

*City of Northfield*  
*Planning & Zoning Board*  
*1600 Shore Road*  
*Northfield, New Jersey 08225*  
(609) 641-2832 Ext. 127 Fax (609) 646-7175

Minutes: January 5, 2006

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 re-organization meeting of the Northfield Planning & Zoning Board, held on Thursday, January 5, 2006 in Council Chambers, City Hall, Northfield, was opened by Mayor Frank Perri at 7:32 p.m. who swore in the new Planning and Zoning Board members for 2006 and also the members whose terms expire in 2006. The Mayor read the oath of office to the following who recited the oath:

Dr. Richard Levitt  
Guy Schlachter, Councilman  
Pete DePrato  
Nick Droboniku  
Lou Milone  
Jerry Nuzzolo, Construction Official & Inspector  
Henry Notaro

The other members present were:

Mayor Frank Perri  
Ronald Roegiers  
Clem Scharff

Art Barerra, a continuing member for 2006, was absent.

Mayor Perri introduced the new members and thanked all the members for volunteering their time and expressed hopes that the Board would get a lot of work done this year.

There was one application that was to be heard this evening from Omnipoint Communications Enterprises, LP. Warren O. Stillwell, Esq. represented the applicants. The application had to be rescheduled since the 10-day review of the plan was not honored. Plans were not forwarded to the members of the Board for review. The applicants were rescheduled for February 16, 2006. Seeing that members of the public were present to hear the application, Mr. Stillwell addressed the public in the lobby off the record. Dr. Levitt announced that the applicants do not need to re-notify residents within 200 ft. and that his announcement at this meeting would suffice.

Dr. Levitt stated that nominations would be made for Chairman and Vice Chairman. Mayor Perri made a motion to nominate Dr. Richard Levitt for Chairman. Jerry Nuzzolo seconded. There were no other nominations. All were in favor by unanimous voice vote. Lou Milone nominated Clem Scharff to serve as Vice-Chairman and Ron Roegiers seconded. There were no other nominations and all were in favor by voice vote. The schedule of meetings and appointments were passed by resolution.

Chairman Levitt next explained a procedure change in appointing the Board Solicitor, Engineer, and Secretary. He asked for a motion to go into Executive Session. Tom Subranni read a resolution, Mayor Perri made the motion and Nick Droboniku seconded. All were in favor and the Board members recessed to the Board Room for Executive Session at 7:47 p.m.

The public meeting continued at 8:14 p.m.

Dr. Levitt asked for nominations for Board Secretary. Clem Scharff nominated Robin Atlas-Clinton and Jerry Nuzzolo seconded. There were no other nominations and all were in favor. Dr. Levitt asked for nominations for Board Solicitor. Clem Scharff nominated Tom Subranni and Ron Roegiers seconded. There were no other nominations and all were in favor. Chairman Levitt stated that Mr. Subranni must submit a packet to formally re-apply for the position and must sign a waiver due to the new Pay-to Play laws that stipulates that he cannot contribute more than \$300 to any campaign.

Dr. Levitt next discussed the position of Board Engineer and asked for nominations. Jerry Nuzzolo made the motion to nominate Matt Doran and Ron Rogiers seconded. Dr. Levitt explained that the Board would vote on a 3-month probationary period at which time the Board would again meet in Executive Session to decide on a full 1-year appointment. This appointment would depend on a few items of concern, namely approved application follow-ups. The Board voted in favor unanimously by roll call.

The Board next voted to memorialize 2 resolutions from December 2005 for Cellco and Yale School East. All new members abstained since they did not hear the applications. Ron Roegiers made the motion to vote and Clem Scharff seconded. All were in favor.

Dr. Levitt stated that the Executive session minutes, which were taken by Clem Scharff, will be kept by Chairman Levitt until the need for confidentiality passes.

The Mayor addressed the fact that in the amended Ordinance concerning cell towers (Ordinance 17-2001), includes the option that the City may hire expert witnesses at the applicant's expense. Clem Scharff offered to try to locate such a witness to be present at the meeting involving Omnipoint on February 16<sup>th</sup>. The Secretary will put Mr. Stillwell on notice.

Dr. Levitt stated that all Board members should obtain a copy of the Master plan and Zoning Ordinances.

The Mayor made a motion to close the meeting and Ron Roegiers seconded. Chairman Levitt closed the meeting at 8:59 p.m.

Respectfully submitted,

Robin Atlas-Clinton, Board Secretary

