



CITY OF MARGATE PLANNING BOARD

MINUTES

Thursday, March 25, 2021

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

A. Flag Salute

B. Roll Call:

Members Present:

Tom Collins
Richard Patterson
Michael Cristaldi
Jim Galantino
Margaret Guber-Nulty
Craig Palmisano
Stephen Jasiacki
Remy Pelosi
Joseph DiGirolamo
Michael Richmond

Members Absent:

Clem Wasleski
Ron Gruppo

Staff Present:

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

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 NJ State Sunshine Law, which governs all public meetings.

D. Approval of Minutes: Tom Collins makes a motion to approve the minutes of February 25, 2021, which is seconded by Remy Pelosi and unanimously approved.

E. Approval of Decisions and Resolutions: Michael Cristaldi makes a motion to approve the Decisions and Resolutions of #09-2021: Iris Boci & Kozma Gjika, #10-2021: Jeffrey & Maxine Morgan, #11-2021: Irons Custom Homes, Inc., #12-2021: Suzanne Watson, #13-2021: Matzi & Carole Ben-Maimon, #14-2021: Mark Chase, and #15-2021: Steven Baglivo, which is seconded by Jim Galantino and unanimously approved.

Elias Manos makes an announcement regarding two of the applications on the agenda, 408 N. Exeter Avenue and 108 S. Thurlow Avenue, which are being adjourned to the next meeting scheduled for April 29, 2021.

F. AT&T Presentation:

Roger McLarnon explains what the presentation is about and introduces the consultant, Jim Shelton.

Mr. Patterson acknowledges the information provided by the experts regarding the building and fire codes.

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 Jim Galantino.

Those in Favor: Six (6) – Collins, Patterson, Cristaldi, Galantino, Pelosi, Richmond.

Those Opposed: One (1) – Palmisano

6) *POSTPONED: REVOCABLE TRUST OF MARIA R. BALDINI: 108 S. THURLOW AVENUE, Block 21 Lot 13, located in the S-40 zoning district seeking "c" variance relief for building coverage, rear yard setback, side yard porch setback, 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. **This application is being carried to the next scheduled meeting date, which is April 29, 2021. Remote access instructions will be posted on the City of Margate website once available.*

7) JERRY AND REGINA GIALLORETO: 16 N. KENYON AVENUE, Block 213.02 Lot 18, located in the S-25 zoning district seeking "c" variance relief for curb cut 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, provides background information regarding the house currently being constructed on the property and also explains the purpose of the variance being requested.

Richard Patterson states safety concerns for having two narrow curb cuts as opposed to one wider curb cut.

Jerry Gialloreto, 16 N. Kenyon Avenue, Margate, is sworn in as the property owner and applicant. Mr. Gialloreto explains that the plans were initially prepared prior to the code being changed and that they were not submitted at that time due to COVID.

Mr. Goldstein states that several of the neighbors have sent emails in support of the application.

Mr. Gialloreto describes the layout of the property based on the design by the architect, Mark Zawacki.

Michael Richmond inquires as to the parking design on the approved plans.

Craig Palmisano explains how off-street parking spaces would be reduced by having two curb cuts.

Michael Cristaldi asks if there is access to the elevator through the garage.

Mr. Richmond also asks about the access to the elevator.

Mr. McLarnon states when the ordinance was changed, which was prior to COVID and also states that there were other code issues on the plans originally submitted.

Mr. Cristaldi inquires as to the timeline for the submittal of the plans.

Mr. McLarnon explains that in previous cases, variances have been requested to have one extra wide curb cut based on the premise and the testimony that it is safer; two narrow curb cuts are not safer than one wider curb cut.

Stephen Jasiocki comments that driveways tend not to be used when they are too narrow.

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 Michael Richmond.

Those in Favor: One (1) – Collins

Those Opposed: Six (6) – Patterson, Cristaldi, Galantino, Guber-Nulty, Palmisano,
and Richmond.

H. Public Participation

I. Other Business

Michael Richmond makes a motion to adjourn the meeting at approximately 8:42 pm, which is seconded by Joseph DiGirolamo 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