

City of Northfield Planning Board
1600 Shore Road
Northfield, New Jersey 08225
Telephone (609) 641-2832, ext. 127
Fax (609) 646-7175

Minutes: May 1, 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 regular meeting of the Northfield Planning Board, held on Thursday, May 1, 2014 in Council Chambers, City Hall, Northfield, was opened by Chairman Richard Levitt at 7:00 p.m. and the following members were present or absent as noted:

Timothy Anderson-newly sworn in as Planning Board Alternate #4
Councilman Erland Chau
Linda Dyrek
Denise Kintish
Dr. Richard Levitt
Mayor Jerry McGee
Lou Milone-absent
Sgt. Paul Newman
Henry Notaro-absent
Ron Roegiers-absent
Derek Rowe
Clem Scharff-absent
Jim Shippen

Matthew Doran, Professional Engineer
Norman Zlotnick, Solicitor

Following the reading of Sunshine and the roll call, the meeting opened with the Oath of Office being read by Mayor McGee to Timothy Anderson who is the newest Planning Board member and will serve as Alternate #4.

There was one application on the agenda this evening. The applicants are Yvonne Johnson and Michael Applewhite and the location of the property is 1002 New Road, Block 110, Lots 31, 32 & 33 in the O-PB zone which was previously utilized as a Dive Shop. The application requires a "C" variance for parking, which is a zoning issue, and a Site Plan Waiver for acknowledgement by the Board that the condition of the property is satisfactory and meets the requirements of the local Ordinance. The applicants were sworn in by Chairman Levitt. Ms. Johnson addressed the Board and stated that they intend to operate a Hair Salon and Barber Shop at this location. Mr. Doran said that in review, the personal service use is allowed in the zone, and the plan shows 6 chairs and a 7th for use as a wash bay. Ms. Johnson said they have only four

employees and intend to use only four of the chairs. Mr. Doran said that the parking requirement is determined by the number of chairs. Three parking spaces will be required for each salon chair. Ms. Johnson said they intend to open the business with four chairs for employees to operate out of. Mr. Doran said the plan shows seven chairs which would require 21 parking spaces. The owner of the building, Thomas A. Maddox, was sworn by Dr. Levitt. He stated that they have his full permission to operate this business at the site.

Dr. Levitt said he had a discussion before the meeting with Mr. Doran about whether or not it would be possible to have employees park in front of the garage in a stacked fashion to make available more parking spaces. Mr. Applewhite commented that two of the employees do not have vehicles and they will be coming to work by bus and this would be convenient since the property is on the bus route. He doesn't see parking as an issue. Mr. Doran commented that the parking lot is properly lined. Dr. Levitt said the four chairs would require 12 parking spaces and Mr. Doran commented that stacked parking would require a waiver. Dr. Levitt added that he would like to see a condition added that if they increase the use of the number of chairs and parking becomes a problem with patrons having to utilize street parking, the applicants would return to the Board to explain how they would mediate that. The applicants agreed.

Dr. Levitt asked for questions from the Board and Mr. Shippen referred to Mr. Doran's report concerning the necessity of one handicapped parking space. Mr. Doran said there is room for it and Mr. Maddox said there is one space legally there and a ramp which is handicapped compliant.

Dr. Levitt opened the public session and seeing no one who wished to speak, he closed the public session. Mr. Chau asked for clarification if it will be included in the resolution the applicants must return to the Board if they increase the number of chairs. Dr. Levitt said yes and Mr. Applewhite and Ms. Johnson agreed. Mr. Chau wanted to make sure the applicants fully understand this. Dr. Levitt said the Board is trying to avoid excess parking in the neighborhood streets. Mayor McGee asked if the handicapped space was considered in the parking stall count. The Board said that it was.

Mr. Zlotnick asked Mr. Doran if, for the purpose of C2 criteria, this is a proper use of the site. Mr. Doran said the site is well suited and an allowed use and for the purposes of the advancement of zoning, this is a proper utilization of use. Also the Board's consideration of four chairs is a compromise. Mr. Maddox commented that the site has been vacant for a year and a half. Mr. Chau asked the applicants to explain the services they will be providing. Mr. Applewhite stated that they will be providing barbering and hair styling services and cosmetology. There will be no body piercing or massage therapy. Ms. Johnson said they will only be working with hair. Dr. Levitt clarified that they will be using the existing sign face. Mr. Applewhite added that the hours of operation will be Monday to Saturday from 7:00 a.m. to 6:00 p.m. Mr. Chau clarified that the applicants will use the present signage and will only change the face and they would not be using any neon or LED. Ms. Johnson clarified that they would not be using those types of lighting. She added that the name of the business will be Alpha Omega Hair Studio.

Mr. Shippen made the motion for the "C" Variance for parking, the Site Plan waiver, and the waiver for stacked parking. Mr. Chau seconded the motion.

The roll call vote was as follows:

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

There were no resolutions to memorialize.

Dr. Levitt gave an update on the Max Gurwicz and COAH issues. He said that City Council has hired Tiffany CuvIELLO, Licensed Planner and COAH specialist, and a firm from Brielle, NJ who also specializes in COAH matters and there was an article in the newspapers today concerning the COAH Council and new rules and it appears our burden will be lessened. This is subject to further litigation, but it appears that our burden will be less due to available development areas. Ms. CuvIELLO said that the city's obligation was 209 units and it is now at 116 units and that is a big plus. City Council will also be in negotiation with Mr. Gurwicz.

Dr. Levitt also commented on Mr. Scharff chairing the committee which will be researching LED brightness for signs to augment the current Ordinance. Mr. Scharff runs the electronic sign department at Caesar's Casino and he will working with the committee on this.

The next meeting will be held Thursday, June 5, 2014 at 7:00 p.m.

Mr. Chau made the motion to close the meeting and Mr. Shippen seconded. Dr. Levitt closed the meeting at 7:24 p.m.

Respectfully submitted,

Robin Atlas, Secretary to the Board