

City of Northfield Planning Board
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Minutes: April 4, 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, filed with the City Clerk, and posted on the City website, stating the date, time and place of the meeting and the agenda to the extent known.

The regular meeting of the Northfield Planning Board, held on Thursday, April 4, 2013 in Council Chambers, City Hall, Northfield, was opened by Dr. Richard Levitt at 7:00 p.m. and the following members were present or absent as noted:

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

Matthew Doran, Professional Engineer-absent
Norman Zlotnick, Solicitor-absent

The meeting began with the memorialization of resolutions from the previous Planning Board meeting March 7, 2013. The resolutions were for Townsquare Media Atlantic City, Block 42, Lots 27 & 29 for a radio broadcasting tower, Leigh Koch, Block 109, Lot 8 for a side yard setback variance and a front yard variance for a covered porch, and Paul & Helen Utts, Block 160, Lots 18 & 21, for a by-right minor subdivision. The votes were done one at a time by voice vote with all those present eligible to vote. The resolutions were memorialized by unanimous approval.

Dr. Levitt opened the public session seeing that residents were present. The residents were in attendance to hear the Sigano's Realty, LLC application which was scheduled, advertised, and noticed to be on the agenda at this hearing. The application involved a 'D' Use variance and site plan to construct a miniature golf course off Tilton Road. They contacted the Planning Board Secretary earlier in the week and asked for a postponement until the May 2, 2013 meeting. Dr. Levitt said that this announcement at the meeting this evening will serve to fulfill noticing and advertising requirements for

the date change for the application to be heard on May 2, 2013 at 7:00 p.m. Any further changes will require re-advertising and re-noticing. The residents were asked to review the plans in the Tax Office during regular business hours. It was asked why they postponed. The secretary said they requested more time. Dr. Levitt closed the public session.

A discussion developed concerning the County project underway on Dolphin Avenue. Councilman Perri said that he felt the elected officials should have been informed as to the extent of what is being developed since they must answer to the residents. Dr. Levitt wondered why County Planning Officials did not come before the Planning Board with a courtesy application as they have done in the past for projects on the County owned land on Dolphin Avenue. Councilman Perri noted that there have been over two dozen specimen trees removed and there is currently massive excavation with a 35 foot high mound of sand in sight. Dr. Levitt commented that the County has asked for the Planning Board's input on projects occurring in Northfield previously. He felt that the Board should voice its displeasure that they have not presented anything or asked for any input. It was noted that the development is occurring within the City and does not appear to be complying with the City Ordinance.

The County does not need Planning Board approval as they are of a higher jurisdiction, but there are issues with excavation, drainage, and trees. Mr. Perri added that he assumes with the amount of caverns they are digging, there may be underground storage or an open swale. Dr. Levitt said this could also cause water flows onto neighboring properties and he felt the Board has the right to ask questions. He asked the secretary to draft a letter to Atlantic County Planning to see if they could present a courtesy application to the Board at the May 2, 2013 meeting. Mr. Perri said he would like information on the amount of excavation that will be done, specimen tree removal, and drainage issues.

Councilman Perri noted that he had not received the packet for the Sigano's application. The secretary will contact them and make sure that they have the most up-to-date member list and to inform them to provide Mr. Perri with a packet as soon as possible.

The next Planning Board meeting will be held Thursday, May 2, 2013 at 7:00 p.m. The meeting was closed at 7:05 p.m. by a motion from Mr. Perri and a second from Sgt. Newman.

Respectfully submitted,

Robin Atlas, Secretary to the Board