



CITY OF MARGATE PLANNING BOARD

MINUTES

Thursday, February 25, 2021

Board Vice-Chairman, Michael Richmond 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
Stephen Jasiecki
Remy Pelosi
Joseph DiGirolamo
Ron Gruppo
Michael Richmond

Members Absent:

Tom Collins
Clem Wasleski

Staff Present:

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

3. **Statement of Compliance:** Vice-Chairman, Michael Richmond 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:** Jim Galantino makes a motion to approve the minutes of January 28, 2021, which is seconded by Michael Cristaldi and unanimously approved.
5. **Approval of Decisions and Resolutions:** Jim Galantino makes a motion to approve the Decisions and Resolutions of #03-2021: Election of Chairperson and Vice-Chairperson, #04-2021: Appointment of Administrator and Professionals, #05-2021: James McDonald and Kara Cermanski, #06-2021: Mark and Susan Rubin, #07-2021: Revolution Builders, Inc., and #08-2021: Bret Fisher and James Rocco, Jr., which is seconded by Joseph DiGirolamo and unanimously approved.
6. **Applications:**
 - a) **IRIS BOCI AND KOZMA GJIKA: 22 S. COOLIDGE AVENUE, Block 132 Lot 204,** located in the MF district seeking "c" variance relief for front yard landscape, lot landscaping, rear yard setback, front yard setback, and possibly others in order to raise the existing house and expand the

second floor to make the bedrooms larger and add two new bathrooms. 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.

Christopher Baylinson, attorney representing the applicants, provides information on the proposed home elevation project and explains why variances are required.

Peter Weiss, 101 N. Washington Avenue, Margate, is sworn in and is accepted by the Board as a NJ Licensed Architect. Mr. Weiss describes the location and existing conditions of the property, and the proposed changes to the building.

Craig Palmisano inquires as to the size of the home on the foundation and the third floor dormer.

Mr. Weiss explains that the purpose of the dormer is for storage.

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.

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, Richmond.

Those Opposed: Zero (0)

b) JEFFREY AND MAXINE MORGAN: 308 N. RUMSON AVENUE, Block 619 Lots 29 & 30, located in the S-40 zoning district seeking "c" variance relief for rear yard setback to a new accessory pergola structure and possibly others. Taxes and water payments are current and proof of advertising and notifying have been satisfied.

Roger McLarnon reads his report of the application.

Christopher Baylinson, attorney representing the applicants, provides information on the property and reason for the variances being requested. Mr. Baylinson also states that the neighbors do not have any issues with what is being proposed.

Peter Weiss, 101 N. Washington Avenue, Margate, is sworn in and is accepted by the Board as a NJ Licensed Architect. Mr. Weiss describes the size and locations of the proposed pergolas and explains that they will be used for providing shade.

Mr. McLarnon asks if the trees will remain.

Mr. Baylinson states that there is no plan to remove the 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.

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

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

Those Opposed: Zero (0)

c) IRONS CUSTOM HOMES, INC.: 21 S. BARCLAY AVENUE, Block 102.01 Lot 12, located in the S-25 zoning district seeking "c" variance relief for third floor deck and possibly others in order to build a third floor deck on a single-family home under construction. Taxes and water payments are current and proof of advertising and notifying have been satisfied.

Margaret Guber-Nulty is recused.

Roger McLarnon reads his report of the application.

Christopher Baylinson, attorney representing the applicants, provides background information on the property and explains the variances being requested for a third floor deck and the fence location.

John Irons, 106 S. Derby Avenue, Ventnor, is sworn in as the property owner and the builder of the property. He explains that the original approved plans did not have any variances and that the buyer later requested a third floor deck while the home was being framed. Mr. Irons describes the design of the third floor deck as well as the location of the fence in relation to the pool.

Michael Cristaldi comments on the design of the third floor deck and states that there should be a pent roof so that it appears tucked in.

Richard Patterson inquires as to reducing the size of the pool.

Mr. Irons explains how much the pool would need to be reduced in order to meet the requirements for the fence location.

Mr. McLarnon makes a suggestion regarding the fence location.

Craig Palmisano states that the size of the pool should be reduced so that the fence location complies; he also states that he does not have an issue with the deck.

Mr. Baylinson requests to have separate votes for the fence and the deck.

Public portion is open.

Tracey Weiss, 19 S. Barclay Avenue, Margate, is sworn in and states her concern regarding her view from her second floor deck and asks for clarification. She also comments on the location of fences on Atlantic Avenue.

Mr. Richmond clarifies what variances are being requested.

Mr. Irons also addresses her questions and concerns.

Public portion is closed.

Mr. Cristaldi makes a suggestion regarding the style of fencing.

Elias 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 for the **fence**, which is seconded by Joseph DiGirolamo.

Those in Favor: Zero (0)

Those Opposed: Seven (7) – Patterson, Cristaldi, Galantino, Palmisano, Pelosi, DiGirolamo, Richmond.

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

Those in Favor: Six (6) – Patterson, Galantino, Palmisano, Pelosi, DiGirolamo, Richmond.

Those Opposed: One (1) – Cristaldi

d) SUZANNE WATSON: 210 N. RUMSON AVENUE, Block 419 Lot 17, located in the S-25 zoning district seeking "c" variance relief for the expansion of a nonconforming setback and possibly others in order to construct a porch overhang. Taxes and water payments are current and proof of advertising and notifying have been satisfied.

Roger McLarnon reads his report of the application.

Suzanne Watson, 210 N. Rumson Avenue, Margate, is sworn in as the property owner and provides a description of the proposed work and variances being requested.

Ms. Watson agrees to replace the governor's strip with grass and add two street trees.

Public portion is open.

Public portion is closed.

Mr. McLarnon comments on the decking in the rear yard previously approved in 2013.

Elias 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 Joseph DiGirolamo.

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

Those Opposed: Zero (0)

e) MATZI AND CAROLE BEN-MAIMON: 111 S. MANSFIELD AVENUE, Block 13 Lot 6, located in the S-30 zoning district seeking "c" variance relief for side yard setbacks, right side yard, right side deck, 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 applicants, states that the request for a variance for curb cut width is being eliminated; he also describes the shape of the lot.

Terri Cummings, 102 Arbor Ct W, Linwood, is sworn in and accepted by the Board as a NJ Licensed Architect. Ms. Cummings describes the existing conditions of the property and the proposed design of the new construction. She also describes the layout and uses of the outdoor space, decks, and third floor.

Mr. McLarnon reiterates a comment from his report regarding the definition of half story.

Ms. Cummings explains the use of the dormers.

Michael Richmond asks for clarification of what variances are being requested.

Margaret Guber-Nulty asks for clarification regarding third floors and also inquires as to the size of the third floor deck.

Mr. McLarnon asks about the flat roof portion and states that it does not meet the minimum roof slope requirements, which is another variance.

Michael Cristaldi inquires as to the size of the condenser platform.

Ms. Cummings offers to make changes to two of the dormers.

Public portion is open.

Alan Berger, 110 S. Lancaster Avenue, Margate, is sworn in and inquires as to the proposed rear setbacks, height, and drainage. He also asks about the construction process.

Carole Ben-Maimon, is sworn in as the property owner and states that they would be happy to communicate any building timelines with Mr. Berger.

Mr. Goldstein states that they could also share a grading plan with Mr. Berger once it is available.

Mr. Cristaldi makes a suggestion in regards to the design for the flat roof and roof eave height.

Public portion is closed.

Mr. Goldstein requests a moment to have a discussion with the applicants.

Elias 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: Four (4) – Cristaldi, Galantino, Guber-Nulty, Richmond.

Those Opposed: Three (3) – Patterson, Palmisano, Pelosi.

f) MARK CHASE: 117 N. MANSFIELD AVENUE, Block 313.01 Lot 6, located in the S-30 zoning district seeking "c" variance relief for lot coverage and possibly others in order to construct a porch addition to the single-family home. Taxes and water payments are current and proof of advertising and notifying have been satisfied.

Stephen Jasiecki is recused.

Roger McLarnon reads his report of the application.

Eric Goldstein, attorney on behalf of the applicant, describes the proposed deck expansion.

John Obelenus, 102 S. 8th Street, Vineland, is sworn in and is accepted by the Board as a NJ Licensed Architect. Mr. Obelenus describes the exterior layout of the home, landscaping, and drainage.

Craig Palmisano inquires as to the roof pitch requirements.

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.

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

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

Those Opposed: Zero (0)

g) STEVEN BAGLIVO: 125 N. MADISON AVENUE AND 9514 MONMOUTH AVENUE, Block 329 Lots 45 & 49, located in the MF zoning district seeking “c” variance relief and minor subdivision approval for overall lot area, front porch setback, front building setback, and possibly others for the development of two new single-family homes. Taxes and water payments are current and proof of advertising and notifying have been satisfied.

Margaret Guber-Nulty is recused.

Roger McLarnon reads his report of the application.

Craig Palmisano inquires as to the third floor deck shown on the plans for the corner property.

Mr. McLarnon confirms that they will need a third floor deck variance.

Eric Goldstein, attorney on behalf of the applicants, describes the project regarding the reconfiguration of two lots and the construction of two new single-family homes.

Jon Barnhart, of Arthur Ponzio and Associates, 400 N. Dover Avenue, Atlantic City, is sworn in and is accepted by the Board as a NJ Licensed Planner. Mr. Barnhart describes the existing conditions of the lots, the proposed subdivision, and variances being requested.

Mr. Goldstein explains how this is not a maxed out project.

Mr. McLarnon comments on the front yard setbacks and asks for the engineer’s report to be addressed.

Mr. Goldstein addresses the engineer’s report.

Steven Baglivo is sworn in as the property owner and comments on an existing tree on the property and a fire hydrant.

Joseph DiGirolamo inquires as to the style of the third floor deck.

Mr. Palmisano comments on the front yard setbacks to the buildings.

Mr. Baglivo describes the location of the lots.

Michael Richmond also comments on the area.

Michael Cristaldi states that the setback is minor in that area and that this project would improve the neighborhood.

Jim Galantino explains that the existing structures are repetitive loss properties and have negative ratings for CRS.

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.

Joseph DiGirolamo makes a motion to grant approval for a **minor subdivision**, which is seconded by Michael Cristaldi.

Those in Favor: Seven (7) – Cristaldi, Galantino, Palmisano, Pelosi, DiGirolamo, Gruppo, Richmond.

Those Opposed: Zero (0)

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

Those in Favor: Seven (7) – Cristaldi, Galantino, Palmisano, Pelosi, DiGirolamo, Gruppo, Richmond.

Those Opposed: Zero (0)

7. Public Participation

8. Other Business

Roger McLarnon states that AT&T will give a presentation regarding cell towers at the next meeting in March.

Jim Galantino makes a motion to adjourn the meeting at approximately 10:30 pm, which is seconded by Margaret Guber-Nulty 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