

City of Northfield Planning Board
1600 Shore Road
Northfield, New Jersey 08225
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January 9, 2025

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 December 28, 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 **RE-ORGANIZATION** meeting of the Northfield Planning Board was held on Thursday, January 9, 2025. ***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.***

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

Join Zoom Meeting

<https://us02web.zoom.us/j/83579597447?pwd=yYg3n7fVrEhgx8AHxQObAall15Dt6U.1>

Meeting ID: 835 7959 7447

Passcode: 639599

One tap mobile

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The meeting was opened by Chairman Richard Levitt at 6:56 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-absent

Mayor Erland Chau

Councilwoman Carolyn Bucci

Dr. Richard Levitt

Henry Notaro-absent

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

Mr. Brophy led the flag salute.

Mayor Chau swore in Daniel Reardon to another two-year term as Alternate #4.

The Board re-organized for 2025 with the yearly appointments.

Mr. Shippen made the motion to nominate Dr. Richard Levitt as Chairman of the Board. Mr. Reardon seconded the motion. There were no other nominations. The voice vote was all in favor. Mr. Shippen nominated Clem Scharff as Vice Chairman of the Board. Mr. Brophy seconded the motion. There were no other nominations. The voice vote was all in favor. Mr. Scharff made the motion to nominate Robin Atlas as Secretary to the Board. Mr. Shippen seconded the motion. There were no other nominations. The voice vote was all in favor. Mr. Scharff made the motion to nominate Joel Fleishman as Solicitor to the Board. Mr. Shippen seconded the motion. There were no other nominations. The voice vote was all in favor. Mr. Shippen made the motion to nominate Matthew Doran as Board Engineer. Mr. Brophy seconded the motion. There were no other nominations. The voice vote was all in favor.

There were no applications submitted for this meeting.

There were two resolutions to memorialize. The first was for Craig Spooner, Block 113, Lots 10,11,12, 1022 Second Street for "C" variance relief for an existing 6-ft. fence. Abstentions were Mayor Chau and Henry Notaro. The voice vote was all in favor. The second was for Nicholas & Katherine A. Droboniku, Block 102, Lots 9,10,11,14,15, 1611 Shore Road for Preliminary and Final Major Subdivision with variances. Abstentions were Mayor Chau, Henry Notaro, Councilwoman Bucci, and Mr. Brophy. The voice vote was all in favor.

Councilwoman Bucci said there is a state requirement that the city have an Affordable Housing Committee and she asked for a liaison from the Planning Board to volunteer to be on the committee. She said Councilwoman Renee Carfagno and Council Solicitor Kris Facenda are on the committee. They don't meet regularly. Ron Roegiers volunteered to join the committee and he is abundantly aware of affordable housing. Dr. Levitt congratulated Councilwoman Bucci for being chosen City Council President for 2025.

The Master Plan status was discussed. Mr. Doran will e-mail a copy of the final plan to the Secretary and Mr. Fleishman will draft a cover letter to forward to City Council.

The Board continued with re-organization by looking at the meeting schedule for 2025. The January re-organization was previously changed from January 2, 2025 to January 9, 2025 since the date was too

close to New Year's Day. It was decided that the July meeting would be changed from July 3, 2025 to July 10, 2025 since the 3rd is too close to the July 4th holiday. October was also amended. The October 2, 2025 meeting was changed to October 9, 2025 due to Yom Kippur. Mr. Fleishman also suggested that for 2026, the January meeting should be advertised for the following year with the current year dates so that all meetings are advertised appropriately. Mr. Shippen made the motion to accept the meeting changes and Mayor Chau seconded. All in attendance were in favor of the changes.

There was no one in attendance for the public session and Dr. Levitt closed the public session. Mr. Scharff commented that there was no one on Zoom.

Mr. Brophy reminded that the minutes from December had not been approved as reflected on the agenda. Dr. Levitt asked for a voice vote to approve the minutes from the December 5, 2024 meeting. The vote was all in favor with Mayor Chau abstaining.

Mr. Shippen made the motion to close the re-organization meeting. Mr. Scharff seconded the motion. Dr. Levitt closed the meeting at 7:14 p.m.

Respectfully submitted,

Robin Atlas

Robin Atlas, Secretary to the Board