

City of Northfield

Planning & Zoning Board

1600 Shore Road

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Minutes: October 6, 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, October 6, 2005 in Council Chambers, City Hall, Northfield, was called to order by Chairman of the Board Richard Levitt at 7:33 p.m. with the following members present:

Mayor Frank Perri
Mr. Mike Turon, Councilman-absent
Mr. Jeffrey Bruckler, City Administrator
Ms. Alice Chambers-absent
Mr. Art Barrera
Mr. Lou Milone
Mr. Nick Droboniku
Mr. Ronald Roegiers-absent
Mr. David Notaro
Mr. Clem Scharff-absent
Chairman Richard Levitt

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

The meeting opened at 7:33 p.m. by Chairman Richard Levitt.

The first application for this evening is David & Robyn Devine. They are requesting approval for a "C" variance for a side yard setback so that they can construct a 2-story addition to their existing home. The Block is 161 and the Lots are 44 & 45. The property location is at 8 East Yorkshire Avenue and is located in the R-2 Residential Zone. The applicants were sworn in by Dr. Levitt. They testified that they need a variance for 5 ft. on one side yard where 10 ft. is required in order to build an office downstairs and a master bedroom upstairs. Chairman Levitt asked if they could build back instead of to the side and the applicants stated they could not because they have a pool in their back yard and need the existing yard space for their three children to play. They now have 3 bedrooms but feel they need 4. The subject area once was a carport, but that was removed about a year and a half ago. The applicants stated that their neighbor on the side they wish to build on has 25 to 30 feet on her property and does not object to their plans.

Mr. Doran gave his Engineer's report and stated that the Devine's should provide testimony as to benefits and negative criteria. Mr. Doran noted that curbs and sidewalks exist. Dr. Levitt asked about shade trees. Mr. Devine said there are 2 large trees in front. Dr. Levitt asked for public input and seeing none, closed the public session. Robyn Devine stressed the need to provide space and safety for her children to play and the need for office space and additional room.

Mayor Perri made the motion to vote on the approval of the variance. Nick Droboniku seconded. The vote was unanimous for approval.

The second application is from Michael Boettcher of 7 Casey Drive, Block 175, Lot 1.04. He is requesting a "C" Variance for a rear yard setback in order to renovate his home and is represented by Keith Davis of Perskie, Nehmad & Perillo. Thomas J. Sykes of SOSH Architects was also sworn in. He presented a site plan showing the sunroom and deck expansion. He described the expansion as an octagonal projection or cupola on the Northeast corner. They need a 4 ft. rear setback. They have the 25 ft. needed in other areas. The closest neighbor has a large setback and is at a comfortable distance away.

Dr. Levitt asked about the number of stories contained in the structure. The structure is a 3-story structure with the lower deck enclosed and the 2 upper decks open. The upper floor is described as a loft. The top deck is considered a half story and the height conforms to code. Mr. Sykes stated that the property is in the R-1 Zone bordering on Country Club Zone and that they are allowed to have 2 and ½ stories according to code.

Mr. Keith Davis next described the benefits and negative aspects of the project. He feels the project does not infringe on light or air according to Land Use Law and does not compromise any views and is desirable visually to the environment. He said the structure, which faces the Country Club, add character to the property. He stated that there are no detrimental impacts on the City's Zoning Ordinances.

Mr. Doran discussed his Engineer's report and questioned the existence of curbs, sidewalks and trees. Mr. Sykes reported that there are no curbs or sidewalks in the neighborhood which is a cul-de-sac. There are canopy trees on the property and they meet the required 2-tree code.

There was no one from the public who wished to speak and Dr. Levitt closed the public session.

Mayor Perri questioned further the zoning issues and Matt Doran informed him that the project meets the 30 ft. height limit. The Mayor made the motion to vote on the variance and Jeffrey Bruckler seconded. All voted in favor of approval.

The third and final application of the evening is from David & Louise Seitman of 3 Cara Court, Block 1.03, Lot 8. They are requesting a rear yard setback "C" variance for the construction of a 3-season room or Florida Room and rear decks. Only the rear yard does not conform. The required setback is 25 ft. and they are proposing 20 ft. The Seitmans described the room as 12 x 12 and encroaches 1 and ½ feet into the setback. Dr. Levitt commented that they may not need a variance for the decking. Mr. Seitman stated that this project has a minimal effect on his neighbors and the Land Use Laws, he has stockade fencing separating the property from his neighbors, and has shown all of his neighbors the plans.

Matt Doran reported that the plans show no street trees. Mr. Seitman stated that there is one tree in the back and another in the front. Dr. Levitt commented that the project is showing a minimal 1

and ½ ft. structure encroachment. He also noted that there was no one from the public who wished to be heard.

Nick Droboniku made the motion to proceed to vote and David Notaro seconded. The vote was unanimous among the members.

A brief discussion regarding ordinance issues was discussed by the Board concerning expirations involving site plans. It needs to be determined if a deadline applies if a site plan is connected to a variance. The ordinance referring to 3-10 and 3-11 is rather vague and needs interpretation and possible re-wording to eliminate confusion.

There are 3 Resolutions to memorialize this evening for applications heard at the previous meeting. The Resolutions are for Pollock, Previti and Layton. Mayor Perri made the motion to accept the Resolutions for Memorialization and Jeff Bruckler seconded. Mr. Droboniku abstained since he was not present at the last meeting. Dr. Levitt called for a voice vote and all were in favor.

Dr. Levitt closed the meeting at 8:33 p.m. with a motion by Mayor Perri that was seconded by Lou Milone.

Sincerely submitted,

Robin Atlas-Clinton,
Planning Board Secretary