



CITY OF MARGATE PLANNING BOARD

MINUTES

Thursday, December 10, 2020

Board Chairman, Richard Patterson calls the meeting to order at 6:30 pm and explains the procedure for the virtual meeting.

1. Flag Salute

2. Roll Call:

Members Present:

Tom Collins
Clem Wasleski
Richard Patterson
Michael Cristaldi
Jim Galantino
Craig Palmisano
Steven Jasiecki
Joseph DiGirolamo
Ron Gruppo
Michael Richmond

Members Absent:

Margaret Guber-Nulty
Remy Pelosi

Staff Present:

Roger D. McLarnon, Zoning Officer
Palma Accardi, Board Administrator
Leo Manos, Esq., Board Solicitor

3. **Statement of Compliance:** Chairman Richard Patterson announces that the meeting is being held in accordance with due public notice thereof and pursuant to the NJ State Sunshine Law, which governs all public meetings.
4. **Approval of Minutes:** Jim Galantino makes a motion to approve the minutes of October 29, 2020, which is seconded by Joseph DiGirolamo and unanimously approved.
5. **Approval of Decisions and Resolutions:** Joseph DiGirolamo makes a motion to approve the Decisions and Resolutions of #42-2020: Davco Construction, Inc., #43-2020: Robert and Ellen Mattleman, #44-2020: Robert and Florence Ackerman, and #46-2020: Mark Green, which is seconded by Michael Cristaldi and unanimously approved.

Leo Manos discusses the application of Ira and Judy Mendelsohn of 5 Dolphin Drive in regards to a neighbor who wrote a letter to the Board.

Tom Collins makes a motion to approve the Decision and Resolution #45-2020: Ira and Judy Mendelsohn, which is seconded by Jim Galantino and unanimously approved.

Mr. Manos makes an announcement regarding two of the applications on the agenda, Mark and Susan Rubin, 117-119 S. Osborne Avenue, and Kara Cermanski and Jim McDonald, 612 N.

Clermont Avenue, which have both been adjourned to the following meeting scheduled for January 28, 2021.

6. Applications:

- a) **LARRY MALAMUT: 421B N. Nassau Ave., Block 614 Lot 6.01**, located in the S-40 district seeking “c” variance relief for third floor deck and possibly others in order to construct a third floor deck for a new single-family home. Taxes and water payments are current and proof of advertising and notifying have been satisfied.

Roger McLarnon is sworn in and reads his report of the application.

Chris Baylinson, attorney on behalf of the applicant, provides background information about the application and explains why it has been carried over from the last meeting.

Robert Lolio, NJ Licensed Architect, 219 Bellevue Avenue, Hammonton, NJ, is sworn in and his credentials are accepted by the Board. Mr. Lolio describes the design of the porch roof and third floor deck.

Public portion is open.

Public portion is closed.

Leo Manos reviews the variances, representations made during the course of the hearing, and conditions stated in Mr. McLarnon’s report.

Tom Collins makes a motion to grant approval for variance relief, which is seconded by Michael Cristaldi.

Those in Favor: Seven (7) – Collins, Wasleski, Patterson, Cristaldi, Galantino, Palmisano, and Richmond.

Those Opposed: Zero (0)

- b) **ALAN AND ELLEN KAPLINSKY: 105 S. Vendome Ave., Block 22 Lot 4**, located in the S-40 district seeking “c” variance relief for combined side yard setback and possibly others in order to expand the existing second floor deck. Taxes and water payments are current and proof of advertising and notifying have been satisfied.

Roger McLarnon reads his report of the application.

Chris Baylinson, attorney on behalf of the applicants, provides background information about the application, variances being requested, and why the proposed deck expansion will improve the property and street.

Donald Zacker, NJ Licensed Architect, 503 N. Harvard Avenue, Ventnor, NJ, is sworn in and his credentials are accepted by the Board. Mr. Zacker describes the plan to install an elevator and expand the front deck.

Richard Patterson inquires as to how far the deck will extend.

Public portion is open.

Henry Donner, 107 S. Vendome Avenue, is sworn in and supports the application.

Public portion is closed.

Leo Manos reviews the variances, representations made during the course of the hearing, and conditions stated in Mr. McLarnon's report.

Jim Galantino makes a motion to grant approval for variance relief, which is seconded by Michael Cristaldi.

Those in Favor: Seven (7) – Collins, Wasleski, Patterson, Cristaldi, Galantino, Palmisano, and Richmond.

Those Opposed: Zero (0)

7. Public Participation

Peter Rosengard, 8103 Bayshore Drive, is sworn in. Mr. Rosengard tells the Board about the consequences of the home being elevated at 8105 Bayshore Drive, which is next door to his property.

Richard Patterson states that he visited the property being elevated. Mr. Patterson also explains why variances were not required for the project in regards to the regulations of outside jurisdictions, such as FEMA and CAFRA.

Leo Manos states that the pictures provided by Mr. Rosengard have been distributed.

Peter Rosengard comments on the work being permitted during the summer months.

Michael Richmond provides information regarding summer work restrictions and explains that construction is permitted during the summer months.

8. Other Business

- a) Discussion and Consistency Review: ORDINANCE #14-2020 - AN ORDINANCE AMENDING CHAPTER 175 LAND USE, SO AS TO REQUIRE ELECTRONIC SUBMISSION OF GEOGRAPHIC INFORMATION SYSTEM (GIS) DATA FOR CERTAIN PRIVATE DEVELOPMENT PROJECTS**

Roger McLarnon explains the purpose of the ordinance.

- b) Tom Collins makes a motion to approve Resolution #47-2020 – Consistency Report on Ordinance #14-2020, which is seconded by Michael Cristaldi.**

Those in Favor: Seven (9) – Collins, Wasleski, Patterson, Cristaldi, Galantino, Palmisano, DiGirolamo, Gruppo, and Richmond.

Those Opposed: Zero (0)

Tom Collins makes a motion to adjourn the meeting at approximately 7:30 pm, which is seconded by Joseph DiGirolamo and unanimously approved.

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

Submitted By: Palma Accardi, Board Administrator and Secretary