

**December 4, 2025**

## **City of Northfield Planning Board**

# **AGENDA**



The **REGULAR** meeting of the Planning Board of the City of Northfield will be held on **December 4, 2025** 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 November 22, 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**

### **APPROVAL OF MINUTES**

November 6, 2025

### **APPLICATIONS**

1. James P. Maga  
Block 27 Lot 36  
2513 Herbert Drive  
“” variances for addition and shed-no permits
2. Jennifer Hance  
Block 94 Lot 3  
10 Willow Drive  
“c” variance for house renovation

### **RESOLUTIONS TO MEMORIALIZE**

1. Nael Zumot  
Block 117 Lot 31  
909 Fuae Avenue  
Certificate of Non-Conformity  
ABSENTIONS: COUNCILWOMAN BUCCI, MAYOR CHAU, RON ROEGIERS,  
DEREK ROWE, PAUL UTTS
2. Clarence William Bishoff V, Tyler Wan, Big Land, LLC  
Block 97 Lots 6,7,8  
1410 Zion Road, 1416 Zion Road, 1600 Tilton Road  
ABSTENTIONS: COUNCILWOMAN BUCCI, MAYOR CHAU, RON ROEGIERS,  
DEREK ROWE, PAUL UTTS

## PUBLIC SESSION

### NEW BUSINESS

1. PLANNING BOARD REVIEW AND COMMENT OF ORDINANCE NO. 21-2025 TO BE REFERRED BACK TO CITY COUNCIL FOR FINAL ADOPTION December 16, 2025  
Ordinance No. 21-2025 Amending Chapter 215 of the Code of the City of Northfield, County of Atlantic and State of New Jersey as distributed (added text underlined; deleted text stricken) on printout
2. RE-ORGANIZATION MEETING-Vote to move meeting date from the first Thursday of January (January 1, 2026) to the second Thursday in January (January 8, 2026)

### OLD BUSINESS

The Re-Organization meeting of the Planning Board is January 8, 2026.