

# ***City of Northfield***

## ***Planning & Zoning Board***

***1600 Shore Road***

***Northfield, New Jersey 08225***

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Minutes: August 18, 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, July 21, 2005 in Council Chambers, City Hall, Northfield, was called to order by Chairman of the Board Richard Levitt at 7:42 p.m. with the following members present:

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

Solicitor-Tom Subranni, Esq.  
Engineer-Deborah Wahl, P.E. for Matt Doran

There are two related applications to be heard this evening from Mr. Robert D. Green of RD Green Engineering and he will qualify as the engineer for the project and who is represented by Michael Rann, Esq. of Linwood. They were sworn in by Chairman Levitt. Mr. Rann gave an overview of the projects and noted that the applications will make a simpler tax map and will allow improved use of the properties. One Stop Car Audio will seek four "C" variances and the Stander & Van application will look for one "C" Variance. Site plan approval will be sought for One Stop and for a sign on the Stander & Van property. The applicant wants to construct a 1656 square foot open shop which will attach to the existing building. Lot 4 and a portion of Lot 2 have been added to the existing site. The entire lot is 26,799 square feet. The Stander & Van application will also require site plan approval to realign the parking area for the existing office and apartment. Part of Lot 2 was removed and will reduce Lots 1 & 2 from 15,739 sf to 11,606 sf. The properties are located in the C-B Zone at 1100, 1102, 1104 New Road and 1122 New Road, respectfully.

Mr. Green proceeded to explain the project and the variances. Mr. Green owns One Stop along with his mother, Ruth Green. The Stander property he owns solely. Mr. Green purchased the

residential home in between both properties so that all would be commercial properties. He wants to consolidate the lots into 2 lots that each has a building on it. Lot 2 will be split with a portion added to each outer lot. Both lots will have their own parking and egress. A new free-standing sign will be added for the Stander building. There will be no new signage for One Stop. The One Stop business will add additional shop space to allow the mechanics to operate more efficiently. Four bays will be increased to nine. He is not increasing the number of employees.

Mr. Green next explained the necessary variances that he is seeking. The first is an 11.7 ft. side yard setback where 10 is required. The second is a rear yard setback of 10.20 feet where 30 is required. The third is a variance for 10.2 ft. of buffer where 15 is required. The trees and fence along the back will remain and will be maintained by Mr. Green. The fourth is a variance for a 10 ft. setback on Rt. 9 where 20 is required. This will allow for a clear area in the middle for the loading and unloading of trucks.

Dr. Levitt questioned the impact on County improvements at that corner. Mr. Green said the DOT is not changing the curb line and won't affect his project. Mr. Green will need State approvals. Dr. Levitt stated that any approvals this evening would be conditional upon State approvals. Mr. Green stated that the State would be installing a new curb during the road improvement project and Mr. Green would be responsible to install a sidewalk where a dirt path now exists. Dr. Levitt expressed concerns over any future use change and how this might affect parking. Mr. Green would be amendable to coming back before the Board should this be the case and noted that he now has 22 outside parking spaces and is required to have 20.

Deborah Wahl discussed the engineer's report which is on file and she noted that drainage reports received are acceptable. Dr. Levitt stated that the applicant would be responsible to put in curbs and sidewalks if the County does not do so following their road improvements near the site. The applicant will also need to submit plants to the Fire Dept. since the Fire Dept. letter is from 2004 when Mr. Green originally applied. Application approval is to be subject to approval by the Fire Dept.

Mr. Rann next pointed out positive criteria. He said the project would improve impact on the neighbors, the building creates a buffer from Route 9 traffic noise, the work area will be closer to Route 9, and there has not been any public disapproval.

Dr. Levitt opened the public session and seeing no one that wished to speak, closed the session. The Board discussed the application. Mayor Perri questioned the layout of parked cars between the properties. Mr. Green stated that grass and curb bumpers currently exist and he would agree to a row of low shrubs between the properties parking areas.

Seeing no further discussion the Chairman asked for a motion to bring to a vote the Variances requested for One Stop. Mr. Milone made the motion and Mayor Perri seconded the motion. All members were in favor and approved the variances. The next vote was for the Site Plan approval. Mayor Perri made the motion and Mrs. Chambers seconded. Again all were in favor for approval. The next vote was for Stander & Van's sub-division and bulk variances. Mr. Notaro made the motion and Mrs. Chambers seconded. All members were in favor of approval. The final vote was for minor site plan approval for the sign at the Stander & Van site. Mr. Rogiers made the motion and Mr. Milone seconded. All members were in favor of approval.

There were three resolutions that were memorialized this evening. They were for Matik and Baywatch Builders (Chairman Levitt, Mr. Milone and Mr. Notaro abstained since they were not present at the meeting when the applications were heard) and Conway (Mr. Milone abstained).

Chairman Levitt closed the meeting at 9:02 p.m. with a motion by Mr. Milone and seconded by Mrs. Chambers.

Respectfully submitted,

Robin Atlas-Clinton, Planning Board Secretary