

City of Northfield Planning Board
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March 7, 2024

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 February 24, 2024 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, March 7, 2024. ***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.

Topic: City of Northfield Planning Board Meeting

Time: Mar 7, 2024 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/81721021413?pwd=UElTc0Q0U2pFVlBieXFUdjN2NXg1Zz09>

Meeting ID: 817 2102 1413

Passcode: 330844

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The meeting was opened by Chairman Richard Levitt at 7:00 p.m. with the reading of the Sunshine Law and the roll call. The following were present or absent as noted.

Peter Brophy-absent
Matthew Carney
Mayor Erland Chau-absent
Councilwoman Carolyn Bucci
Dr. Richard Levitt
Henry Notaro-absent
Dan Reardon
Ron Roegiers-absent
Derek Rowe-absent
Clem Scharff
Jim Shippen
Paul Utts
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. Scharff.

The minutes from the January 4, 2024 Re-organization meeting were approved by voice vote with a motion from Mr. Scharff and a second from Mr. Shippen.

The resolution for Alisa Elkis, Block 175, Lot 37.01, known as 9 Argo Lane, for multiple “c” variances was approved by voice vote with Mayor Chau, Mr. Shippen and Mr. Roegiers abstaining.

There was one application on the agenda from Janet Mazza Morey, Block 16.01, Lot 38.01, known as 815 Mill Road and Block 16.01, Lot 39, known as 1786 Burton Avenue for a Minor Subdivision and a “d” variance. Janet Mazza Morey and her husband Donald Morey were sworn in by Dr. Levitt. The attorney for the Morey’s was Brian D. Heun of Northfield.

Mr. Heun said this Minor Subdivision application will require a “d” variance relief from the Board due to a pre-existing commercial use on one of the lots. They intend to move the lot line 16 ft. and there is to be no development. Mr. Morey said there is also a pre-existing 2.2 ft. side yard setback for the store building on the southernly side and the lot line move will be on the northernly side. They have an unimproved dirt driveway that they use so that they do not have to back out onto Burton Avenue. If they were to sell the market in the future, they would not be able to utilize the driveway. Mr. Morey said his father-in-law built the house and his wife inherited it. There is a circular driveway around a flower bed and the dirt driveway allows them to not have to move cars to leave the property. Mr. Morey is a fireman and this driveway allows him to leave quickly when necessary. Mr. Heun said this lot line move will not have any effect on anything and adds safety when exiting the lot. If the variances were granted there would visually not be any changes. No one would even know about the lot line change. There is to be no construction due to this application on either lot.

Mr. Doran said this is a unique situation and involves a lot line change. This is reducing the size of the commercial lot and forces an expansion of a non-conforming use. He read some of his report and said the existing lots are very big. This promotes zoning, light, air, and open space. It meets the criteria of a d(2) variance. There are many trees and there is no room on the Mazza Market lot to put trees. Dr.

Levitt noted that the back yard is $\frac{3}{4}$ of an acre and Mr. Morey commented that they used to have a field with planted crops and it is now overgrown.

Dr. Levitt opened the public session and there was no one who wished to speak and no one on Zoom. Mr. Fleishman asked Mr. Doran if there was any detriment to the Zone Plan or the Ordinance. Mr. Doran said the lots are well oversized and he found no detriment. The Morey's added that they still own both lots and the driveway is not used by the commercial property. Mr. Heun said most of the commercial backyard is not being used. Mr. Morey said the dilapidated greenhouses are coming down as part of the project.

Mr. Scharff made the motion for the "d" variance. Mr. Shippen seconded. The roll call vote was as follows:

Mr. Carney-yes
Mr. Reardon-yes
Mr. Scharff-yes
Mr. Shippen-yes
Mr. Utts-yes
Chairman Levitt-yes
The motion carries.

Mr. Scharff made the motion for the Minor Subdivision and the 2 ft. western side setback for Lot 38.01.

Mr. Shippen seconded the motion. The roll call vote was as follows:

Mr. Carney-yes
Mr. Reardon-yes
Mr. Scharff-yes
Mr. Shippen-yes
Mr. Utts-yes
Chairman Levitt-yes
The motion carries.

The next order of business was a presentation from Tiffany A. CuvIELLO, PP (Tiffany Morrissey) who discussed the 2024 Master Plan Revisions Housing Element and Fair Share Plan. She said this document is a living, breathing document and this is another iteration of the version approved in 2018 and adopted 8/21/2018 with a prior approval in 2015. In 2024 the plan is being amended again. There are two parts to this document, one is the Housing Element which is a mandatory requirement under the Master Plan and the MLUL, and the other is the Fair Share Plan which explains how the city will meet its affordable housing obligation. Currently, only the Fair Share Plan is being amended. The Housing Element will be amended in a year pending legislation.

Mrs. Morrissey said the city intends to add an opportunity from the Camden Diocese who want to construct 100% age-restrict affordable housing on a county parcel on Dolphin Avenue that they intend

to purchase. The site is 5 acres and they are awaiting financing and it needs to be included in our Fair Share Plan. On January 22, 2024 there was a fairness hearing with Atlantic County to add the Diocese. They were able to shuffle things around to add the Diocese and change a few small things and adjust for vacant land. Vacant land was adjusted for Oak Avenue and the Diocese and this amounts to 29 units. The Diocese addition is the big change with this amendment. There are a few small lots that are not developable deed restrictions and the city couldn't get clear title. The city is working with Habitat for Humanity on Dolphin Avenue close to the Disabled Veteran's property and there are two non-adjacent lots available.

Mrs. Morrissey continued by saying the prior round numbers were 190 credits. In 2018 it was 89 units and now it is only 29 units. To meet that, adjustments were made to included some of the Camden Diocese, Habitat for Humanity, and some from Cresson Avenue. They are taking advantage of rental units and supportive properties. What is left are the 29 units which is an unmet need. They also need to show other options and are looking at the Diocese overflow, Mason Properties, ACCC overflow, and the Driving Range on Tilton Road. Dr. Levitt asked what would happen if the Driving Range becomes developed and will not include housing. Mrs. Morrissey said there will have to be adjustments made and it cannot be an overlay although there are overlays at St. Gianna's and other areas in the city. Dr. Levitt asked about Oak Avenue. Mrs. Morrissey said that area is for sale and the number of possible units still needs to be determined. The Diocese project is known and ready to go. Oak Avenue in the plan is currently at 5 units and if it were still to be used as a school the number of units would go from 29 to 24. The city still has the 89 units to address, but they are waiting on new regulations to address that number. The city will also be revisiting the Fair Share Plan to make sure all are still available. Dr. Levitt commented that this is a very complex project and is he glad to have Mrs. Morrissey to sort through this. Mrs. Morrissey said the Camden Diocese is the new addition and there will be an Ordinance that will come back to the Board next month. She added that the Diocese is planning 72 age-restricted units which will have very little impact to the community. Mrs. Morrissey said having a plan in place approved by the Court with the new regulations will protect the city. We don't want to let it lapse and there is a Builder's Remedy in place.

There was a vote to adopt a Resolution of the Planning Board of the City of Northfield adopting the 2024 Master Plan Revisions of the Housing Element and Fair Share Plan, specifically the amendment to the Fair Share Plan. Mr. Scharff made the motion and Mr. Carney seconded the motion. The roll call vote was as follows:

Councilwoman Bucci-yes

Mr. Carney-yes

Mr. Reardon-yes

Mr. Scharff-yes

Mr. Shippen-yes

Mr. Utts-yes

Chairman Levitt-yes

The motion carries.

The Board decided to move the April meeting up a week since a number of members would be unavailable to attend. The April Planning Board meeting will be held Thursday, April 11, 2024 and will be advertised as such.

Mr. Doran reported that a lot of the Master Plan work is complete. When the Fair Share amendment came about, work was stopped until the amendment was fully approved and can be incorporated into the Master Plan.

The meeting closed at 7:41 p.m. with a motion from Mr. Shippen and a second from Mr. Scharff.

Respectfully submitted,

Robin Atlas

Robin Atlas, Secretary to the Board