

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

April 6, 2023

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 March 18, 2023 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 if applicable.

The **REGULAR** meeting of the Northfield Planning Board was held on Thursday, April 6, 2023. ***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

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The meeting was opened by Chairman Richard Levitt at 7:04 p.m. with the reading of the Sunshine Law and the roll call. The following were present or absent as noted.

Peter Brophy

Matthew Carney

Mayor Erland Chau-absent

Councilman Eric Leeds

Dr. Richard Levitt

Henry Notaro

Dan Reardon

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

The meeting began with the Pledge of Allegiance led by Mr. Brophy.

Dr. Levitt asked for a voice vote to approve the minutes from the March 2, 2023 meeting. There were no comments. The voice vote was all in favor with Councilman Leeds abstaining.

There was one application on the agenda for Ronald and Melissa Hutchison, Block 153 Lot 21, 26 E. Oakcrest Avenue for a "C" variance and they were present at the hearing. The application was moved to the May 4, 2023 meeting due to a defective noticing. Three of the utilities were not noticed and the Board was therefore not empowered to hear the application and vote on it. The new hearing date was announced at the public meeting and on Zoom and the applicants will only have to notice the three missing utilities. Mr. Fleishman asked the Hutchison's if they agreed to abstention and time constraints and they agreed.

There was one resolution to memorialize for Gary and Lisa Kramer, Block 40 Lot 13, 531 Pasadena Drive for "C" variance relief. The voice vote was all in favor with Councilman Leeds, Mr. Notaro, and Mr. Rowe abstaining.

Dr. Levitt opened the public session and there was no one present or on Zoom who wished to speak. The public session was closed.

The Planning Board reviewed Resolution No. 78-2023 Amending Ordinance No. 03-2023as originally introduced by City Council on January 17, 2023. The Board reviewed the changes for the second time after Dr. Levitt attended a sign committee meeting and provided suggestions. The Board agreed to all of the changes and Mr. Scharff noted a typographical error on page 3 under F. (21). In the fifth line, **thirty-day** should read **forty-five-day** to reflect the change from 30 days to 45 days for temporary signs. A memo will be supplied to City Council. Mr. Leeds said there is no final vote yet and Mr. Fleishman said the final vote by City Council will be on May 2<sup>nd</sup>.

The Board discussed the Master Plan. Mr. Doran reported that he should be up-to-date with the numbers by the next meeting and they are still coming in from different sources. The Board needs to look at the objectives of the Master Plan and Dr. Levitt said the Business Development Committee wants their goals to be reflected in the Master Plan. Mr. Doran said we need to work on how to use land use to further economic goals. Dr. Levitt suggested looking at Northfield Avenue and Mr. Doran said that would not be spot zoning since there is already commercial there. The goal can include expanding commercial on Northfield Avenue and to look for other available areas. Electric charging stations also need to be addressed. Dr. Levitt commented that GM says they will be 100% electric by 2035. Mr. Doran said he will gather basic information and form a committee to write up the changes and additions and present

this back to the Board for a final plan. Mr. Fleishman agreed that there should be a committee formed of interested members and to present their findings to the Board for their input and that this is an orderly process. It is cumbersome to work on this with a full Board. Dr. Levitt, Clem Scharff, Jim Shippen, and Matt Carney volunteered to form the committee. Mr. Fleishman said the committee will need Mr. Doran's outline and then proceed with a committee meeting.

The Tree Ordinance was discussed. The commercial and subdivision sections may need revision or removal altogether. Dr. Levitt felt that no trees should ever be removed on City property. The circumstances for removing a tree were discussed and also what size trees should be allowed to be removed. Tree removal permitting was discussed. Mr. Brophy said tree removal shouldn't be an issue if storms create damage to trees or a hazard exists. Mr. Scharff said the intention is to prevent a clear cut on a wooded property. Dr. Levitt agreed and said this changes the character of the neighborhood. The Board agreed that enforcement has been difficult and Mr. Brophy added that the tree cutting has to be caught in the process. Permits should be a requirement. Dr. Levitt said the tree fund has not been set up and possibly both the homeowner and the contractor should be fined. Mr. Fleishman said the Ordinance will have to be amended. An electronic information pamphlet was discussed to inform the residents of the rules and it can also be part of the permit packet. Mr. Doran said the goal is to re-do this Ordinance so it is clear. Dr. Levitt added it must also be reasonable and enforceable. Mr. Doran suggested getting the Master Plan done first and Dr. Levitt said the Board can add a goal in the Master Plan regarding the trees. Dr. Levitt will set up a conference call with the committee to discuss items that could make up and be printed on a pamphlet.

Mr. Shippen made the motion to close the meeting and Mr. Brophy seconded. Dr. Levitt closed the meeting at 7:49 p.m.

Respectfully submitted,

*Robin Atlas*

Robin Atlas, Secretary to the Board