



CITY OF MARGATE PLANNING BOARD

MINUTES

Thursday, September 30, 2021

Board Chairman, Richard Patterson calls the meeting to order at 6:30 pm.

A. Flag Salute

B. Roll Call:

Members Present:

Tom Collins
Richard Patterson
Michael Cristaldi
Jim Galantino
Margaret Guber-Nulty
Stephen Jasiecki
Remy Pelosi
Joseph DiGirolamo
Ron Gruppo
Michael Richmond

Members Absent:

Craig Palmisano

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 August 26, 2021, which is seconded by Michael Richmond and unanimously approved.

E. Approval of Decisions and Resolutions: Tom Collins makes a motion to approve the Decisions and Resolutions of #40-2021: Pet Friendly Ventures, LLC, #41-2021: Christina and Erik Mendelsohn, #42-2021: Piraino Builders, LLC, and #43-2021: Alan and Helene Zeiger, which is seconded by Jim Galantino and unanimously approved.

F. Applications:

James Swift, attorney on behalf of Curtis and Colleen Tegeler, requests for the application for 50 Seaside Court to be postponed to the meeting scheduled for October 28, 2021.

Elias Manos makes an announcement regarding the special meeting scheduled for October 14, 2021.

1) KEVIN MARTIN & CONSTANCE ULRICH: 8511 FULTON AVENUE, Block 714 Lot 8, located in the S-40 zoning district seeking minor subdivision approval and "c" variance relief for lot area, lot width, and possibly others in order to construct two new single family homes.

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

Eric Goldstein, attorney on behalf of the applicants, concurs with Mr. McLarnon's report and provides background information about the property.

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 Engineer and Planner. Mr. Barnhart describes the size and layout of the existing lots and explains what is being proposed.

Michael Richmond inquires as to the proposed setbacks, elevations, and parking.

Margaret Guber-Nulty also asks about the parking.

Public portion is open.

The following members of the public are sworn in and speak in opposition to the application:

Thomas Henry (416 N. Lancaster Avenue)

Mark Neustadter (415 N. Lancaster Avenue)

Steve Paccione (409 N. Quincy Avenue)

Wendy Blum (416 N. Mansfield Avenue)

Andrew Perrone (8510 Fulton Avenue)

Marcia Orlando (8519 Wellington Avenue)

Public portion is closed.

Kevin Martin and Constance Ulrich (8511 Fulton Avenue) are sworn in as the property owners and provide their reasons for requesting the proposed subdivision.

Mr. McLarnon reviews the items listed in the engineer's report.

Richard Patterson asks if the bulkhead will need to be replaced.

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 minor subdivision approval and "c" variance relief, which is seconded by Margaret Guber-Nulty.

Those in Favor: (0) Zero

Those Opposed: (9) Nine – Collins, Patterson, Cristaldi, Galantino, Guber-Nulty, Pelosi, DiGirolamo, Gruppo, and Richmond

2) MIDGE PROPERTIES, LLC: 9408-9412 VENTNOR AVENUE, Block 128 Lots 71 & 73, located in the CBD zoning district seeking site plan approval and “c” variance relief for combined side yard setback, building coverage, building height, parking, and possibly others in order to construct a new mixed-use office/retail and residential structure.

Roger McLarnon reads his report of the application.

Eric Goldstein, attorney on behalf of the applicant, briefly describes the proposed project and states the waivers being requested.

The following professionals representing the applicant are sworn in:

Frank Gussoni (Applicant) 314 N. Cambridge Avenue, Ventnor, New Jersey.

Rami Nasser (Engineer) 1425 Cantillon Boulevard Mays Landing, New Jersey.

Peter Weiss (Architect) 101 N. Washington Avenue, Margate, New Jersey.

Mr. Nasser and Mr. Weiss are accepted by the Board.

Mr. Gussoni explains that he purchased the property and has since intended to develop it. He also explains the process of planning the project and what he is proposing.

Richard Patterson states why he appreciates the plan.

Mr. Nasser describes the proposed layout of the buildings including the number of units, parking, and setbacks. He also explains what variances are needed for the project.

Mr. McLarnon comments on the parking requirements.

Mr. Weiss describes the architectural design of the proposed construction.

Richard Patterson inquires as to the design of the garage doors and windows.

Mr. Goldstein states that there will be rules implemented by the condominium association in regards to maintaining the outside appearance of the units.

Jim Galantino asks about the dumpster area.

Mr. Patterson asks about the space for signage in the front.

Mr. McLarnon asks if the trash will be private collection.

Michael Cristaldi inquires as to the proposed roof pitch.

Tom Collins asks about the space for signage.

Mr. Nasser describes the lighting plan.

Public portion is open.

Public portion is closed.

Mr. McLarnon reviews the items listed in the engineer's report.

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 site plan approval and "c" variance relief, which is seconded by Tom Collins.

Those in Favor: (9) Nine – Collins, Patterson, Cristaldi, Galantino, Guber-Nulty, Pelosi, DiGirolamo, Gruppo, and Richmond

Those Opposed: (0) Zero

3) 17 N MANSFIELD LLC: 17 N. MANSFIELD AVENUE, Block 213.01 Lot 3, located in the S-25 zoning district seeking "c" variance relief for pool heater location and possibly others in order to relocate the pool heater.

Roger McLarnon reads his report of the application.

Christopher Baylinson, attorney on behalf of the applicant, provides background information regarding the recently constructed home, which was built by Oasis and purchased by the applicant.

Robert Braker (17 N. Mansfield Avenue) is sworn in as the property owner, and explains that he was not aware that the pool equipment was being installed in noncompliance.

Richard Patterson comments on the size of the home.

Jim Galantino explains how it would set a precedent.

Mr. Galantino explains the elevation requirements.

Mr. McLarnon states that there are other options.

Public portion is open.

Scott Cohen (19 N. Mansfield Avenue) is sworn in and speaks in favor of the application.

Michael Richmond comments on where the pool equipment was supposed to be located.

John Obelenus (102 S. 8th Street, Vineland, NJ) is sworn in and comments on the requirements for pool equipment location.

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 – Guber-Nulty

Those Opposed: (6) Six – Collins, Patterson, Galantino, Pelosi, DiGirolamo, and Richmond

4) ALAN SWIFT: 111 S. ANDOVER AVENUE, Block 1.01 Lot 6, located in the S-30 zoning district seeking “c” variance relief for rear yard setback and possibly others in order to expand a second floor deck.

Roger McLarnon reads his report of the application.

Eric Goldstein, attorney on behalf of the applicant, provides background information about the property and what is now being proposed.

Don Zacker, having an address of 503 N. Harvard Avenue, Ventnor, New Jersey, is sworn in and accepted by the Board as a New Jersey Licensed Architect. Mr. Zacker describes the existing decks on the property and the design of what is being proposed.

Richard Patterson asks about the existing stairs.

Mr. McLarnon comments on the grass.

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 Jim Galantino.

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

Those Opposed: (0) Zero

5) BRET FISHER: 9316 WINCHESTER AVENUE, Block 227 Lot 89, located in the MF zoning district seeking “c” variance for a lot area, lot width, minimum side yard, 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, explains what changes have been made to the application since it was last presented.

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 Architect. Mr. Weiss describes the lot and the design of what is being proposed. He also explains what changes have been made to the plans in regards to the setbacks, size of the building, and partitions in the rear.

Bret Fisher is sworn in as the applicant and states that he has spoken to the neighbors.

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 Remy Pelosi.

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

Those Opposed: (0) Zero

6) ROBERT & VIRGINIA ERRICHETTI: 24 N. MADISON AVENUE, Block 230 Lot 41, located in the MF zoning district seeking "c" variance relief for front yard setback, side yard setback, and possibly others in order to construct a new single family home.

Roger McLarnon reads his report of the application.

Brian Callaghan, attorney on behalf of the applicants, explains what variances are being requested and agrees with the conditions stated in Mr. McLarnon's report.

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 size and layout of the lot and describes the proposed setbacks and parking.

Robert and Virginia Errichetti, both having an address of 134 S. Mansfield Boulevard, Cherry Hill, New Jersey, are sworn in as the property owners. Mr. Errichetti explains the issues with parking in the area and why they are requesting additional parking.

Tom Collins asks about the proposed driveway.

Mr. McLarnon comments on the on-street parking.

Richard Patterson comments on the landscape coverage and size of the curb cuts.

Remy Pelosi inquires as to the size of the existing curb cut.

Joseph DiGirolamo asks how many parking spots are currently existing.

Mr. McLarnon inquires as to the location of the existing street trees.

Public portion is open.

Public portion is closed.

Mr. Callaghan requests for a bifurcation of the vote.

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 for front yard setbacks to the porch, second floor deck and dwelling and for rear yard setback to the dwelling, which is seconded by Jim Galantino.

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

Those Opposed: (0) Zero

Tom Collins makes a motion to grant approval for variance relief for side yard setback with parking, which is seconded by Jim Galantino.

Those in Favor: (6) Six – Collins, Galantino, Guber-Nulty, Pelosi, DiGirolamo, and Richmond

Those Opposed: (1) One – Patterson

7) POSTPONED CURTIS & COLLEEN TEGELER: 50 SEASIDE COURT, Block 610.05 Lot 8, located in the S-40 zoning district seeking "c" variance for rear yard setback, side yard setback, and possibly others in order to install a pergola in the rear corner of the property.

G. Public Participation

The following members of the public are sworn in and discuss the requirements for pool equipment location:

Scott Becker (9 N. Decatur Avenue)

Rich Jackson (8101 Fulton Avenue)

H. Other Business

Tom Collins makes a motion to adjourn the meeting at approximately 10:25 pm, which is seconded by Jim Galantino 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