

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

Meeting was adjourned at 7: 15 pm.

A handwritten signature in blue ink, appearing to read "Debra Hyder", is written over a horizontal line.

Debra Hyder Planning/zoning Board Secretary

Borough of Newfield Planning/Zoning
Board Minutes
February 22,2024

Newfield Borough Planning/Zoning Board held their monthly meeting Thursday, February 22,2024 at 7:00pm at the 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.

Call of the Roll:

Members Present: Chairman Saccomanno, Mayor Grova, Mr. Miller, Mr. Ricci Mr. Hopkins, Mrs. Corwonski
Absent: Mr. Craig, Mr. Hudson, Mr. Marandino. Also Present was Solicitor Aimino and Engineer Wayne Johnson.

Mr. Hopkins made a motion to approve the Minutes of January 25,2024 Mr. Ricci seconded the motion All in favor. Motion carried

Mr. Hopkins made a motion to approve Resolution 8-2024 - A RESOLUTION OF THE PLANNING/ZONING BOARD OF THE BOROUGH OF NEWFIELD REGARDING AN APPLICATION OF C THREE LOGISTICS, LLC GRANTING A USE VARIANCE APPROVAL AND MINOR SITE PLAN APPROVAL FOR PROPERTY LOCATED AT 22 GORGO LANE, DESIGNATED AS BLOCK 1000, LOT 9. Roll Call Vote: Ayes: Chairman Saccomanno, Mr. Ricci, Mr. Hopkins, and Mrs. Corwonski . Mayor Grova and Mr. Miller recused themselves from the matter. Motion adopted 4-0.

Mr. Aimino advised resolution 9-2024 was placed on the agenda in error and was left on the agenda in case the extension of Arbor Development was needed. Mr. Aimino swore in Mr. Rigolizzo owner of Arbor Development to give testimony. Mr. Aimino asked if Mr. Rigolizzo would be able to file the plats by March 23,2024. Mr. Rigolizzo advised he would file them on time. He noted that he originally thought that the deadline was in February 2023. He also advised that the new plans need to be signed so that they could provide the Borough with a signed set of plans. Chairman Saccomanno asked if the development would be a 55 and over development. Mr. Rigolizzo reported it would be a 55 and over development with four different model of homes ranging in different sizes and would be built on half acre lots. There will be twenty homes in the development. Mr. Miller asked if the homes would be of stick construction. Mr. Rigolizzo advised they would be and noted there will be a 30-foot buffer between the houses and the Nottingham Development. Mr. Johnson advised to follow the NJ DOT standards on the curbs to reduce the costs. Mr. Rigolizzo reported that he will be building a phase two and older development in the future.

Mayor Grova made a motion to open to the public. Mr. Hopkins seconded the motion. All in Favor. Motion carried. No one addressed the board. Mr. Miller made a motion to close the public portion. Mr. Hopkins seconded the motion. All in Favor. Motion Carried.