

City of Northfield Planning Board
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Minutes: March 2, 2017

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, March 2, 2017 in Council Chambers, City Hall, Northfield, was opened by Chairman Richard Levitt at 7:04p.m. and the following members were present or absent as noted:

Timothy Anderson-absent
Mark Bruno
Mayor Erland Chau-absent
Jim Leeds
Dr. Richard Levitt
Lou Milone-absent
Chief Paul Newman
Henry Notaro-absent
Councilman Frank Perri
Ron Roegiers
Derek Rowe
Clem Scharff-absent
Jim Shippen

Matthew Doran, Professional Engineer
Norman Zlotnick, Solicitor-absent

The meeting opened with a discussion of City of Northfield Ordinance 4-2017, An Ordinance Amending Chapter 215 of the Code of the City of Northfield Governing Land Use and Development. Councilman Perri said amendments to the Code are necessary due to redundant language that is conflicting and an omission regarding commercial vehicles.

The first amendment is contained in Article VIII, section 215-105-A. Stricken from the Code will be #5-No commercial vehicle with a weight in excess of 1.5 tons shall be parked out of doors overnight in a residential zone. The second amendment is found in Article XI, Section 215-152-A-Home Occupations as defined in Article II and will now be included in #5.

The Home Occupation amendments were discussed. Mr. Doran said that Council was to put home occupation as defined in Article II back into the Ordinance as it was omitted during revisions. Mr. Perri said the commercial vehicle section is a contradiction. Dr. Levitt said Council seems to favor the stricter requirement. There can be a commercial vehicle parked overnight in a driveway, but not on the street.

The Board read the Ordinance as it is now and the changes suggested. There was much discussion. Mr. Rowe said that one vehicle only is essential and the driveway must be emphasized. Mr. Perri had concerns that tonnage was not addressed and was left open. Section 215-105 allows the parking if less than 1.5 tons. Mr. Doran said that fuel trucks and school busses would be too big, but the Ordinance allows residents to park their work trucks in their driveways. It was agreed that jitney-sized would be about the largest allowed.

Dr. Levitt recommended that 215-32 be revised to state that one commercial vehicle no greater than 1.5 tons is allowed. Mr. Doran said that trailers would be affected and he advised that the Board should agree to change the Ordinance as noted and also make a recommendation for another change. Mr. Perri said it can be amended at the March 14th meeting and then re-advertised and heard one meeting further. Mr. Perri was not happy with the words "in excess" and felt this should be revised.

A motion was made by Mr. Shippen to move to approve the following amendments as drafted by City Council:

Article VIII, Section 215-105-A

#5 will be stricken from the code-No commercial vehicle with a weight in excess of 1.5 tons shall be parked out of doors overnight in a residential zone.

Article XI, Section 215-152-A

#5 will now include-Home Occupations as defined in Article II

Mr. Rowe seconded the motion.

The roll call vote was as follows:

Mr. Anderson-absent

Mr. Bruno-yes

Mayor Chau-absent

Mr. Leeds-yes

Mr. Milone-absent

Chief Newman-yes

Mr. Notaro-absent

Councilman Perri-yes

Mr. Roegiers-yes

Mr. Rowe-yes

Mr. Scharff-absent

Mr. Shippen-yes

Chairman Levitt-yes

The Board's vote was unanimous and thus sends these changes back to City Council for Second Reading and passage.

However, the Board agreed on a recommendation to City Council for an additional change at a later date. The Board suggested the following change to 215-32 COMMERCIAL VEHICLE STORAGE which currently reads:

...indicates that ONE commercial vehicle with a CAPACITY **in excess of** 1.5 tons can be in a residential driveway...

To read:

...indicates that ONE commercial vehicle with a CAPACITY **no greater than** 1.5 tons can be in a residential driveway...

This will be drafted in the letter to City Council. Dr. Levitt asked Councilman Perri to follow up and help City Council to understand that the Ordinance doesn't really make sense without this language.

Dr. Levitt asked for a moment to recognize the passing of Mr. Benjamin Mazzeo who was a former City Councilman and highly respected member of the community and asked that the secretary send a card to the Mazzeo family from the Board. Mr. Perri added that Mr. Mazzeo was a good mentor to him when he was first elected to City Council and was a good friend. Dr. Levitt also wished Norman Zlotnick well wishes from the Board after his recent surgery.

The meeting was closed by Dr. Levitt at 7:46 p.m. with a motion from Mr. Shippen and a second from Mr. Perri.

Respectfully submitted,

Robin Atlas, Secretary to the Board