



**CITY OF MARGATE CITY
PLANNING BOARD**

REGULAR MEETING MINUTES

Thursday, March 21, 2024

Historic City Hall, 1 S Washington Avenue, Margate, NJ 08402

A. Call to Order; Flag Salute: Chairman Michael Richmond commences the meeting at 7:00 pm.

B. Roll Call:

Members Present:

Tom Collins
Craig Palmisano
Richard Patterson
John Pitts
Jim Galantino
Margaret Guber-Nulty
Stephen Jasiecki
Michael Ruffu
Andrew Campbell
Michael Richmond

Members Absent:

Michael Cristaldi

Staff Present:

Roger D. McLarnon, Zoning Officer, Engineer, and Planner
Palma Shiles, Board Administrator
Elias "Leo" Manos, Esq., Board Solicitor

C. Statement of Compliance: Richmond affirms that the meeting adheres to public notice requirements and the NJ State Sunshine Law governing public meetings.

D. Approval of Minutes: Jim Galantino moves to approve the minutes of February 22, 2024, seconded by Tom Collins, and unanimously approved.

E. Approval of Decisions and Resolutions: Jim Galantino moves to approve Decisions and Resolutions for #12-2024: Jack Roche and Tina Sacco, seconded by Richard Patterson and unanimously approved.

F. Applications:

ANNOUNCEMENT: Leo Manos announces the postponement of the application of 109 S Argyle LLC for 109 S Argyle Avenue to May 30, 2024, without the need for re-noticing.

1) DANIEL DIZIO III: (Approved with Conditions)

8903 AMHERST AVENUE, Block 520 Lot 51.02: Located in the S-40 zoning district, seeking c-variance relief for side yard setback, combined side yard setback, and potentially others in order to elevate the existing single-family home.

Presentation and Applicant Testimony:

Roger McLarnon: Sworn in; presents his report of the application.

Christopher Baylinson: Attorney representing the applicants; outlines proposed property improvements to meet FEMA requirements, requiring variances.

Andrew Bechtold: Architect for the application; sworn in and accepted by the Board. Originally designed the plan to be compliant but now requires variances for setbacks and height due to the cupola. Proposing to elevate the home to allow parking underneath and create outdoor space adjacent to the garage with at-grade access and storage.

Board Discussion and Response:

Richard Patterson: Inquires about the height of the storage space; Bechtold responds.

Bechtold: Addresses McLarnon's report on front landscape coverage and discusses the plan for compliant off-street parking spaces; with increased storage, the garage will serve as true parking.

Palmisano: Inquires about existing parking.

Richmond: Asks about potential height if the house were to be rebuilt.

Bechtold: Describes the storage space.

Collins: Suggests leaving part of the space open to create more open area.

Patterson: Explains the purpose of granting variances for parking underneath and discusses the issue of property owners illegally converting into living space.

Baylinson: States the non-conversion agreement is a state requirement recorded with the deed.

Galantino: Plans to conduct summer inspections to check for compliance. Inquires about the elevation of mechanical equipment.

Pitts: Asks about the location of the pool equipment.

Richmond: Asks if additional living space is being added.

Public Comment:

Public portion is open; no speakers come forward, so public portion is closed.

Deliberation and Vote:

Leo Manos: Recaps variances, representations made during the hearing, and conditions from McLarnon's report; calls for a motion. Jim Galantino moves to grant "c" variance relief, seconded by Tom Collins.

Vote results: The application for Daniel Dizio III is approved with conditions based on the majority vote of the board members.

In Favor: (8) Eight – Collins, Palmisano, Patterson, Galantino, Guber-Nulty, Jasiecki, Ruffu, and Richmond; Opposed: (1) One – Pitts.

G. Public Participation: No public speakers during this portion.

H. Other Business: No other business is discussed.

Adjournment: The meeting concludes at approximately 7:35 p.m.

The audio recording of this meeting is available on the City of Margate website.

Submitted By: *Palma Shiles*
Palma Shiles
Planning Board Administrator and Secretary
City of Margate