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**FISCAL OFFICER**

Andy LaGuardia

**TRUSTEES**

Richard H. Reville, Chair  
Russell F. Mazzola, Vice-Chair  
Paul G. Buescher

**ADMINISTRATOR**

Helen Humphrys

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**NORTHFIELD CENTER TOWNSHIP ZONING COMMISSION**

**REGULAR MEETING via WebEx meeting**

**October 12, 2020 – 7:00 P.M.**

**A. The chair calls the meeting to order at 7:00 p.m.**

ROLL CALL:

Dan Schade, aye; John Campbell aye; Basil Lovano, absent; Laura Filippi, aye; Lisa DeLuca, aye.

The Public was notified of this Meeting by Cable 23; an E-mail Sunshine Law notice to: the Northfield Center Township Meeting Notification List, the Township's Web Site and the Park Sign.

**B. DISCUSSION:**

Mr. Schade discussed the Rt. 82 corridor. A few parcels of land are zoned B-R. Contacted S. C. Fiscal Officer's office about changing those zonings. Fiscal Office explained that would classify them as commercial instead of residential, and they would lose their Homestead Tax exemption. Mr. Schade feels that these parcels should be piece-mealed instead of one big change.

Mr. Campbell said he didn't want to put an additional burden on those residents. He did feel that the properties from Beechwood to the Spitzer property could be changed, but at this time, there was no point.

Mr. Schade said that in the future, 2 parcels will be looked at: a property behind the Reville property at Olde Eight by Twinsburg Rd., R-1. looking to be R-2. Also, 3 new homes on Olde Eight across from St. Barnabas may be reviewed as well.

Secretary Flauto told the ZC that the last of the text amendments have been submitted to the Trustees for their review at their December meeting; after approval, a new book will be run for the ZC, BZA, Zoning Inspector and the office.

Ms. Filippi asked if the new book would be online.

Ms. Flauto said it would, on the NCT website.

Inspector Saunders said he will begin sending violation letters out per the newly adopted maintenance code.

**C. ZONING INSPECTOR'S SECTION:**

- Old Nied property is part I-1 and part B-R. May need to be rezoned.
- Right turn lane for Dunkin is almost done.
- Concrete island will control right-in, right-out for Dunkin and Jiffy Lube.

**D. APPROVAL OF MINUTES:**

1. Ms. Filippi moved to waive the reading and approve the minutes of the Public Hearing Continuation #1 on 9/14/20.

Seconded by Ms. DeLuca.

ROLL CALL:

Dan Schade, aye; John Campbell aye; Basil Lovano, absent; Laura Filippi, aye; Lisa Deluca, aye.

2. Mr. Campbell moved to waive the reading and approve the minutes of the Public Hearing Continuation #2 on 9/14/20.

Seconded by Ms. Filippi.

ROLL CALL:

Dan Schade, aye; John Campbell aye; Basil Lovano, absent; Laura Filippi, aye; Lisa Deluca, aye.

3. Ms. Filippi moved to waive the reading and approve the minutes of the Regular Meeting on 9/14/20.

Seconded by Ms. DeLuca.

ROLL CALL:

Dan Schade, aye; John Campbell aye; Basil Lovano, absent; Laura Filippi, aye; Lisa DeLuca, aye.

**D. ADJOURNMENT:**

Ms. Filippi moves for adjournment at 7:21 p.m.

Ms. DeLuca seconds.

ROLL CALL:

Dan Schade, aye; John Campbell aye; Basil Lovano, absent; Laura Filippi, aye; Lisa DeLuca, aye.

Respectfully submitted,

\_\_\_\_\_  
Dan Schade, Chair

\_\_\_\_\_  
Date

\_\_\_\_\_  
Judy Flauto, Township Secretary

\_\_\_\_\_  
Date