



**CITY OF MARGATE PLANNING BOARD
MINUTES**

Thursday, February 27, 2020

Tom Collins calls the meeting to order at 6:30 pm.

1. Flag Salute

2. Roll Call:

Members Present:

Tom Collins
Clem Wasleski
Richard Patterson
Margate Guber-Nulty
Michael Cristaldi
Jim Galantino
Craig Palmisano
Steven Jasiacki
Ron Gruppo

Members Absent:

Joseph DiGirolamo
Remy Pelosi
Michael Richmond

Staff Present:

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

3. Statement of Compliance: Tom Collins 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: Jim Galantino makes a motion to approve the minutes of January 30, 2020, which is seconded by Clem Wasleski, and unanimously approved.

5. Approval of Decisions and Resolutions: Jim Galantino makes a motion to approve the Decisions and Resolutions of #10-2020: Thomas E. Reynolds, #11-2020: Lee Zwick, #12-2020: Marc Godick, and #13-2020: Michael Schnoll, which is seconded by Michael Cristaldi and unanimously approved.

6. Applications:

Leo Manos announces that the application of Janis Zaidman and John O'Donnell of 117 N. Harding Avenue has been adjourned to the meeting scheduled for March 26, 2020 and that the applicants are not required to re-notice or re-notify.

- a) **MARK AND LORI RUBENSTEIN: 111 S. Iroquois Ave., Block 9 Lots 22 & 23**, located in the S-40 district seeking “c” variance relief for the location and number of curb cuts and possibly others in order to construct a new single family home.

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

Christopher Baylinson, attorney on behalf of the applicant, describes the lot and the variances requested.

Chris Halliday, New Jersey Licensed Architect, 73 Spruce Road, Ocean City, NJ is sworn in, his credentials are accepted by the Board, and he explains the existing and proposed plans.

Craig Palmisano inquires as to the density of the proposed home and the number of parking spaces provided.

Clem Wasleski asks if street parking is permitted during the summertime.

Ron Gruppo asks about the location of the curb cuts.

Public portion is open.

Grey LeCuyer, 3 Dolphin Drive, Margate, NJ is sworn in and speaks against the application.

Tom Collins explains that most of Mr. LeCuyer’s complaints should be handled by the Building Department and not to be considered by the Planning Board.

Public portion is closed.

Mr. McLarnon clarifies that the applicant is not seeking a parking variance.

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

Jim Galantino makes a motion to grant approval for variance relief, which is seconded by Michael Cristaldi. Ayes: Tom Collins, Clem Wasleski, Michael Cristaldi, Jim Galantino, Craig Palmisano, Ron Gruppo, Steven Jasiecki; Nays: None.

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

- b) **HOWARD SEIDEN: 7508 Bayshore Dr., Block 1004.01 Lot 15**, located in the S-50 district seeking “c” variance relief for flat roof, setback, and possibly others in order to enclose the existing second floor porch and convert it to a bedroom.

Mr. McLarnon reviews his report of the application.

Christopher Baylinson, attorney on behalf of the applicant, explains what is being proposed and what is existing at the property.

Jon Barnhart, Professional Planner and Engineer, 400 N. Dover Avenue, Atlantic City, NJ is sworn in and his credentials are accepted by the Board.

Mr. Barnhart describes the site, design, and variances needed.

Howard Seiden, 7508 Bayshore Drive, Margate, NJ is sworn in and explains that the purpose of the addition is to accommodate his grandchildren.

Mr. Wasleski asks about code requirements for light and air.

Robert Lolio, New Jersey Licensed Architect, 219 Belview Avenue, Hammonton, NJ is sworn in and his credentials are accepted by the Board. Mr. Lolio explains the code requirements.

Public portion is open.

Public portion is closed.

Mr. Manos reviews the variances requested, the representations made 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 Jim Galantino. Ayes: Tom Collins, Clem Wasleski, Michael Cristaldi, Jim Galantino, Craig Palmisano, Ron Gruppo, Steven Jasiacki; Nays: None.

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

- c) **RICHARD AND SUSAN ROSENTHAL: 3 N. Iroquois Ave., Block 210.02 Lot 14,** located in the S-25 district seeking "c" variance relief for third floor deck, front yard landscaping, and possibly others in order to construct a new single family home.

Mr. McLarnon reviews his report of the application.

Christopher Baylinson, attorney on behalf of the applicant, describes the application and variances 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. Weiss describes the layout of the proposed new home.

Mr. McLarnon comments on the location of the exterior steps and the landscape requirements.

Mr. Collins asks about the location and size of the condensing units.

Mr. Wasleski asks if there are third-floor decks on any of the other buildings on the street.

Public portion is open.

Public portion is closed.

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

Jim Galantino makes a motion to grant approval for variance relief, which is seconded by Michael Cristaldi. Ayes: Tom Collins, Michael Cristaldi, Jim Galantino, Craig Palmisano, Ron Gruppo; Nays: Clem Wasleski, Steven Jasiocki.

The motion is approved with (5) five votes in favor of the application and (2) two votes against the application.

- d) ILYSA LAPIDES: 1 E. Gilmar Cir., Block 609.02 Lot 95**, located in the S-40 district seeking "c" variance relief for building coverage, front yard setback, and possibly others in order to construct an addition.

Mr. McLarnon reviews his report of the application.

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

Ilysa Lapides, 1 E. Gilmar Circle, Margate, NJ is sworn in and tells the Board about her experience living in Margate.

Mr. Obelenus describes the proposed addition and methods of construction.

Mr. Patterson notes that if the application is approved, there will be a condition regarding street trees.

Mr. Palmisano asks if the deck will be rebuilt.

Mr. Collins comments on the location of the required street trees.

Mr. Wasleski asks about heating or cooling the room.

Public portion is open.

Public portion is closed.

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 makes a motion to grant approval for variance relief, which is seconded by Jim Galantino. Ayes: Tom Collins, Clem Wasleski, Richard Patterson, Michael Cristaldi, Jim Galantino, Craig Palmisano, Ron Gruppo; Nays: None.

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

- e) **ALAN GORBERG: 9617 Pacific Ave., Block 130 Lot 30**, located in the MF district seeking “c” variance relief for side yard setback on both sides, combined side yard setback, and possibly others in order to construct a new single family home.

Mr. McLarnon reviews his report of the application and the waivers requested.

Eric Goldstein, attorney on behalf of the applicant, explains the variances requested.

Terri Cummings, New Jersey Licensed Architect, 102 Arbor Court West, Linwood, NJ is sworn in and her credentials are accepted by the Board. Ms. Cummings describes the layout of the lot and the design of the new home.

Mr. Palmisano questions the location of the driveway and garage parking.

Mr. Collins asks if the parking spaces are required.

Public portion is open.

Arthur Babaian, 9619 Pacific Avenue, Margate, NJ is sworn in and speaks against the application.

Mr. Goldstein clarifies the reason for the hardship.

Public portion is closed.

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

Jim Galantino 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, Craig Palmisano, Ron Gruppo; Nays: None.

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

- f) **KREVITZ FAMILY, LP: 422 N. Nassau Ave., Block 515 Lot 13**, located in the S-40(WF) district seeking “c” variance relief for trellis location, additional accessory structure on property, and possibly others in order to construct a new single family home.

Mr. McLarnon reviews his report of the application.

Eric Goldstein, attorney on behalf of the applicant, describes the variances needed.

Mark Petrella, New Jersey Licensed Architect, 1020 Atlantic Avenue, Atlantic City, NJ, is sworn in and his credentials are accepted by the Board. Mr. Petrella describes the design of the home regarding the indoor and outdoor living spaces.

Jon Barnhart, Licensed Planner and Engineer, 400 N. Dover Avenue, Atlantic City, NJ, is sworn in and his credentials are accepted by the Board.

Mr. Patterson and Mr. Wasleski question the location of the swimming pool.

Mr. Wasleski asks about the fireplace location.

Public portion is open.

Public portion is closed.

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

Jim Galantino makes a motion to grant approval for variance relief, which is seconded by Tom Collins. Ayes: Tom Collins, Clem Wasleski, Richard Patterson, Michael Cristaldi, Jim Galantino, Craig Palmisano, Ron Gruppo; Nays: None.

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

- g) TABLED: JANIS ZAIDMAN AND JOHN O'DONNELL: 117 N. Harding Ave. #A & #B, Block 324.02 Lot 12**, located in the TF district seeking "c" variance relief for building coverage, front yard setback to porch, side yard setbacks, and possibly others in order to construct a new duplex.
- h) STEVEN BAGLIVO: 418 N. Mansfield Ave., Block 614 Lot 19**, located in the S-40 district seeking "c" variance relief for front yard setback to house and porch and possibly others in order to construct a new single family home.

Mr. McLarnon reviews his report of the application and the waivers requested.

Leo Manos states that Tom Collins has recused himself.

Eric Goldstein, attorney on behalf of the applicant, explains the history of the project.

Joseph Slaton, New Jersey Licensed Architect, 20 Lawrence Avenue, Barrington, NJ, is sworn in and his credentials are accepted by the Board.

Mr. Patterson inquires as to the space between each driveway.

Mr. Slaton explains the calculation of the average and side yard setbacks.

Mr. Wasleski asks about the elevations and ceiling heights.

Mr. Palmisano asks about the garage shown on the plans.

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

Public portion is open.

Public portion is closed.

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

Jim Galantino makes a motion to grant approval for variance relief, which is seconded by Michael Cristaldi. Ayes: Clem Wasleski, Richard Patterson, Michael Cristaldi, Jim Galantino, Craig Palmisano, Ron Gruppo, Steven Jasiocki; Nays: None.

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

Tom Collins makes a motion to adjourn the meeting, which is seconded by Jim Galantino, and unanimously approved at 9:28 p.m.

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

Submitted By: Palma Accardi
Board Administrator and Secretary