

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

May 7, 2026

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 posted on the bulletin board in City Hall 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, May 7, 2026. ***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 Meeting

Time: May 7, 2026 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/88955926648?pwd=RUECbZZS2B3r5EugzZ1A1jDJbvSL.1>

Meeting ID: 889 5592 6648

Passcode: 552892

One tap mobile

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+13126266799,,88955926648# US (Chicago)

Join instructions

[https://us02web.zoom.us/join/88955926648/invitations?signature=q3RWRhCpluqRsJi\\_BeP78gkG0IR3rE5vxbYOxMAGbvc](https://us02web.zoom.us/join/88955926648/invitations?signature=q3RWRhCpluqRsJi_BeP78gkG0IR3rE5vxbYOxMAGbvc)

The meeting was opened at 7:00 p.m. by Chairman Levitt. Mr. Brophy led the flag salute. The roll call was taken and the following Board members were absent or present as noted.

Peter Brophy

Matthew Carney

Mayor Erland Chau-absent

Councilwoman Carolyn Bucci

Henry Notaro

Frank Pomponi

Dan Reardon

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

The April 2, 2026 minutes were approved by voice vote.

Elias T. Manos, Esq. presented an informal hearing requested by Clarence William Bishoff V, Tyler Wan Land Big Land, LLC (Jersey Cow). The addresses are 1410 Zion Road, Block 97 Lot 6, 1416 Zion Road, Block 67, Lot 7, and 1600 Tilton Road, Block 67 Lot 8. They are proposing to come before the Board with a new proposed lot configuration. Variances will be needed for Lot Area and Lot Width. Mr. Fleishman reminded that this is an informal presentation for feedback purposes and there is nothing binding. This is not an application for development, there has been no noticing, and there will be no vote. They are looking for Board feedback on their concept plan. Mr. Manos had no objection to a public portion. Dr. Levitt reminded that when they were first heard, there was a divided Board and he encouraged the Board to voice objections during the hearing before voting no to allow the applicant to address objections.

Mr. Manos said they were last before the Board in December 2025 and received approval for Jersey Cow to increase parking and for a subdivision between two homes. The duplex in the R-1 Zone was the problem and it split the vote. The sites still exist as they do today with Jersey Cow, two homes and a new lot. Instead of a duplex, they would like to split into two smaller lots and add a small single-family home on each of the lots. It would remove the "D" variance for the duplex. Instead of creating one new lot between Lots 6 & 7, they would like to create two new lots. Lot 6.01 would be 6,411 sf in total lot area and 58.63 feet wide. A "c" variance would be required (7,500 sf is required for lot area and 70 ft. is required for lot width). Proposed lot 6.02 would be 7,756 in total area and 56.53 feet wide. A lot width variance would be required. Paul Case, an engineer, said they would be keeping the parking and the roadway improvements the same as approved for. They will be adding street parking which will help with traffic congestion. Mr. Brophy asked about the street parking. Mr. Case said they would be widening the road and adding curbing. This will allow parking on the roadway. Mr. Brophy noted that cars are parking there now anyway. Mr. Case agreed that cars are parking on the grass or in the roadway. He noted that parking is allowed there. Mr. Brophy asked how far down the street can cars park. Mr. Case said two houses short of the bike path. Dr. Levitt said it is a large oversized lot and it is opposite the Tilton Market loading zone. Mr. Fleishman said Zion Road is a county road and he asked how the county would feel about it. Mr. Case said the county will have them cluster the driveways for both houses and he thought they would allow the project. Mr. Case said there are no other variances. Mr. Manos said they would meet all other bulk variances. He noted that the lot on the right complies with size. The second lot would comply if it was squared off and not irregularly shaped. Mr. Fleishman agreed that the lots are deep and one is irregularly shaped. Dr. Levitt mentioned similarities to the recent McDaniels approval. Mr. Manos said they are proposing sidewalks in front of all their lots and Dr.

Levitt agreed they will be good for safety purposes. Mr. Doran told Mr. Manos that he may have a major subdivision here rather than a minor subdivision. Mr. Manos said he would review the definitions in the Code. Mr. Brophy asked about the time-frame. Mr. Manos said they would need to submit an application for approvals with the city and also the county.

Dr. Levitt asked if anyone on Zoom wished to speak and said they would be limited to 5 minutes. Mr. Scharff said no one made a response in the chat. Dr. Levitt said he looks forward to the application coming before the Board. Mr. Notaro asked how many parking spots would be along Zion Road. Mr. Case said about 6 or 7 spots. Mr. Brophy commented that they are not adding parking spots. Mr. Fleishman said it does legitimize them since people are parking on the grass now and it will be a safety benefit and will be more lawful. Mr. Notaro asked about the setbacks between the houses. Mr. Case said they will comply with the 10 ft. and 15 ft. setbacks on each side and will have shared driveways.

The Board heard an application from ACCC Properties, LLC. The property is 101 Helmsley Place, Block 175 Lot 48.01 in the R-1 zone, not the C-C zone. Atlantic City Country Club purchased the property in 2024 and want to use the single-family home for the membership or an event being held at the club for people to stay when using the country club. It will not operate as an Airbnb. Only a member or an event could use the home. They are seeking a "d" use variance.

The attorney for the applicant was Eric S. Goldstein, Esq. of Nehmad, Davis & Goldstein of Egg Harbor Township. Mr. Nick Borro, General Manager for ACCC Properties, LLC was sworn in. Mr. Borro said the expansion is going very well. They are getting a lot of interest from Pennsylvania and New York for events. They are a year away from opening the ballroom. Mr. Goldstein said ACCC is becoming a destination spot for weddings. Part of the wedding destination process is to consider where they are staying. The bridal parties would rather stay at ACCC than the casinos. There will be no short-term rentals. Mr. Borro said it will not be a hotel. Members may have guests that would stay in the house when here for golf outings and it is convenient due to close proximity with the country club. The house is at the south side of the property. It is located on the first hole and is a minute walk to the clubhouse. Dr. Levitt asked if there would be any changes to the property. Mr. Borro said no. It is in great condition and they will keep it looking nice. They might possibly add some landscaping. Mr. Brophy asked if was currently occupied and Mr. Borro said no. Councilwoman Bucci asked what members would use it for. Mr. Borro said for family or guests coming from far away. It is for the members to entertain guests. Mrs. Bucci wanted assurance that they would not be advertising this. Mr. Boyd asked if the members were being charged to rent the home. That makes it appear as a rental home. He is okay with wedding parties using it though. Dr. Levitt said the concern is that it will be used for loud parties and there would be noise disruption. Mr. Carney said they would have to abide by curfew laws. Mr. Goldstein said it would be limited to respectful members. There is a five-year wait list and \$50,000 in wedding fees. The members would be responsible for their guests. Mr. Goldstein explained that this will not be like the time when Ceaser's owned the property and they would helicopter gamblers to ACCC. Dr. Levitt said no member would want to abuse the privilege and lose their membership. Mr. Notaro asked if the Board could approve something against city ordinance. Dr. Levitt said that would be the purpose of the variance. Mr. Goldstein said it is a pertinent use for the country club. There is not another place in Northfield like this and this is a unique use. Mr. Brophy and Mr. Shippen agreed it will be rented to

members, not to the general public. Dr. Levitt pointed out that they previously had 18 units they were using and now they are asking for only 1. Mr. Fleishman felt the word “rental” was causing the banter. The facility will be part of the wedding party package.

Steve Hawk, a Planner from Vineland, discussed special reasons. ACCC is highly structured and well managed. The wedding and members are in connection with the club, unlike and Airbnb. He discussed special reasons (A) which is general welfare. It is good for Northfield that ACCC brings people to the area. Lots of guests will come for weddings that will patronize local businesses. Other special reasons are appropriate population of densities appropriate in the R-1 zone. Mr. Goldstein added that if the home was used residentially, it would be a much more intense use. Many days during the winter, the home will be empty and also earlier in the week. This would create a less intense use. Open space is another special reason (G) and Northfield values this. This is also part of the Master Plan. ACCC provides 40% of open space in Northfield. Northfield is sensitive to future applications involving this site and they will be unitizing an existing space with less use than residential and less cars. Another reason is site suitability. The location is within the golf course area. There are no negatives and no substantial detriment to the zone and won't change the character of the neighborhood. There is a cluster of four homes on Hemsley Place and there is no impairment of the zone plan or the ordinance. It meets every standard in the zoning chart and in Mr. Doran's report.

Mr. Boyd questioned if it would remain a stand-alone lot. His concern was with the use. He suggested it be commercial for sewer and trash. Mr. Goldstein said it would generate less sewer use. Mr. Scharff agreed it would become a commercial lot and said the sewer billing should be changed to commercial rates. Mr. Doran said they will need a waiver for curbs and sidewalks. There are none in that area. Mr. Doran wanted the applicant to discuss traffic and parking. Mr. Goldstein said they have enough parking for the number of bedrooms. They can also park at the club. Dr. Levitt said there is no parking on Hemsley Place. Dr. Levitt said he remembers the city concerns about track housing and selling off lots in this area. With all the new improvements, that is no longer a concern. This improves the viability of the club. Mr. Goldstein said this is the crown jewel that Mr. Ottinger envisioned. This will just be another amenity for the club. They want to keep improving. Mr. Doran commented that there are old and large beautiful trees on the lot.

The public session was opened. Frank Rich of 103 Hemsley Place said he has been involved with the county club for 55 years and has lived there since 1987. The Frasier's previously owned the property. Then it came under casino ownership. This didn't benefit anyone except the gamblers. Mr. Ottinger has done so much good and he puts revenue back into the club. Mr. Rich said he had no objections to this project as long as it is maintained. He said he is a member and he would love to bring in friends for golf outings. No one else wished to speak and the public session was closed.

Mr. Goldstein said they are requesting a “d” use variance. Mr. Fleishman phrased the motion. Only 7 Board members can vote and the application needs a majority of 5. This is a Zoning Board matter and no elected officials may vote. They are seeking a d(1) variance. Mr. Brophy asked about the length of stay. The Board decided not to limit that. Mr. Scharff made the motion and Mr. Shippen seconded the motion.

The roll call vote was as follows:

Mr. Boyd-yes; this is a great amenity for the club and the use will benefit the club members

Mr. Brophy-yes; ACCC is an entertainment venue and this will be an extension of it

Mr. Notaro-yes; agrees with the Board members and the positive criteria

Mr. Rowe-yes; the applicant has demonstrated that the project is consistent with the Master Plan and  
ACCC has a reputation of style and class and they make Northfield proud

Mr. Scharff-yes; agrees that it is consistent with the Master Plan and is a much better plan that the villas  
would have been

Mr. Shippen-yes; agrees with the reasons stated

Chairman Levitt-yes; agrees with the reasons stated

The motion carries.

There were two resolutions to memorialize. The first is for Andrew Noecker, Block 30 Lot 12.02 at 2430 Shepherd Circle West for a "c" variance for a covered porch-front yard setback. Abstentions were Mr. Brophy, Mr. Carney, Mr. Pomponi, and Chairman Levitt. The voice vote was all in favor. The second was for Sean McDaniels, Block 55 Lots 2 & 3 at 407 Maple Avenue/Maple Avenue for a Minor Subdivision with variances. Abstentions were Mr. Carney, Mr. Reardon, Mr. Pomponi, and Chairman Levitt. The voice vote was all in favor.

Dr. Levitt welcomed Mr. Pomponi to the Board and gave him instructions as a new Board Alternate.

Dr. Levitt closed the meeting at 8:18 p.m. with a motion from Mr. Shippen and a second from Mr. Scharff.

Respectfully submitted,

Robin Atlas, Secretary to the Board