

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

Minutes: July 20, 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, July 20, 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-ABSENT  
Clem Scharff-Vice Chairman  
Mayor Frank Perri  
Guy Schlachter, Councilman  
Jerry Nuzzolo, Construction Official & Inspector  
Lou Milone  
Ron Roegiers  
Nick Droboniku-ABSENT  
Pete DaPrato  
Henry Notaro

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

After a reading of Sunshine Laws, the roll call was taken. Absent members are noted above. There is one application to be heard this evening. It is from Dr. Ali Daneshavar who owns Block 46, Lots 14, 15, & 16 at the locations of 1015 & 1021 New Road in Northfield. The Doctor is represented by the Perskie, Nehmad & Perillo Law Firm and Sal Perillo is presenting the application. Robert Bruce is the Professional Engineer. All were sworn in by Vice Chairman Scharff. The applicant is requesting approval of a Preliminary & Final site plan for a two-story Medical Building with "C" variances.

The property is located in the O-PB Zone. Currently, Max's Barber shop and a two-story apartment building exist on the lots and the barber shop is to be demolished to make way for the Medical Building. The "C" variances are for buffering on the west side and for the addition of a free standing sign for height and area which is currently not permitted.

Dr. Daneshavar is a Pathologist and he wants to construct a two-story medical building which will include 4 medical offices and one laboratory. Three of the offices will be housed on the first floor and will be leased to other Doctors. The second floor will have a small medical office for the Doctor's wife, an Internist, which she will operate on a part-time basis. The remainder of the second floor will accommodate Dr. Daneshavar's laboratory.

Mr. Bruce described the project. The two-story Medical Building will also include landscaping, a storm water management system and parking. The first floor medical offices will total 4,200 square feet and the second floor medical office will total 1,000 square feet. The lab will be 3,200 square feet. The nature of Dr. Daneshavar's practice is limited to the lab and will not involve any patients visiting the facility. Mr. Bruce described the landscaping of the north buffer as existing scrub vegetation of which most will be preserved to help meet the ordinance of two alternating rows of landscape buffer. They are proposing one row of plantings in addition to the existing vegetation. The south buffer will include a single row of planting plus the commercial parking lot.

Mr. Perillo commented that the site is near a residential zone and that every effort would be made to heavily landscape areas near the residents.

Mr. Bruce continued by stating that the parking field is in front of the building and that the field is rectangular. Parking is angled. He said that the medical use would take place between the hours of 9 a.m. to 5 p.m. Monday to Friday. Mr. Bruce further commented on the parking ratio. The ordinance requires 1 space per 150 square feet for a medical use in this zone. The building is approximately 8,700 square feet. Dividing this amount by 150 requires 56 parking spaces. The use is such that the first floor will be all medical use, and only 1,000 square feet on the second floor will be medical. This gives a total of 5,200 square feet for medical use. Dividing this amount by 150 requires 35 spaces. The lab is approximately 3,200 square feet which is about 40% of the building. The lab will require 5 long-term employees. Adding these 5 necessary parking spaces to 35 will require the parking to be 40 spaces. The applicants are providing 48 spaces and they will be exceeding what the demand will be. He continued by stating that there is to be no loading area. Deliveries will be made by vans and not by tractor trailers and that the deliveries will be scheduled.

The applicant is unsure of exact improvements that will be completed by the County in that area. Mr. Bruce is assuming that the County will provide for curbs and sidewalks, but if they do not, the applicant will be willing to provide them.

The free standing sign was discussed next. Mr. Bruce commented that the placement of the building will set back from New Road at 225 ft. A building sign would not work for the applicant as it will not be able to be seen from the roadway. The applicant wants the public to be able to find the entrance to his facility. They are proposing a free standing sign that will be 15 ft. from the right away and will be no more than 15 ft. high and will be approximately 48 square feet. For public safety reasons, the sign needs to be visible. Mr. Bruce said that the granting of the sign variance will not be a detriment to the zoning plan. They also agree to change the proposed drive aisle of 25 ft. to 30 ft. to conform with the ordinance. The drive aisle will be the new site triangle and they agree to coordinate with the DOP and our Engineer. The applicant also agrees to screen and shield the lighting fixtures to limit glare.

Vice Chairman Scharf questioned the Doctor about the type of biopsies he deals with. Dr. Daneshavar stated that the biopsies are from humans. Mr. Scharff also asked about biological hazards. The Doctor explained that there are none. He is registered with the State of New Jersey and is aware of how to deal with waste and is knowledgeable about medical waste laws. He proceeded to give information about his employees and he noted that his wife works four afternoons per week. He currently employs two and a half employees but he is looking to expand his business but not the number of employees. There are no patient visits and for deliveries, he uses Fed Ex and UPS. Mr. Nuzzolo asked how the biopsies are delivered. The Doctor stated that they arrive by courier in a car usually once a day. Mr. Roegiers spoke about the second floor. He said the applicant is asking for parking relief due to the lab. He wants the lab to be restricted to lab use and not change in the future. If the lab were to become offices, it would not conform to the parking numbers. Mr. Perillo stated that if that were to be the case in the future, they would

be willing to come back before the Board. Mr. Nuzzolo asked about the trash situation. The Doctor stated that there will be an enclosed area for office material trash. Mr. Roegiers reminded the applicant that he cannot store medical waste outside. The Doctor said that he is very aware of this and that proper medical waste management is in effect.

Mr. Bruce summarized the draining. The drainage complies with the ordinance and consists of a perforated pipe below grade that is encased in stone. The trench is covered with grass.

Mr. Doran addressed items in his report that were not discussed. The northern side buffering on the residential zone requires a double staggered row of evergreens. The applicants are proposing to keep the existing vegetation and add only one row of trees. They want a waiver for the buffer requirements for the 20 ft. area. Mr. Perillo stated that they want to keep the natural vegetation and not remove trees to plant other trees. Mr. Bruce said that the net effect would be the same. He asked the Board to consider the existing scrub to be one row.

Mr. Doran commented that large trees should be preserved wherever possible. The applicants agreed. Mr. Bruce stated that the sign will be 15 ft. from the curb line and 5 ft. from the sidewalk. There will be the curb line, grass line and sidewalk. They agreed to a 30 ft. driveway. The new site triangle will be reviewed and approved by the State as part of the Road Opening request. The proposed lighting meets the ordinance and the applicants agree to provide additional shielding. They requested a waiver for a loading area. Mr. Doran suggested the addition of one-way traffic signage since the parking is set up for one way traffic around the site with the entrance and exit using the same two-way drive. Arrows directing traffic will also be needed throughout the site. A deed consolidation for all three lots will be necessary prior to signing the final plats and approvals will be needed from the Fire Department (which has already been obtained) as well as approval from the Sewer Department. All mechanicals will need to be screened from public view. Two variances will be needed for the free standing sign. One is for the Setback and the other and for Area. The design submitted for storm water collection and drainage is adequate. The site can handle the necessary water collection and is acceptable to ordinance. Three soil boring tests show the soil to be acceptable for the proposed underground system. Mr. Doran recommended that any clay that is found is to be removed from under drainage pipes. Other approvals, such as various County approvals, will be necessary.

Mr. Carlos Sallant-Smith, the Architect & Planner and the Draftsman, Khosro Houtan gave a description of the new building's interior. There will be an elevator and the basement will be used as a storage area for files and mechanicals. Mr. Nuzzolo asked about the attic and was told that it would not be used. A sprinkler system will be installed. Mr. Nuzzolo commented that if the building occupancy reaches 50 people, two fire exits will be required. The applicants said if that became the case, they would comply. Mayor Perri asked if the elevators can handle a stretcher if necessary in an emergency. Mr. Houton commented it could not. Mr. Perillo stated that patients would not regularly use the 2<sup>nd</sup> floor. Mr. Schlachter expressed concern over this and stated that a stretcher is at least 7 ft. long and that the depth of the elevator would need to be at least that length. Mr. Perillo commented that the architects have designed the elevator according to code. Mr. Notaro asked about access to the basement and was shown stairs on the plans.

Mr. Scharff opened the public session. Kathy Stephens of 510 Roosevelt Avenue wished to be heard. She was sworn in. Her property backs up to the applicants proposed building and she has concerns with noise and the buffer zone and medical waste. Dr. Daneshavar described the medical waste procedure. Medical waste is stored indoors in the basement and collections are made every two months. The medical waste will be generally generated on the 2<sup>nd</sup> floor but will be stored in the basement. The Doctor stressed that he is experienced and described again the nature of his practice. He stressed that he does not deal with any blood and works with

formaldehyde. Mrs. Stephens stated that a lot of scrub was cleared away on her property and she is concerned with noise.

Dr Abraham Abtahian was sworn in and operates his practice in his building located at 1001 New Road. He has known Dr. Daneshavar for a long time and supports his venture.

Mr. Scharff closed the public session seeing that no one else wished to speak.

Mr. DaPrato asked which existing buildings are to be demolished. Mr. Bruce stated that Max's Barber Shop will be demolished. Mr. DaParato asked about traffic flow. Mr. Bruce told the Board that vehicles will enter from New Road at a drive in the center of the site. No traffic will enter from the back. Mayor Perri asked about staggered buffer stops and was told by Mr. Bruce that the buffer will extend through the property but that the parking area needs most of the buffering. Mayor Perri asked for more information about the sign. Mr. Scharff commented that the sign is larger than the Board would like to see. Mr. Perillo answered that the sign will be 60% less than a building sign would be. The applicants are asking for a 48 sq. ft. sign 6 x 8 ft. Mr. Bruce commented that they could lower the sign but he then has concerns about the sign blocking the site triangle. The Mayor asked if the sign would be decorative and appealing and was told by Mr. Bruce that it would be. He assured the Board there would be no reader board. Mr. Scharff and the Mayor discussed trees with Mr. Bruce and Mr. Perillo. Mr. Bruce said they are willing to add trees at the front of the property. Mr. Doran said that trees and landscaping will be needed. The Mayor commented that trees which grow tall would be the most desired. Mr. Perillo stated that they would work with Mr. Doran on this.

Mr. Scharff summarized the application and Mayor Perri made the motion. Lighting fixtures will be according to Ordinance. A waiver has been requested for a loading area. Restricted use of the Lab area as a lab will be enforced. There will be a waiver for a single row of plantings on the residential side. A decorative free-standing sign will be reduced by 2 ft. and will be out of the site triangle. The leading edge for the sign will be 15 ft. from the curb. The sign size will be 48 sq. ft. New plans for the sign with the changes will be submitted to Mr. Doran. Any and all trees possible will be saved. The lighting for the sign will be on a timer so as not to be lit all night. The sign can be lit from dusk until midnight. Mechanicals will be shielded. Sidewalks are to be installed by the State DOT or the applicant. There will be a 12-month time limit for the installation of the sidewalks unless a Bond or Letter of Credit is submitted to the City Clerk's Office. A letter will be needed from the DOT if they are to install the sidewalks after the 12-month period prior to issuance of a CO. Mr. Bruce hasn't seen the DOT plans for reconstruction of the roadway and intersection, but when they apply for a Road Opening Permit, he will find out what is planned. There is to be no storage in the attic and the basement will be used solely for storage of files and mechanicals. Mr. Roegiers stressed that the Lab must be restricted to lab use so as not to affect the parking issue. Mr. Perillo agreed. The Lab will be restricted to lab use and no patients will be in the Lab.

Mr. Schlachter seconded the motion. All members present voted unanimously in favor of approving the application.

There were two Resolutions to memorialize for Carroccia for a Minor Subdivision and "C" variance and Schlundt for a Minor Subdivision. All voted in favor with Mr. Notaro abstaining because he was absent when these applications were heard.

The meeting was closed at 8:53 with a motion from Mayor Perri and a second from Mr. Schlachter.

Respectfully Submitted,  
Robin Atlas-Clinton, Planning Board Secretary

