



CITY OF MARGATE PLANNING BOARD

MINUTES

Thursday, May 28, 2020

Board Chairman, Richard Patterson calls the meeting to order at 6:30 pm and explains the procedure for the virtual meeting.

1. Flag Salute

2. Roll Call:

Members Present:

Tom Collins
Richard Patterson
Jim Galantino
Michael Cristaldi
Craig Palmisano
Remy Pelosi
Joseph DiGirolamo
Ron Gruppo
Michael Richmond

Members Absent:

Clem Wasleski
Margaret Guber-Nulty
Steven Jasiecki

Staff Present:

Roger D. McLarnon, Zoning Officer
Palma Accardi, Board Administrator
Leo Manos, Esq., Board Solicitor

3. **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.
4. **Approval of Minutes:** Tom Collins makes a motion to approve the minutes of April 30, 2020, which is seconded by Michael Cristaldi. Ayes: Tom Collins, Richard Patterson, Jim Galantino, Michael Richmond, Craig Palmisano, Remy Pelosi, Joseph DiGirolamo, and Ron Gruppo. Nays: None.
5. **Approval of Decisions and Resolutions:** Tom Collins makes a motion to approve the Decisions and Resolutions of #21-2020: Janis Zaidman and John O'Donnell, #22-2020: Walter and Molly Skilton, and #23-2020: Patrick and Shelly Guise, which is seconded by Michael Cristaldi. Ayes: Tom Collins, Richard Patterson, Jim Galantino, Michael Richmond, Craig Palmisano, and Remy Pelosi. Nays: None.

6. Applications:

Leo Manos announces that the application of Margaret Day has been adjourned to the meeting scheduled for June 25, 2020 and that the applicants are not required to re-notice or re-notify.

- a) **LUKE AND DEBBIE DUFF (BEVERLYCRANE): 405 N. Douglas Ave., Block 604.03 Lot 12**, located in the S-40 district seeking “c” variance relief for front yard setback to porch, combined side yard setback, possible landscape coverage, and possibly others in order to build a second story addition and enlarge the front and rear porches.

Roger McLarnon is sworn in and reviews his report of the application and waivers requested.

Eric Goldstein, attorney on behalf of the applicants, provides background information about the property and property owners.

Luke Duff, 405 N. Douglas Avenue, Margate, NJ, is sworn in and describes the existing home and plans he prepared.

Richard Patterson inquires as to the setbacks and size of the decks.

Mr. Duff confirms the amount of landscaping that will be lost.

Mr. McLarnon requests clarification regarding the rear yard expansion.

Michael Richmond inquires as to the shed roof being raised.

Mr. McLarnon states that floor plans must be provided as a condition of approval.

Michael Cristaldi questions the rear yard setback and variances needed.

Mr. Richmond asks about the scope of the project.

Public portion is open.

Howard Bifson, 409 N. Douglas Avenue, Margate, NJ, is sworn in, expresses concern regarding parking and is in favor of the application.

Public portion is closed.

Mr. Manos reviews the variances and waivers requested, the representations made during the course of the hearing, and conditions stated in Mr. McLarnon's report.

Tom Collins makes a motion to grant approval for variance relief, which is seconded by Michael Cristaldi. Ayes: Tom Collins, Richard Patterson, Michael Cristaldi, Jim Galantino, Craig Palmisano, Remy Pelosi, Michael Richmond; Nays: None. **The motion is approved with (7) seven votes in favor of the application and (0) zero votes against the application.**

- b) MICHAEL NEEL: 8014 Monmouth Ave., Block 308 Lot 13**, located in the S-25 district seeking “c” variance relief for front yard setback to second floor, front yard setback to porch, front yard landscaping, and possibly others in order to construct a new single-family home.

Mr. McLarnon reviews his report of the application and waiver requested.

Eric Goldstein, attorney on behalf of the applicant, provides background information and describes the application.

Robert Lolio, New Jersey Licensed Architect, 219 Bellevue Avenue, Hammonton, NJ is sworn in and his credentials are accepted by the Board.

Mr. Lolio describes the design of the proposed construction and need for variances.

Board Members Richard Patterson and Craig Palmisano inquire as to the size of the porches.

Michael Neel, 307 Evergreen Avenue, Haddon Township, NJ is sworn in and displays an exhibit.

Mr. McLarnon comments on the design regarding the parking underneath, landscaping, and third floor requirements.

Tom Collins expresses safety concerns regarding traffic.

Mr. Goldstein and Mr. Lolio comment on the parking requirements.

Michael Cristaldi suggests moving the garage door back.

Mr. Palmisano asks about the rear staircase, shape of the pool, and size of the patio.

Public portion is open.

Jerry Rosenberg, 149 Saw Grass Drive, Blue Bell, PA, is sworn in and expresses concern regarding the driveway location and is in favor of the application.

Mr. Palmisano asks about the existing driveway and curb cut.

Mr. Richmond asks about the parking of the existing property.

Mr. Cristaldi comments on the ground floor plan and size of the garage door.

Public portion is closed.

Mr. Manos reviews the variances and the waiver requested, the conditions stated during the course of the hearing, and conditions stated in Mr. McLarnon's report.

Remy Pelosi makes a motion to grant approval for variance relief, which is seconded by Tom Collins. Ayes: Richard Patterson, Michael Richmond; Nays: Tom Collins, Michael Cristaldi, Jim Galantino, Craig Palmisano, Remy Pelosi. **The motion is denied with (2) two votes in favor of the application and (5) five votes against the application.**

7. Public Participation

Public portion is open.

Public portion is closed.

8. Other Business

Tom Collins makes a motion to adjourn the meeting, which is seconded by Michael Cristaldi, and unanimously approved at 8:05 p.m.

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

Submitted By: Palma Accardi
 Board Administrator and Secretary