

would not be notified. It is a Borough wide standard change, The council would introduce it on the first reading, it would be advertised in the newspaper, it would come back to the planning board for a consistency hearing then there would be a second reading and passed after a public hearing. Mr. Aimino also advised there were some questions regarding how many horses were permitted. It was addressed and the state agricultural practices would apply and are subject to the new ordinances. Chairman Saccammano asked for clarification on the owners being able to seek a variance. Could the farmland preservation be reversed. Mr. Aimino advised it could not. Mr. Aimino also noted that the question arose if the ordinance could only apply to farmland preservation. The response from the SADC was no they could not support that. Mr. Miller will draft the revised ordinance as per Mayor and Council requests and send it to the SADC to get their approval.

**New Business:**

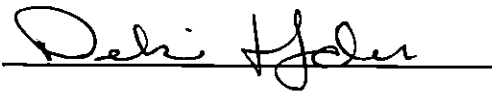
**Discuss: Proposed New Planning/Zoning Board application**

Chairman Saccommano advised he was very pleased with the new application and thanked Secretary Debi Hyder and Clerk Administrator Toni Van Camp for their hard work on the application.

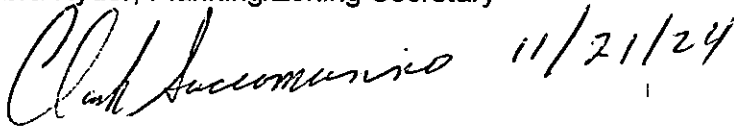
Mayor Grova made a motion to approve RESOLUTION NO. 2024-12 A RESOLUTION OF THE PLANNING/ZONING BOARD OF THE BOROUGH OF NEWFIELD ADOPTING A REVISED LAND USE APPLICATION. Mrs. Corwonski seconded the motion. Roll Call Vote: Ayes: Chairman Saccommano, Mayor Grova, Mrs. Corwonski, Mr. Boyle, Mr. Miller. Abstain: None Vote pass 5-0

Mr. Boyle made a motion to Open to the Public. Mrs. Corwonski seconded the motion. All in favor. No one addressed the board. Mrs. Corwonski made a motion to close to the Public. Mr. Boyle seconded the motion. All in Favor Unanimous.

Mr. Miller made a motion to adjourn the Meeting. Mayor Grova seconded the motion. All in Favor: Unanimous.



Debra Hyder, Planning/Zoning Secretary



055  
11/21/24

BOROUGH OF NEWFIELD  
PLANNING/ZONING BOARD MINUTES  
October 24, 2024  
7:00 PM

**Newfield Borough Planning / Zoning Board Meeting held their monthly meeting on Thursday October 24, 2024 at 7:00 PM at the Newfield municipal building located at 18 Catawba Avenue, Newfield NJ 08344.**

Chairman Saccomanno called the meeting to order with a Flag Salute. The meeting was held in full compliance with the Open Public Meeting Law, PL 1975, Chapter 231.

Members Present; Chairman Saccomanno, Mayor Grova, Mrs. Corwonski, Mr. Boyle, Mr. Miller Absent: Mr. Ricci, Mr. Marandino, Mr. Moratelli, Mr. Hopkins, Mr. Craig.

Also Present: Solicitor Mr. Aimino and Engineer Mr. Johnson

Mr. Boyle made a motion to approve the September 26, 2024 minutes. Mrs. Corwonski seconded the motion. Roll Call Vote. Ayes: Chairman Saccomanno, Mayor Grova, Mrs. Corwonski, Mr. Boyle, Mr. Miller. Nays: None. Abstain: None

**Resolutions:**

Mayor Grova made a motion to approve RESOLUTION NO. 2024-10 A RESOLUTION OF THE BOROUGH OF NEWFIELD PLANNING/ZONING BOARD GRANTING EXTENSIONS OF TIME TO MICHAEL RIGOLIZZO. Mr. Boyle seconded the motion. Roll Call Vote: Ayes: Chairman Saccomanno, Mayor Grova, Mrs. Corwonski, Mr. Boyle, Mr. Miller. Abstain: None Vote pass 5-0

Mayor Grova made a motion to approve RESOLUTION NO. 2024-11. A RESOLUTION OF THE PLANNING/ZONING BOARD OF THE BOROUGH OF NEWFIELD REGARDING AN APPLICATION OF VINELAND NEWFIELD SOLAR FARM, LLC GRANTING PRELIMINARY AND FINAL SITE PLAN APPROVAL FOR PROPERTY LOCATED AT 35 SOUTHWEST BOULEVARD DESIGNATED AS BLOCK 1002, LOTS 1 & 4.. Mrs. Corwonski seconded the motion. Roll Call Vote: Ayes: Chairman Saccomanno, Mayor Grova, Mrs. Corwonski, Mr. Boyle, Mr. Miller. Abstain: None Vote pass 5-0

**Old Business:**

Mayor Grova discussed comments from Mayor and Council and Jim Miller regarding adopting a revised zoning ordinance amendment for the Rural Residential zoning district. Mayor Grova advised that council wants a 100-foot buffer bordering Hunter Drive and the entire 80 acres for all other livestock should be contiguous and inside the Borough of Newfield.

Mr. Aimino reported he spoke with Mr. Jim Miller and advised that the 100-foot buffer regarding horses would not be a problem, but the 150 foot buffer for livestock may be an issue, but there may be push back on that from the SADC. The entire 80 acres would have to be in the Borough of Newfield with the question being considered if the applicant could seek a variance and the answer to that is anything in the code is subject to variance relief. They would still have to establish the criteria. As for the question if the residents within 200 feet need to be notified, the answer to that is no. The residents