



CITY OF MARGATE PLANNING BOARD MINUTES

Thursday, January 30, 2020

Board Chairman, Richard Patterson calls the meeting to order at 6:30 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
Ron Gruppo
Michael Richmond

Members Absent:

Joseph DiGirolamo
Remy Pelosi

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 Minutes:** Tom Collins makes a motion to approve the minutes of December 12, 2019 and January 9, 2020, which is seconded by Jim Galantino and unanimously approved.
5. **Approval of Decisions and Resolutions:** Michael Cristaldi makes a motion to approve the Decisions and Resolutions of #03-2020: Marc and Penny Neisser, #04-2020: Alan Swift, #05-2020: Stuart and Jennifer Leon, #06-2020: Ori and Elise Feibush, #07-2020: Schedule of Meetings, #08-2020: Election of Chairperson & Vice Chairperson, and #09-2020: Appointment of Secretary & Solicitor, which is seconded by Jim Galantino and unanimously approved.
6. **Applications:**
 - a) **THOMAS E. REYNOLDS: 216 N. Nassau Ave., Block 415 Lot 16**, located in the S-25 district seeking "c" variance relief for side yard setback and possibly others in order to reconstruct and expand the front porch.

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

Thomas Reynolds, 8605 Monmouth Avenue, Margate, NJ, is sworn in and states that he recently purchased the property and had to remove an underground storage tank, which was below the front porch. He also describes the property and explains that it needs to be modernized.

Clem Wasleski asks if Mr. Reynolds is putting the property up for sale.

Michael Richmond inquires as to the underground storage tank.

Mr. McLarnon questions if there would be a detriment caused by expanding the porch.

Public portion is open.

Public portion is closed.

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

Tom Collins makes a motion to grant approval for variance relief, which is seconded by Michael Cristaldi. Ayes: Tom Collins, Clem Wasleski, Richard Patterson, Michael Cristaldi, Jim Galantino, Margaret Guber-Nulty, and Michael Richmond. Nays: None.

The motion is approved with (7) seven votes in favor of the application and (0) zero votes against the application.

- b) **LEE ZWICK: 14 S. Vendome Ave., Block 123 Lot 7**, located in the S-40 district seeking "c" variance relief for front yard landscaped area and possibly others in order to extend the front porch and add a roofed second-floor deck above with an attic dormer.

Mr. McLarnon reviews his report of the application and states that a waiver is requested for a survey not older than 12 months.

Joel Fleishman, attorney on behalf of the applicant, describes the existing home and the variance being requested.

Peter Weiss, New Jersey Licensed Architect, 101 N. Washington Avenue, Margate, NJ, is sworn in and his credentials are accepted by the Board.

Mr. Zwick, 14 S. Vendome Avenue, Margate, NJ, is sworn in.

Mr. Weiss describes the lot, the existing structure, and what is being proposed. Mr. Weiss states that this would be consistent with the neighborhood and it would be an aesthetic improvement.

Mr. Wasleski questions the horizontal railings being a possible safety hazard for children.

Public portion is open.

Public portion is closed.

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

Margaret Guber-Nulty makes a motion to grant approval for variance relief, which is seconded by Michael Cristaldi. Ayes: Tom Collins, Clem Wasleski, Richard Patterson, Michael Cristaldi, Jim Galantino, Margaret Guber-Nulty, and Michael Richmond. Nays: None.

The motion is approved with (7) seven votes in favor of the application and (0) zero votes against the application.

- c) **MARC GODICK: 14 S. Hanover Ave., Block 110.02 Lot 1.01**, located in the S-25 district seeking "c" variance relief for front yard landscaping, lot coverage, building coverage, and possibly others in order to add a new entranceway, second floor decking, and revise the existing third floor decks.

Mr. McLarnon reviews his report of the application and states that waivers are requested for an area map, copies of subdivision/site plan, and a survey not older than 12 months.

Mr. Patterson inquires as to the distance to the deck.

Eric Goldstein, attorney on behalf of the applicant, describes the variances being requested and states that he did not find any record of conditions from the subdivision of 2005.

Marc Godick, 14 S. Hanover Avenue, Margate, NJ, is sworn in and describes the existing structure and its history with flood issues.

Mr. Godick explains that the decks will be open and that he does not intend on infringing on anyone's light, air, and open space.

Ms. Guber-Nulty asks about the second floor deck and the living space.

Michael Carney, Project Manager, 1555 Zion Road, Northfield, NJ, is sworn in and describes the scope of work.

Mr. Godick describes the interior layout of the home.

Mr. Wasleski asks about the space behind the sliding glass doors and also about decks on the other homes on the street.

Mr. Cristaldi addresses the question regarding other decks on the street.

Mr. Goldstein notes that the subdivision in 2005 could have been a by-right subdivision.

Mr. Patterson comments on the amount of decks on the street.

Mr. Wasleski questions the railings being a possible safety hazard for children.

Mr. Gruppo inquires as to the size of the third floor deck.

Mr. Cristaldi comments on the method of construction.

Mr. McLarnon mentions that he discussed the drainage issue with an architect about a year ago.

Public portion is open.

Public portion is closed.

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

Michael Cristaldi makes a motion to grant approval for variance relief, which is seconded by Margaret Guber-Nulty. Ayes: Tom Collins, Clem Wasleski, Richard Patterson, Michael Cristaldi, Jim Galantino, Margaret Guber-Nulty, and Michael Richmond. Nays: None.

The motion is approved with (7) seven votes in favor of the application and (0) zero votes against the application.

- d) **MICHAEL SCHNOLL: 17 N. Exeter Ave., Block 206.02 Lot 28**, located in the S-25 district seeking "c" variance relief for side yard building, front yard porch, rear yard pool setback, and possibly other in order to construct a new single family home.

Mr. McLarnon reviews his report of the application and inquires as to the date of the plans, a checklist, age of the survey, and rear yard setback calculation.

John Obelenus, New Jersey Licensed Architect, 102 S. 8th Street, Vineland, NJ, is sworn in and his credentials are accepted by the Board.

Michael Schnoll, 17 N. Exeter Avenue, Margate, NJ, is sworn in and states when he purchased the property and that he is moving back full-time.

Mr. Patterson asks about the tree on the side yard.

Mr. Obelenus describes the shape of the lot and building, as well as what is being proposed.

Mr. Richmond questions the pool on the site plan.

Mr. Galantino asks about the location of the column compared to the pool's edge.

Mr. Obelenus explains the location of the house and the pool.

Mr. Richmond states that it could be engineered to move the column.

Mr. Wasleski asks about the pilings.

Mr. Palmisano asks about the location of the structure and the pool.

Mr. Patterson comments about the pool location.

Mr. Collins agrees with Mr. Patterson and asks about the window.

Mr. Wasleski asks about removing two windows.

Mr. Richmond suggests an awning style window.

Mr. Galantino questions the bathroom windows not shown on the plans.

Mr. McLarnon inquires as to the location of the pool equipment.

Mr. Wasleski inquires as to the location of the air conditioners.

Mr. Obelenus confirms the date of the plans.

Mr. McLarnon asks if the location of the column is being changed.

The owners agree that nothing has been changed since the survey was done.

Public portion is open.

Sharon Bulgarelli, 112 N. Washington Avenue, Margate, NJ, is sworn in and questions the location of the pool equipment.

Public portion is closed.

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

Michael Cristaldi makes a motion to grant approval for variance relief, which is seconded by Michael Richmond. Ayes: Tom Collins, Clem Wasleski, Richard Patterson, Michael Cristaldi, Jim Galantino, Margaret Guber-Nulty, and Michael Richmond. Nays: None.

The motion is approved with (7) seven votes in favor of the application and (0) zero votes against the application.

7. Public Participation

8. Other Business

- a)** Mr. McLarnon tells the Board members to return the plans for Iroquois Avenue.
- b)** Richard Patterson informs the Board about a subcommittee being formed outside of the Planning Board to help Margate become more affordable.

Mr. Patterson explains that the committee will be working with Jim Rutala and that it is an exploratory and nonbinding committee.

Mr. McLarnon will be the liaison between the City and the Planning Board.

- c) Steven Jasiecki discusses the tree ordinance and that there is a Forestry Management Plan the Board should review.

Michael Cristaldi makes a motion to adjourn the meeting, which is seconded by Michael Richmond, and unanimously approved at 8:20 p.m.

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

Submitted By: Palma Accardi
 Board Administrator and Secretary