

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

March 5, 2026

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 28, 2026 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 5, 2026. ***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: Mar 5, 2026 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/89773610712?pwd=eEde4eczda0j5fzgK2zarRikTTL27U.1>

Meeting ID: 897 7361 0712

Passcode: 154620

One tap mobile

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Join instructions

<https://us02web.zoom.us/join/89773610712?signature=qZRdlW-a7tvZ6S6s7AnQneqaNyDjmTrKKkPPy0AfrNO>

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  
Matthew Carney  
Mayor Erland Chau  
Councilwoman Carolyn Bucci-absent  
Henry Notaro  
Dan Reardon

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

Mr. Brophy led the flag salute. The roll call was taken.

Dr. Levitt announced that Mr. Roegiers has sold his home and would be moving in April to Georgia. He thanked Mr. Roegiers for his 26 years of service and commitment to the Planning Board. He was always well-informed and contributed to decisions. The Board wished him good luck in this new phase of his life and asked that he please come back to visit. Mr. Roegiers shook everyone's hand and said good-bye.

The minutes from February 5, 2026 were approved by unanimous voice vote.

The first item on the agenda was a presentation from the city's COAH/Affordable Housing consultant Tiffany Morrissey and Nancy Holm, the city's COAH/Affordable Housing attorney. Mrs. Morrissey said the state has imposed new deadlines and they are confusing and affecting everyone. She gave a brief history. Two years ago, the city was sued but is now in good graces with the program and Affordable Housing. If the city does not meet the deadlines imposed by the courts the city will lose protection from Builder's Remedy and all the work that has been accomplished will be gone and time wasted. Some changes were needed and another project was addressed. The deadline from the court is March 16, 2026 to do all of the things in the consent order. The city needs to adopt an amended plan and approve Ordinances 5, 6 and 7 and update the Wabash Avenue project.

Mrs. Morrissey discussed Wabash Avenue. The plan will now be housing for veterans and the site plan will be changed. They will be proposing 121 units of veteran housing. This will qualify for 114 credits in the Affordable Housing Plan. The third round of requirements spanned 1999 to 2025 and all criteria has been addressed. The Amended Plan will remove Gables on Wabash and include Tunnels to Towers Foundation. The Fourth Round has 24 necessary units whose balance was filled by Tunnels. The city has a surplus of 114 credits. The next round will have surplus units and will cover 50% of future numbers.

Mr. Fleishman commented that we have before us a resolution to fully memorialize this evening and three ordinances. The resolution is titled Resolution of the Planning Board of the City of Northfield Adopting an Amended Fourth Round Housing Element and Fair Share Plan. The Ordinances will be sent back to City Council for adoption at their next meeting. The Ordinances are:

Ordinance No. 5-2026 An Ordinance of the City of Northfield, County of Atlantic, State of New Jersey, Amending, Revising and Supplementing Chapter 215 Land Use and Development of the City Code

Ordinance No. 6-2026 Ordinance Adopting the Wabash Avenue Redevelopment Plan Consisting of Block 92, Lots 25, 28, 29, 31, 33, and 34

Ordinance No. 7-2026 Ordinance Adopting the Dolphin Avenue Redevelopment Plan consisting of Block 66, Lot 11 and Block 69, Lot 1.02

Mrs. Morrissey continued discussing the requirements and said the Ordinances must be updated. The Planning Board will refer them back to City Council agreeing that the Ordinances are consistent with the Master Plan. Mrs. Morrissey assured the Board that they were consistent.

Mrs. Holm explained that the Planning Board has to adopt the Amended Housing and Fair Share Plan with the corresponding Resolution and must also memorialize the Resolution tonight. The city does not want to lose immunity. Dr. Levitt asked what specifically would happen. Mrs. Holm said we don't know for sure but she stressed that we don't want to lose immunity. Mrs. Morrissey said we may have to start all over. Dr. Levitt referred to the Wabash Avenue and Dolphin Avenue plans. He asked if there was a force of commitment or if this refers to just the number of units. Mrs. Morrissey said we have to adopt the implementing Ordinances. The Dolphin Avenue project is also known as the Habitat Plan and is owned by the city. It is specific to Affordable Housing. The concept plans were completed by DeBlasio & Associates, PC and reviewed by Rami Nassar. When the redevelopment is approved, they will need site plan approval. They only get the Zoning approvals tonight. That will make the projects a permitted use in the zone. The number of units can be increased but cannot decrease. Dolphin Avenue has been in the Affordable Plan since the 2018 round. Dr. Levitt had concerns that nothing has been shown to the Board and has a problem approving a redevelopment plan without reviewing anything. He noted that the Board takes their job seriously. Mrs. Morrissey noted that presentations were made to the Board in 2018 and 2025. Mr. Brophy noted that the Board was shown a site plan. Mrs. Morrissey said at this stage the projects are concept plans. A site plan will happen in the future. This shows that the site can accommodate the conceptual plans. Dr. Levitt asked what would happen if the Wabash Avenue plan could not attract enough Veterans. Mrs. Morrissey said Tunnels to Towers has facilities across the country. The plan currently states for Veterans but they could come back if they want to open to the public. The site will contain both individual and group housing settings. This project has only been before the city since October and it is very new. Mrs. Holms said the city has to create realistic opportunities in the zones. Mr. Morrissey discussed redevelopment and said there is a time frame issue. Dr. Levitt questioned why Northfield should declare itself a redevelopment city. Mrs. Morrissey said that is not for today and the city must take action. The Board needs to refer the plan back to City Council. Dolphin Avenue will provide 12 affordable units. The Wabash Avenue plan is a redesign of an approved site plan, now for Veterans, and will provide for 121 single occupancy units. The last addition is a mixed-use overlay on Tilton Road and was included in the 2025 amendment and is part of this Ordinance as well. It does not change the current zone. It adds the lot into the numbers. It is near the Driving Range and adds adjoining Lot 56.

The public session was open to the public by Mr. Fleishman. He noted that this is a public session relating to the Resolution only. No one wished to speak and the public session as closed. Dr. Levitt asked the Board if they had any questions. Mr. Shippen thanked Mrs. Morrissey for navigating through this process and the bureaucratic deadline and would have liked more time to absorb this. Dr. Levitt agreed with Mr. Shippen. Mr. Fleishman commented that this is happening in other cities. He said redevelopment plans move forward and Planning Boards are involved for consistency reviews and they

can make recommendations. But at this point, it is too late in the game. The Planning Boards aren't involved in many towns. Dr. Levitt would have like to see some involvement with Mr. Doran. Mr. Fleishman noted that they will come before the Board with a site plan application, but they will be approved already for the use and it will be a permitted use. He advised to put faith in the Governing Body and the use will be well served.

Mrs. Holm said she understands the frustrations. She is currently working with twenty different plans and her firm has over one hundred municipalities. The process doesn't allow for transparency and time. It is the state that is doing this and legislation needs to be revised. Dr. Levitt asked the time range of the protection. Mrs. Morrissey said the city is protected until 2035.

Mr. Scharff made a motion to adopt Resolution of the Planning Board of the City of Northfield Adopting an Amended Fourth Round Housing Element and Fair Share Plan. Mayor Chau seconded the motion. The roll call vote was as follows:

Mr. Boyd-yes  
Mr. Brophy-yes  
Mayor Chau-yes  
Mr. Notaro-yes  
Mr. Rowe-yes  
Mr. Scharff-yes  
Mr. Shippen-yes  
Mr. Utts-yes  
Chairman Levitt-yes  
The motion carries.

The Board voted on the Ordinances separately in that they were consistent with the Master Plan. Mr. Scharff made the motion for Ordinance No. 5-2026-An Ordinance of the City of Northfield, Count of Atlantic, State of New Jersey, Amending, Revising, and supplementing Chapter 215 Land Use and Development of the City Code. Mayor Chau seconded the motion. The roll call vote was as follows:

Mr. Boyd-yes  
Mr. Brophy-yes  
Mayor Chau-yes  
Mr. Notaro-yes  
Mr. Rowe-yes  
Mr. Scharff-yes  
Mr. Shippen-yes  
Mr. Utts-yes  
Chairman Levitt-yes  
The motion carries.

Mr. Scharff made the motion for Ordinance No. 6-2026-City of Northfield County of Atlantic, Ordinance Adopting the Wabash Avenue Redevelopment Plan Consisting of Block 92, Lots 25, 28, 29, 31, 33, and 34. Mr. Shippen seconded the motion. The roll call vote was as follows:

Mr. Boyd-yes

Mr. Brophy-yes  
Mayor Chau-yes  
Mr. Notaro-yes  
Mr. Rowe-yes  
Mr. Scharff-yes  
Mr. Shippen-yes  
Mr. Utts-yes  
Chairman Levitt-yes

The motion carries.

Mr. Scharff made the motion for ordinance No. 7-2026-City of Northfield County of Atlantic, Ordinance Adopting the Dolphin Avenue Redevelopment Plan Consisting of Block 66, Lot 11 and Block 69, Lot 1.02. Mayor Chau seconded the motion. The roll call vote was as follows:

Mr. Boyd-yes  
Mr. Brophy-yes  
Mayor Chau-yes  
Mr. Notaro-yes  
Mr. Rowe-yes  
Mr. Scharff-yes  
Mr. Shippen-yes  
Mr. Utts-yes  
Chairman Levitt-yes

The motion carries.

The next item on the agenda was a Courtesy Capital Review Plan for Solor Photovoltaic System Arrays and Associated Improvements at the Stillwater Complex in Northfield at Shore Road and Dolphin Avenue. Mr. Fleishman said the county is here as a courtesy since the MLUL has a section that states that when a Master Plan is in effect, and the project uses capital funds, they have to do a review and recommendation to the city. Dr. Levitt explained that this is similar to the warehouse courtesy review done in the past.

John Kaplan, Esq. of Warren Township, NJ gave an overview of the project. Their appearance before the Board is a courtesy review and recommendation before public funds are spent. The project also must be in agreement with the Master Plan. The solar panel project involves renewable and alternative energy sources which is an objective in the Master Plan. Mr. Caplan said solar energy reduces energy costs and is inherently beneficial. Dr. Levitt swore in Robert Moschello, Tim Kernan and Susan Broder.

Mr. Moschello, a licensed engineer, described the Stillwater site plan. There are four main buildings on Shore Road and Dolphin Avenue. This solar project involves two types of installation; the canopy style and a steel structure design. The canopy will allow for a 14-ft. vehicle clearance and there will be no loss of parking on the property. There will no tree removal. There will be some lighting removal that will be replaced with LED lighting. The roof mounted components will be of the steel structure design type. There will be no environmental impacts and the project will be a benefit to the area. Mayor Chau noted

that there is a lot of vacant land and asked why they were not installing more of the carport type. Tim Kernan, a licensed planner on behalf of the ACUA, said the county thought it would be a conflict with large trucks and tractor trailers on the site. The county asked to have the solar canopies as shown on the site plan. Dr. Levitt asked about costs being paid back and timing. Susan Broder, on behalf of Hess Solar, LLC commented that there is no cost to the county. They expect to save \$100,000 the first year and over one million through 15 years. The solar company will build and own the project. They are leasing the canopy space from the county. She added that they sell energy to the county and recoup costs from tax credits. The system will produce energy which will be extracted and can be traded. The presenters asked for a Letter of Resolution which Mr. Fleishman will prepare.

The first application on the agenda was from 301 Shore Road, LLC, Block 149 Lot 10, at 301 Shore Road for a "c" variance for Lot Area. The attorney for the application was Avery S. Teitler of Ocean City. He said the site is a vacant lot on the corner of Shore Road and Dolphin Avenue. The size of the lot is 7,207 sf and the minimum allowed is 7,500 sf. They will require a variance for minimum lot area and minimum structure size. All else will comply. They want to add a single-family home to the site which will be harmonious with other homes in the area.

Andrew Becholt, an architect and planner from Somers Point, was sworn in. He said they want to move a house to this vacant lot on the corner of Shore Road and Dolphin Avenue. The house is a two-bedroom, one-bathroom, one-story house. The lot is short 300 sf of Area and the home is 746 sf of interior space with a small deck on the side (100 sf required). All setbacks will be conforming. It is an existing undersized lot. There is no land available to be purchased on either side. Exhibit A-1 was the plot plan on page 2. The buildable area was highlighted and the 20 ft. easement was shown on the plan. There is also a large sight triangle. They have 1800 sf of area to put the home. Dr. Levitt and Mr. Doran discussed the fronts and sides and Mr. Doran said the Ordinance spells it out. They can't control the easement. The larger setback is on the west side and the setbacks are determined by both side aggregates whether they are considered fronts or sides. The setbacks will conform. There previously was a small house on this lot and it was demolished in 2006. The plan shows two off-street parking spaces as required. Mr. Becholt requested a waiver for street trees. It would be possible to put them on the Dolphin Avenue side since there are no sidewalks. The Shore Road side has sidewalks. They can't do both as the lot is too narrow. They agreed to repair the sidewalk on Shore Road and to not install sidewalks on Dolphin Avenue. If they did so, impervious coverage would change. Mr. Notaro noted that there are sidewalks on the other side of the street on Dolphin Avenue and pedestrians should use that side of the street. The sewer easement was discussed. Mr. Boyd said there is an existing sewer line and it is unknown who owns it. Most sewer lines that run through private property are owned by the person who had the line installed on their property, and then the property was sold. The purchaser isn't even aware that it exists. Mr. Teitler said the easement was created before the subdivision in 1992. Mr. Boyd told the Board that it is not owned by the city. Mayor Chau agreed with the installation of sidewalk on Shore Road. The Board agreed that there should be one tree planted on the Dolphin Avenue side. Mr. Brophy asked if any trees were being removed. Mr. Boyd said there are no trees. Mr. Becholt said they are leaving a lot of space around the lot. Dr. Levitt opened the public session and seeing no one who wished to speak, he closed the public session.

Mr. Scharff made a motion for a “c(1)” variance for Lot Area where 7,500 sf is required and 7,207 sf is existing. The second “c(1)” variance is for minimum structure size where a gross floor area for a single-story structure is required to be 1,100 sf and 746 sf is proposed. Mr. Shippen seconded the motion. The conditions are one shade tree on Dolphin Avenue, no street trees on Shore Road, and to repair the sidewalk on Shore Road.

The roll call vote was as follows:

Mr. Boyd-yes

Mr. Brophy-yes

Mayor Chau-yes

Mr. Notaro-yes

Mr. Rowe-yes

Mr. Scharff-yes

Mr. Shippen-yes

Mr. Utts-yes

Chairman Levitt-yes

The motion carries.

Dr. Levitt asked where the house was coming from. Mr. Teitler said Ocean City. Mr. Fleishman reminded that an “As Built” plan will be filed with the Board to help tighten the loop with enforcement.

The next application was from Paul and Terry Vogel of 109 Northfield Avenue, Block 122 Lot 2 in the R-2 Zone for “c” variance relief to construct a front porch with a roof. There a number of “c” variances necessary on this non-conforming lot. The Vogels were sworn in. Mr. Vogel said he wants to construct a new front porch. There is a small porch there now. He passed out photographs and said the new porch will be wider but not closer to Northfield Avenue. Mr. Fleishman labeled the photos Exhibit A-1. The photos showed before and after renditions. Dr. Levitt noted the property has a detached garage. Mr. Vogel testified that he has 3 sons and 7 daughters and many grandchildren and they need the porch space. Mayor Chau noted that there is a stone driveway but the project won’t affect that. Mr. Fleishman noted that the steps will be in the same place. Dr. Levitt noted that there will be four columns to hold up the roof and this project will make the house look much more attractive. This is a justification for the variances. Mr. Fleishman agreed this would provide aesthetic improvement and livability of the home. Mr. Doran said that there are three houses down the block that stick out farther than the Vogel’s property and this is consistent with the neighborhood. Mr. Doran said there are a lot of existing non-conformities associated with this property and they are listed in his report. Mr. Fleishman said they can be looped together with the two fronts since they are not expanding. Dr. Levitt opened the public session and there was no one who wished to speak. The public session was closed. Mr. Doran said they are only adding 200 sf. Dr. Levitt noted that there are a lot of trees in the side and rear yards. Mr. Doran said there is only one parking space. Mr. Vogel said he parks his car in the back on stones. He backs up to Zion Road. There is a swimming pool in the back. Mr. Vogel said he can’t stack two cars in the driveway and he would have to remove his fence. Mr. Doran commented that he is not expanding the house. Mr. Fleishman said the 2<sup>nd</sup> parking spot is an existing non-conformity. Dr. Levitt noted that there is street parking in front of the house.

Mr. Scharff made the motion for the various “c” variances as listed in Mr. Doran’s report. Mr. Shippen seconded the motion.

The roll call vote was as follows:

Mr. Boyd-yes

Mr. Brophy-yes

Mayor Chau-yes

Mr. Notaro-yes

Mr. Rowe-yes

Mr. Scharff-yes

Mr. Shippen-yes

Mr. Utts-yes

Chairman Levitt-yes

The motion carries.

The Board had one additional Ordinance to review for City Council. Ordinance No. 4-2026 Amending Chapter 215, Land Use and Development, Article VIII, Design Standards and Improvement Specifications concerning storm drainage Mr. Doran said these changes to the Ordinance are to conform to state laws. Mr. Boyd commented that it involves the city’s MS-4 permit dealing with stormwater and reducing pollutants and protecting water quality. The Board must decide that this is consistent with the Master Plan.

Mr. Scharff made the motion and Mr. Shippen seconded the motion.

The voice vote was all in favor.

Mr. Doran had comments about the 301 Shore Road, LLC application. He felt that this is an exempt development and he read though the code, specifically 215-18. He said this lot was created by a subdivision. Mr. Fleishman said it is a conforming subdivision. Mr. Boyd said the easement caused the lot to be non-buildable. Mr. Doran felt that there are a lot of lots that probably didn’t have to come before the Board. There is a clause in the code for undersized lots.

Mayor Chau mentioned that he has advertised on the website for a replacement for Mr. Roegiers.

Mr. Shippen made the motion to close the meeting and Mr. Scharff seconded the motion. Chairman Levitt closed the meeting at 8:42 p.m.

Respectfully submitted,

Robin Atlas, Secretary to the Board