



CITY OF MARGATE PLANNING BOARD

MINUTES

Thursday, August 25, 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
Margaret Guber-Nulty
Craig Palmisano
Stephen Jasiecki
Remy Pelosi
Michael Ruffu
Michael Richmond

Members Absent:

Jim Galantino

Staff Present:

Roger D. McLarnon, Zoning Officer
Palma Shiles, 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 July 28, 2022, which is seconded by Michael Cristaldi and unanimously approved.

E. Approval of Decisions and Resolutions: Michael Cristaldi makes a motion to approve the Decisions and Resolutions of #39-2022: John Goodman, #40-2022: Neil and Karen Model, #41-2022: Todd and Melissa Cohen, #42-2022: 15 N Quincy Avenue LLC, and #43-2022: Stacy Asbell and Andrew Levin, which is seconded by Michael Richmond and unanimously approved.

F. Applications:

1) **JACOB AND JOHANNA PERSKIE: 333 N GLADSTONE AVENUE, Block 507.02 Lots 1.01 and 1.02**, located in the S-40 zoning district seeking "c" variance relief for side yard setback and possibly others in order to raise the existing dwelling and construct an addition.

Roger McLarnon is sworn in and reads his report.

Bridget Sykes, attorney on behalf of the applicants, introduces the application.

Johanna Perskie (Owner) and Jon Barnhart (Planner) are sworn in.

Ms. Perskie provides background information regarding the property and why she purchased it.

Mr. Barnhart describes the existing conditions of the property, what is being proposed, and the variances being requested.

Richard Patterson inquires as to the size of the existing house and the size of the proposed addition.

Mr. Barnhart describes the existing and proposed parking.

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 Remy Pelosi.

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

Those Opposed: (0) Zero

2) CHRISTOFER AND JODI WILHELM: 312 N HUNTINGTON AVENUE, Block 510.02 Lot 50, located in the S-25 zoning district seeking "c" variance relief for building coverage, side yard and rear yard setback, and possibly others in order to raise the house and construct a second-floor addition.

Roger McLarnon reads his report of the application.

Christopher Baylinson, attorney on behalf of the applicants, describes the variances being requested.

Jack Smith (Architect) is sworn in and his credentials are accepted by the Board. Mr. Smith describes the existing conditions of the property, the design of the proposed addition, and the method of construction.

Richard Patterson inquires as to tearing down the house instead of elevating.

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 Margaret Guber-Nulty.

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

Those Opposed: (0) Zero

3) PIRAINO BUILDERS, LLC: 114 N MONROE AVENUE, Block 331 Lot 414, located in the MF zoning district seeking “c” variance relief for left side yard setback, right side yard setback, total side yard setback, and possibly others in order to construct a new single-family home.

Roger McLarnon reads his report of the application.

Eric Goldstein, attorney on behalf of the applicants, describes the existing conditions of the property.

Robert Lolio (Architect) is sworn in and his credentials are accepted by the Board. Mr. Lolio describes the design and layout of the proposed new construction and the variances being requested.

Tom Collins states his concerns with the design.

Public portion is open.

- Norman Levine, 119 N Monroe Avenue, is sworn in and states his concerns.

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 Tom Collins.

Those in Favor: (6) Six – Patterson, Cristaldi, Guber-Nulty, Palmisano, Pelosi, and Richmond

Those Opposed: (1) Collins

4) STEVEN BAGLIVO: 9708-10 VENTNOR AVENUE, Block 131 Lot 11, located in the C-2 zoning district seeking minor site plan approval and “c” variance relief for retail parking requirement, density, height of building, residential parking requirement, and possibly others in order to construct a proposed mixed-use structure.

Roger McLarnon reads his report of the application.

Eric Goldstein, attorney on behalf of the applicant, provides background information regarding the application and revisions made to the plans.

Steven Baglivo (Owner/Developer) is sworn in. Mr. Baglivo describes what he is proposing.

Joe Slaton (Architect) is sworn in and his credentials are accepted by the Board. Mr. Slaton describes the proposed design of the site and of each unit.

Craig Palmisano inquires as to the windows.

Mr. McLarnon inquires as to the height of the elevator shaft.

Stephen Jasiecki asks about the size of the commercial space.

Michael Cristaldi asks about a height variance.

Jon Barnhart (Planner) is sworn in and his credentials are accepted by the Board. Mr. Barnhart describes the parking, layout of the site, and the variances being sought.

Michael Richmond comments on the loading area.

Remy Pelosi inquires as to the proposed landscaping.

Public portion is open.

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

- Sheryl Cohen (9704 Ventnor Avenue)
- Alanna Alexander (9704 Ventnor Avenue)
- Michael Cohen (9704 Ventnor Avenue)

Public portion is closed.

Roger McLarnon reviews the items listed in the engineer's report.

Mr. Slaton requests certain waivers.

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 Tom Collins.

Those in Favor: (6) Six – Patterson, Cristaldi, Guber-Nulty, Palmisano, Pelosi, and Richmond

Those Opposed: (1) Collins

G. Public Participation

Jody Singer (9510 Amherst Avenue) speaks on a traffic issue at an intersection on Jefferson Avenue.

H. Other Business

Michael Richmond makes a motion to adjourn the meeting at approximately 9:10 pm, which is

seconded by Craig Palmisano 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