

**City of Northfield Planning Board**  
**1600 Shore Road**  
**Northfield, New Jersey 08225**  
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July 2, 2020

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 of Atlantic City, 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. Digital copies of the application documents, exhibits, and the Planning Board Engineer's report have been uploaded onto the City website as well.

This **REGULAR** meeting of the Northfield Planning Board was held on Thursday, July 2, 2020 in Council Chambers, City Hall, Northfield, and on Zoom Meeting and was opened by Chairman Richard Levitt at 7:08 p.m. with the reading of the Sunshine Law and the roll call with the following members present or absent as noted:

Peter Brophy  
Mayor Erland Chau-absent (recused)  
Jim Leeds  
Dr. Richard Levitt  
Chief Paul Newman  
Henry Notaro-absent  
Dan Reardon  
Ron Roegiers  
Derek Rowe  
Clem Scharff  
Jim Shippen  
Councilman Paul Utts  
Steve Vain

Joel M. Fleishman, Esq.-Planning Board Solicitor  
Matthew Doran, PE, PP-Planning Board Engineer-Deborah Wahl present in place of Mr. Doran

Robin Atlas, Secretary read the statement regarding the Executive Order by the Governor limiting the number of people that can be gathered indoors in a public place. The statement explained Zoom conferencing and gave any of the public in attendance instructions for the public session.

There were no applications on the agenda. There was one resolution to memorialize for ACCC properties, LLC, Block 175 Lot 48 at 900 Shore Road for Major Site Plan with "C" variances. Abstentions were Mayor Chau, Dan Reardon, Derek Rowe, and Steve Vain. Mr. Scharff made the motion to accept the resolution and Mr. Shippen seconded. The voice vote was all in favor.

The next item for vote was the Planning Board review of an Ordinance amendment sent from City Council. Ordinance No. 10-2020 amending Section 215, Article VB, entitled "Housing Element and Fair Share Plan" and Article XI entitled "Zoning and District Regulations" will be returned to City Council for a second reading and final passage once the Planning Board votes that the amendments do not conflict with the Master Plan. Dr. Levitt mentioned that the Affordable Housing Ordinance was settled in court and there is not much to say about it. He asked for discussion and said we need a motion to approve the text of the Ordinance sent to us from City Council. Mr. Brophy had a few minor points and noted that accuracy is important. He referred to pages 8 and 9 where there are references to where the Ordinance amendment would be advertised. It states "weekly newspapers in the area" and lists "the Atlantic City Press" and "The Daily Journal" both of which are daily newspapers, not weekly publications. Mr. Brophy said there is also a reference on page 9 to TV40 which hasn't existed for 5 or 6 years. Mr. Brophy also made reference to "The Atlantic City Press" as being inaccurate as it has not been called that in over 40 years. It should be referenced as "The Press of Atlantic City". Dr. Levitt duly noted that these are good points. He asked the Secretary to draft a letter to City Council and respectfully ask that they look into the language and make the corrections. Dr. Levitt thanked Mr. Brophy for his good observations. For the benefit of the new Board members and those who were not part of the Affordable Housing process, Dr. Levitt said we had to look into every nook and cranny in the City for affordable housing units. By law we had to show that space is available if developers see fit to use them. Mr. Scharff read the technical title of the Ordinance and made the motion for the Planning Board to approve the amended Ordinance referred and mandated by City Council since it involves a Zoning change. Mr. Shippen seconded the motion. There was no further discussion. The voice was all in favor to refer the Ordinance back to City Council for final reading and approval to incorporate into our Land Use Ordinance.

Mr. Scharff read the announcement of the further adjournment of the Roger & Edwina Hansen Minor Subdivision application. The application will be heard August 6, 2020 at 7:00 p.m. at City Hall and on Zoom meeting.

Mr. Fleishman commented on the COAH amendment stating that it is the Planning Board's job to determine if any changes are consistent with the Master Plan. He asked if the Board needed a resolution drafted. Dr. Levitt said the secretary will write a formal letter informing City Council of tonight's vote.

Dr. Levitt asked if there was anyone from the public at the Zoom meeting who wished to speak. No one from the public was in attendance and the public session was closed.

Dr. Levitt asked if the Board will still be having meetings on Zoom for next month. Mr. Scharff said even if the City opens up to the public, we should still have the meeting on Zoom for those who don't want to be at the meeting in person. Mr. Vain agreed this is a good idea because people still don't want to come out to a big meeting place. Mr. Scharff said Zoom is only costing \$15 per month. Dr. Levitt agreed the Board should keep up with the Zoom subscription. Mr. Fleishman commented that the DLGS (Division of Local Government Services) has not given guidance as of yet for public meetings to go off the electronic forum. He said until we receive further notice, the Board should stay with the Zoom format for public meetings. Dr. Levitt thanked everyone for joining the meeting from home.

Mr. Leeds asked for an update on restaurant outdoor seating in Northfield. Dr. Levitt said City Council passed a blanket permission for outdoor seating during the pandemic. The process is being handled by the Zoning Officer. There are restrictions such as sidewalks cannot be blocked. Mr. Dattalo has all the information. Mr. Utts clarified that the restaurants must submit a completed form with their plans. Mr. Dattalo will determine that the seating does not block parking and is not close to residential properties. Mr. Dattalo issues the approval and that is supposed to be sufficient and it is a temporary approval.

Dr. Levitt closed the meeting at 7:26 p.m. with a motion from Mr. Vain and a second from Mr. Shippen.

Respectfully submitted,

Robin Atlas, Secretary to the Board