



## CITY OF MARGATE PLANNING BOARD

### MINUTES

Thursday, October 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  
Craig Palmisano  
Richard Patterson  
John Pitts  
Michael Cristaldi  
Jim Galantino  
Margaret Guber-Nulty  
Remy Pelosi  
Stephen Jasiocki  
Michael Ruffu  
Andrew Campbell  
Michael Richmond

Members Absent:

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 September 28, 2023, which is seconded by Jim Galantino and unanimously approved.

**E. Approval of Decisions and Resolutions:** Jim Galantino makes a motion to approve the Decisions and Resolutions of #39-2023: Neal and Carol Cohen, #40-2023: Beachwalk Condominium Association, #41-2023: Timothy and Rita Gosnear, and #42-2023: John and Luann Amodeo, which is seconded by Michael Cristaldi and unanimously approved.

Roger McLarnon is sworn in.

#### F. Applications:

1) **JEFFREY AND FERN LLEWELLYN: 16 N EXETER AVENUE, Block 207.01 Lot 45**, located in the S-25 zoning district seeking c-variance relief for minimum lot width, pool location, and possibly others in order to construct a new single-family home.

Chairman Richard Patterson addresses the board members and the applicant, and speaks on various zoning related topics. Mr. Patterson also highlights the purpose of the planning board and the duties of its members.

Michael Richmond asks a question regarding curb cut variances.

Tom Collins expresses his opinion regarding the Chairman's comments.

Leo Manos explains that the Chairman is permitted to make a statement.

Roger McLarnon presents his report of the application.

Mr. Patterson asks if the variance is only for the backyard.

Mr. Collins inquires as to the location of the street trees.

Eric Goldstein, attorney on behalf of the applicants, provides background information on the proposed project. He explains that the application is both a hardship and substantial benefit case and elaborates on the specific circumstances for each.

Robert Lolio (Architect) is sworn in and his credentials are accepted by the board. Mr. Lolio describes the lot and what is being proposed.

Craig Palmisano inquires as to the number of bedrooms and also asks about the building coverage.

Mr. McLarnon suggests removing a portion of the concrete to add shrubs, and he also comments on the project exceeding the minimum lot area and overall coverage requirements.

Jim Galantino requests the architect to change the swing direction of the gates.

John Pitts asks if the adjacent properties have frontages on Winchester Road.

Public portion is open.

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

1. Amy Seiden of 19 N Frontenac Avenue asks various questions related to the proposed swimming pool, drainage, parking, etc.
2. Todd Murphy of 11 N Franklin Avenue expresses his support of the application.

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. He requests a motion from the board members.

Tom Collins makes a motion to grant “c” variance relief, which is seconded by Jim Galantino.

Those in Favor: (9) Nine – Collins, Palmisano, Patterson, Pitts, Cristaldi, Galantino, Guber-Nulty, Pelosi and Richmond

Those Opposed: (0) Zero

Upon the vote of the board members, an approval is granted with certain conditions.

2) **RONALD G WILK: 9719 BEACH AVENUE, Block 31.01 Lot 1**, located in the MF zoning district seeking amended final site plan approval and c-variance relief for minimum front yard setback, landscaping, and possibly others in order to construct a first and second story deck.

Roger McLarnon presents his report of the application.

Kevin Balistreri, representing Steve Hankin’s office, introduces himself as the attorney representing the applicants.

The following representatives of the application are sworn in:

1. Ronald Wilk, Owner
2. Peter Weiss, Architect
3. Jon Barnhart, Planner and Engineer
4. Dan Delmonte, Builder

Ron Wilk provides background information regarding the timeline of the purchase of the property and the ongoing construction project. He explains that the property was initially uninhabitable and required extensive repairs. The house is currently being rebuilt new and he is now proposing to add the wrap-around decks as part of the project. He mentions that the bulkhead in front of his property has been replaced and informs the board that he has received support from 18 out of the 19 neighboring townhome owners.

Peter Weiss (Architect) describes the design of the house and the proposed deck.

Richard Patterson inquires as to the height of the bottom deck in relation to the ground.

Mr. McLarnon inquires as to the proposed material of the second-floor decks.

Tom Collins asks a question regarding the use of artificial grass.

Jon Barnhart (Planner and Engineer) of Arthur W Ponzio & Associates, states that his office conducted the construction surveying and layout for the project. He displays the aerial view of the property and describes the proposed improvements and how they would enhance the side of the property. He also explains how the average setback was calculated.

Margaret Guber-Nulty inquires as to the length of the deck and how the decision was made for 19 other properties.

Mr. Barnhart describes the type of railings being proposed.

Mr. McLarnon inquires as to the height of the first-floor deck.

Tom Collins asks if the bulkhead was raised to meet the code.

Michael Richmond requests a review of the variances for extending the deck, landscape area, and deck height.

Public portion is open.

The following member(s) of the public are sworn in and speak on the application:

1. Mike Garcia of 9704 Atlantic Avenue expresses his support of the application.

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. He requests a motion from the board members.

Jim Galantino makes a motion to grant "c" variance relief, which is seconded by Remy Pelosi.

Those in Favor: (8) Eight – Collins, Palmisano, Patterson, Cristaldi, Galantino, Guber-Nulty, Pelosi and Richmond

Those Opposed: (1) One – Pitts

Upon the vote of the board members, an approval is granted with certain conditions.

**3) GARY AND NANCY VELORIC: 111 AND 113 S RUMSON AVENUE, Block 18 Lots 6 and 8,** located in the S-40 zoning district seeking c-variance relief for front yard pool and pool fence, width of curb cut, and possibly others in order to construct a new single-family home.

Roger presents his report of the application and states that the lots are required to be consolidated.

Christopher Baylinson, attorney on behalf of the applicants, provides background information on the proposed project and describes the purpose of the variances being requested for the size of the curb-cut and the fence location.

Margaret Guber-Nulty inquires as to the number of parking spots required.

Tom Collins comments on the fence and beach block parking.

Craig Palmisano also comments on beach block parking.

Todd Miller (Architect) is sworn in and his credentials are accepted by the board. Mr. Miller describes the existing conditions and the proposed development. He provides details on the design and layout of the building, stating that it complies with the bulk requirements, front yard, and total landscaping.

Richard Patterson asks why there are so many rooms proposed below.

Gary Veloric (Property Owner) is sworn in. Mr. Veloric thanks the board for their time and attention to the application. He explains that they originally wanted to elevate the property, but it was not cost-effective.

Public portion is open.

No members of the public speak on the application.

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. He requests a motion from the board members.

Tom Collins makes a motion to grant "c" variance relief, which is seconded by Jim Galantino.

Those in Favor: (4) Four – Collins, Galantino, Guber-Nulty, and Pelosi

Those Opposed: (5) Five – Palmisano, Patterson, Pitts, Cristaldi, and Richmond

Mr. Baylinson states that the applicants wish to remove the variance request for the fence location. He requests for the board members to vote again on the application for the curb-cut variance only.

Michael Richmond makes a motion to grant "c" variance relief for the curb-cut only, which is seconded by Michael Cristaldi.

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

Those Opposed: (3) Three – Palmisano, Patterson, and Pitts

Upon the vote of the board members, an approval is granted with certain conditions.

## **G. Public Participation**

## **H. Other Business**

- 1) Ordinance Review Subcommittee:** The Ordinance Review Subcommittee is established and the following members volunteer to serve on the subcommittee: Richard Patterson, Tom Collins, and Michael Cristaldi.

There being no further business to discuss, the meeting is adjourned at approximately 9:30 pm.

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

**Submitted By:** **Palma Shiles**  
**Planning Board Administrator and Secretary**  
**City of Margate**