



## CITY OF MARGATE PLANNING BOARD

### MINUTES

Thursday, May 27, 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:

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

##### Members Absent:

Tom Collins  
Clem Wasleski  
Jim Galantino  
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:** Michael Richmond makes a motion to approve the minutes of April 29, 2021, which is seconded by Michael Cristaldi and unanimously approved.

**E. Approval of Decisions and Resolutions:** Michael Richmond makes a motion to approve the Decisions and Resolutions of #21-2021: Samara and Daniyel Dicker, #22-2021: Ioannis and Dimitra Galanos, #23-2021: Andrew Blum, #24-2021: Revocable Trust of Maria R. Baldini, and #25-2021: Barry and Jennifer Toren, which is seconded by Craig Palmisano and unanimously approved.

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

Elias Manos makes an announcement regarding the applications of Michael Fitzgerald for 214 N. Jefferson Avenue, and Daniel and Nancy Carpey for 38 N. Exeter Avenue, which have both been adjourned to the next meeting scheduled for June 24, 2021.

#### F. Applications:

**1) 7605 ATLANTIC LLC: 7605 ATLANTIC AVENUE, Block 103.02 Lot 1**, located in the S-25 zoning district seeking “c” variance relief for third floor deck and possibly others in order to new single family home with a third floor deck.

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

Eric Goldstein, attorney on behalf of the applicant, explains that the property is currently under construction and was originally approved with no variances. They are now requesting a variance to add a third floor deck.

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 location of the proposed third floor deck.

Richard Patterson compliments the design of the deck.

Public portion is open.

Amy Gabriel, having an address of 7607 Atlantic Avenue, Margate, New Jersey, is sworn in and inquiries about any other possible variances.

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 Margaret Guber-Nulty.

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

Those Opposed:            Zero (0)

**2) ERIC & KAREN FRIEMAN: 20 N. EXETER AVENUE, Block 207.01 Lot 43**, located in the S-25 zoning district seeking “c” variance relief for combined side yard setback, third floor deck, and possibly others in order to construct a new single family home.

Michael Richmond recuses himself.

Roger McLarnon reads his report of the application.

Christopher Baylinson, attorney on behalf of the applicants, describes the size and shape of the lot and states the variances being requested.

John Obelenus, having an address of 102 S. 8<sup>th</sup> Street, Vineland, New Jersey, is sworn in and accepted by the Board as a New Jersey licensed architect. Mr. Obelenus describes the existing conditions of the property and what is being proposed.

Mr. McLarnon inquires as to an existing utility pole in regards to the proposed driveway location. Mr. McLarnon also asks about a column shown on the plans.

Mr. Obelenus proposes a way to eliminate the eave height variance.

Michael Cristaldi and Joseph DiGirolamo comment on third floor decks on narrow lots.

Mr. Baylinson restates the variances being requested.

Eric and Karen Frieman, having an address of 20 N. Exeter Avenue, are sworn in as the property owners. Mr. and Mrs. Frieman provide their history with the property and explain that they plan to move in to the new home full time.

Richard Patterson comments on the eave height, third floor deck, and the building coverage.

Mr. DiGirolamo comments on the side yard setbacks.

Public portion is open.

Jill Goldenberg, having an address of 22 N. Exeter Avenue, Margate, New Jersey, is sworn in and speaks against the application.

Donna Falgiatore, having an address of 26 N. Exeter Avenue, Margate, New Jersey, is sworn in and inquires as to the timeline of the construction and if pilings will be installed.

Public portion is closed.

Margaret Guber-Nulty asks about allowing third floor decks.

Mr. Baylinson comments on an ordinance that was advanced for third floor decks. Mr. Baylinson also requests to have a separate vote for the third floor deck variance.

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

Margaret Guber-Nulty makes a motion to grant approval for variance relief for the **setbacks**, which is seconded by Remy Pelosi.

Those in Favor:        Four (4) –        Patterson, Guber-Nulty, Palmisano, Pelosi.

Those Opposed:        Three (3) –        Cristaldi, DiGirolamo, Jasiecki.

Remy Pelosi makes a motion to grant approval for variance relief for the **deck**, which is seconded by Margaret Guber-Nulty.

Those in Favor:        Three (3) –        Palmisano, Pelosi, Jasiecki.

Those Opposed:        Four (4) –        Patterson, Cristaldi, Guber-Nulty, DiGirolamo.

**3) CHRISTOPHER & BERNADETTE SOUTHARD: 7811 WELLINGTON AVENUE, Block 805 Lot 23**, located in the S-40 zoning district seeking “c” variance relief for shed size, height of an accessory structure, lot landscape, and possibly others in order to construct a new shed.

Roger McLarnon reads his report of the application.

Christopher Baylinson, attorney on behalf of the applicants, explains that they are requesting approval for a shed that is larger than what is permitted in order to accommodate the applicants’ outdoor needs. Mr. Baylinson also states that there has been communication with the neighbors.

Christopher Southard, having an address of 7811 Wellington Avenue, Margate, New Jersey, is sworn in as the property owner. Mr. Southard provides background information about his family and describes the size and location of the proposed shed.

Mr. McLarnon inquires as to the concrete in the rear yard being removed in order to mitigate the landscaping.

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.

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

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

Those Opposed:       Zero (0)

**4) \*POSTPONED:MICHAEL FITZGERALD: 214 N. JEFFERSON AVENUE, Block 429 Lot 63**, located in the MF zoning district seeking “c” variance and “d” variance relief for front yard setback, rear yard setback, front landscaping, density, curb cut, and possibly others in order to construct a new duplex. *\*This application is being carried to the next scheduled meeting date, which is **June 24, 2021**. Remote access instructions will be posted on the City of Margate website once available.*

**5) STEVEN & LORI DABROW: 1 N. OSBORNE AVENUE, Block 215 Lot 10**, located in the S-60 zoning district seeking “c” variance relief for pool fence setback, height of trellis, and possibly others in order to construct a new single family home.

Roger McLarnon reads his report of the application.

Christopher Baylinson, attorney on behalf of the applicants, explains the variances being requested.

Richard Patterson compliments the plans and the design of the third floor.

Todd Miller, having an address of 15 S. Dorset Avenue, Ventnor, New Jersey, is sworn in and accepted by the Board as a New Jersey licensed architect. Mr. Miller describes the location, shape, and size of the lot. Mr. Miller also describes the design and layout of the proposed new home.

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 variance relief, which is seconded by Michael Cristaldi.

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

Those Opposed:       Zero (0)

**6) \*POSTPONED: DANIEL & NANCY CARPEY: 38 N. EXETER AVENUE, Block 207.01 Lot 34,** located in the S-25 zoning district seeking "c" variance relief for side yard setback, combined side yard setbacks, 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 **June 24, 2021**. Remote access instructions will be posted on the City of Margate website once available.*

## **G. Public Participation**

Christopher Baylinson states that the Fitzgerald application is being carried to next month and requests that no further notice be required.

## **H. Other Business**

Richard Patterson asks Roger McLarnon to discuss front yard fences.

Roger McLarnon requests that the members provide their opinions for permitting front yard fences.

Michael Cristaldi makes a motion to adjourn the meeting at approximately 8:38 pm, which is seconded by Margaret Guber-Nulty 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