

Resolution No. 2026-08

**RESOLUTION OF THE PLANNING/ZONING BOARD OF THE BOROUGH OF
NEWFIELD REGARDING AN APPLICATION OF NORMAN REED GRANTING BULK
VARIANCE APPROVALS FOR PROPERTY LOCATED AT 8 GORGO LANE
DESIGNATED AS BLOCK 1000, LOT 6**

WHEREAS, an application has been submitted by Norman Reed (hereinafter "Applicant"), of 319 Catawba Avenue, Newfield, New Jersey 08344, for Bulk Variance Approvals, to allow the construction of a single family dwelling 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 an online 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 an explanation of the application, W-9, a Plot Plan, a list of property owners within 200 feet, an affidavit of service and notice documents, application signed March 3, 2026; 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.

WHEREAS, the Borough of Newfield Planning/Zoning Board 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, and his representatives Terrance Horal and Matthew Moore, at the time of the hearing before the Board on May 28, 2026; and

3. Report of the Planning/Zoning Board Engineer, Wayne Johnson, PE, CPWM, dated May 16, 2026, a copy of which is attached and made a part of this resolution by way of reference; and

4. Comments made by the Planning/Zoning Board Engineer, Wayne Johnson, PE, CPWM at the time of the hearing on May 28, 2026; and

5. 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 was concerned about drainage on to his property and requested a privacy fence be installed. Mr. Reed will comply with the Board Engineer's request regarding installing dry wells to capture the roof run-off. He will not install a privacy fence.

B. Joseph Leshay, 335 Catawba Avenue. Mr. Leshay's farm field backs up to the subject property. He requested a fence be installed which the Applicant declined to do. Mr. Reed agreed to work with Mr. Leshay to install some plantings at the rear of the property to delineate the property line and discourage people from going onto the farmer's property.

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, the Borough of Newfield Planning/Zoning Board makes the following conclusions of law and findings of fact:

1. The Applicant is seeking Bulk Variances in order to construct a single-family dwelling in the RR Rural Residential zoning district. The site is located on the west side of Gorgo Lane and generally bounded by Gorgo Lane residential properties and farm fields to the West. The property is currently vacant land.

2. The following Bulk Variances are required and requested:

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 up to 20% where a maximum of 15% is permitted in the RR Rural Residential zoning district.

As the Board, for the reasons stated herein and on the record, granted all three (3) of the Bulk Variances.

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. He had previously attempted to get approval from the Board to build a duplex on the site. The Board denied his application. He is now returning to the Board

to obtain approval to build a single-family dwelling on the property. The property is currently vacant and is undersized for the zoning district. The surrounding area is residential in nature.

5. Mr. Reed confirmed that the height of the building would comply with the bulk requirements of the zoning district which is no higher than 35 feet. He expects the height to be approximately 17 feet. There is an area in the rear of the property noted as reserved. This was previously going to be the area where the second septic system would have been placed had the duplex application been approved. It is now simply reserved in the event the septic had to be moved in the future.

6. The Board Engineer inquired as to the potential of a turnaround in the front of the property. The Applicant agreed as a condition of approval to work with Mr. Johnson to see if a turn around can be added to the front of the property. If Mr. Johnson indicates it cannot be safely done, the Applicant is under no obligation to install the turnaround.

7. In response to an inquiry from the Board Engineer, the Applicant agreed as a condition of approval to install dry wells on the property at the downspouts to capture the roof run-off.

8. The Board determined that the Applicant had met all the requirements for the granting of the Bulk Variance Approvals. The lot size and lot frontage are essentially pre-existing conditions that cannot be corrected by the Applicant. Absent the granting of the variances the Applicant would be unable to develop the property. Similarly, the increased lot coverage is dictated by the fact that the lot is undersized. Without the bulk

variance being granted, developing the property would be improbable if not impossible. The benefits of having a single-family dwelling on the property outweigh any potential substantial detriment to the surrounding neighborhood. The proposed residential home would not substantially impact the master plan or zoning ordinance as a residential home in this particular location as single-family homes are permitted, if not encouraged in this zoning district and a single-family dwelling maintains the residential character of the neighborhood.

WHEREAS, upon motion duly made and seconded to grant the Application for Bulk Variance Approvals, the Board by a vote of 0 in favor, 7 opposed and 0 abstentions, (Voting for: Grova, Dobleman, Renzi, Ricci, Craig, Ms. Corwonski and Mr. Corwonski), voted to GRANT the application for the three (3) Bulk Variances; and

NOW, THEREFORE, BE IT RESOLVED, by the Planning/Zoning Board of Borough of Newfield that the application of Norman Reed of 319 Catawba Avenue, Newfield, New Jersey 08344, for Bulk Variance Approvals, to allow the construction of a single-family dwelling on property located at 8 Gorgo Lane, and known as Block 1000, Lot 6, is **HEREBY GRANTED**, and subject to the following terms and conditions:

1. Subject to the Applicant's complying with and obtaining any and all necessary approvals, if applicable and/or not otherwise having been previously obtained, from any other local, county, state and/or federal government or administrative body having jurisdiction over all or part of this land use development approval, including but not limited to the Borough of Newfield Water Utility, the

Gloucester County Health Department, the New Jersey Department of Environmental Protection and the Gloucester County Soil Conservation District; and

2. The Applicant must maintain an escrow account and/or inspection escrow, if required, with the Borough and pay the costs of all professional review and other fees required to act on this Application, pursuant to the applicable sections of the Borough's land development ordinances, zone codes and any other applicable municipal codes, and the N.J. Municipal Land Use Law. The Applicant's escrow account must be current prior to any permits being issued, or constructions or other activity commencing on the approved project, or any certificate of occupancy being issued; and

3. The Applicant shall indemnify and hold the Borough harmless from any claims whatsoever which may be made as a result of any deficiency in the Application, or as to any representations made by the Applicant, including but not limited to proper service and notice upon interested parties made in reliance upon the certified list of property owners and other parties entitled to notice, said list having been provided to the Applicant by the Borough pursuant to N.J.S.A. 40:550-12.c., and publication of the notice of public hearing in this matter in accordance with law; and

4. The Applicant must obtain any and all other construction or municipal permits, inspections, and/or other approvals, required with respect to the relief as granted herein; and

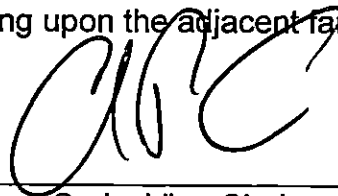
5. The Applicant shall comply with each and every condition, revision, modification and/or other request contained in the Planning/Zoning Board Engineer's letter of May 16, 2026, unless otherwise specifically modified herein or on the record; and

6. The Planning Board Engineer shall review all plans and amended plans in order to determine compliance with the terms and conditions of the Board Approval. Any shortcomings noted by either shall be addressed to the satisfaction of the Board Engineer and/or Planner before the plans are signed. The applicant shall submit appropriate escrow amounts, as determined by the Board Engineer; and

7. The Applicant shall work with the Board Engineer, Mr. Johnson to see if a turnaround can be added to the front of the property. If Mr. Johnson indicates it cannot be safely done, the Applicant is under no obligation to install the turnaround; and

8. The Applicant shall install dry wells on the property at the downspouts to capture the roof run-off; and

9. The Applicant shall work with the Board Engineer and the neighboring farmer to potentially install plantings at the rear property line to delineate the property line and discourage people from entering upon the adjacent farm.



Andrew Craig, Vice-Chairperson
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 28th day

of May 2026; and such resolution was adopted by the Planning/Zoning Board of the Borough of Newfield at its regular meeting held on June 25, 2026, by a vote 7 to approve, 1 to Oppose and 0 to abstain.



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

THOSE IN FAVOR:

THOSE OPPOSED:

THOSE ABSTAINED: