

Public Hearing-City of Northfield Master Plan

The city has properly advertised the meeting.

The table of contents lists all items addressed in the Master Plan Document

The City of Northfield consists of 3.45 sq miles and is bounded by Linwood, Pleasantville, and Egg Harbor Twp.

The Municipal Land Use Law requires that the Master Plan be periodically re-examined, this is the hearing to formalize the plan.

The Master Plan is a Planning Board document in which the Board set a plan for their future goals and objectives for the city. Any formal ordinance changes recommended by the board need to be adopted as an ordinance by the City Council.

The Master Plan is the Planning Boards opportunity to steer any changes that they wish to occur.

The Board has set it's updated goals on pages 11 – 13 in the Master Plan document.

The Master Plan also includes a summary of all existing zones within the city, together with their existing requirements. Any changes to the existing zone plan requires an ordinance change approved by the City Council.

Resource Inventory and assessment – This section of the plan summarizes the resources that the city provides to the citizens of Northfield, some of these resources are Police, Fire, Public Works, Community School, Recreation facilities, domestic sewer and water, etc.

The city also provides a Historic Preservation plan. The Historic properties located in the city are listed in the Master Plan.

Demographics – From the census report of 2010 to 2020, the City of Northfield's population has slightly decreased, from 8,624 to 8,432. This is consistent with the County's population, which has also slightly decreased to 274,535.

Economic Development – The city has a very active Economic Development Committee. The committee consists of City Council Members and members of the public. The city has finalized an economic study, prepared TRIAD Associates with input and guidance from the committee. The report was presented to the

City in September of 2023. The recommendations from the TRIAD report are included in the Master Plan as a goal.

A copy of the adopted Master Plan will be on file with the City Clerk.

III. 2024 GENERAL GOALS AND OBJECTIVES STATEMENT

The City of Northfield Master Plan is based upon the objectives, principles assumptions, policies and standards that have been developed over a period of time by the City Planning/Zoning Board, City Council, and other City Boards and agencies. The Master Plan proposal for the physical, economic and social development of Northfield is based upon the following planning and development guidelines.

OBJECTIVES, AS OUTLINED IN THE MUNICIPAL LAND USE LAW.

A. Following is a list of stated objectives of the MLUL:

1. To encourage municipal action to guide the appropriate use or development of lands in the City of Northfield, in a manner which will promote the public health, safety, morals and general welfare of present and future residents.
2. To secure safety from fire, flood, panic, or other natural or manmade disasters.
3. To promote adequate light, air and open space.
4. To ensure that development within the city does not conflict with the development and general welfare of neighboring municipalities, the County, the region, and the State, as a whole.
5. To promote the establishment of appropriate population densities and concentrations that will contribute to the well being of persons, neighborhoods, communities, and regions and preservation of the environment.
6. To encourage the appropriate and efficient expenditure of public funds by coordination of public development with land use policies.
7. To provide sufficient space in appropriate locations for a variety of residential, recreational, commercial and industrial uses, and open space, both public and private, according to their respective environmental requirements in order to meet the needs of the citizens.
8. To encourage the location and design of transportation and circulation routes that will promote the free flow of traffic in appropriate locations while discouraging roadways in areas which result in congestion, blight or depreciated property values.

9. To promote a desirable visual environment through creative development techniques which respect the environmental qualities and constraints of the city of particular sites.
10. To promote the conservation of open space and valuable natural resources and prevent degradation of the environment through improper use of the land.
11. To encourage the preservation and restoration of historic buildings and sites within the city to maintain the heritage of Northfield for enjoyment of future generations.
12. To encourage the coordination of numerous public and private regulations and activities which influence land development as a goal of producing efficient uses of land with appropriate development types and scales.
13. To encourage the continued economic development of the city as a regional commercial and office center in areas that are suitable for such development.
14. To encourage efficient site designs and provisions for renewable energy sources including solar, wind and recycled heat.

GOALS

- A. To identify areas within the city to allow greater density to accommodate the need for senior, multifamily, and affordable housing to fulfill the needs of the aging population and requirements of affordable housing.
- B. To encourage all new development to utilize the latest techniques available to provide energy efficient buildings.
- C. To encourage the revision of local ordinances to accommodate the use of alternative energy sources, such as wind, solar and geothermal sources. Continue to pursue compliance with state mandate to install electric vehicle charging stations to service the growth of electric vehicles.
- D. To encourage the preservation of specimen trees and natural wooded areas, where possible.
- E. To encourage the installation and expansion of sidewalks and bikeways throughout the City of Northfield.
- F. To encourage the use of childcare facilities within the city.
- G. To expand all recreation and open space areas to be utilized to their fullest potential.

- H. To encourage the revision to the ordinances to follow the State of New Jersey Guidelines for drainage and wetlands protections.
- I. To encourage the protection of the natural areas of Birch Grove Park while upgrading the facilities at the site.
- J. To encourage a revision to the local ordinances to restrict large commercial and non-transportation vehicles from parking on local streets.
- K. Review the need for expanded outdoor dining in appropriate areas of the city.
- L. Provide strict enforcement of local ordinances, specifically signage.
- M. Review the possibility to permit multi-generational living criteria within single family residential dwelling units.
- N. To promote the goals outlined by the Economic Development Commission. (See Attached Plan "Economic Development Study & Master Plan Element Recommendations Prepared by TRIAD Associates, dated September 2023)"
- O. Encourage a review of the existing Land Use Ordinance to allow for the expansion of Commercial, Professional Offices, and other types of uses as determine to be appropriate, such as the section of Northfield Avenue, from Tilton to Zion Road.
- P. To encourage multi-family and affordable housing in residential zones, on larger tracts of ground, such as the school site on Oak Avenue and larger church sites throughout the city.
- Q. To encourage the review of the ordinance to permit mixed use commercial and residential uses on the existing properties. Provide updated zoning bulk requirements to allow for mixed use. Special attention should be given in order to consider additional height allowances for the mixed-use structures.
- R. To encourage underground installation of all utilities.
- S. To encourage increased access to childcare.
- T. To encourage planting and maintenance of shade trees throughout the city.
- U. Encourage further Economic Development throughout the city.
- V. The city should make every effort to update local ordinances to assure the City of Northfield remains consistent with all State mandates, such as EV and make ready parking requirements.