



## CITY OF MARGATE PLANNING BOARD

### MINUTES

Thursday, April 30, 2020

Board Chairman, Richard Patterson calls the meeting to order at 6:30 pm and explains the procedure for the virtual meeting.

Board Solicitor, Leo Manos announces that the meeting is being held in accordance to the guidelines provided by the New Jersey DCA.

#### 1. Flag Salute

#### 2. Roll Call:

##### Members Present:

Tom Collins  
Richard Patterson  
Jim Galantino  
Margaret Guber-Nulty  
Craig Palmisano  
Steven Jasiecki  
Remy Pelosi  
Joseph DiGirolamo  
Ron Gruppo  
Michael Richmond

##### Members Absent:

Clem Wasleski  
Michael Cristaldi

##### 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 February 27, 2020, which is seconded by Jim Galantino. Ayes: Tom Collins, Richard Patterson, Jim Galantino, Craig Palmisano, Steven Jasiecki, Ron Gruppo, 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.
5. **Approval of Decisions and Resolutions:** Tom Collins makes a motion to approve the Decisions and Resolutions of #21-2020: Janis Zaidman and John O'Donnell, #22-2020: Walter and Molly Skilton, and #23-2020: Patrick and Shelly Guise, which is seconded by Jim Galantino. 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.

## 6. Applications:

- a) **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.

Roger McLarnon is sworn in, thanks the participants of the first virtual meeting, and reviews his report of the application.

Eric Goldstein, attorney on behalf of the applicants, thanks the Board staff and Board members for making the virtual meeting possible.

Mr. Goldstein describes the shape of the lot and explains that the property has a single block and lot with two separate qualifiers.

Jon Barnhart, Licensed Planner and Engineer, 400 N. Dover Avenue, Atlantic City, NJ and John Obelenus, New Jersey Licensed Architect, 102 S. 8<sup>th</sup> Street, Vineland, NJ, are both sworn in and their credentials are accepted by the Board.

Mr. Barnhart displays the plans and confirms that there are no new exhibits being introduced. Mr. Barnhart also explains that the property is currently not up to FEMA standards and describes the variances being requested.

Richard Patterson asks about the hardship and number of variances needed due to the back corner of the lot.

Mr. Barnhart notes that the parking requirements are being met.

Craig Palmisano expresses concerns regarding the driveway, curb cuts, and number of bedrooms.

John Obelenus describes the layout and design.

Mr. Patterson comments on the neighborhood.

Margaret Guber-Nulty asks about the demolition ban during the summer and the possibility of a study being done.

Mr. Goldstein explains an issue regarding funding and also states that the owners would be ready to begin as soon as the demolition moratorium is over in September.

Mr. Obelenus makes a suggestion to address the parking concerns.

Michael Richmond asks the homeowners how long they have lived at the property.

Mr. and Mrs. O'Donnell, 117 N. Harding Avenue #B, Margate, NJ are sworn in and explain their history with Margate and their property, as well as the relationship with their neighbors.

Janis Silver (Zaidman), 117 N. Harding Avenue #A, Margate, NJ is sworn in and explains her history with the property and the reasons why she has outgrown the current space.

Joseph DiGirolamo asks about the parking spaces and if the O'Donnell's currently live at the property year round.

Mr. O'Donnell states that they moved in permanently around the lockdown and that they do not understand the parking concerns.

Mr. Patterson explains the parking issue.

Mr. McLarnon makes a suggestion regarding the driveways and maintaining on-street parking.

Mr. Richmond also comments on the on-street parking.

Mr. Obelenus states that Roger's recommendation regarding the parking is a workable solution.

Steven Jasiacki expresses concerns regarding parking and flooding issues.

Mr. Goldstein explains that what is being proposed would decrease the risk of flooding and that parking is an issue everywhere in Margate.

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 Joseph DiGirolamo. Ayes: None. Nays: Tom Collins, Richard Patterson, Jim Galantino, Margaret Guber-Nulty, Craig Palmisano, Remy Pelosi, Michael Richmond. **The motion is denied with (0) zero votes in favor of the application and (7) seven votes against the application.**

- b) WALTER M. AND MOLLY SKILTON:** 9515 Winchester Ave. #A, Block 329 Lot 52.01, located in the MF district seeking "c" variance relief for front yard setback to porch, landscape area and possibly others in order to enlarge the existing first and second floor decks.

Roger McLarnon reviews his report of the application and states the waivers requested.

Eric Goldstein, attorney on behalf of the applicant, explains the history of the unit and what is being proposed.

Peter Weiss, New Jersey Licensed Architect, 101 N. Washington Avenue, Margate, NJ, and Jon Barnhart, Licensed Planner and Engineer, 400 N. Dover Avenue, Atlantic City, NJ are sworn in and their credentials are accepted by the Board.

Mr. Weiss describes the design and states that they intend to replicate what was done on the other two units.

Mr. Goldstein and Mr. Weiss describe the property's current landscaping.

Mr. McLarnon confirms that the plan shown is the original plan submitted.

Craig Palmisano expresses concerns regarding a possible hazard due to the staircase blocking the driveway.

Mr. Barnhart comments on the sight-line impact.

Tom Collins questions the impact due to the location.

Mr. Barnhart inquires as to the direction of the one-way street.

Mr. McLarnon states that the concern is for pedestrians, not cars.

Mr. Weiss comments on reducing the size of the first floor deck.

Michael Richmond inquires as to the variance for the first floor deck.

Mr. Patterson asks for Mr. Weiss's suggestion.

Mr. Weiss explains what would work structurally.

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.

Jim Galantino makes a motion to grant approval for variance relief, which is seconded by Michael Richmond. Ayes: Tom Collins, Richard Patterson, Jim Galantino, Margaret Guber-Nulty, Craig Palmisano, 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) **PATRICK AND SHELLEY GUISE:** 7703 Bayshore Dr., Block 1004.02 Lots 15, 15.01, 15.02, located in the S-60 district seeking "c" variance relief for side yard setback on both sides, combined side yard setback, landscape coverage, front landscape coverage, driveway size and possibly others in order to construct an addition and renovation.

Roger McLarnon reviews his report of the application.

Eric Goldstein, attorney on behalf of the applicant, describes the location of the property and need for variances.

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. McLarnon comments on the combined side yard setback variance.

Mr. Goldstein confirms that the plan shown is the original plan submitted.

Mr. Barnhart describes the shape of the lot and proposed scope of work.

Richard Patterson asks about the location of the stop sign and history of any accidents.

Mr. Barnhart explains the cause of the hardship.

Mr. Goldstein states that the State of New Jersey DEP has already granted a CAFRA permit for this property.

Mr. Barnhart discusses the consistency of the way the block is developed.

Mr. Patterson expresses concerns regarding the loss of greenery.

Mr. McLarnon states that a traffic study was done about a year ago and also notes that creating two access points into traffic would cause a hazard.

Michael Richmond agrees with Mr. Patterson's concerns and also comments on the amount of pavers and lot coverage.

Tom Collins notes the amount of existing landscaping on the block and subject property.

Craig Palmisano disagrees that there is a need for a double cut driveway.

David Crawford, New Jersey Licensed Architect, 25 Hamilton Drive, Laurel Spring, NJ, is sworn in and his credentials are accepted by the Board.

Mr. Crawford describes the design of the proposed addition and the importance of the upgrade.

Mr. Richmond asks for justification for the double curb cut driveway.

Patrick Guise, 7703 Bayshore Drive, Margate, NJ is sworn in. Mr. Guise comments on the greenery and explains the safety hazard related to his driveway.

Mr. McLarnon and Mr. Guise discuss the traffic study done of the area.

Steven Jasiecki explains why more landscaping should be created and not taken away.

Mr. Goldstein states that the applicant is willing to eliminate the second curb cut and the second driveway.

Mr. Barnhart clarifies the change regarding the pavers.

Mr. Collins asks about the changes made and the front landscaping.

Mr. Palmisano inquires as to the location of the pavers.

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.

Jim Galantino makes a motion to grant approval for variance relief, which is seconded by Michael Richmond. Ayes: Tom Collins, Richard Patterson, Jim Galantino, Margaret Guber-Nulty, Craig Palmisano, 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**

Public portion is open.

Arthur Ponzio congratulates the Board members regarding the first virtual meeting.

Public portion is closed.

## **8. Other Business**

Tom Collins makes a motion to adjourn the meeting, which is seconded by Joseph DiGirolamo, and unanimously approved at 9:20 p.m.

---

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

Submitted By:     Palma Accardi  
                         Board Administrator and Secretary