



## CITY OF MARGATE PLANNING BOARD

### MINUTES

Thursday, January 9, 2020

Board Chairman, Richard Patterson calls the meeting to order at 6:33 pm.

#### 1. Flag Salute

#### 2. Roll Call:

##### Members Present:

Tom Collins  
Clem Wasleski  
Richard Patterson  
Michael Cristaldi  
Jim Galantino  
Margaret Guber-Nulty  
Craig Palmisano  
Steven Jasieki  
Remy Pelosi  
Ron Gruppo  
Michael Richmond

##### Members Absent:

Joseph DiGirolamo

##### Staff Present:

Roger D. McLarnon, Zoning Officer  
Palma Accardi, Board Administrator  
Leo Manos, Esq., Board Solicitor

**3. 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.

**4. Approval of 2020 Meeting Schedule:** Michael Richmond makes a motion to approve the meeting schedule for 2020 and the first meeting of 2021, which is seconded by Jim Galantino and unanimously approved.

#### 5. Annual Reorganization:

- a) Michael Richmond makes a motion to nominate Richard Patterson for Planning Board Chairman, which is seconded by Michael Cristaldi and unanimously approved.
- b) Michael Cristaldi makes a motion to nominate Michael Richmond for Planning Board Vice Chairman, which is seconded by Jim Galantino and unanimously approved.
- c) Jim Galantino makes a motion to appoint Elias Manos as Planning Board Solicitor, which is seconded by Michael Cristaldi and unanimously approved.

- d) Jim Galantino makes a motion to appoint Palma Accardi as Planning Board Administrator, which is seconded by Michael Cristaldi and unanimously approved.
- e) Elias Manos swears in the reappointed members: Jim Galantino, Michael Cristaldi, Craig Palmisano, Margaret Guber-Nulty, and Remy Pelosi.

**6. Consideration and discussion of ordinances and consistency with the City Master Plan:**

- a) **Ordinance #12-2019:** An Ordinance amending Chapter 175, Land Use - Article I, Definitions

Roger McLarnon reviews his report and explains the definition of building coverage.

Mr. Richmond questions the exceptions regarding projections.

Mr. McLarnon explains the proposed changes to half-story.

Mr. Richmond inquires as to the calculation of third floors.

Mr. Patterson discusses the purpose of the 50% rule.

Ms. Guber-Nulty asks about building coverage.

Mr. Richmond asks about dormer restrictions.

- b) **Ordinance#13-2019:** An Ordinance amending Chapter175, Land Use - Schedule B-1 City of Margate Schedule of Standards, Residential Standards, 175 Attachment 4:1

Mr. McLarnon reviews his report and explains the current chart requirements and proposed changes for the MF-Zone.

Mr. Patterson asks about minimum setbacks.

Mr. McLarnon explains the incentive to build parking below.

Mr. Patterson states that this would only apply to the MF-Zone.

- c) **Ordinance #14-2019:** An Ordinance amending Chapter 175, Land Use - Article V, Zoning, Supplementary Regulations

Mr. McLarnon reviews his report and explains the intent of the ordinance regarding the location of driveways.

Mr. Patterson discusses examples.

7. **Approval of Resolution #1-2020:** Craig Palmisano makes a motion to approve Resolution #1-2020: Consistency Report for Ordinance #12-2019, Ordinance #13-2019, and Ordinance #14-2019, which is seconded by Jim Galantino. Ayes: Richard Patterson, Tom Collins, Clem Wasleski, Jim Galantino, Margaret Guber-Nulty, Michael Cristaldi, Michael Richmond, Craig Palmisano, and Ron Gruppo. Nays: None.

**The motion is approved with (9) nine votes in favor of the resolution and (0) zero votes against the resolution.**

Voting order is discussed.

8. **Public Participation:** None.

9. **Other Business:**

- a) **Approval of Resolution #2-2020:** Tom Collins makes a motion to approve Resolution #2-2020: A resolution providing for Executive Session not open to the public in accordance with the provisions of the New Jersey Open Public Meetings Act, N.J.S.A. 10:4-12 regarding pending litigation and attorney-client privileged matters, which is seconded by Michael Cristaldi and unanimously approved.

Closed session is adjourned and Mr. Manos states that no formal action will be taken at this time.

Tom Collins makes a motion to adjourn the meeting, which is seconded by Michael Cristaldi and unanimously approved at 7:45 p.m.

---

The audio recording of this meeting is available on the City of Margate Planning Board webpage.

Submitted By: Palma Accardi  
Board Administrator and Secretary