

City of Northfield
Planning and Zoning Board
1600 Shore Road
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Minutes: April 7, 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, April 27, 2005 in Council Chambers, City Hall, Northfield, was called to order by Chairman of the Board, Dr. Richard Levitt at 7:30 p.m. sharp with the following members present:

Mayor Perri, absent	Mr. Doherty, absent	Mr. Droboniku, absent
Mr. Turon	Mr. Milone	Chairman Levitt
Mr. Stevens	Mr. Roegiers	
Mr. Barrera	Ms. Chambers	
Mr. Scharff	Mr. Notaro	

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

There are two applications scheduled to be heard on the agenda this evening.

Application #1-

Robert Rone, LLC (Friendly's Restaurant), 1003 Tilton Road, Block 42, Lot 25 appearing for a Minor Site Plan approval involving a 432 Sq. Ft. addition to the rear of the restaurant to be used as an office and storage space. No variances are required. Representation is by Harold B. Shapiro and plans were prepared by Bertino Engineering, Inc. The property is located in a C-B Zone. The Chairman swore in Mr. Robert Rone and Mr. White. The City Engineer, Matt Doran reports that no additional draining is required, no lighting or signage changes will be made, and the parking spaces will decrease from the current 59 to 54 which is within the required range. There are unresolved issues concerning sidewalks along Tilton Road since it is the goal of this Board to require sidewalks on all major roadways for safety standards and property enhancement. A discussion concerning trees and landscaping concluded that additional trees may create a sight hazard. Mr. Turon asked about mechanicals in the public view. The applicants are willing to correct this. The applicants will need County approval since the restaurant is situated on a county road.

Approval for the Minor Site Plan is conditional on the applicant's Engineer submitting new drawings for the sidewalks. The conditional approval vote is unanimous for pending mechanical screening and frontage sidewalks. There is a waiver for curbs and sidewalks on Maple Avenue. The motion for the resolution was made by Mr. Stevens and seconded by Mr. Milone. There is no input from the public and the public session was closed.

Application #2-Erick & Maria Duran, 415 Northfield Avenue, Block 41, Lot 11 appearing for a Site Plan Waiver for a proposed Beauty Salon, "C" Variances for pre-existing, non-conforming bulk conditions, a "C" Variance for the proposed number of parking spaces, and other variances the Board may require. The Duran's are represented by Thomas Darcy, Esq. and plans were prepared by Mr. Darcy who is also a professional Land Surveyor and Planner. The property is located in a 0-PB Zone.

The Duran's were sworn in by the Chairman and Mr. Darcy presented their case. Mrs. Duran explained her plans for the salon. They are proposing 3 parking spaces in front and will need to install a handicap ramp. Lighting will need to be improved.

The Chairman expressed his concerns about the parking issues and asked if it would be feasible to demolish the 800 sq. ft. assessor's building at the back of the property. Ordinance states that there must be 3 parking places per salon chair. Another concern is customer parking on adjacent commercial properties. Mr. Duran stressed that demolition of the assessor's building would be too costly.

The Chairman opened the Public session and swore in John Morrison and John Donafrio of the FAA Credit Union, an adjacent commercial property. They are concerned about Mrs. Duran's customers utilizing their parking lot as they are having problems with a few existing businesses. Water drainage was also questioned and the Duran's stated that they would not add any additional impervious surfaces that will affect the drainage.

Julie Bader, representing Sigano's was also sworn in. The concern from the Sigano's businesses is that the property is aesthetically pleasing and is properly maintained.

Chairman Levitt stated that the business would need to be restricted to 3 or less chairs due to the parking issues. A sign would need to be installed informing customers that their vehicle will be towed if parked in adjacent lots, no more than 2 employees may be on the premises at one time, the assessor's building would need to be painted, and the business sign would need to conform. A straw vote was taken concerning demolishing the assessor's building. All voted no.

Mr. Turon requested that the Board grant only a conditional variance due to the fact that the Fire Dept. did not receive the plans from the applicants and did not submit a letter of approval for this project. If a resolution is passed he would like it contingent on Fire Dept. approval. Mr. Subranni suggested adjourning the case for tonight.

The City Engineer reported that only a restaurant would force new owners to come back before the board due to increased use. A computer store, for example, would not be required to come before the board to operate. He also noted that cars pulling out of the parking spaces would block the sight triangle if pulling out of the property and would be a safety issue. He suggested eliminating one parking space at the property line on Northfield Avenue. Curbs and sidewalks were discussed.

The Board voted unanimously to grant approval on a conditional basis. The following conditions must be met:

1. New Site Plan-to Engineer administratively
2. Cover over porch needs to be removed
3. Employee Parking place
4. 3 parking places up front must be moved back 6 feet minimum
5. 3 employees maximum, including the applicant herself
6. 2 chairs maximum-if more, must re-appear before the board due to parking issues
7. 2nd floor is to be used for storage purposes only
8. Lighting will be on only during hours of operation to avoid glare to neighbors
9. Towing sign alerting customers not to park in adjacent business parking lots
10. Paint accessory building; agree to keep well maintained and in presentable condition

11. Submit plans to the Fire Dept. for review for life safety issues; approval contingent on submission of plans and Fire Dept. approval; applicants will need to re-appear if disapproval from Fire Dept.
12. Hash marks-front parking area at curb line for stall #1
13. Commercial Trash pick-up; store trash in accessory building
14. 6 parking places are needed in total (including spot in accessory building)
15. Balance of accessory building for storage only (aside from parking spot)
16. Revise the sign;building mount instead of in front in the planter

Mr. Barrera made the motion for approving proposal with the above conditions. Ms. Chambers seconded the motion.

A motion was made to accept 3 resolutions of Memorialization from the March 3rd meeting. All are in favor with Mr. Turon abstaining because he did not have a chance to review them. In the future, copies of these resolutions will be passed out at beginning of meeting if time permits. If not, the resolutions will be reviewed and voted on at the next meeting.

A motion to adjourn was made by Mr. Subranni at 9:57 p.m.