



CITY OF MARGATE PLANNING BOARD

MINUTES

Thursday, April 28, 2022

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 Jasiecki
Remy Pelosi
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.

D. Approval of Minutes: Tom Collins makes a motion to approve the minutes of March 31, 2022, which is seconded by Michael Cristaldi and unanimously approved.

E. Approval of Decisions and Resolutions: Remy Pelosi makes a motion to approve the Decisions and Resolutions of #21-2022: Donald and Gabrielle Lamonaca, #22-2022: Alexia Realty, LLC, #23-2022: Norma and Susan Lesser, #24-2022: James and Lee Mesham, and #25-2022: Todd and Melissa Cohen which is seconded by Jim Galantino and unanimously approved.

F. Applications:

1) **JOSEPH CHERRY: 205 N. NASSAU AVENUE, Block 414 Lot 9.01** located in the S-25 zoning district seeking “c” variance relief for front yard to porch, side yard to house, aggregate side yard, existing non-conformities for lot area, and possibly others in order to elevate the existing single-family house and add a third-floor master suite.

Roger McLarnon is sworn in and reads his report.

Richard Patterson inquires as to building height.

Brian Callaghan, attorney on behalf of the applicant, introduces the application being presented and addresses the third-floor deck and existing garage.

Andrew Bechtold (Architect) is sworn in and accepted by the Board. Mr. Bechtold describes the existing conditions of the property and what is being proposed.

Richard Patterson inquires as to the curb cut and landscaping.

Jim Galantino states that a permit is required for the oil tank to be abated.

Michael Richmond asks about parking.

Craig Palmisano inquires as to the proposed landscaping and the existing pavers.

Mr. Collins inquires as to the size of the bedroom.

Public portion is open.

Public portion is closed.

Elias Manos provides a summary of the application, 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 Tom Collins.

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

Those Opposed: (0) Zero

2) **DAVID AND MARY LOU COHEN: 213 N. OSBORNE AVENUE, Block 415 Lot 5** located in the S-25 zoning district seeking “c” variance relief for side yard and possibly others in order to construct a new single-family home.

Roger McLarnon reads his report of the application.

Dave Cohen is sworn in as the property owner.

John Obelenus (Architect) is sworn in and accepted by the Board. Mr. Obelenus describes the layout of the proposed new home and explains what variances are being requested.

Richard Patterson comments on the size of the lot and size of the proposed home.

Michael Richmond inquires as to the stairwell bump-out.

Craig Palmisano inquires as to the number of bedrooms.

Tom Collins explains that they have a clean slate and should be able to design to conformity.

Public portion is open.

Public portion is closed.

Elias Manos provides a summary of the application, 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 Tom Collins.

Those in Favor: (0) Zero

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

3) HOWARD SEIDEN: 8008 VENTNOR AVENUE, Block 108.01 Lots 21 & 30, located in the CBD zoning district seeking subdivision approval and "c" variance relief for rear yard, building coverage, and possibly others in order to adjust the lot lines.

Michael Cristaldi recuses himself.

Roger McLarnon reads his report of the application.

Christopher Baylinson, attorney on behalf of the applicants, explains the purpose of adjusting the lot lines so that the supermarket, its parking lot and all accessory structures to the supermarket are located on one property. Mr. Baylinson also states that they have no issues with Mr. McLarnon's report or the engineer's report.

Public portion is open.

Public portion is closed.

Elias Manos provides a summary of the application, representations made during the course of the hearing, and conditions stated in Mr. McLarnon's report.

Margaret Guber-Nulty makes a motion to grant subdivision approval and "c" variance relief, which is seconded by Tom Collins.

Those in Favor: (8) Eight – Collins, Patterson, Galantino, Guber-Nulty, Palmisano, Pelosi, Jasiecki, and Richmond

Those Opposed: (0) Zero

4) **HOWARD DROSNER AND PAMELA LEHRER: 103 S. EXETER AVENUE, Block 5.02 Lot 2**, located in the S-30 zoning district seeking “c” variance relief for minimum rear yard setback, minimum left side yard setbacks, minimum front yard landscaping, and possibly others in order to elevate the existing single-family home.

Roger McLarnon reads his report of the application and states that they are no longer proposing to lift the house.

Eric Goldstein, attorney on behalf of the applicants, explains that they are proposing to construct new dormer for access to the existing half-story of the home. Mr. Goldstein also describes the project and how they are proposing to increase the landscaping and decrease the lot coverage and building coverage.

Public portion is open.

Public portion is closed.

Tom Collins inquires as to the 50% rule.

Elias Manos provides a summary of the application, 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 Michael Cristaldi.

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

Those Opposed: (0) Zero

5) **BRETT OBLON: 111 N. WILSON AVENUE, Block 323 Lot 17**, located in the TF zoning district seeking “c” variance relief for deck setback to side yard and possibly others in order to fill in the adjacent side of the second-floor deck.

Roger McLarnon reads his report of the application.

Eric Goldstein, attorney on behalf of the applicants, introduces the application being presented and states that it is a one-owner property.

Brett Oblon is sworn in as the property owner. Mr. Oblon describes the decks that currently exist on the property and what is being proposed.

Mr. Goldstein explains that nothing is being expanded outside of the existing footprint of the deck below.

Mr. McLarnon asks if the property is still being used as two units.

Public portion is open.

Public portion is closed.

Elias Manos provides a summary of the application, representations made during the course of the hearing, and conditions stated in Mr. McLarnon's report.

Craig Palmisano makes a motion to grant "c" variance relief, which is seconded by Remy Pelosi.

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

Those Opposed: (0) Zero

6) STEVEN BAGLIVO: 9708-10 VENTNOR AVENUE, Block 131 Lot 11, located in the C-2 zoning district seeking minor site plan approval, "d" variance relief, and "c" variance relief for parking and possibly others in order to construct a proposed mixed-use structure.

Tom Collins and Margaret Guber-Nulty are recused; Jim Galantino is no longer present.

Roger McLarnon reads his report of the application and the engineer's report.

Eric Goldstein, attorney on behalf of the applicant, introduces the application being presented and provides background information regarding the plan for development on the property.

Joe Slaton (Architect) is sworn in and his credentials are accepted by the Board. Mr. Slaton describes the location and the neighborhood of the property and the design of what is being proposed.

Mr. McLarnon comments on the ground floor use.

Richard Patterson inquires as to the use of the pools.

Craig Palmisano asks about the veranda in the rear with building above.

Mr. Patterson comments on the intent of the master plan and inquires as to the commercial parking.

Mr. Palmisano states concerns regarding the plan for parking and comments on the size of the units.

Steven Baglivo is sworn in as the property owner and developer. Mr. Baglivo describes what is being proposed and also states that he is open to suggestions.

Remy Pelosi states concerns regarding the commercial parking.

Public portion is open.

The following member(s) of the public are sworn in and speak on the application:

- Mona Marcus (3 S. Coolidge Avenue)

Public portion is closed.

Steven Jasiecki comments on the need for more retail properties.

Mr. Goldstein requests to adjourn the case to the next available meeting so that the applicant can revise the plans.

The Board agrees to adjourn the application.

Elias Manos announces that the application is continued to the meeting of June 23, 2022.

G. Public Participation

H. Other Business

The following items are discussed:

- Third-floor decks.
- Front yard fences.
- Commercial and residential use.
- Building coverage.
- Electronic plans.

Tom Collins makes a motion to adjourn the meeting at approximately 9:48 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