



CITY OF MARGATE PLANNING BOARD

MINUTES

Thursday, October 28, 2021

Vice Board Chairman, Michael Richmond calls the meeting to order at 6:30 pm.

A. Flag Salute

B. Roll Call:

Members Present:

Tom Collins
Jim Galantino
Craig Palmisano
Stephen Jasiecki
Remy Pelosi
Joseph DiGirolamo
Michael Richmond

Members Absent:

Richard Patterson
Michael Cristaldi
Margaret Guber-Nulty

Staff Present:

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

C. Statement of Compliance: Vice Chairman Michael Richmond 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: Joseph DiGirolamo makes a motion to approve the minutes of September 30, 2021 and October 14, 2021, which is seconded by Craig Palmisano and unanimously approved.

E. Approval of Decisions and Resolutions: Jim Galantino makes a motion to approve the Decisions and Resolutions of #49-2021: Midge Properties, LLC and #50-2021: Elar Partners, LLC, which is seconded by Jim Galantino and unanimously approved.

F. Applications:

Brian Callaghan, attorney on behalf of Joseph Pungitore, requests for the application for 9800 Pacific Avenue to be postponed to the meeting scheduled for November 18, 2021.

Elias Manos announces that the application of Curtis and Colleen Tegeler for 50 Seaside Court is also postponed to the meeting scheduled for November 18, 2021.

1) KEVIN LEE & KAREN ROGERS: 27 N. HANOVER AVENUE, Block 210.01 Lot 3, located in the S-25 zoning district seeking "c" variance relief for third floor deck and possibly others in order to construct a new single family home.

Eric Goldstein, attorney on behalf of the applicants, explains that the plans prepared by John Obelenus do not currently show a hot tub that the applicants intend to install.

Roger McLarnon is sworn in.

John Obelenus (102 8th Street, Vineland, NJ) is sworn in and accepted by the Board as an expert in the field of architecture. Mr. Obelenus describes the layout and design of the proposed home and third floor deck. He also addresses the comments made in Mr. McLarnon's report regarding building coverage.

Mr. McLarnon states the requirements for fence height.

Mr. Goldstein states that the proposed hot tub will be shown on the compliance plans.

Mr. Obelenus explains why they are proposing a six foot high fence.

Jim Galantino inquires as to the location of the hot tub.

Mr. McLarnon inquires as to the front yard landscaping.

Mr. McLarnon reads his report of the application.

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 "c" variance relief, which is seconded by Jim Galantino.

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

Those Opposed: (0) Zero

2) TERESA & VINCENT MANZO: 28 N. DECATUR AVENUE, Block 226 Lot 22, located in the MF zoning district seeking "c" variance relief for front yard setback, minimum side yard setback, front yard landscape, minimum lot area, and possibly others in order to construct a new single family home.

Roger McLarnon reads his report of the application.

Eric Goldstein, attorney on behalf of the applicants, states that they concur with Mr. McLarnon's report.

Robert Lolio (219 Bellevue Avenue, Hammonton, NJ) is sworn in and accepted by the Board as an expert in the field of architecture. Mr. Lolio describes the design and layout of the proposed home and explains the variances being requested.

Jim Galantino inquires as to the location of the outdoor shower, method for drainage, and the location of the shower door.

Craig Palmisano asks about off-street parking, the garage door, and the columns.

Michael Richmond comments on the parking requirements.

Mr. McLarnon states concerns with the use of the garage and parking.

Mr. Goldstein explains the importance of outdoor space.

Mr. Lolio provides an alternative design for the parking area.

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 "c" variance relief, which is seconded by Tom Collins.

Those in Favor: (7) Seven – Collins, Galantino, Palmisano, Pelosi, DiGirolamo, Jasiocki, and Richmond

Those Opposed: (0) Zero

3) POSTPONED-JOSEPH PUNGITORE: 9800 PACIFIC AVENUE, Block 32.02 Lot 1, located in the MF zoning district seeking "c" variance relief for building coverage, total landscape coverage, side yard setback, and possibly others in order to construct a new single family home.

4) DANIEL & COLETTE RITZEL: 702 N. JEROME AVENUE, Block 912.02 Lot 5, located in the S-40 zoning district seeking "c" variance for front yard setback, landscape, front yard landscape, and possibly others in order to construct a new single family home.

Roger McLarnon reads his report of the application.

Christopher Baylinson, attorney on behalf of the applicants, provides background information about the property and states what variances are being requested.

Peter Weiss (101 N. Washington Avenue, Margate, NJ) is sworn in and accepted by the Board as an expert in the field of architecture. Mr. Weiss describes the existing conditions of the lot, sewer service area, and the design of the proposed construction.

Craig Palmisano inquires as to the proposed sidewalk.

Mr. Weiss explains the variances requested.

Jim Galantino asks about the bulkhead.

Joseph DiGirolamo asks for clarification of the location of the property.

Mr. McLarnon comments on the mechanical equipment.

Stephen Jasiecki inquires as to the driveway and pavers.

Public portion is open.

The following members of the public are sworn in and speak in opposition to the application:

Bill Katz, attorney representing Joel Krantz (700 N. Jerome Avenue)

Joel Krantz (700 N. Jerome Avenue)

Eric Goldstein (2 Exeter Court) is sworn in and speaks in support 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 Remy Pelosi.

Those in Favor: (7) Seven – Collins, Galantino, Palmisano, Pelosi, DiGirolamo, Jasiecki, and Richmond

Those Opposed: (0) Zero

5) OCEAN PNC, LLC: 9500 WINCHESTER AVENUE, Block 229 Lot 61, located in the MF zoning district seeking "c" variance relief for front yard setbacks, side yard setbacks, minimum lot area, and possibly others in order to construct a new single family home.

Roger McLarnon reads his report of the application.

Kris Facenda, attorney on behalf of the applicant, requests for the architect and representative to be sworn in. Mr. Facenda also states the variances being requested.

The following professionals are sworn in:

Michael Kolchins, Architect (6021 3rd Street, Mays Landing, NJ)

Dennis Sher, Member of Ocean PNC, LLC/Builder (108 E. Maryland Avenue, Somers Point, NJ)

Michael Kolchins describes the existing property and the design of what is being proposed. Mr. Kolchins also explains the variances being requested.

Mr. McLarnon comments on the design of the property.

Public portion is open.

David Ricci and Robin Lefebvre Ricci (46 E. Maple Avenue, Moorestown, NJ) are sworn in and state their concerns regarding privacy and the size and height of the building.

Tom Collins states that the applicants are not requesting a height variance.

Mr. McLarnon explains the height requirements.

Remy Pelosi comments on the size of the home and setbacks.

Joseph DiGirolamo inquires as to the issue of privacy and how it will be resolved.

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, Galantino, Palmisano, Pelosi, DiGirolamo, Jasiecki, and Richmond

Those Opposed: (0) Zero

6) 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.

G. Public Participation

H. Other Business

Tom Collins makes a motion to adjourn the meeting at approximately 9:15 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