



CITY OF MARGATE PLANNING BOARD

MINUTES

Thursday, March 31, 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
Margaret Guber-Nulty
Craig Palmisano
Stephen Jasiecki
Remy Pelosi
Joseph DiGirolamo

Members Absent:

Michael Richmond

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 February 24, 2022, 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 #14-2022: Curtis & Colleen Tegeler, #15-2022: Steven Delaney, #16-2022: Thomas & Maria Reynolds, #17-2022: Robert Bermon, #18-2022: Jill Ripkin-Solar & Isabella Ripkin, #19-2022: John & Kathie Ianuzzi, and #20-2022: Davco Construction, Inc., which is seconded by Remy Pelosi and unanimously approved.

F. Applications:

1) **DONALD AND GABRIELLE LAMONACA: 37 BAYSIDE COURT, Block 710.04 Lot 2** located in the S-40 zoning district seeking “c” variance relief for rear yard setback and possibly others in order to extend the existing two-story deck.

Roger McLarnon is sworn in and reads his report.

Christopher Baylinson, attorney on behalf of the applicants, introduces the application being presented. Mr. Baylinson explains the criteria for the variance in regards to the shape of the lot and existing utility easement.

Robert D. Reynolds (Architect) is sworn in and accepted by the Board. Mr. Reynolds describes the existing conditions of the property and what is being proposed.

Richard Patterson inquires as to the size of the proposed deck.

Mr. Reynolds explains the design process and methods of construction.

Tom Collins asks about the easement.

Mr. McLarnon states what type of structure may be constructed.

Craig Palmisano inquires as to the existing deck in relation to the easement.

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.

Tom Collins makes a motion to grant “c” variance relief, which is seconded by Jim Galantino.

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

Those Opposed: (0) Zero

2) **ALEXIA REALTY, LLC: 8411 VENTNOR AVENUE, Block 212.01 Lot 18, AND 3 N. JEROME AVENUE, Block 212.01 Lot 28,** located in the C-1 zoning district seeking site plan approval and “c” variance relief for sign, rear yard, parking, and possibly others in order to upgrade the parking area and construct two apartments on the second floor of the commercial building.

Roger McLarnon reads his report of the application

Robert DeSanto, attorney on behalf of the applicant, introduces the application being presented.

The following witnesses are sworn in and accepted:

- Arthur Ponzio (Planner)

- William McLees (Architect)
- George Siganos (Owner)

Arthur Ponzio describes the existing conditions of the property, details of the proposed project, and variances being requested. Mr. Ponzio offers several exhibits, which include site photos, survey, site plan, and architectural elevations.

Richard Patterson asks if there will be outside dining on the roof.

Margaret Guber-Nulty inquires as to the type of signage.

Tom Collins asks for clarification in regards to the sign ordinance.

Mr. McLarnon comments on the sign ordinance and also asks about etching on the windows.

Mr. Ponzio addresses the engineer's report and requests two waivers.

Craig Palmisano inquires as to the type and size of fence.

Public portion is open.

Public portion is closed.

Mr. McLarnon states that the compliance plans will need to have the sign details.

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

Tom Collins makes a motion to grant site plan approval and "c" variance relief, which is seconded by Michael Cristaldi.

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

Those Opposed: (0) Zero

3) NORMA AND SUSAN LESSER: 12 N. MANSFIELD AVENUE, Block 214 Lot 15, 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 with a third-floor deck.

Eric Goldstein, attorney on behalf of the applicants, introduces the application being presented and states that the architect is on vacation. Mr. Goldstein describes the design of the proposed deck in regards to size, visibility, and access.

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 Michael Cristaldi.

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

Those Opposed: (0) Zero

4) JAMES AND LEE MESHAM: 8204 BAYSHORE DRIVE WEST, Block 1200 Lot 51, located in the S-60 zoning district seeking "c" variance relief for minimum side yard setback, minimum combined side yard setback, maximum building height, and possibly others in order to construct an addition onto the existing home.

Roger McLarnon reads his report of the application.

Eric Goldstein, 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 being proposed.

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.

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

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

Those Opposed: (0) Zero

5) TODD AND MELISSA COHEN: 102 S. CLERMONT AVENUE, Block 4.01 Lot 9, located in the S-30 zoning district seeking "c" variance relief for distance between the pool and home and possibly others in order to construct a new single-family home with a pool.

Roger McLarnon reads his report of the application.

Eric Goldstein, attorney on behalf of the applicants, introduces the application being presented and describes the modifications that have been made.

Mark Petrella, of SOSH Architects (Architect) is sworn in and accepted by the Board.

Tom Collins inquires as to the location of windows.

Mr. Petrella offers an exhibit of the ground floor and first floor plan.

Mr. Goldstein states that the pool will not require variances and that they will amend the plans accordingly.

Mr. Petrella explains the variance being requested for the curb cut.

Richard Patterson and Joseph DiGirolamo both inquire as to the location of the driveway.

Margaret Guber-Nulty inquires as to the size of the spots.

Public portion is open.

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

- Madeline Spector (100 S. Clermont Avenue), who was represented during the course of the hearing by Kristopher J. Facenda, Esquire.
- Larry Dalsemer (7702 Atlantic Avenue)

Public portion is closed.

Tom Collins inquires as to the parking below the building.

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

Tom Collins makes a motion to grant "c" variance relief, which is seconded by Jim Galantino.

Those in Favor: (3) Three – Collins, Cristaldi, and DiGirolamo

Those Opposed: (4) Four – Patterson, Galantino, Guber-Nulty, and Palmisano

6) STACY ASBELL AND ANDREW LEVIN: 10 S. THURLOW AVENUE, Block 121 Lot 14, located in the S-40 zoning district seeking "c" variance relief for the existing pavers, pergola, and six foot wall which currently exists at the subject property.

Roger McLarnon reads his report of the application.

Richard Patterson inquires as to the timing of the violation.

Eric Goldstein, attorney on behalf of the applicants, provides information regarding work that has been done without permits by a local landscaper.

Richard Patterson asks for the name of the landscaper.

Jim Galantino comments on flood vents being blocked.

Andrew Levin is sworn in as the property owner. Mr. Levin provides additional background information regarding the timeline of events, reasons for the delay in obtaining compliance, and the purpose of the work that has been done.

Richard Patterson states his concerns regarding the amount of landscape coverage.

Mr. Goldstein explains that the owner believed that the contractor had permits.

Craig Palmisano makes a suggestion regarding the back wall.

Mr. Patterson explains that the Board is not responsible for settling disputes between neighbors.

Tom Collins comments on the wall, landscaping, and pergola.

Mr. Palmisano states his concerns regarding the stone and pavers.

Mr. Goldstein requests to adjourn the case to the next available meeting so that the applicant has additional time to research alternatives.

Mr. McLarnon inquires as to the number of bedrooms and use of the garage.

The Board agrees to adjourn the application.

Elias Manos announces that the application is continued to the meeting of May 26, 2022.

G. Public Participation

H. Other Business

Joseph DiGirolamo makes a motion to adjourn the meeting at approximately 9:40 pm, which is unanimously approved.

The audio recording of this meeting is available on the City of Margate website.

Submitted By: Palma Accardi, Board Administrator and Secretary