



CITY OF MARGATE PLANNING BOARD

MINUTES

Thursday, October 14, 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
Craig Palmisano
Stephen Jasiacki
Remy Pelosi
Joseph DiGirolamo
Michael Richmond

Members Absent:

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 Decisions and Resolutions: Jim Galantino makes a motion to approve the Decisions and Resolutions of #44-2021: Kevin Martin and Constance Ulrich, #45-2021: Robert Braker, #46-2021: Alan Swift, #47-2021: Bret Fisher, and #48-2021: Robert and Virginia Errichetti, which is seconded by Michael Cristaldi and unanimously approved.

E. Applications:

1) ELAR PARTNERS LLC: 9711 ATLANTIC AVENUE, Block 31.02 Lot 13, located in the MF zoning district seeking site plan approval and "c" variance relief for building height, roof pitch, third floor deck, and possibly others in order to construct six new townhouses.

Elias Manos states that there is at least one objector being represented by an attorney, Peter Chacanas. Mr. Manos also notes several concerns that Mr. Chacanas has brought to his attention prior to the meeting.

Christopher Baylinson, attorney on behalf of the applicants, states that he spoke to Mr. Chacanas. Mr. Baylinson also addresses the issues regarding the notice and the type of variances being requested.

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

Mr. Baylinson provides background information regarding the existing property and the process of planning the proposed project. Mr. Baylinson also comments on the variances being requested.

The following professionals representing the applicant are sworn in and accepted by the Board:

Arthur Ponzio (Planner/Surveyor) 400 N. Dover Avenue, Atlantic City, New Jersey.

Craig Dothe (Architect) 33 N. Brighton Avenue, Atlantic City, New Jersey.

Jon Barnhart (Planner/Engineer) 400 N. Dover Avenue, Atlantic City, New Jersey.

Arthur Ponzio describes the existing conditions of the property, surrounding properties, and provides details of the proposed project. Mr. Ponzio also displays several exhibits, which includes a survey of the property, a series of aerial photographs, a rendering and layout of the site, elevations, zoning schedule, and justifications.

Michael Richmond comments on where third floor decks are permitted.

Mr. Ponzio explains that there is an agreement made with the neighbor on Coolidge Avenue regarding the location of the proposed fence.

Jim Galantino comments on the existing parking lot.

Mr. McLarnon comments on the parking below.

Jon Barnhart reviews the items listed in the engineer's report provided by Remington and Vernick.

Mr. Galantino inquires as to the elevation of the existing structure.

Public portion is open.

Robert Guerra, representing 101 N. Coolidge Avenue, states that there was an issue with rear access, however the applicant has agreed to make accommodations and therefore they are now in support of the application.

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

Peter Chicanias, attorney representing Jennifer and Stuart Leon (9705 Atlantic Avenue)

Barbara Woolley-Dillon, planner also representing Jennifer and Stuart Leon (9705 Atlantic Avenue)

Mike Garcia (9704 Atlantic Avenue)

Denise and Dennis Collins (9704B Pacific Avenue)

Mr. McLarnon notes that Ms. Woolley-Dillon is a City employee of Atlantic City and that there is a shared services agreement between Margate, Ventnor, and Atlantic City for a resiliency grant.

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 site plan approval and “c” variance relief, which is seconded by Jim Galantino.

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

Those Opposed: (0) Zero

F. Public Participation

G. Other Business

Tom Collins makes a motion to adjourn the meeting at approximately 8:45 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