

# ***City of Northfield***

## ***Planning and Zoning Board***

*1600 Shore Road*

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Minutes: April 21, 2005

Notice of this meeting had been given in accordance with Chapter 231 Public Law 1975, otherwise known as the Open Public Meetings Act. Notice of this meeting has been given to The Press, posted on the bulletin board in City Hall, and filed with the City Clerk, stating the date, time and place of the meeting and the agenda to the extent known.

The regular meeting of the Northfield Planning & Zoning Board, held on Thursday, April 21, 2005 in Council Chambers, City Hall, Northfield, was called to order by Chairman of the Board, Dr. Richard Levitt at 7:35 p.m. with the following members present:

Mayor Frank Perri	Mr. Mark Doherty, absent	Mr. Nick Droboniku
Mr. Mike Turon, Councilman	Mr. Lou Milone	Chairman Richard Levitt
Mr. Rich Stevens, Construction Official	Mr. Ronald Roegiers	
Mr. Art Barrera	Ms. Alice Chambers, absent	
Mr. Clem Scharff, absent	Mr. David Notaro	

Solicitor-Tom Subranni, Esq.  
Engineer-Matt Doran, PE

There are two applications scheduled to be heard on the agenda this evening. The first application is Block 68, Lot 14/Port Sen Jaw for a Minor Site Plan approval at 319 New Road. Representation is by Charles Gemmel, Esq. There was one abstention by Mr. Droboniku. In 2001, a dual use variance was granted. The property is a residential building in a commercial zone (O-PB). Chairman Levitt swore in Mr. Jaw, an architect who described what he would like to accomplish. The building is 900 sq. ft. with a detached garage. He proposes rehabilitation to the structure which would increase in total to 2700 sq. ft. He plans to use the structure as a part-time home and office. It is intended that the current structure will be built upon. Parking would be adequate at 6 total spaces and mechanics will be hidden. He does not expect walk-in business. Chairman Levitt asked about future use if sold. Mr. Subranni answered that any future change in use would have to come before the Board. Any future rental would only allow 800 sq. ft. for business purposes. Trees will be planted, there will be added curbs and sidewalks and there will be security lighting. Signage was discussed. Chairman Levitt noted that approval would be conditional on a revised plan showing conforming sign detail. Mr. Doran noted that only a façade sign is allowed on the building and that a variance would be needed for a free-standing sign. Trash would be stored inside the garage.

A discussion ensued concerning a vacant lot that is adjacent to the property in question on Walnut Avenue (Block 68, Lot 13) and which was recently acquired by Mr. W. Van Groder who is also the owner of record of Lot 14. Lot 13 is a vacant undersized lot. Mr. Subranni is concerned that this may create a merger problem. Mr. Gemmel and Mr. Subranni will research this issue for a vote at the next meeting. Technical aspects with the application were discussed. Chairman Levitt stated that fencing, a survey for setbacks, and draining will need to be shown. This application will be heard first at the next meeting on May 5<sup>th</sup>. Chairman Levitt called for a 2 minute recess.

The second application of the evening is Block 122, Lot 22-Charles Fetter for a Major Sub-Division for 6 Lots at 1220 Zion Road. The land is 1.7 acres and it is proposed that the existing structure, a 2-story duplex is to be demolished to create 6 Lots on a cul-de-sac. Legal representation is by Richard S. Mairone, Esq. He noted that variances would be needed for two lots; lot depth for Lot 4 and lot width for Lot 2. Chairman Levitt swore in the project Engineer, Mr. Endicott who described the project. The land is 1.65 acres. There will be 6 new building lots. Mr. Doran stated that he wants the basin underground and grassed over. Mayor Perri stated that he will require that an Association exists to take care of the basin. It should not be the city's responsibility. Chairman Levitt said this would be a condition of approval. The applicants agreed. Other proposals are sidewalks, curbing, street lights, shade trees every 30 ft. and an evergreen landscaping buffer along Zion Road. There would also be parking along only one side of the street and the developer would pay for signage. Matt Doran gave his engineer's report. Street design is acceptable, handicap ramps are necessary, a stop sign is required at the intersection of the new road and Zion Road. Drainage will be onsite and collected in inlets in the street and a drainage pipe along the rear property line.

Mr. Fetter, the developer, was sworn in by Chairman Levitt. He testifies that older shade trees would be preserved wherever possible but he intends to clean up scrub on the property. He also noted that the County would not want shade trees at the entrance.

Chairman Levitt opened the public session. Joan Forcella was sworn in. She lives at Lot 18 and noted that there is currently flooding in the area. She is concerned about water running onto her property. She also wants to know what will occur during construction and was assured by Mr. Fetter that construction fences will exist and any holes will be properly enclosed. Robert Kravowsky was sworn in and discussed traffic and drainage issues. Bill Russo was sworn in and is concerned about losing privacy. He currently has trees at the back of his property. Chairman Levitt noted that it will be in the developer's interest to leave some of the trees as long as they do not interfere with the drainage pipe. Chairman Levitt closed the public session and summarized the variances, the need for the Association, and the Engineer's report. He asked for a motion for a waiver of a design standard-the street is less than 150 ft. from adjoining intersection, and for the Variances. The Mayor made the 1<sup>st</sup> motion and it was seconded by Mr. Stevens. A roll call vote was unanimous. Final approval will be handled administratively after Mr. Doran reviews the final revised plans and conditional to the points in Mr. Doran's report, notably drainage maintenance, the Association and old growth preservation where possible. The Chairman asked for a motion for Preliminary and Final Major Site Plan approval. The roll call vote was unanimous. Mr. Milone made the 1<sup>st</sup> motion and Mr. Stevens seconded the motion.

There were 4 Resolutions of Memorialization. The Board, by voice vote, voted as follows:

2609 Oak Avenue	Unanimous	Mr. Notaro & Mr. Droboniku abstained
Commerce Bank	Unanimous	
Friendly's	Unanimous	Mr. Drobiniku abstained

The Duran "My Beauty" Resolution has not been approved.

The Board discussed the Duran application at length. It was noted that the Board now has a letter from the Fire Dept. giving the opinion of disapproval due to access and life safety issues. The Board would like more specific corrections so that the applicant can get approval. Mr. Turon will speak with Chief Lees.

A motion to adjourn was made by Mr. Turon and seconded by Mayor Perri at 10:16 p.m.

Respectfully submitted,

Robin Atlas-Clinton, Planning Board Secretary