



CITY OF MARGATE PLANNING BOARD

MINUTES

Thursday, November 16, 2023

The regular meeting of the City of Margate Planning Board commenced at 6:55 pm, led by Board Chairman Richard Patterson at Historic City Hall, 1 S. Washington Avenue, Margate, NJ.

A. Flag Salute

B. Roll Call:

Members Present:

Tom Collins
Craig Palmisano
Richard Patterson
John Pitts
Michael Cristaldi
Jim Galantino
Stephen Jasiocki
Michael Ruffu
Michael Richmond

Members Absent:

Margaret Guber-Nulty
Remy Pelosi
Andrew Campbell

Staff Present:

Roger D. McLarnon, Zoning Officer
Palma Shiles, Board Administrator
Elias Manos, Esq., Board Solicitor

C. Statement of Compliance: Chairman Richard Patterson affirms that the meeting adheres to public notice requirements and the NJ State Sunshine Law governing public meetings.

D. Approval of Minutes: Michael Cristaldi moves to approve the minutes of October 26, 2023, seconded by Jim Galantino, and unanimously approved.

E. Approval of Decisions and Resolutions: Tom Collins moves to approve Decisions and Resolutions for #43-2023: Jeffrey and Fern Llewellyn, #44-2023: Ronald G Wilk, and #45-2023: Gary and Nancy Veloric, which is seconded by Jim Galantino and unanimously approved.

F. Applications:

1) **RICHARD AND JODI GORODESKY: (Adjourned)**

8107 ATLANTIC AVENUE, Block 109.02 Lot 1, located in the S-25 zoning district seeking c-variance relief for building coverage, top floor decks, elevator rear setback, and possibly others in order to elevate a single-family home. Taxes and water and sewer payments are current and proof of advertising and notifying have been satisfied.

Roger McLarnon is sworn in.

Request for Postponement:

James Swift, the attorney representing the applicants, formally requests an adjournment to the next scheduled meeting on December 21, 2023, due to modifications to the original plan.

Leo Manos announces the adjournment to December 21, 2023, without the need for re-noticing.

2) RONALD AND CHRISTINE POPPEL: (Denied)

7501 MONMOUTH AVENUE, Block 402 Lot 1, located in the S-30 zoning district seeking c-variance relief for front yard setbacks, side yard setbacks, and possibly others in order to construct a second story addition on a single-family home. Taxes and water and sewer payments are current and proof of advertising and notifying have been satisfied.

Presentation and Applicant Testimony:

Roger McLarnon presents his report of the application.

The following representatives of the application are sworn in: Jeffrey and Christine Poppel (Owners), Andy Schaffer (Engineer and Planner).

Mr. Poppel expresses love for Margate, stating they became full-time residents in June 2022, and describes the variances sought for additional space with the withdrawal of the fence height variance. Mr. Schaffer notes the irregular shape of the lot and the benefits of the proposed changes, emphasizing safety.

Board Discussion and Response:

Richard Patterson asks about setbacks and the distance between houses.

Mr. Schaffer describes the benefits of the proposed changes, noting no substantial detriment to the zone plan or public good.

Craig Palmisano raises concerns about the existing nonconformity and the proximity of the buildings. Tom Collins asks about fire safety and questions if an alternate configuration was considered.

Michael Cristaldi notes that variances are granted for lots, not people, suggesting a potential hardship for neighbors. Michael Richmond asks if any neighbors are present.

John Pitts suggests a smaller doorway or a regular exit door instead of a double slider to reduce the variance.

Michael Richmond discusses the spiral staircase variance and suggests that the board revisits the issue in the future. Mr. Patterson explains the importance of case-by-case decisions.

Public Comment:

Public portion is open; no speakers, so public portion is closed.

Deliberation and Vote:

Mr. McLarnon reminds the board that decisions should be based on the testimony provided and that the reasoning should satisfy the criteria for granting variances.

Mr. Schaeffer agrees to modify the double door to a single door, reducing the variance.

Leo Manos details the specific variances, representations made during the hearing, and conditions outlined in Mr. McLarnon's report. He calls for a motion from the board members. Jim Galantino moves to grant "c" variance relief, and Tom Collins seconds the motion.

Vote results: In Favor: (0) Zero; Opposed: (9) Nine – Collins, Palmisano, Patterson, Pitts, Cristaldi, Galantino, Jasiocki, Ruffu, and Richmond

The application is denied based on the vote of the board members.

3) DAVCO CONSTRUCTION, INC.: (Approved with Conditions)

24 N EXETER AVENUE, Block 207.01 Lot 41, located in the S-25 zoning district seeking c-variance relief for combined side yard setback and possibly others in order to construct a new single-family home. Taxes and water and sewer payments are current and proof of advertising and notifying have been satisfied.

Presentation and Applicant Testimony:

Roger presents his report of the application.

Christopher Baylinson, attorney for the applicant, acknowledges a calculation error in coverage to be amended and outlines the advantages to the plan, including a two-story house, increased side yard space, greater distance between houses, and replacing concrete with green space.

Andy Schaeffer is sworn in and his credentials are accepted by the board. He provides zoning details and the proposed changes, citing a hardship due to lot width and property configuration.

Board Discussion and Response:

Richard Patterson expresses dissatisfaction about a variance needed on an empty lot.

Michael Cristaldi raises concerns about the bump outs shown on the plans and questions the setbacks. Mr. McLarnon clarifies that the bump outs are a permitted projection.

Tom Collins notes a potential issue with a lengthy brick wall and suggests opening up some of the side walls on the at-grade space, a suggestion Mr. Baylinson agrees to.

Leo Manos notes that if approved, Mr. McLarnon will review the walls administratively.

Public Comment:

Public portion is open and the following members of the public are sworn in:

- Santo Pezzotti of 26 N Exeter Avenue, inquires as to the bedroom count, fence installation, impervious pavers, off-street parking, and house size.
- Jill Goldenberg of 22 N Exeter Avenue, seeks clarification on fence placement.
- Amy Seiden, of 19 N Frontenac Avenue, raises questions about the fence, swimming pool, driveway space, side decks, windows in the foundation, and scheduling issues for meetings.

Public portion is closed.

Deliberation and Vote:

John Pitts questions the plantings shown on the plans and requests changes.

Leo Manos details the specific variances, representations made during the hearing, and conditions outlined in Mr. McLarnon’s report. He calls for a motion from the board members. Tom Collins moves to grant “c” variance relief, and Jim Galantino seconds the motion.

Vote results: In Favor: (6) Six – Collins, Palmisano, Pitts, Galantino, Ruffu, and Richmond; Opposed: (3) Three – Patterson, Cristaldi, and Jasiacki

The application is approved with certain conditions based on the vote of the board members.

4) MARC J LEVINE: (Approved with Conditions)

4 N HAVERFORD AVENUE, Block 209.02 Lot 30, located in the S-25 zoning district seeking c-variance relief for side yard setback to building, minimum front yard landscape, and possibly others in order to construct a new single-family home. Taxes and water and sewer payments are current and proof of advertising and notifying have been satisfied.

Presentation and Applicant Testimony:

Roger McLarnon presents his report of the application. Richard Patterson and Michael Cristaldi emphasize the need for measurements on the plans.

Eric Goldstein, the attorney for the applicants, provides background information and acknowledges the need for dimensions on future plans.

John Obelenus, the architect, is sworn in and presents the plans with dimensions, describing the proposed design.

Board Discussion and Response:

Michael Cristaldi appreciates the honesty about the use of the ground floor.

Mr. Obelenus provides details on the proposed landscaping, deck, and a unique walkway design. He clarifies the walkway’s purpose.

Michael Richmond questions the walkway’s impact on variances. Craig Palmisano asks about the walkway’s elevation.

Mr. Obelenus provides details on the house's square footage and emphasizes compliance with bulk requirements.

Michael Richmond asks about remedying the front yard landscaping. Mr. Obelenus discusses the importance of the patio and possibly reducing the driveway strips. Tom Collins seeks clarification from Mr. McLarnon regarding front yard landscaping and parking.

Michael Cristaldi asks if the proposed deck is open.

Craig Palmisano expresses concern about the deficit in front yard landscaping and proposes a solution related to the size of the curb-cut. Richard Patterson voices reluctance to sacrifice greenspace for parking. Stephen Jasiocki explains that Margate is over 95% impervious. Michael Richmond questions the amount of parking spots required for the property.

Mr. McLarnon specifies the landscaping needed to meet the requirements.

Marc Levine, sworn in, emphasizes the family's long history in Margate, their intention to build a retirement home, and the design considerations based on their lifestyle and family needs.

Tom Collins suggests modifying the porch and using permeable pavers.

Mr. Goldstein summarizes the proposed changes to the application, involving permeable products and adjusting the front porch.

John Pitts requests changing tree species in the governor's strip to one on the list.

Public Comment:

Public portion is open and the following members of the public are sworn in:

- Lawrence Frankel, 2 N Haverford Avenue, expresses support for the applicants and a desire to see improvements.

Public portion is closed.

Deliberation and Vote:

Leo Manos details the specific variances, representations made during the hearing, and conditions outlined in Mr. McLarnon's report. He calls for a motion from the board members. Jim Galantino moves to grant "c" variance relief, and Tom Collins seconds the motion.

Vote results: In Favor: (9) Nine – Collins, Palmisano, Patterson, Pitts, Cristaldi, Galantino, Jasiocki, Ruffu, and Richmond; Opposed: (0) Zero.

The application is approved with certain conditions based on the vote of the board members.

G. Public Participation: No public speakers during this portion.

H. Other Business: No further business is discussed.

Adjournment: The meeting concludes at approximately 9:40 pm.

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