

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

Minutes: April 6, 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 regular meeting of the Northfield Planning & Zoning Board, held on Thursday, April 6, 2006 in Council Chambers, City Hall, Northfield, was opened by Vice Chairman Clem Scharff at 7:30 p.m. with the following members present:

Dr. Richard Levitt-Chairman present,recused from Omnipoint hearing
Clem Scharff-Vice Chairman-to run meeting
Mayor Frank Perri
Guy Schlachter, Councilman-absent
Jerry Nuzzolo, Construction Official & Inspector
Art Barrera-absent
Lou Milone
Ron Roegiers
Nick Droboniku
Pete DaPrato
Henry Notaro

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

The meeting was opened at 7:30 p.m. by Vice Chairman Clem Scharff. There was one application on the agenda this evening. It was a continuation hearing from Omnipoint Communications Enterprises, LP for Block 78, Lots 23,24,25 & 26 at 2501 Shore Road which is the location of Beth Israel Synagogue.

Mr. Warren Stilwell, Esq., the legal representative for Omnipoint, appeared by himself. Matt MacReady, the Radio Engineer expert hired by the City, was also present. Mr. Stilwell requested a continuance while his clients explore other options. He would like the matter to remain open while they look for alternative locations. His clients have not concluded their investigations and he would like to re-apply with a new application and does not want to continue with the current application. He said that it would not be in a anybody's best interest to spend the evening on this application and possibly obtain a decision that they are not going to use. He commented that Ms. Clinton contacted him several times to find out if he was pursuing the application due to newspaper reports and numerous calls from residents. He stated that he was unable to offer notice until late this afternoon.

Mr. Stilwell was offered May 18th and June 1st as continuation dates. He chose June 1st as the date. It was announced by Tom Subranni as to the next meeting date for Omnipoint for the public's benefit and this announcement will serve as notification. Mr. Stilwell will not have to re-notify or advertise the June 1st meeting. Mr. Stilwell noted that he has created an extension of time to hear this matter until June 1st.

At this time, Mr. Scharff asked if there were any resolutions to memorialize. There were four this evening. The resolutions were for Utts, Morton, Leonetti, and Stevens/Glass. Mr. Scharf abstained since he was absent. Mr. Nuzzulo abstained. All others voted in favor.

Chairman Levitt spoke about the senior housing subcommittee and the inquiries made from Arthur Henry and the Gurwicz's who would like to develop multi-unit senior housing facilities. The subcommittee is reviewing current zoning ordinances and standards in place. Mr. Subranni suggested that a licensed planner review the current ordinance. Dr. Levitt commented that any project would have to be solid senior housing and that the Master Plan calls for promoting senior housing. Mr. Doran will develop an approximate cost proposal to present to the potential developers who have approached the City with their ideas and informal plans.

The meeting closed at 8:08 p.m. with a motion from Ron Roegiers and seconded by Clem Scharff.

Respectfully submitted,

Robin Atlas-Clinton, Planning Board Secretary