

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

November 6, 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 October 25, 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, November 6, 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: Nov 6, 2025 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/84961502796?pwd=9z6RwynLOTnCBJMT0mLGLpAwNAQGaG.1>

Meeting ID: 849 6150 2796

Passcode: 581212

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Join instructions

[https://us02web.zoom.us/join/84961502796/invitations?signature=yg8VCR3H2V05neJPrVqeWAW0PGCDdQ4Wx3BXJLrGB\\_I](https://us02web.zoom.us/join/84961502796/invitations?signature=yg8VCR3H2V05neJPrVqeWAW0PGCDdQ4Wx3BXJLrGB_I)

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  
Mayor Erland Chau  
Councilwoman Carolyn Bucci  
Dr. Richard Levitt  
Henry Notaro  
Dan Reardon

Ron Roegiers-absent  
Derek Rowe-absent  
Clem Scharff  
Jim Shippen  
Paul Utts-absent  
Joel M. Fleishman, Esq.-Planning Board Solicitor-absent  
Matthew Doran, PE, PP-Planning Board Engineer-absent

Mr. Brophy led the flag salute.

The minutes were approved by voice vote for October 9, 2025 with a motion by Mr. Scharff and a second from Mr. Brophy.

The first application was from Nael Zumot, Block 117, Lot 31, 909 Fuae Avenue, for a Certificate of Non-Conformity for his rental property formerly known as Mike's Deli. There is also an apartment on the site. Sam Lashman, Esq. of Margate was the attorney for the applicant. The prior operators did not renew their Mercantile license. The applicant submitted the last few licenses dated 2019 to 2023. The property is also listed on Facebook as Mike's Deli. Mr. Lashman said in 1983, the same issue of abandonment came up when the Mercantile License hadn't been renewed. The interpretation at the time was that there was no abandonment. Mr. Lashman also produced the rental certificate for the apartment. He noted that the property record card shows the property as a commercial use on the corner of Jackson Avenue and Fuae Avenue. Mr. Lashman said he did a tax appeal for the property in 2020. He had no other facts to offer.

Mr. Lashman called Nael Zumot, the owner of the property, and he was sworn in. Mr. Zumot bought the property in 2011 from Mike McKraken. His wife was also present. Mr. Zumot opened the deli for three years. It has been run by different people over the years. The current owner paid until December 2024 and left in July after there was a problem with the water. Mr. Zumot was left with an empty property and no rent being paid. He put the property up for sale or rent. He has found an interested prospect. Zoning would not let him open the store since the Mercantile License hadn't been renewed. He said the use was a deli/lottery store previously and has been listed with Keller Williams for a few years. He stated that there is an apartment behind the store and it has been rented for 1 and ½ years. There have been no changes to the property in 4 to 5 years and no improvements. Mr. Zumot was surprised that he could not continue the use. Dr. Levitt said the tenant should have renewed the license. The Building Department said the Ordinance deems the use abandoned after one year. Dr. Levitt said the Board will be looking into changing this Ordinance as it doesn't agree with case law and our Code hasn't been changed since the new case law went into effect.

Mayor Chau asked if there was anything in the lease that stipulated that the Mercantile License must be maintained. Mr. Zumot wasn't sure. He will certainly have it in the lease going forward. He said Code Enforcement felt that since the one-year clause was in the Ordinance, Zoning had no choice but to deny the Certificate of Business. Mr. Lashman said they are requesting a Certificate of Non-Conformity for approval by the Zoning Officer. Mr. Lashman had individuals available to testify, but the Board felt they had enough information.

Dr. Levitt opened the public session, but there was no one who wished to speak on this application.

Mr. Fleishman noted that the vote would be in the affirmative to grant the Certificate of Non-Conformity. Mr. Scharff made the motion and Mr. Brophy seconded the motion. The vote was by the Zoning Board with seven members voting.

The roll call vote was as follows:

Mr. Brophy-yes

Mr. Carney-yes

Mr. Notaro-yes

Mr. Reardon-yes

Mr. Scharff-yes

Mr. Shippen-yes

Chairman Levitt-yes

The motion carries.

The second application on the agenda was from Clarence William Bishoff, Tyler Wan, and Big Land, LLC, Block 97, Lots 6,7,8, 1410 Zion Road, 1416 Zion Road, and 1600 Tilton Road. The application is seeking “c” variances, “d” variances, a Minor Subdivision, and a Site Plan Waiver. The attorney representing the application was Elias Manos of Northfield. Mr. Manos addressed the Board and said there are essentially three applicants and three lots. Mr. Bishoff owns Lot 6 at 1410 Zion Road and there is an existing sf home on his property. It is the second house from Jersey Cow. Tyler Wan owns Lot 7 at 1416 Zion Road which also has a sf home next door to Jersey Cow. The two lots with the homes are in the R-2 Zone and Jersey Cow is in the N-B zone. They are proposing a minor subdivision to rearrange the lots. The Jersey Cow Lot 8 will be slightly larger and 8 parking stalls will be added including a two-way access to Zion Road. Lot 7 becomes slightly smaller and fully conforms with the R-2 zone. The home will remain and conforms. The Lot 6 line will be rearranged and will also become slightly smaller and will also conform. The existing home has a non-conforming front and rear yard, but it won’t be changed from what is existing. Between Lots 6 and 7, a new lot will be created and they are proposing a new two-family dwelling that will conform. There is a family relationship between the owners. Jesse Bishoff and Rob Lancaster own Jersey Cow. Jesse’s nephew is Clarence Bishoff and Rob’s stepson is Tyler Wan. They will also be extending the sidewalk and adding new curbing. Jersey Cow previously received a use variance approval for no indoor seating. Lot 7 needs no variances. The new Lot 6.01 needs a use variance for the two-family home as it is not permitted. The lot does meet bulk requirements.

Dr. Levitt had a duplex question. He asked what the arrangement was for the two-family home as to occupancy, Mr. Manos said the plan is to rent them, possibly to employees. Jersey Cow has two other locations. It will be one home for two families. Dr. Levitt commented that he is not against a duplex since there exists a housing shortage in these times. Mr. Manos said there will be two units, side-by-side, and it will function as a two-family home. It will not be a rooming house as that would require licensing. Mr. Brophy commented that he didn’t see Jersey Cow employees as individuals who would stay long-term at the job. Mr. Manos said one of the houses is currently being rented by an employee. Mr. Shippen said we can’t guarantee who would live there. Dr. Levitt had concerns with parking for two

families. Mr. Manos said there will be two separate garages for each family and it will be a nice duplex. Dr. Levitt said the use can be intensified. Mr. Shippen questioned how this would be regulated. The driveways will be wide enough for two cars, but it seems like the most important thing is that Jersey Cow will have more parking. Mr. Fleishman said they will each have three bedrooms and will have four parking spaces. There needs to be a condition for occupancy which is driven by Code. The number of bedrooms will indicate how many people will live there. Dr. Levitt suggested keeping it as close to a single-family concept as possible.

Paul Kates, a licensed engineer and planner, was sworn in and his qualifications were accepted by the Board. He showed Exhibit A-1 which was an aerial view and the subdivision plan was labeled A-2. He reviewed the application and repeated Mr. Manos' comments. Jersey Cow wants to widen their driveway to 30 ft. and make it two-way for ingress and egress which will allow for more room to turn around. They want to add eight additional parking spaces. They plan to add offsite improvements to Zion Road with curbs and sidewalks. This will provide safety for their patrons. The improvements will meet the setbacks. They will need a design waiver to reduce the buffer from 15 ft. to 8 ft. and 7 ft. They are also seeking a site plan waiver. They did not submit a landscaping plan, but there will be new plantings and they will provide a plan as a condition of approval. Dr. Levitt asked that they submit the plan to Mr. Doran. Mr. Kates said they are also seeking a waiver of the 50 ft. buffer requirement to a residential home. They need a use variance for commercial parking. The site is directly across from Tilton Market and behind the chiropractor office. The only residential lots are owned by the applicants. The duplex is a better alternative than a larger single-family home. Mr. Kates discussed the purposes of zoning. Purpose A is to enhance safety and zoning. Purpose C is to enhance light, open space and air. Purpose E involves appropriate use. Purpose G discusses the advantages of a variety of uses and the creation of a desirable visual environment. The project will enhance all of these purposes and enhance the environment of the area. There is no detriment to zoning, the public or the Master Plan. Mr. Kates referred to Mr. Doran's report. They are not proposing street trees but they will comply with a tree every 30 ft. The lighting will be back behind the parking and will comply and will be shielded from residential areas. There will be no change to signage. Mr. Carney asked if there was a traffic study. Mr. Fleishman said the use is already there and not going away. This will be an improvement. It is a county road. The access will need county approval. Mr. Kates said this project won't draw more people and won't change the traffic pattern. It will make the site safer. He added that the driveway will be wider but further away. Mr. Brophy asked about increased runoff. Mr. Kates said the coverage is decreasing and won't negatively impact the area. Dr. Levitt said the Board granted a design waiver previously for the driveway for being less than 100 ft. from the corner. Mr. Manos said he will check with the Tax Assessor for approval of the new Lot 6.01. Mr. Brophy asked about the length of the sidewalk. Mr. Kates said to the end of the property line. Mr. Fleishman said a design waiver will be necessary for parking next to a residential zone. Mr. Doran said it now extends farther into the residential zone. Mr. Kates reminded that this is only impacting their own lots.

Dr. Levitt opened the public session. Christine Thompson of 1403 Wabash Avenue was sworn in. Her home is adjacent to the yellow house on Lot 6. The back of the house borders Zion Road. Her lot is combined Lots 4 and 5. She asked if this would be the final stage of development for these lots. Mr.

Kates said it is the current end of what they want to do. Mrs. Thompson asked about any house demolitions. Mr. Kates said the homes will remain with a new building in between. Mr. Manos said years down the road someone may choose to demo and construct a new home. Dr. Levitt said they would need zoning approval. Mr. Brophy felt that one of the homes needs tearing down but Dr. Levitt said that is not what they applied for here. Mrs. Thompson said there will be increased pedestrian traffic in the area and more development and sidewalks. Dr. Levitt said she is not required to put in sidewalks in front of her home. Mrs. Thompson said she is opposed to approval of the variances. Jersey Cow has had a negative impact on their property values. People overflow into the street, there is noise from key fobs, loitering, and they have been robbed of their tranquility. Lots 6 and 7 need upgrading and this has negatively impacted their property. She has concerns with maintenance. She submitted photos and Mr. Fleishman shared them with Mr. Manos. The photos were taken this week. Mr. Fleishman labeled them Exhibit O-1-Opposition photos. Dr. Levitt noted that the photos show some debris and Lots 6 and 7 are not well maintained. Mrs. Thompson labeled them in disrepair. Mr. Fleishman asked her if she has ever spoken to the owners about her concerns. She said no, they have never introduced themselves. Dr. Levitt swore in Robert Lancaster, the principal owner of Big Land. He said he doesn't own either house on Lots 6 or 7. Mr. Lancaster viewed the photographs. Dr. Levitt asked Mr. Lancaster how he would manage the occupancy of the duplex. He said he purchased the properties for the family and he is the landlord and wants quality people. The houses were previously rented by previous owners. Things are being done mildly. Both will be brought up to beautification and they will be rehabbed. This was a large investment for the past year and a half and they will continue to work on it. He added that the trash outside would be taken care of. Dr. Levitt said maintenance is a city issue and he asked Mr. Lancaster to reach out to the neighbors to discuss concerns. Mr. Fleishman added that with a new structure on Lot 6.01, it would be a good idea to clean up the two dilapidated structures on the adjacent lots. He asked Mr. Lancaster to keep Mrs. Thompson apprised of what they are doing. Dr. Levitt commented that she had the opportunity to view the plans and can see it will be an improvement. Mrs. Thompson said she felt the renters took good care of the homes but they have gone downhill since purchased. Mrs. Thompson said Jersey Cow has a large number of customers. She thought it would have been a small business. Dr. Levitt spoke about the giant ice cream cone that they wanted to put on the roof. The Board would not allow that and was respectful of the neighbors in their approval. He said he hoped to see an improvement on the lots. Mrs. Thompson continued reading her notes and said she reviewed the minutes from the previous application and said there were concerns about the size of the driveway and its closeness to residential properties. Dr. Levitt said Jersey Cow is widely popular and reminded that this is a new application with new testimony. The discussion was about the driveway to the doctor's office next door. Mr. Lancaster said it is not there any longer and that it is covered. Mrs. Thompson wanted more justification for granting the variances. The Board discussed the driveway and Mr. Scharff said the driveway was an exit for the doctor's office previously when the site had a café. They own the property now and it is a gravel driveway and already encroaches on the residential area. The Board felt it would be a benefit to have eight more parking spaces. Mrs. Thompson felt it would relocate the noise and light pollution until 10 or 11 at night. Dr. Levitt said he has seen parking on Zion Road and the increased parking will help this. Mrs. Thompson said that the parking will be closer to the residential homes. She spoke of the 2022 meeting again. She said there was a previous owner of the blue home and it was rented out. She feels this project will damage the neighborhood. She thinks that just because they own

the property it won't matter and she felt this application is a contradiction of the previous approval. Mr. Brophy commented that the cars will park in the new spaces or they will park on Zion Road. We need to deal with the status quo. Mrs. Thompson said this is damaging the neighborhood. Mr. Brophy asked what she would propose. Mr. Shippen reminded that the previous application has already been approved. The Board needs to decide if this application will improve or exacerbate. Dr. Levitt said the Board must weigh the positive with the negative for the best situation going forward and he had hopes that if this is approved it will be an improvement. Mrs. Thompson said the homes are an eyesore and she asked why the applicants should be granted a variance to rent out more property that would be in disrepair. She said she is confident the Board will protect the neighborhood.

Thomas Boyd of 117 Northfield Avenue, Block 122 Lot 1, spoke next. He said that since Jersey Cow has opened, he has had concern with parking on Zion Road. During peak operations, the cars park on Zion Road east and west and on the sidewalk. The wheels of the parked cars are out over the white line on the roadway. They are unloading children into the traffic lane. He asked if the parking space increase will eliminate this. Dr. Levitt and Mr. Shippen agreed that no one can say that for sure but adding more spaces will help. Mr. Boyd suggested increasing the lot next store to Jersey Cow for parking. Dr. Levitt said to call the police if the parking is illegal. Mr. Boyd asked if the new house would be for storage. Mr. Lancaster said it would be a residence. Mr. Scharff noted that there was no one on Zoom and Dr. Levitt closed the public session. Mr. Manos said he hoped that the new curbing would help with parking on Zion Road and also deter it.

Mr. Fleishman explained that the first vote would be for a "d" variance for 8 parking spaces close to a residential zone. This is a Zoning Board vote and only 7 members can vote excluding the elected officials. The motion was made by Mr. Scharff and seconded by Mr. Shippen.

The roll call vote was as follows:

Mr. Brophy-yes-he applauded the owner for addressing a potentially dangerous situation

Mr. Carney-yes-he was in agreement with Mr. Brophy

Mr. Notaro-yes-he thought the additional parking will help eliminate parking on Zion Road

Mr. Reardon-yes-he said eight additional parking spaces will be a positive improvement

Mr. Scharff-yes-he said the additional parking will help during busy times

Mr. Shippen-yes-he agreed with the other Board members and felt the sidewalk will be a safety measure for pedestrians and the parking will help with cars being parked on Zion Road

Dr. Levitt-yes-he said for the reasons stated

The motion carries.

The second vote was for a "d" variance for the new duplex which is not allowed according to Code and this conditioned on the Minor Subdivision approval which will be voted on with the "c" variances and design waivers. Mr. Scharff made the motion and Mr. Shippen seconded the motion. The roll call vote was as follows:

Mr. Brophy-no-he said Northfield is not keen on duplexes in neighborhoods

Mr. Carney-no-he said this would create extra density in the area

Mr. Notaro-no-he agreed with Mr. Brophy and said this site would be suitable for a single-family home

Mr. Reardon-no-he said he agreed with all of the reasons stated

Mr. Scharff-yes-he said it would be a Land Use improvement to have more density than to have apartments

Mr. Shippen-yes-he said he is in agreement with Mr. Scharff and more housing is needed

Dr. Levitt-yes-he said affordability of housing is a major issue and we need to be thinking creatively

The motion did not carry with 3 Yeas and 4 Nays. Dr. Levitt noted that concerns should be brought up during testimony and discussions during the hearing.

The third vote was for minor subdivision approval, "c" variances, and design and site plan waivers. The buffers are for Lot 8 where 15 ft. is required and 8 ft. is proposed, a front yard setback for Lot 6 where 25 ft. is required and 12.8 ft. is existing and a rear yard setback for Lot 6 where 25 ft. is required and 12.7 ft. is existing. A design waiver for the 50 ft. buffer to a residential lot is required and it was noted that the new home can be a single-family residence. A condition of approval is to submit a landscaping plan to Mr. Doran. They will comply with street trees at 30 ft. Dr. Levitt noted that two large trees will have to be cut down and Mr. Lancaster agreed with this. Mr. Scharff made the motion and Mr. Shippen seconded the motion. The roll call vote was as follows:

Mr. Brophy-yes

Mr. Carney-yes

Mr. Notaro-yes

Mr. Reardon-yes

Mr. Scharff-yes

Mr. Shippen-yes

Chairman Levitt-yes

The motion carries.

There were no resolutions to memorialize.

Under New Business, the Board discussed Chapter 215 Article IV 215-19 (B) Abandonment. A letter will be drawn up to forward to City Council to consider updating the Code by eliminating or changing the one-year time period for abandoned uses. Mr. Scharff made the motion and Mr. Shippen seconded the motion. The voice vote was all in favor of drafting the letter. Mr. Fleishman will help with the language and he said the one-year abandonment is not supported by case law or statute.

Mayor Chau reported that the Diocese received historical approvals and will now begin discussions with Atlantic County for the next phase. The Wabash Avenue project now has a new owner who is considering a Tunnels to Towers project which helps eradicate homelessness of Veterans. There is no further information yet. Mr. Fleishman added that site plan approvals do not expire and are protected from changes in zoning.

The meeting closed with a motion from Mr. Shippen and a second from Mr. Scharff.

Respectfully submitted,

***Robin Atlas***

Robin Atlas, Secretary to the Board