

City of Northfield

Planning and Zoning Board

1600 Shore Road

Northfield, New Jersey 08225

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Minutes: May 19, 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, May 19, 2005 in Council Chambers, City Hall, Northfield, was called to order by Vice Chairman of the Board, Clem Scharff at 7:33 p.m. with the following members present:

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

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

There is one application scheduled to be heard on the agenda this evening. Garrett & Barbara Scarpa of 8 Cedar Drive, Block 9.02, Lot 30.05 are requesting approval to enlarge an existing deck at the rear of their home. The property is located in the R-1 Zone which is primarily residential. The existing deck is 10 feet long and they wish to add 4 feet to the width and 10 feet to the length. The rear yard setback does not conform and they need approval for a "C-2" Variance in order to construct their deck.

Vice Chairman Scharff swore in the Scarpa's who represented themselves. Mr. Scarpa described the project and reported the dimensions to the Board. Mr. Scharff asked why they needed to enlarge their deck and Mrs. Scarpa said the existing deck is too small and crowded. Mr. Doran discussed the Engineer's report and the need for trees along the front of the property. Mr. Doran said the rear setback requirement is 25 ft. and the proposed setback is 20 ft. Mr. Doran noted that curbs and sidewalks exist. Mrs. Scarpa said they would not be removing any existing trees. Ms. Chambers asked about the Scarpa's neighbors and how they felt about the project. There were no other residents present at this meeting and the Scarpa's know of no negative opinions. Mr. Scharff closed the public session. Mr. Subranni discussed the dimensions of the deck with the

Scarpa's. Mr. Roegier's asked if there is a buffer between their property and the rear neighbors and was told that there is an existing fence and trees. Mr. Scharff noted that the Fire Department has no objections to this project.

Mr. Scharff asked for a motion to vote on the application and Mr. Stevens made the motion. Ms. Chambers seconded the motion. All Board members were in favor and approved the application for the hardship variance.

Two Resolutions were submitted for memorialization by Mr. Subranni for approved applications from last meeting (Por-Sen Jaw and Jolanta Jucha). Mr. Stevens made the motion to accept and Councilman Turon seconded. Mr. Scharff asked for a voice vote and all were in favor. Mr. Scharff and Ms. Chambers abstained since they were not present at the previous meeting.

Mr. Stevens made the motion to adjourn the meeting and Councilman Turon seconded. Mr. Scharff closed the meeting at 7:46 p.m.

Respectfully submitted,

Robin Atlas-Clinton, Planning Board Secretary