

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

Minutes: March 2, 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, March 2, 2006 in Council Chambers, City Hall, Northfield, was opened by Chairman Richard Levitt at 7:30 p.m. with the following members present:

Dr. Richard Levitt
Mayor Frank Perri
Guy Schlachter, Councilman
Jerry Nuzzolo, Construction Official & Inspector
Art Barrera
Lou Milone
Ron Roegiers
Nick Droboniku-present for personnel meeting only
Pete DaPrato
Henry Notaro

Clem Scharff-absent

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

There is one application to be heard this evening. The applicants are Craig Stevens and Stephen A. Glass. They are seeking approval for a minor subdivision of Block 79, Lots 20 to 24 located at 104 W. Rosedale Avenue in the R-2 Zone. The Planner is William P. McManus of Duffy, Dolcy, McManus & Roesch of Galloway Township. Ownership of the property is presently the Estate of Anne S. MacDonald and is represented by Clement F. Lisitski, LLC of Ocean City. The sale is under agreement and pending approval of the subdivision and Mr. Stevens and Mr. Glass are the contracted purchasers. Mr. McManus and Mr. Stevens were sworn in. Mr. McManus gave an overview of the project. Currently, the property has 5 lots with one residence. They want to remove the existing dwelling on the property and reconfigure the 5 lots into 2 conforming lots in excess of the minimum lot requirement. The lots will be 25% greater than the minimum lot requirement. They want to build 2 single-family homes after demolishing the existing home. They are seeking no variances or design waivers. The existing home straddles lot lines.

Dr. Levitt commented that he believes the home to be one of the most beautiful in Northfield and asked what the plans are for the wooded areas. Mr. Stevens stated that he wants to leave as many trees as possible. He also commented that he personally plans to live in the new house proposed for Lot 20 which is the wooded lot. Proposed Lot 20.01 has very few trees as noted by Dr. Levitt. Mr. Doran stated that with a minor subdivision, they will not be required to locate and mark trees that are to be demolished. That only applies to major subdivisions. Mr. Stevens stated that he wants to leave the perimeter trees. Tom Subranni

asked to see the original application to be assured that the current owner signed an affidavit that allows Mr. Stevens to appear before the Board tonight since he is not yet the owner of the property in question. After review, Mr. Subranni was satisfied that all is in order.

Matt Doran read his Engineer's report. He reported that the two new lots comply with R-2 Zone ordinance requirements, the sub-division map cannot be signed until the house is demolished, a Road Opening permit will be required for any new driveway aprons on Rosedale Avenue, and a \$2500.00 recreation fund contribution must be paid to the City Clerk according to Ordinance 8-2005 prior to plans being signed or deeds being filed. Curbs and sidewalks currently exist as required. Mr. Doran stated that the existing shed is too close to the property line. Mr. Stevens agreed to remove it. Dr. Levitt said that 2 street trees are required but he hopes the applicant plans to leave more. Mr. Craig said he wanted to keep as many trees as possible for privacy. Dr. Levitt stated that 3 shade trees per lot per 95 ft. behind the sidewalk is required. The Chairman also posed questions concerning the driveways and was told that a driveway exists for Lot 20 and a new one will be cut for Lot 20.01.

Dr. Levitt opened the public session and seeing that no one wished to speak, closed it. He then asked the Board members if they had any questions or comments for the applicant.

Mayor Perri stated that the applicants will need to contact the Sewer Department. They may need an additional sewer lateral for the second lot. The decision will be the Sewer Department's. The Mayor also commented that the plans do not show elevations for high or low water. He wants assurance that water will remain on-site. Mr. McManus assured him that the property is high and dry. Mr. Schlachter commented that the plans do not show a driveway for 20.01 with off street parking. Mr. Stevens stated that the lot will have the required 2 parking spaces off street.

Dr. Levitt summarized the motion with the conditions as mentioned. These include contacting the sewer department, obtaining road opening permits, no plans to be signed prior to demolition of the existing house, shed removal, required shade trees per lot, the recreation fund requirement, and grading will retain on site drainage. Art Barrera made the motion and Pete DaPrato seconded. All present members voted unanimously by roll call.

There was one resolution to be memorialized for Mark Howell from the last meeting. Mayor Perri, Guy Schlachter, and Art Barrera abstained since they were not present at the prior meeting. By voice vote, all were in favor.

At 7:50 p.m. Dr. Levitt closed the public portion of the meeting and the Board members, Tom Subranni, and the Secretary went into a closed session personnel meeting after a motion was made to move to executive session for personnel matters by Mayor Perri and seconded by Guy Schlachter. All were in favor. The minutes for the closed session will be available at a time in which the need for confidentiality is no longer necessary.

The meeting re-opened publicly at 8:25 p.m. Chairman Levitt asked for a roll call vote to re-appoint Matt Doran as Planning Board Engineer. He was previously appointed for a three-month interim at the re-organization meeting. This vote is for an appointment through December 31, 2006. All members present voted unanimously to approve the appointment. Mayor Perri commented that he would like to see Mr. Doran act more firmly and diligently with developers and to attend pre-construction meetings. Mr. Doran thanked the Board for their time in discussing any problems or concerns. He will work diligently in the future and appreciates the opportunity.

There was no other business. Nick Drobonick made the motion to adjourn the meeting and Guy Schlachter seconded the motion at 8:28 p.m.

Respectfully submitted,

Robin Atlas-Clinton, Planning Board Secretary

