



CITY OF MARGATE PLANNING BOARD

MINUTES

Thursday, August 27, 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
Craig Palmisano
Steven Jasiocki
Joseph DiGirolamo
Michael Richmond

Members Absent:

Margaret Guber-Nulty
Remy Pelosi
Ron Gruppo

Staff Present:

Palma Accardi, Board Administrator
Leo Manos, Esq., Board Solicitor

Staff Absent:

Roger D. McLarnon, Zoning Officer

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 July 30, 2020, which is seconded by Jim Galantino and unanimously approved.
5. **Approval of Decisions and Resolutions:** Joseph DiGirolamo makes a motion to approve the Decisions and Resolutions of #30-2020: Michael and Stacy Reiter, #31-2020: Barry and Suzanne Gutin, and #32-2020: Steven and Jaime Greenspan, which is seconded by Tom Collins 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 September 24, 2020.

6. Applications:

- a) **JASON SILVERSTEIN: 207 N. Quincy Ave., Block 417 Lot 7**, located in the S-25 district seeking “c” variance relief for front yard setback, combined side yard setback, pool setback from structure, 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.

Michael Cristaldi and Jim Galantino are recused.

On behalf of Roger McLarnon, Vice Chairman Michael Richmond reads his report of the application.

Eric Goldstein, attorney on behalf of the applicants, states that the outdoor fire pit that is shown on the plans will be removed. Mr. Goldstein also questions the side yard setback calculations in Mr. McLarnon’s report.

Mr. Richmond clarifies the calculations in the report.

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

Jason Silverstein, 207 N. Quincy Avenue, Margate, NJ is sworn in.

Mr. Goldstein provides background information about the property owners.

Mr. Obelenus describes the design of the home in reference to the layout of each floor and addresses the comments in Mr. McLarnon’s report related to drainage.

Richard Patterson makes a comment regarding the use of the ground floor space.

Mr. Goldstein states that a non-conversion agreement would be required.

Mr. Obelenus explains the variances needed related to the front yard and side yard setbacks and also describes the size of the lot.

Mr. Patterson questions the reasoning for the width of the lot.

Mr. Obelenus describes the layout of the rear yard, swimming pool, and location of the building.

Mr. Patterson inquires as to the windows above the pool.

Mr. Obelenus describes the design of the windows; which Mr. Goldstein states will be able to provide access for emergency personnel.

Jason Silverstein provides information regarding his intentions for the property and his family. Mr. Silverstein also explains the importance of the swimming pool.

Michael Richmond states concerns regarding the front yard setback variance and suggests reducing the width of the pool and relocating the outdoor shower.

Mr. Patterson comments on eliminating the windows above the pool and also states his concerns regarding the side yard setbacks.

Tom Collins agrees with Mr. Richmond and Mr. Patterson.

Joseph DiGirolamo agrees with the other board members.

Public portion is open.

Bill Corbi, 210 N. Quincy Avenue, Margate, NJ, is sworn in and inquires as to the front yard and side yard setbacks.

Simie Kreiger, 206 N. Quincy Avenue, Margate, NJ, is sworn in and is opposed to the application.

Theresa Divincenzo, 205 N. Quincy Avenue, Margate, NJ, is sworn in, states her concerns and asks about the setback on the Monmouth Avenue side.

Public portion is closed.

Steve Jasiocki inquires as to the rear yard telephone pole.

Mr. Goldstein states that the owners have agreed to make adjustments to the plans regarding the windows above the pool, the outdoor fire pit, and front yard setback variance.

Mr. Richmond clarifies the revisions stated by Mr. Goldstein.

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

Joseph DiGirolamo makes a motion to grant approval for variance relief, which is seconded by Tom Collins. Those in Favor: Tom Collins; Those Opposed: Clem Wasleski, Richard Patterson, Craig Palmisano, Joseph DiGirolamo, Steven Jasiocki, and Michael Richmond.

The motion fails with (1) one vote in favor of the application and (6) six votes against the application.

- b) ROBERT AND SANDRA EDELSTEIN: 8705 Amherst Ave., Block 616 Lot 30**, located in the S-40 district seeking "c" variance relief for structure height and possibly others in order to construct a deck expansion and a free standing roof structure. Taxes and water payments are current and proof of advertising and notifying have been satisfied

On behalf of Roger McLarnon, Vice Chairman Michael Richmond reads his report of the application.

Eric Goldstein, attorney on behalf of the applicants, provides background information about the property and describes the variance they are seeking.

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 shape of the lot and design of the deck expansion.

Richard Patterson inquires as to making a condition regarding the three sides of the deck.

Mr. Goldstein states that the permit that has already been issued to the property is only for the deck.

Mr. Weiss further explains the configuration of the lot and location of the deck.

Mr. Patterson inquires as to infill of the deck.

Mr. Richmond comments on the infill and also asks about the landscaping.

Mr. Goldstein describes the landscaping plan.

Public portion is open.

Julie and Alan Gubernick, 303 N. Pembroke Avenue, Margate, NJ, is sworn in and speaks in favor of the application.

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 Clem Wasleski. Those in Favor: Tom Collins, Clem Wasleski, Richard Patterson, Jim Galantino, Craig Palmisano, Joseph DiGirolamo, and Michael Richmond; Those Opposed: None.

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

- c) **STEPHEN AND MARION HANEY: 7400 Monmouth Ave., Block 301 Lot 19**, located in the S-30 district seeking "c" variance relief for front yard setback to house, front yard setback to porch, 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.

On behalf of Roger McLarnon, Vice Chairman Michael Richmond reads his report of the application.

Eric Goldstein, attorney on behalf of the applicants, describes the design of the structure and variances they are requesting.

Bob Lolio, New Jersey Licensed Architect, 219 Belleview Avenue, Hammonton, NJ, is sworn in and his credentials are accepted by the Board. Mr. Lolio describes the elevations of the structure and the dimensions of the lot.

Richard Patterson inquires as to Mr. McLarnon's report regarding the garage location and curb cut.

Craig Palmisano comments on the survey of the property.

Public portion is open.

Rich Jaffe, 7404 Monmouth Avenue, Margate, NJ, is sworn in and speaks in favor of the application.

Public portion is closed.

Jim Galantino inquires as to the Monmouth side yard setback related to the fire rating of the wall.

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

Joseph DiGirolamo makes a motion to grant approval for variance relief, which is seconded by Jim Galantino. Those in Favor: Tom Collins, Clem Wasleski, Richard Patterson, Jim Galantino, Craig Palmisano, Joseph DiGirolamo, and Michael Richmond; Those Opposed: None.

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

- d) MARC AND DEBBIE ZUMOFF: 8602 Fulton Ave., Block 614 Lot 1**, located in the S-40 district seeking “c” variance relief for third floor deck, curb cuts, 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.

On behalf of Roger McLarnon, Vice Chairman Michael Richmond reads his report of the application.

Eric Goldstein, attorney on behalf of the applicants, addresses Mr. McLarnon’s report and provides background information regarding the project.

Terri Cummings, New Jersey Licensed Architect, 102 Arbor Court, Linwood, NJ, is sworn in and her credentials are accepted by the Board. Ms. Cummings describes the size and shape of the home and significance of the deck space; she also explains the request for the secondary curb cut.

Mr. Goldstein comments on the importance of the outdoor space.

Debbie and Marc Zumoff, 8602 Fulton Avenue, Margate, NJ, are sworn in and provide information regarding their history in Margate and explain the importance of the outside area and views.

Mr. Goldstein states that the house directly next door is under construction.

Richard Patterson explains the intent of the ordinance regarding the design of the third floor and also comments on the third floor deck.

Ms. Cummings further describes the design and size of the house.

Craig Palmisano inquires as to the size of the third floor deck and the purpose of the extra curb cut.

Tom Collins asks if they are eliminating the curb cut variances.

Mr. Richmond inquires as to the date the ordinance changed regarding the third story.

Mr. Manos states that the ordinance was adopted by the City on January 17.

Public portion is open.

Public portion is closed.

Mr. Goldstein requests a moment to have a discussion with his clients.

Mr. Goldstein states that the applicants are willing to make the change regarding the third floor.

Mr. Collins inquires as to the additional curb cut.

Mr. Goldstein states that the applicants will also eliminate the additional curb cut and revise the third floor deck.

Mr. Patterson states that the revisions of the third floor deck will be to Mr. McLarnon's discretion.

Mr. Richmond makes a comment regarding the compliance of the half story.

Mr. 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 Jim Galantino. Those in Favor: Tom Collins, Clem Wasleski, Richard Patterson, Jim Galantino, Craig Palmisano, Joseph DiGirolamo, and Michael Richmond; Those Opposed: None.

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

7. Other Business:

Richard Patterson states that the Community Forestry Management Plan will be voted on next month and asks if any of the board members have any questions or concerns regarding the plan.

Tom Collins suggests having a discussion about the report.

Joseph DiGirolamo suggests creating a committee to review the report.

Clem Wasleski inquires as to the Master Plan.

Steven Jasiocki makes a comment regarding a tree inventory and further explains the plan.

Mr. Collins summarizes his concerns about the plan.

Craig Palmisano states that he would like to review the plan again before the next meeting.

Michael Richmond makes a comment regarding driveways and third floor decks.

Mr. DiGirolamo asks about the voting process.

Mr. Patterson asks if any other board members have objections to the plan.

Tom Collins makes a motion to adjourn the meeting, which is seconded by Jim Galantino and unanimously approved at 9:38 p.m.

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

Submitted By: Palma Accardi
Board Administrator and Secretary