

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

September 5, 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 August 24, 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, September 5, 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: Sep 5, 2024 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/85117600546?pwd=Jbaj6eTh2VAnlqs7xOiAnFAWkb57p.1>

Meeting ID: 851 1760 0546

Passcode: 239598

One tap mobile

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Dial by your location

- +1 646 558 8656 US (New York)

Meeting ID: 851 1760 0546

Find your local number: <https://us02web.zoom.us/j/85117600546>

The meeting was opened by Chairman Richard Levitt at 7:00 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
Dr. Richard Levitt
Henry Notaro-absent
Dan Reardon-absent
Ron Roegiers-absent (present on Zoom-technical difficulties)
Derek Rowe
Clem Scharff-absent
Jim Shippen-absent
Paul Utts
Joel M. Fleishman, Esq.-Planning Board Solicitor
Matthew Doran, PE, PP-Planning Board Engineer

Mr. Brophy led the flag salute.

There was one application on the agenda for Jenine Avellini, Block 144 Lot 18, 18 Fairway Avenue in the R-2 zone for a "c" variance for an addition. The attorney for the applicant was Brian J. Callaghan and Alex Cohen, a design associate with Dan Mascione, was also present. Ms. Avellini and Mr. Cohen were sworn in. He is not a licensed architect, and the Board did not recognize him as an expert, but he was familiar with the application. Mr. Callaghan said the second story addition will require a "c" variance for minimum side yard setback and aggregate side yard setback. The requirement is 10 ft. and 8.11 ft. is proposed and 25 ft. is required for both sides together where 23.61 ft. is proposed. These are existing non-conformities.

Mr. Cohen explained that the addition will expand a bedroom, closet, and bathroom for a total of 450 sf for the second story addition. Mr. Callaghan said the addition will not compromise light, air and open space and they will repair any broken concrete in the sidewalk area. Mr. Brophy asked Ms. Avellini how long she has lived at the property. She stated she has lived there for about two years. She works as a veterinarian at Northfield Animal Center. Dr. Levitt noted that there is a long driveway and asked if there was a garage. Ms. Avellino said the previous owners removed it. Ms. Avellini said that she plans to re-do the driveway, add landscaping in back and repair sidewalks and this will be the second phase of her improvements. Dr. Levitt noted that there was one tree in the front yard and asked about a second tree. Ms. Avellini had concerns that a second tree would affect the appearance of a beautiful Crepe Myrtle in the front yard. Dr. Levitt said if the Board agrees they can waive the need for a second tree in front. Mr. Fleishman said the Board should waive it as the Crepe Myrtle looks tasteful. Dr. Levitt noted that the lot is narrow. Mr. Doran noted that there are sufficient trees and parking stalls onsite.

Dr. Levitt opened the public session and there was no one who wished to speak at the hearing or on Zoom. He closed the public session.

Mr. Doran noted that the variance is more appropriate as a c(1) variance since it is an existing situation. Mr. Brophy made the motion for 3 c(1) variances for minimum side yard setback, minimum required aggregate side yard setback, and maximum allowable lot coverage for an addition. Mr. Brophy also included the waiver for a second tree in the front yard. Mr. Carney seconded the motion.

The roll call vote was as follows:

Mr. Brophy-yes

Councilwoman Bucci-yes

Mr. Carney-yes

Mr. Rowe-yes

Mr. Utts-yes

Chairman Levitt-yes

The motion carries.

There was one resolution to memorialize for Vida Homes, LLC, Block 106 Lot 8, 207 Northfield Avenue for a Minor Subdivision, Conditional Use, and a “d” variance. Abstentions were from Councilwoman Bucci, Mr. Carney, Mayor Chau, Mr. Notaro, Mr. Shippen, and Mr. Utts. The voice vote was all in favor.

The Board also approve the minutes from the August meeting with a voice vote.

The Board decided to move the October meeting from the first Thursday October 3rd to the second Thursday October 10th with a motion from Mr. Brophy and a second from Mr. Carney. This was due to the observance of Rosh Hashana. The voice vote was all in favor.

The Board decided to hold a Master Plan review meeting before the October meeting at 6:00 p.m. All committee member should attend if available.

The meeting was closed by Dr. Levitt with a motion from Mr. Carney and a second from Mr. Rowe at 7:26 p.m.

Respectfully submitted,

Robin Atlas

Robin Atlas, Secretary to the Board