

January 8, 2026

City of Northfield Planning Board

AGENDA



The **RE-ORGANIZATION** meeting of the Planning Board of the City of Northfield will be held on **January 8, 2026** 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 December 27, 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

READING OF SUNSHINE/ROLL CALL

OATHS OF OFFICE

YEARLY APPOINTMENTS

REVIEW 2026 MEETING SCHEDULE FOR DATE CHANGES

APPROVAL OF MINUTES

November 6, 2025

December 4, 2025

APPLICATIONS

1. Jennifer Hance
Block 94 Lot 3
10 Willow Drive
“c” variance-House Renovation

INFORMAL HEARING

1. Gino Clemente
Block 16.01 Lot 38.01 & 39
815 W. Mill Road
Conceptual Plans for proposed parking lot area

RESOLUTIONS TO MEMORIALIZE

Clarence William Bischoff, V, Tyler Wan, Big Land, LLC, Block 97 Lots 6,7,8, 1410 Zion Road, 1416 Zion Road, 1600 Tilton Road-Granted in Part/Denial in Part-Minor Subdivision, Site Plan Waiver, “c” variances, “d” variances

ABSTENSIONS-MAYOR CHAU, COUNCILWOMAN BUCCI, MR. BOYD, MR. ROWE, MR. UTTS, MR. ROEGIERS

PUBLIC SESSION

NEW BUSINESS

1. Review Planning Board application Fee/escrow schedule. Discussion and send recommendations to City Council for Ordinance changes.

OLD BUSINESS

The next meeting of the Planning Board is February 5, 2026.