

City of Northfield

Planning & Zoning Board

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Minutes: May 3, 2007

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, May 3, 2007 in Council Chambers, City Hall, Northfield, was opened by Chairman Richard Levitt at 7:338 p.m. and the following members were present:

Dr. Richard Levitt-Chairman
Clem Scharff-Vice Chairman
Mayor Frank Perri-absent
Jimmy Martinez, Councilman-absent
Jeffrey Bruckler, City Administrator-absent
Ron Roegiers-absent
Nick Droboniku
Pete DaPrato
Henry Notaro-absent
Guy Schlachter
Lou Milone
Jason O'Grady-absent

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

There was a reading of the Sunshine Law and roll call and absent Board members are listed above. There were two items on the agenda. The first was an informal hearing from Ole Hansen & Sons for Block 175, Lot 38, property located at 1300 Argo Lane, owned by Roger Hansen to present the possibility of a subdivision. Mr. Hansen is currently out of the country. To present the case, Dan Galletta, who works for the Hansen Company, and Steve Owens, a planner with the Hansen Company, were present.

The land sits on 4.6 acres and is bordered on two sides by Atlantic City Country Club and also bay and marsh areas in the R-1 Zone. Mayor Perri described the zone as R-1 within the Country Club (CC) Zone and that it stands alone. Mr. Doran agreed. The property is currently for sale but the owner sees potential for a subdivision. The existing house would remain as is. Mr. Owens presented two concept plans. The first is a conforming 5 lot subdivision which creates a new cul-de-sac extending the length of Argo Lane. The City would assume responsibility for maintenance and have ownership of right of ways. Concept 1 would create irregular lots. Concept 2 describes

a 5 lot subdivision. Access would be by a private lane and the owners would be responsible for maintenance. This concept would create more uniform rectangular lots. Dr. Levitt expressed concerns that the deed be restricted and the current lot not to be further subdivided. Mr. Galletta commented that major renovations of the existing home have been completed and he does not feel that demolition of the house and the creation of additional lots to be an option. Dr. Levitt commented that if Concept 2 was approved, an Association would be necessary for the subdivision. Documents would need to be reviewed by the City Solicitor and the Board Solicitor. Mr. Doran stated that a private easement would be necessary as well as variances for frontage. Mr. Droboniku added that Fire Department review would be very important. Fire trucks would have to be able to get down the private lane in an emergency. Mayor Perri commented that Argo Lane is only 15 ft. wide or less and fire trucks would have to be able to turn around. He added that sanitary sewer and water would be needed and new storm water management plans would have to be met. The Mayor said that the cul-de-sac design in Concept 1 would better meet state standards. Mr. Galletta stated that studies would be completed during the design phase with the main purpose of meeting requirements. Dr. Levitt commented that the property is in an exclusive area and a private lane would not pose a problem if certain items are met. He added that a 50 ft. setback for developments from meadows and wetlands are required. Mr. Doran said that CAFRA approval would be necessary. Mayor Perri said DEP approval would also be needed due to the delineation line. Mr. Scharff reminded that they would not be able to touch the wetlands in any way. No equipment could be driven over the area and no grass can be planted. Mr. Galletta answered that the applicant prefers Concept 2 for that reason. They would have a more flexible building envelope.

The Board continued with comments. The mayor does not think the lanes could accommodate a fire truck and sees sewer and water problems due to the infrastructure. He would like to see a formal application of the project. Mr. Scharff said he was at the site for a small fire in the past and there was no parking. Dr. Levitt said if a new sewer pumping station would be required, it would not be good for the city. Mr. Galletta said they would install a privately owned pumping station. Mayor Perri asked if lanes could be wider by making the lots smaller and was answered "yes" by Mr. Galletta. The Mayor reminded that paving would be necessary and for there to be no gravel roads. Dr. Levitt ended with stating the Board would not like to see any type of piecemeal expansion in the future. There was no public who wished to speak at this informal hearing.

The next item on the agenda was the Municipal Stormwater Management Plan prepared by Doran Engineering. Mr. Fran Ballak, an attorney with Keith Bonchi's office, was present. The City of Northfield requires that the Planning Board review proposed amendments to the Land Use Code. Matt Doran, P.E. was sworn in to testify. The State of New Jersey has passed new regulations and will need to approve the plan when completed. This is part one of a two part document. Mr. Doran added that this is a Drainage plan, not a Zoning plan and Mr. Doran will complete the rewritten ordinance. The biggest changes involve more swales, such as grass, with as much open swale to exist as possible. The State wants more water flowing over grass areas and landscaping because grass filters silt and impurities before it goes underground. Northfield generally likes underground water storage. Mr. Doran believes that a combination system where a one to two year storm is held underground and any major storms will be held in a swale will meet the intent of the plan. Dr. Levitt expressed concerns over free standing water. Mr. Doran said it is important to minimize underground pollution. Mr. Subranni pointed out that this will affect new development at ¼ acre disturbance or 1 acre in size. Mr. Doran reminded that this is a State mandated requirement, stage one is the plan, then a master plan review will be completed, and then the ordinance will be written. Mr. Ballak stated that Planning Board approval is needed to move forward.

Mr. Subranni read a written resolution for the Board to approve. Mr. Scharff made the motion and Mayor Perri seconded. All Board members present voted in favor of approval by voice vote.

It is considered memorialized at this meeting. Mayor Perri asked about the Stormwater Management Enhancement Activities Fund. Mr. Doran stated that the City is not required to have one, but it would be a good idea for future studies including studies on how to clean up existing properties. Mayor Perri said the fund could help with costs caused by conditions of the plan that will cost the City money.

There was one resolution to memorialize for Jersey Shore Credit Union. Mayor Perri, Mr. Milone, and Mr. Scharff abstained. All were in favor of approval by voice vote.

The meeting closed at 8:24 p.m. with a motion from Mr. Schlachter and a second from Mr. DaPrato.

Respectfully submitted,

Robin Atlas, Secretary to the Board