



CITY OF MARGATE PLANNING BOARD

MINUTES

Thursday, January 26, 2023

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
Stephen Jasiecki
Remy Pelosi
Michael Ruffu
Andrew Campbell
Michael Richmond

Members Absent:

Craig Palmisano

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 Meeting Schedule of 2023: Jim Galantino makes a motion to approve the meeting schedule of 2023, which is seconded by Remy Pelosi and unanimously approved.

E. Annual Reorganization:

- a) Michael Richmond makes a motion to nominate Richard Patterson for Planning Board Chairman, which is unanimously approved.
- b) Richard Patterson makes a motion to nominate Michael Richmond for Planning Board Vice-Chairman, which is unanimously approved.
- c) Michael Richmond makes a motion to appoint Elias Manos for Planning Board Solicitor and Palma Shiles for Planning Board Administrator, which is unanimously approved.
- d) Richard Patterson makes a motion to nominate Michael Cristaldi and Michael Richmond for the By-Right Subdivision Subcommittee, which is unanimously approved.

- e) Richard Patterson makes a motion to nominate Craig Palmisano and Tom Collins for the Site Plan Subcommittee, which is unanimously approved.
- f) Elias Manos swears in the reappointed members: Andrew Campbell, Jim Galantino, Stephen Jasiecki, Richard Patterson, and Michael Richmond.

F. Approval of Minutes: Tom Collins makes a motion to approve the minutes of December 15, 2022, which is seconded by Michael Cristaldi and unanimously approved.

G. Approval of Decisions and Resolutions: N/A

H. Applications:

Solicitor Manos announces that the application of Margate Burger, LLC for 7903 Ventnor Avenue is adjourned to the meeting scheduled for March 30, 2023.

1) **JEFFREY LEVINE: 8301 SALEM ROAD, Block 10.01 Lot 6**, located in the S-40 zoning district seeking "c" variance relief for coverage of building, front yard building, front yard porch, side yard, combined side yards, total landscape coverage, and possibly others in order to raise an existing single-family dwelling.

Roger McLarnon is sworn in and reads his report.

Brian Callaghan, attorney on behalf of the applicant, explains modifications being made to the plans.

Richard Patterson inquires as to the decks above.

Craig Dothé (Architect/Planner) is sworn in and his credentials are accepted by the Board. Mr. Dothé describes the layout of the lot, what is existing, and what is proposed.

Michael Richmond asks about the proposed deck expansions.

Mr. Patterson inquires as to the distance between the deck and the street.

Mr. Dothé explains why the shape of the lot is a hardship.

Margaret Guber-Nulty asks about the first-floor square footage.

Mr. McLarnon asks for confirmation in regards to the first-floor elevation.

Remy Pelosi asks about the size of the house and the size of the lot.

Michael Cristaldi comments on the size of the decks.

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 Michael Cristaldi.

Those in Favor: (5) Five – Collins, Cristaldi, Galantino, Guber-Nulty, and Richmond

Those Opposed: (2) Two – Patterson and Pelosi

2) JOSEPH AND MARY ROBB: 51 SEASIDE COURT, Block 610.04 Lot 71, located in the S-40 zoning district seeking “c” variance relief for curb cut and possibly others in order to provide two off-street driveway spaces.

Roger McLarnon reads his report of the application.

Jim Leeds, attorney on behalf of the applicants, explains what is being proposed.

Jon Barnhart (Planner/Engineer) is sworn in and his credentials are accepted by the Board. Mr. Barnhart describes the existing property and what is being proposed. He explains the variances needed.

Richard Patterson asks for confirmation regarding the front yard landscaping.

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, Galantino, Guber-Nulty, Pelosi and Richmond

Those Opposed: (0) Zero

3) AL AND LORI SHEMTOB: 7501 ATLANTIC AVENUE, Block 102.01 Lot 14, located in the S-25 zoning district seeking “c” variance relief for a side yard setback and possibly others in order to expand the third floor and provide a new access stair.

Roger reads his report of the application.

Jim Leeds, attorney on behalf of the applicants, explains what is being proposed.

Peter Weiss (Architect) is sworn in and his credentials are accepted by the Board. Mr. Weiss describes the existing conditions of the property, what is being proposed, and what variances are needed.

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: (7) Seven – Collins, Patterson, Cristaldi, Galantino, Guber-Nulty, Pelosi and Richmond

Those Opposed: (0) Zero

4) MICHAEL HERLICH: 14 S ANDOVER AVENUE, Block 101.02 Lot 18, located in the S-25 zoning district seeking "c" variance relief for side yard setback, parking, and possibly others in order to construct a new half story addition.

Roger McLarnon reads his report of the application.

Michael Herlich (Owner) is sworn in, gives background information about the property, and explains why extra space is needed.

James Chadwick (Architect/Engineer) is sworn in and his credentials are accepted by the Board. Mr. Chadwick describes what is proposed and the proposed roof design.

Mr. McLarnon explains RSI.

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 Michael Cristaldi.

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

Those Opposed: (0) Zero

I. Public Participation

J. Other Business

The meeting is adjourned at approximately 9 pm.

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

Submitted By: Palma Shiles, Board Administrator and Secretary