

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

**May 1, 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 April 19, 2025 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 1, 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.

Topic: CITY OF NORTHFIELD PLANNING BOARD MEETING

Time: May 1, 2025 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/85769765685?pwd=Jmh6laXS8vDwWnVylewgSCqIrupiE7.1>

Meeting ID: 857 6976 5685

Passcode: 085787

One tap mobile

+13126266799,,85769765685# US (Chicago)

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Dial by your location

• +1 646 558 8656 US (New York)

Meeting ID: 857 6976 5685

Find your local number: <https://us02web.zoom.us/j/85769765685>

The meeting was opened by Chairman Richard Levitt at 7:08 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  
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.

The minutes from the April 3, 2025 meeting were approved by voice vote with Mayor Chau abstaining.

Dr. Levitt announced that tonight's meeting is a public hearing to adopt the Master Plan Re-Examination Report. There was no one from the public present and no one on Zoom. Mr. Fleishman prepared the Resolution and Findings of Facts and Decision and Mr. Scharff made the motion to adopt the Master Plan re-examination report and the resolution and Mr. Roegiers seconded. Mr. Doran commented that the plan has been properly advertised and has been available for inspection in the City Clerk's office.

The vote was as follows:

Mr. Brophy-yes  
Councilwoman Bucci-yes  
Mayor Chau-yes  
Mr. Notaro-yes  
Mr. Roegiers-yes  
Mr. Rowe-yes  
Mr. Scharff-yes  
Mr. Shippen-yes  
Dr. Levitt-yes  
The motion carries.

Dr. Levitt thanked Matt Doran, Mr. Fleishman and everyone involved with the Master Plan Re-examination project.

Dr. Levitt commented on the car detail shop at the corner of Shore Road and Mill Road that has installed a scrolling LED sign that is not permitted in a residential zone. Mr. Brophy said the sign was stationary as of two days ago. Dr. Levitt commented that it has been scrolling all hours of the night and is multi-colored. Mayor Chau asked if Dr. Levitt had alerted the Zoning Official and he said yes. Mayor Chau mentioned that he has also spoken with the Zoning Official about the number of flags on Tilton Road in front of the Cresson Hill Apartments roadway. There has been a notice of violation sent to Mr. Gurwicz. Mr. Gurwicz called Dr. Levitt and said he has 38 apartments that are empty and he is trying to fill them.

There was one resolution to memorialize for Vincent M. & Gerri L. Mazzeo, Block 84 Lot 18, 2001 Shepherd Drive, for a minor subdivision with variances. Abstentions were from Dr. Levitt and Mayor Chau. The voice vote was all in favor.

The meeting was closed at 7:16 p.m. with a motion from Mr. Shippen and a second from Mr. Roegiers.

Respectfully submitted,

***Robin Atlas***

Robin Atlas, Secretary to the Board