



CITY OF MARGATE PLANNING BOARD

MINUTES

Thursday, August 26, 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
Craig Palmisano
Stephen Jasiecki
Joseph DiGirolamo
Ron Gruppo
Michael Richmond

Members Absent:

Michael Cristaldi
Jim Galantino
Margaret Guber-Nulty
Remy Pelosi

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 July 29, 2021, which is seconded by Michael Richmond and unanimously approved.

E. Approval of Decisions and Resolutions: Ron Gruppo makes a motion to approve the Decisions and Resolutions of #37-2021: Phyllis Zemble, #38-2021: Douglas and Bridget Pierce, and #39-2021: Luisa Nunez, which is seconded by Joseph DiGirolamo and unanimously approved.

F. Applications:

Elias Manos makes an announcement regarding the application of Robert and Virginia Errichetti for 24 N. Madison Avenue, which is being adjourned to the meeting scheduled for September 30, 2021.

1) PET FRIENDLY VENTURES LLC: 9615 VENTNOR AVENUE, Block 230 Lot 28, located in the C-2 zoning district seeking site plan approval and "c" variance relief for front yard expansion, parking, site alterations, and possibly others in order to renovate and expand the existing building for a pet salon groom business.

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

Brian Callaghan, attorney on behalf of the applicant, explains the changes made to the plans.

Craig Dothe, having an address of 33 N. Brighton Avenue, Atlantic City, New Jersey, is sworn in and accepted by the Board as a New Jersey Licensed Architect.

Arthur Ponzio, 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 and Surveyor.

Mr. Dothe describes what was originally approved, the existing conditions of the property, and what changes are being proposed for the parking area and building entrances.

Elias Manos states that Michael Richmond has recused himself and is not participating.

Mr. McLarnon clarifies what was not part of the original approval in regards to the setbacks.

Mr. Dothe explains what variances are being requested.

Mr. Ponzio describes what enhancements are being made to the property in regards to the landscaping and parking.

Mr. McLarnon comments on the planter located in the right of way.

Public portion is open.

Greg Lorenz, having an address of 5 N. Monroe Avenue, Margate, New Jersey, is sworn in and states concerns regarding the proposed location of the dumpster.

Public portion is closed.

Mr. Callaghan requests waivers for several of the items listed in the engineer's report.

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 amended site plan approval and "c" variance relief, which is seconded by Joseph DiGirolamo.

Those in Favor: (5) Five – Collins, Patterson, DiGirolamo, Gruppo, and Jasiecki

Those Opposed: (1) One – Palmisano

2) POSTPONED ROBERT & VIRGINIA ERRICHETTI: 24 N. MADISON AVENUE, Block 230 Lot 41, located in the MF zoning district seeking "c" variance relief for front yard setback, side yard setback, and possibly others in order to construct a new single family home.

3) 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.

Roger McLarnon reads his report of the application.

Erik and Christina Mendelsohn, both having an address of 207 N. Argyle Avenue, Margate, New Jersey, are sworn in as the property owners and applicants.

Mr. Mendelsohn explains what they are proposing and what variances are being requested.

Mr. Richmond comments on the parking below the house.

Public portion is open.

Peter Contini, having an address of 213 N. Argyle Avenue, Margate, New Jersey, is sworn in and speaks in favor of the application.

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: (7) Seven – Collins, Patterson, Palmisano, DiGirolamo, Gruppo, Jasiacki, and Richmond

Those Opposed: (0) Zero

4) PIRAINO BUILDERS LLC: 423 N. RUMSON AVENUE, Block 618 Lot 16, located in the S-40 zoning district seeking "c" variance for a third floor deck and possibly others in order to construct a new single family home with a third-floor deck.

Eric Goldstein, attorney on behalf of the applicant, explains what is being proposed.

Robert Lolio, having an address of 219 Bellevue Avenue, Hammonton, New Jersey, is sworn in and accepted by the Board as a New Jersey Licensed Architect. Mr. Lolio describes the design of the proposed third floor deck.

Richard Patterson comments on the design and size of the deck.

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.

Craig Palmisano makes a motion to grant approval for variance relief, which is seconded by Ron Gruppo.

Those in Favor: (7) Seven – Collins, Patterson, Palmisano, DiGirolamo, Gruppo, Jasiacki, and Richmond

Those Opposed: (0) Zero

5) POSTPONED: ELAR PARTNERS LLC: 9711 ATLANTIC AVENUE, Block 31.02 Lot 13, located in the MF zoning district seeking site plan approval and “c” variance relief for building height, roof pitch, third floor deck, floor area ratio, and possibly others in order to construct six new townhouses.

Christopher Baylinson, attorney on behalf of the applicants, requests to reschedule the application due to the lack of members in attendance.

Roger McLarnon states that the September agenda is full and that a special meeting should be scheduled for this application.

Elias Manos states that the application is being adjourned to a special meeting tentatively scheduled for October 14, 2021 at 6:30 pm. Mr. Manos also explains that the merit of the case will not be discussed until that meeting.

6) ALAN & HELENE ZEIGER: 15 S. BRUNSWICK AVENUE AND 16 S. BARCLAY AVENUE, Block 102.02 Lots 9 and 17, located in the S-25 zoning district seeking “c” and “d” variance relief for a third floor deck in connection with the new single family home proposed on Lot 9 (Brunswick) and a "d" variance for a pool, pool house and related outdoor improvements on a lot (Lot 17, Barclay) without a principal structure.

Roger McLarnon reads his report of the application.

Christopher Baylinson, attorney on behalf of the applicants, explains what is being proposed and what variances are being requested.

Terri J. Cummings, having an address of 102 Arbor Court West, Linwood, New Jersey, is sworn in and accepted by the Board as a New Jersey Licensed Architect. Ms. Cummings describes the conditions of the existing structure and the design of the proposed construction and outdoor area.

Craig Palmisano asks about the location of the driveway in relation to the telephone pole and also inquires as to the use and location of the cabana.

Richard Patterson asks about the variance requested for the roof.

Ms. Cummings explains the variances being requested for a portion of the roof.

Public portion is open.

Steven Katz, having an address of 18 S. Barclay Avenue, Margate, New Jersey, is sworn in and states several concerns he has about the proposed project.

Edward Johnson, having an address of 14 S. Barclay Avenue, Margate, New Jersey, is sworn in and states his concerns regarding the proposed fence.

Terri Cummings proposes an alternative option for the fence location.

Stephen Matz, having an address of 22 S. Barclay Avenue, Margate, New Jersey, is sworn in and states several concerns he has about the proposed project, such as debris and noise.

James Soffer, having an address of 6 S. Barclay Avenue, Margate, New Jersey, is sworn in and speaks in favor of the proposed project.

Gary Klazmer, having an address of 7 S. Brunswick Avenue, Margate, New Jersey, is sworn in and speaks in favor of the proposed project.

Stephen Jasiecki asks for more information regarding the shrubbery around the pool.

Ms. Cummings clarifies the location of the fence and describes the landscaping design.

Helene Zeiger, having an address of 15 S. Brunswick Avenue, Margate, New Jersey, is sworn in as the property owner and addresses some of her neighbors regarding their concerns.

Richard Levine, having an address of 12 S. Barclay Avenue, Margate, New Jersey, is sworn in and asks about consolidating the lots.

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.

Craig Palmisano makes a motion to grant approval for "d" variance relief, which is seconded by Michael Richmond.

Those in Favor: (6) Six – Patterson, Palmisano, DiGirolamo, Gruppo, Jasiecki, and Richmond

Those Opposed: (0) Zero

Joseph DiGirolamo makes a motion to grant approval for "c" variance relief, which is seconded by Michael Richmond.

Those in Favor: (6) Six – Patterson, Palmisano, DiGirolamo, Gruppo, Jasiecki, and Richmond

Those Opposed: (0) Zero

G. Public Participation

H. Other Business

Craig Palmisano makes a motion to adjourn the meeting at approximately 9:30 pm, which is seconded by Michael Richmond 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