

MARGATE CITY PLANNING BOARD MINUTES

**Thursday January 31, 2019
6:30 PM**

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

FLAG SALUTE:

ROLL CALL:

Present

Tom Collins
Clem Wasleski
Rich Patterson
Michael Cristaldi
Michael Richmond
Jim Galantino
Craig Palmisano
Despina Hess
Remy Pelosi
Ron Gruppo

Absent

Margaret Guber-Nulty
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.

MINUTES

The minutes December 20, 2018 was received on the motion of Mr. Collins, seconded by Mr. Galantino, and unanimously approved.

REORGANIZATION

Nomination for Rich Patterson as Planning Board Chairman for 2019 was received, on a motion of Mr. Collins, second by Mr. Galantino, and unanimously approved. Nomination for Mike Richmond as Vice Chairman for 2019 was received, on a motion of Mr. Collins, seconded by Mr. Galantino, and unanimously approved.

Nomination for Leo Manos as Solicitor for 2019 was received, on a motion of Mr. Collins, seconded by Mr. Galantino, and unanimously approved. Nomination for Johanna Casey as Planning Board Administrator/Secretary for 2019 was received, on a motion of Mr. Collins, seconded by Mr. Galantino, and unanimously approved.

SWEARING IN OF REAPPOINTED MEMBERS-

Mr. Manos swears in members; Mr. Richard Patterson, Mr. Michael Richmond, Ms. Despina Hess, Mr. Ronald Gruppo, and Mr. Galantino.

RESOLUTION & DECISION: APPROVAL OF DECISIONS AND RESOLUTIONS:

The following Resolution was approved unanimously when received on motion by Ms. Remy Pelosi, seconded by Mr. Galantino: #01-2019: 2019 Meeting Dates, #02-2012: Michael Fanourgakis, #03-2019: Marla and Richard Milgram.

CHRISTOPHER AND DORIS PISANI – 438 N. VENDOME AVE. – BLOCK 623 LOT 18 in the S-40 district to grant C variance relief for front yard setback, rear yard setback, side yard setback, combined side yard setback building coverage and possible others. TAXES AND WATER ARE CURRENT AND PROOF OF ADVERTISING AND NOTIFYING IS SATISFIED.

Mr. Manos states that this case is being adjourned until February 28, 2019. Readvertising and notification is not necessary.

Mr. Patterson states that we will be hearing our last application on the agenda first.

TALIB CHRISTOPHER HOLLOWAY – BLOCK 524.02 LOT 5 C000A in the TF district to grant a C variance for setback for second floor deck. TAXES AND WATER ARE CURRENT AND PROOF OF ADVERTISING AND NOTIFYING IS SATISFIED.

Mr. Cristaldi recuses himself.

Mr. McLarnon is sworn in and reads into the record his review.

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

Mr. Collins request details on the construction.

Talib Christopher Holloway, property owner, is sworn in and gives testimony as to the type of construction.

Mr. Palmisano inquires as to there being replacement of the first floor railing.

Mr. Richmond informs the board on how the Treck construction can be impervious to below and requires the correct pitch.

Mr. Palmisano inquires as to the railing being wrapped vinyl.

Public portion is open.

Public portion is closed.

Mr. Patterson inquires as to street trees being planted.

Mr. McLarnon inquires as to there being the proper number of shrubs.

Mr. Manos reviews the requests for two C variance relief. Revised plans are not requires.

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

RAYMOND O’CONNOR – 100 N RUMSON AVE. – BLOCK 319 LOT 24 in the S-30 district to grant a C variance for front yard setback to porch and possibly others. TAXES AND WATER ARE CURRENT AND PROOF OF ADVERTISING AND NOTIFYING IS SATISFIED.

Mr. McLarnon reads into the record his review.

Mr. Raymond O’Connor, property owner is sworn in and reviews his application.

Mr. Palmisano inquires as to how high the house is being raised and the curb cut being increased.

Todd Arsenalt, 200 Belhaven Avenue, Linwood, Seaboard Construction is sworn in and gives testimony as to the curb cut.

Mr. Patterson inquires as to the fence being removed.

Mr. McLarnon reviews the ordinance pertaining to curb cut.

Public portion is open.

Public portion is closed.

Mr. Manos reviews the request for C variance relief. Revised plans are not required.

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

PMG REAL ESTATE DEVELOPERS, LLC – 117 N. GLADSTONE AVE. - BLOCK 307.02 LOT 43 in the S-25 district to grant Subdivision variances lot width and possible others. TAXES AND WATER ARE CURRENT AND PROOF OF ADVERTISING AND NOTIFYING IS SATISFIED.

Mr. McLarnon read his review into the record.

Eric Goldstein, attorney for the applicant, reviews the application. Mr. Goldstein states the applicant will file a deed with the County stating that at no time shall an improvement be put on the property which would require a variance.

Arthur Chew, 130 West Avenue, Linwood, N.J., licensed engineer and professional planner, was sworn in and gives testimony as to the tax map and the probability that the property was consolidated at some time.

Mr. Patterson inquires as to the number of properties that are thirty five feet wide on that block.

Mr. Palmisano inquires as to the size of the lots across the street.

Ms. Hess inquires as to the number and size of the curb cuts.

Mr. Patterson inquires as to how new construction will fit with the rest of the neighborhood being bungalows.

Mr. Chew describes how there will be more cars off the street with two homes rather than one.

Mr. Goldstein reviews the positive effect on the neighborhood.

Mr. Patterson states he would like one house rather than two.

Ms. Hess inquires as to what aspect encourages an undersized lot and why you believe it fits with the zone.

Mr. Chew states it more than complies with the lot area and lot length is more than required.

Mr. Goldstein states he believes it historically was zoned with thirty five foot wide lots and two homes will increase light air and space.

Ms. Hess inquires as to there being identical lots with identical homes.

Mr. Goldstein states it will go back to the way it should look.

Mr. Patterson states back in 1914 when originally developed it fit with similar homes. It doesn't fit with what we have today.

Mr. Chew states that more than fifty percent of the lots are that size.

Mr. Cristaldi states the problem is the required height with today's flood standards. It will be a four story house.

Mr. Collins inquires as to needing side yard setback variances.

Mr. Cristaldi inquires as to how many bedrooms.

Mr. Palmisano inquires as to the number of stories.

Ms. Hess states that it will be a three story house from grade.

Mr. Patterson inquires if there will be more lot coverage with a detached garage.

Mr. McLarnon states the garage will have to be set back on the rear property line.

A five minute break is taken.

Mr. Goldstein states that applicant will lower the height of the building four feet. The house will have four bedrooms and a deed restriction will be in effect. The third floor deck will also be removed.

Mr. Wasleski inquires as to the attic.

Mr. Cristaldi inquires as to the roof pitch.

Phil Guinto, 117 N. Gladstone Avenue, property owner, is sworn in and gives testimony as to the benefit to two single family homes.

Mr. Cristaldi states the third floor can be a finished attic with a 9-12 roof pitch.

Mr. Guinto states that there won't be stairs to the third floor. The attic is the only storage and ascetic is very important.

Mr. Collins requests new plans and adjourn the application.

Mr. Richmond state we have a C2 variance. The deed restriction would include no bulk variance and attic must remain unfinished.

Public portion is open.

Michael Fekete, Marty and Lawrence Kane's, 115 N. Gladstone Avenue attorney, 115 N. Gladstone, states it isn't a C-2, the proposed subdivision is to benefit the property owner. There is no benefit to the community. This will change the character of the neighborhood.

Susan Steinburg, 113 N Frontenac Avenue, speaks against the application. Susan inquires as to the price point of the new construction. Two new homes will not improve the value of Margate.

Steven Zarett, 116 N. Gladstone Avenue, is sworn in and speaks against the application.
Public portion is closed.

Karl Lane, 117 N. Gladstone Avenue, is sworn in and states the proposed plan would limit the turn radius and eliminate parallel parking spaces. Mr. Lane states this would set precedence.

Mr. Richmond inquires as to the builder building this home on a thirty five foot lot.

Public portion is closed.

Ms. Pelosi inquires as to the price point.

Mr. Guinto states the price of a single family or one two family home.

Ms. Hess states the five feet for two properties would be felt driving up the street.

Mr. Goldstein state two conforming structures rather than one very large structure is the better alternative. There will be three off street parking spots per lot.

Mr. Wasleski states four feet off the height isn't enough.

A five minutes break is taken.

Mr. Goldstein states the height will be decreased five feet, third floor deck is removed and the roof pitch will be changed.

Public portion is reopened.

Evan Bougolly, speaks against the application and request the Board sees the revised plan.

Public portion is closed.

Mr. Goldstein request a continuance of tonight's hearing until next month. The applicant will have revised plans and plans for a single family home as well.

Mr. Patterson states so moved.

Mr. Manos states for the record the application will be continued. The applicant is not required to renotify.

PUBLIC PARTICIPATION:

OTHER BUSINESS:

Mr. Manos introduces Resolution # 04-2019 authorizing closed session.

A motion for closed session was put forth by Ms. Pelosi, second by Mr. Cristaldi. By voice vote all were in favor.

A motion to adjourn closed session was put forth by Mr. Collins, second by Mr. Galantino. By voice vote all were in favor.

A motion to reconvene was put forth by Mr. Collins, second by Mr. Galantino. By voice vote all were in favor.

Mr. Manos states for the record closed session discussed pending litigation of Maxx-Roxx v Margate City Planning Board. Mr. Baylinson, attorney for Maxx – Roxx requests the Board members fill out an interrogatory rather than each being deposed.

There being no further business, the motion to adjourn was made by Mr. Cristaldi and seconded by Mr. Galantino and unanimously approved. 9:15 pm.

Full meeting is available on tape.
Respectfully submitted

Johanna Casey
Planning Board Secretary/Administrator