

City of Northfield Planning Board
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Minutes: January 11, 2018

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 meeting was rescheduled from the original date of January 4, 2018 due to inclement weather.

This RE-ORGANIZATION meeting of the Northfield Planning Board held on Thursday, January 11, 2018 in Council Chambers, City Hall, Northfield, was opened by Dr. Richard Levitt at 7:04 p.m. with the reading of the Sunshine Law and the following members present or absent as noted:

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

Matthew Doran, Professional Engineer
Norman Zlotnick, Solicitor

Mayor Erland Chau read the Oaths of Office to the following individuals:

Derek Rowe-Planning Board member-four year term

Chief Paul Newman-Planning Board member-City Official-one year term

Councilman Frank Perri-City Council Liaison-one year term

Joe Massari-Planning Board Alternate #3-two year term

Henry Notaro-Planning Board Alternate #1-two year term

Dr. Richard Levitt-Planning Board Member-four year term

Jim Shippen was away on vacation and will be sworn in as Planning Board member-four year term at the next regular meeting.

After the swearing in, roll call was taken.

Dr. Levitt welcomed everyone back and noted that the last meeting was held in July 2017. He also thanked and commended Mayor Chau and the City for snow removal operations during the recent snow storm.

Planning Board nominations for yearly appointments took place next.

Tim Anderson nominated Matt Doran as Planning Board Engineer for the 2018 term. Mark Bruno seconded. All were in favor by voice vote.

Clem Scharff nominated Norman Zlotnick as Board Solicitor for the 2018 term. Mark Bruno seconded. All were in favor by voice vote.

Clem Scharff nominated Robin Atlas as Board Secretary for the 2018 term. Jim Leeds seconded. All were in favor by voice vote.

Councilman Perri nominated Clem Scharff as Vice Chairman for the 2018 term. Mark Bruno seconded. All were in favor by voice vote.

Clem Scharff nominated Dr. Richard Levitt as Board Chairman for the 2018 term. Henry Notaro seconded. All were in favor by voice vote.

The next order of business was to vote on the 2018 Meeting Schedule Resolution. The schedule was reviewed and the resolution was approved unanimously by voice vote. It will be published in The Press of Atlantic City as well as the yearly appointments.

Mayor Chau stated that he has been in communication with Lou Milone, a member of the Planning Board for 20 years, who with reservations has decided to step down from the Board and not be re-appointed. Mayor Chau has appointed Derek Rowe to Mr. Milone's Planning Board seat and Joe Massari to take Mr. Rowe's seat as Alternate #3. The Mayor introduced Mr. Massari and asked him to tell the Board about himself. Mr. Massari said he has been a resident of Northfield since 1989 when he lived on Lesley Lane and later moved to Sutton Woods. He has a Bachelor's Degree from Rowan University in Communications and an Associate Degree in Business Administration. He has been with the food service industry since 1979 and is now employed with Sodexo. He has three children who have all been educated in the Northfield School system and of this he is very proud. He noted that he also proud to be on the Planning Board.

Dr. Levitt encouraged all the members, new and experienced, to read the Land Use Code Book and familiarize themselves with criteria for variances and what is involved with conformities and non-conformities. He encouraged the members to listen closely to the applications and to judge based on the intent of the law.

Mr. Scharff mentioned that it is getting close to the time that the Master Plan will need to be re-examined. Dr. Levitt said as long as demographics and assumptions haven't changed and underlying premises remain the same, it will be possible to continue with the present Master Plan and re-affirm the Zoning Ordinance after review.

The next scheduled meeting is February 1, 2018.

Dr. Levitt closed the meeting at 7:17 p.m. with a motion from Councilman Perri and a second from Mr. Scharff.

Respectfully submitted,

Robin Atlas, Secretary to the Board