

**City of Northfield Planning Board**  
**1600 Shore Road**  
**Northfield, New Jersey 08225**  
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Minutes: January 3, 2013

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 had 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 re-organization meeting of the Northfield Planning Board, held on Thursday, January 3, 2013 in Council Chambers, City Hall, Northfield, was opened by Dr. Richard Levitt at 6:58 p.m. and the following members were present or absent as noted:

Linda Dyrek-absent  
Denise Kintish  
Dr. Richard Levitt  
Mayor Vincent Mazzeo  
Lou Milone-absent  
Sgt. Paul Newman  
Henry Notaro-absent  
Councilman Frank Perri  
Ron Roegiers  
Derek Rowe  
Clem Scharff  
Jim Shippen

Matthew Doran, Professional Engineer  
Norman Zlotnick, Solicitor

The meeting opened with the swearing in of new members and re-appointments. Mayor Vince Mazzeo swore in Denise Kintish as Alternate #2 which is a two-year appointment as well as City Council Liaison, Frank Perri to a one-year appointment as a Class III member and Sgt. Paul Newman to a one-year City Official appointment as a Class II member.

Dr. Levitt continued with the re-organization procedures. He asked for nominations for a one year appointment for Planning Board Secretary. Mr. Scharff nominated Robin Atlas; Mr. Shippen seconded. There were no other nominations and Ms. Atlas was appointed by a voice vote which

was all in favor. Dr. Levitt asked for nominations for Board Engineer. Mr. Scharff nominated Matt Doran to the one-year appointment. Mr. Shippen seconded. There were no other nominations. Mr. Doran was appointed by a voice vote of the Board which was all in favor. Dr. Levitt asked for nominations for Board Solicitor. Norman Zlotnick, Esq. was nominated by Mr. Scharff for the one-year appointment. Mr. Shippen seconded. There were no other nominations. The Board was all in favor by voice vote. Dr. Levitt asked for nominations for Vice Chairman of the Board. Mr. Shippen nominated Clem Scharff and Mr. Roegiers seconded. There were no other nominations. Mr. Scharff was appointed to the one-year position by voice vote which was all in favor. Mr. Roegiers nominated Dr. Richard Levitt for Chairman of the Board and Mr. Shippen seconded. There were no other nominations. The Board was all in favor of the appointment by voice vote.

Dr. Levitt thanked the Board for their vote of confidence and said he feels the economy is looking up and people are looking to improve their properties and noted that there have been a number of Planning Board application inquiries and submissions for 2013 which is all a good sign.

The next item of business was to review the schedule of meetings for publication by resolution. The July meeting date was discussed as it falls on the 4<sup>th</sup> of July. It was decided to schedule the regular meeting for July 11, 2013 if there are applications on the agenda. Dr. Levitt also reminded the Board to inform the secretary if there is a conflict with a meeting date so that a quorum can be confirmed. The meeting schedule amendment was voted on by voice vote and all were in favor. It was discussed that meetings could be changed to a start time of 6:30 p.m., but it was decided to continue to schedule the official meetings at 7:00 p.m. because some of the Board members have business obligations into early evening hours.

There was one resolution to memorialize from the November 1, 2012 meeting for Joseph and Jacqueline DeRosa of 10 Jack Sloan Court, Block 40, Lot 18.04 who received approval of a "C" Variance to allow construction of a pool and deck. The voice vote was all in favor with Councilman Perri abstaining since he was not the Council Liaison at the time the application was heard.

Other business was discussed. The Tree Ordinance sub-committee needs to schedule a meeting to discuss City Council's amendment to the Tree Ordinance to exclude single-family residential lots from tree cutting restrictions on improved or unimproved lots in its entirety. The amendment was tabled in November to allow the sub-committee to look into re-wording the Ordinance to satisfy all parties. Mr. Scharff said he is presently going though schedule changes at work and it was suggested

by Dr. Levitt that the sub-committee members review the Ordinance section in question and possibly have a telephone conference or meet prior to a regular Planning Board meeting. He added that the committee should review ideas and noted the consensus of the Board was to make the Ordinance less draconian, but to not eliminate the essence of what was essentially intended and to not allow clear cutting of lots which has been done in the past. He believes the Ordinance can be simplified and asked the committee to consider how the homeowner can be allowed to remove trees that are unsafe or a threat and yet still keep some protections against clear cutting of lots.

New, codified Land Use and Development Regulations Books were distributed to the Board Members on loan from the City while serving on the Planning Board. They must be returned upon conclusion of service. The Land Use Code is also available on the city web site, [cityofnorthfield.org](http://cityofnorthfield.org) as part of the Municipal Code.

There was no one from the public present who wished to speak this evening.

The next Planning Board meeting will be February 7, 2013 at 7:00 p.m. and there are presently two applications scheduled.

Dr. Levitt closed the meeting at 7:13 p.m. with a motion from Mr. Shippen and a second from Mr. Roegiers.

Respectfully submitted,

Robin Atlas, Secretary to the Board