

- Action Item recorded: Board to vote on use variance first with stated standards and conditions.

Mrs. Corwonski made a motion to vote on the Application. Mr. Boyle seconded the motion.

Roll call Vote: AYES: None Nays: Mr. Boyle, Mrs. Corwonski, Mr. Ricci, Mr. Ellison, Mr. Miller, Mr. Craig, Mr. Saccomanno. Application is denied

Mr. Boyle makes motion to open to the public Mr. Ellison seconded the Motion. All in Favor.

Mr. Koenig approaches the members and offers thanks to the board members.

Mrs. Corwonski makes a motion to close the public comment Mr. Ricci seconded the motion. All in favor

Mr. Saccomanno announced and read his formal resignation due to relocating outside the Borough of Newfield; extends appreciation to colleagues and staff. The resignation is effective November 9 (or upon moving out of Borough); thanks Mayor, solicitor Michael Aimino, Engineer Wayne Johnson, Planner Jim Miller, Vice Chair Andy Craig, board members, and staff Mrs. Toni Van Camp, Ms. Debra Hyder Mr. Saccomanno commended Toni and Debi for their work ethic and dedication to all of the Newfield residents.

Mr. Ellison made a motion to Adjourn the meeting Mayor Grova seconded the motion.

Meeting adjourned 7:55pm



Debra Hyder, Planning/Zoning Secretary

meeting setbacks; side yard setback at least 25 feet; septic 10 feet from property line. house placement.

Mr. Ellison opens the public comment on the application. Mr. Craig seconds the motion. All in Favor

Robert Knoeig, 10 Gorgo Lane a resident of 10 Gorgo Lane for 30 years expressed concern that being between duplexes would lower quality of life and property value. He noted quiet, cohesive neighborhood; intends to remain that way. Mr. Koenig. requested a privacy fence condition if this duplex is approved, Requests privacy fence extending as far toward the road as possible as a condition of approval. Mr. Aimino asked if Mr. Reed would be agreeable to that condition.

Joseph Leshay, 335 Catawba Ave advised he opposed the duplex based on potential renter issues, property oversight decline, and neighborhood character impacts. He described issues after the nearby duplex became fully rental. There is litter, trespass issues and he argues duplex would not serve public good and would alter single-family character.

Frederick Langworth, 12 Gorgo Lane highlights current roadway issues and opposes adding another duplex. He describes the existing duplex on street. He opposes another duplex; cites speeding and property disregard; says circumstances differ from 25 years ago.

Jacob Moore, 7 Gorog Lane is a resident with his wife and teenage daughter have lived there four years and plans to stay; surprised that a structure across the street was approved “for any size,” particularly multi-family. He expresses concern about changes over time with ownership/renters and impacts on resale value and neighborhood quietness.

Mr. Ellison makes a motion to close the public portion. Mr. Boyle seconded the motion All in Favor

Mr. Reed responds to neighborhood comments regarding rental concerns by noting rental could occur even with a single-family home. Applicant reiterates intent to occupy with brother but notes single-family homes can also be rented (including Section 8), Chairman Saccomanno acknowledges rental possibility in single-family homes.

Solicitor Aimino recaps variances required and standards for approving a duplex use in a single-family zone, including specific conditions and heightened proof requirements.

- Use variance must be decided first under heightened standard: special reasons and advancement of MLUL, no substantial negative impact on neighborhood, ordinance, or master plan.
- Prior 2010 variance is void; zoning/master plan changed.
- Proposed conditions: County septic approval for each unit, compliance with side yard setbacks, privacy fence along property line up to 40-foot cutoff (six-foot), with three-foot fencing toward right-of-way.
- Bulk variance would also be needed for fencing condition.

Mr. Reed advised that he would like to build the duplex for himself along with his brother. He advised it will not be a rental. Applicant asked for clarification of the acquisition details and understanding of variance needs. Mr. Reed bought the Tax Lien from the Borough two years ago and the lien cleared in May of 2025. Mr. Reed believed prior variance needed to be redone and was told re-approval was required when his ownership became effective, which was May 12 of 2025.

Mr. Miller asked if the property allows for a single-family to be constructed. Mr. Aimino advised that a bulk variance is necessary for the lot deficits.

Mr. Craig asked Mr. Johnson what issues he foresees. Mr. Johnson advised that the stormwater management concerns and requirements for small lots, including dry wells and building code constraints. Inquiry on updated stormwater standards; engineer notes code requires dry wells for roof runoff and protection of neighbors; smaller lots complicate infiltration. It is also below NJDEP thresholds; and building code measures there are septic system feasibility concerns for duplexes under updated regulations; potential requirement for separate systems per unit. Designing two systems on small lot is difficult; applicant has not pursued County approval pending variance; board notes lot size constraints. Mr. Johnson advised septic approval could be a condition of approval.

Mr. Saccomanno asked if there are concerns about rental use and could the board put controls and legal constraints on restricting future ownership or tenancy; Mr. Aimino noted distinctions between accessory dwellings and principal duplex. You cannot put rental restrictions and cannot be guaranteed or deed-restricted; property rights apply. Mother-in-law suite (accessory dwelling) differs from principal duplex use.

Mr. Johnson Professional engineer's report: conditions for approval including septic approval, stormwater management via dry wells, and driveway turnaround for safety. Primary condition: County septic approval for each unit; CME review rigorously. Secondary: control runoff via dry wells; direct remaining runoff driveway turnaround required for safety. Applicant agrees to turnaround; street trees and other items noted; septic and runoff are main concerns. noted that any approval would be contingent on septic approvals.

Mr. Miller's planners report, including lot nonconformity and variance criteria, with leeway for setbacks and subsumption of bulk variances under a use variance. zone is residential; subject lot is 12,600 sq ft vs. 40,000 sq ft minimum—undersized; other nearby lots also smaller. The Applicant must demonstrate special reasons advancing MLUL purposes and no detriment to public welfare or neighborhood; relief must not substantially impair the zone plan. Bulk variances for key elements like lot size may be subsumed within the use variance; setbacks have more leeway through the flag plan deficiencies, assert setback requirements, and discuss conditioning any approval on meeting dimensional standards.

Mr. Johnson also notes Submitted plan (old septic plan) shows construction exceeding setbacks; no dimensions for the dwelling/duplex size. The applicant must provide a dimensioned plan demonstrating setback compliance and identifying variances. Any approval conditioned on

BOROUGH OF NEWFIELD
PLANNING/ZONING BOARD MINUTES

October 23, 2025

7:00 PM

Newfield Borough Planning / Zoning Board Meeting held their monthly meeting on Thursday October 23, 2025 at 7:00 pm at the municipal building located at 18 Catawba Avenue, Newfield NJ 08344.

Chairman Saccamanno 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.

Roll Call : Present Members: Mr. Boyle, Mrs. Corwonski, Mayor Grova, Mr. Hopkins, Mr. Ricci, Mr. Ellison, Mr. Miller, Mr. Craig, and Mr. Saccamanno. Absent: Ms. Renzi and Mr. Moratatelli

Also Present: Solicitor Aimino, Engineer Mr. Johnson and Planner. Mr. James Miller,

Mrs. Corwonski made a motion to approve the September 25, 2025 minutes. Mr. Ricci seconded the motion. All in Favor. Motion carried.

Old Business: none

New Business:

Application from Norman Reed Block 1000 lot 6 seeking a variance approval to create a duplex at 8 Gorgo Lane, Newfield NJ 08344

Solicitor Aimino swore in Mr. Norman Reed who is seeking an approval to build a duplex in the RR zoning district.

Mayor Grova and Mr. Hopkins step down due to conflicts; There is a seven-member board remaining.

- Mr. Reed's initial statement, he explained that when he purchased the tax lien there was a prior approval of a duplex. Mr. Aimino advised there is a sunset law" invalidating the 2010 variance and the applicant's intent for a family-occupied duplex variance. This required permits to be issued within six months and the project completion within one year. The prior use variance from 2000 did not meet timelines and is void.

Mr. Aimino advised that a Bulk variance requirement is needed for the following: lot area, width, and maximum lot coverage along with a use variance. Additional bulk variances may also be needed for standards vs. propose. The lot area required is 40,000 sq ft; the proposed lot is 12,600 sq ft. Lot width required 200 ft; lot is 105 ft. Max lot coverage permitted 15%; proposed ~25%.