



CITY OF MARGATE PLANNING BOARD

MINUTES

Thursday, December 16, 2021

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

A. Flag Salute

B. Roll Call:

Members Present:

Richard Patterson
Michael Cristaldi
Jim Galantino
Margaret Guber-Nulty
Craig Palmisano
Stephen Jasiecki
Joseph DiGirolamo
Michael Richmond

Members Absent:

Tom Collins
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: Jim Galantino makes a motion to approve the minutes of November 18, 2021, which is seconded by Michael Cristaldi and unanimously approved.

E. Approval of Decisions and Resolutions: Jim Galantino makes a motion to approve the Decisions and Resolutions of #55-2021: Mitch & Anna Toren, #56-2021: Howard & Brenda Epstein, #57-2021: Revolution Builders, #58-2021: Harris & Ellen Fishman, and #59-2021: Joseph Pungitore, which is seconded by Michael Cristaldi and unanimously approved.

F. Applications:

Elias Manos makes an announcement regarding applications that are being withdrawn and postponed.

1) ERIC SZTEJMAN: 315 N. NASSAU AVENUE, Block 514 Lot 4, located in the S-40 zoning district seeking "c" variance relief for third floor deck and possibly others in order to construct a new single family home.

Roger McLarnon is sworn in and reads his report.

Eric Sztejman (315 N. Nassau Avenue) is sworn in as the property owner and applicant.

Richard Patterson asks if the application is for new construction or a house raise.

Mr. McLarnon comments on the proposed setbacks.

Craig Palmisano inquires as to the siding on the side wall.

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 "c" variance relief, which is seconded by Michael Cristaldi.

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

Those Opposed: (0) Zero

2) STEVEN BAGLIVO: 423 N. NASSAU AVENUE, Block 614 Lot 3, located in the S-40 zoning district seeking "c" variance relief for third floor deck and possibly others in order to construct a new single family home.

Margaret Guber-Nulty recuses herself.

Roger McLarnon reads his report of the application.

Eric Goldstein, attorney on behalf of the applicant, states that they concur with Mr. McLarnon's comments.

Steven Baglivo (8005 Atlantic Avenue) is sworn in as the property owner and builder. Mr. Baglivo describes the design, location, and size of the deck.

Craig Palmisano and Richard Patterson state their concerns with the size and location of the third floor deck.

Mr. Baglivo provides a design alternative to reduce the size.

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 "c" variance relief, which is seconded by Michael Cristaldi.

Those in Favor: (7) Seven – Patterson, Cristaldi, Galantino, Palmisano, DiGirolamo, Jasiacki, and Richmond

Those Opposed: (0) Zero

3) ELIZABETH & RICHARD CARSON: 9613 VENTNOR AVENUE, UNIT A, Block 230 Lot 32, located in the C-2 zoning district seeking “d” and “c” variance relief in order to enclose an existing deck and construct a new deck.

Jim Galantino recuses himself.

Roger McLarnon reads his report of the application and explains the criteria for a d variance.

Andrew Miller, attorney on behalf of the applicants, explains the purpose of the application.

Gary Mednick (559 Tilton Road, Northfield, NJ) is sworn in and accepted by the Board as an expert in the field of architecture. Mr. Mednick describes what is being proposed.

Mr. Miller states the building and landscape coverage.

Michael Richmond inquires as to what variances are being requested.

Joseph DiGirolamo asks about the deck.

Mr. Mednick explains the need to legalize what is existing.

Craig Palmisano inquires as to the means of egress.

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.

Margaret Guber-Nulty makes a motion to grant “d” variance relief, which is seconded by Michael Richmond.

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

Those Opposed: (0) Zero

Michael Richmond makes a motion to grant “c” variance relief, which is seconded by Michael Cristaldi.

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

Those Opposed: (0) Zero

4) MICHAEL & STACY REITER: 422 N. QUINCY AVENUE, Block 618 Lot 37, located in the S-40 zoning district seeking “c” variance relief for combined side yard setback, minimum side yard setback, front yard setback, front yard landscaping, and possibly others in order to raise an existing single family home and construct an addition.

Roger McLarnon reads his report of the application.

Richard Patterson inquires as to the setbacks and landscaping.

Chris Baylinson, attorney on behalf of the applicants, states what they are proposing.

Peter Weiss (138 W. Oakcrest Avenue, Northfield, NJ) is sworn in and accepted by the Board as an expert in the field of architecture. Mr. Weiss describes the design of the elevation project and the parking plan.

Jim Galantino asks about the existing drainage method.

Public portion is open.

Public portion is closed.

Mr. McLarnon states a requirement related to the grading plan.

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 "c" variance relief, which is seconded by Michael Cristaldi.

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

Those Opposed: (0) Zero

5) GREGG WALLACE: 7506 BAYSHORE DRIVE, Block 1001 Lot 12, located in the S-50 zoning district seeking "c" variance relief for side yard setbacks, building coverage, landscaping, and possibly others in order to add a two-car garage and second story living space.

Roger McLarnon reads his report of the application.

Chris Baylinson, attorney on behalf of the applicant, provides background information about the application and explains why it was postponed from last meeting.

Gregg Wallace (7506 Bayshore Drive) is sworn in as the property owner and applicant. Mr. Wallace explains that changes were made to the original plan in order to accommodate the neighbor's concerns.

Peter Weiss (138 W. Oakcrest Avenue, Northfield, NJ) is sworn in and accepted by the Board as an expert in the field of architecture. Mr. Weiss describes the design of the proposed addition and layout of the property.

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.

Michael Cristaldi makes a motion to grant "c" variance relief, which is seconded by Margaret Guber-Nulty.

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

Those Opposed: (0) Zero

G. Public Participation

H. Other Business

Richard Patterson inquires as to the requirement for non-conversion agreements.

Jim Galantino explains the purpose of the non-conversion agreement.

Margaret Guber-Nulty makes a motion to adjourn the meeting at approximately 8:10 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