

November 6, 2025

City of Northfield Planning Board

AGENDA



The **REGULAR** meeting of the Planning Board of the City of Northfield will be held on **November 6, 2025** at 7:00 p.m. prevailing time at City Hall 1600 Shore Road, Northfield, New Jersey. The access to the meeting is via the Zoom link published in The Press of Atlantic City on October 25, 2025, noticed on the Bulletin Board in City Hall, and on the city website. The meeting is also taking place in-person at full capacity. The purpose of this meeting to the extent known involves the following matters and applications and is subject to change:

FLAG SALUTE

APPROVAL OF MINUTES

October 9, 2025

APPLICATIONS

1. Nael Zumot
Block 117 Lot 31
909 Fuae Avenue
Certificate of Non-Conformity
2. Clarence William Bishoff V, Tyler Wan, Big Land, LLC
Block 97 Lots 6,7,8
1410 Zion Road, 1416 Zion Road, 1600 Tilton Road
“c” variances, “d” variances, Minor Subdivision, Site Plan Waiver

RESOLUTIONS TO MEMORIALIZE

1. None

PUBLIC SESSION

NEW BUSINESS

1. Discussion of Chapter 215 Article IV 215-19 (B) Abandonment-Consider suggestion to City Council to update code by eliminating or changing one year time period.
2. Discussion and Review of Chapter 215-17 Development Application Fees-City Council update of Tax Map Fees. Review Professional Review Costs as part of Consult Fee Ordinance (Revised Ordinance 9-2012) and Planning Board Application. Forward suggested changes to City Council.

OLD BUSINESS

The next meeting of the Planning Board is December 4, 2025.