


Chairman Saccomanno asked Mr. LaRosa the size of the carport. Mr. LaRosa advised his property is located in the RR Zoning district which requires a minimum front yard setback of 75 feet, minimum side yard setback of 25 feet and lot coverage not to exceed 15%.

The proposed carport is 26'x 34' in size. Mr. Larosa is seeking the following bulk variances front yard setback of 43 feet where 75 feet are required. Side yard setback of 12 feet where 25 feet are required. Lot coverage of about 45% where no more than 15% is allowed. The car port will be 26 feet off of the side of the house and it will be the width of his driveway.

Mr. Johnson reported that the house has been there since 1971 and that the house was over the impervious coverage at that time. It was always an undersized lot. The car port will not cause any drainage or septic issues for the neighbors. Mr. Johnson reported there is no reason to deny this application.

Mr. Marandino made a motion to approve the variance application. Mr. Miller seconded the Motion Roll Call Vote; Ayes Chairman Saccomanno, Mayor Grova, Mr. Miller, Mr. Marandino, Mrs. Corwonski, Mr. Boyle, Mr. Hopkins. Abstain: None Vote Pass 7-0

Mr. Hopkins made a motion to adjourn the meeting. Mayor Grova seconded the motion all in Favor: Unanimous


Debra Hyder, Planning/Zoning Secretary

BOROUGH OF NEWFIELD
PLANNING/ZONING BOARD MINUTES
November 21, 2024
7:00 PM

Newfield Borough Planning / Zoning Board Meeting held their monthly meeting on Thursday November 21, 2024 at 7:00 PM at the Newfield 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 Meetings Law, PL 1975 Chapter 231.

Members Present: Chairman Sacomanno. Mayor Grova, Mrs. Crowonski, Mr. Boyle, Mr. Hopkins, Mr. Miller, Mr. Marandino. Absent Members: Mr. Craig, Mr. Ricci, Mr. Moratelli. Also Present was Adam Telsey, Esquire due to the absence of Solicitor Aimino, Engineer Mr. Wayne Johnson, and Planner. Mr. Miller.

Mrs. Corwonski made a motion to approve the minutes from October 24,2024. Mr. Hopkins seconded the motion. All In Favor. Unanimous.

Chairman Sacomanno advised Mr. Miller is present this evening to discuss the comments Mayor and Council had regarding the revisions to the zoning Ordinance amending the Rural Residential zoning district. Mr. Miller advised that the Mayor and Council requested a 100-foot buffer for the equine uses and 150-foot- buffer for all other uses. Mr. Miller advised he saw no problem with making that change. Mr. Miller noted that one of the questions Mayor and Council had was if the 80 acres would have to be entirely in the Borough of Newfield. Mr. Miller advised the Borough would Regulate only what is within the Borough of Newfield. Another question the Mayor and Council had was how many horses would be permitted on the property. Mr. Miller advised that the first horse would initially be on two acres and then a second horse would need another acre. That is the standard for small equine uses. The best management practices from the Agricultural department regulations by adopting by reference: would mean the town would not have to keep making changes. It would automatically be updated when the state makes changes. Mr. Miller advised that the Ordinance draft will go to the Borough Council for first reading, Once that is completed, it will come back to the planning board for compliance review and then back to council for public hearing and adoption. Mr. Miller also wanted to address the amendment to the Master Plan re-examination and asked if it should be done in accordance with the Zoning amendment. When the Master Plan was done, the changes were basically signs in residential areas, outdoor structures, and swimming pools, The process for adopting is identical as in the form of an ordinance. Mayor Grova advised that the farmland applicant has followed up several times with emails and Mayor Grova would like to keep the issues separate. Solicitor Telsey advised that the ordinance would have to be introduced in January. He advised both matters can be addressed in January.

Solicitor Telsey Swore in Mr. LaRosa regarding Block 700 lot 16.01 326 Catawba Avenue. Variance seeking relief to construct carport for front and side setbacks than required in the RR zoning district also seeking relief from the ordinance to exceed the maximum lot coverage.

Solicitor Telsey asked Engineer Mr. Johnson if he deemed the application complete. Mr. Johnson reported that Mr. LaRosa's application had enough information in it to deem it complete.

Mayor Grova made a motion to deem the application complete. Mr. Miller seconded the motion Roll Call Vote: Ayes: Chairman Saccomanno, Mayor Grova, Mr. Miller, Mr. Marandino, Mrs. Corwonski, Mr. Boyle, Mr. Hopkins. Abstain: None Vote Pass 7-0.