



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.

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