

City of Margate Planning Board

Minutes

Thursday, June 8, 2023

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

A. Flag Salute

B. Roll Call

Members Present

Tom Collins

Richard Patterson

Michael Cristaldi

Margaret Guber-Nulty

Craig Palmisano

Michael Richmond

Steven Jasiecki

Michael Ruffu

Members Absent

Jim Galantino

Remy Pelosi

Andrew Campbell

Staff Present

Roger D. McLarnon, Zoning Officer

Elias Manos, Board Solicitor

Carmella Malfara, Acting Board Administrator

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 New Jersey State Sunshine Law, which governs all public meetings.

D. **Approval of Minutes:** Michael Cristaldi makes a motion to approve the minutes of May 25, 2023, which is seconded by Craig Palmisano and unanimously approved.

E. **Approval of Decisions and Resolutions:** Craig Palmisano makes a motion to approve the Decision and Resolutions of #17-2023: Appointment of Board Engineer & Professional Planner, #18-2023: SAJ Associates LLC, #19-2023: Karen Alton, #20-2023: Brian & Dana Hiltner, #21-2023: Judith Creed, #22-2023: Ester & Marc Kaplan, #23-2023: Keuth & Caryn Kaplan, #24-2023: Bendyl Development, #25-2023: Adam Weiss, #26-2023: Brad & Sharon Weingart, #27-2023: Thomas & Candice Baglivo.

F. Applications:

****Salvatore DiPaolo: 107 N Wilson Avenue, Block 323, Lot 19,** located in the TF zoning district seeking C variance relief for side yard setback (porch/decks), combined side yard setback (porch/decks) and possibly others to enlarge an existing deck.

Roger McLarnon is sworn in and reads his review dated June 2, 2023.

Eric Goldstein, attorney for the applicant, presents the application and discusses the variances being requested as well as the proposed site improvements.

Public portion is open.

Public portion is closed.

Mr. 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: (8) Eight – Tom Collins, Richard Patterson, Michael Cristaldi, Margaret Guber-Nulty, Craig Palmisano, Steven Jasiocki, Michael Ruffu and Michael Richmond.

Those Opposed: (0) Zero

****Michael and Tracy Trudgeon: 112 S Kenyon Ave, Block 12, Lot 15,** located in the S-30 zoning district seeking C variance relief for side yard setback (porch/decks 1st fl), side yard setback (porch/deck 2nd fl) and possibly others to construct a first-floor front porch and second floor deck extension towards the street.

Mr. McLarnon reads his review dated April 18, 2023.

James Swift, attorney for the applicant presents the application.

Public portion is open.

Public portion is closed.

Christopher Halliday, New Jersey Licensed Architect is sworn in and his credentials are accepted. Mr. Swift asks Halliday to confirm that by granting the variances requested

would not cause any detriment to the New Jersey Land Use Law or Margate's zoning ordinance and that positives outweigh the negatives.

Mr. 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 a variance relief, which is seconded by Mike Richmond.

Those in favor: (8) Eight – Tom Collins, Richard Patterson, Michael Cristaldi, Margaret Guber-Nulty, Craig Palmisano, Steven Jasiecki, Michael Ruffu and Michael Richmond.

Those opposed: (0) Zero.

G. Public Participation

H. Other Business

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

Submitted By:

Carmella Malfara

Acting Planning Board Secretary