

**City of Northfield Planning Board**  
**1600 Shore Road**  
**Northfield, New Jersey 08225**  
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**Minutes: May 5, 2016**

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, 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.

This REGULAR meeting of the Northfield Planning Board, held on Thursday, May 5, 2016 in Council Chambers, City Hall, Northfield, was opened by Chairman Richard Levitt at 7:01 p.m. and the following members were present or absent as noted:

Timothy Anderson-absent  
Mark Bruno-absent  
Mayor Erland Chau-absent  
Jim Leeds-absent  
Dr. Richard Levitt  
Lou Milone-absent  
Chief Paul Newman  
Henry Notaro  
Councilman Frank Perri  
Ron Roegiers  
Derek Rowe  
Clem Scharff  
Jim Shippen-absent

Matthew Doran, Professional Engineer  
Norman Zlotnick, Solicitor-Mark H. Stein, Esq. filled in for Mr. Zlotnick

There was one application on the agenda. Michael Peacock, Esq. of Nehmad, Perillo & Davis of Egg Harbor Township appeared before the Board on behalf of the applicant Roger B. Hansen for the property located at 1300 Argo Lane, Block 175, Lot 38 for a By-Right Extension of a Preliminary Major Subdivision in the R-1 Zone. Mr. Peacock said the applicant is seeking a 2-year extension of Preliminary Subdivision approval for a five lot Major Subdivision. The original preliminary approval was received October 7, 2010. Mr. Peacock summarized that in 2008 the State adopted the Permit Extension Act which was set to expire December 31, 2015. This granted frozen zoning protection with a tolling period six months beyond the extension which is June 30, 2016. Preliminary extension may be extended two years beyond that with proper approvals. The applicant is seeking the permitted two-year extension of the period of zoning protection pursuant to N.J.S.A. 40:55D-49c.

Mr. Peacock referred to the Fire Department letters dated June 16, 2008, October 6, 2010, and March 1, 2016. Early on there were substantial objections and by the time of the hearing, significant modifications were made to the plan. They added an internal paver roadway, two fire hydrants, widening of the water line, and added a turning radius template for tractor trailers and fire trucks to maneuver safely. Mr. Peacock felt that the Fire Department concerns had been addressed.

Mr. Peacock said they are seeking the extension since the housing market in Atlantic County and the greater region are only nominally improving. Dr. Levitt asked why they are not seeking final approvals. Mr. Stein explained they will seek final approval at the end of the two year extension; they can only seek a one year extension. Since the extension act ended in December, they will have two years after approval tonight and then can seek a one year extension for final approval. Dr. Levitt said that subdivisions don't actually expire, but they will have protection for two years from any zoning changes in the City. Mr. Peacock said that is not exactly true and that site plans do not expire, but subdivisions can. For the record, Mr. Stein researched this and determined from N.J.S.A 4-:55D-49 that this protection applies to both the subdivision and the site plan. Mr. Roegiers commented that they can get up to three years with this extension. Mr. Peacock said at that time they would be required to post the bonds. Dr. Levitt said unless the State changes the ground rules as they have done in the past.

Roger Hansen, the applicant, arrived at the hearing at 7:07 p.m.

Mr. Peacock said Mr. Doran and the Board will be able to review the plans again for final approval and any outstanding issues can be dealt with at that time. Dr. Levitt asked if any Ordinance changes since 2010 would affect the plan. Mr. Peacock said he didn't believe so. Dr. Levitt questioned the 10,000 sf lot size change. Mr. Doran said this subdivision is in the R-1 Zone and the 10,000 sf lot size change referred to lots in the Country Club CC-Zone.

There was no one from the public who wished to speak on the extension.

Dr. Levitt asked the Board if they had any questions. He said that the Fire Department letter did not object to the extension, but the letter is still unclear on access issues. Mr. Scharff said they still have to come back before the Board for final approval. Mr. Doran said the Fire Department is an advisor to the Board. Mr. Stein reminded that the Board will only be extending the Preliminary approval. Mr. Stein said in reading through the previous resolution and documentation, the unresolved issue seemed to be with the cart way width. Mr. Doran noted that all conditions were documented in the resolution. Mr. Peacock said as part of the settlement, they agreed not to widen Argo Lane. Dr. Levitt said the widening of the road would change the character of Argo Lane. Mr. Doran asked if a full set of plans had been submitted for compliance. Mr. Peacock said they have not. Mr. Doran felt that they would submit both the perfected preliminary plans and the final plans at one time for review of conditions. Dr. Levitt said with extension approval, the Fire Department will approve any final conditions. He added that the Board is sympathetic to the existing character of Argo Lane. Mr. Stein said the

approval will be for a 2 year extension subject to final conditions and approvals and acceptance of the Fire Department recommendations.

Mr. Scharff made the motion for the Preliminary Major Subdivision Extension. Mr. Perri seconded the motion.

The roll call vote was as follows:

Mr. Anderson-absent; Mr. Bruno-absent, Mayor Chau-absent, Mr. Leeds-absent, Mr. Milone-absent, Chief Newman-yes, Mr. Notaro-yes, Councilman Perri-yes, Mr. Roegiers-yes, Mr. Rowe-yes, Mr. Scharff-yes, Mr. Shippen-absent, Chairman Levitt-yes. The motion to approve the By-Right Preliminary Major Subdivision Extension carries.

There was one resolution to memorialize for Joseph Broomell who was granted approval for a "D" use variance to operate an Escape Room Game in the Mainland Professional Plaza in Units 111 & 113 at 631 Tilton Road, Block 16.01, Lot 47. The hearing date was April 7, 2016. Abstentions were Mayor Chau, Henry Notaro, and Ron Roegiers. Mr. Scharff made the motion and Mr. Perri seconded. The voice vote was all in favor.

The next meeting will be held June 2, 2016.

Mr. Perri made the motion to adjourn the meeting and Mr. Roegiers seconded. Chairman Levitt closed the meeting at 7:17 p.m.

Respectfully Submitted,

Robin Atlas, Secretary to the Board