

City of Northfield Planning Board
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December 5, 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, December 5, 2019 in Council Chambers, City Hall, Northfield, was opened by Chairman Richard Levitt at 7:00 p.m. with the reading of the Sunshine Law and the following members present or absent as noted:

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

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

There was one resolution to memorialize for Peter Weiss and Andrea Tuccio, Block 153, Lots 17, 18, 19 located at 38 East Oakcrest Avenue. They were approved for a Minor 'By-Right' Subdivision on November 7, 2019. The voice vote was all in favor with Mr. Leeds abstaining.

The Board discussed the date for the Re-organization meeting for January since some of the members, professionals, and applicants will be on vacation for the Thursday, January 2, 2020 hearing date. It was decided to have the meeting on January 16, 2020 and this will be advertised in The Press of Atlantic City.

Tilton Square Theater, LLC , Block 17 Lot 9.01 located at 331 Tilton Road, Unit 2, with an application for an appeal of action of the Administrative Officer and a "C" Variance, adjourned their hearing again and it was publically announced that the application will be heard January 16, 2020 without further noticing necessary.

Dr. Levitt reviewed some items he would like the Board to think about for the Master Plan re-examination in 2022. The first was vehicle electric charging stations. There is currently a charging station in the parking lot of the now closed Genaurdi's supermarket and it was noted by Mr. Scharff and Mr. Vain that Tropicana and the Hard Rock also have them. With electric cars becoming more popular, the charging stations will become a necessity. There are many concerns for discussion such as property owners that want to charge for this service and other details. Dr. Levitt said they are definitely a wave of the future and said the Board should research municipalities that have Ordinances regarding these stations. Mr. Rowe noted that they are very expensive to install. This came up at the Harley Davidson store where he works when they were looking into ways to charge the motorcycles. At the commercial level, for a fast track charge for multiple vehicles, it could cost about \$40,000 to install a station. Mr. Scharff said there are four different standards and they have different plug sizes and amperage. Dr. Levitt felt this is worth looking into and researching and he asked Mayor Chau and Mr. Perri to mention it to City Council. Mr. Perri said it was also something for discussion at the League of Municipalities.

Dr. Levitt said there a few other items that should be discussed that could also require a variance. He mentioned the Little Libraries for book swapping. Mayor Chau said there is one installed on the Bike Path of Fuae Avenue. Dr. Levitt said it may want to be written into the Ordinance as to where these libraries may be permitted, what sizes, and what kind of public places they may be permitted to be installed. Possibly they can be constructed by permit as well. Mr. Scharff said they need to be out of sight triangles and Mr. Vain suggested limiting the number as being appropriate to permit. Mr. Shippen said maintenance should also be addressed. He added that he existing Little Library was constructed by an Eagle Scout.

Dr. Levitt mentioned that Historical homes are mentioned in the Master Plan, but he did not believe they are part of the Ordinance in a stricter sense. It may be a good idea to help preserve the appearance of or prevent destruction of or tear downs of historical structures in the Ordinance. Mr. Shippen said it may be helpful to be specific about what is permitted to do or not do regarding these homes.

Dr. Levitt asked the Secretary to keep a file of the items discussed for the Master Plan re-examination in 2022.

Mayor Chau spoke about a NJ Trade Commission Group offering training on vegetation and trees and what is appropriate for certain areas. It is a requirement to be a member and the course is a two day yearly course. He suggested maybe a few Planning Board members would be interested in this training. He gave an example of the bike path and the pear trees that were planted there which were wiped out by storms and hurricanes. Dr. Levitt and Mr. Scharff both expressed interest.

Mr. Scharff discussed working with the Association of Environmental Administrators and said they have grants available for renewable energy for stormwater and sewerage processing. He said he left information with the City Clerk.

Mr. Leeds addressed Birch Grove Park and the plan for bike paths. Mayor Chau said Mr. Dewees worked on a plan with the City Engineer for bike trails and they have been named. The trails will be rough trails and will not be paved. There will be the pedestrian trails with the bike paths next to them. Mr. Scharff noted that the rules and paths are posted at the park. It was unsure how the rules are going to be enforced. Mr. Shippen said it sounds like a work in progress and wondered about ramps. Mayor Chau said ramps are not allowed and the Road Department will remove them if found. Mayor Chau said JIF

has concerns that the kids will create their own trails. Mr. Perri added that the original request was for a BMX track. Mayor Chau said there will be no races or competitions on the trails.

There was no further business to discuss. Mr. Shippen made the motion to close the meeting. Mr. Scharff seconded. Dr. Levitt closed the meeting at 7:32 p.m.

Respectfully submitted,

Robin Atlas, Secretary to the Board