

MARGATE CITY PLANNING BOARD MINUTES

**Thursday September 28, 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
Margaret Guber-Nulty
Craig Palmisano
Despina Hess
Remy Pelosi
Joe DiGirolamo
Rich Patterson

Absent

David Carter

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.

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The minutes August 31, 2017 were received on the motion of Mr. Galantino 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: : #37-2017Bicycle and Pedestrian Path, #38-2017: Stanton Singer, #39-2017: Robert Kiejdan.

BRUCE GREENBAUM – 102 N. CLARENDON AVE. – BLOCK 304.011 – LOT 23 in the S-25 district to grant C variances for building height and possibly others. TAXES AND WATER ARE CURRENT AND PROOF OF ADVERTISING AND NOTIFYING IS SATISFIED.

Margaret Guber-Nulty recuses herself.

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

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Chris Baylinson, attorney for the applicant, presents the application. The fence will no longer be a variance. A five foot fence will be installed. The only variance will now be the two foot height variance.

Tom Baglivo, 301 E. Germantown Pike, Norristown, Pa., licensed architect in the state of New Jersey, is sworn in and reviews the plans.

Mr. Cristaldi inquires as to the garage being six inches from the property line. A request to move the garage eleven inches was put forth.

Mr. Palmisano inquires as to the location of the fence on the ocean side.

Mr. Wasleski inquires as to the definition of a dormer.

Mr. Collins comments in the positive on the dormer size.

Ms. Hess states that the design is less bulk than allowed by code.

Public portion is open.

David Nathan, 104 N. Clarendon Avenue, is sworn in and inquires as to the fence location.

Seeing that there is none public portion is closed.

Open to the Board.

Mr. Manos reviews the C variance for building 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. Collins and Mr. Galantino 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.

DEBRA SKALER – 13 S. JASPER AVE. – BLOCK 111.01 LOT 6 in the S-25 district to grant a C variance for building height and possibly others. TAXES AND WATER ARE CURRENT AND PROOF OF ADVERTISING AND NOTIFYING IS SATISFIED.

Mr. Richmond recuses himself.

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

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

Peter Weiss, New Jersey licensed architect, reviews the plans.

Public portion is open.

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Jerald Green, 5 S. Jasper Ave, speaks in favor of the application.

Public portion is closed.

Mr. Manos reviews the C variances for building height, which revised plans are not required.

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

J. THOMAS CONSTRUCTION, LLC– 24 S. WASHINGTON AVE. – BLOCK 127 LOT 202 in the CBD district to grant a C variance minimum lot area, lot width, lot coverage and front yard setback to building and possibly others. **TAXES AND WATER ARE CURRENT AND PROOF OF ADVERTISING AND NOTIFYING IS SATISFIED.**

Mr. Collins and Mr. Galantino recuse themselves due to a use variance.

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

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

John Obelenus, 102 S. Eight Street, Vineland, New Jersey licensed architect, reviews the plans and corrects the typographical error of the placement of the garage.

Mr. Richmond inquires as to the building being elevated.

Ms. Hess inquires as to the deck location and trash receptacles.

Mr. Richmond inquires as to the ability to remove the encroachment of the front garage.

Mr. Palmisano inquires as to the construction of columns to replace walls for the garage.

Mr. Wasleski inquires as to the walls being fire rated.

Jon Barnhart, 400 N Dover Ave, Atlantic City, NJ, licensed professional planner, is sworn in and gives testimony as to the benefit of the application. Positive and negative criteria are reviewed.

Mr. Patterson speaks on the proposed changes to the Washington Ave. corridor.

Mr. Richmond inquires as to the amount of flood proofing needed for the ground floor.

Mr. Barnhart responds “seven feet.”

Mr. Cristaldi inquires as to the need for heliacals.

Mr. Richmond speaks on the difficulty to flood proof the first floor.

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Mr. Richmond inquires as to the availability of the property owner and his knowledge of the conditions of the property.

Public portion is open.

Jeanette Buck, 23 S. Adams Ave, speaks in favor of the application.

Public portion is closed.

Mr. Goldstein request one vote for all variances.

Mr. Manos reviews the use and C variances, eliminating the front yard encroachment, which revised plans are needed.

Motion to approve the use and C variances was put forth by Mr. Cristaldi and Ms. Guber-Nulty seconded. The motion was denied, three in the affirmative and four in the negative. Ayes; Patterson, Palmisano and Richmond. Nays – Wasleski, Cristaldi, Guber-Nulty and Pelosi.

NELSON AND LAUREN VERBIT- 437 N. THURLOW AVE. - BLOCK 520 LOT 16.03 in the S-40 district to grant a C variance for total landscaping, front yard landscaping, 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.

Mr. Callaghan, attorney for the applicant, reviews the application.

William McLees, licensed architect, Jon Barnhart, licensed professional planner and Nelson Verbit, property owner, are sworn in.

Mr. Patterson inquires as to the location of the deck being proposed for a variance.

Mr. McLees addresses the removal of the landscaping variance. He states that the pool equipment will be located under the deck.

Mr. Barnhart addresses the two variances, Building height and deck height.

Mr. Manos reviews the c variances for building height and deck height, which revised plans are required.

Motion grant the approval for the C variance 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, Guber-Nulty and Richmond. Nays – none.

SOLOMAN FINE HOMES – 7801-7803 ATLANTIC AVE. – BLOCK 105 LOT 1,1.01 in the CBD district to grant a Minor Site Plan, a C variance for lot area, lot width building coverage, parking and possibly others. TAXES AND WATER ARE CURRENT AND PROOF OF ADVERTISING AND NOTIFYING IS SATISFIED.

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Mr. Collins and Ms. Guber-Nulty recuse themselves.

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

Mr. Callaghan, attorney for the applicant, reviews the application.

Remi Nassar, licensed professional planner, John Obelenus, licensed architect, and Jacob Winnigrad, property owner, were sworn in.

Mr. Obelenus reviews the plans.

Mr. Patterson inquires as to the variances needed for the commercial location.

Mr. DiGirolamo inquires as to the amount of square footage for the commercial area.

Ms. Hess request more commercial area.

Mr. Patterson recommends eliminating the commercial parking spot and increasing the commercial area.

Mr. Wasleski speaks on the graphics being different than the plans and the roof slop being over the gables.

Ms. Hess inquires as to the building coverage.

Remi informs the board that the building will meet FEMA requirements.

Mr. Patterson inquires as to the flood elevation.

Mr. McLarnon inquires as to the ceiling height for the commercial area.

Mr. Galantino recommends that the applicant request a height variance to accommodate the utilities in the ceiling.

Mr. McLarnon supports the waivers for #2,3,4,5,6,7 and 10.

Public portion is open.

Public portion is closed.

Mr. Manos reviews the variances for minor site plan, C-1 and C-2, revised plans are required.

Motion grant the approval for the C-1 and C-2 variance was put forth by Mr. Richmond and Mr. Cristaldi seconded. The motion was approved, nine in the affirmative and zero in the negative. Ayes; Wasleski, Patterson, Cristaldi, Galantino, Palmisano, Pelosi, Richmond, Hess and DiGirolamo. Nays – none.

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PUBLIC PARTICIPATION

OTHER BUSINESS:

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