

enhance the pedestrian environment along the streets within the district, parking and loading activities will be directed to rear yard areas. Parking will also be provided by community lots and on-street, curbside parking § 295-30 provides a list of the uses permitted within the C-1 district.


Mr. Craig made a motion to open to the public. Mr. Hopkins seconded the motion. All in Favor. No one from the public addressed the Board. Mr. Boyle made a motion to Close to the Public Mr. Craig seconded the motion. All in Favor.

Mr. Craig made a motion to approve the application CHRO, LLC. Mr. Hopkins seconded the motion. Roll Call Vote: Unanimous. Motion Carried in a Vote 5-0.

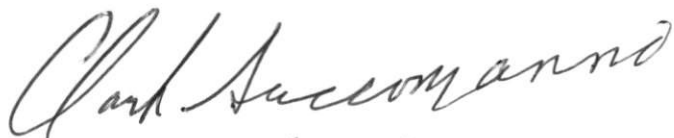
Chairman Saccomanno read Solicitor Moustakas's letter to the Planning Board. Chairman Saccomanno reported that he was told that there were roughly 26 properties that this ordinance would affect. Mayor Grova reported that when you are amending the RR zoning district, this affects everyone living in the RR zoning district. Council felt it was to much of a risk for the Borough in total. Mayor Grova asked it could be tailored to that area. James Miller, Planner discussed the defeated Ordinance 2025-2 and possible proposed changes to the ordinance that was voted down by Borough Council. Mr. Miller added that the zoning districts have not changed. You have to do a Master Plan Amendment and explain why you are making changes to some of the zoning districts. Mr. Miller advised that you could change the zoning for that section, and create new zoning for those blocks and lots for that section of town. Mr. Miller advised that the zoning map for the Town need to be updated. Mayor Grova agreed to have the large map in the Council meeting room updated. Gloucester County did the mapping last time. Mr. Miller is going to give a quote for a reexamination of the master plan to look at recreating a zone to recreative a farmland preservation district you could Talor the use controls.

Mr. Hopkins made a motion to adjourn the meeting. Mr. Miller seconded the motion. All in Favor.

Motion adjourned 9:15pm



Planning Board Secretary



5/22/25

Chairman Saccomanno asks if the house will be a rental. Mr. Happle advised they intend to build a single-family home and sell it. Chairman Saccammano asks if they have received septic approval. Mr. Happle advised they have received septic approval.

Mr. Boyle asked if the house is pre sold. Mr. Happle advised it is not. Mr. Happle advised they are very invested in Newfield. They have rehabbed several homes. They have rehabbed: 6 Salem Avenue, 11 Salem Avenue, and 355 Catawba Avenue, Mr. Scott Miller advised that he lives around the corner. Solicitor Aimino asked if he received a notice. Mr. Miller advised he did not receive a notice. It was determined that Mr. Miller did receive a notice and could not participate in the vote. Mr. Miller joined Mayor Grova and Ms. Renzi in the audience.

There was a five-minute recess

Upon returning to the meeting Solicitor Aimino reported that Mr. Miller was noticed therefore he could not be a voting member of the board. Mr. De Santo, and his applicant CHRO, LLC agreed to continue with the hearing understanding there was a five-person voting board.

Mr. Greg Simmons presented exhibit A-4. They layout projected layout will comply with the C-1 zone. The lot is 9000 square feet. There will be a c-1 variance for lot width. It will be a three-bedroom single family home with a one car garage. It will have a sunroom not currently shown on the plan. The proposed lot coverage is 77 percent. The drive way is roughly 58 feet long. Solicitor Aimino asked if Mr. Simmons spoke with the County regarding the driveway. Mr. Simmons noted they did not. The septic system would be in the front yard. Mr. Simmons advised that to address the engineer's comments in his review letter, they would like to shift the house back further. They are asking for a waiver from the dry wells. The front roof drainage will drain to the street. They will do a turn around in the driveway so there will be no backing out onto the county road. Mrs. Corwonski asked if the turn around driveway will take the space of the front yard. Mr. Simmons advised it will be a turnaround area. Mr. Boyle asked if there will still be a three-car parking. Mr. Simmons advised there will be. Mr. Craig asked the size of the proposed sunroom. Mr. Simmons advised it will be 12 x 12. Mr. Hopkins asked what the history is of the other nonconforming lots on the sides of this property. Mr. Johnsons reported that they are older properties, therefore they have been that way and did not require a variance.

Mr. Johnson clarifies the plans that were originally provided. The two plans he referenced were exactly the same plans. Mr. Boyle asked if Mr. Johnson has reviewed the plans. Mr. Johnson advised he has. Mr. Johnson advised that this is the first he is hearing about adding a sunroom and he does not believe there is sufficient room for a sunroom. The plans do not show a sunroom. Mr. Boyle wants to clarify that we are not reviewing what they are actually asking for. Mr. Happle asks to withdrawal the sunroom. Mr. Johnson notes the water run off has to go to Salem Avenue as the run off goes now. Solicitor Aimino notes the board is only voting on the use variance not a site plan. It will still have to go through the building construction process. They are bound by the representation, but still must go through the building process. Mr. Boyle wants to make sure the resolution is specific for The Borough Engineer to oversee. Mr. Boyle also advised that the plans presented do not match the tax map. Mr. Simmons explained that the survey is more accurate than the tax maps. Mr. Boyle would like the record noted that there are many disrespected that do not match that are being presented tonight that the borough Engineer will have over see in the resolution.

Mr. James Miller the Planner comments on his report. The property in question is zoned C-1 Central Business District. The purpose of this district is set forth in § 295-29: *The purpose of the C-1 District shall be to provide for a pedestrian-oriented business district that will serve as a town center for the balance of the Borough. Retail, office and service uses shall be encouraged that will compliment adjoining residential, governmental and institutional uses. To preserve and*

BOROUGH OF NEWFIELD
PLANNING/ZONING BOARD Minutes
March 27,2025
7:00pm

Newfield Borough Planning / Zoning Board held their monthly meeting on Thursday March 27, 2025 at 7:00 PM at the Newfield municipal building located at 18 Catawba Avenue, Newfield NJ 08344.

Chairman Saccomano called the meeting to order with a flag salute: The meeting was held in full compliance with the Open Public Meeting Law, PI 1975, Chapter 231.

Solicitor Aimino administer the oaths of office to the new members

Steve Boyle: Class Alternate I 2- year term 12/31/26

Scott Miller: Alternate II 2- year term expiring 12/31/26

Mr. Aimino Administered the Oath of Office of Vice Chairman to Andy Craig.

Roll Call: Mrs. Corwonski, Mr. Craig, Mayor Grova, Mr. Hopkins, Ms. Renzi, Mr. Saccomanno, Mr. Boyle, Mr. Miller, Absent: Mr. Ellison, Ricci, and Mr. Moratelli. Also Present was Solicitor Aimino and Engineer, Mr. Wayne Johnson

Mrs. Corwonski made amotion to approve the minutes from January 23,2025. Mayor Grova seconded the motion. Roll Call vote: Unanimous. Motion Carried.

Chairman Saccomanno advised the board we would hear the application for CHR10, LLC Block 101 Lot 7 seeking a D variance relief to build a residential home in a C-1 (Central Business District) CHR10, LLC is also seeking a C variance for lot width.

Solicitor Aimino advised that the application needs five voting members and eight members were present this evening. Mayor Grova and Ms. Renzi were not permitted to vote and must sit in the audience. Solicitor Amino advised the application that there were only six voting members present. The applicant agreed to move forward with the application.

Mr. Robert. De Santo, Esquire, from the law firm of Gruccio , Pepper, De Santo, & Ruth is representing the applicant CHR10, LLC Block 101 Lot 7 and noted they are seeking a D variance relief to build a residential home in a C-1 (Central Business District). CHR10, LLC is also seeking a C variance for lot width which is only 64 feet. Mr. De Santo advised that the testimony will show the neighbor is significantly residential in nature. Mr. De Santo advises A use variance can be granted without detriment to the neighborhood. Mr. De Santo has two witnesses. Mr. Ken Happle and Mr. Greg Simmons.

Solicitor Amino swore in Mr. Ken Happle and Mr. Greg Simmons to give testimony.

Mr. De Santo has three Exhibits A1, is a Picture of the future home, A-2 is a List of Zoning standards. A-3 Is the tax map which displayed the numerous residential areas.

Mr. Happle would like to build and sell this single-family home. It will have 3 bedrooms a one car garage. They would like to add a sunroom on to the back of the house.it is designed to fit on the lot. Mr. Happle describes exhibit A-3 showing all of the residential neighborhoods.