

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

November 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 October 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, November 3, 2022. ***In following with the decisions of Mayor Chau and City Council, the Planning Board will be eliminating the mandatory observation of Covid-19 related social distancing measures at their public meetings. In addition, the Planning Board will continue to air the regular meetings on Zoom video conferencing for convenience of those who do not wish to appear in public.*** Formal action may be taken at this meeting.

City of Northfield Planning Board is inviting you to a scheduled Zoom meeting.

Join Zoom Meeting

<https://us02web.zoom.us/j/87215517293?pwd=bzF4RnJGM2dUTmQ3RzQ0RU9xM2cwZz09>

Meeting ID: 872 1551 7293

Passcode: 589999

One tap mobile

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Dial by your location

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Meeting ID: 872 1551 7293

Find your local number: <https://us02web.zoom.us/u/kd00t50tDx>

The meeting was opened by Chairman Richard Levitt at 7:01 p.m. with the reading of the Sunshine Law and the roll call with the following members present or absent as noted:

Peter Brophy-absent

Matthew Carney

Mayor Erland Chau

Joseph Dooley-absent

Dr. Richard Levitt

Chief Paul Newman-resigned

Henry Notaro-absent

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

There were no applications submitted.

Dr. Levitt asked for a motion to approve the minutes from August 4, 2022, September 1, 2022, and October 6, 2022. Mr. Shippen made the motion and Mr. Roegiers seconded the motion. The voice vote was all in favor.

There were four resolutions to memorialize. The first was for NNAC Industry, LLC, Block 41 Lot 10, 1442 New Road, who were approved for a "C" variance and Site plan waiver for minor modifications and a trash dispenser. Abstentions were Mr. Brophy, Mr. Notaro, and Mr. Reardon. The voice vote was all in favor. The second resolution was for Siganos Realty, LLC, Block 41 Lot 22, 1317 Tilton Road and Block 41 Lot 24, 1335 Tilton Road, for a Minor Subdivision to reconfigure the lot lines between the Swift Law Firm and Siganos properties. Abstentions were Mr. Brophy, Mr. Notaro, and Mr. Reardon. Dr. Levitt commented that it would have been useful at the hearing if the Board had known that the City had abandoned and vacated a portion of a public alley as requested by Mr. Siganos. The applicant did not provide this information at the hearing. This occurred in 2015 by Ordinance. Mary Canesi, City Clerk, provided the Ordinance after reading the minutes of the hearing. Mr. Shippen made the motion and Mr. Roegiers seconded the motion. The voice vote was all in favor. The third resolution was for Christine DeRias, Block 95 Lot 16, 1600 New Road, for a "D" use variance to allow a convection oven for baking on premises. Abstentions were Mayor Chau, Councilman Utts, and Mr. Notaro. Mr. Shippen made the motion and Mr. Roegiers seconded the motion. The voice vote was all in favor. The fourth resolution was for Philip Walter Gieseler, Block 120, Lot 11, 116 Roosevelt Avenue, for a "C" variance for a covered porch. Abstentions were Mr. Carney, Mr. Reardon, and Mr. Notaro. Mr. Shippen made the motion and Mr. Roegiers seconded the motion. The voice vote was all in favor.

Dr. Levitt noted that the Board will discuss the Generator Ordinance at a future meeting when the full Board and professionals are present.

There was no other business for this evening. Mr. Reardon made the motion to close the meeting and Mr. Shippen seconded. Dr. Levitt closed the meeting at 7:08 p.m.

Respectfully submitted,

*Robin Atlas*

Robin Atlas, Secretary to the Board