

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

September 1, 2022

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 August 22, 2022, 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.

This **REGULAR** meeting of the Northfield Planning Board was held on Thursday, September 1, 2022. ***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.

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The meeting was opened by Chairman Richard Levitt at 7:03 p.m. with the reading of the Sunshine Law and the roll call with the following members present or absent as noted:

Peter Brophy

Matthew Carney

Mayor Erland Chau-absent

Joseph Dooley

Dr. Richard Levitt

Chief Paul Newman-resigned

Henry Notaro

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

There were no applications on the agenda.

There was one resolution to memorialize for Maihan, LLC, Block 17, Lot 6.01, 333 Tilton Road for an amended preliminary and final site plan approval, "c" variances, and design waivers. Abstentions were Peter Brophy, Matthew Carney, and Dan Reardon. The voice vote was all in favor.

Dr. Levitt spoke about the emergency generator issue and said the Ordinance is silent on this subject. He suggested a 10 ft. setback on either side of the house and the side with a 15 ft. setback would be ideal. He suggested that front yards not be used. Mr. Shippen said that his generator is in his front yard and electric and gas utilities come into his house from the front as well. He has them screened with landscaping and it is in the setback and does not pose any problems. He said screening should be discussed so it is clear what is intended. Dr. Levitt said there are air space regulations for visual screening. Landscaping would be the most obvious and the screening cannot cause visual impairment. Mr. Notaro suggested putting the generators in the setback and said most houses are built on the setback. Dr. Levitt liked the 10 ft. setback rule and said they should be placed on the 15 ft. setback side or in the front or rear of the properties. Mr. Shippen said there are codes to adhere to and Mr. Roegiers said air movement is important. Mr. Shippen said they should be in the setback. Mr. Notaro said if they are in the back of the house, a gas line may have to be run. Dr. Levitt said Mr. Doran is looking into what other towns have done. Mr. Doran said he will check with Egg Harbor Township among others. Mr. Roegiers noted that the generators will run periodically to lubricate the works and to charge the battery. This should be going on in daylight hours. Dr. Levitt suggested 9:00 a.m. to dusk. Mr. Brophy questioned why there are rules for generators and not for air conditioners. Mr. Shippen said there are building code requirements, one of which is for noise and location by windows. Dr. Levitt said generators haven't been an issue. Mr. Scharff agreed and said let's see what Mr. Doran comes up with. Mr. Doran noted that natural gas generators are fairly quiet.

Mr. Shippen made the motion to close the meeting with a second from Mr. Shippen. Dr. Levitt closed the meeting at 7:14 p.m.

Respectfully submitted,

*Robin Atlas*

Robin Atlas, Secretary to the Board