



CITY OF MARGATE PLANNING BOARD

MINUTES

Thursday, April 29, 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
Stephen Jasiecki
Remy Pelosi
Ron Gruppo
Michael Richmond

Members Absent:

Clem Wasleski
Craig Palmisano
Joseph DiGirolamo

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 March 25, 2021, which is seconded by Jim Galantino and unanimously approved.

E. Approval of Decisions and Resolutions: Jim Galantino makes a motion to approve the Decisions and Resolutions of #16-2021: Leonard Kahn, #17-2021: David and Lynda Smith, #18-2021: Bryan Mangeney, #19-2021: Piraino Builders, LLC, and #20-2021: Jerry and Regina Gialloredo, which is seconded by Michael Richmond and unanimously approved.

Elias Manos makes an announcement regarding the application of Eric and Karen Frieman for 20 N. Exeter Avenue, which is being adjourned to the next meeting scheduled for May 27, 2021.

Chairman Patterson states that meetings may return to in-person in June.

F. Applications:

1) SAMARA AND DANIYEL DICKER: 408 N. EXETER AVENUE, Block 607.02 Lot 33.05, located in the S-40 zoning district seeking "c" variance relief for fence location, one oversized accessory structure, and possibly others.

Mr. Manos provides background information of the application and identifies which members are eligible to vote.

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

Samara Dicker, having an address of 408 N. Exeter Avenue, Margate, New Jersey, is sworn in as the property owner and applicant.

Jon Barnhart, having a business address of 400 N. Dover Avenue, Atlantic City, New Jersey, is sworn in and is accepted by the Board as a licensed engineer and planner.

Richard Patterson clarifies the type of fence.

Ms. Dicker provides background information in regards to her previous application and also describes the new application.

Mr. Barnhart explains how the application has been modified from the prior application and also describes what is being proposed regarding the fence and accessory structure.

Mr. Patterson asks for clarification regarding the size of the lot.

Mr. McLarnon inquires as to the landscape coverage, building coverage, and pool equipment.

Jim Galantino inquires as to the water runoff of the new structure.

Ms. Dicker explains the need for storage space and also addresses the questions regarding landscaping, the proposed fence, and water runoff.

Mr. McLarnon inquires as to the street trees.

Mr. Patterson explains the importance of adding the street trees.

Public portion is open.

Dennis Galvin, Esq., asks questions regarding the proposed accessory structure and location of the proposed outdoor shower and fence.

Rosemarie Maglietta and Thomas Lendecki, both having an address of 412 N. Exeter Avenue, Margate, New Jersey, are sworn in and are opposed to the application.

Johanna Perskie, having an address of 333 N. Gladstone Avenue, Margate, New Jersey, is sworn in and supports the application.

Gregg Lichtenstein, having an address of 411 N. Exeter Avenue, Margate, New Jersey, is sworn in and states concerns regarding the application.

Luba Dotsis, having an address of 414 N. Exeter Avenue, Margate New Jersey, is sworn in and is opposed to the application.

Joe Zerillo, having an address of 425 N. Exeter Avenue, Margate, New Jersey, is sworn in and states concerns regarding the application.

Mona Trocki-Ozlec, having an address of 418 N. Exeter Avenue, Margate, New Jersey, is sworn in and supports the application.

Public portion is closed.

Mr. Galvin summarizes the concerns regarding the application.

Ms. Dicker comments on the concerns stated.

Daniyel Dicker, having an address of 408 N. Exeter Avenue, Margate, New Jersey, is sworn in as the property owner and applicant. Mr. Dicker provides background information about the project and also speaks on previous discussions with the neighbors.

Mr. Patterson asks for clarification.

Tom Collins inquires as to the front landscaping plan.

Ron Gruppo inquires as to the distance between the pool and the accessory structure and the height of the accessory structure.

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 for the **fence**, which is seconded by Tom Collins.

Those in Favor: Seven (7) – Collins, Patterson, Cristaldi, Galantino, Guber-Nulty, Gruppo, Jasiacki.

Those Opposed: Zero (0)

Jim Galantino makes a motion to grant approval for variance relief for the **accessory structure**, which is seconded by Tom Collins.

Those in Favor: Seven (7) – Collins, Patterson, Cristaldi, Galantino, Guber-Nulty, Gruppo, Jasiacki.

Those Opposed: Zero (0)

2) IOANNIS AND DIMITRA GALANOS: 7906 BAYSHORE DRIVE, Block 1200 Lot 26, located in the S-60 zoning district seeking "c" variance relief for lot landscaping, to maintain existing accessory structures, and possibly others in order to construct a new house and retain the existing accessory pool house and pool.

Roger McLarnon reads his report of the application.

Tom Collins asks for clarification regarding the proposed landscape coverage.

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

James Dziegrenuk, having an address of 130 Woodside Avenue, Narberth, Pennsylvania, is sworn in and is accepted by the Board as a New Jersey licensed architect.

Mr. Dziegrenuk describes the design and layout of the proposed construction and also explains what variances are being requested.

Mr. Baylinson comments on the existing conditions of the property.

Ioannis Galanos, is sworn in as the property owner and applicant. Mr. Galanos speaks about his history in Margate and provides background information regarding the planning process of the proposed project. He also explains why they are proposing to keep the existing pool and pool house.

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 Tom Collins.

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

Those Opposed: Zero (0)

3) ANDREW BLUM: 203 N. HARDING AVENUE, Block 424.02 Lot 15, located in the TF zoning district seeking "c" variance relief for front yard setback, landscaping, and possibly others in order to construct a new front porch and deck above.

Roger McLarnon reads his report of the application.

Christopher Baylinson, attorney on behalf of the applicants, states the current use and location of the property and describes the neighborhood. Mr. Baylinson also describes what is being proposed.

Steven Black, having an address of 1225 N. 7th Street, Philadelphia, Pennsylvania, is sworn in as the project architect.

Christina and Andrew Blum, both having an address of 227 W. King Street in Malvern, Pennsylvania, are sworn in as the property owners and the applicants.

Mr. Black describes the layout and design of the proposed decks.

Ms. Blum describes the existing deck on the property.

Jim Galantino asks if the decks will be enclosed.

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 Michael Richmond.

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

Those Opposed: Zero (0)

4) 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.

Roger McLarnon reads his report of the application.

Eric Goldstein, attorney on behalf of the applicants, provides background information of the project and the property owners. Mr. Goldstein also comments on the proposed setbacks, landscape coverage, and parking.

Robert Lolio, having an address of 219 Bellevue Avenue, Hammonton, New Jersey, is sworn in and accepted by the Board as a New Jersey licensed architect. Mr. Lolio describes the design and layout of the proposed new home, explains why they decided to build a new home instead of elevating the existing structure, and also explains the variances being requested.

Mr. Goldstein explains the importance of the outdoor space.

Nicholas A. Baldini and Maria Baldini, both having an address of 108 S. Thurlow Avenue, Margate, New Jersey, are sworn in as the applicants and property owners.

Mr. Baldini speaks about his history in Margate, the history of the property, and also explains how they designed the proposed property.

Ms. Baldini explains the importance of having space and an outdoor area.

Margaret Guber-Nulty inquires as to the size of the third floor.

Mr. Patterson also comments on the size and design of the third floor.

Mr. McLarnon states that they are requesting a waiver for an area map.

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 Margaret Guber-Nulty.

Those in Favor: Zero (0)

Those Opposed: Seven (7) – Collins, Patterson, Cristaldi, Galantino, Guber-Nulty, Pelosi, Richmond.

5) BARRY AND JENNIFER TOREN: 1 S. SUMNER AVENUE, Block 119 Lot 1, located in the S-60 zoning district seeking “c” variance relief for third floor deck and possibly others in order to construct a new single family home.

Roger McLarnon reads his report of the application.

Eric Goldstein, attorney on behalf of the applicants, describes the property and the proposed project.

Robert Lolio, having an address of 219 Bellevue Avenue, Hammonton, New Jersey, is sworn in and accepted by the Board as a New Jersey licensed architect. Mr. Lolio describes the design, size, and location of the third floor deck. Mr. Lolio also states that the third floor was redesigned to accommodate the new ordinance.

Public portion is open.

Barbara Breitman, having an address of 5 S. Rumson Avenue, Margate, New Jersey, is sworn in and states her concerns regarding the piling installation process.

Richard Patterson explains that those concerns should be directed to Construction Official.

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 Tom Collins.

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

Those Opposed: Zero (0)

6) *POSTPONED: ERIC AND KAREN FRIEMAN: 20 N. EXETER AVENUE, Block 207.01 Lot 43, located in the S-25 zoning district seeking “c” variance relief for side yard setback, combined side yard setback, front yard landscaping, and possibly others in order to construct a new single family home. **This application is being carried to the next scheduled meeting date, which is May 27, 2021. Remote access instructions will be posted on the City of Margate website once available.*

G. Public Participation

Rosemarie Maglietta inquires as to the time limit for the Dickers to complete their project.

H. Other Business

Roger McLarnon states that he is working on addressing the front yard setback issue in the TF issue.

Jim Galantino makes a motion to adjourn the meeting at approximately 9:49 pm, which is seconded by Tom Collins 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