

# **MARGATE CITY PLANNING BOARD MINUTES**

**Thursday August 31, 2017  
6:30 PM**

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

## **FLAG SALUTE**

## **ROLL CALL**

### Present

Tom Collins  
Clem Wasleski  
Michael Richmond  
Jim Galantino  
Mike Cristaldi  
Craig Palmisano  
Despina Hess  
Joe DiGirolamo  
Rich Patterson

### Absent

Margaret Guber-Nulty  
David Carter  
Remy Pelosi

Roger McLarnon, Zoning Officer  
Johanna Casey, Board Administrator  
Leo Manos, 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.

## **MINUTES**

The minutes July 27, 2017 were received on the motion of Mr. Collins seconded by Mr. Cristaldi, and unanimously approved.

**RESOLUTION & DECISION:** The following Resolutions were approved unanimously when received on motion by Mr. Galantino, seconded by Mr. Palmisano: #34-2017: Frank Bruno, #35-2017: Sarah and Oded Weinstock, #36-2017: Lewis Rodin and Daniyel Firestone.

**STANTON SINGER – 6 N HARDING AVE. – BLOCK 224.01 – LOT 6 in the S-25 district to grant C variances for height and possibly others. TAXES AND WATER ARE CURRENT AND PROOF OF ADVERTISING AND NOTIFYING IS SATISFIED.**

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

Robert Kiejdan, architect for the applicant, and Stanton Singer, property owner, are sworn in.

## MINUTES

AUGUST 31, 2017

Mr. Kiejdan gives testimony to revised plans will be supplied with Mr. McLarnon's recommendations being met.

Mr. Patterson inquires as to the roof pitch.

Mr. Cristaldi inquires as to a 16.6 pitch.

Mr. McLarnon inquires as to a waiver for flood elevation being eliminated.

Mr. Kiejdan states for the record that there is no request for a flood elevation waiver.

Mr. Collins requests justification for the hardship.

Mr. Kiejdan states that it assists in headroom for the elevator and will allow the mechanicals in the crawl space to be moved.

Mr. Palmisano inquires as to the height of the ceiling on the second floor.

Mr. Kiejdan responds "8 feet."

Mr. Wasleski inquires as to the proposed height in the Master Plan.

Public portion is open.

Seeing that there is none public portion is closed.

Mr. Cristaldi inquires as to the height of the knee wall.

Mr. Patterson inquires as to the fence.

Open to the Board.

Mr. Manos reviews the C variance for roof height and all recommendations stated in Mr. McLarnon's report which revised plans are required.

Motion grant the approval for the C variance 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, Palmisano and Richmond. Nays – none.

**ROBERT KIEJDAN** – 302 N. MANSFIELD AVE. – BLOCK 514 LOT 22 in the S-40 district to grant a C variance front yard setback for porch, front yard to building and building height and possibly others. TAXES AND WATER ARE CURRENT AND PROOF OF ADVERTISING AND NOTIFYING IS SATISFIED.

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

Robert Kiejdan, architect and property owner reviews the application.

## **MINUTES**

**AUGUST 31, 2017**

Mr. Patterson states that the front yard setback is large on that block.

Mr. Kiejdan states that the potential buyers were looking for a larger backyard for air and light. There is a garage on either side of the yard and two sheds behind the area.

Mr. Kiejdan states that the house will add a different character and interest than the standard new construction.

Mr. Patterson states for the record that any changes in plans will not be accepted if less than ten days prior to the hearing date as required by state statute.

Mr. Patterson recommends two separate votes for the two variances.

Mr. Collins requests justification for the variances. He request that the house move to toward the back to eliminate the porch variances.

Craig states the shifting of the building need only be 1.8 inches.

Mr. Kiejdan agrees to eliminate the front porch variance which will allow him to meet the landscaping requirement.

Public portion is open.

Public portion is closed.

Mr. Manos reviews the C variances for non-conforming lot area, lot width and building height, which revised plans are required.

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, Patterson, Cristaldi, Galantino, Palmisano and Richmond. Nays – none.

## **PUBLIC PARTICIPATION**

### **OTHER BUSINESS:**

Mr. Patterson reviews the Pedestrian Bike Path Resolution. He informs the Board that if passed it would require further studies before approved.

Mr. Collins states that it is a flawed plan.

Ms. Hess request more information before approval of the Bicycle and Pedestrian Path.

Mr. Cristaldi would like to have more information.

Mr. DiGirolamo inquires as to the Bicycle and Pedestrian Path being part of the Master Plan.

## **MINUTES**

**AUGUST 31, 2017**

Mr. Collins objects to the spending of taxpayers' dollars.

Mr. Richmond speaks in favor of one lane in each direction on Atlantic Avenue.

A motion to accept Resolution #37-2017 Bicycle and Pedestrian Path was put forth by Mr. Cristaldi, second by Mr. Palmisano. The motion was approved, seven in the affirmative and two in the negative. Ayes: Patterson, Wasleski, Galantino, Cristaldi, Palmisano, Hess and Richmond. Nays: Collins and DiGirolamo.

A motion to close public portion was put forth by Mr. Collins and second by Ms. Pelosi.

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

Full meeting is available on tape.

Respectfully submitted

Johanna Casey  
Planning Board Secretary/Administrator