

City of Margate Planning Board

Minutes

Thursday July 27, 2023

Richard Patterson calls the meeting to order at 6:32pm.

1. Flag Salute
2. Roll Call

Members Present:

Richard Patterson
Michael Cristaldi
Jim Galantino
Margaret Guber-Nulty
Craig Palmisano
Michael Ruffu
Andrew Campbell

Member Absent:

Tom Collins
Michael Richmond
Remy Pelosi
Steven Jasiacki

Staff Present:

Roger D. McLarnon, Zoning Officer
Leo Manos, Esq., Board Solicitor
Carmella Malfara, Acting Board Administrator

3. **Statement of Compliance:** 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.
4. **Approval of Minutes:** Jim Galantino makes a motion to approve the minutes of June 8, 2023, which is seconded by Mike Cristaldi, and unanimously approved.
5. **Approval of Decisions and Resolutions:** Jim Galantino makes a motion to approve the Decisions and Resolutions of #28-2023: Salvatore Dipaolo, #29-2023: Michael & Tracy Trudgeon.
6. **Application:**

Mr. Manos announces that the application of Charlie Cannuli & Nikki Luciano of 110 N Madison Ave, and Scott Homel: 105 S Douglas Ave have adjourned to the meeting scheduled for August 31, 2023 and that the applicants are not required to re-notice or re-notify.

- a) William & Gael Levering: 108 N Quincy Ave, Block 318, Lot 20, located in the S-3 zoning district seeking C variance relief front yard setback to the house, front yard setback to the porch on Quincy Ave, front yard setback 2nd floor deck, front yard setback 3rd floor deck, 3rd floor decks and possibly others to construct a new 2 ½ single-family dwelling.

Roger McLarnon is sworn in and reviews his report of the application.

Eric Goldstein, attorney on behalf of the applicant, presents an application.

Gael Levering, property owner, 108 N Quincy Ave, is sworn in.

Michael Kolchins, New Jersey Licensed Architect, 621 Bridge Street, Mays Landing, is sworn in and his credentials were accepted.

Mrs. Levering gives a brief history of the property and the need for a larger home.

Mr. Kolchins, describes the layout of the site and the design of the proposed home and the variances needed. He also explains the design and location of the pent roof.

Mr. Palmisano would clarification of the pent roof.

Mr. Goldstein asks Mr. Kolchins to confirm that plans submitted would not cause any detriment to the neighbors or Margate's zoning ordinance.

Public portion is open.

Harry Weiner, property owner, 106 N Quincy Ave, is sworn in and inquires as to the setback of the dwelling.

Public portion is closed.

Mr. Manos reviews the variances requested, the representations made during the course of the hearing and conditions stated in Mr. McLarnon's report.

Jim Galantino makes a motion to grant approval for variance relief, which is seconded by Michael Cristaldi. Ayes; Richard Patterson, Michael Cristaldi, Jim Galantino, Margaret Guber-Nulty, Craig Palmisano, Michael Ruffu and Andrew Campbell. Nays; None.

Drew Campbell recuses himself.

- b) Johnathan & Dawn Klein: 5 Seaside Ct, Block 610.02, Lot 7, located in S-40 zoning district seeking C variance relief minimum side yard setback (right), minimum side yard setback combined to construct a second-floor addition.

Mr. McLarnon reads his report of the application.

Christopher Baylinson, attorney on behalf of the applicant, presents the application.

Michael Testa, New Jersey Licensed Architect, 701 Tennent Rd, Manalapan N.J, is sworn in and his credential are accepted. Mr. Testa discusses the design and the layout of the proposed addition.

Mr. Baylinson asks Mr. Testa to confirm that plans submitted would not cause any detriment to the neighbors or Margate's zoning ordinance.

Mr. Galantino asks Mr. Testa to confirm the elevation.

Mr. Palmisano inquires as to the number of bedrooms and would like clarification as to the curb cuts.

Johnathan Klein, property owner, 5 Seaside Ct, is sworn in and gives a brief history of the property and discusses parking.

Jim Galantino recommends as a condition of approval the applicant shall install flood vents.

Public portion opens.

John Pitts, property owner, 413 N Huntington Ave, Margate N.J, is sworn in and shares his concerns regarding the Juliette Balcony.

Public portion is closed.

Mr. Manos reviews the variances requested, the representations made during the course of the hearing and condition stated in Mr. McLarnon's report.

Jim Galantino makes a motion to grant approval for variance relief, which is seconded by Mike Cristaldi. Ayes: Richard Patterson, Michael Cristaldi, Jim Galantini, Margaret Guber-Nulty and Michael Ruffu. Nays: Craig Palmisano.

Andrew Campbell returns.

- c) Arun & Chitra Mandi: 7701 Bayshore Dr., Block 1004.02, lot 16, located in the S-60 zoning district seeking C variances for two curb cuts and possibly others in order to have a circular drive at the front of their new home.

Mr. McLarnon states that two curb cuts are permitted in the City of Margate.

Christopher Baylinson, attorney on behalf of the applicant, presents the application.

Stephen Fenwick, New Jersey Licensed Architect, 646 Ocean Heights Ave, Linwood N.J, is sworn in and his credentials are accepted. Mr. Fenwick explains the variance being requested.

Mr. Patterson states his concerns as to pulling in and out of the driveway.

Mr. Baylinson asks Mr. Fenwick to confirm that by granting the variances requested it would not cause any detriment to the neighbor's or Margate's zoning ordinance.

Mr. Palmisano inquires as to the width of the lot.

Public portion is open.

Michael Bulgarelli, property owner, 7700 Bayshore Dr., Margate N.J, is sworn in and speaks in favor of the application.

Public portion is closed.

Mr. Manos reviews the variances requested, the representations made during the course of the hearing and the conditions stated in Mr. McLarnon's report.

Margaret Guber-Nulty makes a motion to grant approval for variance relief, which is seconded by Jim Galantino. Ayes; Michael Cristaldo Jim Galantino,

Margaret Guber- Nulty, Michael Ruffu and Andrew Campbell. Nays; Richard Patterson and Craig Palmisano.

7. New Business

Master Plan Consistency Report - Land Use Modifications to the zoning Ordinance No-2023 "An ordinance amending Chapter 175-Land Use."

Mr. McLarnon has a brief discussion with Board explaining the modifications made to the above referenced ordinance.

A motion to prepare, review, adopt and transmit their consistency report regarding Ordinance 10-2023 to the City Board of Commissioners was made by Craig Palmisano and seconded by Jim Galantino.

An all-in favor vote was taken, motion approved, (7) Seven in favor, (0) opposed.

Jim Galantino makes a motion to adjourn the meeting, which is seconded by Craig Palmisano, and unanimously approved.

An audio recording of this meeting is available on the Margate Website.

Respectfully Submitted,
Carmella Malfara
Acting Planning Board Secretary

