

**MARGATE CITY PLANNING BOARD
MINUTES
MARCH 20, 2017**

Chairman Richard Patterson called the meeting to order at 6:30pm.

FLAG SALUTE

ROLL CALL

<u>Present</u>	<u>Absent</u>
Tom Collins	
Clem Wasleski	
Michael Richmond	
Margaret Guber-Nulty	
Michael Cristaldi	
Craig Palmisano	
David Carter	
Remy Pelosi	
Joseph DiGirolamo	
Despina Hess	
Rich Patterson	

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

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.

MASTER PLAN RE-EXAMINATION – Stuart Wiser and Ryan McGowan of Remington Vernick and Walberg Engineering, Mark Patrella of SOSH Architects, and Joseph Weinert, of Spectrum Gaming, members of the Master Planning Steering Committee established a comprehensive Master Plan Update.

Stuart Wiser, Licensed Professional Planner, presents an introduction to the Master Plan.

Mr. Bergman agrees to the changes being accepted on the final copy.

Mr. Wiser reviews the SWOT Analysis.

Ms. Hess inquires as to the case law on Affordable Housing.

Mr. Patterson inquires as to who has the ability to file suit.

Mr. Richmond inquires as to how the Plan addresses encouraging year round families to reside in Margate.

Mr. Cristaldi states that he feels there is not a viable option to encourage year round residence.

Ryan McGowan, Licensed Professional Planner, presents the changes in Mapping.

Mr. Richmond inquires as to the advantage of Waterfront area zoned differently.

Ms. Hess inquires as to the number of zones.

Mr. McLarnon inquires as to the Beach Zone beginning at the bulkhead.

Mr. Collins request that Holy Trinity Parish be zoned Institutional.

Mr. Patterson agrees with the zoning be changed to Commercial.

A discussion takes place and zone will be Commercial.

Mr. McGowan reviews the Hotel/Condotel Overlay. Explains CARFA's influence on development.

Ms. Guber-Nulty requests clarification on C-2 zone.

Mr. Wiser responds with C-2 being located at the Longport end of Margate.

Open to public.

Public portion is closed.

Mr. Bergman reviews the changes to the proposed Master Plan Update

Mr. Patterson inquires as to the roof pitch change to allow greater height but less bulk.

Motion to approve the Master Plan Update and present it to the Governing Body was put forth by Mr. Collins second by Mr. Galantino. The motion was approved nine in the affirmative and zero in the negative. Ayes; Collins, Wasleski, Cristaldi, Guber-Nulty, Galantino, Richmond, Palmisano, Carter, and Patterson. Nays- None.

TEMPLE SHIRAT HAYAM – 8501 VENTNOR AVE. – BLOCK 213.02 LOT 25 in the S-60 district to grant C variance lot size of a subdivision, driveway location and possibly others. TAXES AND WATER ARE CURRENT AND PROOF OF ADVERTISING AND NOTIFYING IS SATISFIED. CONTINUENCE

Due to misunderstanding of hearing date application is rescheduled for March 30, 2017 with notification required.

PUBLIC PARTICIPATION

OTHER BUSINESS:

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

Full meeting is available on tape.

Respectfully submitted

Johanna Casey
Planning Board Secretary/Administrator