

**City of Northfield Planning Board
1600 Shore Road
Northfield, New Jersey 08225
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May 9, 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 April 27, 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, May 9, 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

Time: May 9, 2024 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/84918088164?pwd=VUlaUmZybU56Q0ZLN2UyRjRRRzE1dz09>

Meeting ID: 849 1808 8164

Passcode: 582764

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The meeting was opened by Chairman Richard Levitt at 7:01 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
Councilwoman Carolyn Bucci
Dr. Richard Levitt
Henry Notaro-absent
Dan Reardon
Ron Roegiers-absent
Derek Rowe-absent
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.

The minutes from the April 11,2024 meeting were approved by voice vote.

There was one application before the Board from Homes for All, Inc., Block 92 Lots 25,28,29,33 & 34 at 1823 Wabash Avenue for a request for three one-year extensions of the period of zoning protection. Steve Nehmad represented the applicant. The Executive Director of Homes for All, Glen McDonald, was present and sworn in by Dr. Levitt. Mr. Nehmad said the site plan for Gables on Wabash was approved in January 2022. The approval does not expire unless zoning changes and they want to be protected. Mr. Nehmad said positive and negative things have occurred. They have acquired title and most of the approvals necessary. The storm drainage agreement is pending. The negatives include rising interest rates and construction costs that are affected financing. Mr. McDonald has invested a million and a half so far.

Mr. McDonald addressed the Board. He said he has been the Executive Director for over 8 years. He added that they have soil conservation approval and county approvals. They will have the state sewer permit in 90 days. He has also submitted the resolution compliance plans to Mr. Doran. They are basically ready for construction and shovel ready. They have a long track record with lenders, but they need the interest rates to drop a bit. They have had over 100 calls about renting and have a good waiting list for the units. Mr. Brophy asked how far down the interest rates need to go for them to get financing. Mr. McDonald said that is a tricky question, but he would guess at least a few points. Mr. Nehmad said real estate has been uncertain since the pandemic. Mr. McDonald said his company is mission driven and enthusiastic. It is a 25-million-dollar project and he must have financing and for that he needs to show profitability. It is what his organization does. He is sure it will come together. All construction projects are experiencing the same problem if they need financing and prices have doubled. Mr. Nehmad said they are asking for three one-year extensions for protection against changes in zoning. The extension will help the lenders to show that the municipality is committed to this project. Mayor Chau

said the zone includes affordable housing units and he asked if they had sought all grants that may be available. Mr. Nehmad commented that affordable housing is a subtlety and very specific area of land use law and is being handled by Nancy Holm's firm. Councilwoman Buccini asked if the extensions are approved, does this mean you won't start construction for four years. Mr. Nehmad said they don't want to see that happen. Mr. Fleishman suggested they produce a report once a year to keep the city updated. Mr. Nehmad said they would be glad to do that. They are anxious to start as soon as possible. Mr. Glen said this is a two-year buildout and the lenders will require this extension. Mr. Fleishman informed them that the city recently amended their Affordable Housing Element Plan and Mr. Nehmad said that will help them and that is a good thing.

Mr. Scharff made the motion to grant the extension and to include the condition of the annual report to be due by May 30th each year to update the Board. Mr. Shippen seconded the motion.

The roll call vote was as follows:

Mr. Brophy-yes

Councilwoman Buccini-yes

Matthew Carney-yes

Mayor Chau-yes

Mr. Reardon-yes

Mr. Scharff-yes

Mr. Shippen-yes

Chairman Levitt-yes

The motion carries.

There was one resolution to memorialize for Ajit and Rashmi Mathur, Block 98, Lot 11.02, 4 Birchfield Court for "C" variance relief. Abstentions were Councilwoman Buccini, Mr. Roegiers, Mr. Utts and Chairman Levitt. The voice vote was all in favor.

The next order of business was a vote on Ordinance No. 4-2024 which is an Ordinance Amending Section 215 of the Code of the City of Northfield Governing Land Use and Development. The Board needs to vote that the age restricted Overlay District AH3-AR is consistent with the Master Plan.

Mr. Scharff made the motion. And Mr. Shippen seconded. The voice vote was all in favor.

Mr. Doran said he would now move forward with the Master Plan revisit after this approval of consistency.

Mr. Shippen made the motion to close the meeting and Mr. Scharff seconded. Dr. Levitt closed the meeting at 7:25.

Respectfully submitted,

Robin Atlas

Robin Atlas, Secretary to the Board