



## CITY OF MARGATE PLANNING BOARD

### MINUTES

Thursday, March 25, 2021

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

#### A. Flag Salute

#### B. Roll Call:

##### Members Present:

Tom Collins  
Richard Patterson  
Michael Cristaldi  
Jim Galantino  
Margaret Guber-Nulty  
Craig Palmisano  
Stephen Jasiecki  
Remy Pelosi  
Joseph DiGirolamo  
Michael Richmond

##### Members Absent:

Clem Wasleski  
Ron Gruppo

##### Staff Present:

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

**C. 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.

**D. Approval of Minutes:** Tom Collins makes a motion to approve the minutes of February 25, 2021, which is seconded by Remy Pelosi and unanimously approved.

**E. Approval of Decisions and Resolutions:** Michael Cristaldi makes a motion to approve the Decisions and Resolutions of #09-2021: Iris Boci & Kozma Gjika, #10-2021: Jeffrey & Maxine Morgan, #11-2021: Irons Custom Homes, Inc., #12-2021: Suzanne Watson, #13-2021: Matzi & Carole Ben-Maimon, #14-2021: Mark Chase, and #15-2021: Steven Baglivo, which is seconded by Jim Galantino and unanimously approved.

Elias Manos makes an announcement regarding two of the applications on the agenda, 408 N. Exeter Avenue and 108 S. Thurlow Avenue, which are being adjourned to the next meeting scheduled for April 29, 2021.

#### F. AT&T Presentation:

Roger McLarnon explains what the presentation is about and introduces the consultant, Jim Shelton.

Richard Patterson asks about the existing poles.

Jim Shelton, VCOMM, explains the coordination with AT&T and introduces John Salvatierra.

John Salvatierra, Project Manager, on behalf of AT&T, describes what is being proposed for the installation of wireless communications antenna and equipment on a new traffic light pole.

Mr. McLarnon inquires as to the location requirements for the antenna.

Mr. Salvatierra states that there will be a safety certificate.

Mr. McLarnon states that there will be no vote on this at this time.

## **G. Applications:**

**1) LEONARD S. KAHN: 4 S. BRUNSWICK AVENUE, Block 103.01 Lot 19**, located in the S-25 zoning district seeking “c” variance relief for combined side yard setback and possibly others in order to enlarge the second floor bathroom. Taxes and water payments are current and proof of advertising and notifying have been satisfied.

Roger McLarnon reads his report of the application and makes a recommendation regarding street trees.

Jim Swift, attorney on behalf of the applicant, describes the property and explains that the property owner is proposing to enlarge the bathroom in order to make it wheelchair accessible.

Peter Weiss, 101 N. Washington Avenue, Margate, is sworn in and accepted by the Board as a New Jersey Licensed Architect. Mr. Weiss answers Jim Swift’s questions in regards to the variances being requested for the setbacks.

Elias Manos asks about the two street trees proposed on the plans.

Mr. McLarnon asks for confirmation regarding the street trees being added.

Public portion is open.

Public portion is closed.

Elias 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 Remy Pelosi.

Those in Favor:	Seven (7) –	Collins, Patterson, Cristaldi, Galantino, Guber-Nulty, Palmisano, Richmond.
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Those Opposed:	Zero (0)
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3) **DAVID AND LYNDA SMITH: 414 N. GLADSTONE AVENUE, Block 609.02 Lot 42**, located in the S-40 zoning district seeking “c” variance relief for front yard setback, combined side yard setbacks, and possibly others in order to construct a new front porch. Taxes and water payments are current and proof of advertising and notifying have been satisfied.

Christopher Baylinson, attorney on behalf of the applicants, describes the existing conditions in regards to the setbacks and explains that the property owners are proposing to add a front porch in order to create outdoor living space. Mr. Baylinson also states that they have spoken to the neighbors and that they do not have any problems with it.

Public portion is closed.

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

Those Opposed:       Zero (0)

Roger McLarnon reads his report of the application and explains that work had originally begun without permits.

Bryan Mangeney, 8019 Ventnor Avenue, Margate, is sworn in as the property owner and applicant.

Jim Franklin, attorney on behalf of the applicant, asks Mr. Mangeney to tell the Board what he is requesting.



Mr. Patterson acknowledges the information provided by the experts regarding the building and fire codes.

Public portion is open.

Public portion is closed.

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

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

Those in Favor: Six (6) – Collins, Patterson, Cristaldi, Galantino, Pelosi, Richmond.

Those Opposed: One (1) – Palmisano

**6) \*POSTPONED: REVOCABLE TRUST OF MARIA R. BALDINI: 108 S. THURLOW AVENUE, Block 21 Lot 13**, located in the S-40 zoning district seeking "c" variance relief for building coverage, rear yard setback, side yard porch setback, and possibly others in order to construct a new single-family home. Taxes and water payments are current and proof of advertising and notifying have been satisfied. *\*This application is being carried to the next scheduled meeting date, which is April 29, 2021. Remote access instructions will be posted on the City of Margate website once available.*

**7) JERRY AND REGINA GIALLORETO: 16 N. KENYON AVENUE, Block 213.02 Lot 18**, located in the S-25 zoning district seeking "c" variance relief for curb cut and possibly others in order to construct a new single-family home. Taxes and water payments are current and proof of advertising and notifying have been satisfied.

Roger McLarnon reads his report of the application.

Eric Goldstein, attorney on behalf of the applicants, provides background information regarding the house currently being constructed on the property and also explains the purpose of the variance being requested.

Richard Patterson states safety concerns for having two narrow curb cuts as opposed to one wider curb cut.

Jerry Gialloreto, 16 N. Kenyon Avenue, Margate, is sworn in as the property owner and applicant. Mr. Gialloreto explains that the plans were initially prepared prior to the code being changed and that they were not submitted at that time due to COVID.

Mr. Goldstein states that several of the neighbors have sent emails in support of the application.

Mr. Gialloreto describes the layout of the property based on the design by the architect, Mark Zawacki.

Michael Richmond inquires as to the parking design on the approved plans.

Craig Palmisano explains how off-street parking spaces would be reduced by having two curb cuts.

Michael Cristaldi asks if there is access to the elevator through the garage.

Mr. Richmond also asks about the access to the elevator.

Mr. McLarnon states when the ordinance was changed, which was prior to COVID and also states that there were other code issues on the plans originally submitted.

Mr. Cristaldi inquires as to the timeline for the submittal of the plans.

Mr. McLarnon explains that in previous cases, variances have been requested to have one extra wide curb cut based on the premise and the testimony that it is safer; two narrow curb cuts are not safer than one wider curb cut.

Stephen Jasiecki comments that driveways tend not to be used when they are too narrow.

Public portion is open.

Public portion is closed.

Elias 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 Richmond.

Those in Favor:	One (1) –	Collins
Those Opposed:	Six (6) –	Patterson, Cristaldi, Galantino, Guber-Nulty, Palmisano, and Richmond.

## **H. Public Participation**

### **I. Other Business**

Michael Richmond makes a motion to adjourn the meeting at approximately 8:42 pm, which is seconded by Joseph DiGirolamo and unanimously approved.

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

Submitted By: Palma Accardi, Board Administrator and Secretary