

City of Northfield Planning & Zoning Board
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Minutes: April 17, 2008

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 17, 2008 in Council Chambers, City Hall, Northfield, was opened by Chairman Richard Levitt at 7:30 p.m. and the following members were present:

Dr. Richard Levitt-Chairman
Clem Scharff-Vice Chairman
Mayor Vincent Mazzeo
Jason O'Grady, Councilman-absent
Chief Robert James
Lou Milone
John Clifford
Ron Roegiers
Henry Notaro
Jim Shippen
Linda Dyrek

Thomas Subranni, Esq., substituted for Norman Zlotnick, Solicitor
Matt Doran, PE-Engineer

The meeting opened with a reading of the Sunshine Law and a roll call. Mr. Thomas Subranni, Esq., the Board's long-time Solicitor, filled in for Mr. Norman Zlotnick, who is away at a convention in Washington DC. The first application on the agenda was from 450 Tilton Road, LLC, Block 16.01, Lots 49 & 50, 450 Tilton Road in Northfield. The application was for "C" Variances for signage. Mr. John Daniels of Fleishman-Daniels in Northfield was present and asked the Board for an adjournment until May 15, 2008 due to the applicant's expert witness, Peter Dolcy, having a conflicting meeting and who could not be in attendance. Mr. Subranni

asked if there was anyone from the public present to hear or speak on the matter. There was no one from the public present. Dr. Levitt said that this meeting would serve as official notice of the date change to May 15th and he asked Mr. Daniels if he agreed to waive any time restraints and he answered yes.

The second item on the agenda was Deneen DeFelice, Block 108, Lot 68, 1206 Second Street who was previously approved for a minor subdivision on August 2, 2007. She is represented by Callaghan, Thompson & Thompson, PA of Atlantic City. Mr. William Thompson, Esq. was present for Mr. Brian Callaghan, Esq. Mr. Thompson requested an extension of time to file the minor subdivision with the County since the time restraints associated with a minor subdivision have elapsed (190 days). The minor subdivision was adopted by resolution on August 16, 2007. The subdivision expired in February. The delay was due to conditions of the market and other issues and problems that arose. No zoning changes have occurred. They are requesting a 60-day extension for administrative time to file the plats. Mr. Thompson commented that all is in order to proceed with the filing at this time.

Dr. Levitt asked if anyone from the public wished to speak. Seeing no one, Dr. Levitt closed the public session. Dr. Levitt asked for comments from the Board. Mr. Milone noted that in the letter Mr. Callaghan sent to the Board members prior to the meeting, he wrote "...there has been change in the zoning of the district..." and he asked for an explanation. Mr. Thompson said he believes that to be a typographical error as there have been no zoning changes. Mr. Doran agreed that there have been no changes.

Mr. Roegiers made the motion and Mr. Shippen seconded. A roll call vote was unanimous in favor of granting the 60-day extension.

There was one resolution to memorialize for New Cingular Wireless CS, LLC which was approved March 20, 2008 for amended site plan with "C" variances to allow an additional carrier to a previously approved cell tower and equipment compound. Mr. Scharff made the motion and Mr. Milone seconded. A roll call vote was unanimous for adoption. Mr. Milone, Mr. Clifford, Mr. Scharff, Ms. Dyrek, Mr. Shippen and Chairman Levitt voted in favor. Mayor Mazzeo, Chief James, Mr. Roegiers and Mr. Notaro abstained.

Dr. Levitt asked Mr. Doran for any updates on the Land Use Ordinance. Mr. Doran said the next step is to set up a committee meeting with the Planner, Lance Landgraf. The committee members (Dr. Levitt, Mr. Shippen, Mr. Doran and Mr. Scharff) will remain for a moment after adjournment to set a committee meeting date.

Dr. Levitt addressed the recently revised Tree Ordinance draft reworked by Mr. Doran. Dr. Levitt said that Council had concerns about the complexity and extent of the original draft. It was then reworked by Council's Solicitor, but the Board rejected it since it eliminated everything except buffer zones in commercial districts. In taking another look at the Ordinance, protections were added, but a lot of latitude

was given to homeowners in that they may cut up to five trees without permits (size permitting), trees can be taken down if they are in the way of driveways or additions, and most importantly, the new draft does prevent the clear cutting of lots which has occurred in the past within the City. At Mr. Scharff's suggestion, the Secretary will e-mail a copy of the Ordinance to all the Board members once received from Mr. Doran. Mayor Mazzeo thought this was a good idea over making copies and mailing them and suggested that the Board members review the new draft. Dr. Levitt said the Board could vote on the Tree Ordinance at the next meeting.

The meeting was closed at 7:43 p.m. with a motion made by Mr. Clifford and seconded by Mr. Shippen.

Respectfully submitted,

Robin Atlas

Robin Atlas, Secretary to the Board