



CITY OF MARGATE PLANNING BOARD

MINUTES

Thursday, June 23, 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
Jim Galantino
Margaret Guber-Nulty
Craig Palmisano
Stephen Jasiecki
Michael Richmond

Members Absent:

Michael Cristaldi
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: Tom Collins makes a motion to approve the minutes of May 26, 2022, which is seconded by Craig Palmisano and unanimously approved.

E. Approval of Decisions and Resolutions: Jim Galantino makes a motion to approve the Decisions and Resolutions of #31-2022: 200 N Osborne, LLC, #32-2022: Todd Katz, #33-2022: Lou and Rhona Fromm, #34-2022: Sherri and Simon Dratfield, and #35-2022: 4 N Gladstone, LLC, which is seconded by Craig Palmisano and unanimously approved.

F. Applications:

Elias Manos makes an announcement that the following applications are being postponed to the next meeting scheduled for July 28, 2022:

- Neil and Karen Model, 11 S. Clarendon Avenue, Block 103.01 Lot 12
- Stacy Asbell and Andrew Levin, 10 S. Thurlow Avenue, Block 121 Lot 14

Roger McLarnon is sworn in.

1) **JEFFREY AND JODI PACTER: 5 E. COLMAR CIRCLE, Block 509.02 Lot 95** located in the S-40 zoning district seeking “c” variance relief for setbacks and possibly others in order to expand/construct a new front deck.

Roger McLarnon explains what the applicants are proposing and recommends conditions related to landscaping, shrubs, and street trees.

Tom Collins states safety concerns related to the street trees.

Jeffrey Pachter (owner) is sworn in and explains their reasons to expand the deck and why it would not be intrusive.

Richard Patterson asks if the applicants agree with the conditions recommended by Mr. McLarnon.

Jim Galantino inquires as to the hardship.

Mr. Pachter explains that the odd shape of the lot creates the hardship.

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, Galantino, Guber-Nulty, Palmisano, Jasecki, and Richmond

Those Opposed: (0) Zero

2) **DAVID AND CATHERINE KENNY: 8003 LAGOON DRIVE, Block 1200 Lot 34** located in the S-60-WF zoning district seeking “c” variance relief for setback to garage, garage side yard setback, maximum lot coverage, and possibly others in order to renovate the existing structure and construct an attached garage.

Terri Cummings (Architect) is sworn in and her credentials are accepted by the Board.

Roger McLarnon reads his report of the application.

Richard Patterson inquires as to the landscaping.

Michael Richmond inquires as to the driveway.

Eric Goldstein, attorney on behalf of the applicants, explains the changes made to the application in regards to the driveway location.

Ms. Cummings describes the existing conditions of the property, the changes that are being proposed, and the variances needed.

Mr. McLarnon asks for clarification regarding the right-side setback.

Ms. Cummings describes the proposed parking design.

Mr. McLarnon, Mr. Patterson, and Mr. Richmond state their concerns related to the proposed parking layout.

Mr. Goldstein agrees to revise the proposed parking layout per the Board's recommendation.

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.

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

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

Those Opposed: (0) Zero

3) DANIEL AND CATHY DUBYK: 7804 ATLANTIC AVENUE, Block 5.02 Lot 9, located in the S-30 zoning district seeking "c" variance relief for front yard landscaping and possibly others in order to construct a new single-family home.

Roger McLarnon asks for clarification regarding the front yards and the calculations of the setbacks.

Eric Goldstein, attorney on behalf of the applicants, requests for the architect to be sworn in.

Robert Lolio (Architect) is sworn in and his credentials are accepted by the Board. Mr. Lolio addresses Mr. McLarnon's questions and explains the variance being requested for front yard landscaping.

Craig Palmisano inquires as to the proposed landscaping design on the Atlantic Avenue side.

Mr. McLarnon inquires as to the coverage for front yard landscaping on Atlantic.

Jim Galantino states concerns regarding the air handler and duct work in the garage.

Richard Patterson asks why they were not able to make the house conform.

Mr. Lolio describes the size and location of the lot.

Public portion is open.

Public portion is closed.

Mr. McLarnon comments on the setback calculations.

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 Richmond.

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

Those Opposed: (0) Zero

G. Public Participation

H. Other Business

1) Consistency Review of Land use Ordinance Revisions:

- i. ORDINANCE NO. 11-2022: AN ORDINANCE AMENDING CHAPTER 175-5, PROVISIONS APPLICABLE TO PLANNING BOARD, OF THE CODE OF THE CITY OF MARGATE CITY, COUNTY OF ATLANTIC AND STATE OF NEW JERSEY.
- ii. ORDINANCE NO. 12-2022: AN ORDINANCE AMENDING CHAPTER 175-26, SPECIFIC DESIGN STANDARDS OF THE CODE OF THE CITY OF MARGATE CITY, COUNTY OF ATLANTIC AND STATE OF NEW JERSEY.
- iii. ORDINANCE NO. 13-2022: AN ORDINANCE AMENDING CHAPTER 175-2, DEFINITIONS OF THE CODE OF THE CITY OF MARGATE CITY, COUNTY OF ATLANTIC AND STATE OF NEW JERSEY.

Tom Collins makes a motion to approve Ordinance No. 11-2022, 12-2022, and 13-2022, which is seconded by Michael Richmond.

Those in Favor: (6) Six – Collins, Galantino, Guber-Nulty, Palmisano, Jasiecki, and Richmond

Those Opposed: (1) One – Patterson

Margaret Guber-Nulty makes a motion to adjourn the meeting at approximately 8:12 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 Shiles, Board Administrator and Secretary