

**WHEREAS**, N.J.S.A 40A;11-5 of the Local Public Contracts Law requires that a brief notice of such agreement must be publicly advertised in a newspaper authorized by the law to publish its legal advertisements and that the resolution authorizing such agreement must be on file and available for inspections.

**NOW, THEREFORE, BE IT RESOLVED** by Planning / Zoning Board of the Borough of Newfield as follows:

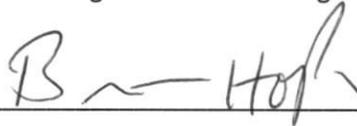
1. That Aimino Law, LLC (Michael a. Aimino, Esq.) is hereby appointed solicitor of the Borough of Newfield effective January 1, 2026 through December 31, 2026 or until such time as a new solicitor is appointed; and

2 The Chairman and Secretary of the Planning/ Zoning Board are hereby authorized and directed to enter into an agreement with Michael A. Aimino, Esq. to furnish legal services for the year 2026; and

3. A copy of this action shall be published once in the official newspaper of the Planning Zoning Board of the Borough of Newfield as required by law: and

4. A copy of this resolution and appropriate agreement shall be placed on file and available for public inspection in the office of the Clerk of the Borough of Newfield.

5. This contract was advertised and was awarded pursuant to a fair and open process in accordance with the provisions of N.J.S.A. 19:44A-20.4 et seq., with the award of the contract being in the best interest and the most advantageous to the Borough of Newfield considering all factors."



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Chairman

Certification

I, Debra Hyder hereby certify that the foregoing is true and accurate copy of a resolution duly adopted by the Planning/Zoning Board of the Borough of Newfield at the Regular Meeting held January 22, 2026



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Secretary

**WHEREAS**, funds are or will be available this purpose; and

**WHEREAS**, N.J.S.A 40A;11-5 of the Local Public Contracts Law requires that a brief notice of such agreement must be publicly advertised in a newspaper authorized by the law to publish its legal advertisements and that the resolution authorizing such agreement must be on file and available for inspections.

**NOW, THEREFORE, BE IT RESOLVED** by Planning / Zoning Board

of the Borough of Newfield as follows:

1. That Wayne Johnson, PE is hereby appointed Engineer of the Borough of Newfield effective January 1, 2026 through December 31, 2026 or until such time as a new Engineer is appointed; and
2. The Chairman and Secretary of the Planning/ Zoning Board are hereby authorized and directed to enter into an agreement with Wayne Johnson, PE to furnish Engineer services for the year 2026; and
3. A copy of this action shall be published once in the official newspaper of the Planning Zoning Board of the Borough of Newfield as required by law: and
4. A copy of this resolution and appropriate agreement shall be placed on file and available for public inspection in the office of the Clerk of the Borough of Newfield.
5. This contract was advertised and was awarded pursuant to a fair and open process in accordance with the provisions of N.J.S.A. 19:44A-20.4 et seq., with the award of the contract being in the best interest and the most advantageous to the Borough of Newfield considering all factors."

  
Chairman

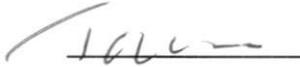
Certification

I, Debra Hyder hereby certify that the forgoing is true and accurate copy of a resolution duly adopted by the Planning/Zoning Board of the Borough of Newfield at the Regular Meeting held January 22, 2026

  
Secretary

**WHEREAS**, after a motion was made, and duly seconded, the Planning/Zoning Board of the Borough of Newfield appointed Debra Hyder, to serve as Secretary of the Board for 2026.

**NOW, THEREFORE, BE IT RESOLVED** BY Planning/Zoning Board of the Borough of Newfield that Debra Hyder is hereby appointed Secretary of the Newfield Planning / Zoning Board, effective January 1,2026 through December 31, 2026 or until such time as a new secretary is appointed.

A handwritten signature in black ink, appearing to be "1060", written over a horizontal line.

ATTEST:

I, hereby certify that the foregoing is true and accurate copy of a resolution duly adopted by the Planning/Zoning Board of the Borough of Newfield at the Regular Meeting held January 22,2026.

A handwritten signature in black ink, appearing to be "B. M. Hoff", written over a horizontal line.

Chairman

A handwritten signature in black ink, appearing to be "D. Hyder", written over a horizontal line.

Secretary

WHEREAS, THE FOLLOWING IS THE MEETING SCHEDULE FOR THE PLANNING/ZONING BAORD FOR 2026

January 22, 2026 at 7:00 pm

February 26, 2026at 7:00 pm

March 26, 2026 at 7:00 pm

April 23, 2026 at 7:00 pm

May 28, 2026 at 7:00 pm

June 25, 2026 at 7:00 pm

July 23, 2026 at 7:00 pm

August 27, 2026 at 7:00 pm

September 24, 2026 at 7:00 pm

October 22, 2026 at 7:00 pm

November 25,2026 at 7;00 pm

December 23, 2026 at 7:00 pm

Reorganization meeting January 28, 2027 at 7:00 pm

NOW, THEREFORE, BE IT RESOLVED BY Planning/Zoning Board of the Borough of Newfield that the above is the meeting scheduled for the 2026 year for the Newfield Planning/Zoning Board effect January 22, 2026



Chairman

ATTEST  


Certification

I, Debra Hyder hereby certify that the foregoing is true and accurate copy of a resolution duly adopted by the Planning/Zoning Board of the Borough of Newfield at the Regular Meeting held January 22,2026

WHEREAS, the Open Public Meetings Act of 1975 requires that a schedule of regular meetings of the of the Borough of Newfield be annually posted and maintained in one public place reserved for public announcements, and requires that the annual notice be filed and maintained by the Clerk of the Borough of Newfield; and

WHEREAS, Section III of the Open Public Meetings Act of 1975 requires certain notices of meetings to be submitted to at least two newspapers, one of which shall be the official newspaper, and the second a newspaper which has the greatest likelihood of informing the citizens of the Borough of Newfield; and

WHEREAS, the Open Public Meetings Act of 1975 requires that notice of any meetings of the Borough of Newfield not provided for in the annual schedule must be (1) posted in at least one public place reserved for public announcements; (2) mailed, telephoned, telegraphed or hand delivered to at least two newspapers designated by the public body; and (3) filed with The Clerk of the Borough of Newfield

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE BOROUGH OF NEWFIELD THAT:

1. The Clerk of the Borough of Newfield is hereby authorized and directed to post and maintain posted on the official bulletin board located outside of the Municipal Building, Borough of Newfield, New Jersey, a copy of the attached schedule of the regular meetings of the council of the Borough of Newfield for the year 2026 and to file a copy of said notice in the office of the Borough Clerk. here exists the need for the appointment of an official newspaper for the Borough of Newfield, and
2. Written notice of the date, time, place and agenda of any special meeting, rescheduling meeting, hearing or any other meeting of the Borough Council provided for in the attached schedule as required by the open Public Meeting Act of 1975, shall be posted by the Borough of Newfield on the official bulletin board and filed and maintained in the office of the Borough Clerk
3. The South Jersey Times is hereby designated as the official newspaper of the Borough of Newfield and said newspaper together with The Sentinel and The Daily Journal is hereby designated to receive all notices of meetings required under the Open Meetings Act of 1975. The Clerk of the Borough of Newfield is hereby authorized and directed to mail the attached schedule to the offices of The South Jersey Times, The Sentinel and the Daily Journal and to provide notices of all other meeting of the Borough of Newfield to said newspapers in accordance with the provisions of the Open Meetings Act.
4. It is the opinion of this body that The South Jersey Times, The Sentinel and The Daily Journal have the greatest likelihood of informing the public within the jurisdictional area of this body of such meetings.
5. P.L. 2025, c. 72 requires that starting March 1, 2026, municipalities publish their public notices on the municipal website;
6. The Borough of Newfield, County of Gloucester public notice will be available at <https://www.newfieldborough.org/current-meeting> starting March 1, 2026 in compliance with P.L. 2025, c 72



CERTIFICATION

I hereby certify that the foregoing is a true and accurate copy of a Resolution duly adopted by Planning/Zoning Board of the Borough of Newfield at the Reorganization Meeting held January 22, 2026.

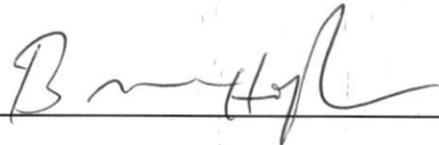
  
Secretary

**WHEREAS**, funds are available for this purpose; and

**WHEREAS**, the Local Public Contracts Law, NJSA 40: A11-5 of the Local Public Contracts Law requires that a brief notice of such agreement must be publicly advertised in a newspaper authorized by the law to publish its legal advertisements and that the resolution authorizing such agreement must be on file and available for inspection

**NOW, THEREFORE, BE IT RESOLVED** by the Borough of Newfield Planning/Zoning Board as follows:

1. *James A. Miller, AICP, PP is hereby appointed Planner of the Borough of Newfield effective January 1, 2026 through December 31, 2026 or until such time as a new Planner is appointed*
2. *The Chairman and Secretary of the Planning/ Zoning Board are hereby authorized and directed to enter into an agreement with Wayne Johnson, PE to furnish Engineer services for the year 2026; and*
3. *A copy of this action shall be published once in the official newspaper of the Planning Zoning Board of the Borough of Newfield as required by law: and*
4. *A copy of this resolution and appropriate agreement shall be placed on file and available for public inspection in the office of the Clerk of the Borough of Newfield.*
5. *This contract was advertised and was awarded pursuant to a fair and open process in accordance with the provisions of N.J.S.A. 19:44A-20.4 et seq., with the award of the contract being in the best interest and the most advantageous to the Borough of Newfield considering all factors."*

  
\_\_\_\_\_

of January 2026, and such resolution was adopted by the Planning/Zoning Board of the Borough of Newfield at its regular meeting held on January 22, 2026, by a vote \_\_\_ to approve, \_\_\_ to Oppose and 0 to abstain.



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Debi Hyder, Secretary  
Planning/Zoning Board of the  
Borough of Newfield

THOSE IN FAVOR:

THOSE OPPOSED:

THOSE ABSTAINED:

**WHEREAS**, an application has been submitted by Norman Reed (hereinafter "Applicant"), of 319 Catawba Avenue, Newfield, New Jersey 08344, for Use Variance Approval and Bulk Variance Approvals, to allow the construction of a duplex, on property located at 8 Gorgo Lane, and known as Block 1000, Lot 6, on the Tax Map of the Borough of Newfield, which property is owned by the Applicant; and

**WHEREAS**, the Applicant has given legal Notice as required by and in accordance with N.J.S.A. 40:55D-12 and applicable Borough of Newfield ordinances, by serving proper Notice to property owners within 200 feet of the site, serving Notice on all required governmental agencies and public utilities and by publishing a proper Notice in the newspaper, all at least ten (10) days prior to the hearing; and

**WHEREAS**, in support of the application the Applicant has submitted the following documents:

1. Borough of Newfield Planning Board Application, including a W-9, a Plot Plan, two (2) photos, two (2) pages of Floor Plans and an Acknowledgement of Escrow, dated June 23, 2025; and
2. Map of Outbound Survey/Topography, prepared by Daniel V. Pizzelli, PLS, PP, of Pizzelli Surveying LLC, 851 Washington Avenue, Williamstown, New Jersey 08094, one (1) sheet, dated May 23, 2025; and

Board of Adjustment, made its determination in this matter based on the following:

1. The documents set forth above; and

2. The representations made by the Applicant in its application and by the Applicant, Norman Reed, at the time of the hearing before the Board on October 23, 2025; and

3. Report of the Planning/Zoning Board Engineer, Wayne Johnson, PE, CPWM, dated August 18, 2025, a copy of which is attached and made a part of this resolution by way of reference; and

4. Report of the Planning/Zoning Board Professional Planner, James A. Miller, AICP, PP, dated August 13, 2025, a copy of which is attached and made a part of this resolution by way of reference; and

5. Comments made by the Planning/Zoning Board Engineer, Wayne Johnson, PE, CPWM and James A. Miller, AICP, PP, at the time of the hearing on October 23, 2025; and

6. At the time of the hearing the meeting was opened to the public and the following individual spoke:

A. Robert Konig Jr., 10 Gorgo Lane. Mr. Konig noted that there was another duplex built years ago next to his property which the owner indicted they would never

to the subject property and the existing duplex. No one is overseeing the existing duplex. The renters throw bottles and trash all over his farm. He doesn't want to see the same situation again with this property. In his opinion, a duplex at this location would change the character of the neighborhood.

C. Frederick Lenglois, 12 Gorgo Lane. He also raised concerns about the renters in the existing duplex. He is against another duplex being built on the street. Doesn't want more problems on the street.

D. Jacob Moore, 7 Gorgo Lane. Mr. Moore has lived there four (4) years and is concerned about the trouble that would be caused by adding this duplex to the street.

**WHEREAS**, the Board, after considering the information and testimony provided at the time of the hearing and examining the submitted and above listed documents, considering the report and comments of the Township Engineer, Wayne Johnson, PE, CPWM and the Board Professional Planner, James A. Miller, AICP, PP, the Borough of Newfield Planning/Zoning Board, sitting as a Zoning Board of Adjustment makes the following conclusions of law and findings of fact:

1. The Applicant is seeking a Use Variance and Bulk Variances in order to construct a two-family dwelling (a "Duplex") in the RR Rural Residential zoning district where multi-family dwellings are not a permitted use. The site is located on the west

A. A bulk variance to allow a lot size of 12,638.85 square feet where 40,000 square feet is required for an existing lot in the RR Rural Residential zoning district; and

B. A bulk variance to allow a lot frontage of 105 feet, where a minimum of 200 feet lot frontage is required in the RR Rural Residential zoning district; and

C. A bulk variance to allow lot coverage of 25% where a maximum of 15% is permitted in the RR Rural Residential zoning district.

As the Board ultimately denied the Applicant's request for a Use Variance, these variances became null and void and thus were denied by the Board.

4. Mr. Reed testified that he had purchased the property through a tax sale. He purchased the tax sale certificate two (2) years ago and had become the owner as of May 12, 2025. His intention is to build a duplex where he will live in one side of the property and his brother will live in the other side. Mr. Reed indicated that there is another duplex on the street. He does not intend to rent the duplex, but acknowledged that there was nothing to prevent him from renting it in the future.

5. The Board's Professional Engineer, Wayne Johnson, PE, CPWM, raised concerns about stormwater run-off. He noted that measures would have to be taken to control the run-off to the neighboring properties, with possible dry wells to the rear of the property.

(2) septic systems on the undersized lot.

7. Mr. Johnson further noted that Gloucester County will likely require a turn around area for the driveway in the front. This could be difficult in that it could interfere with the septic systems. The Applicant agreed that he would have to install a turn around.

8. The Board's Professional Planner, James Miller, AICP, PP provided the Board with the standards to be applied to the Use Variance request. Those proofs included special reasons to justify the granting of the Use Variance, no substantial negative impact to the neighborhood and no substantial detriment to the zoning code and Master Plan. He noted that the purpose of the RR Rural Residential zoning district in question is to provide "low-intensity residential development" and farming activities on large lots.

9. The Applicant failed to provide any testimony which would have in any way supported the granting of the Use Variance. There was no testimony or proofs provided to support the positive criteria or which provided "special reasons" for the granting of the Use Variance. The Board finds that the construction of a duplex in this zoning district, on this extremely undersized lot would not in any way present a benefit

of the RR Rural Residential zoning district is to encourage low-intensity residential development. The typical lot size for the zoning district is 2.5 acres, however, the ordinance permits lot sizes of 40,000 square feet where the lots are pre-existing. The Board finds that it would be a detrimental impact on the surrounding neighborhood to place a duplex on this extremely undersized lot. A duplex is a far more intense use than the single-family use that is permitted in the zoning district, especially when considering that the permitted lot size is 40,000 square feet, where this lot is only approximately 12,639 square feet. A duplex, placed on this extremely undersized lot, would be completely out of character for the surrounding neighborhood.

11. The Board further finds that the granting of the Use Variance in this application would constitute a substantial negative impact on the zoning code. For the reasons stated above, the goal of the RR Rural Residential zoning district is to encourage low-intensity residential uses on large lots. The zoning district requires lots to be 2.5 acres in size, while acknowledging that existing lots can be 40,000 square feet in size. The lot in question is substantially undersized, being more than two-thirds ( $2/3$ rds) smaller than permitted. To place the more intense use of a duplex, as opposed to the permitted single-family residence, on this undersized lot would fly directly in the face of the intent and purpose of the RR Rural Residential zoning district.

sufficient special reasons for the granting of the Use Variances in this matter. The Board weighed the positive and negative criteria of the project and determined that the substantial detriments to the neighborhood outweighed any potential benefit to the public good. The Board further determined that the granting of a Use Variance for the proposed duplex would substantially impair the intent and purpose of the zoning ordinance and the master plan. The Board ultimately denied the Use Variance. As a result of the denial of the Use Variance, the requests for the Bulk Variances were therefore null and void and denied by the Board.

**WHEREAS**, upon motion duly made and seconded to grant the Application for Use Variance Approval, the Board, sitting as a Zoning Board of Adjustment, by a vote of 0 in favor, 7 opposed and 0 abstentions, (Voting against: Ellison, Ricci, Saccomanno, Miller, Craig, Boyle and Corwonski), voted to **DENY** the requested Use Variance. As the Use Variance failed to obtain approval, the Board **DENIES** all of the requested Bulk Variances; and

**NOW, THEREFORE, BE IT RESOLVED**, by the Planning/Zoning Board of Borough of Newfield, sitting as a Zoning Board of Adjustment, that the application of Norman Reed of 319 Catawba Avenue, Newfield, New Jersey 08344, for Use Variance Approval and Bulk Variance Approvals, to allow the construction of a duplex on property

MLUL within fifteen (15) days of notice of said fees and costs, absent any challenge by the Applicant as to the correctness or amounts of such fees and costs.



\_\_\_\_\_  
Brent Hopkins Planning Board Chairman  
Planning/Zoning Board of the  
Borough of Newfield

The foregoing Resolution was a memorialization of action taken at a regular meeting of the Planning/Zoning Board of the Borough of Newfield held on the 23rd day of October 2025; and such resolution was adopted by the Planning/Zoning Board of the Borough of Newfield at its regular meeting held on January 22, 2026 by a vote \_\_\_ to approve, 5 to Oppose and 0 to abstain.



\_\_\_\_\_  
DEBRA HYDER, Secretary  
Planning/Zoning Board of the  
Borough of Newfield

THOSE IN FAVOR:

THOSE OPPOSED:

THOSE ABSTAINED: