



## CITY OF MARGATE PLANNING BOARD

### MINUTES

Thursday, September 24, 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  
Steven Jasiecki  
Remy Pelosi  
Joseph DiGirolamo  
Ron Gruppo  
Michael Richmond

##### Staff Present:

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

##### Members Absent:

Craig Palmisano

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 August 27, 2020, which is seconded by Michael Cristaldi and unanimously approved.

5. **Approval of Decisions and Resolutions:** Michael Richmond makes a motion to approve the Decisions and Resolutions of #33-2020: Jason Silverstein, #34-2020: Robert and Sandra Edelstein, #35-2020: Stephen and Marion Haney, and #36-2020: Mark and Debbie Zumoff, which is seconded by Joseph DiGirolamo and unanimously approved.

#### 6. **Applications:**

Richard Patterson announces that the application of Michael Neel for the property known as 8014 Monmouth Avenue is not being heard. Leo Manos states that the application may be adjourned to the meeting scheduled for October 29, 2020.

- a) **OBERON LLC: 24-26 S. Benson Ave., Block 125 Lot 34**, located in the MF district seeking “c” variance relief for front yard setback, front yard landscaping, and possibly others in order to construct a two-family dwelling. Taxes and water payments are current and proof of advertising and notifying have been satisfied.

Margaret Guber-Nulty is recused.

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

Richard Patterson inquires as to the front yard landscape area.

Brian Callaghan, attorney on behalf of the applicant, introduces the applicant and professionals.

Peter Romano, 24 S. Benson Avenue, Margate, NJ;

John Obelenus, 102 S. 8<sup>th</sup> Street, Vineland, NJ; and

Arthur Chew, 130 W. Seaview Avenue, Linwood, NJ, are sworn in.

Arthur Chew, Professional Engineer and Planner, describes the existing site as well as the proposed construction.

Mr. Callaghan comments on the calculation of the front yard setbacks.

Mr. Chew explains the variances being requested for front yard setbacks and landscaping.

John Obelenus, New Jersey Licensed Architect, describes the layout of the site, building, and each floor.

Mr. Patterson inquires as to the location of the fence.

Michael Cristaldi asks about the height of the bathroom ceiling on the third floor and the roof pitch.

Mr. Callaghan agrees to revise the plans as a condition of approval.

Mr. Obelenus addresses the design standard by describing the plan to break up the design wall; which Mr. Callaghan states will be shown on the revised plans as a condition of approval.

Roger McLarnon asks for confirmation regarding the quantity of parking spaces and states that the spaces will need to be labeled on the compliance plans.

Mr. McLarnon comments on the stucco wall.

Mr. Obelenus describes the patio and wall penetrations.

Joseph DiGirolamo inquires as to the area behind the duplex.

Public portion is open.

Marc Alch, 20 S. Decatur Avenue, Margate, NJ, is sworn in and inquires as to the parking, location of the driveway, construction information, and water runoff.

Deborah Zelinger, 20 S. Benson Avenue, Margate, NJ, is sworn in and asks a question regarding her deck.

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, Richard Patterson, Jim Galantino, Remy Pelosi, Michael Richmond; Those Opposed: Clem Wasleski, Michael Cristaldi.

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

- b) DENNIS AND KIMBERLY FORTE: 300 N. Quincy Ave., Block 518 Lot 9.03**, located in the S-40 district seeking "c" variance relief for front yard setbacks, building coverage, and possibly others in order to renovate the structure. Taxes and water payments are current and proof of advertising and notifying have been satisfied.

Roger McLarnon provides his report of the application.

Kristopher Facenda, attorney on behalf of the applicants, describes the property and variances 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. Weiss describes the existing site and the enhancements being proposed, and corrects a typo on the setback schedule.

Mr. Weiss comments on the existing trees on the property.

Mr. Patterson inquires as to the location of the trees.

Mr. McLarnon states that there is room for one additional tree on Quincy Avenue.

Mr. Facenda agrees to meet that recommendation.

Public portion is open.

Public portion is closed.

Tom Collins inquires as to the location of the new tree.

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 Richmond. Those in Favor: Tom Collins, Clem Wasleski, Richard Patterson, Michael Cristaldi, Jim Galantino, Margaret Guber-Nulty, 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) **DAVCO CONSTRUCTION, LLC: 15 N. Thurlow Ave., Block 220 Lot 1**, located in the S-40 district seeking “c” variance relief for front yard setbacks, third floor deck, pool fence, 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.

Margaret Guber-Nulty is recused.

Roger McLarnon provides his report of the application.

Eric Goldstein, attorney on behalf of the applicant, introduces the applicant and architect.

Richard Patterson requests for the architect to be sworn in.

John Obelenus, New Jersey Licensed Architect, 102 S. 8<sup>th</sup> Street, Vineland, NJ, is sworn in.

Mr. Patterson inquires as to the third floor and revised plans.

Mr. Obelenus explains that revised plans were emailed to the Board Secretary the day before.

Mr. Patterson states that the members of the Board and the members of the public have not had adequate time to review the revised plans, and therefore the case cannot be heard at this time.

Mr. Goldstein requests to adjourn the application to the meeting of October 29, 2020.

Leo Manos restates that the plans must be on file at least 10 days prior to the meeting.

- d) **ROMAN RUSINSKI: 40 N. Essex Ave., Block 206.01 Lot 10**, located in the S-25 district seeking “c” variance relief for combined side yard setback, landscaped area, and possibly others in order to expand the existing first floor deck and add a second floor deck. Taxes and water payments are current and proof of advertising and notifying have been satisfied.

Roger McLarnon provides his report of the application.

Joel Schwartz, attorney on behalf of the applicant, thanks the Board and introduces the architect.

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 property and design of what is being proposed.

Richard Patterson requests for the applicant to add street trees as a condition of approval.

Public portion is open.

Public portion is closed.

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: Tom Collins, Clem Wasleski, Richard Patterson, Michael Cristaldi, Jim Galantino, Margaret Guber-Nulty, 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. Public Participation**

## **8. Other Business:**

### **a) Forestry Management Plan:** Discussion and vote on options of how to proceed.

Richard Patterson explains the options available regarding the Forestry Management Plan.

Leo Manos explains the procedure for making it part of the Master Plan.

Tom Collins asks about acknowledging the report.

Roger McLarnon states that the vote is to determine whether to make the plan a standalone document, part of the Master Plan, or nothing at all.

Clem Wasleski states that it should only be a reference.

Steven Jasiecki explains the purpose.

Tom Collins states that the Zoning Officer is in charge.

Tom Collins makes a motion to adopt the Forestry Management Plan as a standalone document, which is seconded by Michael Cristaldi. Those in Favor: Tom Collins, Clem Wasleski, Richard Patterson, Michael Cristaldi, Jim Galantino, Margaret Guber-Nulty, Remy Pelosi, Joseph DiGirolamo, Michael Richmond; Those Opposed: None.

The motion passes with (9) nine votes in favor and (0) zero opposed.

### **b) Approval of Resolution #37-2020:** Tom Collins makes a motion to approve Resolution #37-2020, a resolution providing for Executive Session not open to the public in accordance with the provisions of the New Jersey Open Public Meetings Act, N.J.S.A. 10:4-12 regarding pending litigation and attorney-client privileged matters, which is seconded by Michael Richmond and unanimously approved.

Tom Collins makes a motion to adjourn the meeting, which is seconded by Jim Galantino and unanimously approved at approximately 8:55 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