

**City of Northfield Planning Board**  
**1600 Shore Road**  
**Northfield, New Jersey 08225**  
**Telephone (609) 641-2832, ext. 127**  
**Fax (609) 646-7175**

February 3, 2022

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 on January 24, 2022, 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, February 3, 2022. ***Pursuant to N.J.S.A. 10:4-8(b) and N.J.A.C. 5:39-1.1-1.7, this meeting will be held in-person and as a remote public meeting (live-streamed) using Zoom conferencing service. Due to social distancing requirements related to Covid-19, there are limited seats for in-person attendance by members of the public. Face coverings are encouraged and social distancing will be required when practical for in-person attendance. To reserve an available seat, contact the Tax Office at 609-641-2832, ext. 127 no later than 4:00 p.m. on February 3, 2022. Once all available seats have been reserved, virtual attendance will be required. Please see the Zoom Meeting invitation at the end of this notice.***

Join Zoom Meeting

<https://us02web.zoom.us/j/87446184060?pwd=RE4yWGxJWEExVDdwL2VOSt5YlZzUT09>

Meeting ID: 874 4618 4060

Passcode: 489754

One tap mobile

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Dial by your location

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The meeting was opened by Chairman Richard Levitt at 7:03 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  
Joseph Dooley  
Dr. Richard Levitt  
Chief Paul Newman

Henry Notaro-absent  
Dan Reardon  
Ron Roegiers  
Derek Rowe  
Clem Scharff  
Jim Shippen  
Councilman Paul Utts  
Joel M. Fleishman, Esq.-Planning Board Solicitor  
Matthew Doran, PE, PP-Planning Board Engineer

There was one application on the agenda for this evening from Kathleen A. Voss of 113 Roosevelt Avenue, Block 121 Lot 2, in the R-2 zone. She is seeking "C" variance relief for a residential addition. Dr. Levitt swore in Ms. Voss who represented herself.

Ms. Voss said she needs a variance to add a 12 ft. x 24 ft. addition onto the rear of her house. She wants to move the washer and dryer out of the basement. She noted that Mr. Doran mentioned in his report that the lot is extremely narrow. Mr. Voss said she would like to address items in Mr. Doran's report. Dr. Levitt said that is fine and Mr. Doran will respond to her comments. Mr. Doran said there are two variances. She needs a front yard setback. The porch is existing and the plans show that she is putting a roof on the porch and that needs a variance. Ms. Voss informed the Board that she is not planning to do that. Dr. Levitt asked if she wanted to apply for it in the event that she wants to do that in the future. Ms. Voss said thank you, but no. Mr. Doran said then there is only one variance for a side yard setback where 15 ft. is required and 5.3 ft. is existing. Dr. Levitt said that is an extension of a pre-existing non-conformity and Mr. Doran agreed and said it is a C1 variance for a unique property.

Ms. Voss gave testimony that the project won't affect the neighbors or businesses. The house was built in 1925 before current setbacks were in place and the characteristics of the lot create the hardship. The project will actually bring the house more in conformance. Her next-door neighbors to the right have the exact same addition and it has been there for 20 years. Her project is not detrimental to the neighbors or their properties. She has a fence around the property and there is a deck off the house. A portion of the fence is over the property line and that is being taken down to allow for the addition. Dr. Levitt said the fence abuts the bike path which is City-owned property. Ms. Voss agreed and said all the property to the left of her lot is City-owned property. Mr. Fleishman clarified that she is removing the wood fence and deck for the addition. Ms. Voss said she is removing the fence where the addition is and removing the deck. Mr. Shippen said the drawing shows the fence down the whole side. Ms. Voss said the fence was there when she bought the home in 1998. Dr. Levitt clarified that she is removing the fence to the area of the addition. He asked if she was replacing the fence. Ms. Voss said she wasn't sure. She might replace the fence to meet up with the existing fence. Mr. Doran said there is a piece of fence in the back that encroaches as well. Dr. Levitt said it is de minimus, but he felt it would be an improvement to remove the fence to the addition. Mr. Shippen noted that there are three sections of fence that encroaches onto City property if she replaces the fence in line with the existing one. Mr. Fleishman said she has no right to replace the fence on city property. It would have to be within the property line. Dr. Levitt said you are lessening the encroachment and removing a non-conforming deck and, in a sense, you are making the property more conforming.

Mr. Voss next referred to the review comments about street trees in the front. She does not have room for that. The lot is only 40 ft. wide and there is a large guy wire in front. There is a large tree behind the house inside the fenced area. Mr. Roegiers said the lot is so narrow that street trees wouldn't serve any

purpose. Dr. Levitt suggested waiving the street tree requirement. Mr. Doran asked if she had landscaping. Ms. Voss said yes and she has a sprinkler system. She addressed the onsite parking issue next. She said on the right side facing the property, there is no room for parking between her and her neighbor's property. There is also a telephone pole and a guy wire near the property line in front. Mr. Doran agreed it would be impractical. Dr. Levitt said that a parked car on that side of the house could be a fire hazard. He added there are not a lot cars parked on the street and there is plenty of parking available.

Mr. Fleishman said Ms. Voss addressed the positives and negatives of her project. She said a positive result will be the house becoming more conforming. The narrowness of the lot is a hardship and before the current zoning scheme was in place, it was not detrimental to the neighborhood or businesses. Ms. Voss said this new positive will also increase her property value.

Mr. Brophy asked if the distance between the two buildings was compliant. Dr. Levitt said it is supposed to be 10 ft. on one side and 15 ft. on the other. She has 10 ft. and 5.3 ft. The 5.3 ft. side abuts the bike path and does not affect the neighbors or open space. Mr. Doran explained that if the distance was less than 5 ft. she would have to fire rate that wall and that is not the case here. Chief Newman asked about the City land and what would happen if the City wanted to build something there. Mr. Doran said she still has over 5 ft. and Mr. Fleishman said the City would have to hold the 10 ft. setback as well. Dr. Levitt said it is a grass area and he doubts the City would want to building anything there. Mr. Brophy asked if the 200 ft. notices were properly completed. The secretary said they were. Dr. Levitt opened the public session and seeing no one in-person or on Zoom who wished to speak, he closed the public session.

Mayor Chau made the motion for the "C" variance for the side yard setback which is an existing non-conformity and waivers for street trees along the front of the property and for on-site parking. Mr. Brophy seconded the motion. The roll call vote was as follows:

Mayor Chau-yes  
Mr. Dooley-yes  
Chief Newman-yes  
Mr. Roegiers-yes  
Mr. Rowe-yes  
Mr. Scharff-yes  
Mr. Shippen-yes  
Councilman Utts-yes  
Chairman Levitt-yes  
The motion carries.

There were two resolutions to memorialize. The first was for BiG LanD, LLC, Block 97 Lot 8, 1600 Tilton Road for a major site plan, interpretation, "C" variances, "D" Use variance. Abstentions were Mayor Chau, Councilman Utts, Mr. Brophy, Mr. Carney, Mr. Notaro and Mr. Reardon. Mr. Fleishman noted that there was a correction in the resolution which sited a setback variance on Tilton Road but should have said Zion Road. This was corrected in the draft stage and all copies contain the correct variance information. The voice vote was all in favor. The second resolution was for Homes for All, Inc. for a major site plan. Abstentions were Mr. Brophy, Mr. Carney, Mr. Notaro, Mr. Reardon. The voice vote was all in favor.

Mayor Chau had a question that came up in a budget meeting. He asked which pumping station would be affected by the Homes for All project. Mr. Doran said he wasn't sure and that it may be the Mill Road station or one closer to the bay. Dr. Levitt said it could even be both.

Dr Levitt said the Master Plan will be discussed and the time has come to re-visit and discuss any changes in direction or revisions that may be needed. One item involves the state requirements for energy resources and charging stations. Mr. Dooley said he would like to review the state requirements. Mr. Doran is looking into that. Dr. Levitt said The Master Plan is reviewed every ten years and then the Zoning Ordinance is revised to conform with the Master Plan. He encouraged the Board to look into the current Master Plan and to think about whether or not the assumptions need revision. Dr. Levitt noted that the Board has had planners in the past for major changes and when the SIC codes were being removed. Now things are more generally descriptive and he didn't see a need at this point to involve an outside planner and it was a big expense. Mr. Doran said the Board has handled some pretty big things such as COAH, the golf course, and the Zoning changes needed throughout the city. He suggested looking at the electrical mandates and the new census information, to look at the goals and objectives of the current Master Plan and set up new objectives as necessary. Dr, Levitt noted that Northfield is a fully developed city and this will be a continuation of the same assumptions in the Master Plan. It is important to have an effective Ordinance in place and up-to-date.

Mr. Brophy brought up ACCC and felt that they have cut down a lot of trees where they are constructing the parking lot. Dr. Levitt remembered the large trees along Shore Road being discussed. Mr. Doran will check the approved plans. Mr. Brophy asked what mechanism the Board has if he is correct and too many trees have been cut. Dr. Levitt said they could be issued a stop work order from Code Enforcer/Building Inspector and come back before the Board to explain what they would do to mitigate the damage. Dr. Levitt said the Board has no enforcement jurisdiction. Mr. Doran said they had to remove the trees where they constructed the swale. Mr. Doran said he would check the final approved plans. Dr. Levitt felt 'as built' plans should be required. Mr. Fleishman said they have to file modified plans showing the changes requested by the Board and that they are consistent with the approvals, but there is no 'as built' requirement. Dr. Levitt said the Building Department should have plans showing what was approved and what was built. Mr. Doran said the Building Department has this before projects begin. Mr. Carney mentioned that before a CO is issued, a final survey must be submitted. Mr. Doran said he is correct. He added that buildings are always 'as built' plans. Mr. Doran offered to meet Mr. Brophy at the country club with the plan and walk the site. Mr. Brophy thanked him.

Mr. Scharff mentioned that there is a business in the Tilton Times Shopping Center (the correct shopping center is London Square) that has blinking window lights. Chief Newman said they are aware of this and are working on it. It is the new Taqueria Restaurant.

There was no other business. Dr. Levitt closed the meeting with a motion from Mr. Scharff and a second from Mr. Shippen.

Respectfully submitted,

*Robin Atlas*

Robin Atlas, Secretary to the Board