



CITY OF MARGATE PLANNING BOARD

MINUTES

Thursday, October 29, 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:

Richard Patterson
Michael Cristaldi
Jim Galantino
Margaret Guber-Nulty
Craig Palmisano
Steven Jasiecki
Remy Pelosi
Joseph DiGirolamo
Michael Richmond

Members Absent:

Tom Collins
Clem Wasleski
Ron Gruppo

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: Michael Cristaldi makes a motion to approve the minutes of September 24, 2020, which is seconded by Joseph DiGirolamo and unanimously approved.

5. Approval of Decisions and Resolutions: Joseph DiGirolamo makes a motion to approve the Decisions and Resolutions of #38-2020: Oberon LLC, #39-2020: Dennis and Kimberly Forte, and #40-2020: Roman Rusinski, which is seconded by Remy Pelosi and unanimously approved.

6. Applications:

a) DAVCO CONSTRUCTION, INC: 15 N. Thurlow Ave., Block 220 Lot 1, located in the S-40 district seeking "c" variance relief for front yard setbacks, third floor deck, pool fence, and possibly others in order to construct a new single-family home.

Margaret Guber-Nulty recuses herself.

Roger McLarnon is sworn in and provides his report of the application.

Eric Goldstein, attorney on behalf of the applicant, provides background information about the

property and explains that revised plans have been submitted to reflect changes to the third floor deck and the variances being requested.

John Obelenus, New Jersey Licensed Architect, 102 S. 8th Street, Vineland, NJ, is sworn and his credentials are accepted by the Board. Mr. Obelenus describes the layout of the proposed construction, outdoor structures, and the location of the fence.

Mr. McLarnon inquires as to the outdoor kitchen and barbeque and also asks if the current configuration is going to change.

Craig Palmisano and Richard Patterson ask about the subdivision and the layout of the lots.

Mr. Goldstein states that the subdivision has been recorded and that both of the lots are buildable.

Michael Cristaldi inquires as to the roof pitch shown on the plans.

Jim Galantino states a condition of approval should be that a certification of the roof by a surveyor will be required.

Public portion is open.

Public portion is closed.

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

Jim Galantino makes a motion to grant approval for variance relief, which is seconded by Michael Richmond.

Those in favor of granting the Application: Zero (0)

Those opposed to granting the Application: Seven (7) - Patterson, Cristaldi, Galantino, Palmisano, Pelosi, DiGirolamo, and Richmond.

- b) ROBERT AND ELLEN MATTLEMAN: 100 N. Madison Ave., Block 330 Lot 42**, located in the MF district seeking "c" variance relief for front yard setbacks, front yard landscape, and possibly others in order to construct a new single-family home.

Roger McLarnon provides his report of the application.

Eric Goldstein, attorney on behalf of the applicants, describes the proposed construction of a new single family home in a multi-family zone.

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 building, the layout and size of the lot, and why variances are being requested.

Richard Patterson asks if there is a governor's strip.

Mr. McLarnon suggests adding an extra street tree.

Michael Cristaldi comments on the exterior design of the building and the option to add a wrap-around porch.

Mr. Goldstein states that the applicants agree to change the design of the exterior of the building.

Public portion is open.

Gary and Sharon Delson, 106 N. Madison Avenue, Margate, NJ, are sworn in and speak in favor of the application.

Steven Hellinger, 110 N. Jefferson Avenue, Margate, NJ, is sworn in and speaks in favor of the application.

Public portion is closed.

Mr. Goldstein agrees to the conditions stated in regards to the number of street trees and the change to the exterior design of the building.

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

Jim Galantino makes a motion to grant approval for variance relief, which is seconded by Joseph DiGirolamo.

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

Those Opposed: Zero (0)

- c) **ROBERT AND FLORENCE ACKERMAN: 120 S. Nassau Ave., Block 15 Lot 19**, located in the S-40 district seeking "c" variance relief for an elevated rear yard deck and possibly others in order to construct a new single-family home.

Roger McLarnon provides his report of the application.

Aaron Kesselman, attorney on behalf of the applicants, provides background information about the property owners and the construction project.

Arthur Ponzio, Licensed Planner, 400 N. Dover Avenue, Atlantic City, NJ, is sworn in and his credentials are accepted by the Board. Mr. Ponzio describes the block that the property is located, and also provides information regarding the elevations of the grades and bulkhead.

Craig Palmisano inquires as to the height of the seawall in relation to the deck and pool edge.

Mr. McLarnon comments on the required setback.

Public portion is open.

Mark Rubin, 117-119 S. Osborne Avenue, Margate, NJ, is sworn in and speaks in favor of the

application.

Public portion is closed.

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

Michael Richmond makes a motion to grant approval for variance relief, which is seconded by Remy Pelosi.

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

Those Opposed: Zero (0)

- d) IRA AND JUDY MENDELSON: 5 Dolphin Dr., Block 9 Lot 17**, located in the S-40 district seeking "c" variance relief for curb cuts and possibly others in order to construct two curb cuts for a new single-family home.

Roger McLarnon provides his report of the application.

Christopher Baylinson, attorney on behalf of the applicants, provides background information about the property owners and the construction project.

Peter Weiss, New Jersey Licensed Architect, 101 N. Washington Avenue, Margate, NJ, is sworn in and his credentials are accepted by the Board. Mr. Weiss describes his design of the property and variances being requested in regards to the additional curb cut.

Public portion is open.

Grey LeCuyer, 3 Dolphin Drive, Margate, NJ, is sworn in and speaks against the application.

Public portion is closed.

Mr. McLarnon comments on the current construction being done at the property.

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

Michael Cristaldi makes a motion to grant approval for variance relief, which is seconded by Craig Palmisano.

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

Those Opposed: Zero (0)

- e) LARRY MALAMUT: 421B N. Nassau Ave., Block 614 Lot 6.01**, located in the S-40 district seeking "c" variance relief for third floor deck and possibly others in order to construct a third floor

deck for a new single-family home.

Roger McLarnon provides his report of the application.

Christopher Baylinson, attorney on behalf of the applicants, provides background information about the property owners and 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 his design of the third floor deck and inquires as to the intent of the ordinance.

Craig Palmisano inquires as to the design of the roof.

Michael Cristaldi makes a suggestion to steepen the roof.

Lawrence Malamut, 421B N. Nassau Avenue, Margate, NJ, is sworn in and agrees to the revisions suggested by Mr. Cristaldi.

Public portion is open.

Public portion is closed.

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

Jim Galantino makes a motion to grant approval for variance relief, which is seconded by Michael Cristaldi.

Christopher Baylinson requests to carry the application to the next scheduled meeting, which is December 10, 2020.

- f) **MARK GREEN: 116 S. Kenyon Ave., Block 12 Lot 16**, located in the S-30 district seeking "c" variance relief for side yard setback and possibly others in order to construct a new single-family home.

Roger McLarnon provides his report of the application.

Christopher Baylinson, attorney on behalf of the applicant, describes the proposed construction and reason for the requested variances.

Arthur Ponzio, Licensed Planner, 400 N. Dover Avenue, Atlantic City, NJ, is sworn in and his credentials are accepted by the Board. Mr. Ponzio describes the dimensions and shape of the lot and explains why the variances are justified.

Mr. Baylinson comments on the pedestrian activity on the street.

Mark Petrella, New Jersey Licensed Architect, 1020 Atlantic Avenue, Atlantic City, NJ, is sworn in and his credentials are accepted by the Board.

Craig Palmisano asks the architect about the deck elevation in relation to the seawall.

Public portion is open.

Public portion is closed.

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

Jim Galantino makes a motion to grant approval for variance relief, which is seconded by Remy Pelosi.

Those in Favor: Six (6) - Patterson, Cristaldi, Galantino, Guber-Nulty, Pelosi, and Richmond.

Those Opposed: One (1) - Palmisano

7. Public Participation

8. Other Business: Consistency review of Ordinance #12-2020: An Ordinance amending and supplementing Chapter 175 "Land Use" of the City of Margate City, County of Atlantic, State of New Jersey.

Roger McLarnon provides his report of the ordinance.

Michael Richmond inquires as to the change regarding third floor decks.

Richard Patterson comments on maintaining the tree canopy.

Steven Jasiecki agrees with Mr. Patterson regarding protecting the tree canopy.

Michael Cristaldi asks about requiring a permit for trees in the governor's strip.

Mr. Jasiecki explains the importance of the size of the canopy, not the quantity.

Mr. Patterson asks if the Board can recommend adding the requirement for a tree permit in order to protect the existing trees.

9. Approval of Resolution #41-2020: Michael Cristaldi makes a motion, which is seconded by Remy Pelosi and unanimously approved for Resolution #41-2020, a consistency report on Ordinance #12-2020 of the City of Margate amending and supplementing Chapter 175 – "Land Use" – of the Code of the City of Margate, County of Atlantic and State of New Jersey.

Craig Palmisano makes a motion to adjourn the meeting, which is seconded by Michael Richmond and unanimously approved.

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

Submitted By: Palma Accardi, Board Administrator and Secretary