

City of Northfield Planning Board
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Minutes: June 6, 2019

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.

This REGULAR meeting of the Northfield Planning Board held on Thursday, June 6, 2019 in Council Chambers, City Hall, Northfield, was opened by Vice-Chairman Clem Scharff at 7:01 p.m. with the reading of the Sunshine Law and the following members present or absent as noted:

Mayor Erland Chau-absent
Jim Leeds
Dr. Richard Levitt-absent
Joe Massari-absent
Chief Paul Newman
Henry Notaro-absent
Councilman Frank Perri-absent
Daniel Reardon
Ron Roegiers-absent
Derek Rowe
Clem Scharff
Jim Shippen
Steve Vain-absent

Matthew Doran, PE, PP-Planning Board Engineer-absent
Mark H. Stein, Esq.-Planning Board Solicitor-absent

There were three items of business this evening. There were no applications submitted.

The first was to memorialize the resolutions for the applications approved at the last meeting. Everyone present except for Mr. Scharff was eligible to vote. The resolutions were for James Lin, Block 1.02, Lot 2 at 2 Raina Drive for "C" variance relief for setbacks for sheds and a gazebo, and Lot coverage, for Naman Rafi, Block 42, Lot 30 at 900 Tilton Road for an Interpretation/Appeal of the Administrative Officer for retail sales of tobacco products in the C-B zone, and for CCM, Inc., also known as Carluccio's Restaurant, Block 108, Lot 1, 1200 Tilton Road for a Minor site plan waiver with "D" variance and "C" variances. Mr. Shippen made the motion and Mr. Rowe seconded. The voice vote was all in favor.

There were two resolutions to discuss and vote on. Planning Board Resolution No. 1-2019 is a resolution recommending an amendment to the CB zone (Community Business Zone) of the Zoning Ordinance of the City of Northfield. This resolution developed from the interpretation application of Naman Rafi

which was memorialized at this meeting. It was determined that there was a Scrivener's error when last codified and retail tobacco sales were inadvertently omitted from the C-B zone. This resolution refers this matter to City Council to correct what the Board felt was an error.

The second resolution, Planning Board Resolution No. 2-2019, was also discussed. This was a resolution recommending approval of Resolution 8-2018 An Ordinance Amending Chapter 215 Of The Code Of The City Of Northfield Governing Land Use And Development And Finding That Said Ordinance Is Consistent With The Master Plan Of The City Of Northfield. Mr. Shippen asked about the Country Club zone and LED signs that the Board was not in favor of. Mr. Scharff said City Council agreed not to pursue the allowance LED signs in that zone. They agreed to remove it from the proposed changes. Chief Newman agreed it was removed and Mr. Scharff said he read through the proposed changes three times and he assured the Board it was no longer listed as a proposed change. The Ordinance changes list the zones allowing LED and states applicants can come before the Board to seek allowance in other zones. It was clarified that the allowance of sandwich board signs are included in the proposed changes. Mr. Scharff explained other items in reference to the proposed sign ordinance changes in that brightness will be restricted to 50 nits which is comparable to the clock on the bike path, graphics and logos will be allowed, and for messages, one change every 60 seconds will be allowed. Mr. Shippen commented that at times Bootlegger's messages change every four seconds. Mr. Scharff said the state law minimum limit is every 8 seconds. Chief Newman suggested consulting Mike Dattalo, the Zoning Official. That is the only recourse and he has the ability and authority to work with them. Mr. Shippen thought that an advertising truck such as the one Bootlegger's has in its parking lot should be a registered vehicle. Mr. Scharff said that using a truck as a sign is against the law. He also noted that the truck moves back to Brigantine during election times. Mr. Shippen also pointed out a typographical error on p.8 and said the word should be dissolves not disillusioned. Mr. Scharff will correct that.

The first vote was for Resolution No. 2-2019 as described. Mr. Shippen made the motion and Mr. Rowe seconded. The roll call vote was as follows:

Mayor Chau-absent

Mr. Leeds=yes

Mr. Massari-absent

Chief Newman=yes

Mr. Notaro-absent

Councilman Perri-absent

Mr. Reardon=yes

Mr. Roegiers-absent

Mr. Rowe=yes

Mr. Scharff=yes

Mr. Shippen=yes

Mr. Vain-absent

Chairman Levitt-absent

The motion carries.

The second vote was for Resolution No. 1-2019 as described. Mr. Shippen made the motion and Mr. Rowe seconded. The roll call vote was as follows:

Mayor Chau-absent

Mr. Leeds=yes

Mr. Massari-absent

Chief Newman=yes

Mr. Notaro-absent
Councilman Perri-absent
Mr. Reardon-yes
Mr. Roegiers-absent
Mr. Rowe-yes
Mr. Scharff-yes
Mr. Shippen-yes
Mr. Vain-absent
Chairman Levitt-absent
The motion carries.

There was no other business this evening and Vice Chairman Scharff closed the meeting with a motion from Mr. Shippen and a second from Mr. Rowe.

Respectfully submitted,

Robin Atlas, Secretary to the Board