



CITY OF MARGATE PLANNING BOARD

MINUTES

Thursday, July 29, 2021

Board Chairman, Richard Patterson calls the meeting to order at 6:30 pm.

A. Flag Salute

B. Roll Call:

Members Present:

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

Members Absent:

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.

Chairman Patterson and Roger McLarnon share a few words and stories in remembrance of Board Member Clem Wasleski.

- D. Approval of Minutes:** Michael Cristaldi makes a motion to approve the minutes of June 24, 2021, which is seconded by Jim Galantino and unanimously approved.

- E. Approval of Decisions and Resolutions:** Jim Galantino makes a motion to approve the Decisions and Resolutions of #30-2021: Daniel & Nancy Carpey, #31-2021: Michael Fitzgerald, #32-2021: Margate Family Property Holdings LLC, #33-2021: MSR Revocable Living Trust, #34-2021: Jeffrey & Lisa Brody, #35-2021: 8106 Ventnor LLC, and #36-2021: Bret Fisher, which is seconded by Tom Collins and unanimously approved.

F. Applications:

Elias Manos makes an announcement regarding the application of Christina and Erik Mendelsohn for 207 N. Argyle Avenue, which is being adjourned to the meeting scheduled for August 26, 2021.

James Swift, attorney on behalf of Curtis and Colleen Tegeler, requests for the application for 50 Seaside Court to be postponed to the meeting scheduled for September 30, 2021. Mr. Swift also says a few words in memory of Clem Wasleski.

1) PHYLLIS ZEMBLE: 116 N. JASPER AVENUE, Block 312.01 Lot 4, located in the S-25 zoning district seeking “c” variance relief for side yard setback, combined side yard setback, garage roof, new pitched roof, and possibly others in order to construct an addition on an existing single family home.

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

Brian Callaghan, attorney on behalf of the applicant, requests for the property owner and the architect to be sworn in.

Phyllis Zemble, having an address of 116 N. Jasper Avenue, Margate, New Jersey, is sworn on as the property owner.

Todd Miller, having an address 15 S. Dorset Avenue, Ventnor, New Jersey, is sworn in and accepted by the Board as a New Jersey Licensed Architect.

Mr. Callaghan describes what is being proposed and states what variances are being requested.

Mr. Miller describes the existing and proposed conditions of the property.

Chairman Patterson asks about two street trees being added.

Craig Palmisano inquires as to the height of the first floor in regards to the flood requirements.

Margaret Guber-Nulty asks if there is a primary bedroom.

Michael Cristaldi inquires as to the sink and stove on the third floor.

Mr. Miller explains that it is not a kitchen.

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.

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

Those in Favor: (7) Seven– Collins, Patterson, Cristaldi, Galantino, Guber-Nulty,
Palmisano, and Richmond

Those Opposed: (o) Zero

2) DOUGLAS & BRIDGET PIERCE: 7509 FREMONT AVENUE, Block 602.03 Lot 5, located in the S-40 zoning district seeking “c” variance relief for location of garage and possibly others in order to construct a garage.

Roger McLarnon reads his report of the application.

Eric Goldstein shares a story in memory of Clem Wasleski.

Jon Barnhart, having an address of 400 N. Dover Avenue, Atlantic City, New Jersey, is sworn in and accepted by the Board as a New Jersey Licensed Planner. Mr. Barnhart describes the layout, size, and location of the lot, what is being proposed, and the variances being requested.

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.

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

Those in Favor: (7) Seven– Collins, Patterson, Cristaldi, Galantino, Guber-Nulty, Palmisano, and Richmond

Those Opposed: (0) Zero

3) LUISA NUNEZ: 103 N. RUMSON AVENUE, Block 318 Lot 12.01, located in the S-30 zoning district seeking “c” variance relief for storage shed height and possibly others in order to increase storage space.

Roger McLarnon reads his report of the application.

Luisa Nunez, having an address of 111 Rosewood Lane, Glen Mills, Pennsylvania, is sworn in as the property owner and applicant. Ms. Nunez describes what is being proposed and what variances are being requested.

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.

Margaret Guber-Nulty makes a motion to grant approval for variance relief, which is seconded by Michael Cristaldi.

Those in Favor: (7) Seven– Collins, Patterson, Cristaldi, Galantino, Guber-Nulty, Palmisano, and Richmond

Those Opposed: (o) Zero

4) ****POSTPONED: CURTIS & COLLEEN TEGELER: 50 SEASIDE COURT, Block 610.05 Lot 8**, located in the S-40 zoning district seeking “c” variance for rear yard setback, side yard setback, and possibly others in order to install a pergola in the rear corner of the property.

5) ****POSTPONED: CHRISTINA & ERIK MENDELSON: 207 N. ARGYLE AVENUE, Block 401 Lot 13**, located in the S-30 zoning district seeking “c” variance relief for side yard setback to house, combined side yard setback to front deck, and possibly others in order to raise and renovate an existing single family home.

G. Public Participation

H. Other Business

Tom Collins makes a motion to adjourn the meeting at approximately 7:20 pm, which is seconded by Craig Palmisano 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