



## CITY OF MARGATE PLANNING BOARD

### MINUTES

Thursday, July 30, 2020

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

#### 1. Flag Salute

#### 2. Roll Call:

##### Members Present:

Tom Collins  
Clem Wasleski  
Richard Patterson  
Michael Cristaldi  
Jim Galantino  
Margaret Guber-Nulty  
Craig Palmisano  
Steven Jasiecki  
Remy Pelosi  
Joseph DiGirolamo

##### Members Absent:

Ron Gruppo  
Michael Richmond

##### 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 June 25, 2020, which is seconded by Jim Galantino and unanimously approved.
5. **Approval of Decisions and Resolutions:** Jim Galantino makes a motion to approve the Decisions and Resolutions of #26-2020: Margaret Day, #27-2020: Stephen Mooney, #28-2020: Ralph Levi and Janice Burg-Levi, and #29-2020: Eric Silverstein, which is seconded by Clem Wasleski and unanimously approved.

Leo Manos announces that the application of OBERON, LLC for the property known as 24-26 S. Benson Avenue has been adjourned to the meeting scheduled for August 27, 2020.

#### 6. Applications:

- a) **MICHAEL AND STACY REITER: 422 N. Quincy Ave., Block 618 Lot 37**, located in the S-40 district seeking “c” variance relief for front yard setback, front yard landscaping, and possibly others in order to expand the existing first floor deck and add a second floor deck above. Taxes and water payments are current and proof of advertising and notifying have been satisfied.

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

Chris Baylinson, attorney on behalf of the applicants, explains the variances being requested and reasons they should be granted.

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 existing conditions of the site, what is being proposed, and also testifies to the consistency of the survey.

Clem Wasleski inquires as to the additional windows shown on the plans.

Mr. McLarnon asks for clarification regarding the left side dimensions and additional variances needed.

Michael Cristaldi inquires as to the sliding door on the second floor.

Mr. Wasleski suggests enhancing the landscaping and to submit a revised landscape plan.

Public portion is open.

Public portion is closed.

Leo Manos reviews the variances, 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 Michael Cristaldi. Those in Favor: Tom Collins, Clem Wasleski, Richard Patterson, Michael Cristaldi, Jim Galantino, Margaret Guber-Nulty, and Craig Palmisano; Those Opposed: None.

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

- b) **BARRY AND SUZANNE GUTIN: 25 N. Exeter Ave., Block 206.01 Lot 19**, located in the S-25 district seeking “c” variance relief for combined side yard and building coverage, and possibly others in order to renovate an existing single family home. Taxes and water payments are current and proof of advertising and notifying have been satisfied

Roger McLarnon provides his report of the application.

Richard Patterson inquires as to several of the items listed in Mr. McLarnon's report.

Chris Baylinson, attorney on behalf of the applicants, explains the variances being requested and states that the items listed in Mr. McLarnon's report will be addressed.

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 site and what is being proposed.

Mr. Patterson asks about adding a second tree.

Mr. McLarnon notes that the governor's strip is too narrow.

Mr. Weiss describes the preexisting condition of the building.

Mr. Patterson inquires as to the number of curb cuts.

Mr. McLarnon states that a variance is needed for the size of the curb cut.

Mr. McLarnon asks about the date of the survey and also states that the property is subject to the 50% rule.

Mr. Wasleski comments on the visual appearance and mass of the second floor addition.

Public portion is open.

Public portion is closed.

Leo Manos reviews the variances, 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. Those in Favor: Tom Collins, Clem Wasleski, Richard Patterson, Michael Cristaldi, Jim Galantino, Margaret Guber-Nulty, and Craig Palmisano; Those Opposed: None.

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

- c) **STEVEN AND JAIME GREENSPAN: 312 N. Vendome Ave., Block 523 Lot 12**, located in the S-40 district seeking "c" variance relief for lot area, lot width, front yard landscaping, third floor deck, and possibly others in order to construct a new single family home. Taxes and water payments are current and proof of advertising and notifying have been satisfied.

Craig Palmisano recuses himself.

Roger McLarnon provides his report of the application.

Eric Goldstein, attorney on behalf of the applicants, provides background information about the property currently under construction and the pattern of development on Vendome Avenue.

Richard Patterson notes that the other homes on the block received variances prior to construction.

Mr. Goldstein makes reference to the property next door which received Board approval for a similar deck in 2015. Mr. Goldstein explains that the deck would provide outdoor living space as well as access for emergency personnel. Mr. Goldstein also notes that the property was purchased at a Sheriff's Sale and that there is currently a lien on the property by the RREM Program.

John Obelenus, New Jersey Licensed Architect, 102 S. 8<sup>th</sup> Street, Vineland, NJ, is sworn in and his credentials are accepted by the Board. Mr. Obelenus describes the design of the third floor deck and how it is being constructed.

Mr. Patterson states that the third floor deck should have been on the original plans.

Mr. Goldstein explains the timing issue related to the RREM grant and also states that the property meets all other zoning codes.

Mr. Obelenus describes the layout of the site and interior of the structure.

Steven Greenspan is sworn in and provides background information about the purchase of the home and the construction process. Mr. Greenspan also states that the construction of the third floor deck could be corrected if not approved.

Clem Wasleski inquires as to the building code requirements for ventilation.

Jim Galantino notes that a window will need to be added.

Mr. Goldstein agrees with that condition.

Public portion is open.

Ellen Chialastri, 309 N. Vendome Avenue, Margate, NJ, is sworn in, is opposed to the application and comments on the timeline of receiving building permits and requesting the variance.

Chris Baylinson, 221 N. Vendome Avenue, Margate, NJ, is sworn in and asks if the property received a citation and also comments on the RREM issue.

Public portion is closed.

Tom Collins asks if Jim Galantino discovered that they needed this variance.

Mr. Goldstein states that the permit is not closed out.

Leo Manos notes that the Board should view the application in a land use perspective.

Mr. Manos reviews the variances, 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. Those in Favor: Richard Patterson, Michael Cristaldi, Jim Galantino, Margaret Guber-Nulty, and Remy Pelosi; Those Opposed: Tom Collins and Clem Wasleski.

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

## **7. Other Business:**

Mr. Patterson discusses the Forestry Management Plan and states that the Board will vote on it in the near future.

Steven Jasiecki discusses the benefits of the plan and also asks if Leo Manos should review it.

Tom Collins states that there are inconsistencies in the report.

## **8. Public Portion**

Public portion is open.

Public portion is closed.

Michael Cristaldi makes a motion to adjourn the meeting, which is seconded by Joseph DiGirolamo and unanimously approved at approximately 8:35 p.m.

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

Submitted By:     Palma Accardi  
                         Board Administrator and Secretary