

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

August 7, 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 18, 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, August 7, 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: Aug 7, 2025 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/84906815257?pwd=J005hTzxU0BBJr1G4rbWr8Zt5tuPy7.1>

Meeting ID: 849 0681 5257

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The meeting was opened by Chairman Richard Levitt at 6.59 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-absent

Dr. Richard Levitt

Henry Notaro-absent

Dan Reardon  
Ron Roegiers  
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.

The Board approved the minutes from the July 10, 2025 meeting by voice vote.

There was one application on the agenda from Richard & Ave Guerrieri, Block 166 Lot 20, 114 Steelman Avenue for “c” variances for an addition. The attorney was Brian Callaghan, Esq. and John Obelenus, Architect was also present. Ave Guerrieri and the architect were sworn in. Richard Guerrieri was not present. Mr. Obelenus prepared the plans and he has been a licensed architect in New York and New Jersey for 25 years and works in Atlantic City. His qualifications were accepted.

Mr. Obelenus addressed the Board and said the applicants want to add an addition to the side to include a den on the ground floor and second story bedrooms. The addition will line up with the existing house. The application requests a front yard setback variance where 25 ft. is required and 24.7 ft. to the building and 18.75 ft. to the roofed porch is proposed. They are expanding the porch on the left and right with a roof. Mr. Callaghan said this will be an aesthetic improvement and will enhance the neighborhood. There are other homes that are two-stories in the neighborhood and the improvements would be compatible. Mr. Callaghan distributed 6 photographs showing the existing small porch and also other homes in the neighborhood that have covered porches. Mr. Fleishman marked the large boards on display as Exhibit A-1 and A-2. Mr. Callaghan said the variance is for the front yard only. No side yard variances are needed. Exhibit A-1 showed the front elevation requiring a 6-inch setback variance as being an existing non-conformity. Mr. Callaghan explained that the existing front porch overhang creates one of the front yard setbacks since the porch has a setback of 18.75 feet where 25 ft. is required. The other variance involves the existing dwelling which has a front yard setback of 24.70 ft. where 25 ft. is also required. This variance involves the construction of the two-story addition. Exhibit A-2 showed the existing property. Mr. Fleishman agreed and explained that the front porch is there and existing, but is being expanded and a small roof is being expanded and requires a variance as well. The other variance is for the proposed addition. Mr. Shippen added that this involves about 3 inches. Mr. Fleishman said the Board needs to legitimize that tonight. Mr. Callaghan added that after 50 to 60 years, the structure could have moved a little bit. Mr. Callaghan said there is no detriment to zoning and this will be an aesthetic improvement. He added that the owner’s son is living with them and he has children. They need the room.

Mr. Doran said that they property has curbs and sidewalks and there is parking in the back off an alleyway. Dr. Levitt asked about trees. Ms. Guerrieri said there is one tree in front on the right. Mr. Obelenus said they do not intend to remove any trees. Mr. Shippen said there are two trees showing in

the photograph. Mr. Roegiers commented that the second tree is on the corner of the house. Mr. Fleishman said a street tree waiver would be needed. Dr. Levitt commented that it would be nice to see a tree nearer to the sidewalk.

Dr. Levitt opened the public session. There was no one present who wished to speak. Dr. Levitt closed the public session.

Mr. Scharff made the motion for “c” variance relief for minimum required front-yard setbacks to the new addition and existing front porch to permit the addition to their existing residence. The applicant agreed to plant one additional tree in the front yard area. Mr. Shippen seconded the motion. The roll call vote was as follows:

Mr. Brophy-yes

Mr. Carney-yes

Mr. Reardon-yes

Mr. Roegiers-yes

Mr. Rowe-yes

Mr. Scharff-yes

Mr. Shippen-yes

Mr. Utts-yes

Chairman Levitt-yes

The motion carries.

Mr. Fleishman said he wanted to postpone the discussion on noticing as he would like to do more research on the matter.

There was one resolution to memorialize for Mark & Rachel Meakim, Block 5 Lot 1, 2278 Burroughs Avenue, who were approved for a “c” variance for a swimming pool in a yard that has three front yards. Abstentions were Mayor Chau and Ron Roegiers. The voice vote was all in favor.

The meeting was closed by Dr. Levitt with a motion from Mr. Shippen and a second from Mr. Scharff.

Respectfully submitted,

***Robin Atlas***

Robin Atlas, Secretary to the Board