

City of Northfield

Planning & Zoning Board

1600 Shore Road

Northfield, New Jersey 08225

(609) 641-2832 Ext. 127 or 157

Fax (609) 641-7042

Minutes: June 16, 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, June 16, 2005 in Council Chambers, City Hall, Northfield, was called to order by Chairman of the Board Richard Levitt at 7:31p.m. with the following members present:

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

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

The meeting began with a courtesy discussion concerning a new cell tower at Block 32, Lot 175 (1600 Shore Road, Northfield) known as City Hall. The City Administrator, Jeffrey Bruckler was sworn in by Dr. Levitt. The City will be accepting bids in the future for a new cell tower not to exceed 150 ft. Presently there is an existing tower close to the building that is not in operation. A new cell tower is needed to increase cellular signals and more importantly, for improved 911 reception. At this time 911 calls to Northfield can be diverted as far away as Atlantic City or Margate. Discussion involved the placement of the cell tower. The grassy area behind the parking lot is being considered. Dr. Levitt expressed concerns about the neighbors if the tower was placed on the grassy area and future development at City Hall if the tower was placed adjacent to the building. Mr. Notaro does not want the tower near the building and discussed the possibility of a monopole. Mr. Milone would like to see the tower replaced at the present site. Mr. Turon made reference to Ordinance# 17-2001 regarding cell towers. Mr. Subranni expressed concerns that a Planning Board process may be necessary since it is not being built or operated by the municipality. He suggested conferring with Keith Bonchi. Dr. Levitt stated that the Board would be happy to discuss issues with City Council and stressed that the grassy corner should not be used and that the cell tower should be minimally invasive.

Mr. John Scarpa of Unitel was sworn in and informed the Board that his company was the successful applicant last year but they withdrew their bid. He supports the tower, the technology and the reasons for needing a new tower. The necessity of an accessory building was discussed.

The discussion ended at 8:00 p.m. and the only application on the agenda was heard. The application is for a "D"-use variance. The applicant is Patrice Howard. Christopher Facenda of Nehmad-Perskie presented Ms. Howard's case. Block 108, Lot 36 is located at Tilton Road and Infield Avenue. Judge Henry Broome is the landlord and Ms. Howard would be a tenant. She proposes to open a Pet Grooming Salon and Pet Supply store. Previously the site was used to sell video camera surveillance equipment. The strip mall is located in the O-PB zone which is primarily for office/professional use. The site provides front and back door access. No changes are proposed to the physical structure of the building. All of the 'Do Not Conform' zoning issues are existing. The total building area is 3,860 sq. feet. The applicant proposes to use 820 sq. ft.

Chairman Levitt swore in Ms. Howard and she testified that she has been a dog groomer for 40 years and handles dogs, cats and birds. There are no exotics involved. All animals will be caged and leashed and there will be no overnight boarding. She will groom 3 to 6 animals per day and will not have any employees. She is selective about the animals she grooms and has many long-time clients. She will not be accepting walk-in appointments.

The signage was discussed. She will be replacing an existing sign of equal size. The new sign is 24" x 96". Matt informed the Board that the sign is not an issue and stated that the applicant has requested a site plan waiver. Dr. Levitt opened the meeting to public session. Seeing no one that wished to speak, he closed the public session.

Mr. Stevens made the motion for the "D"-use variance and Site Plan Waiver. Mr. Milone seconded. The roll call vote was unanimous for approval with Mr. Turon, a public official, abstaining.

Dr. Levitt brought up an application that may be coming before the board in the future. This concerns the Mainland Professional Building Day Care Center Project. They want to construct a playground that will not be adjacent to their Center. Mr. Subranni stated that they will need an application and a partial site plan waiver. Mr. Stevens stated that a partial site plan is needed.

There were two resolutions presented for memorialization. The Scarpa and Chambers resolutions were approved by voice vote.

The motion to adjourn the meeting was made by Mr. Roegier's and seconded by Mr. Turon at 8:28 p.m.

Respectfully submitted,

Robin Atlas-Clinton, Planning Board Secretary