



## CITY OF MARGATE PLANNING BOARD

### MINUTES

Thursday, September 29, 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  
Margaret Guber-Nulty  
Craig Palmisano  
Stephen Jasiecki  
Remy Pelosi  
Michael Ruffu  
Michael Richmond

Members Absent:

Tom Collins

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 August 25, 2022, which is seconded by Remy Pelosi and unanimously approved.

**E. Approval of Decisions and Resolutions:** Remy Pelosi makes a motion to approve the Decisions and Resolutions of #44-2022: Jacob and Johanna Perski, #45-2022: Christofer and Jodi Wilhelm, #46-2022: Piraino Builders, LLC, and #47-2022: Steven Baglivo, which is seconded by Jim Galantino and unanimously approved.

#### F. Applications:

Elias Manos makes an announcement that the application of Bluevista at Stone Harbor LLC for 107 S Pembroke Avenue has been postponed to the meeting scheduled for October 27, 2022.

1) **JOSHUA AND JANE JACOBSON: 223 N DOUGLAS AVENUE, Block 404.03 Lot 12**, located in the S-25 zoning district seeking “c” variance relief for side yard setbacks, building coverage, setbacks to pool, and possibly others in order to renovate the existing single-family home.

Roger McLarnon is sworn in and reads his report.

Eric Goldstein, attorney on behalf of the applicants, explains that the plans have been revised in regards to the pool.

Ted Agoos (Architect) and Arthur Ponzio (Planner) are sworn in.

Mr. Agoos describes the existing and proposed conditions.

Mr. McLarnon inquires as to the minimum roof pitch.

Mr. Ponzio describes the existing site landscaping and the proposed site improvements.

Richard Patterson inquires as to the parking.

Jim Galantino comments on the substantial improvement requirements.

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 Remy Pelosi.

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

Those Opposed: (0) Zero

2) **BRAD AND LAUREN WIMMER: 114 S RUMSON AVENUE, Block 19 Lot 17**, located in the S-40 zoning district seeking “c” variance relief for pool and deck elevation, deck setback, and possibly others in order to raise and renovate the single-family home.

Roger McLarnon reads his report of the application.

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

Arthur Ponzio (Planner) is sworn in and describes the project.

Richard Patterson inquires as to there being an existing garage.

Mr. Ponzio describes the variances needed.

Mr. Patterson inquires as to the height of the deck in relation to the bulkhead.

Jim Galantino comments on the flood requirements in regards to a non-conversion agreement and the elevation of the mechanicals.

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

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

Those Opposed: (0) Zero

3) **ELAR PARTNERS, LLC: 9711 ATLANTIC AVENUE, Block 31.02 Lot 13**, located in the MF zoning district seeking subdivision approval, "d" variance relief for FAR, and "c" variance relief for lot frontage, lot area, and possibly others.

Roger McLarnon reads his report of the application.

Christopher Baylinson, attorney on behalf of the applicants, explains what the applicants are proposing.

Arthur Ponzio (Planner) is sworn in and describes what is being proposed and the variances created.

Craig Palmisano inquires as to the size of the yards.

Mr. Baylinson explains that there will be an association for the property.

Public portion is open.

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

- Jennifer and Stuart Leon (9705 Atlantic 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.

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

Those in Favor: (3) Three – Patterson, Palmisano, Pelosi

Those Opposed: (4) Four – Cristaldi, Guber-Nulty, Jasiecki, Richmond

#### **G. Public Participation**

Arthur Ponzio speaks on flood maps and flood elevations.

#### **H. Other Business**

Craig Palmisano makes a motion to adjourn the meeting at approximately 8:20 pm, which is seconded by Remy Pelosi and unanimously approved.

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

Submitted By: Palma Shiles, Board Administrator and Secretary