

**City of Northfield Planning Board**  
**1600 Shore Road**  
**Northfield, New Jersey 08225**  
**Telephone (609) 641-2832, ext. 127**  
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April 11, 2024

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 March 30, 2024 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, April 11, 2024. ***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.***

Formal action may be taken at this meeting.

City of Northfield Planning Board is inviting you to a scheduled Zoom meeting.

Topic: City of Northfield Planning Board

Time: Apr 11, 2024 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/86280914009?pwd=SWk5M3k3aVlZV3RQeUJrQWp4N3BXQT09>

Meeting ID: 862 8091 4009

Passcode: 563891

One tap mobile

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Meeting ID: 862 8091 4009

Find your local number: <https://us02web.zoom.us/u/kpniQsMqg>

The meeting was opened by Vice Chairman Clem Scharff 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-absent

Councilwoman Carolyn Bucci-absent

Dr. Richard Levitt-absent

Henry Notaro

Dan Reardon

Ron Roegiers-absent

Derek Rowe

Clem Scharff

Jim Shippen

Paul Utts-absent

Joel M. Fleishman, Esq.-Planning Board Solicitor

Matthew Doran, PE, PP-Planning Board Engineer-absent, Deborah Wahl present

The meeting began with the Pledge of Allegiance led by Mr. Brophy.

There was one application on the agenda from Rashmi & Ajit Mathur, Block 98, Lot 11.02, 4 Birchfield Court for a "c" variance for a rear yard setback. Mr. Carney recused himself as he is the originator of the plan. Mr. Scharff swore in Mrs. Mathur and Lisa Pilli who is the interior designer for the project. They also hired an architect, Mark Zawacki, who was not present this evening. Ms. Pilli said they are seeking a "c" variance for a rear yard setback for a 288-sf addition to the property. Mr. Brophy clarified that the required setback is 25 ft. and they are requesting about half of that at 12 ft. Ms. Pilli said the existing setback is 28.3 ft. Mr. Brophy said this is the only change and Mr. Scharff commented that this is an unusually shaped lot. Ms. Pilli agreed that it is oddly shaped. Mr. Fleishman commented for the benefit of testimony and the Board that this is for a "c" bulk variance and the rest of the project conforms. In MLUL, an irregularly shaped lot would qualify as criteria on a cul-de-sac. Mrs. Mathur said that she lives at the property with her husband and father and her two children are in college. Mayor Chau asked the purpose of the addition. Mrs. Mathur said it will be a place to relax and read and to get away from the TV. Mr. Fleishman said it increases the livability of the property for the residents.

Deborah Wahl, who filled in for Mr. Doran, read through Mr. Doran's report. She said they are asking for half of the required setback and the irregular lot is developed with an extended front and side. It is the only area to add on to the structure. The zone is R-1 and the dimensions of the addition are 16 ft. x 18 ft. They have mature trees and there are curbs and sidewalks as required. Mr. Brophy asked who owns the property behind them. Mrs. Mathur said a woman neighbor and that she is happy about the project. She is a single woman who owns dogs. Mr. Notaro mentioned that this addition is to her back yard and he asked how far is her house. Ms. Pilli said the neighbor's house is close to Tilton Road and the yard is large and there is no negative privacy issues or obstructions. Ms. Wahl commented that the neighbor's house on Birchfield Court is closer to the Mathur's house than the neighbor on Tilton Road. Mayor Chau asked how long they have owned the property. Mrs. Mathur said they have lived there for 20 years.

Mr. Scharff opened the public session and seeing no one who wished to comment he closed the public session. There was no one on Zoom.

Mayor Chau made the motion for the “c” variance vote and Mr. Brophy seconded the motion. The roll call vote was as follows:

Mr. Brophy-yes

Mr. Carney-recused

Mayor Chau-yes

Mr. Notaro-yes

Mr. Reardon-yes

Mr. Rowe-yes

Mr. Scharff-yes

Mr. Shippen-yes

The motion carries.

There was one resolution to memorialize for Janet Mazza Morey, Block 16.01, Lot 38.09 at 815 Mill Road and Block 16.01, Lot 39 at 1786 Burton Avenue for a d(2) variance, “c” variance and a Minor Subdivision. Mr. Shippen made the motion and Mr. Carney seconded the motion. Abstentions were Mr. Brophy, Mayor Chau, Mr. Notaro, and Mr. Rowe. The voice vote was all in favor.

The final item on the agenda was a review and vote on Ordinance No. 4-2024 which amends sections of 215 of the Code of the City of Northfield Governing Land Use and Development. The Planning Board reviewed the Diocese Re-Zoning and the consistency of the Age Restricted Overlay District with the Master Plan. Mr. Brophy clarified that the county still owns this land and he asked about tax exemption. Mr. Fleishman said it is not the Board’s concern and the Planning Board will report back to City Council that it is consistent with the Master Plan. He said there are a lot of benefits to this with affordable housing issues. Mayor Chau reported that there have been discussions without objections and there is a need to satisfy affordable housing quotas. Mr. Scharff said the city needs more of this type of housing and restricted living. Mr. Brophy made the motion to forward the Ordinance back to Council and Mr. Shippen seconded the motion. The voice vote was all in favor that these changes to the Ordinance are consistent with the Master Plan.

Mr. Scharff noted that the minutes need to be approved for March 7, 2024. Mr. Shippen made the motion and Mr. Carney seconded the motion. The voice vote was all in favor.

Mr. Scharff said there is no public present and no new or old business to discuss. Mr. Scharff closed the meeting at 7:17 p.m. with a motion from Mr. Shippen and a second from Mr. Brophy.

Respectfully submitted,

***Robin Atlas***

Robin Atlas, Secretary to the Board