

**March 5, 2026**

## **City of Northfield Planning Board**

# **AGENDA**



The **REGULAR** meeting of the Planning Board of the City of Northfield will be held on **March 5, 2026** at 7:00 p.m. prevailing time at City Hall 1600 Shore Road, Northfield, New Jersey. The access to the meeting is via the Zoom link published in The Press of Atlantic City on February 28, 2026, noticed on the Bulletin Board in City Hall, and on the city website. The meeting is also taking place in-person at full capacity. The purpose of this meeting to the extent known involves the following matters and applications and is subject to change:

FLAG SALUTE

APPROVAL OF MINUTES

February 5, 2026

TIFFANY MORRISSEY-PRESENTATION-AMENDED 2026 HOUSING ELEMENT OF THE MASTER PLAN FAIR SHARE PLAN

Review that the following Ordinances are in agreement with the Master Plan of the City of Northfield and refer back to City Council for final approval

Ordinance 5-2026 Amend HEFSY with no exhibits

Ordinance 6-2026 Wabash Avenue Development with three exhibits

Ordinance 7-2026 Dolphin Avenue Re-development Plan with three exhibits

REVIEW, ADOPT AND MEMORIALIZE 2.26.26-Northfield-Planning Board Resolution adopting amended FOURTH ROUND HEFSP-final

ATLANTIC COUNTY-COURTESY CAPITAL REVIEW SOLAR PHOTOVOLTAIC SYSTEM ARRAYS AND ASSOCIATED IMPROVEMENTS PLAN-STILLWATER COMPLEX, NORTHFIELD, NJ

APPLICATIONS

1. 301 SHORE ROAD, LLC  
Block 149 Lot 10  
301 Shore Road  
“c” variance Lot Area
2. Paul Vogel  
Block 122 Lot 2  
109 Northfield Avenue  
“c” variance for front porch

RESOLUTIONS TO MEMORIALIZE

1. James P. Maga

Block 27 Lot 36

2513 Herbert Drive

Various variance relief and conditions for carport, sheds and addition

ABSTENSIONS: MR. BOYD, MR. NOTARO, MR. ROEGIERS, MR. ROWE,  
MR. UTTS, CHAIRMAN LEVITT

ORDINANCE NO. 4-2026

Review amendments to Chapter 215, Land Use and Development Article VIII, Design Standards and Improvement Specifications-Refer back to City Council for Final Approval

Mr. Roegiers has sold his home and is moving to Georgia. Thank him for his many years of service and the best in the future. The secretary found minutes back to 2005 of Mr. Roegiers serving on the Board.

PUBLIC SESSION

NEW BUSINESS

OLD BUSINESS

The next meeting of the Planning Board is April 2, 2026.