

MARGATE CITY PLANNING BOARD MINUTES

**Thursday July 25, 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	
Clem Wasleski	
Rich Patterson	
Michael Cristaldi	
Jim Galantino	
Margaret Guber-Nulty	
Craig Palmisano	
Remy Pelosi	
Joe DiGirolamo	
Michael Richmond	
Ron Gruppo	
Steven Jasiacki	

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 July 25, 2019 was received on the motion of Mr. Collins, seconded by Mr. Cristaldi, and unanimously approved.

APPROVAL OF DECISIONS AND RESOLUTIONS: The following Resolutions were approved unanimously when received on motion by Ms. Guber-Nulty, seconded by Mr. DiGirolamo: #26-2019: Chuck Simons.

CHUCK SIMONS – 9615 VENTNOR AVENUE – BLOCK 230 LOT 28 in the C-2 district to grant "C" variances relief for building coverage front yard setback, side yard setback, D variance for light manufacturing on first, second and third floor, major site plan and possibly others.
TAXES AND WATER ARE CURRENT AND PROOF OF ADVERTISING AND NOTIFYING IS SATISFIED.

Mr. DiGirolamo recuses himself.

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

Mr. Richmond inquires as to how many parking spaces are proposed and how many are required.

Brian Callaghan, attorney for the applicant, introduces the application and request that everyone be sworn in at the same time.

Craig Dothe, 33 N Brighton Ave. Atlantic City, NJ, Licensed Arthritic in the state of New Jersey.

Chuck Simons, 302 N Jerome Ave., 3 S Franklin Ave. 8510 Ventnor Ave., the applicant.

Beth Simons, Wife of Chuck, ditto.

Jon Barnhart, 400 N Dover Ave. Atlantic City, NJ licensed engineer and professional planner in the State of New Jersey, is sworn in and credentials are accepted.

Mr. Simons gives personal history and history of the business development. He states that there are three winter employees and eight summer employees at the Pet Salon. Hours of operation are 8:30 to 5:30, Monday thru Saturday and there are only three parking spaces. 8510 Ventnor Avenue has no walk up trade. It is light assemblage. No production of parts.

Mr. Richmond inquires as to the storage, number of total employees with cars and hours of operation.

Mr. Simons states there intent is to consolidate the businesses into one location. The light assemblage hours are 8:30 to 5 Monday thru Friday. The grooming business is 8:30 to 5:30 Monday thru Saturday. We are closed on Wednesday in the winter. This building will also allow for inventory storage. The products are for safety, efficiency, profitability of national groomers.

Mr. Patterson inquires as to the tools required.

Mr. Simons states a drill press, rivet machine, bender, buffing machine, hand grinder and sewing machine. All work is done by hand.

Mr. Richmond inquires as to there being conveyer belt assembly.

A motion for a vote on the need for a use variance was put forth by Mr. Patterson, second by Mr. Richmond. The motion for a use variance was denied, one in the affirmative and six in the negative. Ayes; Palmisano. Nays; Wasleski, Patterson, Cristaldi, Guber-Nulty, Jasiecki, Richmond.

Mr. Dothe reviews the design of the building proposed. The raised planter will be a buffer for street flooding which is acerbated by cars driving thru.

Mr. Barnhart reviews the criteria of the positive and negatives. The second and third floor expansion are completely compliant with zoning. There is a coverage variance requested. This application will promote free flow of traffic with the consolidation of three businesses in one location.

Mr. Patterson inquires as to the building being flood proofed.

Mr. McLarnon states the building will be flood proofed to ABF+1. The request for fifteen minute parking will need County approval.

Ms. Guber-Nulty inquires as to there being an increase to street parking.

Mr. Cristaldi request the fifteen minute parking be between business hours.

Mr. Patterson inquires as to one of the nine parking spots being dedicated to fifteen minute drop off.

Mr. Barnhart states the trash will be located in the area where it now is located. A waiver is requested for items 1-A 5-11.

Mr. McLarnon agrees.

Mr. Palmisano inquires as to the width to the planter and is it in the right of way.

Mr. Palmisano states his displeasure of the setback of the alleyway being two feet, two inches.

Open to Public.

Public portion is closed.

Mr. Cristaldi inquires as to ADA parking.

Mr. McLarnon states ADA is not proposed and therefore if the parking isn't to the specification of ADA it will not count.

Mr. Callaghan states the side yard variance is being removed and will comply.

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

Motion to grant the approval variances was put forth by Mr. Cristaldi and Mr. Richmond seconded. The motion was approved, four in the affirmative, two in the negative and one abstention. Ayes; Patterson, Cristaldi, Guber-Nulty and Richmond. Nays –Wasleski and Palmisano. Abstention - Jasiecki.

PUBLIC PARTICIPATION:

OTHER BUSINESS:

Mr. Patterson reviews tree ordinance. He request there be a specific size which would require a permit to cut down. There should be fines and remediation involved with the ordinance change. A need for a tree canopy is the desirous.

Mr. McLarnon request a tree fund for the beach block, where there is no requirement for trees.

Mr. Richmond request much public information.

Mr. DiGirolamo states the building permits should include tree information.

Mr. Patterson states the Forestry Management Plan has not been enacted.

Mr. Patterson states other topic to be discussed by the committee will be deck heights. Possible proposal will be deck height will be at bulkhead height.

Mr. McLarnon states the building coverage should not be the foundation. Any overhang should count as coverage. It should be the aerial view or shadowing.

Mr. Richmond inquires as to the reason.

Mr. McLarnon states the building converge should not be a sliding scale. It should be a flat percentage.

Mr. Wasleski states the reason for the sliding scale.

Mr. McLarnon states the fifty percent of the third floor is being abused and the roof line needs to be pinned down so that it appears the height is twenty eight feet from the street. Parking under the structure should be addresses.

Mr. Palmisano shows the Board a picture of a property which has five feet between the driveways which takes all off street parking.

Mr. McLarnon states there should only be two stories above parking. He requests review of the front yard setbacks on the Parkway to preserve the integrity. Possibly using fifteen feet as the number. The rest of the city would have to be done by neighborhoods.

Mr. McLarnon states third floor decks should be set inside the envelope of the structure. It should be island wide and limit the number of decks with stiff controls.

Mr. McLarnon would like hot tubs and pools addressed as separate items.

Mr. Patterson states house raising is being abused. It is smothering the neighbors.

Mr. Patterson states subdivisions are only benefiting the contractors. They are not improving the integrity of the city. If a lot is too small it isn't a duplex lot.

Ms. Guber-Nulty states sales in Margate are up. The city is flourishing. There is still a density issue.

Mr. McLarnon request at the ordinance state after six bedroom, a parking place is required for each bedroom.

Mr. Palmisano states grass strips shouldn't be allowed.

Mr. Richmond request stones in the strip due to the ability to be pervious.

There being no further business, the motion to adjourn was made by Mr. Collins and seconded by Mr. Palmisano and unanimously approved. 8:35 pm.

Full meeting is available on tape.

Respectfully submitted

Johanna Casey

Planning Board Secretary/Administrator