

CITY OF MARGATE PLANNING BOARD

MINUTES

THURSDAY, SEPTEMBER 28, 2023

Michael Richmond called the meeting to order at 6:31pm.

A. Flag Salute

B. Roll Call

Members Present:

Tom Collins
Michael Cristaldi
Margaret Guber-Nulty
Craig Palmisano
Michael Richmond
Remy Pelosi
Steven Jasiecki
Michael Ruffu
Andrew Campbell

Members Absent:

Richard Patterson
Jim Galantino

Staff Present:

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

C. Statement of Compliance:

Michael Richmond announces that the meeting is being held in accordance with due public notice thereof and pursuant to the N.J State Sunshine Law, which governs all public meetings.

D. Approval of Minutes:

Tom Collins makes a motion to approve the minutes of August 31, 2023, which is seconded by Michael Cristaldi, and unanimously approved.

E. Approval of Decision and Resolutions:

Tom Collins makes a motion to approve the Decision and Resolutions of #34-2023: Robert & Cheryl Jacobs, #35-2023: Todd Perry, #36-2023: Charlie Cannuli & Nikki Luciano, #37-2023: Scott Homel, #38-2023: SAJ Associates LLC.

F. Applications:

1) Neal & Carol Cohen: 107 N Monroe Ave, Block 330, Lot 339, located in the MF zoning district seeking C variance relief for minimum side yard setback-right, minimum side yard setback-left minimum rear yard setback and possibly others to construct a new single-family dwelling.

Eric Goldstein, attorney for the applicant, explains the application, he states that the application is a continuance from the August 31, 2023 hearing. He discusses the changes made to the application and the removal of several variances. Mr. Goldstein talk about the narrow size of the lot.

Roger McLarnon, Board Engineer, is sworn in and reads his review of the application. He lists the variances removed from the prior application which include minimum front yard setback, building height, exterior shower enclosure and mechanical equipment setback.

Thomas Dase, New Jersey Licensed Engineer and Planner, 400 N Dover Ave, Atlantic City, New Jersey, is sworn in and his credentials are accepted. Mr. Dase describes the condition of the site and explains the variances requested. He also explains that the dwelling was relocated to eliminate the front yard setback.

Mr. Richmond inquires as to the rear yard setback.

Ms. Guber-Nulty inquires as to the width of the proposed dwelling.

Mr. Palmisano inquires as to the number of parking spaces.

Mr. Collins states his concerns as to the size of the proposed dwelling.

Mr. Cristaldi inquires as to the width of the curb cut.

Mr. Dase states the width of the curb cut will be reduced.

Mr. Palisano is not in favor of the proposed side yard setback.

Public portion is open.

Jeffrey Kaliser, property owner, 109 N Monroe Ave, is sworn in and states his concerns as to water runoff and drainage.

Amy Seiden, property owner, 19 N Frontenac Ave, is sworn in and has concerns as to the location of the air units as well as the noise.

Public portion is closed.

Mrs. Pelosi inquires as to the square footage of the proposed dwelling.

Mr. Manos reviews the variances requested, the representations made during the course of the hearing and the 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: (3) Three – Margaret Guber-Nulty, Remy Pelosi and Michael Richmond.

Those opposed: (6) Six – Michael Cristaldi, Tom Collins, Craig Palmisano, John Pitts, Steven Jasiacki and Michael Ruffu.

2) Beachwalk Condo Association: 108 N Adams Ave, Block 328, Lot 404, located in the MF zoning district seeking C variance relief for minimum landscape coverage, accessory structures, number of sheds, accessory structures, sheds area and possibly others to keep four non-compliant storage sheds installed without permits.

Margaret Guber-Nulty recuses herself from this application.

Mr. McLarnon reads his review. He explains this is a four unit condominium complex. He States the applicant was denied a building permit, however the sheds were installed knowing they were not permitted.

Mr. Goldstein, attorney for the applicant, presents the application. Mr. Goldstein explains that one of the four sheds has been removed.

Jay Sciallo, New Jersey Licensed Engineer and Planner, is sworn in and his credentials are accepted. Mr. Sciallo describes the condition of the site as well as the lack of storage. He also explains the variances requested. He also states that the landscape that was removed will be replaced in a different location.

Mr. Palmisano inquires as storage inside of the building. He states his concerns as to the size Of the sheds.

Mr. Collins inquires as to the size of the parking area.

Public portion is open.

Joe Nozzolio, property owner, 108 N Adams Ave, is sworn in and gives a brief history of the property and the need for the extra storage.

Ann Nozzolio, property owner, 108 N Adams Ave, is sworn in and states she has removed her Shed. She also gives testimony as the need for extra storage.

Marge Moody, property owner, 108 N Adams Ave, is sworn in and states the need for extra storage.

Larry Moody, property owner, 108 N Adams Ave, is sworn and gives testimony as to the need for extra storage.

Mr. Richmond would like clarification as to the landscape that was removed to install the sheds.

Mr. Jasiecki inquires as to the condo association having regular meetings.

Mr. McLarnon inquires as to the sheds being anchored down.

Mr. Collins suggests building storage in the rear of the building.

Bob Silver, property owner 114 N Adams Ave, is sworn in and in favor of the application, however he would like the fence that was removed to be replaced. He states his concerns as to parking.

Janice Silver, property owner, 114 N Adams Ave, is sworn in and states her concerns as to the lack of parking.

John Adams, property owner, 116 N Adams Ave, is sworn in and speaks in favor of the application.

Dave Decker, property owner, 105 Adams Ave, is sworn in and is in favor of the application.

Public portion is closed.

Mr. McLarnon notes that if the application is approved, there will be a condition regarding approved construction permits.

Mr. Richmond notes that if the application is approved, there will be a condition whereas the applicant will have sixty days to apply for permits and anchor the sheds.

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

Tom Collins make a motion to approve C variances, and was seconded by Michael Cristaldi.

Those in favor: (1) One – Remy Pelosi.

Those opposed: (8) Eight – Michael Cristaldi, Tom Collins, Craig Palmisano, John Pitts, Steven Jasiecki, Michael Ruffu, Andrew Campbell and Michael Richmond.

Margaret Guber-Nulty returns.

- 3) Timothy & Rita Gosnear: 12 N Exeter Ave, Block 207.01, Lot 11, located in the S-25 zoning district seeking C variance relief for side yard setback-left, side yard setback-right, side yard setback-combined, rear yard setback, building coverage, front yard landscape coverage and possibly others to elevate an existing non-conforming structure.

Mr. McLarnon reads his review of the Application.

Eric Goldstein, attorney for the applicant, presents the application.

Terry Thomas, New Jersey Licensed Architect and Planner, 599 Shore Rd, Somers Point, N.J, is sworn in and his credentials are accepted. Mr. Thomas describes the conditions existing site and explains the variances requested.

Mr. McLarnon informs the Board that this application falls under the previous zoning ordinance, which has been revised.

Mr. Palmisano is not in favor of the size of the curb cut.

Mr. Collins questions the need for the large curb cut.

Public portion is open.

Amy Seiden, property owner, 19 N Frontenac Ave, is sworn in and states her concerns with the lack of parking. Mrs. Seiden would like clarification on the landscaping.

Todd Murphy, property owner, 11 N Franklin Ave, is sworn in and would like clarification on what is being proposed.

Public portion is closed.

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

Remy Pelosi makes a motion to approve C variances and was seconded by Michael Cristaldi.

Those in Favor: (9) Nine-Michael Cristaldi, Tom Collins, Margaret Guber-Nulty, Craig Palmisano , John Pitts, Remy Pelosi, Steven Jasiecki, Michael Ruffu and Michael Richmond.

Those opposed: (0) Zero.

Tom Collins and John Pitts recuse themselves from this application.

- 4) John F Amodeo: 8213 Amherst Ave, Block 510.03, Lot 8.01, located in the S-25 zoning district seeking C variances for accessory structure-area, accessory structure-height, accessory structure-location and possibly others to construct a large detached garage.

Mr. McLarnon reads his review of the application.

Eric Goldstein, attorney for the applicant, presents the application and the need for additional storage.

Ms. Guber-Nulty questions if the lot can be subdivided.

Mr. Palmisano inquires as to the height of the ceiling. He suggests reducing the ceiling height.

Mr. Richmond has concerns as to the height of the proposed garage. He states a lower height will eliminate possible living space.

Mr. Goldstein agrees to a condition whereas habitable space shall not be permitted in the garage.

Mr. McLarnon recommends reducing the height from 20ft to 17 ½ feet.

Mr. Goldstein on behalf of the applicant agrees.

Public portion is open.

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.

Margret Guber-Nulty makes a motion to approve C variances and was seconded by Remy Pelosi.

Those in favor: (8) Eight – Mike Cristaldi, Margaret Guber-Nulty, Craig Palmisano, Remy Pelosi, Steven Jasiacki, Michael Ruffu, Andrew Campbell and Michael Richmond.

Those opposed: (0) Zero.

Tom Collins and John Pitts return.

G. Other Business

The Board has a brief discussion regarding landscaping.

Tom Collins makes a motion to adjourn, which is seconded by Michael Cristaldi, and was unanimously approved.

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

Submitted By: Carmella Malfara
Acting Planning Board Secretary

