

City of Northfield Planning Board
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Minutes: April 5, 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 REGULAR meeting of the Northfield Planning Board held on Thursday, April 5, 2018 in Council Chambers, City Hall, Northfield, was opened by Dr. Richard Levitt at 7:01 p.m. with the reading of the Sunshine Law and the following members present or absent as noted:

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

Matthew Doran, Professional Engineer
Norman Zlotnick, Solicitor

The meeting was opened at 7:01 p.m. by Chairman Levitt at 7:01 p.m. Mr. Shippen who was unable to attend the re-organization meeting in January was sworn in to a 4-year term as Planning Board member by Robin Atlas, Notary Public in Mayor Chau's absence.

There were three applications on the agenda. The first is Mason Properties, LLC, Block 92, Lots 25, 28, 29, 33, and 34 commonly known as 1823 Wabash Avenue in the R-1 zone for a 2-year extension for a 2015 Preliminary 19-lot Subdivision approval. The attorney present for the company was Raymond J. Went, Jr. of Nehmad Perillo & Davis in Egg Harbor Township. He introduced Ralph Henry, Jr. of Mason Properties. Mr. Henry was sworn in by Dr. Levitt.

Mr. Went said they are seeking two 1-year extensions on their approval. Their project has been delayed by the economy. Dr. Levitt commented that the city is actively considering the property for our affordable housing equation. Under new requirements the city may need to increase the number of lots

for COAH. Mr. Doran said until the houses are built, an extension wouldn't affect COAH since the owner of the property could always sell the land. A new developer may choose to consider senior housing. Mr. Zlotnick agreed that an extension would not affect COAH. Mr. Went said he is not involved with that issue and had no further information. Dr. Levitt had one request for the applicant that they consider keeping the site cleaner. Mr. Henry said he would mention this to his grandfather and will look into it. Dr. Levitt commented that if the building is no longer in use, it would be visually beneficial to remove it. It would also make the site safer and he suggested possibly providing some landscaping so it would look nicer in the neighborhood. Mr. Henry said they are not using the building and will consider it. Mr. Zlotnick said the Board can't require it since it is a Zoning issue and Dr. Levitt added that it is just a request and would be nice for the city. The lots have a potential to be a beautiful site and the area would be great for senior housing.

Mr. Scharff made the motion to grant two one-year extensions for the 2015 Preliminary Major Subdivision approval for a 19-lot subdivision. Mr. Shippen seconded the motion. Dr. Levitt commented about subdivision time limits. Mr. Doran said Preliminary time limits are three years and final approvals are two years. Two one-year extensions can be granted. Once final approval is granted, the approval is protected against changes in the zoning ordinance.

The roll call vote was as follows:

Mr. Anderson-absent

Mr. Bruno-yes

Mayor Chau-absent

Mr. Leeds-absent

Mr. Massari-yes

Chief Newman-yes

Mr. Notaro-absent

Councilman Perri-yes

Mr. Roegiers-yes

Mr. Rowe-yes

Mr. Scharff-yes

Mr. Shippen-yes

Chairman Levitt-yes

The motion carries.

The second application is from John M. Mason, Block 109, Lots 23-27, at 414 Mt. Vernon Avenue in the R-3 zone for a Minor Subdivision. Mr. Mason represented himself. Mr. Mason described the site and said there is an older house, built in 1922, which has a few minor non-conforming issues. He would like to subdivide the property and may build a house for his son whose family recently had a baby. The site meets all the requirements for a subdivision. He also intends to improve the older house at some point, but wants to apply for the subdivision now. He will be living in the older home soon and is currently riding out his lease in an apartment. He intends to reside there as his primary residence in May 2018.

Mr. Doran referred to his report and said the subdivision will divide lots 23-27 into two conforming lots. The new sub-division line will create two same size lots that conform. There are two non-complying setbacks for the existing building that have been there a long time and which are now grandfathered. The applicant will be required to provide two onsite parking spaces for the new house and it is preferable to have the driveway onsite. Also, the plan should show street trees 30 ft. on center across the front of the property and show new sewer, water, and gas service for the new lot. Any large trees should also be shown on the plan. Mr. Mason said the lot is wide open and he will not be removing any

trees to construct the new house. He also is unsure of the style of the new house at this time. Dr. Levitt asked if Mr. Mason would replace the shade trees as per Ordinance. Mr. Mason agreed. Mr. Doran said these items can be finalized when Mr. Mason comes in for the building permit. At that time, the items discussed will need to be shown on the plan. Dr. Levitt added that trees on the street side of the sidewalk are discouraged. Mr. Mason agreed to place them on the house side.

Dr. Levitt asked for questions from the Board. He said this is basically a conforming By-right subdivision with pre-existing setbacks. Mr. Zlotnick said they do not have to be voted on since they are pre-existing and are not being exacerbated at all. Mr. Mason added that any new additions would conform to new setbacks rules. Dr. Levitt opened the public session and seeing no one who wished to speak on the application, he closed the session. Mr. Massari questioned the utilities for the new lot and asked if when installing utilities for the new lot if any upgrades for the existing house could coincide to avoid tearing up the street twice. Mr. Mason agreed and said the old house currently has oil and he may want to upgrade. Dr. Levitt said the two houses should have separate connections to avoid right-of-ways issues if the two houses had the same connection. Mr. Mason agreed two separate stubs will be needed, but agreed to coincide any utility improvements.

Mr. Scharff made the motion for the minor subdivision including parking on-site, shade trees, and simultaneous street cuts for utilities. Mr. Shippen seconded the motion.

The roll call vote was as follows:

Mr. Anderson-absent

Mr. Bruno-yes

Mayor Chau-absent

Mr. Leeds-absent

Mr. Massari-yes

Chief Newman-yes

Mr. Notaro-absent

Councilman Perri-yes

Mr. Roegiers-yes

Mr. Rowe-yes

Mr. Scharff-yes

Mr. Shippen-yes

Chairman Levitt-yes

The motion carries.

Mr. Mason asked about the additional requested items and Dr. Levitt said he can handle those with the Building Department administratively. Mr. Doran reminded that the approval of a minor subdivision expires 190 days after adoption of the resolution and Mr. Mason will need to file the subdivision with Atlantic County within that time period.

The third application is Dr. Liaqat Shazad, a Physical Therapist and owner of Med Rehab Therapy Center at Block 74, Lot 1; 2406 New Road in the C-B zone. Michael Carroll, an attorney from Northfield, represented the applicant. Dr. Shazad and Kishore Ghelani, Engineer, were sworn in by Dr. Levitt. Dr. Shazad answered questions posed by his attorney Mr. Carroll. Mr. Shazad lives in Galloway Township and has owned the property at 2406 New Road since 1988. He has been in practice for 31 years and at the current location for 15 years. He runs a solo practice and physical therapy is the only service. His practice is open Monday to Friday from 8:30 a.m. to 5:00 p.m. and is by appointment only. Dr. Shazad state that many of his patients are dropped off by medical transportation service companies. He said his

practice serves the community and he helps people to improve with physical therapy. He has been before the Board in 2002 for site plan and use variance approval. The site had previously been occupied by an Ophthalmologist. In 2002, the site plan was approved as well as the "D" variance.

Dr. Shazad's practice has increased and changed and he needs extra help in the office. He needs full time personnel to run the front office and upload information to insurance companies. Dr. Shazad addressed the stone driveway and said it was difficult for those on crutches or in wheelchairs to navigate. These are individuals who have just had some type of surgery and he needed to install asphalt for their safety. He changed from stone to asphalt after receiving complaints from patients. He asked the Board to approve four employees in total including the Doctor and three clerical employees. Dr. Levitt noted that the original approval was for one Doctor and one employee. Dr. Shazad said it would be difficult to serve the community and complete required work for insurance companies without the approval for an employee increase. He added that many of his patients are Northfield residents.

Dr. Levitt asked Dr. Shazad how many treatment rooms he has in the building. Dr. Shazad said there are four and he treats one patient at a time. There are no patients waiting for services in a waiting room. He runs a tight schedule with this in mind since he is the only Doctor on site. Dr. Levitt asked for an explanation of the clerical employees. Dr. Shazad said one employee assists him in the treatment room, one is strictly clerical, and the other employee handles the insurance company work. Dr. Levitt said that would be four parking spaces for employees and one handicapped space. Dr. Shazad addressed the parking situation. He said the original approval was three spaces designated for patients. Presently there are six on premises. He noted again that many are brought to the office by Tri-Care and similar companies. He has not experienced any parking problems in 15 years. Dr. Levitt said there are 4 parking spots for employees and one for a patient. This only allows for one patient. He asked what would happen if there were two there at once. Dr. Shazad said they could park legally on the street or come back, but he said this does not occur. Mr. Carroll said they are proposing 6 parking spaces with the new site plan. Dr. Levitt said there used to be an eye doctor at the site and Dr. Shazad's practice was an improvement over what was previously there, but he is afraid that mission creep is occurring since the practice has grown. Dr. Levitt asked if they were also seeking a right-of-way for the adjacent property. Mr. Carroll said they have an Easement agreement and it will be explained.

Mr. Carroll continued questioning Dr. Shazad and said there was concern about the fence. Dr. Shazad said there is a fence at the rear of the building. He thought the fence did not belong to him. The previous owner on Revere Avenue also resided in Georgia. Her son came to see Dr. Shazad and said the fence was installed on the property line. Dr. Shazad he will take care of the fence repair if it is his fence. Dr. Levitt commented that the fence has been knocked down and that there is a difficult turnaround on the property. Dr. Shazad said the previous owners, Jester's Playhouse, had been using his lot in the evenings and this caused damage and trouble. Mr. Doran viewed the survey and said it appears the fence is on the Doctor's property by about an inch which increases down the property line to the left. The fence is now leaning over. Dr. Levitt noted that the adjacent building has now been purchased by new owners and the business sign is for Foresite Commercial Real Estate. Dr. Levitt said the corner of the building has been hit a few times and is damaged. Mr. Carroll questioned the need for the fence. Dr. Levitt said the Ordinance requires buffering and screening since it borders a residential neighborhood. He noted that there are trees on the residential side. Dr. Shazad said these trees hang over onto his property. Dr. Levitt commented that he could trim any branches that hang over his property. He advised contacting the neighbor to discuss this. Dr. Shazad also had concerns about the alleyway or easement area and keeping this area clean.

Mr. Carroll discussed water drainage with Dr. Shazad. He said there have not been any drainage problems on the site, but there have been issues on the New Road side since the state installed the new sidewalk. Dr. Shazad said he has been in touch with the NJ State DOT. Dr. Levitt asked the Police Chief Paul Newman if there have been any parking problems. The Chief said they have been monitoring the area and there have been problems. There was a complaint made before City Council and the problems seem to have improved, but the Police cannot attribute the problems to any particular business. They are working on the issue and addressing it. Dr. Levitt added that he knows Dr. Shazad has practiced in Northfield for many years and he appreciates his practice. Dr. Shazad said he wants to practice for at least a few more years. Dr. Levitt said the problem here is that approvals go with the property not the individual. Once Dr. Shazad leaves, another doctor with a practice with higher uses could occupy the property and there will be increased parking problems and more complaints. Mr. Carroll said Dr. Shazad has no waiting patients and he has testified to this. Dr. Shazad said he sees approximately 20 patients a day and they average 20 minutes for an office visit.

Dr. Levitt asked what has prompted this application. Dr. Shazad said he received a certified letter. The paving project was done without obtaining the proper permits. The Building Department told him he needed to come to the Planning Board with a new site plan. At the same time, he wanted to legitimize the number of staff. Dr. Shazad said he currently has only two employees and he wants to memorialize the changes. He said there have been no problems in 15 years until now. He previously had a mutual understanding with Jester's Playhouse that they could use his lot when the Doctor's office was closed. Dr. Levitt noted that the owners of Foresite are present and he asked if they would be willing to share parking and they shook their heads no. Dr. Shazad said he is just trying to do the right thing. Mr. Doran asked about the possibility of stacked parking. Mr. Carroll said the original site plan showed stacked parking. Dr. Shazad said it could be possible and it would increase the parking spaces to seven. Mr. Doran referred to the original site plan which showed five spaces. There were two stacked parking spaces and one handicapped space in an L-shape around the building. Dr. Levitt said it is unclear where the parking problems are. Chief Newman said the issue is parking too close to the corner on Revere Avenue on the North side. Dr. Shazad asked what he could do to correct the problem. He said he understands Foresite is very objectionable to using their parking lot. He posted a sign in his office informing his patients not to park on the Foresite lot. He said his patients do not park there. Dr. Levitt said he sympathizes with his problem. Mr. Roegiers verified that the doctor sees about two to three patients in an hour. Dr. Levitt said he has a concern with an approval going forward should there be a more intensive medical use in the future. How to protect the surrounding residential neighborhood is a concern. Mr. Carroll said they are here to address the increase in employees and the use. Dr. Shazad is before the Board concerning a change of use. Dr. Levitt suggested considering a requirement for a Certificate of Compliance. Mr. Doran said if the Board restricts Dr. Shazad; they can also restrict any future doctor on the site. Mr. Doran and Dr. Levitt agreed that a 20-patient turn-over per day is quite a lot and it is working for him. Dr. Levitt suggested requiring one employee to park off site. Dr. Shazad said one employee is dropped off for work and another employee lives a few blocks away. Dr. Levitt said that works for you in this case, but may not necessarily work in the future. Dr. Levitt said the resolution would have to be very restrictive. Dr. Shazad said that his staff number changes from time to time and it is important to him to serve the community.

Kishor Ghelani, a State of New Jersey registered Engineer, was sworn in by Dr. Levitt. Mr. Carroll asked him to discuss positive and negative criteria. Mr. Ghelani described his education and stated he has testified before Planning Boards for 40 years. The Board accepted his credentials.

Mr. Ghelani said the only difference in the site plans is 1862 sf of stone ground which is now paved. This resulted in additional water runoff. Mr. Ghelani is proposing to install perforated piping underground to compensate for this runoff. Mr. Doran discussed the drainage calculations and said this is a typical solution. The site must pick up and contain the additional water. Mr. Doran felt the calculations were accurate and he drove by during a few storms and didn't see a drainage problem at this point. Mr. Massari said he reviewed the numbers and didn't think the product of runoff added up. He felt it was off by .68. Mr. Doran said that there would be a difference in the calculations due to what was stone and the areas of asphalt. The existing numbers would have some asphalt in the calculation. Dr. Levitt surmised that the calculation is just for the additional asphalt not in total. Mr. Doran said he would recheck the calculation for accuracy.

Dr. Levitt asked about the easement and whether it was for both the driveway entrance at Route 9 to the back of the property and the rear exit. Mr. Carroll said the one in the back has always been a right-of-way, The Foresite owners said no to this from the public seating area. Dr. Levitt said they are not testifying yet, but he will open the public session shortly for their testimony. Dr. Levitt said if there is no easement for the rear, a U-turn or a K-turn would be necessary. Dr. Shazad said he could not increase the lot or expand.

Mr. Carroll asked Mr. Ghelani to give an opinion for granting the requests. Mr. Ghelani said basically everything is the same except there will be additional parking and the exit to Route 9 will be improved. He said he has been working with Dr. Shazad for a long time and the parking has been working. Dr. Levitt said it seem like a tight area to exit on Route 9. Mr. Doran said there is a design waiver in the report of 14 ft. The Ordinance requires a 25 ft. drive aisle to exit for 90 degree parking. They are also using an easement or the adjoining property for the 14 ft. Dr. Levitt asked if there was a walkway or sidewalk near the parking along the building in front of those spots. Mr. Doran said it is a stone area that may have been originally landscaped.

Mr. Carroll asked Mr. Ghelani for the effects on positive and negative criteria. Mr. Ghelani said he really didn't see any. He addressed the stones and paving with the only effect being extra water runoff which he plans to take care of for Dr. Shazad if relief is granted. This will not harm anything on site and would be an inherent benefit to the community. This underground recharge system is common and the only option for many businesses.

Mr. Carroll labeled and sited the Exhibits to be included with the application as such:

Exhibit A-1 Site Plan

Exhibit A-2 Survey

Exhibit A-3 Drainage Calculations

Exhibit A-4 Easement Agreement

Dr. Levitt opened the public session. Samantha Zerafa-Roessler and Frank Sortino, co-owners of 2408 New Road, spoke before the Board. Ms. Zerafa-Roessler is the owner of Foresite. They distributed copies of photographs, a survey, and the easement to the Board. The survey identified the easement shown as 50 ft. long and 5 ft. wide. According to Ms. Zerafa-Roessler, the easement does not go all the way to the back of the property. She said it doesn't even encompass the handicap parking section. Mr. Sortino said there are two easements on the property. The one in the rear is a right-of-way. They stated they own all the areas shown in color on the survey. Mr. Sortino said they have already been afforded a 5 ft. easement in the front for the driveway, but not for the parking. This is the area where the parking issues are.

Ms. Zerafa-Roessler continued. She referred to the handicapped spots and said anyone using them will be trespassing on their land. The easement is only 5 ft. Dr. Levitt asked if there was any discussions or negotiations with Dr. Shazad. She said they spoke in November of last year before the purchase was final. She noted that Jester's vacated the property 7 year ago and after that it was a computer store. After they moved out, it remained vacant for 3 years. Ms. Zerafa-Ressler thinks Dr. Shazad's patients are hitting the side of the building and she provided photographs depicting the damage. She noted that the easement states Dr. Shazad is responsible for maintaining the easement. She said he stated he would fix it and he has not and he stated to her that his patients are not hitting the building and it must be people who are parking on the lot at night. Also, according to a previous approval for Michael Caruso, which remains with the property, the fence was supposed to be maintained by Dr. Shazad and it has not been so.

Dr. Levitt asked what they would request of the Board or Dr. Shazad. Ms. Zerafa-Roessler said Dr. Shazad paved over property that was not his and did so without obtaining a permit or permission from the previous owner. Mr. Roegiers verified that the area in question is the left side of the line on the survey. Mr. Sortino said this all came about prior to their purchase. They visited the Building Department in City Hall and were told they would have to restore this paved area with stone as originally approved and it was paved without a permit. A drainage area was in the rear and 8 ft. from the easement back along with a portion of the right-of-way and this area was all stone. Dr. Levitt asked if they noticed any drainage problems. Mr. Sortino said he is surprised the residential neighbors aren't complaining and having problems. Ms. Zerafa-Roessler said they have been improving the inside of her building and she wants to do something special to the outside as well. She stated her neighbor has been using her parking lot and she has posted signs. She does not want to be liable for patients falling or injuring themselves on her property and she wants to protect her building from damage.

Mr. Zlotnick addressed the situation. The way he sees the application is there are two aspects. One is to validate the paving. The second issue is the use variance/site plan including the parking and the number of employees. They are separate and distinct. Mr. Zlotnick asked if the Foresite owner was against the paving that took place. Should the Board make them undo the paving? Mr. Sortino said yes because of the requirements of the Building Department. They were told by the Code Official to return the paved area to the original state which was crushed stone. Mr. Zlotnick said they could wind up in litigation with their neighbor over this since it is their assertion for the Board's edification that their property was trespassed upon.

Dr. Levitt asked if the drainage calculations were based on the plans or current easement knowledge. Mr. Doran said the current plans and map that we have. Mr. Doran said there is an issue between neighbors and they need to remove the paving or come to the Board for an approval. Ms. Zerafa-Roessler said there is no issue to return the area to stone. She added that during the purchase she found out it had been paved several years ago. Dr. Levitt added that she purchased the property with the knowledge it was paved and he asked if there was a problem leaving it paved. Ms. Zerafa-Roessler said she will have to see how the drainage works. She added that Dr. Shazad will have to stop piling up snow against her building and hitting the building. It is damaging her masonry building.

Mr. Doran asked Mr. Carroll if the easements are in agreement. Mr. Scharff interjected noting that the easements do not have dimensions. He reads it that the easement goes all the way to the back of the property. He said that surveys are not drawn in color as those presented to the Board from Foresite. Mr. Doran added that it is not in the jurisdiction of the Board to interpret an easement. Mr. Doran said a

land use dispute between neighbors needs to be resolved legally. Mr. Zlotnick agreed that the original easement implies that it covers the entire length of the property. Ms. Zerafa-Roessler said the survey was prepared by Paul Koelling. Dr. Levitt asked if a legal description was provided. She said he did not. Mr. Scharff commented that Mr. Sortino added the coloring on the survey and changed a legal document. Mr. Zlotnick said the coloring was for clarification. Ms. Zerafa-Roessler said the line on the survey from New Road to the handicapped parking delineating the easement was drawn by Paul Koelling. Mr. Doran said the Koelling survey and the Schaeffer-Scheidegg easement are not the same. Dr. Levitt asked Mr. Doran the question that without understanding the easement, does the Board have the knowledge to approve the parking the way it is without the legal issues addressed. Mr. Doran said no. He said if the easement isn't clear, and the three parking stalls back into Foresite's property, there isn't enough room for cars to maneuver.

Dr. Levitt commented that it is becoming clear that there is a problem. The Board professionals want the easement issues resolved before voting on a decision. Mr. Zlotnick said the easement has become a very important issue. He added the burden of proof for the site plan and the parking must be met. Mr. Doran has noted in his report what is needed to meet the criteria. There must be proof that the granting of the variance will not be inconsistent with the intent and purpose of the Master Plan and Zoning Ordinance and special reasons must be shown that the variance will carry out a purpose of zoning. He said Mr. Doran's report clearly explains what is necessary for the variances to be considered and granted. Mr. Zlotnick said the Board needs to consider the site plan, parking, and pavement issues separately and it is the job of the applicant to show good cause for the granting of the relief being sought. Mr. Roegiers and Mr. Shippen expressed concerns about voting on an application with unknowns concerning the easement. Mr. Zlotnick said the Board must consider whether the burden of proof has been met. Mr. Carroll asked for an adjournment to work this out. Mr. Zlotnick said there are a lot of land use issues here that need to be resolved.

Dr. Levitt explained the contingencies to Dr. Shazad. He said Dr. Shazad is seeking approval for increased employees and for this you will need increased parking. Since this is affected by the easements, there is a need to understand exactly what the easements entail. With the Board's approval, he proposed the application be a continued hearing to be heard once these issues are resolved. Dr. Levitt said that if this application is eventually denied, the property would go back to the 2002 approvals. Paving conditions would have to be worked out based on the easements and the Building Department.

Ms. Zerafa-Roessler commented that Dr. Shazad has two employees parking on Revere Avenue on the side of the Weis-Paarz building and in front of the residential house to the rear of her property. She has noticed both a red and black car. She said these cars are causing problems. Dr. Levitt said she needs to contact the police if they are parked illegally. The cars can't be parked in the site triangle.

Dr. Levitt stated that the application should be withdrawn and fees already paid will be credited toward a future application. Additional application fees will be waived by the Board. They will need to re-notice. For the application to be continued and to waive the noticing requirement, a new date for the public will need to be announced at this hearing. The Board can waive the re-advertising if the hearing date is known which it is not. Therefore, re-noticing is required.

The Board went on to discuss other business. Mr. Shippen discussed the electronic sign ordinance and said he has observed Bootlegger's sign changing every 12 seconds. The zoning laws state every three minutes. Egg Harbor Township has no timing restrictions. Mr. Shippen said perhaps our timing is too long. Dr. Levitt said Bootlegger's has been in violation for moving signage many times. Mr. Shippen felt

the sign ordinance should be reviewed. Mr. Shippen said this has been allowed to go on for a long time and three minutes may be unreasonable. Mr. Perri commented that the Zoning Official has sited Bootlegger's and has been in Municipal Court for violations. He suggested that the Planning Board should back him up and provide documentation for the Judge who may not be an expert in Land Use law. Mr. Doran supported Mr. Dattalo on this and said it is problem he has been working on for some time. Dr. Levitt agreed and said the Municipal Judge should be provided with information as to how our Land Use law works. The advertising truck has been a long-time problem as well. Mr. Shippen asked Mr. Doran if there has been any resolution. He said Mr. Dattalo has an ongoing file on the matter and the only recourse is to go back to court. He welcomed Mr. Shippen to stop in to view the file. Mr. Scharff commented that the re-examination of the sign ordinance was re-written in 2015 and the final ordinance was submitted to City Council in November 2016 and there has been no action taken on it.

Dr. Levitt said at some point we may need to have Tiffany CuvIELLO Morrissey come back in regarding new COAH rules. Recent court decisions have increased the number of affordable housing numbers and eventually a plan will need to show areas where affordable housing can possibly be built. Dr. Levitt said the Master Plan re-examination will need to be addressed as well. It has been almost 10 years since this was last re-examined. It is a requirement and a committee will need to be formed. Chief Newman commented that the possibility of legalizing marijuana exists in the state and this will need to be looked at from a point of zoning. Dr. Levitt said it is now not a permitted use, but could fall under general retail. He said we will definitely need to give this some thought. Mr. Shippen said we should wait to see how the law is written.

The next meeting of the Board will be Thursday, May 3, 2018.

Dr. Levitt closed the meeting at 8:57 p.m. with a motion from Mr. Shippen and a second from Mr. Scharff.

Respectfully submitted,

Robin Atlas, Secretary to the Board