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August 6, 2026

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 posted on the bulletin board in City Hall 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, August 6, 2026. ***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.***

City of Northfield Planning Board is inviting you to a scheduled Zoom meeting.
Topic: City of Northfield
Time: Jul 2, 2026 07:00 PM Eastern Time (US and Canada)
Join Zoom Meeting
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The meeting was opened at 7:02 p.m. by Chairman Levitt. Mr. Brophy led the flag salute. The roll call was taken and the following Board members were absent or present as noted.
Darren Boyd-absent
Peter Brophy
Matthew Carney
Mayor Erland Chau-absent
Councilwoman Carolyn Bucci

Henry Notaro-absent
Frank Pomponi-absent
Dan Reardon
Derek Rowe
Clem Scharff
Jim Shippen
Paul Utts
Chairman Levitt
Joel M. Fleishman, Esq.-Planning Board Solicitor
Matthew Doran, PE, PP-Planning Board Engineer

The July 2, 2026 minutes were approved by voice vote.

There was one application on the agenda from Stephen Siller Tunnels to Towers Foundation, Block 92, Lots 25,28,29,31,33 & 34 on Wabash Avenue for a major site plan with variances. The attorney present was Erice Antonya Parlavecchio, Esq. at the meeting for Jennifer M. Porter, Esq. and the professionals present were Kevin Dixon, Engineer and Planner, and Marco Giardina, AIA. The architect was present on Zoom. Gavin Naples was also present as the Executive Vice President of T2T as was Glen MacDonald of Homes for All, who were originally approved for the senior housing project at this site. The three witnesses called to testify and were sworn in were Mr. Naples, Mr. Dixon and Mr. Giardina on Zoom. Ms. Parlavecchio described the project and the property is located in the AH1-AR Zone which allows for age restricted housing. They are proposing Veteran Supportive Housing for this proposed project and this is a permitted use. There is a non-conformity in that the minimum separation to existing residential lots needs to be a minimum of 80 ft. The multiple comfort homes are less than 80 ft. They are seeking Preliminary and Final Major Site approval with "c" variance relief for residential units proposed within 80 ft. They want to construct 121 units of Veteran's Supportive Housing. There will be 97 single occupancy units proposed in a three-story apartment style building. The remaining 24 units will be individual comfort homes. The letter from Tiffany A. Cuviello, PP, LLC to the Board dated July 22, 2026 was discussed. She notes that the adopted Redevelopment Plan for Wabash Avenue has incorrect language. The 80-foot setback was only intended to apply along Locust Drive. The Northern property line (Clark Place) shall be 40 feet with an average setback of 50 ft. The minimum setback of 50 ft. to Wabash Avenue for residential buildings and a minimum setback of 30 ft. to Wabash Avenue for nonresidential buildings with a maximum of 1.5 stories. The Locust Drive area includes a landscape buffer with a minimum width of 25 ft. Mr. Fleishman clarified that the Redevelopment Plan was drafted as it was not intended to be. There was a drafting error. It will be changed in the future. The letter from Ms. Cuviello's letter said T2T could wait for the amended redevelopment plan but they have chosen to seek the "c" variance and proceed. Had they waited, the application would have been a by-right application.

Mr. Naples gave a background of the Steven Siller story. He was a NYC firefighter who on 9/11 was heading to the twin towers after the attacks and the tunnel was closed to vehicular traffic to the South Tower. He ran with his gear through the tunnel to get to the towers and he perished that day. He left behind a family with five children. The foundation wanted to honor his sacrifice. The organization now has 800 million dollars and they help veterans and first responders. There are many who support the

cause with monthly payments. They are big on maintaining their properties. There are no time limits on the stay time for the residents and it is not a communal setting. There are 24/7 hours of support offered. There will be 16 full time employees and they offer many supportive services. They have libraries, outdoor space for interaction and have a therapeutic proven track record. They are financially secure and will keep the property beautiful. Safety and security are paramount. Any dishonorably discharged veteran is not allowed at the village. They make sure they are good neighbors. Residents are free to come and go.

Mr. Giardina responded on Zoom. He gave his background and is a 20-year licensed architect in New Jersey, New York, and Connecticut. The Board accepted his credentials. Mr. Fleishman labeled a photo of the building as Exhibit A-1. This showed a view of the front elevation. The buildings are three-story and lines, gables and roofs were discussed. The materials will be stucco style. The rear elevation view was labeled Exhibit A-2. Exhibit A-3 was a view facing the parking lot. Exhibit A-4 showed the comfort homes. Mr. Giardina discussed materials. The comfort homes are 490 sf with a porch and low sloping roofs. Exhibit A-5 is a floor plan of floors 2 and 3. The 1st floor has the main entry with elevators. There is a 'grab and go' cafeteria, recreation room, gyms, clothing rooms, work rooms, offices and administrative portions. Floors 2 and 3 are residential with a laundry area. There is a lounge on every floor and a case manager's office close by. It is designed for single men and women. A percentage of residents have cars. Mr. Gavin said the mid-age is around 50 years old. They also provide transportation.

Mr. Dixon, a Civil Engineer, Planner, and Traffic Engineer spoke next. His credentials were accepted as he has appeared before the Board many times. Exhibit A-6 show the major site plan and Exhibit A-7 shows the grading and drainage plan. Mr. Naples said the main goal is to determine the veteran's long-term goals and help them achieve them. Mr. Dixon described the overall site plan and parking areas. He was able to develop a functional site plan for the residents with 97 apartments and 24 comfort homes in courtyards in a nice setting with green space and paths to recreational areas. The site used to be the Arthur Henry site and then was approved for the Gables project. An additional city parcel was added (Lot 31) to this project and property. The total area is over 7 acres with a total of 121 residential units and 132 parking spaces. It matches the redevelopment plan adopted by the city. There will be dual access on Wabash Avenue with two driveways in and out. The access to sewer will be off Mill Road. The site is irregularly sized. Dr. Levitt asked if there are any city easements. Mr. Dixon said there are not, but there is one for NJ American Water off Mill Road. Mr. Dixon said this will be a less intensive use than the Gables project. There will be a crosswalk to the bike path with signage. Mr. Brophy asked if that just meant paint on the roadway. Mr. Dixon said yes with lights at either end and it will be a mid-block crossing. Mr. Brophy asked if there was DOT approval. Mr. Dixon said no, it is not any type of traffic signal. Dr. Levitt asked about wheelchair access. Mr. Doran said it would have to meet ADA requirements. Ms. Parlavecchio said they would have to work with the city on this since it is city property. Mr. Fleishman suggested an easement subject to city approval.

Mr. Dixon continued discussing the site. He said there are 5 stormwater basins that will be constructed under current rules and will drain into infiltration. They will need a CAFRA permit. Dr. Levitt asked about the depth. Mr. Dixon said they cannot be any more than two feet deep and then will drain in less then one day. Mr. Dixon will submit a traffic generation report to the county. The site will generate a very low

trip generation. In the A.M., 23 trips can be expected in and out of the site and 31 vehicles in the P.M. There will be 9 employees at any given time and the work times will be staggered. Mr. Brophy had concerns during school hours. Mr. Naples said the majority of residents will have full time jobs. The intersection at Mill and Tilton Roads have Crossing Guards.

Mr. Dixon said they swapped 2 units in the main building for homes. The irregular shape of the site lends itself to some of the relief requested. The site will be well-lit with 16-ft. light standards that will be softly lit with no glare. Shielded entrances will be well lit. There will be no projection of lights. Mr. Dixon discussed the fencing. They are requesting 8 ft. fencing around the site except for the Wabash frontage. They will need a variance for this. Mr. Dixon said they will have solid vinyl fencing or board on board fencing. Mr. Dixon spoke about deliveries. There will be no tractor trailer loads and they will only have step van or box truck deliveries. They will unload at the front door. Dr. Levitt noted that he felt an 8 ft. fence was too tall. He said it won't restrict access and it will look like an intimidating wall. Mr. Naples said they are flexible with the fencing. Mr. Scharff said the site is so large it will fit in since the lots will be heavily wooded.

Trees were discussed. Mr. Dixon said they will preserve as many trees as possible. Mr. Dixon said Lot 31 will stay wooded. Dr. Levitt asked that they preserve specimen trees. Mr. Dixon said in the Locust Drive area, they are preserving about ¾ of the trees. Ms. Parlavecchio asked Mr. Dixon to discuss the trash enclosure. Mr. Dixon said this will be an internal operation with a dumpster in the left parking area that will be managed by private haulers and it will be emptied several times a week. Mr. Dixon asked that curb gutters and sidewalks be waived on Wabash Avenue as they will not be necessary with the proximity of the bike path. Mr. Doran said the area has never been curbed. Mr. Brophy asked if they would want a curb for aesthetic purposes. Dr. Levitt and Mr. Doran agreed the area has no history of standing water. Mr. Shippen commented that once you come to the residential area, there is no curb. Mr. Doran commented that it was waived before. Mr. Dixon said they will comply with all of Mr. Doran's report and that Mr. Doran and Mr. Dixon went through the entire report previously. Mr. Naples said that every unit has its own kitchen. The first floor is more for holiday communals. The residents pay monthly fees to live there and the cost is affordable living. Exhibit A-8 is an overall site plan drawn with red lines to show the setbacks. Mr. Dixon said Lot 31 was city-owned and has now been acquired by T2T. The wooded area was discussed and Mr. Rowe asked if this area would be remaining as it is. Mr. Dixon said they are preserving the area but may add a walking path through the woods using wood chips or gravel. It will look like a natural surface. Mr. Dixon said the 80 ft. setback would affect 4 buildings and he pointed them out on the plan. It affects mainly the comfort homes on the circumference. Ms. Parlavecchio said the homes are one-story. Dr. Levitt commented that the lots on Mill Road are very deep lots and they have detached garages or buildings. Dr. Levitt added that Lot 23 is owned by the city and it contains the Public Library. Mr. Dixon said they meet the proofs for both C1 and C2 criteria. Some of the criteria includes exceptional narrowness and irregularity of property; the area is not rectangular and is shaped more like a boot. It was agreed that the Redevelopment Plan was written in error and the variance would not be needed if it was written correctly. They meet C-2 criteria since it will be a beneficial use by providing housing to Veterans. They will be providing affordable housing and also will be a benefit to the city by providing 115 affordable housing units to the city as required obligation for

the state. They also meet the purposes of zoning by providing public health safety and public welfare. There is no detriment to the public good or to the zone plan. Dr. Levitt asked about the construction of the comfort homes. Mr. Naples said the homes will be stick-built homes. Councilwoman Bucci asked about taxes. Mr. Naples said they are a non-profit and they are providing a need to the city with the affordable units. Mrs. Bucci said the city will be providing city services for the property. Ms. Parlavecchio said the affordable units are part of the fourth-round obligation and city council's responsibility. Mrs. Bucci asked if their project would create any new jobs. Mr. Naples said there would be 16 employees on staff. Mr. Brophy said they would not necessarily be Northfield residents. Mr. Fleishman suggested they reach out and advertise the new jobs. Mr. Naples said the employees would be of the highest caliber and character would be considered for the residents. They will be stabilized individuals who have been through a screening process.

Signage was discussed and Exhibit A-9 was labeled which showed the signage. They will contain information and messages related to the mission of the charitable organization. It contains the logo and the story. It is not lit or LED signage. The signs will not be internally lit, they will contain the address, and will not be in any sight triangles. The signs will be up-lit.

Dr. Levitt opened the public session and said comments will be limited to 5 minutes per person. Mayor Chau spoke first. He asked if there would be additional parking for visitors. Mr. Naples said there would be parking for both staff and guests but there are no designated areas. Mayor Chau asked how long the project would take. Mr. Naples said they expect to be fully funded within 18 months. Mayor Chau asked what contribution they would be making to the city since they are tax exempt. Mr. Naples said they will be very good neighbors and very respectful of the police and fire fighters.

Margaret Keen, who resides at 259 W. Mill Road spoke next. Her home is in the middle of W. Mill Road and she asked how they would be helping Veterans here and if they had any affiliation with them and will they work with the surrounding community. She also wanted to know where their medical came from. Mr. Naples said the residents are not 100% disabled veterans. They are all different. Ms. Keen said we have a good neighborhood here and she is against how and what is being built. She asked about electricity and gas supply. Mr. Dixon said this is supplied by Atlantic City Electric. She asked about gas. Mr. Dixon said the service is available. Ms. Keen said she is not happy about no sidewalks on Mill Road. She has been on Mill Road for 50 years. Dr. Levitt reminded her that the Tunnels project does not front on Mill Road. Ms. Keen asked that the city take care of that. Dr. Levitt said the bike path serves as a sidewalk. Ms. Keen said the library has a sidewalk but there isn't sidewalk in front of her house. She wants sidewalks and curbing.

Andrea Dickinson of 250 W. Mill Road addressed the Board next. She wanted to know where the traffic study information goes. She said traffic is backed up every day on Mill Road from the school to the library. She didn't agree with the traffic count information. She asked about low-income housing. Mr. Naples said their project doesn't involve Section 8 housing. They are a private organization. Ms. Parlavecchio said they are supportive housing that is state regulated. The city is benefiting from fourth round affordable housing units which is also state regulated. Ms. Dickinson said she thought the Cresson Hill project had filled that obligation. Mrs. Bucci said that was for a different round. She asked where the

entrance is located. Mr. Dixon described this for her. Ms. Dickinson said she is worried about the kids and the school and how they will be affected by the traffic. Dr. Levitt asked Mr. Naples about pets. He said service animals are permitted.

Marcia Mancini of 20 Locust Drive spoke next. Her main concern was language in the restrictive covenant and what would happen if the property was ever sold. Ms. Parlavecchio said no restricted covenant has been discussed. They will have 24 hour/7 days per week supportive services. They are not open to the public and there are no doctors on staff. They are available for first aid only. Medical services are not provided on site. She asked who is responsible for ongoing maintenance. Mr. Naples said he is responsible for it. He said it will be beautiful and it will stay beautiful. Ms. Mancini asked about any potential flooding issues. Mr. Dixon said the stormwater management system will drain any water away properly.

David Andrews of 300 Clark Place spoke next. He said he will be experiencing 18 months of construction and it will be right in his backyard. He is concerned with dust and noise. Mr. Naples said the project is not a knockdown. Normal construction hours will be 7:30 a.m. to 3:30 p.m. and Ms. Parlavecchio said they will comply with city ordinances. Mr. Naples asked about the berm area. Mr. Dixon said it will have landscaping. Mr. Andrews said the fence is dilapidated. Mr. Dixon said they will replace it. Mr. Andrews felt that an 8 ft. fence would be better suited for the site.

Glen McDonald of Homes for All, the current owner of the property, said he has owned the property for 6 years. The project never got off the ground due to Covid and finances. He went to Ocean County for a T2T ground-breaking and he was blown away with what they bring to a community. He tracked down the owners of the organization and said they need to take over his project with their own. He said T2T is by far a superior project. It is a less dense and more of an open project. He said everything they do is better than he could have done. He feels blessed that he has found T2T. He commented that the project should be approved and welcomed. The vets are active heroes. There will be a substantial financial community. It will take care of the affordable housing issue. It is a beautifully designed plan. Dr. Levitt asked about electric charging stations. He was told it was required.

Bridget Pellitano of Locust Avenue said the wooded area is a jungle and a terrible mess. She asked if they will be addressing that situation. Mr. Naples said they will address any wooded area on their property and it will be taken care of. Dr. Levitt said the wooded area is on their property.

Dr. Levitt closed the public session seeing no one else who wished to speak. The fence was discussed as to whether 6 or 8 ft. would be best. A straw vote was taken and the Board agreed on 8 ft. Mr. Naples said it will be an aesthetically pleasing fence and Mr. Doran added that it is a design waiver. The walking path through the woods is on the plan and they want it to be natural looking. Mr. Naples added that they don't want to cut down trees if they don't have to. Ms. Parlavecchio gave a short summary.

Mr. Scharff made a motion for major site plan approval, "c" variance relief for the distance between the comfort homes and the surrounding residential properties, and conditions and design waivers as discussed. Mr. Shippen seconded the motion. The roll call vote was as follows:

Mr. Brophy-yes; he said God Bless America
Councilwoman Bucci-yes; she felt this was a great project for Northfield and said we need to do everything we can for our veterans and to help them economically
Mr. Carney- yes; he would like to see curbs and sidewalks and he wished them luck
Mr. Reardon-yes; the testimony fully addressed the positive and negative criteria and it will be a good project and he wished them good luck
Mr. Rowe-yes; they properly demonstrated conformance and it will be an asset to Northfield and the community
Mr. Scharff-yes; this is an inherently beneficial use for the community and will be a good contribution to the city
Mr. Shippen-yes; he commended T2T for what they are doing and he said he comes from a military family and this is greatly appreciated and he wished them the very best
Mr. Utts-yes; he looks forward to the project and the new rentals in Northfield
Chairman Levitt-yes; for all the reasons stated and he welcomed them to Northfield
The motion carries.

There was one resolution to memorialize for Mary Canesi, Block 42 Lot 1.17, 606 Herzel Avenue, for "c" variance relief for an addition including building coverage, lot coverage and side yard setback. Abstentions were: Mr. Carney, Mr. Pomponi, Mr. Reardon, and Mr. Utts. The voice vote was all in favor.

Mayor Chau commented on concerns about building violations and he suggested that the Board assign time frames to completion. He asked the Board to keep this in mind for the future.

Chairman Levitt closed the meeting at 9:26 p.m. with a motion from Mr. Shippen and a second from Mr. Reardon.

Respectfully submitted,

Robin Atlas

Robn Atlas, Secretary to the Board