

**City of Northfield Planning Board
1600 Shore Road
Northfield, New Jersey 08225
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Minutes: January 9, 2014

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 re-organization meeting of the Northfield Planning Board, held on Thursday, January 9, 2014 in Council Chambers, City Hall, Northfield, was opened by Dr. Richard Levitt at 7:01 p.m. and the following members were present or absent as noted:

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

**Matthew Doran, Professional Engineer
Norman Zlotnick, Solicitor-absent-Mark H. Stein, Esq. present**

The re-organization began with the Oaths of Office for new members and those whose terms expired at the end of 2013. Mr. Stein described the oath process and noted who must be sworn in by Mayor Mazzeo. The following Board members were sworn in for 2014:

**City Official-Sgt. Paul Newman, Class II-1 year appointment
City Council Liaison-Erland Chau, Class III-1 year appointment
Class IV members- Dr. Richard Levitt, James Shippen-4 year appointments
Alternate #3-Derek Rowe-2 year appointment**

Mayor Mazzeo read the oath and the Board members were officially sworn in. The following absent members will be sworn in at the next Planning Board meeting:

**Class IV member-Lou Milone-4 year appointment
Alternate #1-Henry Notaro-2 year appointment**

The next order of re-organization business was the yearly appointments and they were as follows:

A motion was made by Mr. Scharff and seconded by Mr. Shippen to appoint Dr. Richard Levitt as Chairman of the Board. The voice vote was unanimously in favor. A motion was made by Mr. Shippen and seconded by Mayor Mazzeo to appoint Clem Scharff as Vice Chairman of the Board. A voice vote was unanimously in favor. A motion was made by Mr. Scharff and seconded by Mr. Shippen to appoint Robin Atlas as Secretary to the Board. A voice vote was unanimously in favor. A motion was made by Mr. Shippen and seconded by Mr. Scharff to appoint Norman Zlotnick as Solicitor to the Board. A voice vote was unanimously in favor. A motion was made by Mr. Rowe and seconded by Mr. Shippen to appoint Matthew Doran as Engineer to the Board. A voice vote was unanimously in favor.

At the suggestion of Mr. Stein, who was instrumental in assisting with this process, the Board then reviewed the regular meeting dates for the year 2014 so they can be prepared for resolution. The Board will meet the first Thursday of each month with the exception of the July 3, 2014 meeting which will be changed to the second week in July and held on the date of July 10, 2014 due to the proximity to the Independence Day holiday. The revised meeting date list was passed by voice vote. The next motion was to accept The Press of Atlantic City as the official newspaper for noticing. The motion was made by Mr. Shippen, seconded by Mrs. Dyrek and passed unanimously by voice vote. This concluded the reorganization procedures.

There was one application on the agenda for Jack Trocki Development Co., LLC, Block 40, Lot 23, 1600 New Road, located in the O-PB Zone for "C" Variance relief for the construction of a 12-ft. free-standing sign with tenant information. The attorney for the applicant was Samara Trocki-Videll and also present were Randall Scheule, Planner and Mikal Trocki-Videll on behalf of Jack Trocki's office. Chairman Levitt swore in Mr. Scheule and Mr. Trocki-Videll.

Ms. Trocki-Videll began by stating that they are seeking a C-2 Variance for a free-standing monumental sign which deviates from the original resolution dated May 2000. They intend to expand the sign from 5 ft. to just under 12 ft. and include tenant information instead of simply the address of the

building. The variance request is for the square footage of the sign where 39.3 sf is allowed by Ordinance and 50 sf is proposed. Ms. Trocki-Videll explained that the sign will have a triangular cut-out in design which brings the proposed sign to 45 sf with the variance request at 5.7 sf total.

Ms. Trocki-Videll called Randall Scheule to explain the sign detail. Dr. Levitt asked about his credentials. Mr. Scheule stated that he is a licensed Planner in NJ with 25 years of experience and he has appeared before a number of Boards. Mr. Stein noted that he has experience with Boards in the Ocean City area. The Board accepted his credentials.

Mr. Scheule distributed a sign detail to the Board members and proceeded to describe the sign and the variance. He stated that the sign will be placed outside of the site easement and the sign height will be 12 ft. high which will comply. The sign is a double-faced sign and the lighting with non-glare illumination will also comply. The bottom of the sign will be a least three feet from grade and will be located within a curbed area. The base will be constructed of steel and the sign will identify the tenants without any advertising. The variance relief is for 5.7 ft.

Mr. Scheule testified as to the purpose of the new sign. It will enhance public safety and the design will be a good civic scheme. The benefits of this minor variance will outweigh any detriment. Dr. Levitt noted that the sign appears to be close to an existing tree and asked if the tree will be moved or destroyed. Mikal Trocki-Videll commented that they would move the tree if necessary. Dr. Levitt said that the tree in question is part of the original site plan requirement. Mr. Trocki-Videll said he did not feel the sign would cause the removal of the tree. He noted that there is a mulch bed in that area and he believes the trees will be behind the sign. No pear trees will be removed and he mentioned that a pear tree was previously knocked down and it has been replaced. Dr. Levitt said that the tree in question is part of a row of Maple trees and he asked that if they do find a tree which will be interfered with that they handle it administratively with Matt Doran.

Mr. Roegiers asked if the actual address number will be lit to make it easier to locate the property. Ms. Trocki-Videll said she is not sure if it will be illuminated or hollowed out against light. Dr. Levitt commented that effective measures such as that would only be necessary for a very small amount of time. The main use of the building is for stockbrokers and as an office building which closes after normal business hours and there is only a short time during the year when it is dark before 5:00 p.m. Mr. Trocki-Videll stated that the address numbers will be hollowed out and will be very visual. Dr. Levitt asked about the background color. Mr. Trocki-Videll said that the color will match the building itself which is a taupe in color with green accents. They want to bring beauty to the building itself for

identification. Mr. Chau asked about the circular base. Mr. Trocki-Videll said that it is a design feature and they may not be retaining that. Mr. Chau clarified that the base is now hollow and will not be illuminated. Mr. Chau asked what type of internal illumination equipment they intend to use. Mr. Trocki-Videll said that he was not sure. Ms. Trocki-Videll said that All Signs is the company developing the sign and she is unsure as well, but this company has designed many signs in Northfield. Mr. Chau said he has concerns about the amount of illumines which will be used at night or in fog and will it be solid or blinking. Ms. Trocki-Videll said the tenant directory will be solid and will not be glaring or bright. She said it will be illuminated enough that it can be seen without being a distraction.

The building size was discussed in reference to the size of the sign. Ms. Trocki-Videll said the area is a high traffic zone and the directory will help with that. The building is a large L-shaped building at 40,000 sf. Mr. Scharff felt the sign was somewhat large for the location and questioned where the sidewalk was in reference to the sign. Dr. Levitt said the sign is in a mulched landscape area and should not affect anyone using the sidewalk.

Dr. Levitt opened the public session and seeing no one who wished to comment, he closed the session.

In closing, Ms. Trocki-Videll said the sign will promote the property aesthetically. She mentioned that there is a 1609 New Road in both Northfield and Linwood and the sign would help with location of this particular business. Dr. Levitt agreed that signage containing street numbers of specific addresses is helpful and needs recognition on New Road to assist drivers. His office is located on New Road and he has experienced people stopping in his office to ask for directions. This is a move to be more compliant with the Ordinance concerning visibility of address numerals.

Mr. Scharff made the motion for the C2 variance for signage for square footage. Dr. Levitt asked that a condition be included that if any trees are disturbed, they will be re-located and Mr. Scharff agreed to add this to the motion. Mr. Shippen seconded the motion.

The roll call vote was as follows:

Mrs. Dyrek-yes, Mrs. Kintish- absent, Mayor Mazzeo-yes, Mr. Milone-absent, Sgt. Newman-yes, Mr. Notaro-absent, Councilman Chau-yes, Mr. Roegiers-yes, Mr. Rowe-yes, Mr. Scharff-yes, Mr. Shippen-yes, Chairman Levitt-yes. The motion to approve the "C" Variance carries.

There was one resolution to memorialize for Geoffrey & Costanza Lovitz, Block 102, Lot 1 at 37 Northfield Plaza approved December 5, 2013 for a residential addition to the front of an existing structure to connect an

existing garage. Abstentions were Mr. Milone and Mr. Notaro who were absent and Mr. Rowe and Mr. Shippen. The voice vote was unanimously in favor.

Dr. Levitt commented on the committee to look at the LED sign portion of the Ordinance and he asked if Mr. Chau and would be interested in joining Mr. Scharff on this committee. The purpose is to fine tune the Ordinance to more closely regulate the LED signs since there has not been compliance with some of the signs. There have been problems with businesses such as Bootleggers. Mr. Chau noted that he shares these concerns with Dr. Levitt and is in favor of the enforcement and control of signage. He is very interested in improving both signage and enforcement.

Mr. Shippen made the motion for adjournment and Mr. Roegiers seconded the motion. Dr. Levitt closed the meeting at 7:41 p.m.

Respectfully submitted,

Robin Atlas, Secretary to the Board