



CITY OF MARGATE PLANNING BOARD

MINUTES

Thursday, February 24, 2022

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
Craig Palmisano
Stephen Jasiecki
Remy Pelosi
Joseph DiGirolamo
Michael Richmond

Members Absent:

Margaret Guber-Nulty

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: Craig Palmisano makes a motion to approve the minutes of January 27, 2022, 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 #06-2022: Election of Chairperson and Vice-Chairperson, #07-2022: Appointment of Administrator and Professionals, #08-2022: FFL Investments, LLC, #09-2022: Provco Decatur LLC, #10-2022: Christopher Marcon & Louise Bianchi, #11-2022: Rob Snyder, #12-2022: John & Donna Hoh, and #13-2022: John & Giovanna Liccio, which is seconded by Michael Richmond and unanimously approved.

F. Applications:

1) **CURTIS & COLLEEN TEGELER: 50 SEASIDE COURT, Block 610.05 Lot 8**, located in the S-40 zoning district seeking “c” variance relief for rear yard setback, side yard setback, combined side yard setback, building coverage, pergola, and possibly others in order to install a pergola in the rear corner of the property.

Elias Manos provides background information regarding the application.

Roger McLarnon is sworn in and reads his report.

Jim Swift, attorney on behalf of the applicants, introduces the application being presented. Mr. Swift describes the modifications made in regards to greenspace coverage, the removal of storage sheds, etc.

Richard Patterson inquires as to the gate and location of the fence.

Curt Tegeler is sworn in as the property owner and provides information about the fence location.

Mr. Patterson asks about the use of the garage.

Mr. McLarnon states that a final inspection will be required for compliance.

Public portion is open.

Public portion is closed.

Elias Manos provides a summary of the application, 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 Remy Pelosi.

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

Those Opposed: (0) Zero

2) **STEVEN DELANEY: 9 N. GRANVILLE AVENUE, Block 208 Lot 12**, located in the S-25 zoning district seeking “c” variance relief for minimum front yard landscaping, minimum rear yard setback, side yard setback, and possibly others in order to elevate a single-family home.

Roger McLarnon reads his report of the application.

Richard Patterson inquires as to the driveway and landscaping.

Eric Goldstein, attorney on behalf of the applicants, describes what is being proposed and why variances are needed to elevate the home.

Thomas Dase of Arthur Ponzio Co. (Engineer/Planner) is sworn in and accepted by the Board. Mr. Dase describes the existing conditions of the structure and explains the reasons each variance is needed.

Michael Richmond inquires as to the garage door location and the purpose of the third-floor addition.

Craig Palmisano asks about the width of the driveway and the full bath proposed in the finished attic.

Mr. McLarnon asks for the proposed building coverage.

Mr. Richmond comments on the quantity of parking spots and setbacks.

Remy Pelosi inquires as to the quantity of existing and proposed bedrooms.

Steve Delaney is sworn in as the property owner. Mr. Delaney states the number of bedrooms.

Joseph DiGirolamo asks if there is a den.

Mr. McLarnon states that they meet off-street parking requirements.

Mr. Richmond asks to clarify the number of bedrooms.

Mr. Goldstein states that they are not requesting a variance for the parking or bedrooms.

Public portion is open.

Public portion is closed.

Elias Manos provides a summary of the application, representations made during the course of the hearing, and conditions stated in Mr. McLarnon's report.

Remy Pelosi makes a motion to grant "c" variance relief, which is seconded by Joseph DiGirolamo.

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

Those Opposed: (0) Zero

3) THOMAS & MARIA REYNOLDS: 8605 MONMOUTH AVENUE, Block 415 Lot 21, located in the S-25 zoning district seeking "c" variance relief for building coverage, side yard to garage wall, and possibly others in order to renovate the existing single-family home with an expansion of overall square footage.

Roger McLarnon reads his report of the application.

Eric Goldstein, attorney on behalf of the applicants, introduces the application being presented and passes around photos of the backyard.

Thomas Reynolds is sworn in as the property owner. Mr. Reynolds provides background information about the property, his family, and the neighboring properties.

Thomas Sykes of SOSH Architects (Architect) is sworn in and accepted by the Board. Mr. Sykes explains the applicants' need for more space and what variances are needed.

Richard Patterson asks about open air going through.

Mr. McLarnon inquires as to the landscape coverage.

Public portion is open.

Public portion is closed.

Elias Manos provides a summary of the application, 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 Remy Pelosi.

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

Those Opposed: (0) Zero

4) ROBERT BERMON: 61 BAYSIDE COURT, Block 710.03 Lot 11, located in the S-40 zoning district seeking "c" variance relief for third floor deck and possibly others in order to construct a third floor deck.

Eric Goldstein, attorney on behalf of the applicant, introduces the application being presented.

John Obelenus (Project Architect) is sworn in and accepted by the Board. Mr. Obelenus describes the layout of the home and the design of the proposed deck.

Richard Patterson comments that the house is already built.

Craig Palmisano asks about the railings.

Michael Richmond inquires as to the size of the deck.

Jim Galantino suggests a design alternative.

Mr. Palmisano comments on the pitch of the roof and size.

Robert Bermon is sworn in as the property owner and explains the purpose of the proposed deck.

The applicant agrees to submit a re-design for subcommittee review.

Public portion is open.

Public portion is closed.

Elias Manos provides a summary of the application, 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 Tom Collins.

Those in Favor: (6) Six – Collins, Patterson, Galantino, Palmisano, Pelosi, and Richmond

Those Opposed: (1) One – DiGirolamo

5) JILL RIPKIN-SOLAR & ISABELLA RIPKIN: 9 N. DOUGLAS AVENUE, Block 204.03 Lot 8, located in the S-25 zoning district seeking “c” variance relief for third floor area, number of parking spaces, and possibly others in order to construct a third-floor addition.

Roger McLarnon reads his report of the application.

Chris Baylinson, attorney on behalf of the applicants, introduces the application being presented.

Peter Weiss (Architect) is sworn in and accepted by the Board. Mr. Weiss describes the existing conditions of the property and the design of what is proposed.

Jim Galantino comments on the requirements for substantial improvement.

Mr. Baylinson states that the project is subject to the 50% rule.

Mr. McLarnon makes a suggestion in regards to the parking variance.

Craig Palmisano inquires as to the size of the lot.

Public portion is open.

Public portion is closed.

Elias Manos provides a summary of the application, 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 Joseph DiGirolamo.

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

Those Opposed: (0) Zero

6) JOHN AND KATHIE IANUZZI: 100 N. HARDING AVENUE, Block 324.01 Lot 10, located in the TF zoning district seeking “c” variance relief for front yard setback and possibly others in order to construct a deck addition.

Roger McLarnon reads his report of the application.

Chris Baylinson, attorney on behalf of the applicants, introduces the application being presented.

Edwin Howell (Architect) is sworn in and his credentials are accepted by the Board. Mr. Howell describes the design of the proposed deck.

Richard Patterson asks about the parking.

Craig Palmisano inquires as to the size of the existing second-floor deck.

John Ianuzzi is sworn in as the property owner and explains the purpose of the project.

Public portion is open.

Public portion is closed.

Elias Manos provides a summary of the application, 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 Remy Pelosi.

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

Those Opposed: (0) Zero

7) DAVCO CONSTRUCTION, INC.: 19 S. KNIGHT AVENUE, Block 112.01 Lot 3, located in the S-25 zoning district seeking "c" variance relief for front yard setback, third floor deck, and possibly others in order to construct a single-family home.

Roger McLarnon reads his report of the application.

Chris Baylinson, attorney on behalf of the applicant, introduces the application being presented and provides background information regarding the subdivision.

Ramy Nasser (Engineer/Planner) is sworn in and his credentials are accepted by the Board. Mr. Nasser explains the purpose of the design alternative and variances being requested.

Mr. McLarnon comments on the design presented.

Craig Palmisano inquires as to the landscaping shown on the plans.

David DiLeonardo is sworn in as the property owner and developer. Mr. DiLeonardo further describes the design of the proposed homes.

Public portion is open.

Public portion is closed.

Elias Manos provides a summary of the application, 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 Remy Pelosi.

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

Those Opposed: (0) Zero

G. Public Participation

H. Other Business

Tom Collins makes a motion to adjourn the meeting at approximately 9:50 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