

MARGATE CITY PLANNING BOARD MINUTES

**Thursday June 27, 2019
6:30 PM**

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

FLAG SALUTE:

ROLL CALL:

<u>Present</u>	<u>Absent</u>
Tom Collins	Michael Richmond
Clem Wasleski	
Rich Patterson	
Jim Galantino	
Michael Cristaldi	
Margaret Guber-Nulty	
Craig Palmisano	
Remy Pelosi	
Joe DiGirolamo	
Ron Gruppo	
Steven Jasiecki	

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 30, 2019 was 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 Ms. Pelosi: #21-2019: Allen & Linda Shubin, #22-2019: Bendyl, LLC, #23-2019: James Clearkin.

SWEARING IN OF NEWLY APPOINTED MEMBER

Steven Jasiecki

CHARLENE POLAKOFF – 2 BAYCREST DRIVE – BLOCK 709.01 – LOT 21 in the S-50 district to grant “C” relief for lot coverage, side yard setback, total side yard setback, and possibly others. Separately seeking variation from Chapter 175: Flood Damage Prevention, to construct an addition below base flood elevation. TAXES AND WATER ARE CURRENT AND PROOF OF ADVERTISING AND NOTIFYING IS SATISFIED.

Eric Goldstein, attorney for the applicant, states there will be no new construction below base flood elevation. He speaks on the community support due to a horrific disease which has initiated the need for the application.

Jon Barnhart, licensed engineer and professional planner in the State of New Jersey, is sworn in and credentials are accepted. Gives testimony as to the original design, the changes of the original plan due to removing the flood damage prevention variance. The modifications include making the ground level a three season, and elevator is being added and what was proposed as the first floor will now become the second floor. A curb cut variance is being added and the addition will cause the coverage to be over 2.2%. This will be ADA compliant.

Mr. Collins inquires as to the height of the addition.

Mr. Wasleski inquires as to there being an elevator.

Mr. Goldstein state the positives outweighs the negatives.

Mr. Gruppo inquires as to the location of the elevator.

Charlene Polakoff, Sarah Rosenthal, and Jacob Polakoff are sworn in.

Sarah Rosenthal give testimony as to the need for the variance so that her family can move in and assist with caregiving.

Jacob Polakoff speaks of the kindness of his mother and her love of the city and her desire to remain in her home. He expresses gratitude to friends and family for all their support.

Charlene Polakoff thanks the city, friends, family and acquaintances for all there expression of support at this time. She recounts her experience since March when she got ill and her desire to stay in her home.

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

Open to Public.

Sheila Robins, 9 Harbour Lane, state the plans that were available for her review are not what is being presented today. She inquires as to the runoff from the proposed addition.

Mark Robins, 100 Garret Court, Northfield, inquires as to the grading.

Mr. Patterson assures him that there is no variance for the flood plain.

Mr. McLarnon states that there would never be an issue with drainage.

Public portion is closed.

Mr. Manos reviews the C variances. Revised plans are required.

Motion to grant the approval for subdivision 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, Patterson, Cristaldi, Galantino, Guber-Nulty and Palmisano. Nays –None.

LARRY AND CLARA SCHREIBER – 10 N. SUMNER AVENUE – BLOCK 220 LOT 12 in the S-40 district to grant “C” variances relief for building coverage front yard setback to porch, side yard setback, combined side yard setback, front yard landscaping, overall landscaping and possibly others. TAXES AND WATER ARE CURRENT AND PROOF OF ADVERTISING AND NOTIFYING IS SATISFIED.

Mr. McLarnon reads into the record his review.

Eric Goldstein, attorney for the applicant, reviews the variances. He states the third floor deck is being withdrawn.

Robert Lolio, 219 Bellevue Avenue, Hammonton, NJ, Larry and Clara Schreiber are sworn in.

Robert Lolio licensed architect in the state of New Jersey, credentials are accepted reviews the design.

Mr. Galantino inquires as to the type of foundation being used.

Mr. Wasleski inquires as to there being a new foundation and five bedrooms being proposed.

Mr. Cristaldi inquires as to the ceiling height.

Mr. Lolio states that there will only be 638 square feet on the third floor, the rest of the area will be vaulted ceilings from the master bedroom and another bedroom.

Mr. Cristaldi states the attic will require access. It can't be closed off.

Mr. Palmisano inquires as to the porch requiring a variance of one foot and it will be further out that the two new constructions next door.

Mr. Palmisano request amending the application to remove the front porch setback and the front yard landscaping.

Mr. Lolio states the change in the front porch will cause the front yard landscaping to comply.

Mr. Collins inquires as to there being a pool variance.

Mr. Lolio state the overall landscaping is 30% and 31.1% is required.

Mr. Wasleski states there are six bed rooms which require four parking places.

Mr. Collins inquires as to the ability to amend the application to increase the bedrooms to six.

Mr. Goldstein states the third floor will not be habitable.

Mr. Wasleski inquires as to the location of the compressors and the pool equipment.

Mr. Collins inquires as to the pool equipment being located under the house.

Mr. Wasleski request seeing revised plans.

Mr. McLarnon states the revised plans will need Mr. Galantino's and his approval.

Mr. Cristaldi inquires as to the tree out front being saved.

Mr. Manos states the applicant will comply with the definition of third floor habitable space.

Public portion is open.

Public portion is closed.

Mr. Manos review the C variances relief requested. Revised plans are required.

Motion to grant the approval for C variance relief was put forth by Ms. Guber-Nulty and Mr. Galantino seconded. The motion was approved, four in the affirmative, one in the negative and two abstentions. Ayes; Collins, Galantino, Guber-Nulty, and Patterson. Nays – Patterson, Abstain: Wasleski and Cristaldi.

PUBLIC PARTICIPATION:

OTHER BUSINESS:

Mr. Patterson will assemble a committee to review possible land use ordinance changes.

There being no further business, the motion to adjourn was made by Mr. Collins and seconded by Ms. Pelosi and unanimously approved. 8:20 pm.

Full meeting is available on tape.

Respectfully submitted

Johanna Casey
Planning Board Secretary/Administrator