



**CITY OF MARGATE CITY  
PLANNING BOARD**

**REGULAR MEETING MINUTES**

Thursday, February 22, 2024

Historic City Hall, 1 S Washington Avenue, Margate, NJ 08402

**A. Call to Order; Flag Salute:** Chairman Michael Richmond commences the meeting at 6:30 pm.

**B. Roll Call:**

Members Present:

Tom Collins  
John Pitts  
Jim Galantino  
Margaret Guber-Nulty  
Stephen Jasiecki  
Michael Ruffu  
Andrew Campbell  
Michael Richmond

Members Absent:

Craig Palmisano  
Richard Patterson  
Michael Cristaldi

Staff Present:

Roger D. McLarnon, Zoning Officer  
Palma Shiles, Board Administrator  
Elias "Leo" Manos, Esq., Board Solicitor

**C. Statement of Compliance:** Richmond affirms that the meeting adheres to public notice requirements and the NJ State Sunshine Law governing public meetings.

**D. Annual Reorganization (Continued):**

- **Swearing in Reappointed Members:** John Pitts is sworn in by Solicitor, Leo Manos.

**E. Approval of Minutes:** Tom Collins moves to approve the minutes of January 25, 2024, seconded by Jim Galantino, and unanimously approved.

**F. Approval of Decisions and Resolutions:** Michael Ruffu moves to approve Decisions and Resolutions for #04-2024: Election of Chairperson and Vice Chairperson for 2024, #05-2024: Appointment of Administrator and Professionals for 2024, #06-2024: Appointment of Subcommittees of 2024, #07-2024: Neal and Carol Cohen, #08-2024: Richard and Abigail Edelman, #09-2024: Sunrise Wine and Tequila, LLC, and #10-2024: Rotus, LLC, seconded by Jim Galantino and unanimously approved.

**G. Applications:**

**1) JACK ROCHE AND TINA SACCO: (Approved with Conditions)**

**419 N CLERMONT AVENUE, Block 604.01 Lot 38:** Located in the S-25 zoning district, seeking c-variance relief for side yard setback, aggregate side yard, and potentially others for a dormer and

second floor deck at the front of the house and to build an accessory pool house in the rear yard larger than permitted.

### **Presentation and Applicant Testimony:**

**Roger McLarnon:** Sworn in.

**Christopher Baylinson:** Attorney representing the applicants; outlines the proposed property improvements and modifications to the application, including the withdrawal of the dormer and deck proposal, now replaced with a roof over the first-floor porch.

**John Pitts:** Seeks clarification regarding the removal of the proposed second-floor deck.

**Baylinson:** Confirms intention to submit revised plans, clarifies that the proposed pool house size aligns with that of a garage, noting the absence of a garage on the property and the removal of a shed.

**McLarnon:** Notes the property having two front yards and two side yards.

**Baylinson:** Identifies the required variances and mentions the inclusion of a drainage plan.

**James Chadwick:** Architect for the application; sworn in and accepted by the Board. Describes the current state of the property and the proposal, which includes an in-ground swimming pool, a paver patio, and a pool house. Provides details on size and location.

### **Board Discussion and Response:**

**Tom Collins:** Comments on the size of the proposed pool house compared to a garage.

**Chadwick:** Explains the plan to build it slab on grade, mentions plans to regrade the backyard and direct water runoff to the front; addresses concerns about runoff onto neighboring properties. Notes that additional elevations will be provided on the plans.

**McLarnon:** References existing conditions of the neighbor's property.

**Chadwick:** Discusses floor plans, confirms elimination of the second-floor deck and dormer, proposing instead a gable roof for a covered porch.

**Jim Galantino:** Inquires about the elevation of the pool house floor in relation to the proposed regrading; Chadwick further describes the grading and drainage plans.

**Baylinson:** Notes the setback variance required for the front porch roof.

**Chadwick:** Justifies the variances, mentioning benefits such as light, air, open space, landscaping compliance, and visual aesthetics, believing it won't cause substantial detriment.

**Richmond:** Raises questions about Clarendon Avenue's status as a paper street and how it affects the property; McLarnon mentions wetlands as a factor.

**Chadwick:** Explains the issue created from the property's rear area being considered a front yard.

**Richmond:** Asks the property owner about the decision to eliminate the dormer proposal.

**Tina Sacco:** Property owner; sworn in. Explains the rationale behind eliminating the dormer and second-floor deck, opting for an A-frame roof instead.

**Public Comment:**

Public portion is open; no speakers come forward, so public portion is closed.

**Deliberation and Vote:**

**Galantino:** Asks about the status of the vinyl fence; Baylinson clarifies the fence will be placed within permitted areas.

**McLarnon:** Summarizes his report on the application.

**Pitts:** Inquires about neighboring properties having garages.

**Leo Manos:** Recaps variances, representations made during the hearing, and conditions from McLarnon's report; calls for a motion. Tom Collins moves to grant "c" variance relief, seconded by Jim Galantino.

**Vote results:** The application for Jack Roche and Tina Sacco is approved with conditions based on the majority vote of the board members.

In Favor: (8) Eight – Collins, Pitts, Galantino, Guber-Nulty, Jasiecki, Ruffu, Campbell, and Richmond;  
Opposed: (0) Zero.

**H. Public Participation:** No public speakers during this portion.

**I. Other Business:**

- **Approval of Decision and Resolution #11-2024:** 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.

**Adjournment:** The meeting concludes at approximately 7:30 p.m.

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

**Submitted By:** Palma Shiles  
Planning Board Administrator and Secretary  
City of Margate