

City of Northfield Planning Board
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November 7, 2024

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 October 26, 2024 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, November 7, 2024. ***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.*** Formal action may be taken at this meeting.

City of Northfield Planning Board is inviting you to a scheduled Zoom meeting.

Join Zoom Meeting

<https://us02web.zoom.us/j/89825263945?pwd=7mjtUjGpc9BQGYvVdI1f8zFFqZiJjS.1>

Meeting ID: 898 2526 3945

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The meeting was opened by Chairman Richard Levitt at 7:01 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

Council President Pro Tempore Greg Dewees

Councilwoman Carolyn Bucci

Dr. Richard Levitt

Henry Notaro

Dan Reardon

Ron Roegiers-absent

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.

Mr. Scharff made a motion to accept the minutes from the October 10, 2024 meeting. Mr. Brophy seconded. The voice vote was all in favor.

There was one resolution to memorialize for ACCC Properties, LLC, One Leo Fraser Drive, Block 173 Lot 13, Block 175 Lots 1.01,2,48,54,17,5,39 and Block 179.01 Lots 1.01,16,17,18 for a Preliminary & Final Major Site Plan and "c" variance relief. Abstentions were Mr. Carney, Council President Pro Tempore Greg Dewees, Mr. Shippen, Mr. Utts. The voice vote was all in favor.

There was no new business. Under Old business, the Board discussed the 106-page final draft of the Master Plan prepared by Mathew Doran. Dr. Levitt thanked Mr. Doran for the extensive work, research, and effort that he put into this project. All the Board members received a copy and Mr. Doran asked everyone to review and edit the document. It has been updated with new facts and Zoning Ordinance changes and goals. Dr. Levitt commented that a lot of the text is required information. Mr. Doran suggested starting with the objectives and goals that were discussed in committee. Building heights in zones were discussed and it was decided that the entire Economic Report does not need to be attached. Mr. Doran should expand upon the summaries and take the actual report out. Dr. Levitt discussed commercial development of the driving range, but Mr. Scharff noted that it is a source of entertainment in the city and Mr. Shippen commented that it's not a paved area which is a plus. Councilwoman Bucci made a correct to the All-Sports name which is now Family Association of All-Sports.

Mr. Doran will make the suggested changes and will send the pages that were changed. Dr. Levitt suggested a one-page summary of changes for review.

Mr. Shippen made the motion to close the meeting and Mr. Reardon seconded. Dr. Levitt closed the meeting at 7:48 p.m.

Respectfully submitted,

Robin Atlas

Robin Atlas, Secretary to the Board