

MARGATE CITYPLANNING BOARD

MINUTES

Thursday April 27, 2017
6:30 PM

Vice Chairman Michael Richmond called the meeting to order at 6:30pm.

FLAG SALUTE

ROLL CALL

Present

Tom Collins
Clem Wasleski
Michael Richmond
Michael Cristaldi
Despina Hess
Remy Pelosi
Rich Patterson

Absent

Margaret Guber-Nulty
Craig Palmisano
David Carter
Joseph DiGirolamo

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.

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The minutes of March 30, 2017 were received on the motion of Mr. Cristaldi seconded by Mr. Collins, and unanimously approved.

RESOLUTION & DECISION: The following Resolutions were approved unanimously when received on motion by Mr. Galantino, seconded by Ms. Pelosi,: #13-2017: Hank Rolillard, #14-2017: Kennedy J. Sbatt, D.O., #15-2017: Curt Tegeler; #16-2017: Joseph and Abby DeStefano, #17-2017: Bruce Horn, #18-2017: Soloman Bay Homes, LLC, #19-2017: Temple Shirat Hayam.

PAGLIUSO, FRANK AND CROSETTA - 22 N. DELAVAN AVE. – BLOCK 204.03 LOT 23
Obtained variance relief for a subdivision July 28, 2016 memorialized by Decision and Resolution #32-2016 requests an extension for one year for reason that the property owner may have use of the house for the summer of 2017.

Eric Goldstein, Attorney for the applicant, presents the request for the extension due to the property owner wishing to spend one more summer in their residence. The extension act has not been extended as of yet.

Open to the Board.

Open to the public.

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Public portion is closed.

Mr. Bergman recommends that the extension be granted.

Motion grant the approval for the extension was put forth by Mr. Cristaldi and Mr. Galantino seconded. The motion was approved five in the affirmative and two in the negative. Ayes; Wasleski, Cristaldi, Galantino, Richmond and Hess. Nays – Collins and Patterson.

PIRAINO BUILDERS LLC – 8600 AMHERST AVE. – BLOCKS 414 – LOTS 12 in the S-25 district to grant C variances for lot width, front yard setback and possibly others. TAXES AND WATER ARE CURRENT AND PROOF OF ADVERTISING AND NOTIFYING IS SATISFIED.

Mr. Bergman recuses himself as solicitor and Mr. Baylinson steps in as solicitor.

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

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

Peter Weiss, Licensed Architect in the State of New Jersey, presents the design.

Mr. Patterson request that the Amherst Avenue side of the building be enhanced.

Mr. Cristaldi requests it resemble the Ventnor Avenue Project.

Request is granted by Mr. Goldstein.

Mr. Wasleski inquires as to the functionality of a nine foot driveway.

Mr. Richmond speaks in favor of the parking design.

Mr. Richmond inquires as to the need for a height variance.

Mr. Galantino informs the Board that three feet would place the stairs in the right of way.

Open to the Board.

Open to the public.

Public portion is closed.

Mr. McLarnon speaks on the negative factor of this property having two front yards.

Mr. McLarnon reviews the C variance with the condition that the Amherst Avenue shows curb appeal.

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

CARMEN AND KAREN RONE – 501 N UNION AVE. – BLOCK 721 LOT 13 in the S-40 district to grant a C variance front yard, combined side yard and height, lot area, lot width driveway, and possibly others. TAXES AND WATER ARE CURRENT AND PROOF OF ADVERTISING AND NOTIFYING IS SATISFIED.

Mr. Bergman returns to the dais.

Roger McLarnon, Zoning Officer and Planner, reads his review, which is attached.

Mr. Baylinson, Attorney for the applicant, presents the application.

Vincent Orlando, Licensed professional planner in the State of New Jersey, 5 Crinten Drive Upper Twp. NJ, presents the design.

Mr. Patterson inquires as to having a view of the bay from the third floor deck.

Mr. Wasleski inquires as to the access to the third floor deck.

Mr. Collins inquires as to the distance of the inset of the deck.

Mr. McLarnon inquires as to the

Mr. Galantino stated that the bulk of the deck is unseen by being inset.

Open to the Board.

Open to the public.

Public portion is closed.

Mr. Bergman reviews the C variance for front yard setback, side yard combined setback, height and third floor deck. Revised plans are needed.

Motion to approve the C variances for a setbacks, height and third floor deck was put forth by Mr. Collins and Mr. Galantino seconded. The motion was approved seven in the affirmative and zero in the negative. Ayes; Collins, Wasleski, Patterson, Cristaldi, Galantino, Hess and Richmond. Nays – none.

GEORGE AND CAROL VINCI – 3 N. HANOVER AVE. – BLOCK 210.01 LOT 15 in the S-25 district to grant a C variance for front porch and front steps, and possibly others. TAXES AND WATER ARE CURRENT AND PROOF OF ADVERTISING AND NOTIFYING IS SATISFIED.

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Roger McLarnon, Zoning Officer and Planner, reads his review, which is attached.
Chris Baylinson, Attorney for the applicant presents the application.

Robert Lolio, 291 White horse Pike, Atco, NJ, Professional Architect in the State of New Jersey, is sworn in and presents the application.

Mr. George Vinci, property owner, is sworn in and gives testimony as to the desire for a large front porch.

Mr. Wasleski inquires as to the need for a rear yard.

Mr. Collins inquires as to the application requiring a second variance for the second floor deck.

Mr. Patterson speaks in favor of front porches.

Open to the public.

Public portion is closed.

Mr. Bergman reviews the C variances, which revised plans are not required.

Motion to approve the C variances 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, Patterson, Cristaldi, Galantino, Hess and Richmond. Nays – none.

HENRY ISRAELI – CLARENDON AVE. – BLOCK 704.01 – LOT 21 in the S-40 district to grant a C variance for oversized shed without a principal structure, and possibly others. TAXES AND WATER ARE CURRENT AND PROOF OF ADVERTISING AND NOTIFYING IS SATISFIED.

Mr. Galantino Recuses himself.

Roger McLarnon, Zoning Officer and Planner, reads his review, which is attached

Henry Israeli, property owner, is sworn in and gives testimony to the need for the large shed.

Mr. Patterson requests that the shed be located in a more conducive location.

Mr. Collins speaks in favor of the applicant.

Mr. McLarnon recommends that a variance for a four foot fence also be requested.

Mr. Collins states that the fence gate must be self-locking.

Mr. Israeli agrees to lock the hot tub with a pad lock.

Open to the board.

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Mr. Wasleski inquires to a four foot fence meeting code.

Ms. Hess inquires as to two trees being possible in the governor's strip.

Open to the public.

Adam DiBartolo, 413 N Clermont Ave., is sworn in and gives testimony on the garage next door and the street trees.

Public portion is closed.

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

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

CRAIG AND ALYSON SCHWARTZ – 9104 JEFFERSON COURT – BLOCK 224.02 LOT 9 in the S-25 district to grant C variances for front yard setback, D variance for height and possibly others. TAXES AND WATER ARE CURRENT AND PROOF OF ADVERTISING AND NOTIFYING IS SATISFIED.

Mr. Collins and Mr. Galantino recuse themselves.

Roger McLarnon, Zoning Officer and Planner, reads his review, which is attached

Todd Miller. 15 S Dorset Ave. Ventnor, NJ, Architect for the applicant presents the application.

Craig Schwartz, property owner, is sworn in and gives testimony as to the history of the property and the need to demolish and reconstruct..

Mr. Patterson inquires as to the term of residency.

Mr. Wasleski inquires as to the amount of flooding during Superstorm Sandy.

Open to the public.

Public portion is closed.

Mr. Bergman reviews the D variance for relief for roof height and elevator mechanicals. Revised plans are not required.

Ms. Hess inquires as to the applicant accepting the conditions set forth in Mr. McLarnon's report.

Motion to approve the D variance for relief was put forth by Mr. Wasleski and Mr. Cristaldi seconded. The motion was approved six in the affirmative and zero in the negative. Ayes; None. Nays; Wasleski, Patterson, Cristaldi, Hess, Pelosi and Richmond.

PUBLIC PARTICIPATION

Steve Worner, 103 N. Sumner Ave., speaks on the Master Plan.

Mr. Patterson reviews the height elevation.

OTHER BUSINESS:

Mr. Patterson speaks on the potential for the synagogue at Lancaster and Ventnor Ave. returning to the Planning Board to revise their approval. The revision would show two lots facing Lancaster Ave. and one facing Ventnor Ave.

Mr. Patterson and Mr. McLarnon plan on met with the developer to discuss Amherst Ave. redevelopment.

Mr. Collins inquires as to the development of a boardwalk and new bulkheads.

Mr. Wasleski inquires as to the parking in the Master Plan.

Mr. Collins requests that driveway do not accommodate more the two deep for parking.

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

Full meeting is available on tape.

Respectfully submitted

Johanna Casey
Planning Board Secretary/Administrator