in the negative. Ayes; Collins, Wasleski, Richmond, Galantino, Cristaldi, Carter, DiGirolamo and Patterson. Nays - none.

12. MORT AND BARBARA SPIEGEL – 9 S. PEMBROKE AVE. – BLOCK 116 LOT 3.02 in the S-40 district to grant a C variance for rear setback, building coverage, possibly landscaping, and possibly others. TAXES AND WATER ARE CURRENT AND PROOF OF ADVERTISING AND NOTIFYING IS SATISFIED.

Mr. Carter recuses himself.

Mr. Rubin, Zoning Officer, is sworn in and reads his review, which is attached.

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

Mark Zawacki, Architect, is sworn in and give detail to the application.

Open to the Board.

Open to the Public.

Public portion is closed.

Mr. Rubin states that there are no conditions.

Motion to approve the C variances with conditions was put forth by Mr. Galantino and Mr. Collins seconded. The motion was approved, seven in the affirmative and zero in the negative. Ayes; Collins, Wasleski, Richmond, Galantino, Cristaldi, DiGirolamo and Patterson. Nays – none.

13. RICHARD AND AVA LUBERT -7 S. CLERMONT AVE. – BLOCK 103.02 LOT 14 in the S-25 district for C variances for third floor deck, right side setback, and possibly others. TAXES AND WATER ARE CURRENT AND PROOF OF ADVERTISING AND NOTIFYING IS SATISFIED.

Mr. Rubin, Zoning Officer, is sworn in and reads his review, which is attached.

Mark Lubert, Property owner is sworn in and gives testimony.

Open to Board.

Mr. Wasleski inquires as to the room being enclosed without Board action.

Open to Public.

Public portion is closed.

Mr. Rubin states that there are no conditions.

Motion to approve the C variances was put forth by Mr. Galantino and Mr. Collins seconded. The motion was approved, seven in the affirmative and zero in the negative. Ayes; Collins, Wasleski, Richmond, Galantino, Cristaldi, Carter and Patterson. Nays - none.

14. LISA AND LOUIS MAGAZZU – 9517 VENTNOR AVE. – BLOCK 229 LOT 46 in the C-2 district to grant a D variance for residential first floor in new building in the C-2 zone and C variances for side and front setbacks, possibly building coverage, and possibly others. TAXES AND WATER ARE CURRENT AND PROOF OF ADVERTISING AND NOTIFYING IS SATISFIED.

Mr. Rubin, Zoning Officer, is sworn in and reads his review, which is attached.

The D variance is not an issue, due to the fact it was approved in 2011. Therefore it is not being considered.

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

Peter Weiss, professional architect, is sworn in and gives testimony as to the application drawings.

Mr. Patterson inquires as to the exterior wall on Ventnor Ave.

Mr. Collins inquires as to the size of the deck.

Open to the public.

Public portion is closed.

Mr. Bergman reviews the C variances which include plans being approved by the committee for Beautification.

Motion to approve the C variances with conditions requiring revised plans, was put forth by Mr. Galantino and Mr. Cristaldi seconded. The motion was approved, seven in the affirmative and zero in the negative. Ayes; Collins, Wasleski, Richmond, Galantino, Cristaldi, Carter and Patterson. Nays - none.

15. BRET FISHER – 9315 MONMOUTH AVE. – BLOCK 427.02 LOT 90 in the MF district to grant a C variance for lot width, building coverage, side setbacks, combined setbacks, and possibly others. TAXES AND WATER ARE CURRENT AND PROOF OF ADVERTISING AND NOTIFYING IS SATISFIED.

Mr. Rubin, Zoning Officer, is sworn in and reads his review, which is attached.

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

Peter Weiss, professional architect, is sworn in and gives testimony as to the application drawings.

Public portion is opened.

Public portion is closed.

Motion to approve the C variances with conditions was put forth by Mr. Collins and Mr. Wasleski seconded. The motion was approved, seven in the affirmative and zero in the negative. Ayes; Collins, Wasleski, Richmond, Galantino, Cristaldi, Carter and Patterson. Nays - none.

7. Other Business:

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

Full meeting is available on tape.

Respectfully submitted

Johanna Casey
Planning Board Secretary/Administrator

