

**Margate City Planning Board  
Minutes  
February 28, 2013**

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

**Flag Salute**

**Procedure**

The Chairman 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 applicants to sign forms at the end of their approval regarding mercantile licenses and building permits.

**Roll Call**

Present

Tom Collins  
Adeo Santori  
Bill Gottschall  
Clem Wasleski  
Rich Patterson  
Jim Galantino  
Margaret Guber-Nulty  
Craig Palmisano  
Mike Cristaldi  
Ned Humphreys  
Mike Richmond

Absent

Commissioner Brenda Taube

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

**Minutes**

The minutes of 1/10/13 Reorganization were received, the minutes of 1/10/13 Special Meeting were received, and the Minutes of 1/31/13 Meeting were received, on the motion by Mr. Galantino; and second by Mr. Collins, and unanimously approved.

**Resolutions & Decisions**

The following Resolutions were approved unanimously when received on motion by Mr. Collins, second by Mr. Galantino: #1-2013: Schedule of Meetings For Calendar; #2-2013: Election of Chairperson and Vice-Chairperson; #3-2013: Appoinment of Staff; #4-2013: John Elduff; #5-2013 Margate Burger LLC; #6-2013: 16 Michigan Ave. d/b/a Heritage Surf and Sport; #7-2013: Barrels Joint Venture; #8-2013: Designer’s Choice Custom Homes, LLC.

Greenberg – **9 S. Jerome Avenue – Block 111.02 Lot 8** in the S-25 district for a C variance for a shower enclosure setback and landscape deficiency. Taxes and water/sewer are current and proof of advertising and notification is satisfied.

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

Mr. Baylinson, Attorney for the applicant, gives a summary of the application.

John Barnhart, a Licensed Planner for the applicant is sworn in.

Steven Greenberg, the applicant is sworn in.

Public portion is open.

Brian Caine, 505 Knight Place Cherry Hill, NJ son of Bobby and Fred Caine, the neighbors at 11 S Jerome, is sworn in.

Janice Greenberg, the applicant is sworn in.

Public portion is closed.

Mr. Patterson takes a voice vote to separate the two C Variances.

All in favor.

Motion to approve the shower was put forth by Mr. Galantino and seconded by Mr. Richmond. The motion passed eight in the affirmative and one opposed. Yes; Richmond, Santori, Galantino, Gottschall, Collins, Wasleski, Cristaldi, Guber-Nulty. No; Patterson.

Motion to approve the landscaping was put forth by Mr. Collins and seconded by Ms. Guber-Nulty. The motion passed six in the affirmative and three opposed. Yes; Richmond, Galantino, Gottschall, Collins, Guber-Nulty, Patterson. No; Santori, Wasleski, Cristaldi. Revised plans are needed.

A five minute break is taken.

**Geller – 108 N Thurlow Ave. – Block 321 – Lot 20** in the S-30 district for a C variance for a side and rear yard setbacks for an addition to the first floor. Taxes and water/sewer are current and proof of advertising and notification is satisfied.

Roger Rubin, Zoning Officer, was sworn and read his review, which is attached.

Chris Baylinson represents Mr. Geller who was unable to attend due to a delay in Cambodia. Mr. Baylinson summarizes the application. Peter Weiss, Architect, is sworn in. Survey is inaccurate. A new one will be provided.

The public Portion was opened. Selma Rosenberg, 106 N Thurlow Ave. is sworn in. Joe Pesce, 107 Burrow Road, Chadds Ford, PA, the neighbor to the rear is sworn in.

Public portion was closed.

Motion to approve was put forth by Mr. Galantino and Mr. Collins seconded. The vote was 9-0 in favor as follows: Yes; Richmond, Santori, Galantino, Gottschall, Collins, Wasleski, Guber-Nulty, Cristaldi, Patterson. No: none.

**Romano – 106 N Washington Ave. Block 327 Lot 402** in the C-1 district to grant C variance for lot width, side yard setback, and distance to adjacent structure, for the construction of a new single family home. Taxes and water/sewer are current and proof of advertising and notification is satisfied.

Roger Rubin, Zoning Officer, was sworn and read his review, which is attached.

Attorney Chris Baylinson represents Mr. Romano. John Obelenus, Architect, is sworn in.

Mr. Collins expresses that the plans were incomplete.

Public portion is open.

James Rocco, III the son of the neighbor of 108 N Washington Ave. is sworn in.

The matter is postponed until the April meeting, pending new plans showing correct elevation and foundation, and any other changes the applicant wishes to include, and renote is required.

Peter Spitzer, 102A N Washington Ave, was sworn in.

Jessica Brajazer, 113 N Fred Street, Philadelphia, PA is sworn in.

The public portion was then closed.

A vote of hands to carry to the April Meeting and re notification required.

Motion to approve was put forth by Mr. Wasleski and Mr. Collins seconded. Show of hands was all in favor. The vote was as follows: Yes; Collins, Santori, Gottschall, Wasleski, Patterson, Galantino, Richmond, Guber-Nulty, Cristaldi. No: None.

**Public Participation** - none

There being no further business, the motion to adjourn was made by Mr. Collins and seconded by Mr. Galantino at 9:35 PM.

Full meeting is available on tape.

Respectfully submitted

Johanna Casey

Planning Board Secretary/

Administrator

