

MARGATE CITY PLANNING BOARD MINUTES

Thursday October 26, 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
Rich Patterson

Absent

David Carter
Joe DiGirolamo

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 September 28, 2017 were received on the motion of Mr. Collins seconded by Mr. Galantino, and unanimously approved.

RESOLUTION & DECISION: The following Resolutions were approved unanimously when received on motion by Mr. Galantino, seconded by Mr. Cristaldi: #40-2017: Bruce Greenbaum, #41-2017: Debra Skaler, #42-2017: J Thomas Construction, LLC, #43-2017: Nelson and Lauren Verbit, #44-2017 Soloman Fine Homes.

GERALD GREEN– 15 S. JASPER AVE. – BLOCK 111.01 LOT 5 in the S-25 district to grant a C variance for side yard setbacks, combined side yard 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, is sworn in and reads his review, which is attached.

Eric Goldstein, attorney for the applicant, presents the application. The applicant has been before the board last year.

Peter Weiss, 101 N. Washington Avenue, licensed architect in the state of New Jersey, is sworn in and reviews the plans.

Mr. Patterson inquires as to the landscape coverage.

Gerald Green, property owner, is sworn in and gives testimony as to increasing the landscape coverage.

Mr. Collins inquires as to the location.

Mr. McLarnon confirms the location.

Mr. Richmond inquires as to the garage being a variance.

Mr. Weiss states if it moves two feet for it to not be a variance.

Mr. Patterson requests the garage move eleven inches for drainage purposes.

Mr. Galantino states that the house next door has been demoed.

Public portion is open.

Open to the Board.

Mr. Manos reviews the C variance for front yard to building, side yard, combined side yard and garage to adjacent property. Revised plans are required.

Motion grant the approval for the C variance was put forth by Mr. Collins and Mr. Cristaldi 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.

SUZANNE STEIN- 102 S. ANDOVER AVE. - BLOCK 1.02 LOT 9 in the S-30 district to grant a C variance building coverage, rear yard setback, possibly third floor habitable space 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. The third floor is no longer a variance. Mr. McLarnon recommends a twenty four inch crawlspace.

Eric Goldstein, attorney for the applicant, reviews the application and accepts the change in crawlspace.

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Robert Lolio, 299 White horse Pike, Atco, New Jersey licensed architect, reviews the plans.

Mr. Goldstein amends the application to increase the front yard and increase the crawlspace to two and one half feet. This causes a height variance

Mr. Patterson inquires as to the house being moved.

Ms. Hess inquires as to the distance of the front yard.

Mr. Patterson inquires as to the rear yard setback.

Mr. Lolio response that the property owner is looking for a larger front porch.

Mr. Patterson comments that the property is a blank slate and the 1% coverage variance should be eliminated.

Mr. Goldstein reviews the variances; rear yard, third floor deck and height.

Public portion is open.

Public portion is closed.

Mr. Goldstein states that Mr. Talvecchia represents the neighbor in the rear and there aren't any objections.

Mr. Manos reviews the C variances for third floor deck, rear yard and height, which revised plans are required.

Motion to approve the C variances was put forth by Ms. Guber-Nulty and Mr. Collins 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.

EVENSGROVE NJ, LLC – 124 N. MADISON AVE. – BLOCK 330 LOT 43.01 in the MF district to grant a C variance for front yard setback, minimum lot area, front yard to building, front yard to porch 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.

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

Robert Lolio, 299 White Horse Pike, Atco, New Jersey licensed architect, reviews the plans.

Mr. Patterson inquires as to the filing of the subdivision.

Mr. Goldstein states September 2017.

Mr. Lolio gives description of the design and the necessity of the setback variances.

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Mr. Patterson inquires as to the opinions of the neighbors.

Mr. Goldstein informs the Board the four off street parking places.

Mr. Patterson inquires as to the number of bedrooms.

Mr. Goldstein states five.

Mr. Collins inquires as to the setback if it wasn't a corner property.

Mr. McLarnon states four inches.

Public portion is open.

Mark Trapani, 9606 Monmouth Avenue inquires as to the drainage.

Public portion is closed.

Mr. Goldstein request one vote for all variances.

Mr. Manos reviews the use and C variances for front yard to building on Monmouth Avenue front yard setback to building on Madison and front yard setback to porch on Madison Avenue, which revised plans are not needed.

Motion to approve the use and C variances 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.

CEDAR TOWNHOMES – 100 N. MONROE AVE. – BLOCK 331 – LOT 24 in the MF district to grant subdivision, site plan, D variance for density, C variances for lot area, building coverage, front yard, two side yards, rear yard, height, parking and possibly others. TAXES AND WATER ARE CURRENT AND PROOF OF ADVERTISING AND NOTIFYING IS SATISFIED.

Mr. Collins and Mr. Galantino are recused due to a request for a D variance.

Mr. McLarnon, Zoning Officer and Planner, reads his review, which is attached and states that an encroachment license is required.

Dan Gallagher, attorney for the applicant, reviews the application and history of the property.

Jeffrey Steigerwalt, 9703 Winchester Ave. is sworn in and gives testimony as to the subdivision.

Craig Dothe, 33 N Brighton Avenue Atlantic City, New Jersey licensed architect, reviews the history of the applicant's design.

Andrew Schaffer, 1425 Cantuam Boulevard, Mays Landing, New Jersey licensed engineer, gives testimony as to the construction of the building.

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Mr. Patterson inquires as to the conditions set for the consolidation of the subdivided lot. Would there be a deed restriction?

Ms. Hess inquires as to the condition be for Mr. Steigerwalt or the Condo Association.

Mr. Cristaldi inquires as to the responsibility of the vacant land if consolidation doesn't take place for Mr. Steigerwalt.

Mr. Dothe reviews the positive and negative criteria for the application.

Ms. Hess inquires as to the exterior facade.

Mr. Manos inquires as to the density.

Public Portion is open.

Dr. Amber Capella, 123 N. Coolidge Ave. inquires as to the amount of parking.

Patty Brahmman, 114 N. Monroe Ave. speaks in favor of the application.

Mr. Steigerwalt speaks on the underground drainage system. Mr. Steigerwalt speaks on his intention to consolidate the subdivided lot with 9703 Winchester Ave. property he currently owns and use the new land as parking.

Mr. Manos inquires as to the timing of the conveyance of the subdivided lot.

Mr. McLarnon states that a driveway needs to be located on Monroe Ave.

Cynthia Bellone, 173 Route 9, Ocean View, speaks on the parking.

Public portion is closed.

Mr. Gallagher speaks on complying with all waivers.

Mr. McLarnon speaks in favor of the application.

Mr. Manos reviews the minor subdivision, minor site plan, D variance for density, c variances for lot area, front yard on Monroe, rear yard, side yard left and right and combined, bulding coverage, front yard landscaping, third floor deck on two units, and parking. Lot 24.01 a variance for lot area and lot width. Conditions will appy. Revised plans are not required.

Motion grant the approval for the C variance was put forth by Mr. Palmisano and Mr. Cristaldi seconded. The motion was approved, six in the affirmative and one in the negative. Ayes; Patterson, Cristaldi, Guber-Nulty, Palmisano, Hess and Richmond. Nays – Wasleski.

PUBLIC PARTICIPATION:

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OTHER BUSINESS:

Mr. McLarnon informs the Planning Board of Ordinance #17-2017 Amending Chapter 175-32 which was introduced by the Commission at the October 19th meeting. He reads the consistency letter written to the Commission.

Mr. Patterson takes a vote of approval of the Board finding the change in elevation from 28 to 30 feet in zone A and B consistency with the Master Plan. All were in favor.

A motion to close public portion was put forth by Mr. Wasleski and second by Ms. Cristaldi.

There being no further business, the motion to adjourn was made by Ms. Guber-Nulty and seconded by Mr. Wasleski and unanimously approved.

Full meeting is available on tape.

Respectfully submitted

Johanna Casey
Planning Board Secretary/Administrator