

City of Northfield Planning & Zoning Board  
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Minutes: June 5, 2008

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 regular meeting of the Northfield Planning & Zoning Board, held on Thursday, June 5, 2008 in Council Chambers, City Hall, Northfield, was opened by Vice Chairman Clem Scharff at 7:31 p.m. and the following members were present:

Dr. Richard Levitt-Chairman  
Clem Scharff-Vice Chairman  
Mayor Vincent Mazzeo  
Jason O'Grady, Councilman  
Chief Robert James  
Lou Milone  
John Clifford-absent  
Ron Roegiers-absent  
Henry Notaro  
Jim Shippen-absent  
Linda Dyrek

Norman Zlotnick, Solicitor  
Matt Doran, PE-Engineer

The first application on the agenda is 2605 Shore Road, LLC, Block 78, Lot 14, located at 2605 Shore Road. Mr. Nicholas Talvacchia of Cooper Levenson in Atlantic City appeared to ask the Board for a second continuance. His clients have not executed a lease for the new tenant yet and they want to be sure to have the lease in place before they come before the Board. They are currently working hard to finalize the lease and his client will re-notice and re-advertise. They would like to postpone until July 17, 2008.

Dr. Levitt asked Mr. Talvacchia about the former Dance Studio/Beauty Parlor portion of the application for clarification of what they are seeking. Mr. Talvacchia said they would like to use the space for offices and that Mr. Nick Droboniku would like to move his Accounting Office there along with Mr. Mascione who would like to move his Architect Office as well. They plan to renovate this section and will not include any medical uses there. They did not address this section during the previous applications since they were unsure of what they wanted to do with this section of building at the time.

Dr. Levitt said the Board will consider the postponement and there will be no further fees and the application is subject to re-noticing and re-advertising. Mr. O'Grady made the motion and Mr. Scharff seconded. A voice vote of all present members was unanimous for approval of the postponement.

The second application was from the City of Northfield Public Library, Block 92, Lots 23 & 24 located at 241 W. Mill Road for a design waiver to add one line of text to an existing sign previously approved. Mr. Seth Brilliant, the President of the Library's Board of Trustees, was sworn in by Chairman Levitt. Dr. Levitt said the two Library Board members (Mayor Mazzeo as ex officio and Lou Milone) will abstain.

Mr. Brilliant stated that the Library is asking for a change to the existing sign. They want to add a second reader board including 4 inch lettering for an increase of 6 inches total. The square footage will increase by 3 feet. Mr. Brilliant feels more signage will increase the sufficiency of the sign. He also noted that many reader boards in town have two to three lines.

Mr. Doran noted that the sign is not permitted in the zone, but was previously approved by the Board. A use variance was not granted. A waiver was granted. The sign is not in the site triangle. The Library also previously received a waiver for the three foot required open base. The existing sign has a two ft. opening. With the addition of the six inch reader board, the opening would be 1 and ½ ft.

Dr. Levitt asked if anyone from the public wished to speak. Seeing no one, the public session was closed.

Mr. Scharff made the motion for the design waiver to permit an increase in signage by six inches and a total of 3 square feet to allow a second line of text. Mr. O'Grady seconded. A voice vote was unanimously in favor with the following members voting: Mr. O'Grady, Chief James, Mr. Scharff, Mr. Notaro, Ms. Dyrek and Chairman Levitt.

Mr. Brilliant thanked the Board and presented the summer addition of the Library Newsletter and encouraged the Board to visit the Library.

There was one resolution to memorialize for 450 Tilton Road, LLC who received approval for "C" variances for signage on Tilton Road at the May 15, 2008 meeting. Mr. Notaro and Chairman Levitt abstained. A voice vote from the other members present was all in favor.

Dr. Levitt closed the meeting at 7:41 p.m. by a motion from Mr. O'Grady and a second from Chief James.

Respectfully submitted,

Robin Atlas, Secretary to the Board