



## CITY OF MARGATE PLANNING BOARD

### MINUTES

Thursday, January 28, 2021

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  
Clem Wasleski  
Richard Patterson  
Michael Cristaldi  
Jim Galantino  
Craig Palmisano  
Steven Jasiecki  
Joseph DiGirolamo  
Ron Gruppo  
Michael Richmond

##### Members Absent:

Margaret Guber-Nulty  
Remy Pelosi

##### Staff Present:

Roger D. McLarnon, Zoning Officer  
Palma Accardi, Board Administrator  
Elias 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 Meeting Schedule of 2021:** Jim Galantino makes a motion to approve the meeting scheduled of 2021, which is seconded by Michael Cristaldi and unanimously approved.

#### 5. Annual Reorganization:

- a)** Michael Cristaldi makes a motion to nominate Richard Patterson for Planning Board Chairman, which is seconded by Tom Collins and unanimously approved.
- b)** Tom Collins makes a motion to nominate Michael Richmond for Planning Board Vice-Chairman, which is seconded by Michael Cristaldi and unanimously approved.
- c)** Tom Collins makes a motion to appoint Elias Manos for Planning Board Solicitor and Palma Accardi for Planning Board Administrator, which is seconded by Joseph DiGirolamo and unanimously approved.

- d) Craig Palmisano makes a motion to reappoint Michael Cristaldi, Michael Richmond, and Ron Gruppo for the By-Right Subdivision Subcommittee, which is seconded by Tom Collins and unanimously approved.
- e) Elias Manos swears in the reappointed members: Jim Galantino, Clem Wasleski, Ron Gruppo, and Stephen Jasiecki.
- 6. **Approval of Minutes:** Tom Collins makes a motion to approve the minutes of December 10, 2020, which is seconded by Joseph DiGirolamo and unanimously approved.
- 7. **Approval of Decisions and Resolutions:** Joseph DiGirolamo makes a motion to approve the Decisions and Resolutions of #01-2021: Larry Malamut and #02-2021: Alan and Ellen Kaplinsky, which is seconded by Tom Collins and unanimously approved.

Mr. Manos makes an announcement that the application of Iris Boci and Kozma Gjika, 22 S. Coolidge Avenue, has been adjourned to the following meeting scheduled for February 25, 2021.

## 8. Applications:

- a) **KARA CERMANSKI AND JIM MCDONALD: 612 N. CLERMONT AVENUE, Block 904.02 Lot 14**, located in the S-40 district seeking “c” variance relief for rear yard setback, principal building coverage, and possibly others in order to construct an addition to the second story of the existing single family home. Taxes and water payments are current and proof of advertising and notifying have been satisfied.

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

William McLees, NJ Licensed Architect, 5 MacArthur Blvd, Somers Point, and Kara Cermanski, Property Owner, are both sworn in.

Nick Talvacchia, attorney on behalf of the applicants, introduces the property owner to speak on the application.

Ms. Cermanski provides background information about her family and the purpose of the proposed project.

William McLees requests to share his screen to display the tax map and site plan. Mr. McLees describes the lot and the neighborhood, as well as what is being proposed for the addition and other improvements.

Michael Richmond asks if the owners will occupy the home during construction and also inquires as to the existing patio and impervious area.

Mr. Talvacchia reviews the justifications of the variance requests.

Public portion is open.

Daiva Minter, 615 N. Delavan Avenue, asks how the patio will be modified and also expresses concerns regarding noise and smell disturbances.

Mr. McLees states that a row arborvitaes could be installed between the fence and patio area to create a barrier.

Public portion is closed.

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

Roger McLarnon notes the condition regarding two street trees, which the applicant agrees to.

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

Those in Favor: Seven (7) – Collins, Wasleski, Patterson, Cristaldi, Galantino, Palmisano, and Richmond.

Those Opposed: Zero (0)

- b) MARK AND SUSAN RUBIN: 117-119 S. OSBORNE AVENUE, Block 15 Lots 8 & 9,** located in the S-40 district seeking "c" variance relief for outdoor fireplace, trellis, pool patio, deck over bulkhead, retaining wall, landscaping, and possibly others in order to construct a new single-family home. Taxes and water payments are current and proof of advertising and notifying have been satisfied.

Michael Richmond recuses himself.

Roger McLarnon reads his report of the application.

Jack Plackter, attorney on behalf the applicants, gives background information on the project and introduces the applicants and witnesses.

Elias Manos swears in the following witnesses:

- Mark Rubin, Property Owner, 117-119 S. Osborne Avenue, Margate.
- Mark Petrella, SOSH Architects, 1020 Atlantic Avenue, Atlantic City.
- Art Ponzio, Arthur Ponzio Associates, Atlantic City.

Mr. Plackter states that the neighbors next door located at 115 S. Osborne Avenue had some concerns and that all modifications that they agreed upon will be put on the record.

Mark Petrella displays the variance plan.

Art Ponzio, NJ Licensed Planner, refers to the site plan and describes the existing conditions and what is being proposed. Mr. Ponzio speaks on the improvements of the bulkhead, deck, and variances requested for the pergola, fireplace, and small storage area.

Richard Patterson is opposed to the wall in the front yard and that there is no grass in the governor's strip.

Mr. Plackter agrees to put in a grass strip.

Craig Palmisano is also opposed to the wall.

Mr. Ponzio explains the purpose of the wall and that it is a better planning and design alternative.

Tom Collins inquires as to the deck in the front and also supports the wall and thinks that it is aesthetically pleasing.

Joseph Adamson, NJ Licensed Landscape Architect & Land Planner, 5009 English Creek Avenue, Egg Harbor Township, is sworn in and describes the design of the wall and the landscape plan.

Mr. Collins suggests using planters in order to eliminate the variance for the wall.

Jim Galantino inquires as to the size of the bushes running along the Ackerman neighbor's side.

Public portion is open.

Robert Ackerman, 10819 Ashmont Drive, Boca Raton, FL and 120 S. Nassau Avenue is sworn in and supports the application.

Danielle Liberman, 530 S. 2<sup>nd</sup> Street, Philadelphia, PA and 115 S. Nassau Avenue, Margate, is sworn in and comments on the plants.

Mark Rubin comments on the existing retaining wall.

Public portion is closed.

Elias Manos reviews the variances, 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 Craig Palmisano.

Those in Favor: Seven (7) – Collins, Wasleski, Patterson, Cristaldi, Galantino, Palmisano, and DiGirolamo.

Those Opposed: Zero (0)

- c) **REVOLUTION BUILDERS, INC.: 8901 ATLANTIC AVENUE (to be known as 14 S. Sumner Ave.)**, Block 120 Lot 18, located in the S-40 district seeking "c" variance relief for dwelling and porch setback on Atlantic Avenue, third floor area, and possibly others in order to construct a new single family home. Taxes and water payments are current and proof of advertising and notifying have been satisfied.

Roger McLarnon reads his report of the application.

Eric Goldstein, attorney on behalf of the applicant, explains that revisions have been made over the last few days, some variances have been eliminated, and revised plans will be submitted upon approval. Variances remain for the third floor deck and front yard setbacks.

Michael Kolchins, NJ Licensed Architect, 6021 3<sup>rd</sup> Street, Mays Landing, is sworn in, provides his credentials, and is accepted by the Board. Mr. Kolchins explains the revisions made and the variances being requested.

Mr. McLarnon inquires as to the location of the pool equipment, fence, and trees.

Public portion is open.

Public portion is closed.

Elias Manos reviews the variances, 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 Craig Palmisano.

Those in Favor: Seven (7) – Collins, Wasleski, Patterson, Cristaldi, Galantino, Palmisano, and DiGirolamo.

Those Opposed: Zero (0)

- d) BRET FISHER AND JAMES A. ROCCO, JR.: 18 N. WASHINGTON AVENUE, Block 227 Lot 316**, located in the MF district seeking “c” variance relief for side yard setbacks, lot width, and possibly others in order to construct a duplex. Taxes and water payments are current and proof of advertising and notifying have been satisfied.

Roger McLarnon reads his report of the application.

Eric Goldstein, attorney on behalf of the applicants, gives background information on the project and the property owners.

Peter Weiss, NJ Licensed Architect, 101 S. Washington Avenue, Margate, is sworn in and accepted by the Board. Mr. Weiss describes what is being proposed and the exterior design of the building.

Mr. Goldstein comments on the design of the exterior wall on the CVS side of the building.

Craig Palmisano states his concerns regarding the size of the lot and the number of bedrooms proposed.

James Rocco, Jr., Property Owner, 320 N. Arthur Dr., Edgewater Park, is sworn in and speaks on the current use of the property.

Tom Collins agrees with Mr. Palmisano.

Michael Cristaldi also comments on the exterior wall on the CVS side of the building.

Stephen Jasiecki inquires as to the existing number of bedrooms in each unit.

Roger McLarnon comments on the square footage, number of bedrooms, and parking.

Clem Wasleski inquires as to the parking.

Public portion is open.

Public portion is closed.

Elias Manos reviews the variances, 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 Craig Palmisano.

Those in Favor: Seven (7) – Collins, Wasleski, Patterson, Cristaldi, Galantino, Palmisano, and DiGirolamo.

Those Opposed: Zero (0)

## **9. Public Participation**

## **10. Other Business**

Tom Collins makes a motion to adjourn the meeting at approximately 9:45 pm, which is seconded by Michael Cristaldi and unanimously approved.

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

Submitted By: Palma Accardi, Board Administrator and Secretary