

MARGATE CITY PLANNING BOARD MINUTES

**Thursday June 28, 2018
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
Michael Cristaldi
Craig Palmisano
Despina Hess
Remy Pelosi
Ron Gruppo
Joe DiGirolamo
Rich Patterson

Absent

Margaret Guber-Nulty

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 May 24, 2018 and Closed Session April 26, 2018 were received on the motion of Mr. Collins, seconded by Mr. Galantino, and unanimously approved.

APPROVAL OF DECISIONS AND RESOLUTIONS: The following Resolution was approved unanimously when received on motion by Mr. Galantino, seconded by Mr. Cristaldi. #28: Stacy Copping.

Michael Richmond is now present.

RICHARD AND LORI GOLDSTEIN – 23 N DELAVAN AVE. – BLOCK 204.02 LOT 1 in the S-25 District to grant C variance relief for front yard setback and possible others. TAXES AND WATER ARE CURRENT AND PROOF OF ADVERTISING AND NOTIFYING IS SATISFIED. CONTINUANCE.

Mr. Manos states for the record that the applicant has requested a continuance and states that renotification is not necessary.

JOSEPH TOZZI – 4-6 S. GLADSTONE AVE. – BLOCK 108.02 LOT 24 and 26 in the CBD district to request an extension for one year for D variance for lot being less than 3,200 square feet. C variance for lot size, building coverage, front, rear and side setback, landscaping and distance between buildings, and possibly others.

Mr. Galantino, Mr. Wasleski and Mr. Collins recuse themselves.

Robert Buckman, attorney for the applicant, requests a one year extension of the application.

Public Portion is open.

Public portion is closed.

Mr. Patterson inquires as to the applicant wishing to request the extension for two years.

Mr. Buckman agrees to an extension until May 26, 2020.

Mr. Manos reviews D variance for size and C variances.

Motion to grant the approval for the D variance and C variances was put forth by Mr. Palmisano and Ms. Pelosi seconded. The motion was approved, seven in the affirmative and zero in the negative. Ayes; Patterson, Cristaldi, Guber-Nulty, Palmisano, Pelosi, Gruppo and Richmond. Nays – none

RANDY GROSSMAN – 223 N. BELMONT AVE. – BLOCK 502.02 LOT 52 in the S-30 district to grant a C variance relief for front yard setback, landscaping and possibly others. TAXES AND WATER ARE CURRENT AND PROOF OF ADVERTISING AND NOTIFYING IS SATISFIED.

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

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

Peter Weiss, 111 N Washington Ave., Licensed Architect, reviews the plan and need for variance.

Mr. Baylinson informs the Board that trees cannot survive on that corner.

Randy Grossman, 223 N Belmont Drive, is sworn in and requests variance relief for one tree.

Mr. Collins suggests that if relief is given, it should be one larger tree.

Mr. Cristaldi stated that a dwarf tree is still a tree.

Mr. Collins states that we should agree on a tree size.

Mr. McLarnon states that the ordinance requires three inch caliber and eight feet tall.

Mr. McLarnon suggest four inch caliber and ten feet tall.

Public portion is open.

Public portion is closed.

Mr. Wasleski suggests that a lower pitch on the porch roof would be more astatically pleasing.

Mr. Weiss agrees.

Mr. McLarnon states that the roof pitch on a porch is not determined by ordinance.

Mr. Manos reviews the request for C variance relief for front yard setback.

Motion to grant the approval for the C variance relief was put forth by Mr. Collins and Mr. Palmisano seconded. The motion was approved, seven in the affirmative and zero in the negative. Ayes; Collins, Wasleski, Patterson, Cristaldi, Guber-Nulty, Palmisano and Richmond. Nays – none.

VINCENT CAPUTO – 115 N. IROQUOIS AVE. BLOCK 310.02 LOT 6 in the S-25 district to grant C variance relief for side yard setback, combined side yard setback and possibly others. TAXES AND WATER ARE CURRENT AND PROOF OF ADVERTISING AND NOTIFYING IS SATISFIED.

Mr. McLarnon reads his review.

Mr. McLarnon inquires as to the fence staying.

Mr. Baylinson, attorney for the applicant, reviews the application and states that the front yard setback is no longer a variance.

Peter Weiss is sworn in and gives description of the design.

Mr. Patterson inquires as to the ability to design the house to meet all requirements.

Mr. McLarnon notes that the rear yard has added area.

Mr. Collins states that the side yard setback is double of what is existing now.

Mr. Collins inquires as to moving the house six inches.

Mr. Richmond states that moving the house may jeopardize the rear yard and the side yard is a waste of space.

Mr. Wasleski states that there is a flow in the Ordinance. The setback should be prorated.

Mr. McLarnon recommends the thirteen feet.

Mr. Patterson states that the positive is the larger backyard.

Mr. Wasleski inquires as to the front yard variance.

Public portion is open.

Public portion is closed.

Mr. Manos reviews the C variance relief for side yard setback.

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

PUBLIC PARTICIPATION:

OTHER BUSINESS:

Mr. McLarnon informs the board that the video on Storm Water Management needs to be viewed and there will be a sign in sheet for those who have viewed it.

The Board received two hand outs for Chapter 175- Land Use changes for their review.

Mr. McLarnon summarized how it came to be.

Mr. McLarnon states that there will be a new zoning chart and zoning map. A major change is the Hotel Overlay District.

Mr. Patterson recommends adding a maximum curb cut length.

Mr. Richmond request voting on the changes at the July 26th meeting.

Mr. Patterson inquires as to the area on the overlay district.

Mr. Collins feels that the Overlay District is good for the City.

Mr. McLarnon describes the changes to the decks and patios on the Bayfront area.

Mr. Patterson states that the placement of the garage allows for extra height and therefore a detached garage on the property line should count as area.

Mr. Galantino requests adding grading pitch.

Mr. Cristaldi inquires as to the location of generators.

Mr. Weiss request that front porches and the front of houses have a set percentage rather than a block average.

There being no further business, the motion to adjourn was made by Mr. Galantino and seconded by Mr. Cristaldi and unanimously approved. 8:10 pm

Full meeting is available on tape.

Respectfully submitted

Johanna Casey

Planning Board Secretary/Administrator