

# **MARGATE CITY PLANNING BOARD MINUTES**

**Thursday March 28, 2019  
6:30 PM**

**Chairman Richard Patterson called the meeting to order at 6:30pm.**

## **FLAG SALUTE:**

## **ROLL CALL:**

<u>Present</u>	<u>Absent</u>
Clem Wasleski	Tom Collins
Rich Patterson	Despina Hess
Michael Cristaldi	Jim Galantino
Margaret Guber-Nulty	
Craig Palmisano	
Remy Pelosi	
Joe DiGirolamo	
Ron Gruppo	
Michael Richmond	

Roger McLarnon, Zoning Officer  
Johanna Casey, Board Administrator  
Leo Manos, Esq., Solicitor

## **PROCEDURE**

Chairman Patterson announced that the meeting is being held in accordance with due public notice thereof and pursuant to the N.J. State "Sunshine" Law, which governs all public meetings.

## **MINUTES**

The minutes February 28, 2019 was received on the motion of Mr. Cristaldi, seconded by Mr. Palmisano, and unanimously approved.

## **RESOLUTION & DECISION: APPROVAL OF DECISIONS AND RESOLUTIONS:**

The following Resolution was approved unanimously when received on motion by Mr. Cristaldi, seconded by Mr. Palmisano: #10-2019: PMG Real Estate Developers, LLC, #11-2019: Christopher and Doris Pisani, #12-2019: Christopher and Maryann Beck #13-2019: AJ&J Associates I, LLC.

**JJCC LONGPORT, LLC – 14 N. RUMSON AVE. – BLOCK 219 LOT 10 in the S-40 district to grant a minor subdivision and possibly others. TAXES AND WATER ARE CURRENT AND PROOF OF ADVERTISING AND NOTIFYING IS SATISFIED.**

Mr. McLarnon is sworn in and reads his review into the record.

Chris Baylinson, attorney for the applicant, reviews the application.

Jon Barnhart, 400 N. Dover Avenue, licenses professional planner, reviews the design of the layout of the lots in the neighborhood.

Mr. DiGirolamo is now in attendance and will not be participating in this application.

Mr. Palmisano inquires as to the number of bedrooms that the builder intends to have for each structure.

Mr. Patterson inquires as to the positive criteria to the neighborhood for two homes over one.

Ms. Guber-Nulty states the lot sizes never change.

Mr. Baylinson states his client will accept all waivers.

Waivers requested are 2, 3, 10, and 11.

Mr. Wasleski inquires as to the homes being built for speculation.

Mr. Patterson inquires as to the homes being two story.

Open to Public.

Public portion is closed.

Mr. Manos reviews the subdivision. Street trees are to be preserved. Revised plans are not required.

Motion to grant the approval for subdivision was put forth by Mr. Richmond and Mr. Cristaldi seconded. The motion was denied, two in the affirmative, six in the negative. Ayes; Guber-Nulty and Richmond. Nays –Wasleski, Patterson, Cristaldi, Palmisano, Pelosi and Gruppo.

**ANDREW OZER – 36 WEST DRIVE – BLOCK 201.04 LOT 69 in the S-25 district to grant C variances relief for lot coverage, side yard setback to deck landscape coverage and possibly others. TAXES AND WATER ARE CURRENT AND PROOF OF ADVERTISING AND NOTIFYING IS SATISFIED.**

Mr. McLarnon reads into the record his review.

Eric Goldstein, attorney for the applicant, reviews the variances. He states the shower will be removed.

Mr. Patterson inquires as to there being room for parking for four cars on the property.

Mr. Richmond inquires as to the side deck being repaired.

Andrew Ozer and Lyn Ozer, property owners are sworn in.

Mr. Ozer apologizes for not following protocol.

Mr. Patterson states the deck appears to extend further into the driveway.

Mr. Richmond inquires as to there being concrete stairs under the deck.

Mr. Patterson points out where the survey doesn't match.

Mr. Richmond inquires as to the required parking and the available parking.

Mr. Patterson states the coverage is much too great, can grass area be created?

Mr. Palmisano states the bush impedes access to parking.

Mr. DiGirolamo inquires as to the ability of opening a car door with the deck.

Mr. Patterson inquires as to the adding landscaping.

Mr. Richmond inquires as to the size of the rear deck and the amount which would have to be removed to conform.

Mr. Gruppo inquires as to the contractor.

Mr. Patterson request 628 square feet to be landscaped.

Mr. Goldstein reviews the modifications to the application.

Mr. Cristaldi inquires as to the grass strip in driveway remaining.

Mr. Wasleski inquires as to the concrete being removed and the fence being legal.

Mr. Wasleski inquires as to the rear door.

Mr. Patterson states for the record Mr. Wasleski's sketch of the back yard is the drawing to be used as the modified application.

Public portion is open.

Robert Chipets, 36 West Drive is sworn in and speaks in favor of the application.

Public portion is closed.

Mr. Goldstein requests a parking variance.

Mr. McLarnon the length of the deck causes a parking variance and there is a 25% landscape variance.

Mr. Manos review the C variances relief requested. Revised plans, as drawn by Mr. Wasleski are required.

Motion to grant the approval for C variance relief was put forth by Ms. Pelosi and Mr. Richmond seconded. The motion was approved, seven in the affirmative, zero in the negative. Ayes; Wasleski, Patterson, Cristaldi, Guber-Nulty, Palmisano, Pelosi and Richmond. Nays – none.

**ANTHONY AND EMMA PIRAINO** – 501 N. CLERMONT AVE. – BLOCK 804.01 LOT 1 in the S-40 district to grant C variance building coverage and possible others. TAXES AND WATER ARE CURRENT AND PROOF OF ADVERTISING AND NOTIFYING IS SATISFIED.

Mr. McLarnon reads into the record his review.

Mr. McLarnon state the addition requiring the C variance relief is 41.75 square feet.

Mr. Goldstein, attorney for the applicant reviews the application.

Anthony Piraino is sworn in and states the need for the addition is a baby on the way.

Public portion is open.

Public portion is closed.

Mr. Manos reviews the request for C variance relief for building coverage. Revised plans are not required.

Motion to grant the approval for the C variance was put forth by Mr. Cristaldi and Mr. Richmond seconded. The motion was approved, seven in the affirmative and zero in the negative. Ayes; Wasleski, Patterson, Cristaldi, Guber-Nulty, Palmisano, Pelosi and Richmond. Nays – none.

**JAMES ERVIN, JR.** – 12 N. ADAMS AVE. – BLOCK 228 LOT 308 in the MF district to grant C variance relief for side yard setbacks, combined side yard setback, rear yard setback and possibly others. TAXES AND WATER ARE CURRENT AND PROOF OF ADVERTISING AND NOTIFYING IS SATISFIED.

Mr. McLarnon read his review into the record.

Eric Goldstein, attorney for the applicant, reviews the application.

Mr. Patterson inquires as to the roof pitch.

James Ervin, property owner is sworn in and gives testimony as to the need for the variance relief.

Mr. Palmisano inquires as to the proposed landscaping.

Mr. Patterson inquires as to the cause of the height variance.

Dan Lupenetti, contractor for the applicant, is sworn in and gives testimony to the construction of the property.

Mr. Cristaldi inquires as to there being heliacals, and will cost be greater than new construction.

Mr. Palmisano states the property is narrow now.

Mr. Richmond inquires as to the age of the property and will landscape requirements be met.  
Mr. Goldstein state that the positive criteria is a much safer structure.

Mr. Palmisano inquires as to everything being replaced.

Mr. Cristaldi states we are here for the Planning Board, not construction issues.

Mr. Wasleski, inquires as to the exits.

Ms. Pelosi inquires as to there being fire access.

Mr. Gruppo inquires as to the nonconforming width.

Mr. Goldstein states this is a true hardship case with the existing conditions.

Public portion is open.

Barbara and Steven Silver, 14 N Adams Ave., are sworn in and speak against the application.

Mr. Cristaldi inquires as to the Silver's adding a floor when they lifted their home.

Public Portion is closed

Mr. Manos reviews the variances, conditions, waivers.

Motion to grant the approval for C variance relief was put forth by Mr. Richmond and Mr. Cristaldi seconded. The motion was denied, zero in the affirmative and seven in the negative. Ayes; none. Nays – Wasleski, Patterson, Cristaldi, Guber-Nulty, Palmisano, Pelosi and Richmond.

**301 N. PEMBROKE AVENUE, LLC** – 301 N. PEMBROKE AVE. – Block 616 Lot 28 in the S-40 WF district to grant a subdivision and C variance for lot frontage and possibly others. TAXES AND WATER ARE CURRENT AND PROOF OF ADVERTISING AND NOTIFYING IS SATISFIED.

Mr. McLarnon reads his review into the record. He states the application relies heavily on the engineering review.

Mr. Goldstein, attorney for the applicant, reviews the application.

Mr. Patterson states this appears to be adding more green space.

Jon Barnhart, licensed professional planner in the state of New Jersey, is sworn in and gives testimony as to there not ever being a permanent structure.

Mr. Palmisano inquires as to a pickle ball court being able to be put there.

Public portion is open.

Joanne Kenny, 302 N Pembroke Ave., speaks in favor of the application.

Public portion is closed.

Mr. Goldstein offers a deed restriction.

Mr. Manos review the subdivision and C variance relief for lot frontage. There are a majority of nine votes required to pass.

Motion to grant the approval for the C variance was put forth by Mr. Pelosi and Mr. Cristaldi seconded. The motion was approved, nine in the affirmative and zero in the negative. Ayes; Wasleski, Patterson, Cristaldi, Guber-Nulty, Palmisano, Pelosi, DiGirolamo, Gruppo and Richmond. Nays – none.

**PUBLIC PARTICIPATION:**

**OTHER BUSINESS:**

There being no further business, the motion to adjourn was made by Ms. Pelosi and seconded by Mr. Palmisano and unanimously approved. 9:10 pm.

Full meeting is available on tape.

Respectfully submitted

Johanna Casey  
Planning Board Secretary/Administrator