

**City of Northfield Planning Board**  
**1600 Shore Road**  
**Northfield, New Jersey 08225**  
**Telephone (609) 641-2832, ext. 127**  
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March 2, 2023

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 January 25, 2023 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 2, 2023.

***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 7:00 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

Councilman Eric Leeds-absent

Dr. Richard Levitt

Henry Notaro-absent

Dan Reardon

Ron Roegiers

Derek Rowe-absent

Clem Scharff  
Jim Shippen  
Paul Utts  
Joel M. Fleishman, Esq.-Planning Board Solicitor  
Matthew Doran, PE, PP-Planning Board Engineer

The meeting began with the Pledge of Allegiance led by Mr. Brophy.

The situation with The Press of Atlantic City legal advertisements was discussed. The current ownership is in Virginia and there have been issues with the placement of legal ads during the transition. Ronald and Melissa Hutchison of 26 E. Oakcrest Avenue, Block 153 Lot 21, were on the agenda for this evening and were unable to be heard since their legal ad did not run within 10 days of the hearing through no fault of their own. They received no responses for the legal ad department. Mr. Fleishman noted that they have sent their 200 ft. notices and the Board will vote to grant a postponement to the April 6, 2023 meeting with no further noticing necessary except for publishing. He asked the applicants if they would waive any time frames for the Board to act. Dr. Levitt said the time for the Board to settle the matter is 45 days. They agreed to this. The voice vote was all in favor.

There was one other application on the agenda from Gary & Lisa Kramer for 531 Pasadena Drive, Block 40 Lot 13, in the R-1 Zone. Their attorney was Brian J. Callaghan, Esq. and Dan Mascione, the applicant's architect and planner, was also present. Mr. Callaghan said The Press of Atlantic City is only printing 3 days a week and other options were discussed. Mr. Brophy said digital enterprise is the direction of the future and Mr. Callaghan agreed this needs to change legislatively. Dr. Levitt asked Mr. Fleishman to draft a letter to our legislators about the issue. Mr. Fleishman said newspaper noticing is state statute and the law would have to be changed.

Dr. Levitt swore in Lisa Kramer and Dan Mascione. The exhibits were:

- A-1 Aerial Photos of the site
- A-2 Plot Plan/Variance Plan

Mr. Mascione described the project. The existing structures are one story, the yard is undersized and there is a utility easement in wooded open space at the back of the property. They want to modernize the home, add a garage, an exercise room, a small bathroom, and a 91-sf pool. The following "C" variances are being requested:

- Rear setback 25 ft. is required, 20.5 ft. is proposed
- Both Side setbacks 25 ft. is required, 22.1 ft. is proposed
- Building Coverage 25% is required 35.5 % is proposed
- Total Coverage 40% is required, 47.8% is proposed

Mr. Mascione discussed positive and negative criteria. He said the project will enhance the property aesthetically, they are keeping with open air requirements, and adding an additional parking space onsite. They are keeping with the character of the neighborhood and there is no detriment to the neighborhood or the zoning ordinance. Mr. Doran asked about the mature trees in front of the property. Mr. Mascione said they may want to remove them since they are old and they will replace them with a

landscaping plan. They agreed to add two shade trees. They are considering clearing out the bamboo at the rear of the property.

The Board questioned the applicants. Mayor Chau asked if this was their permanent residence. Mrs. Kramer said they live in Pennsylvania and her mother has resided in the home since 1998 and Mrs. Kramer purchased the house from her mother 10 years ago. The Kramer's may consider retiring at the home someday.

Dr. Levitt opened the public session. There was no one who wished to speak and the session was closed. Mr. Fleishman asked Mr. Callaghan if he was seeking C1 or C2 variances. Mr. Callaghan said a combination since the lot is undersized (C1) and preferably, C2 since the benefits to the community outweigh the detriments. Mr. Doran said they would need a road opening permit to widen the curb cut for the second parking space and Mrs. Kramer agreed. Mr. Brophy asked for the record that the applicant properly notified the neighbors. Mr. Callaghan said they have. There was no one on Zoom chat.

Mr. Scharff made the motion for C2 variances for side and rear setbacks, Building Coverage, Total Coverage, 2 shade trees and new landscaping plan, and curb cut for the parking spot. Mayor Chau seconded the motion. The roll call vote was as follows:

Mr. Brophy-yes

Mr. Carney-yes

Mayor Chau-yes

Mr. Reardon-yes

Mr. Roegiers-yes

Mr. Scharff-yes

Mr. Shippen-yes

Mr. Utts-yes

Chairman Levitt-yes

The motion carries.

There was one resolution to memorialize for Michael Portnoy, Block 125 Lot 18, 11 Roosevelt Avenue for a "C" variance for lot frontage. Abstentions were Mayor Chau, Councilman Leeds, and Mr. Notaro. Mr. Fleishman said Mr. Portnoy will have to come before City Council for the "No Parking" sign. Mayor Chau said there has to be an ordinance to designate a no parking zone. The voice vote was all in favor. Mr. Brophy asked who would install the sign if City Council approves an ordinance. Mr. Fleishman said probably Public Works, but the applicant agreed to add the sign so he would pay for it.

The Board discussed Old Business. The generator recommendations were passed onto City Council and Mayor Chau will follow up. Mr. Doran has provided the EV station state model and it was discussed by the Board. The report covers a commercial plan from shopping centers to small offices. EV charging stations will need to be worked into the Master Plan. Mr. Doran said the requirement gets worked into the parking calculation. Dr. Levitt stated that the municipality controls the number of spaces and EV

becomes a percentage of the parking requirement. EV stations need to be added to the Ordinance as a permitted use. If parking is permitted, EV stations are permitted. Fees and permitted zones were discussed and it was decided to move the state guidelines to City Council. The document contains a model ordinance that can be used to create an ordinance for Northfield.

Dr. Levitt moved on to the Tree Ordinance. Dr. Levitt said the Tree Ordinance was created to avoid clear-cutting as had been done at the corner of Mill Road and Shore Road. There were 200-year-old Oak trees at that site. The current Tree Ordinance was discussed. Dr. Levitt had concerns that a tree bank fund has not been set up. Mr. Scharff said when the Land Use Ordinance was codified, the Tree Ordinance resulted in being not what was intended when written. Mr. Doran read through and explained some of the sections. Dr. Levitt said we need to decide what we want the Ordinance to say and Mr. Carney added that we need to make sure the definitions are correct. Mr. Utts agreed with Dr. Levitt about the beautiful tree on Yorkshire that was cut down. He said it was on City property and the fresh stump showed that the tree was not affecting the sidewalk. Dr. Levitt said the City Clerk has asked for clarification regarding the Tree Ordinance. Dr. Levitt suggested condensing it to a few important points. Mr. Utts agreed and said the residents need to be made aware. Dr. Levitt said the development section can be left alone as it is clear. The goal is to prevent clear-cutting and taking down trees unnecessarily. The envelopes and setback sections are confusing and should be eliminated. The key is to condense the Ordinance and make residents aware.

Mr. Doran gave an update on the Master Plan and said he has started looking at the 2020 Census. He needs to update statistics and that is the start of the process. Mr. Fleishman reminded that the Board can only recommend changes and City Council is the legislative body that enforces the Ordinance as written. A dedicated or special meeting should be scheduled. Mr. Fleishman said the Master Plan doesn't expire and the Board is moving forward with the re-visiting process.

Mayor Chau reported that an affordable housing development is being considered behind the old Locuson Avenue School site by the Camden Diocese. The VA Hospital is on hold and they may need to find a new site, but there are no further details at this time.

Mr. Utts made a motion to close the meeting and Mr. Brophy seconded. Chairman Levitt closed the meeting at 8:28 p.m.

Respectfully submitted,

*Robin Atlas*

Robin Atlas, Secretary to the Board