



CITY OF MARGATE PLANNING BOARD

MINUTES

Thursday, November 18, 2021

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

A. Flag Salute

B. Roll Call:

Members Present:

Richard Patterson
Jim Galantino
Margaret Guber-Nulty
Craig Palmisano
Stephen Jasiacki
Remy Pelosi
Michael Richmond

Members Absent:

Tom Collins
Michael Cristaldi
Joseph DiGirolamo

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: Remy Pelosi makes a motion to approve the minutes of October 28, 2021, which is seconded by Michael Richmond and unanimously approved.

E. Approval of Decisions and Resolutions: Jim Galantino makes a motion to approve the Decisions and Resolutions of #51-2021: Kevin Lee & Karen Rogers, #52-2021: Teresa & Vincent Manzo, #53-2021: Daniel & Colette Ritzel, and #54-2021: Ocean PNC, LLC, which is seconded by Remy Pelosi and unanimously approved.

F. Applications:

Elias Manos announces that the following applications are postponed to the meeting scheduled for December 16, 2021: Gregg Wallace, 7506 Bayshore Drive and Michael and Stacy Reiter, 422 N. Quincy Avenue.

1) 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, combined side yard setback, building coverage, pergola, and possibly others in order to install a pergola in the rear corner of the property.

Roger McLarnon is sworn in and reads his report.

Jim Galantino inquires as to the flood damage prevention ordinance.

James Swift, attorney on behalf of the applicants, provides background information related to the filing of permits and work that has already been done. He also provides pictures to address the issues related to the garage.

Richard Patterson inquires as to the garage space.

James Swift describes the size and design of the pergola.

Richard Patterson comments on the landscaping.

Roger McLarnon provides information about a notice of violation previously filed for the garage and also explains the meaning of habitable space.

Michael Richmond asks about the existing landscaping and landscaping calculations missing from the survey.

Curt Tegeler (50 Seaside Court) is sworn in as the property owner. He explains the timeline of events related to the projects and numerous contractors involved.

James Swift explains that there was miscommunication and that they are trying to make it right.

Michael Richmond states issues with the pavers.

Richard Patterson inquires as to making a condition for the landscaping.

Margaret Guber-Nulty inquires as to the height of the pergola.

Roger McLarnon suggests making a condition to deconvert the garage.

Stephen Jasiocki asks about parking.

Roger McLarnon notes that it is an additional variance for gates/fences crossing a driveway.

Colleen Tegeler (50 Seaside Court) is sworn in as the property owner.

Remy Pelosi comments on the landscaping.

Richard Patterson suggests tabling the application.

The applicants agree to table the application to the meeting of January 27, 2022.

2) MITCH & ANNA TOREN: 28 S. BENSON AVENUE, Block 125 Lot 32, located in the MF zoning district seeking “c” variance relief for side yard setback, front yard setbacks, and possibly others in order to construct a duplex.

Roger McLarnon reads his report of the application.

Eric Goldstein, attorney on behalf of the applicants, agrees with Roger’s report and also explains that changes are being made related to the curb cuts.

William McLees (5 MacArthur Blvd., Somers Point) is sworn in and accepted by the Board as an expert in the field of architecture. Mr. McLees describes the design of what is being proposed, position of the building, and also explains a hardship related to the front yard.

Roger McLarnon asks if the units will be condos.

Craig Palmisano states issues with the size of the parking space.

Michael Richmond asks about reducing the foyer.

William McLees explains why the variances should be granted.

Remy Pelosi inquires as to the size of each home.

Roger McLarnon states that what is being proposed meets the landscaping and FAR requirements.

Public portion is open.

Public portion is closed.

Eric Goldstein agrees to reduce the size of the building.

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 "c" variance relief, which is seconded by Remy Pelosi.

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

Those Opposed: (0) Zero

3) POSTPONED-GREGG WALLACE: 7506 BAYSHORE DRIVE, Block 1001 Lot 12, located in the S-50 zoning district seeking "c" variance relief for side yard setbacks, building coverage, landscaping, and possibly others in order to add a two-car garage and second story living space.

4) HOWARD & BRENDA EPSTEIN: 103 S. JEROME AVENUE, Block 10.01 Lot 12, located in the S-40 zoning district seeking "c" variance for front yard setbacks, minimum side yard setback, combined side yard setback, and possibly others for the elevation of a single family home.

Elias Manos reads a letter requesting a continuance submitted by the owners of 8303 Salem Road.

Justin Krik, son of the owners of 8303 Salem Road, explains that they are requesting the continuance in order to retain counsel and have time to evaluate the case.

Eric Goldstein, attorney on behalf of the applicants, states that adequate notice was given and that they do not agree to the adjournment.

Elias Manos states that the case will not be adjourned.

Roger McLarnon reads his report of the application.

Eric Goldstein explains the flood mitigation statute and what is 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 size of the lot, the existing conditions of the property, and what is being proposed.

Eric Goldstein states that this will be a legitimate house raise.

Craig Palmisano inquires as to the third floor.

Richard Patterson comments on the decks.

Roger McLarnon explains the regulations related to house raises and the 50% rule.

Howard Epstein (103 S. Jerome Avenue) is sworn in as the property owner.

Public portion is open.

The following members of the public are sworn in:

Ronald Zukin (8400 Atlantic Avenue) speaks in favor of the application.

Kathy Dabundo (104 S. Jerome Avenue) speaks in favor of the application.

Bernard Krik and Justin Krik (8303 Salem Road) speak in opposition to the application.

Margaret Guber-Nulty inquires as to the location and the allowable height.

Richard Patterson explains the FEMA rules and height requirements.

Craig Palmisano comments on the other homes on Jerome Avenue that are being built.

Public portion is closed.

Eric Goldstein thanks the members of the public and also agrees with the conditions.

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 "c" variance relief, which is seconded by Remy Pelosi.

Those in Favor: (6) Six – Patterson, Galantino, Guber-Nulty, Palmisano, Pelosi, and Richmond

Those Opposed: (1) One – Jasiacki

5) REVOLUTION BUILDERS: 216 N. THURLOW AVENUE, Block 421 Lot 15, 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 with a third-floor deck.

Margaret Guber-Nulty recuses herself.

Michael Kolchins (6021 3rd Street, Mays Landing, NJ) is sworn in and accepted by the Board as an expert in the field of architecture. Mr. Kolchins describes the design of the deck with a pent roof.

Richard Patterson states issues with the size of the deck.

Eric Goldstein, attorney on behalf of the applicant, also describes the design of the deck related to the pent roof.

Public portion is open.

Andy Cherry (220 N. Thurlow Avenue) is sworn in and states concerns regarding the location of the A/C.

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 “c” variance relief, which is seconded by Remy Pelosi.

Those in Favor: (6) Six – Patterson, Galantino, Palmisano, Pelosi, Jasiiecki, and Richmond

Those Opposed: (0) Zero

6) HARRIS & ELLEN FISHMAN: 107 S. BARCLAY & 105 S. BARCLAY, Block 2.01 Lots 4 & 3, located in the S-30 zoning district seeking “c” variance for aggregate side yard, building coverage with cabana, minimum side yard, and possibly others for the construction of a new single family home.

Roger McLarnon reads his report of the application.

Richard Patterson inquires as to the flood requirements.

Eric Goldstein, attorney on behalf of the applicants, describes what is being proposed.

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 of the proposed addition and also explains the variances being requested.

Jim Galantino inquires as to the pool heater and setbacks.

Craig Palmisano asks about the existing bedrooms and bedrooms being added.

Harris Fishman (107 S. Barclay Avenue) is sworn in as the property owner and explains the reason for the proposed addition.

Public portion is open.

Jeffrey Chalal (104 S. Argyle Avenue) 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.

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

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

Those Opposed: (0) Zero

7) **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.

Roger McLarnon reads his report of the application.

Richard Patterson states issues with the size of the third floor and height.

Brian Callaghan, attorney on behalf of the applicant, explains that they also applied to the Longport Planning Board for the adjacent lot.

Craig Dothe (33 Brighton Avenue, Atlantic City) is sworn in and accepted by the Board as an expert in the field of architecture. Mr. Dothe describes the existing site, what is being proposed on both lots, and what variances are being requested.

Michael Richmond inquires as to the ceiling height and size of the third floor.

Richard Patterson states issues with the size of the third floor.

Craig Dothe provides a design alternative related to the roof pitch in order to reduce the percentage of the third floor.

Joseph Pungitore is sworn in as the property owner.

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 “c” variance relief, which is seconded by Remy Pelosi.

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

Those Opposed: (0) Zero

G. Public Participation

H. Other Business

Jim Galantino makes a motion to adjourn the meeting at approximately 10:55 pm, which is seconded by Remy Pelosi 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