

April 2, 2026

City of Northfield Planning Board

AGENDA



The **REGULAR** meeting of the Planning Board of the City of Northfield will be held on **April 2, 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 posted on the city website and noticed on the Bulletin Board in City Hall. The meeting notice was posted to the city website March 24, 2026. 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

March 5, 2026

APPLICATIONS

1. Sean McDaniels
Block 55 Lots 2 & 3
407 Maple Avenue/Maple Avenue
Minor Subdivision with variances
2. Andrew Noecker
Block 30 Lot 12.02
2430 Shepherd Circle West
“c” variance for covered porch-Front yard setback

RESOLUTIONS TO MEMORIALIZE

1. Redevelopment Plan for Wabash Avenue
Block 92 Lots 25,28,29,31,33 & 34
Report, Findings and Positive Review and Recommendations to the Governing Body
2. Redevelopment Plan for Dolphin Avenue
Block 66 Lot 11 and Block 69 Lot 1.02
Report, Findings and Positive Review and Recommendations to the Governing Body
3. County of Atlantic
Installation of Solar Photovoltaic System Arrays and Associated Improvements
201 S. Shore Road
Review and Recommendations

4. 301 Shore Road, LLC
301 Shore Road
Block 149 Lot 10
Application for “c” variance relief

5. Paul Vogel and Terry Vogel
109 Northfield Avenue
Block 122 Lot 2
“c” variance relief

ABSTENTIONS: Councilwoman Bucci, Matthew Carney, Daniel Reardon, Ron Roegiers

6. James P. Maga
2513 Herbert Drive
Block 27 Lot 36
“c” variances and conditions

ABSTENTIONS: Chairman Levitt, Mr. Boyd, Mr. Roegiers, Mr. Notaro, Mr. Utts, Mr. Rowe

PUBLIC SESSION

NEW BUSINESS

OLD BUSINESS

- Review Consult Fee Ordinance 215-17-Planning Board application fees
- Matthew Carney-Review research from other municipalities
- Recommendations to City Council to increase fees and/or escrow

The next meeting of the Planning Board is May 7, 2026.