

**City of Northfield Planning Board**  
**1600 Shore Road**  
**Northfield, New Jersey 08225**  
**Telephone (609) 641-2832, ext. 127**  
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November 7, 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, November 7, 2019 in Council Chambers, City Hall, Northfield, was opened by Chairman Richard Levitt at 7:04 p.m. with the reading of the Sunshine Law and the following members present or absent as noted:

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

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

There was one application on the agenda. The applicants, Peter Weiss and Andrea Tuccio, represented themselves. The property is located at 38 E. Oakcrest Avenue, Block 153, Lots 17, 18, & 19 in the R-2 zone. The plans were prepared by Arthur W. Ponzio Company & Associates dated 10/7/19. They are seeking a Minor By-right Subdivision.

Mr. Weiss stated that there was a fire in February 2019 which destroyed the home on the property. They want to subdivide the property and Lots 19.01 and 19.02 are proposed and have been approved by the Tax Assessor. They want to build a house on the larger lot and sell the smaller lot. Both of the new lots will conform to lot area and lot width requirements and there is no variances requested. Dr. Levitt said he walked around the property and noticed that the existing sidewalk is hazardous. Mr. Weiss said it is a given that they will repair the sidewalk as a condition of approval.

Mr. Doran referred to his engineer's report and stated that the plans show existing curbs and sidewalks and any that are damaged should be replaced when home construction begins. Two onsite parking spaces are required for each new house, a Road Opening Permit will be required for utilities and driveways on Oakcrest Avenue, the plans will be submitted to Atlantic County for stamps and filing, the applicant will need to see the City Clerk for the appropriate COAH fee prior to any building permits being issued, and specimen trees must be shown on the plan.

Mr. Weiss asked for the definition of a specimen tree. Mr. Doran said it a well-sized tree, and Mr. Scharff said it is a tree at least 12 inches in diameter. Dr. Levitt said that the town likes its trees and suggested he see the Building Department for requirements. Mr. Weiss said the lot has mature trees and he would request a waiver for street trees. He stated there are three trees on Lot 19.01 and four trees on Lot 19.02 and he plans to leave at least eight mature trees on the larger Lot 19.02 and six on the smaller Lot 19.01. Dr. Levitt asked if he had landscaping planned. Mr. Weiss said they did plan to landscape, he is just not sure exactly what types and he is also unsure of street trees. The Board agreed with this.

Dr. Levitt opened the public session, and seeing no one, he closed the public session. Dr. Levitt asked if they owned the house that was destroyed in the fire. Ms. Tuccio said they weren't the owners, but they are friends with them.

Mayor Chau made the motion to approve the By-right Minor Subdivision. Mr. Shippen seconded the motion. The roll call vote was as follows:

Mayor Chau-yes

Jim Leeds-absent

Joe Massari-no vote as alternate-9 members present

Chief Paul Newman-yes

Henry Notaro-yes

Councilman Frank Perri-yes

Dan Reardon-no vote as alternate-9 members present

Ron Roegiers-yes

Derek Rowe-yes

Clem Scharff-present at 7:07 p.m.-did not hear all of testimony

Jim Shippen-yes

Steve Vain-yes

Dr. Richard Levitt-yes

The motion carries.

There were two resolutions to memorialize. The first was for David & Maxine Fahringer , Block 2 Lot 1.01, 100 Haviv Drive for "C" variance relief to construct a 6 ft. fence around their property, granted October 3, 2019. Abstentions were Mayor Chau, Mr. Leeds, Mr. Massari, Mr. Notaro, Mr. Roegiers, Mr. Shippen, and Dr. Levitt. The voice vote was all in favor. The second resolution was for Richard Bartholomew & Eustace Eggie, Jr., Block 86, Lots 2 & 3, 2004 Wabash Avenue and Wabash Avenue granted October 3, 2019 for "C" bulk variances and a minor subdivision. Abstentions were Mr. Leeds, Mr. Massari, Mr. Notaro, Mr. Roegiers, Mr. Rowe, and Mr. Shippen.

Mr. Stein addressed the Board for a brief, but informative JIF training session concerning Land Use Board based official liability claims. A publication from JIF (Joint Municipal Insurance Funds) was distributed and Mr. Stein discussed the finer points of the training booklet. The members signed a Group Affidavit of Completion following the training.

Mr. Scharff made the motion to close the meeting. Mr. Rowe seconded. Chairman Levitt closed the meeting at 7:33 p.m.

Respectfully submitted,

Robin Atlas, Secretary to the Board