



CITY OF MARGATE PLANNING BOARD

MINUTES

Thursday, July 28, 2022

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

A. Flag Salute

B. Roll Call:

Members Present:

Richard Patterson
Michael Cristaldi
Jim Galantino
Craig Palmisano
Stephen Jasiecki

Members Absent:

Tom Collins
Margaret Guber-Nulty
Remy Pelosi
Michael Richmond

Staff Present:

Roger D. McLarnon, Zoning Officer
Palma Shiles, 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: Jim Galantino makes a motion to approve the minutes of June 23, 2022, 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 #36-2022: Jeffrey and Jodi Pachter, #37-2022: David and Catherine Kenny, and #38-2022: Daniel and Cathy Dubyk, which is seconded by Craig Palmisano and unanimously approved.

F. Applications:

1) **JOHN GOODMAN: 112 & 116 N BELMONT AVENUE, Block 302.02 Lots 18 and 16**, located in the S-25 zoning district seeking subdivision approval and "c" variance relief for side yard, front and rear yard, building coverage, total landscaping, and possibly others in order to subdivide the property so that the pool becomes attached to existing lot 16 leaving the single-family home on lot 18.

Roger McLarnon is sworn in and reads his report.

Brian Callaghan, attorney on behalf of the applicant, agrees with Mr. McLarnon's report and states that the concrete has already been removed.

Jon Barnhart (Planner) is sworn in and accepted by the Board. Mr. Barnhart describes the existing conditions of the lots and what is being proposed in regards to the location of the lot lines. He states that a portion of the concrete around the pool has been removed and explains the variances related to the side yard setbacks and building coverage.

Jim Galantino comments on the need for a fence.

Public portion is open.

Public portion is closed.

Roger McLarnon reviews the items listed in the engineer's report and the waivers requested.

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 subdivision approval and "c" variance relief, which is seconded by Michael Cristaldi.

Those in Favor: (5) Five – Patterson, Cristaldi, Galantino, Palmisano, and Jasiecki

Those Opposed: (0) Zero

2) NEIL AND KAREN MODEL: 11 S. CLARENDON AVENUE, Block 103.01 Lot 12, located in the S-25 zoning district seeking "c" variance relief for curb cut width, third floor deck, 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, describes the property and variances being requested.

Craig Palmisano inquires as to the driveway and if it is on a one-way street.

Jim Galantino inquires as to the size of the existing driveway.

Dan Mascione (Architect) is sworn in and his credentials are accepted by the Board. Mr. Mascione explains the need for each variance being requested.

Mr. Galantino inquires as to the location of the mechanical equipment.

Mr. Baylinson requests a separate vote for the driveway.

Mr. McLarnon agrees that the roof pitch is not a variance.

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 for the third-floor deck, which is seconded by Michael Cristaldi.

Those in Favor: (5) Five – Patterson, Cristaldi, Galantino, Palmisano, and Jasiecki

Those Opposed: (0) Zero

Jim Galantino makes a motion to grant "c" variance relief for the curb cut width, which is seconded by Michael Cristaldi.

Those in Favor: (2) Two – Cristaldi and Jasiecki

Those Opposed: (2) Two – Patterson, Galantino, and Palmisano

3) TODD AND MELISSA COHEN: 102 S. CLERMONT AVENUE, Block 4.01 Lot 9, located in the S-30 zoning district seeking "c" variance relief for distance between the pool and home and possibly others in order to construct a new single-family home with a pool.

Roger McLarnon reads his revised report of the application.

Eric Goldstein, attorney on behalf of the applicants, provides background information regarding the application and explains the revisions that have been made.

Craig Palmisano comments on the windows.

Stephen Jasiecki inquires as to the pilings in the back of the house.

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 Michael Cristaldi.

Those in Favor: (5) Five – Patterson, Cristaldi, Galantino, Palmisano, and Jasiecki

Those Opposed: (0) Zero

4) 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 retail parking requirement, density, height of building, residential parking requirement, and possibly others in order to construct a proposed mixed-use structure.

Eric Goldstein, attorney on behalf of the applicant, requests to postpone the application to the August 25, 2022 meeting.

5) 15 N QUINCY AVENUE LLC: 15 N QUINCY AVENUE, Block 217 Lot 2, located in the S-40 zoning district seeking “c” variance relief for third floor deck, setback from Quincy Avenue, and possibly others in order to construct a new single-family home.

Roger McLarnon reads his report of the application and provides information regarding the 1910 deed restrictions for this area.

Eric Goldstein, attorney on behalf of the applicants, states the variances being requested and comments on the 1910 deed restrictions.

Robert Lolio (Architect) is sworn in and accepted by the Board. Mr. Lolio explains the intent of the design in regards to the size of the porch and describes the setbacks of the neighboring properties.

Richard Patterson inquires as to how many of the houses in the area have been raised to flood compliance.

Mr. Lolio describes the development pattern of the neighborhood.

Mr. Patterson inquires as to the size of the lot, the square footage of the proposed house, and the width of the porch.

Craig Palmisano inquires as to the size of the pool.

Mr. Goldstein states that the house itself does not require variances and describes the design of the proposed third floor deck.

Rachel and Kipp Cohen (Owners) are sworn in and discuss the setbacks of the other houses on the street.

Mr. Goldstein states that they will revise the plans to reduce the original setback variance request.

Public portion is open.

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

- Debra Katz (14 N Pembroke Avenue) inquires as to the distance from the pool to the property line.
- James Logue (13 N Quincy Avenue)

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 Michael Cristaldi.

Those in Favor: (5) Five – Patterson, Cristaldi, Galantino, Palmisano, and Jasiecki

Those Opposed: (0) Zero

6) STACY ASBELL AND ANDREW LEVIN: 10 S. THURLOW AVENUE, Block 121 Lot 14, located in the S-40 zoning district seeking “c” variance relief for the existing pavers, pergola, and six-foot wall which currently exists at the subject property.

Roger McLarnon refers to his report from March and states that nothing new was submitted.

Eric Goldstein, attorney on behalf of the applicants, provides background information regarding the application and work that was done without permits.

Andrew Levin (Owner) is sworn in and explains why the work was done without permits.

Michael Cristaldi inquires as to the contractor that did the work without permits.

Mr. Levin describes the existing conditions of his property and provides several options for the Board to consider.

Richard Patterson comments on the appearance of the wall near the garage.

Mr. McLarnon inquires as to the proposed landscape coverage with the options presented.

Mr. Goldstein comments on the drainage.

Mr. Patterson explains the importance of vegetative surface.

Mr. Goldstein states what variances are being requested for the second option presented.

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 Michael Cristaldi.

Those in Favor: (5) Five – Patterson, Cristaldi, Galantino, Palmisano, and Jasiecki

Those Opposed: (0) Zero

G. Public Participation

H. Other Business

The following items are discussed:

- Third-floor decks/Rear yard third-floor decks.
- Front yard fences.
- Third-floors.
- Building coverage.

Jim Galantino makes a motion to adjourn the meeting at approximately 9:50 pm, which is seconded by Michael Cristaldi and unanimously approved.

The audio recording of this meeting is available on the City of Margate website.

Submitted By: Palma Shiles, Board Administrator and Secretary