



CITY OF MARGATE PLANNING BOARD

MINUTES

Thursday, October 27, 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 Jasiocki
Michael Richmond

Members Absent:

Remy Pelosi
Michael Ruffu
Andrew Campbell

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:** Michael Cristaldi makes a motion to approve the minutes of September 29, 2022, which is seconded by Tom Collins and unanimously approved.
- E. Approval of Decisions and Resolutions:** Jim Galantino makes a motion to approve the Decisions and Resolutions of #48-2022: Joshua and Jane Jacobson, #49-2022: Brad and Lauren Wimmer, and #50-2022: Elar Partners, LLC, which is seconded by Craig Palmisano and unanimously approved.
- F. Extension Request:** Tom Collins makes a motion to approve the extension request for the application of 8500 Ventnor Avenue, Block 113.01 Lot 6.01, Resolution #20-2014, which is seconded by Michael Richmond and unanimously approved.
- G. Applications:**

1) **TODD HYMAN: 9 S HANOVER AVENUE, Block 110.01 Lot 8**, located in the S-25 zoning district seeking “c” variance relief for front yard setback, side yard setback, and possibly others in order to modify the existing single-family home.

Roger McLarnon is sworn in and reads his report.

Brian Callaghan, attorney on behalf of the applicant, agrees with Mr. McLarnon’s report.

Rami Nassar (Planner and Engineer) is sworn in and accepted by the Board. Mr. Nassar describes the existing conditions of the property and what is being proposed.

Richard Patterson inquires as to the landscaping.

Craig Palmisano inquires as to the existing trees.

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) **BLUEVISTA AT STONE HARBOR, LLC: 107 S PEMBROKE AVENUE, Block 16 Lot 4**, located in the S-40 zoning district seeking subdivision approval and “c” variance relief for side yard setbacks, rear yard setback, building coverage, and possibly others in order to create two lots and construct a new single-family home on proposed lot 4.02.

Roger McLarnon reads his report of the application.

Jack Plackter, attorney on behalf of the applicant, provides background information and describes what is being proposed.

Richard Patterson inquires as to the location of the driveway.

Jon Barnhart (Planner and Engineer) is sworn in and accepted by the Board. Mr. Barnhart describes the property, the neighborhood, and what variances are required for what is being proposed.

Craig Palmisano inquires as to the building coverage and garage locations.

Public portion is open.

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

- Christopher Baylinson
- Tiffany Morrisey
- Jeffrey Gottlieb
- Steven Berman
- Steve Pascione

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

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

Those Opposed: (0) Zero

3) SHIRLEY AND KEITH STERN: 9 S CLARENDON AVENUE, Block 103.01 Lot 14, located in the S-25 zoning district seeking “c” variance relief for third-floor deck and possibly others in order to construct a third-floor deck.

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

Robert Lolio (Architect) is sworn in and accepted by the Board. Mr. Lolio describes the size, location, and design of the proposed third-floor deck.

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

Those Opposed: (0) Zero

4) HAL HERSHMAN: 22 N FRONTENAC AVENUE, Block 207.02 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 third-floor deck.

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

Robert Lolio (Architect) is sworn in and accepted by the Board. Mr. Lolio describes the size, location, and design of the proposed third-floor deck.

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.

Tom Collins makes a motion to grant "c" variance relief, which is seconded by Michael Cristaldi.

Those in Favor: (6) Six – Collins, Cristaldi, Galantino, Guber-Nulty, Palmisano, Richmond

Those Opposed: (1) One – Patterson

5) GRANT AND SYDRA MILLER: 8 DOLPHIN DRIVE, Block 9 Lot 20, located in the S-40-WF zoning district seeking "c" variance relief for minimum front yard to porch, minimum aggregate side yard, total landscape coverage, 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,

Robert Lolio (Architect) and Jon Barnhart (Planner and Engineer) are sworn in and accepted by the Board.

Mr. Lolio describes what is being proposed and the variances requested.

Michael Richmond inquires as to the size of the third floor.

Mr. Barnhart describes the variances and the conditions of the lot.

Public portion is open.

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

- Gray LaCuyer

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 – Collins, Patterson, Cristaldi, Galantino, Guber-Nulty, Palmisano, Richmond

Those Opposed: (0) Zero

H. Public Participation

I. Other Business

a) Consistency Review of Land Use Ordinance Revisions:

- i. ORDINANCE NO. 23-2022: AN ORDINANCE AMENDING CHAPTER 175-2, DEFINITIONS OF THE CODE OF THE CITY OF MARGATE CITY, COUNTY OF ATLANTIC AND STATE OF NEW JERSEY.
- ii. ORDINANCE NO. 24-2022: AN ORDINANCE AMENDING CHAPTER 175-26, SPECIFIC DESIGN STANDARDS OF THE CODE OF THE CITY OF MARGATE CITY, COUNTY OF ATLANTIC AND STATE OF NEW JERSEY.

Tom Collins makes a motion to approve Ordinance No. 23-2022 and 24-2022, which is seconded by Jim Galantino.

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

Those Opposed: (3) Three – Collins, Guber-Nulty, and Jasiiecki

The meeting is adjourned at approximately 9:57 pm.

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

Submitted By: Palma Shiles, Board Administrator and Secretary