



## CITY OF MARGATE PLANNING BOARD

### MINUTES

Thursday, February 23, 2023

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  
Stephen Jasiecki  
Michael Ruffu  
Andrew Campbell  
Michael Richmond

##### Members Absent:

Margaret Guber-Nulty  
Craig Palmisano  
Remy Pelosi

##### 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:** Tom Collins makes a motion to approve the minutes of January 26, 2023, which is seconded by Michael Cristaldi and unanimously approved.

**E. Approval of Decisions and Resolutions:** Michael Cristaldi makes a motion to approve the Decisions and Resolutions of #01-2023: Election of Chairperson and Vice-Chairperson, #02-2023: Appointment of Administrator and Professionals, #03-2023: Jeffrey Levine, #04-2023: Joseph and Mary Robb, #05-2023: Al and Lori Shemtob, and #06-2023: Michael Herlich, which is seconded by Jim Galantino and unanimously approved.

#### F. Courtesy Presentation for Lucy Park, Block 26 Lot 2.

Roger McLarnon is sworn in.

Richard Helfant, Executive Director of Lucy the Elephant, describes the proposed project for Lucy Park.

#### G. Applications:

1) **15 S MANSFIELD AVE, LLC: 15 S MANSFIELD AVENUE, Block 113.02 Lot 16**, located in the S-40 zoning district seeking “c” variance relief for fence location in front setback and possibly others for the construction of a fence closer to the street on Atlantic Avenue, at a new single-family home.

Roger McLarnon reads his report of the application.

Eric Goldstein, attorney on behalf of the applicant, provides background information regarding the home currently being constructed on the property.

Robert Lolio (Architect) is sworn in and his credentials are accepted by the Board. Mr. Lolio describes the lot and the house currently being constructed. He also explains the variance being requested, the landscape design, and the design of the proposed fence.

Richard Patterson comments on the size of the pool.

Tom Collins inquires as to the type of the proposed fence.

Michael Richmond asks about the size of the pool.

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: (4) Four – Collins, Cristaldi, Galantino, and Ruffu

Those Opposed: (3) Three – Patterson, Jasiecki, and Richmond

2) **JOSEPH CHERRY, JR: 205 N NASSAU AVENUE, Block 414 Lot 9.01**, located in the S-25 zoning district seeking “c” variance relief for side yard setback and possibly others in order to reconstruct a home previously approved to be lifted.

Roger McLarnon reads his report of the application.

Richard Patterson inquires as to the previous variances granted for the project and the setback requirements.

Brian Callaghan, attorney on behalf of the applicant, provides background information about the project.

Andrew Bechtold (Architect) is sworn in and his credentials are accepted by the Board.

Kevin McHugh (Project Representative) is sworn in.

Mr. Bechtold explains the variances required.

Mr. Patterson inquires as to the size of the deck.

Mr. McHugh explains that the walls were damaged and crumbling.

Jim Galantino inquires as to the ceiling height of the garage.

Michael Richmond asks about the accessory structure and outside shower.

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 Jim Galantino.

Those in Favor: (7) Seven – Collins, Patterson, Cristaldi, Galantino, Jasiecki, Ruffu, and Richmond

Those Opposed: (0) Zero

**3) M&A MANAGEMENT TEAM, LLC: 7 S GRANVILLE-8 S GLADTONE AVENUE, Block 108.02 Lot 22**, located in the CBD zoning district seeking "c" variance relief for building sign location and possibly others in order to allow a sign to remain in its current location.

Roger reads his report of the application.

Richard O'Halloran, attorney on behalf of the applicant, introduces the application.

Meridith Coyle (Applicant), owner of Aneu Catering is sworn in and explains the purpose of the sign's current location on the side of the building.

Jim Galantino asks if the sign will be illuminated.

Mr. O'Halloran addresses the insurance and encroachment license issues.

Public portion is open.

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

- Janet McCarron, 8801 Amherst Avenue
- Divita Levin, 1 N Douglas 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.

Tom Collins makes a motion to grant “c” variance relief, which is seconded by Jim Galantino.

Those in Favor: (7) Seven – Collins, Patterson, Cristaldi, Galantino, Jasiecki, Ruffu, and Richmond

Those Opposed: (0) Zero

**4) SAJ ASSOCIATES, LLC: 7800 VENTNOR AVENUE, Block 105 Lot 25**, located in the CBD zoning district seeking site plan approval and “c” variance relief for commercial parking, building height, and possibly others in order to construct a mixed-use building with commercial at grade and four residential units above.

Tom Collins is recused.

Roger McLarnon reads his report of the application.

Christopher Baylinson, attorney on behalf of the applicant, describes the existing site and modified plan for what is being proposed. Mr. Baylinson speaks on the City’s Master Plan and also refers to several resolutions for commercial parking variances previously granted for other properties.

Andrew Schaffer (Engineer/Planner) and Kevin Olandt (Project Manager) are sworn in and their credentials are accepted by the Board.

Mr. Olandt describes the existing conditions of the property, modifications made to the plan, and the design and layout of the proposed building.

Mr. Schaffer describes the existing site and explains the variances being requested.

Jim Galantino comments on the flood elevation and floodproofing requirements.

Public portion is open.

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

- Roz Tyman, 9413 Ventnor Avenue/Jamaican Me Crazy
- Jack Levin, 1 N Douglas Avenue
- Janet McCarron, 8801 Amherst Avenue/Playgroups Plus
- Eric Goldstein, attorney on behalf of Bocca, Roberts, Hot Bagels, and Greens and Grains
- Divita Levin, 1 N Douglas Avenue
- John Pitts, 413 N Huntington Avenue

Public portion is closed.

Mr. McLarnon reviews the engineer’s report of the application.

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

Those in Favor: (1) One – Richmond

Those Opposed: (6) Six – Patterson, Cristaldi, Galantino, Jasiecki, Ruffu, and Campbell

#### **H. Public Participation**

#### **I. Other Business**

Richard Patterson discusses the possibility of changing certain building size requirements for lots less than 40’ wide.

The meeting is adjourned at approximately 10:00 pm.

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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