



CITY OF MARGATE PLANNING BOARD

MINUTES

Thursday, May 26, 2022

Vice-Chairman, Michael Richmond calls the meeting to order at 6:30 pm.

A. Flag Salute

B. Roll Call:

Members Present:

Richard Patterson

Michael Cristaldi

Jim Galantino

Craig Palmisano

Remy Pelosi

Michael Richmond

Members Absent:

Tom Collins

Margaret Guber-Nulty

Stephen Jasiecki

Staff Present:

Roger D. McLarnon, Zoning Officer

Palma Accardi, Board Administrator

Elias Manos, Esq., Board Solicitor

C. Statement of Compliance: Vice-Chairman Michael Richmond 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: Richard Patterson makes a motion to approve the minutes of April 28, 2022, which is seconded by Michael Cristaldi and unanimously approved.

E. Approval of Decisions and Resolutions: Remy Pelosi makes a motion to approve the Decisions and Resolutions of #22-2022: Alexia Realty, LLC (Corrected), #26-2022: Joseph Cherry, #27-2022: David and Mary Lou Cohen, #28-2022: Howard Seiden, #29-2022: Howard Drosner and Pamela Lehrer, and #30-2022: Brett Oblon which is seconded by Craig Palmisano and unanimously approved.

F. Applications:

Elias Manos makes an announcement regarding the application of Stacy Asbell and Andrew Levin for 10 S. Thurlow Avenue, Block 121 Lot 14, which is being postponed to the next meeting scheduled for June 23, 2022.

1) **200 N OSBORNE, LLC: 200 N. OSBORNE AVENUE, Block 416 Lot 11**, located in the S-25 zoning district seeking “c” variance relief for third-floor deck and possibly others in order to construct a new single-family home.

Michael Cristaldi recuses himself.

Roger McLarnon is sworn in.

Andrew Bechtold (Architect) is sworn in and accepted by the Board.

Mr. McLarnon asks for confirmation regarding pool equipment compliance.

Eric Goldstein, attorney on behalf of the applicant, states the variance being requested in reference to the third-floor deck.

Jim Galantino comments on the pool equipment location.

Mr. Bechtold describes the layout of the proposed new home as well as the size, location, and design of the third-floor deck.

Craig Palmisano inquires as to the railing for the third-floor deck.

Mr. Galantino inquires as to the pent roof design.

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 Jim Galantino.

Those in Favor: (5) Five – Patterson, Galantino, Palmisano, Pelosi, and Richmond

Those Opposed: (0) Zero

2) **TODD KATZ: 115 S. ESSEX AVENUE, Block 5.01 Lot 8** located in the S-30 zoning district seeking “c” variance relief for deck elevation and possibly others in order to construct a new single-family home.

Chris Shustock (Architect) of Halliday Architects is sworn in and accepted by the Board.

Roger McLarnon reads his report of the application.

Christopher Baylinson, attorney on behalf of the applicant, explains what the applicants are proposing in reference to the elevation of the deck.

Mr. Shustock gives background information regarding the ongoing construction project at the property.

Mr. Baylinson describes the design of the railings.

Jim Galantino inquires as to the mechanical and pool equipment location.

Craig Palmisano inquires as to the lot adjacent to the property.

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 Jim Galantino.

Those in Favor: (5) Five – Cristaldi, Galantino, Palmisano, Pelosi, and Richmond

Those Opposed: (0) Zero

3) LOU AND RHONA FROMM: 18 S. JEFFERSON AVENUE, Block 129 Lot 208 located in the MF zoning district seeking "c" variance relief for side yard setback and possibly others in order to raise the existing home and construct a two-story addition.

Roger McLarnon reads his report of the application.

Christopher Baylinson, attorney on behalf of the applicants, introduces the application being presented and states the variance being requested.

Andrew Bechtold (Architect) is sworn in and accepted by the Board. Mr. Bechtold describes the plan to elevate the existing structure and construct an addition.

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 Michael Cristaldi.

Those in Favor: (5) Five – Cristaldi, Galantino, Palmisano, Pelosi, and Richmond

Those Opposed: (0) Zero

4) SHERRI AND SIMON DRATFIELD: 104 S. EXETER AVENUE, Block 6.01 Lot 9, located in the S-30 zoning district seeking "c" variance relief for front yard setback to deck, combined side yard setbacks, and possibly others in order to construct a new second floor deck.

Roger McLarnon reads his report of the application.

Jim Galantino inquires as to the blue spruces located close to the sidewalk.

Eric Goldstein, attorney on behalf of the applicants, introduces the application being presented and states that they concur with Mr. McLarnon's report.

Peter Weiss (Architect) is sworn in and accepted by Board. Mr. Weiss describes the existing structures on the lot, existing conditions of the neighbor's property, and what is being proposed in reference to the second-floor deck. Mr. Weiss also explains what variances are required.

Craig Palmisano inquires as to the distance from the second-floor deck to the property line.

Michael Richmond inquires as to the parking situation.

Mr. Palmisano asks about the size of the existing curb cut.

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 Michael Cristaldi.

Those in Favor: (5) Five – Cristaldi, Galantino, Palmisano, Pelosi, and Richmond

Those Opposed: (0) Zero

5) 4 N GLADSTONE, LLC: 4 N. GLADSTONE AVENUE, Block 208 Lot 33, located in the S-25 zoning district seeking "c" variance relief for third-floor deck and possibly others in order to construct a new single-family home.

Eric Goldstein, attorney on behalf of the applicant, introduces the application being presented and describes the design of the proposed third-floor deck.

John Obelenus (Architect) is sworn in and accepted by the Board. Mr. Obelenus describes the layout of the proposed new home as well as the size and design of the third-floor deck.

Roger McLarnon inquires as to the design of the house shown on the plans in regards to windows and eave height.

Public portion is open.

The following member(s) of the public are sworn in and speak on the application:

Jon Adar (6 N. Gladstone Avenue)

Piero Grimaldi (11 N. Gladstone Avenue)

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 Michael Cristaldi.

Those in Favor: (5) Five – Cristaldi, Galantino, Palmisano, Pelosi, and Richmond

Those Opposed: (0) Zero

G. Public Participation

H. Other Business

Craig Palmisano makes a motion to adjourn the meeting at approximately 7:41 pm, which is seconded by Michael Cristaldi and unanimously approved.

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

Submitted By: Palma Shiles, Board Administrator and Secretary