

City of Northfield Planning Board
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July 10, 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 July 10, 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, June 28, 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: Jul 10, 2025 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/81103284507?pwd=6OMtQXGJEVbsT78mMbZEZsvET9BkgB.1>

Meeting ID: 811 0328 4507

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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-absent
Councilwoman Carolyn Bucci
Dr. Richard Levitt
Henry Notaro

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

Mr. Brophy led the flag salute.

Mr. Shippen made the motion to approve the June 5, 2025 minutes and Mr. Brophy seconded. The voice vote was all in favor.

There was one application on the agenda for this evening. The applicants were Mark & Rachel Meakim of 2278 Burroughs Avenue, Block 5 Lot 1, in the R-1 Zone. James P. Swift, Esq. of Northfield represented the Meakims. Mr. Swift began by stating this is a simple application to seek approve to construct a pool on the property which he described as an elongated trapezoid with a square frontage. The lot has three front yards and a side yard. There is a setback from the side yard of 37.85 ft. to the neighbor next door. Mr. Swift said this is the only practical place to put the pool with the least impact and it will be near the house and the barbeque and seating area. The pool is consistent with their landscaping and existing improvements.

Craig F. Dothe, of Arthur Ponzio Co., was sworn in as a professional architect and planner and his credentials were accepted by the Board. Mark & Rachel Meakim were also sworn in. Mr. Dothe prepared the plan. Dr. Levitt asked who is the owner of the "County Area of Asphalt" shown on the plan. Mr. Dothe said three streets, Zion Road, Burroughs Avenue and Cedarbridge Road, converge together and the county section has underground utilities there. Mr. Fleishman noted that Zion Road is a county road. Mr. Doran agreed this section is an underground sewer pumping station.

Mr. Dothe commented that it is a strange intersection and it is difficult to know which road is which. He said he has been an architect for 35 years and lives nearby on Lake Drive. He said the Meakims are nice people and take care of their property. He said it is an unusually shaped lot and the family spends time outside in their yard. The pool makes sense to him since they nurture their kids and the property. The lot has three front yards and one side yard with a 38 ft. setback to the neighbor and the area is highly vegetated.

The plan was labeled Exhibit A-1 and the colorized plan was labeled Exhibit A-2. Mr. Dothe described the house as it relates to the new pool area. The pool will be at the back of the house and they will use sliding glass doors to enter the yard and go directly to the pool. From a safety perspective, the pool location on the plan is the best place for it. There will be a 38 ft. buffer area and they will be adding a band of landscaping on Cedarbridge Road. The landscaping will provide buffering and screening. The plumbing equipment for the pool will be near the house and far from the neighbors and street.

Mr. Swift said this is not the first configuration and Mr. Dothe has given a lot of thought as to safety and the best place to locate the pool. The shape of the lot creates a hardship. Dr. Levitt and Mr. Doran discussed the fence. It must be at least 4 ft. for the pool and this fence is 5 ft. Mr. Dothe said they will construct the proper gates. Mr. Meakim said there is a gate on the Cedarbridge Road side. Mr. Doran instructed that the gate must be self-closing and self-latching and this will be made sure of during the building permit process. Mr. Swift discussed the advancement of zoning purposes and said the pool will be advancing this. It is nice for the community and creates a nice family environment. There are no negative effects. Mr. Brophy discusses the Cedarbridge Road setback and said they need 25 ft. and have 21.13 ft. Since this is space around the pool, he asked if they considered moving the pool a few feet to comply. Dr. Levitt comment that the few feet doesn't create much of an impact. Mr. Shippen said the space allows for tables, chairs and umbrellas and won't make much of a difference. Mr. Fleishman reminded that the variance is for the pool in a front yard not the setback.

Mr. Doran referred to his engineer's letter and said there are no curbs and sidewalks in the area and they will need a waiver. Dr. Levitt commented that is an attraction of the neighborhood. Mr. Utts added that there are many houses in the area and many trees. Also, there are no schools in the general area and sidewalks aren't needed. As to drainage, some type of drainage system will need to be installed along the pool area. Mr. Dothe commented that their home is the last house in Northfield in this area. Mr. Doran agreed and said the lot is well groomed with elevations and a sidewalk is not necessary.

Dr. Levitt opened the public session. Buddy McCabe of 2276 Burroughs Avenue, Block 5 Lot 2, is the next-door neighbor. He had no problem at all with the pool. There is plenty of buffer and a 2 ft. cement wall. His wife Terry agreed and said they are great neighbors and she is in favor of the pool. Dan Cappelluti of 3111 Cedarbridge Road, Block 9.01 Lot 1, agreed they are great neighbors and he would love for them to have a pool and has no issues with the proposed plan. There was no one else who wished to speak and Dr. Levitt closed the public session.

Mr. Scharff made the motion for "c" variance relief for a bulk variance for placing a new in-ground pool in the front yard area with waivers for any additional street trees, curbs and sidewalks. Mr. Shippen seconded the motion. The roll call vote was as follows:

Mr. Brophy-yes

Councilwoman Bucci-yes

Mr. Carney-yes

Mr. Notaro-yes

Mr. Rowe-yes

Mr. Scharff-yes

Mr. Shippen-yes

Mr. Utts-yes

Chairman Levitt-yes

The motion carries.

There was one resolution to memorialize for Jose F. Sinclair of 107 W. Franklin Avenue, Block 143 Lot 1 for "c" variances for side and rear yard setbacks. Abstentions were Mr. Notaro, Mr. Roegiers and Mr. Reardon. The voice vote was all in favor.

Mr. Scharff made the motion to close the meeting with a second from Mr. Shippen. Dr. Levitt closed the meeting at 7:41 p.m.

Respectfully submitted,

Robin Atlas

Robin Atlas, Secretary to the Board