

# **MARGATE CITY PLANNING BOARD MINUTES**

**Thursday April 25, 2019  
6:30 PM**

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

## **FLAG SALUTE:**

## **ROLL CALL:**

### Present

Tom Collins  
Clem Wasleski  
Rich Patterson  
Jim Galantino  
Michael Cristaldi  
Margaret Guber-Nulty  
Craig Palmisano  
Remy Pelosi  
Joe DiGirolamo  
Ron Gruppo

### Absent

Despina Hess  
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 March 28, 2019 was received on the motion of Mr. Collins, seconded by Mr. Cristaldi, and unanimously approved.

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

The following Resolution was approved unanimously when received on motion by Mr. Galantino, seconded by Ms. Pelosi: #14-2019: JJCC Longport, LLC, #15-2019: Andrew Ozer, #16-2019: Anthony and Emma Piraino #17-2019: James Ervin, Jr., #18-2019 301 N Pembroke, LLC.

**DARIN AND JAMIE MORGAN – 7 N. IROQUOIS AVE. – BLOCK 210.02 LOT 12 in the S-25 district to grant “C” variance relief for side yard setback, front yard setback, landscaping 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. Mr. McLarnon states the application makes a property with existing non-conforming landscaping better even though it is still non-conforming.

Chris Baylinson, attorney for the applicant, reviews the history of the property and the application.

Mr. Collins inquires as to the number of street trees.

Mr. Galantino informs the applicant of three feet clearance needed for the electric meter.

Mr. Manos states this will be a condition.

Jon Barnhart, 400 N. Dover Avenue, licenses professional planner, is sworn in and reviews the landscaping.

Mr. Patterson inquires as to the tub being locked and the gate being self-locking.

Ms. Guber-Nulty inquires as to the side yard setback of the hot tub.

Mr. Palmisano inquires as to the stones being removed on the side yard.

Ms. Guber-Nulty inquires as to losing a patch of landscaping.

Mr. Baylinson states the porch is not going to be covered.

Mr. McLarnon states there need to be the appropriate number of shrubs, which is twelve.

Mr. Wasleski inquires as to the depth of the pool and the attachment of the fence to the neighbor's property.

Mr. Cristaldi states this is not a planning board issue.

Mr. Gruppo inquires as to the gas line for the hot tub.

Mr. Wasleski inquires as to the number of gates.

Mr. Cristaldi states access to the front of the hot tub is necessary.

Open to Public.

Ted Trump, 5 N. Iroquois Avenue, speaks in favor of the application.

Public portion is closed.

Mr. Manos reviews the C variances. Revised plans are not required.

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

**SCOTT MERTZ - 216 N. ADAMS AVE – BLOCK 428 LOT 81.13 in the WSD district to grant “C” variances relief for side yard setback to a second floor deck and possibly others. TAXES AND WATER ARE CURRENT AND PROOF OF ADVERTISING AND NOTIFYING IS SATISFIED.**

Mr. McLarnon reads into the record his review. Mr. McLarnon states there were no permits for the outside shower, which are required.

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

Scott Mertz, 216 N. Adams Avenue, is sworn in and gives testimony as to the need for the variances.

Jon Barnhart, 400 N. Dover Avenue, licenses professional planner, is sworn in and reviews the architectural plans.

Mr. McLarnon states the required setback for the deck is zero.

Mr. Barnhart states this is a fee simple attached unit. There is no impact to anyone but themselves.

Mr. Goldstein states the shower was installed ten years ago and request to legitimize it.

Mr. Galantino inquires as to pavers under the deck and shower. Drainage for the shower need to be corrected.

Mr. McLarnon corrects the record that the shower was installed two years ago.

Mr. Collins states the shower is non-compliant, the pavers are non-compliant and now asking to have forgiveness.

Mr. Patterson inquires as to what will make the shower and pavers compliant.

Mr. Goldstein states the shower size will comply.

Mr. Collins states a French drain is required for drainage.

Mr. Goldstein reviews the areas to increase landscaping.

Mr. Patterson inquires as to the pavers out front being replaced with landscaping.

Mr. McLarnon states it will add sixty square feet out front.

Mr. Collins inquires as to the pergola.

Mr. McLarnon states the pergola is compliant.

Mr. Mertz states the property is only two stories, not three like the others.

Mr. Patterson inquires as to having the pavers eliminated under the stairs.

Mr. McLarnon states this doesn't increase permeable ground to meet the landscape requirement.

Mr. Palmisano inquires as to the location of the trash receptacles.

Mr. Cristaldi suggest changes to the design.

Mr. Collins inquires as to the front and side yards having more landscaping.

Mr. Goldstein expresses to the board the intention of the applicant is to make things right.

Mr. McLarnon states for the record the property will be recovering about fifty percent of the land which has been removed.

Public portion is open.

Public portion is closed.

Mr. Manos review the C variances relief requested. Revised plans are required.

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

#### **PUBLIC PARTICIPATION:**

#### **OTHER BUSINESS:**

There being no further business, the motion to adjourn was made by Mr. Collins and seconded by Mr. Palmisano and unanimously approved. 7:55 pm.

Full meeting is available on tape.

Respectfully submitted

Johanna Casey  
Planning Board Secretary/Administrator