

City of Northfield

Planning & Zoning Board

1600 Shore Road

Northfield, New Jersey 08225

(609) 641-2832 Ext. 127 Fax (609) 646-7175

Minutes: December 7, 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, December 7, 2006 in Council Chambers, City Hall, Northfield, was opened by Chairman Richard Levitt at 7:22 p.m. with the following members present:

Dr. Richard Levitt-Chairman
Clem Scharff-Vice Chairman
Mayor Frank Perri-absent
Guy Schlachter, Councilman
Jerry Nuzzolo, Construction Official & Inspector
Lou Milone
Ron Roegiers
Nick Droboniku
Pete DaPrato
Henry Notaro

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

The meeting opened at 7:22 p.m. with a reading of the Sunshine Law and roll call was taken with absent members noted above.

There was one application to be heard this evening for Block 164, Lot 15 located at 18 E. Mill Road. Max & Rita DeFelice were sworn in by Dr. Levitt and are seeking a "C" variance for lot frontage in order to demolish the existing single family home and construct a new dwelling, also single family, on a lot that is 67 ft. 5 inches wide where 70 ft. minimum is required in this R-2 zone. The DeFelice's have been using this property for a weekend/summer home and wish to reside at the Northfield property permanently. They have owned the home for 20 years. They want to upgrade the existing home to a newer, modern home. The existing home is a small, inefficient rancher and they want the new home to be of the same quality as other homes in the neighborhood. No other variances will be required.

Mr. DeFelice testified as to the measurements. Mr. DeFelice stated that the lot width is 67 feet, 6 inches. Dr. Levitt asked the applicant to compare existing and proposed setbacks. Mr. DeFelice stated that the existing right side setback is 14 ft. and the proposed is 10 ft. The left side existing

is 16 ft. and the proposed is 15 ft. Mr. DeFelice also testified that he has spoken with the neighbors and they are very supportive of the project.

Mr. Doran read his Engineer's report. There is one variance required for lot frontage where 70 ft. is required and 67.50 ft. is proposed. Curbs and sidewalks are shown on the plans. Two street trees 30 ft. on center will be required. Two parking spaces are shown on the plans. The plans show a concrete driveway apron for access to Mill Road. A Road Opening permit will be required from the County.

The applicant agreed to add the 2 shade trees. They will be upholding the side setback requirements as well as the rear setback. The lot is deep and has more than enough footage required. There is a common alley in the back which adds to the existing parking. The DeFelice's agreed that the granting of the variance will not be a detriment to the City's Land Use ordinance.

There were no other questions at this time and no one from the public was present.

Mr. Scharff made the motion for the variance for lot width to allow 67.5 ft. in width and also the addition of two shade trees in front of the property. Mr. Doran commented further concerning the driveway. If the applicants change or replace the driveway and in doing so, touch the apron or sidewalk in any way, they will need to obtain a County permit. Mr. Nuzzolo seconded the motion.

A roll call vote was unanimous in favor. Mr. DaPrato did not vote since he arrived after the testimony took place.

Mr. Subranni gave an update on the Palombo's case. He has been in touch with the Palombo's Attorney and a list of future uses and limitations after the applicant has vacated the property at Oakcrest Avenue and Shore Road will be provided prior to the hearing in January. Mr. Subranni will report back to the Board as soon as information is available.

There were two resolutions to memorialize from the last meeting for John Vetter and the City of Northfield Library sign. Mr. Droboniku and Mr. Notaro abstained since they were not present at the November 16, 2006 meeting. A voice vote memorialized the resolutions as all the members voted in favor.

Dr. Levitt told the Board that there will be no meeting on December 21, 2006 and the Board will meet again on Thursday, January 4, 2007 for reorganization. He wished the members Happy Holidays. Dr. Levitt also asked Mr. Schlachter if he would be with the Board next year. Mr. Schlachter said he is unsure if he will be appointed to one of the vacant seats at this time. The Chairman thanked him for his service on the Board this year.

The meeting closed at 7:33p.m. with a motion from Mr. Schlachter and was seconded by Mr. Roegiers.

Respectfully submitted,

Robin Atlas, Secretary to the Board

