

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

October 9, 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 September 27, 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, October 9, 2025, 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

Time: Oct 9, 2025 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/83783174433?pwd=bBESmtfEUaZXx0Qjm5C7AUPqkPE2AK.1>

Meeting ID: 837 8317 4433

Passcode: 819229

One tap mobile

+16465588656,,83783174433# US (New York)

Join instructions

https://us02web.zoom.us/join/83783174433/invitations?signature=ohQHochH5_a6Y-sY6Olik1MppH3bPWwrfj2wRIUE_A9I

The meeting was opened by Chairman Richard Levitt at 6:57 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-absent

Mayor Erland Chau-absent

Councilwoman Carolyn Bucci-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-absent
Matthew Doran, PE, PP-Planning Board Engineer-absent

Mr. Brophy led the flag salute.

There was one resolution to memorialize for Timothy & Michele Maguire and Kim Shapiro, 200 Jackson Avenue, Block 117 Lot 32 for a “c” variance for parking, a “d” variance, and a site plan waiver. Abstentions were Councilwoman Bucci, Mr. Rowe and Mr. Scharff. The voice vote was all in favor.

Dr. Levitt commented that there was no one from the public present who wished to speak and there was no New Business.

The minutes from the September 4, 2025 meeting were approved by voice vote.

Mr. Brophy asked if there was anyone on Zoom. Mr. Scharff said there was no one.

The meeting was closed at 7:01 p.m. with a motion from Mr. Brophy and a second from Mr. Scharff.

Respectfully submitted,

Robin Atlas

Robin Atlas, Secretary to the Board