

## **CITY OF NORTHFIELD REGULAR MEETING MINUTES MARCH 4, 2025**

At 6:44pm this meeting was called to order by Municipal Clerk Mary Canesi. This meeting was properly advertised in the Press of Atlantic City on January 11, 2025, and in accordance with Public Law 75, Chapter 231.

### **FLAG SALUTE**

Mayor Chau led the flag salute followed by a moment of silence.

### **ROLL CALL**

**Present:** Councilwoman Carfagno; Councilwoman Kern; Councilman Notaro; Councilman Polistina; Councilman Smith; Council President Bucci.

**Absent:** Councilman Dewees

Mayor Chau, Solicitor Facenda, and Engineer Mauro were also present.

### **READING AND APPROVAL OF THE MINUTES**

On a motion by Councilwoman Carfagno with a second by Councilman Smith all members present were in favor of approving the minutes of February 18, 2025, without formal reading.

Council President Bucci read the following statement: "We will be changing the order of business a bit this evening. There is a Resolution on tonight's agenda to authorize an Executive Session discussion for the purpose of having the City's union negotiations team provide an update to the balance of City Council as to the status of negotiations. Unfortunately, the City Solicitor needs to leave early tonight due to an unanticipated schedule conflict, and his back up counsel, Marc Nehmad, Esquire, will take his place for the balance of the meeting when that occurs.

For this reason, we will be convening the Executive Session of Council earlier than it appears on the published agenda, and will do so now, before the Mayor's Report and other items of business.

At the conclusion of the Executive Session discussion, this meeting will resume in public, and a statement for the record will be made; we will then resume the order of business as on the published agenda, beginning with the Mayor's Report. No formal action will be taken this evening regarding the matters discussed in Executive session."

### **EXECUTIVE SESSION**

On motion of Councilman Notaro with a second by Councilman Polistina all members present were in favor of adopting Resolution 87-2025.

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- 87-2025**      A Resolution Providing for an Executive Session Not Open to the Public in Accordance with the Provisions of the New Jersey Open Public Meetings Act, N.J.S.A. 10:4-12b (4), Regarding Contract Negotiations between the City of Northfield and Government Workers Union, Local 420

Clerk Canesi read the resolution by title. Clerk Canesi stated that members of the public who were in attendance, including the videographer, would need to exit Council Chambers during the Executive Session and were welcome to wait in the lobby if they chose. At the conclusion of the Executive Session of Council, the Council will resume the public portion of the meeting and welcome the return of members of the public. A statement would be made for the record at that time.

Clerk Canesi further stated that we are required to set forth as much information as possible as to the subject matter to be discussed as well as provide for the public the amount of time they can expect to elapse before the non-public portion of the minutes can be disclosed. She deferred to Solicitor Nehmad for further explanation.

Solicitor Nehmad announced that the matter to be discussed is the status of contract negotiations between the City of Northfield and Government Workers Union, Local 420, including the terms and conditions which are proposed. The minutes would be kept and made available when permitted and required by law. The timeframe for the release of those minutes is unknown. Council will remain in Council Chambers and return to the public session when the Executive Session is complete for a short statement and possible official action.

At 6:50pm, Sergeant Czaplinski arrived on behalf of Chief VonColln, who was unable to attend this evening. Sergeant Czaplinski apologized for being late, he was delayed by an EMS call. He advised he'd return to Council Chambers after the Executive Session.

*At 6:50pm Council entered Executive Session and remained in Council Chambers.*

*At 7:15pm the Executive Session of Council was adjourned, and the Regular Meeting resumed in Council Chambers.*

Solicitor Nehmad announced that the Executive Session had concluded. The matters discussed were the status of contract collective bargaining negotiations between the City of Northfield and Government Workers Union, Local 420. The minutes would be kept and made available when permitted and required by law. The timeframe for the release of those minutes is unknown.

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### **MAYOR'S REPORT**

Mayor Chau read the Police Department report for February; there was no overtime for February. Regarding the revaluation, Mayor Chau does not predict we will be in the first group, or even next year. He suggested we put money away each year so the hit won't be as hard.

### **CITY ENGINEER'S REPORT**

Engineer Mauro reported regarding the slip line project; it was originally sent on February 28<sup>th</sup> and then with additional input from Council, Superintendent Vitale, and Supervisor Boyd they revised the specs. The work is at two locations, Zion and Mill and Zion and Shore. The base bid is slip lining all pipes at all locations, she read the details of the various alternate bids. She would advertise on March 13<sup>th</sup> for four weeks with the bid opening on April 10<sup>th</sup> and hopefully Council would award in April.

Councilman Polistina, regarding option four, asked was it less slip lining so we can incorporate the manholes?

Engineer Mauro replied, yes and explained that this last alternate is a critical location.

Public Works Supervisor Boyd, in audience, explained the importance of critical pipe and the fourth alternate bid.

Engineer Mauro continued and moved to the Fiscal Year 2024 LRIG Grant, regarding parking lot construction at Birch Grove Park. The original project cost was \$93,000.00 with \$80,000.00 for construction, the City only received \$63,000.00 in grant funding with a \$33,000.00 shortfall, we reevaluated the project and revisited with DCA; they asked DCA if the engineering costs of \$8,000 could be in the grant and they can. DeBlasio could resubmit an amended the application with the change in scope to meet the \$63,000.00, the only amount not included would be \$4,500 in construction costs. They would also probably submit to extend by a few months as well.

Mayor Chau asked are you suggesting all stone?

Engineer Mauro replied, it was going to be stone anyway, this would eliminate the paved drive-aisle.

Mayor Chau was concerned that over time the stones scatter causing puddling.

Engineer Mauro suggested another future grant to tie in more paving at Birch Grove Park or to find another use for the funding.

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Clerk Canesi explained that formal approval by the governing body of the change in scope would be required. For the March 18<sup>th</sup> meeting, she would need written details from the Engineer not later than the Thursday before the March 18<sup>th</sup> meeting.

Council President Bucci took a straw poll, all were in favor of the change.

**PUBLIC SESSION**

Council President Bucci opened this meeting for any member of the public to speak on any topic.

Sherri Lilienfeld, Margate; regarding the micro plastics ordinance, she wrote the original ordinance that was introduced in Margate in October 2023. There were nine towns that have adopted this as an ordinance, and three as a resolution. She was very excited to see that Northfield was doing this. She said they were asked a lot about enforcement. It was very simple and it would save contractors' time. Hoods for saws were available on amazon at a cost of \$120. Margate works with Clean Ocean Action and Beyond Plastics and other non-profits, they are developing a website and a flyer that would show contractors the various containment devices. They were available in English and Spanish, and she is working on a video. The first step to enforcement is awareness, and it protects them, their pets, their families. She commended Northfield for doing this.

Mayor Chau asked has any town issued a penalty?

Ms. Lilienfeld replied and said a call will come into the building department and someone from the building department needed to go out and take pictures and be well versed and able to explain it. She was working on a generic video. She thanked Council.

Councilman Notaro said he wanted to pull this from tonight's agenda; it had nothing to do with not doing this, instead he needed more time to review it. He does support it. It would be on the agenda the next meeting. He reiterated that he does support this.

Seeing no one else wishing to speak, Council President Bucci closed the public session.

**RESOLUTIONS / CONSENT AGENDA**

Council President Bucci read the following statement: "All matters listed under the consent agenda are considered to be routine in nature, and having been reviewed by Council, will be enacted by one motion. Any item may be removed from the Consent Agenda at the request of any Council Member and if so removed, it will be treated as a separate matter. Any items requiring expenditure are supported by a Certification of Availability of Funds."

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Council President Bucci asked if anyone wanted anything voted outside of the consent agenda?

Clerk Canesi explained that Resolution 75-2025 was currently on the table so it would not be a part of the consent agenda and reminded Council that Resolution 87-2025 had already been approved.

Councilwoman Kern announced she would be abstaining from 75-2025.

Council President Bucci confirmed the consent agenda as consisting of Resolutions 76-2025 through 86-2025 and Resolution 88-2025.

Solicitor Nehmad read Resolution 88-2025 into the record.

**“CITY OF NORTHFIELD, NJ  
RESOLUTION NO. 88-2025**

**AUTHORIZING THE WAIVER OF ANY AND ALL PERMIT FEES  
ASSOCIATED WITH THE REPAIR OF THE POLICE DEPARTMENT  
STAIRS AT THE REAR ENTRANCE TO THE MUNICIPAL BUILDING**

**BE IT RESOLVED**, in accordance with NJSA 52:27D-126b, the Common Council of the City of Northfield, County of Atlantic, New Jersey, hereby authorizes the City of Northfield to waive any and all permit fees associated with the maintenance and repairs to the concrete stairs at the Police Department entrance at the rear of the municipal building, at 1600 Shore Road, Northfield, NJ 08225.”

On motion of Councilman Notaro, seconded by Councilman Polistina, all members present were in favor of voting on Resolutions 76-2025 through 86-2025 and 88-2025 by Consent Agenda.

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| <b>76-2025</b> | Resolution of the City of Northfield, Atlantic County, New Jersey, Authorizing Fireworks Display on Private Property Pursuant to N.J.S.A. 21:3-3       |
| <b>77-2025</b> | Work Change Order No. 1 – Final for the Project known as MA-2022 Reconstruction of Oak Avenue  |
| <b>78-2025</b> | Authorizing Refund of Overpayment of Taxes   |
| <b>79-2025</b> | Authorizing Refund of Overpayment of Taxes   |
| <b>80-2025</b> | Authorizing the Waiver of Any and All Permit Fees Associated with the Installation of a New Electric Control Panel at Birch Grove Park                 |
| <b>81-2025</b> | Resolution to Amend the Agreement between Surenian, Edwards, and Nolan, LLC, Special Counsel on Affordable Housing Matters, and the City of Northfield |

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- 82-2025** Authorization to Submit a Strategic Plan for the Governor’s Council on Substance Use Disorders, and Acknowledgement of the Terms and Conditions for the Municipal Alliance Grant
- 83-2025** Amending Resolution 57-2025, Authorization to Hire Part Time Fire Protection Sub Code Official
- 84-2025** To Approve an Application for Use of Facilities
- 85-2025** To Approve an Application for Use of Facilities
- 86-2025** Approval of Specifications and Authorization to Proceed with Public Bidding for the Project known as “Various Sanitary Sewer Main and Manhole Rehabilitations Re-Bid”

Councilman Notaro motioned, Councilman Polistina seconded, to adopt the Consent Agenda.

Roll Call: Mrs. Carfagno – yes; Mr. Dewees – absent; Mrs. Kern – yes; Mr. Notaro – yes; Mr. Polistina – yes; Mr. Smith – yes; Mrs. Bucci – yes; Motion carried.

Solicitor Nehmad announced that Resolution 75-2025 called for a motion and a second to be removed from the table and would need a majority to be adopted.

Councilwoman Carfagno motioned, Councilman Polistina seconded, to remove Resolution 75-2025 from the table.

All members present were in favor, apart from Councilwoman Kern who abstained, of removing Resolution 75-2025 from the table.

Councilwoman Carfagno announced she spoke with Mainland Regional High School, there was a \$100.00 per day fee charged by Mainland, but that was not the deterrent. This group wants to use our fields because the majority of the kids are from Northfield and are younger and it made more sense to use a smaller field. She suggested we move forward to set fees for use of fields, especially for for-profit users.

Councilman Smith believed we should do that first before we approve that for this purpose; he did raise the initial objection and has not heard from anyone. He did not see anyone here to discuss it. This clinic has been at Mainland for 15years without complaint, it would put more stress on our fields. He believed there should be a daily use fee. They aren’t under any obligation to do anything. They will not be doing any maintenance. He believed we just did work on this field at substantial expense.

Mayor Chau advised he would support that; we should charge a fee.

Council President Bucci noted some participants are 7-year-olds, the Babe Ruth Field was too big for these kids.

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Councilwoman Kern stated that we just approved lacrosse, she didn't see what the difference was.

Councilman Smith replied, they are only using the outfield and lacrosse is not a for-profit group. There was no one here to argue for this or make a statement. They knew it was tabled, or they should know.

Councilwoman Carfagno asked how long it would take to put a fee use in place.

Clerk Canesi explained the issue with fees versus no fee has been discussed at length many times, over the years, Solicitor Facenda, when he returns, could speak to it. Clerk Canesi believed there may be legal issues with charging fees for certain groups versus not charging for other groups. She did not believe it would be quick process. Once fees are charged for use of our facilities, Clerk Canesi noted, there is a greater level of expectation on the part of the applicants.

Councilwoman Kern reiterated that she did not see what the difference was, we've approved this type of use for everyone else.

Councilman Polistina commented that being a not for profit is just a financial designation, it doesn't mean they've applied for status with the IRS.

Clerk Canesi addressed a comment made earlier by Councilman Smith as to why we ask if it's a not-for-profit group. She explained that the Council felt it was important to ask that question, adding that there is no vetting of the claim of a not-for-profit status.

Councilman Notaro motioned, Councilman Polistina seconded, to adopt Resolution 75-2025.

**75-2025**          To Approve an Application for Use of Facilities

Roll Call: Mrs. Carfagno – yes; Mr. Dewees – absent; Mrs. Kern – abstain; Mr. Notaro – yes; Mr. Polistina – yes; Mr. Smith – no; Mrs. Bucci – yes; Motion carried.

### **ORDINANCE**

Councilwoman Kern motioned; Councilman Polistina seconded to adopt Ordinance 4-2025.

**4-2025**          An Ordinance Amending Section 215-42 of the Code of the City of Northfield Governing Land Use and Development  
*2nd Reading / Public Hearing / Final Consideration*  
*Published in the Press of AC 3/8/2025*

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The Municipal Clerk read the Ordinance by title, stating that this is the second reading and public hearing. After the public hearing, Council would consider the ordinance for final passage. Clerk Canesi announced the date of final publication, if the ordinance passed this evening, and stated that since introduction, the Ordinance has been posted in the lobby of City Hall and on the municipal website. Any member of the public who requested a copy of the ordinance would have been provided with one free of charge in the office of the Municipal Clerk during regular business hours up until the date and time of the public hearing.

Council President Bucci opened the public hearing for Ordinance 4-2025.

Seeing no one wishing to speak, Council President Bucci closed the public hearing.

Roll Call: Mrs. Carfagno – yes; Mr. Dewees – absent; Mrs. Kern – yes; Mr. Notaro – yes; Mr. Polistina – yes; Mr. Smith – yes; Mrs. Bucci – yes; Motion carried.

Councilman Dewees motioned; Councilman Polistina seconded to introduce Ordinance 5-2025.

**5-2025**      An Ordinance Amending Article XIV, Section 111-27, Schedule I, of the City of Northfield Code Titled No Parking  
*2nd Reading / Public Hearing / Final Consideration*  
*Published in the Press of AC 03/08/2025*

The Municipal Clerk read the Ordinance by title, stating that this is the second reading and public hearing. After the public hearing, Council would consider the ordinance for final passage. Clerk Canesi announced the date of final publication, if the ordinance passed this evening, and stated that since introduction, the Ordinance has been posted in the lobby of City Hall and on the municipal website. Any member of the public who requested a copy of the ordinance would have been provided with one free of charge in the office of the Municipal Clerk during regular business hours up until the date and time of the public hearing.

Council President Bucci opened the public hearing for Ordinance 5-2025.

Seeing no one wishing to speak, Council President Bucci closed the public hearing.

Roll Call: Mrs. Carfagno – yes; Mr. Dewees – absent; Mrs. Kern – yes; Mr. Notaro – yes; Mr. Polistina – yes; Mr. Smith – yes; Mrs. Bucci – yes; Motion carried.

Council President Bucci announced Ordinance 6-2025 would not be moved this evening.



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**PAYMENT OF BILLS      \$ 2,437,708.61**

Councilman Smith motioned, Councilman Notaro seconded, to approve payment of bills.

Roll Call: Mrs. Carfagno – yes; Mr. Dewees – absent; Mrs. Kern – yes; Mr. Notaro – yes; Mr. Polistina – yes; Mr. Smith – yes; Mrs. Bucci – yes; Motion carried.

**MEETING NOTICES**

Council President Bucci read the meeting notices.

Councilwoman Kern thanked Deputy Clerk Campbell and Clerk Canesi for doing the certificates today and the diligence in having the all the kids today, the kids were very excited and it's always one of her favorite meetings.

At 8:00pm, on motions properly made and seconded, all members present were in favor of adjourning the meeting.

Respectfully submitted,

Mary Canesi, RMC, Municipal Clerk