



CITY OF MARGATE PLANNING BOARD

MINUTES

Thursday, June 24, 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
Jim Galantino
Craig Palmisano
Stephen Jasiecki
Joseph DiGirolamo
Ron Gruppo
Michael Richmond

Members Absent:

Clem Wasleski
Michael Cristaldi
Margaret Guber-Nulty
Remy Pelosi

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 May 27, 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 #26-2021: 7906 Atlantic LLC, #27-2021: Eric and Karen Frieman, #28-2021: Christopher and Bernadette Southard, and #29-2021: Steven and Lori Dabrow, which is seconded by Michael Richmond and unanimously approved.

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

F. Applications:

1) 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.

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

Christopher Baylinson requests for the architect for the project to be sworn in.

Stephen Fenwick, having an address of 646 Ocean Heights Avenue, Linwood, New Jersey, is sworn in as the project architect.

Mr. Baylinson explains what is being proposed and describes the neighborhood and size of the lot.

Mr. Fenwick is accepted by the Board as a New Jersey Licensed Architect and Planner. He describes the design and layout of the proposed new home and explains why variances are needed in regards to the setbacks.

Craig Palmisano compliments the design and inquires as to the parking and storage areas.

Richard Patterson comments on the design in regards to the front of the house.

Michael Richmond asks if there is a variance needed for 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.

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

Those in Favor: (7) Seven— Collins, Patterson, Galantino, Palmisano, DiGirolamo, Gruppo, and Richmond

Those Opposed: (0) Zero

2) MICHAEL FITZGERALD: 214 N. JEFFERSON AVENUE, Block 429 Lot 63, located in the MF zoning district seeking "c" variance relief 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.

Roger McLarnon reads his report of the application and clarifies that the request for a "d" variance has been removed.

Christopher Baylinson, attorney on behalf of the applicant, describes the neighborhood, what is being proposed, and the variances being requested.

Peter Weiss, having an address of 101 N. Washington Avenue, Margate, New Jersey, is sworn in and accepted by the Board as a New Jersey Licensed Architect. Mr. Weiss describes the design and layout of the property and the improvements being made. He also explains the variances being requested in regards to the setbacks and front yard landscaping.

Jon Barnhart, having an address of 400 N. Dover Avenue, Atlantic City, New Jersey, is sworn in and accepted by the Board as a New Jersey Licensed Planner. Mr. Barnhart describes the existing condition of the property, the neighborhood, and what is being proposed.

Joseph DiGirolamo asks for clarification as to the variances being requested.

Stephen Jasiecki inquires as to the number of bedrooms existing and the number of bedrooms proposed.

Jim Galantino comments on the existing and proposed parking.

Richard Patterson comments on the improvements proposed and explains why the property is unique.

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: (7) Seven— Collins, Patterson, Galantino, Palmisano, DiGirolamo, Gruppo, and Richmond

Those Opposed: (0) Zero

3) MARGATE FAMILY PROPERTY HOLDINGS, LLC: 1 N. LANCASTER AVENUE, Block 213.02 Lot 25.03, located in the S-60 zoning district seeking "c" variance relief for size of an accessory structure, height of an accessory structure, fence setback, and possibly others in order to construct pool house and workout area in an accessory structure.

Roger McLarnon reads his report of the application.

Jack Plackter, attorney on behalf of the applicants, introduces the application and requests for the professionals and applicant to be sworn in.

Jon Barnhart, having an address of 400 N. Dover Avenue, Atlantic City, New Jersey, is sworn in and accepted by the Board as a New Jersey Licensed Planner.

Paul Kiss, of OSK Design Partners, having an address of 17 W. Knight Avenue, Collingswood, New Jersey, is sworn in and accepted by the Board as a New Jersey Licensed Architect.

Brian Neider, having an address of 29 Marion Avenue, Short Hills, New Jersey, is sworn in as the applicant.

Mr. Plackter provides background information regarding the property and property owners. Mr. Plackter also describes the location and neighborhood of the property.

Mr. Barnhart displays a rendering of the site and describes the design and layout of the property. He also explains the modifications made to the application regarding the proposed fence.

Richard Patterson asks about the amount of landscaping between the sidewalk and the property line.

Michael Richmond inquires as to the location of the fence.

Mr. Patterson asks about the height of the fence.

Joseph DiGirolamo also inquires as to the location of the fence.

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: (7) Seven— Collins, Patterson, Galantino, Palmisano, DiGirolamo, Gruppo, and Richmond

Those Opposed: (0) Zero

4) MSR REVOCABLE LIVING TRUST DTD. 4/12/2017: 9412 WINCHESTER AVENUE, Block 228 Lot 71, located in the MF zoning district seeking "c" variance for front yard setback, lot size, side yard 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, requests for the professionals to be sworn in.

Steven Baglivo, having an address of 8005 Atlantic Avenue, Margate, New Jersey, is sworn in as the builder.

Mark Zawacki, having an address of 1115 Zion Road, Northfield, New Jersey, is sworn in and accepted by the Board as a New Jersey Licensed Architect.

Mr. Goldstein concurs with Mr. McLarnon's report and describes the size and shape of the lot.

Mr. Zawacki explains the variances requested in regards to the setbacks and also describes the existing and proposed conditions.

Richard Patterson comments on the application.

Public portion is open.

Tom Darington, having an address of 9410 Winchester Avenue, Margate, New Jersey, is sworn in and states his concerns.

Mr. Zawacki comments on the fire code regulations.

Mr. Baglivo comments on the setbacks of the previous structure and what is being proposed.

Mr. Patterson inquires as to the architect's design in relation to the setbacks.

Jim Galantino asks about the distance.

Mr. Zawacki describes the design, room sizes, and fire code compliance.

Mr. Patterson inquires as to the fire rating requirements.

Tom Collins asks Mr. Darington about the location of his home in relation to the property lines.

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: (7) Seven— Collins, Patterson, Galantino, Palmisano, DiGirolamo, Gruppo, and Richmond

Those Opposed: (0) Zero

5) JEFFREY & LISA BRODY: 112 S. RUMSON AVENUE, Block 19 Lot 15, located in the S-40 zoning district seeking "c" variance relief for rear yard setback, minimum side yard setback, building height, and possibly others in order to raise an existing single family home.

Christopher Baylinson, on behalf of the Torens, who are neighbors of the subject property, requests the Board to consider a jurisdictional issue in regards to the variances being requested and the legal notice.

Eric Goldstein, attorney on behalf of the applicants, responds in regards to the notice and wishes to proceed.

Elias Manos states that the notice is legally sufficient.

Roger McLarnon reads his report of the application.

Richard Patterson comments on house lifts in regards to how much of the structure is removed.

Eric Goldstein responds to Mr. Patterson's comments and requests for the architect of the project to be sworn in.

Peter Weiss, having an address of 101 N. Washington Avenue, Margate, New Jersey, is sworn in and accepted by the Board as a New Jersey Licensed Architect. Mr. Weiss describes the original design of

the property and what is being proposed. He also describes the parking layout, landscaping, and roof design.

Mr. McLarnon inquires as to the distance from the first floor to the peak.

Jim Galantino asks about the pool being raised.

Public portion is open.

Christopher Baylinson, attorney on behalf of the Torens, inquires as to the variance being requested in regards to the height.

Mr. McLarnon comments on what is permitted per the ordinance.

Arnold Toren, having an address of 110 S. Rumson Avenue, Margate, New Jersey, is sworn in and speaks against the application.

Public portion is closed.

Craig Palmisano inquires as to the height of the ground floor parking area.

Mr. Patterson asks about the curb space and on-street parking.

Joseph DiGirolamo inquires as to parking on beach blocks.

Mr. Weiss comments on the driveway locations of the neighboring properties.

Mr. Baylinson further explains Mr. Toren's objections.

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: (7) Seven— Collins, Patterson, Galantino, Palmisano, DiGirolamo, Gruppo, and Richmond

Those Opposed: (0) Zero

6) 8106 VENTNOR LLC; 8106 VENTNOR AVENUE (to be known as 2 S. Haverford Ave.), Block 109.02 Lot 14, located in the S-25 zoning district seeking "c" variance relief for pool fence in the front yard setback, third floor deck, and possibly others in order to construct a new single family home.

Roger McLarnon reads his report of the application.

Richard Patterson inquires as to the location of the pool equipment.

Eric Goldstein, attorney on behalf of the applicants, provides background information about the property and requests for the applicant and architect for the project to be sworn in.

Jeff Kaliner is sworn in as the applicant and owner of Oasis Property Group.

John Obelenus, having an address of 102 S. 8th Street Vineland, New Jersey, is sworn in and accepted by the Board as a New Jersey Licensed Architect. Mr. Obelenus describes the design and layout of the property. He also describes the design and location of the third floor deck and fence.

Mr. Kaliner further describes the design and location of the deck and fence.

Mr. Patterson inquires as to the requirements for the fence location.

Public portion is open.

Michael Cohler, having an address of 8110 Ventnor Avenue, Margate, New Jersey, is sworn in and speaks in favor of the application.

Craig Palmisano inquires as to the size and location of the proposed pool.

Mr. Kaliner comments on an easement and area around the pool.

Mr. Patterson comments on the size of the pool.

Margie Wargon, having an address of 3 S. Haverford Avenue, Margate, New Jersey, is sworn in and speaks in favor of the application.

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 for the **third floor deck**, which is seconded by Jim Galantino.

Those in Favor: (7) Seven— Collins, Patterson, Galantino, Palmisano, DiGirolamo, Gruppo, and Richmond

Those Opposed: (0) Zero

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

Those in Favor: (0) Zero

Those Opposed: (7) Seven— Collins, Patterson, Galantino, Palmisano, DiGirolamo, Gruppo, and Richmond

7) **BRET FISHER: 9316 WINCHESTER AVENUE, Block 227 Lot 89**, located in the MF zoning district seeking “c” variance relief for lot area, lot width, minimum side yard setback, and possibly others in order to construct a new single family home.

Roger McLarnon reads his report of the application.

Michael Cristaldi is now present, but will not be participating.

Eric Goldstein, attorney on behalf of the applicant, describes the size and shape of the lot and existing nonconformities.

Peter Weiss, having an address of 101 N. Washington Avenue, Margate, New Jersey, is sworn in and accepted by the Board as a New Jersey Licensed Architect.

Bret Fisher, having an address of 100 N. Coolidge Avenue, Margate, New Jersey, is sworn in as the property owner and builder.

Mr. Weiss describes the design and layout of the property and size of the lot.

Mr. Fisher explains the construction in regards to the fire rating requirements.

Tom Collins comments on the size of the house and the size of the lot.

Craig Palmisano states concerns regarding the alleyways on each side of the house.

Public portion is open.

Michael Segal, having an address of 21 N. Adams Avenue, Margate, New Jersey, is sworn in and states concerns regarding the location of the structure, pool pumps, damage, and fire issue.

Mr. Patterson comments on the fire concerns and fence.

Mr. Fisher comments on the fence and pool concerns.

Neil Gold, having an address of 23 N. Adams Avenue, Margate, New Jersey, is sworn in and states concerns regarding run-off and the location of the proposed structure.

Mr. Fisher describes the design and location of the decks.

Frank Tucker, having an address of 25 N. Adams Avenue, Margate, New Jersey, is sworn in and states concerns regarding the location of the fence, structure, and water run-off.

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: (1) One – Michael Richmond

Those Opposed: (6) Six – Collins, Patterson, Galantino, Palmisano, DiGirolamo, and Gruppo

G. Public Participation

H. Other Business

Jim Galantino makes a motion to adjourn the meeting at approximately 10:39 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