

**CITY OF NORTHFIELD COUNCIL MEETING AGENDA
MARCH 12, 2024**

MEETING CALLED TO ORDER by Mary Canesi, Municipal Clerk. This meeting has been properly advertised in the Press of Atlantic City on Saturday, January 6, 2024, and in accordance with Public Law 1975, Chapter 231.

FLAG SALUTE

COUNCIL ROLL CALL:

Bucci, Carfagno, Dewees, Polistina, Notaro, Smith; Leeds

MAYOR: Chau

APPROVAL OF MINUTES – February 20, 2024 and March 7, 2024

MAYOR’S REPORT

CITY ENGINEER’S REPORT

PUBLIC SESSION/FIVE MINUTES PER SPEAKER

RESOLUTIONS

- 61-2024** Resolution to Amend the Agreement Between Surenian, Edwards, and Nolan, LLC, Special Counsel on Affordable Housing Matters, and the City of Northfield
- 62-2024** Approving Participation with the State of New Jersey State Grant Program Administered by the Department of Law and Public Safety, Office of the Attorney General
- 63-2024** Establishing Acceptable Forms of Payment for Delinquent Tax Payments Received After April 11, 2024
- 64-2024** Resolution Authorizing Cancellation and Refund of Taxes Pursuant to N.J.S.A. 54:4-3.30 & N.J.S.A. 54:4-3.32 on Property known as Block 170 Lot 16 (222 E. Surrey Avenue)
- 65-2024** Resolution of the Common Council of the City of Northfield Providing Consent to A Project at Block 92, Lots 25, 28, 29, 33 and 34 in the City of Northfield Which Requires a Treatment Works Approval Application to the State of New Jersey Department of Environmental Protection
- 66-2024** To Approve an Application for Use of Facilities – Baseball Performance Center
- 67-2024** To Approve an Application for Use of Facilities – OC Premier Softball
- 68-2024** To Approve an Application for Use of Facilities – General Dynamics I.T.

**CITY OF NORTHFIELD, NJ
RESOLUTION NO. 61-2024**

**RESOLUTION TO AMEND THE AGREEMENT BETWEEN SURENIAN,
EDWARDS, AND NOLAN, LLC, SPECIAL COUNSEL ON
AFFORDABLE HOUSING MATTERS, AND THE CITY OF
NORTHFIELD**

WHEREAS, on November 14, 2023, the Common Council of the City of Northfield Council adopted Resolution 217-2023 amending a professional services contract to Surenian, Edwards, and Nolan, LLC, LLC, 311 Broadway, Suite A, Point Pleasant Beach, New Jersey, with respect to its affordable-housing obligations in any proceeding involving (a) the New Jersey Council on Affordable Housing (“COAH”), and/or (b) a New Jersey court of competent jurisdiction; and

WHEREAS, the Common Council desires to amend the contract from an amount not to exceed \$25,000.00 to an amount not to exceed \$35,000.00. This amount is based on a reasonable estimate of services required, and the City of Northfield is not obligated to spend the entire amount.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the Common Council of the City of Northfield that the Agreement between the City of Northfield Surenian, Edwards, and Nolan, LLC, LLC, 311 Broadway, Suite A, Point Pleasant Beach, New Jersey, be increased from an amount not to exceed \$25,000.00 to \$35,000.00.

BE IT FURTHER RESOLVED, that certification of funds has been received from the Municipal Finance Officer and that funds will be encumbered by purchase order on an as needed basis, as required by pursuant to N.J.A.C 5:30-5.4 and charged against line 3-01-20-155-200.

I, MARY CANESI, Municipal Clerk of the City of Northfield, do hereby certify that the foregoing Resolution was duly adopted at a Regular Meeting of the Common Council of the City of Northfield, held this 12th day of March 2024.

Mary Canesi, RMC, Municipal Clerk

**CITY OF NORTHFIELD, NJ
RESOLUTION NO. 62-2024**

**APPROVING PARTICIPATION WITH THE STATE OF NEW JERSEY
STATE GRANT PROGRAM ADMINISTERED BY THE DEPARTMENT OF
LAW AND PUBLIC SAFETY, OFFICE OF THE ATTORNEY GENERAL**

WHEREAS, the City of Northfield wishes to apply for funding of approximately \$45,150.00 with a match of \$71,356.00 for a total cost of \$116,506.00 for a project under the State of New Jersey Safe and Secure Communities Grant Program (24-0118) for the period of April 9, 2024 through April 8, 2025, and

WHEREAS, the Mayor and Council have reviewed the accompanying application and have approved said request, and

WHEREAS, the project is a joint effort between the Department of Law and Public Safety and the Northfield Police Department for the purpose described in the application.

THEREFORE, BE IT RESOLVED by the Mayor and Council that

- (1) As a matter of public policy, the City of Northfield wishes to participate to the fullest extent possible with the Department of Law and Public Safety.
- (2) The Attorney General will receive funds on behalf of the applicant.
- (3) The Department of Public Safety, Office of the Attorney General shall be responsible for the receipt and review of the applications for said funds. The Department of Public Safety, Office of the Attorney General shall initiate allocations to each applicant as authorized.
- (4) The City Council of the City of Northfield does accept the award described herein for the purposes specified in the application.

I, Mary Canesi, Municipal Clerk of the City of Northfield, do hereby certify that the foregoing Resolution was duly adopted at a Regular Meeting of the Common Council of the City of Northfield, held this 12th day of March 2024.

Mary Canesi, RMC, Municipal Clerk

**CITY OF NORTHFIELD, NJ
RESOLUTION NO. 63-2024**

**ESTABLISHING ACCEPTABLE FORMS OF PAYMENT FOR
DELINQUENT TAX PAYMENTS RECEIVED AFTER APRIL 11, 2024**

WHEREAS, pursuant to N.J.S.A 54:5-19, the City of Northfield will conduct its annual standard tax lien sale on May 31, 2024, at 9:30am prevailing time; and

WHEREAS, any taxpayer who is delinquent as of December 31st of the previous calendar year shall be included in the standard sale; and

WHEREAS, to ensure full payment prior to the date of the standard tax sale, all delinquent tax payments tendered after April 11, 2024, must be paid either by certified check, money order, or cash.

NOW, THEREFORE, BE IT RESOLVED, by the Common Council of the City of Northfield, County of Atlantic and State of New Jersey that all delinquent tax payments tendered after April 11, 2024, must be paid either by certified check, money order, or cash.

I, MARY CANESI, Municipal Clerk of the City of Northfield, do hereby certify that the foregoing Resolution was duly adopted at a Regular Meeting of the Common Council of the City of Northfield, held this 12th day of March 2024.

Mary Canesi, RMC, Municipal Clerk

**CITY OF NORTHFIELD, NJ
RESOLUTION NO. 64-2024**

**RESOLUTION AUTHORIZING CANCELLATION AND REFUND OF
TAXES PURSUANT TO N.J.S.A. 54:4-3.30 & N.J.S.A. 54:4-3.32 ON
PROPERTY KNOWN AS Block 170 Lot 16 (222 E SURREY AVENUE)**

WHEREAS, it has been brought to the attention of the City of Northfield that there are taxes assessed on Block 170 Lot 16 (222 E Surrey Avenue) for 2024 which should be cancelled pursuant to N.J.S.A. 54:4-3.30; and

WHEREAS, it is the desire of the City to adjust the records of the Tax Collector in accordance therewith, which is the purpose of this resolution; and

WHEREAS, Daniel J. Roy acquired title to Block 170 Lot 16 (222 E Surrey Avenue) on February 21, 2024; and

WHEREAS, Daniel J. Roy is qualified to receive a permanent and totally disabled veteran's property tax exemption, pursuant to N.J.S.A. 54:4-3.30.

NOW, THEREFORE, BE IT RESOLVED by City Council of the City of Northfield, County of Atlantic, State of New Jersey, as follows:

1. The Tax Collector, pursuant to the exemption under N.J.S.A. 54:4-3.30, is hereby authorized to cancel taxes on Block 170 Lot 16 (222 E Surrey Avenue) as follows due to the fact that said property is exempt:

\$3,632.36 for the year of 2024

2. The Chief Financial Officer and other appropriate officials, pursuant to N.J.S.A. 54:4-3.32, are hereby authorized to refund taxes to Roy, Daniel J, Block 170 Lot 16, 222 E Surrey Ave, Northfield NJ 08225:

\$1,089.71 for the year of 2024

I, MARY CANESI, Municipal Clerk of the City of Northfield, do hereby certify that the foregoing Resolution was duly adopted at a Regular Meeting of the Common Council of the City of Northfield, held this 12th day of March, 2024.

Mary Canesi, RMC, Municipal Clerk

**CITY OF NORTHFIELD, NEW JERSEY
RESOLUTION NO. 65-2024**

**RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF
NORTHFIELD PROVIDING CONSENT TO A PROJECT AT BLOCK 92,
LOTS 25, 28, 29, 33 AND 34 IN THE CITY OF NORTHFIELD WHICH
REQUIRES A TREATMENT WORKS APPROVAL APPLICATION TO
THE STATE OF NEW JERSEY DEPARTMENT OF ENVIRONMENTAL
PROTECTION**

WHEREAS, Gables at Wabash, LLC. has made application for Block 92, Lots 25, 28, 29, 33, and 34, known as Gables on Wabash, to construct and operate eight sanitary sewer system to service a 77-unit apartment complex consisting of 5 buildings and all associated roadways, parking, and other required utilities in the City of Northfield, and

WHEREAS, the sanitary sewer will require 935 lineal ft. of 8-inch diameter PVC pipe and will connect to the existing municipal sewer system along Wabash Avenue, and

WHEREAS, Schaeffer Nassar Scheidegg Consulting Engineers, LLC (the “City Engineer” for this particular project) has reviewed the Treatment Works Approval application submitted to the New Jersey Department of Environmental Protection (“NJDEP”) on behalf of the aforementioned property; and

WHEREAS, the City Engineer has advised that the City of Northfield endorses the Treatment Works application to the NJDEP; and

WHEREAS, approval for a Treatment Works application requires the municipality to, by way of Resolution, consent to the project; and

WHEREAS, a copy of the application is on file in the City of Northfield; and

WHEREAS, the City Engineer recommends to the Mayor and Common Council that it in fact consent to this application.

NOW THEREFORE BE IT RESOLVED by the Common Council for the City of Northfield, in the County of Atlantic and State of New Jersey, as follows:

1. The City of Northfield hereby consents to the Treatment Works application as submitted for the property known as Block 92, Lots 25, 28, 29, 33, and 34, known as Gables on Wabash in the City of Northfield.
2. The Mayor for the City of Northfield is hereby authorized to endorse and sign the Treatment Works Approval application.

BE IT FURTHER RESOLVED, that if any section, paragraph, subsection,

clause, or provision of this Resolution shall be adjudged by the courts to be invalid, such adjudication shall apply only to the section paragraph, subsection, clause, or provision so adjudicated, and the remainder of the Resolution shall be deemed valid and effective; and

BE IT FURTHER RESOLVED that this Resolution shall take effect following adoption and approval in the time and manner prescribed by law.

Mayor, Erland Chau

Mary Canesi, RMC, Municipal Clerk

I, MARY CANESI, Municipal Clerk of the City of Northfield, do hereby certify that the foregoing Resolution was duly adopted at a regular meeting of the Common Council of the City of Northfield, held this 12th day of March 2024.

Mary Canesi, RMC, Municipal Clerk

**CITY OF NORTHFIELD, NJ
RESOLUTION NO. 66-2024**

TO APPROVE AN APPLICATION FOR USE OF FACILITIES

WHEREAS, Mr. Ryan Buccafurni has properly submitted an Application for Use of Facilities requesting use of the Boys Major League Baseball Field on Sundays, from March 10th – July 28th from 2pm until 4pm; and

WHEREAS, Mr. Ryan Buccafurni has presented this request on behalf of USA Prime Oilers 11U Travel Baseball.

WHEREAS, pursuant to Resolution No. 41-2024, the Common Council of the City of Northfield did previously authorize the use of the Major League Field by Northfield Little League, on all dates from March 1st through July 31st from 7am until 11:59pm; and

WHEREAS, Mr. Jason Yard, on behalf of Northfield Little League, has advised that that Sundays March 10th through July 28th from 2pm until 4pm, may be deleted from his previously authorized use, and are therefore available.

THEREFORE, BE IT RESOLVED, the request approved for Northfield Little League pursuant to Resolution No. 41-2024 is hereby amended to exclude Sundays, March 10th through July 28th from 2pm to 4pm; and

BE IT FURTHER RESOLVED that the Common Council of the City of Northfield hereby approves the Application for Use of Facilities presented by Mr. Ryan Buccafurni; and

BE IT FURTHER RESOLVED that the approval is subject to the full execution of the Use of Facilities Agreement, and compliance with its terms and conditions, the terms and conditions of the current Use of Facilities Guidelines and the representations made in the subject Applications for Use of Facilities.

BE IT FURTHER RESOLVED that all baseball facilities are presently open to the public, however, the decision to open and or close the baseball facilities to the public for use shall be solely at the discretion of the City of Northfield; and

BE IT FURTHER RESOLVED that the approval granted pursuant to this Resolution may be rescinded at any time at the sole discretion of the City of Northfield.

I, MARY CANESI, Municipal Clerk of the City of Northfield, do hereby certify that the foregoing Resolution was duly adopted at a Regular Meeting of the Common Council of the City of Northfield, held this 12th day of March 2024.

Mary Canesi, RMC, Municipal Clerk

Resolution No. 66-2024, Attachment



CITY OF NORTHFIELD

Application for Use of Facilities (Other than Use of Birch Grove Park Center)

Name and Address of Organization: USA Prime BPC Oilers 11U
3092 English Creek Ave. EHT, NJ 08234

Tell Us Who You Are / Description and Purpose of Organization: Youth Travel Baseball Team w/
5 U d players

Is the Group a Not-For-Profit Organization? Yes No

Do Participants Pay a Fee for Your Sport / Event? Yes No

If Yes, How Much? \$ 2,500 per: Person Day Season (other)

Name of Applicant / Responsible Party: Ryan Buccafurni Title/Affiliation Coach

Home Address: 2100 Conover Northfield NJ 08225

Telephone: (H) _____ (C) _____ (W) _____

Name and Location of Facility(ies) Being Requested: Birch Grove Park
Little League Field

For the Following Purpose: Practice Only

on the Following Date(s): Sunday 3/10/24 - 7/28/24

Specify Hours of Use: From: 2 pm To: 4 pm Are Field Lights Requested*? NO

*If Yes, Provide Dates / Times for Requested Light Use: _____

**LIGHT USE FEE APPLIES IN ACCORDANCE WITH CHAPTER 250-3 OF THE CITY OF NORTHFIELD MUNICIPAL CODE*

of Participants per Date: 13 # of Participants who are Northfield Residents: 5

Will Juveniles be Present? Yes No If Yes, What Ages? 11

Have You Applied to Other Municipalities for Use of their Facilities for this Event? Yes No

If Yes, Name of Municipality/ies: _____

Date/s and Disposition of Request/s: _____

Applicant has received a copy of the City of Northfield Use of Facilities Guidelines, Use of Facilities Agreement and City of Northfield "Protection and Safe Treatment of Minors" Policy and agrees to abide by and comply with the terms of the Guidelines, Policy, and Agreement. Applicant further acknowledges that IF THE INTENDED USE IS FOR ANY ATHLETIC FIELD, s/he must obtain from the Municipal Clerk's Office the date/time of the Council Meeting at which the Application will be considered, and attendance at same is required in order for the Application to be heard.

NO ALCOHOLIC BEVERAGES PERMITTED

APPLICANT: [Signature] DATE: 2/12/24
Signature

Note: The City of Northfield has the right, in its sole discretion, to deny, limit, or revoke the use of requested facility(ies) when in the opinion of the City of Northfield the use presents a risk of unreasonable injury to persons or damage to property of the City of Northfield or others.

FAILURE TO COMPLETE ANY PORTION OF THE APPLICATION WILL RESULT IN AUTOMATIC REJECTION

**CITY OF NORTHFIELD, NJ
RESOLUTION NO. 67-2024**

TO APPROVE AN APPLICATION FOR USE OF FACILITIES

WHEREAS, Mr. Kevin Segich has properly submitted an Application for Use of Facilities requesting use of the Softball Field and Farm League Field on June 1st and 2nd, from 7am until 5:00pm for softball games; and

WHEREAS, Mr. Kevin Segich has presented this request on behalf of the Ocean City Premier Tournaments/USA Softball; and

WHEREAS, pursuant to Resolution No. 41-2024, the Common Council of the City of Northfield did previously authorize the use of the Softball Field and Farm League Field by Northfield Little League, on all dates from March 1st through July 31st and August 1st through November 1st from 7am until 11:59pm; and

WHEREAS, Mr. Jason Yard, on behalf of Northfield Little League, has advised that that June 1st and 2nd, from 7am until 5:00pm, may be deleted from his previously authorized use, and are therefore available.

THEREFORE, BE IT RESOLVED, the request approved for Northfield Little League pursuant to Resolution No. 41-2024 is hereby amended to exclude June 1st and 2nd from 7am until 5:00pm; and

BE IT FURTHER RESOLVED that the Common Council of the City of Northfield hereby approves the Application for Use of Facilities presented by Mr. Kevin Segich; and

BE IT FURTHER RESOLVED that the approval is subject to the full execution of the Use of Facilities Agreement, and compliance with its terms and conditions, the terms and conditions of the current Use of Facilities Guidelines and the representations made in the subject Applications for Use of Facilities.

BE IT FURTHER RESOLVED that all baseball facilities are presently open to the public, however, the decision to open and or close the baseball facilities to the public for use shall be solely at the discretion of the City of Northfield; and

BE IT FURTHER RESOLVED that the approval granted pursuant to this Resolution may be rescinded at any time at the sole discretion of the City of Northfield.

I, MARY CANESI, Municipal Clerk of the City of Northfield, do hereby certify that the foregoing Resolution was duly adopted at a Regular Meeting of the Common Council of the City of Northfield, held this 12th day of March 2024.

Mary Canesi, RMC, Municipal Clerk

Resolution No. 67-2024, Attachment



CITY OF NORTHFIELD Application for Use of Facilities (Other than Use of Birch Grove Park Center)

Name and Address of Organization: USA Softball

Tell Us Who You Are / Description and Purpose of Organization: Kevin Seglich
USA Girls Softball

Is the Group a Not-For-Profit Organization? Yes No

Do Participants Pay a Fee for Your Sport / Event? Yes No

If Yes, How Much? \$ _____ per: Person Day Season _____ (other)

Name of Applicant / Responsible Party: Kevin Seglich Title/Affiliation _____

Home Address: 430 West Surf Rd Ocean City NJ

Telephone: (H) _____ (C) _____ (W) _____

Name and Location of Facility(ies) Being Requested: Birch Grove Park
Softball Fields

For the Following Purpose: Girls Softball Tournament

on the Following Date(s): June 1st and 2nd

Specify Hours of Use: From: 7 AM To: 5 Are Field Lights Requested*? NO

*If Yes, Provide Dates / Times for Requested Light Use: no lights needed

LIGHT USE FEE APPLIES IN ACCORDANCE WITH CHAPTER 250.3 OF THE CITY OF NORTHFIELD MUNICIPAL CODE

of Participants per Date: 50 # of Participants who are Northfield Residents: 25

Will Juveniles be Present? Yes No If Yes, What Ages? 10-11-12

Have You Applied to Other Municipalities for Use of their Facilities for this Event? Yes No

If Yes, Name of Municipality/ies: _____

Date/s and Disposition of Request/s: _____

Applicant has received a copy of the City of Northfield Use of Facilities Guidelines, Use of Facilities Agreement and City of Northfield "Protection and Safe Treatment of Minors" Policy and agrees to abide by and comply with the terms of the Guidelines, Policy, and Agreement. Applicant further acknowledges that IF THE INTENDED USE IS FOR ANY ATHLETIC FIELD, s/he must obtain from the Municipal Clerk's Office the date/time of the Council Meeting at which the Application will be considered, and attendance at same is required in order for the Application to be heard.

NO ALCOHOLIC BEVERAGES PERMITTED

APPLICANT: _____ DATE: 3/1/24

Signature

Note: The City of Northfield has the right, in its sole discretion, to deny, limit, or revoke the use of requested facility(ies) when in the opinion of the City of Northfield the use presents a risk of unreasonable injury to persons or damage to property of the City of Northfield or others.

FAILURE TO COMPLETE ANY PORTION OF THE APPLICATION WILL RESULT IN AUTOMATIC REJECTION

**CITY OF NORTHFIELD, NJ
RESOLUTION NO. 68-2024**

TO APPROVE AN APPLICATION FOR USE OF FACILITIES

WHEREAS, on behalf of General Dynamics Information Technology, a subcontractor for the FAA William J. Hughes Technical Center, Mr. Timothy Goin has properly submitted an Application for Use of Facilities for the City of Northfield Practice and Football Fields, (if fields are in use they request to use the Babe Ruth or Major League Field) for testing of UAS (Drones) detection equipment on an ongoing basis between the hours of 8am and 4pm; and

WHEREAS, pursuant to Resolution No. 37-2024, the Common Council of the City of Northfield did previously authorize the use of the Practice and Football Fields to Mainland Youth Lacrosse, Saturdays, from February 26th – May 30th 10am – 5pm

WHEREAS, pursuant to Resolution No. 39-2024, the Common Council of the City of Northfield did previously authorize the use of the Baseball, Softball, and Football Fields to Northfield Community School June 10th, 11th (rain date), 12th, and June 13th (rain date) from 8:30am until 2:30pm; and

WHEREAS, pursuant to Resolution No. 41-2024, the Common Council of the City of Northfield did previously authorize the use of the Major League Field March 1, 2024 – July 31, 2024, from 7am – 11:59pm and August 1, 2024 - November 1, 2024 from 7am – 11:59pm; and

WHEREAS, pursuant to Resolution No. 59-2024, the Common Council of the City of Northfield did previously authorize the use of the Practice and Football Fields to Sportz Farm Foundation, Wednesday - Friday, from March 27th – March 29th 7:30a-4:30pm; and

WHEREAS, the applicant is willing to abide by any ‘blackout dates’ that may be established by the City of Northfield for the duration of their approved request.

THEREFORE, BE IT RESOLVED, that the Common Council of the City of Northfield hereby approves the Application for Use of Facilities presented by Mr. Timothy Goin on behalf of General Dynamics Information Technology, subject to the full execution of the Use of Facilities Agreement, and compliance with its terms and conditions, the terms and conditions of this Resolution and the current Use of Facilities Guidelines and the representations made in the subject Applications for Use of Facilities.

BE IT FURTHER RESOLVED, the approval granted pursuant to this Resolution may be rescinded at any time at the sole discretion of the City of Northfield.

I, MARY CANESI, Municipal Clerk of the City of Northfield, do hereby certify that the foregoing Resolution was duly adopted at a Regular Meeting of the Common Council of the City of Northfield, held this 12th day of March 2024.

Mary Canesi, RMC, Municipal Clerk

Resolution No. 68-2024, Attachment



CITY OF NORTHFIELD Application for Use of Facilities (*Other than Use of Birch Grove Park Center*)

Name and Address of Organization: General Dynamics Information Technology

Tell Us Who You Are / Description and Purpose of Organization: Subcontractor working with the FAA to conduct detection of UAS (Drones) within the proximity of KACY airport.

Is the Group a Not-For-Profit Organization? Yes No

Do Participants Pay a Fee for Your Sport / Event? N/A Yes N/A No

If Yes, How Much? \$ _____ per: Person Day Season _____ (other)

Name of Applicant / Responsible Party: Timothy Goin Title/Affiliation Program Manager

Home Address: 600 Aviation Research Blvd Egg Harbor Twp NJ

Telephone: (H) _____ (C) [REDACTED] (W) _____

Name and Location of Facility(ies) Being Requested: Birch Grove Park. Primarily the football field and the practice fields.

If those fields are in use we would like to use the Babe Ruth or the Major League fields.

For the Following Purpose: Testing of UAS detection equipment

on the Following Date(s): Ongoing

Specify Hours of Use: From: 8AM To: 4PM Are Field Lights Requested*? NO

*If Yes, Provide Dates / Times for Requested Light Use: _____

LIGHT USE FEE APPLIES IN ACCORDANCE WITH CHAPTER 2503 OF THE CITY OF NORTHFIELD MUNICIPAL CODE

of Participants per Date: _____ # of Participants who are Northfield Residents: _____

Will Juveniles be Present? Yes _____ No If Yes, What Ages? _____

Have You Applied to Other Municipalities for Use of their Facilities for this Event? Yes _____ No

If Yes, Name of Municipality/ies: Hamilton and Galloway Twp

Date/s and Disposition of Request/s: Approved. We have been using fields there for over a year now

Applicant has received a copy of the City of Northfield Use of Facilities Guidelines, Use of Facilities Agreement and City of Northfield "Protection and Safe Treatment of Minors" Policy and agrees to abide by and comply with the terms of the Guidelines, Policy, and Agreement. Applicant further acknowledges that IF THE INTENDED USE IS FOR ANY ATHLETIC FIELD, she must obtain from the Municipal Clerk's Office the date/time of the Council Meeting at which the Application will be considered, and attendance at same is required in order for the Application to be heard.

NO ALCOHOLIC BEVERAGES PERMITTED

APPLICANT: Tim Goin DATE: 02/29/24

Signature

Note: The City of Northfield has the right, in its sole discretion, to deny, limit, or revoke the use of requested facility(ies) when in the opinion of the City of Northfield the use presents a risk of unreasonable injury to persons or damage to property of the City of Northfield or others.

FAILURE TO COMPLETE ANY PORTION OF THE APPLICATION WILL RESULT IN AUTOMATIC REJECTION

**CITY OF NORTHFIELD, NJ
RESOLUTION NO. 69-2024**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
NORTHFIELD ENDORSING THE 2024 MASTER PLAN REVISIONS TO
THE CITY'S HOUSING ELEMENT AND FAIR SHARE PLAN**

WHEREAS, on January 22, 2015 the City of Northfield prepared, adopted, and endorsed a Housing Element and Fair Share Plan to address its 190-unit Prior Round Obligation; and

WHEREAS, pursuant to In re N.J.A.C. 5:96 and 5:97, 221 N.J. 1 (2015)(Mount Laurel IV), on July 2, 2015, the City of Northfield (hereinafter the "City") filed a Declaratory Judgment Complaint in Superior Court, Law Division seeking, among other things, a judicial declaration that its Housing Element and Fair Share Plan, to be amended as necessary, satisfies its "fair share" of the regional need for very-low-, low-, and moderate-income housing pursuant to the "Mount Laurel doctrine"; and

WHEREAS, the City simultaneously sought, and ultimately secured, an immunity order protecting the City of Northfield's immunity from all exclusionary zoning lawsuits, including builder's remedy lawsuits, while it pursued approval of its Housing Element and Fair Share Plan, which is still in full force and effect; and

WHEREAS, under the supervision of the Court Appointed Special Master, Honorable Steven P. Perskie, J.S.C. (ret.) (hereinafter the "Court Master") the City and Fair Share Housing Center ("FSHC") entered into a Settlement Agreement on April 24, 2018 (hereinafter "FSHC Settlement Agreement"), which was thereafter approved by a Court Order entered on June 19, 2018, after a properly noticed Fairness Hearing was held on June 1, 2018; and

WHEREAS, to implement the FSHC Settlement Agreement, the City's Planning Board adopted an Amended Housing Element and Fair Share Plan in August of 2018, which was also endorsed by the City Council; and

WHEREAS, the Court issued a Conditional Judgement of Compliance and Repose ("JOR") to the City on August 31, 2018; and

WHEREAS, since the entry of the JOR, the Diocese of Camden and the County have begun discussions on creating a 100% affordable senior rental project on County-owned property located on Dolphin Avenue, Block 150, Lot 1 ("the Diocese Project"), which will benefit the City's current and future residents, as well as very-low, low-, and moderate-income households in the region; and

WHEREAS, the City and FSHC, recognizing the benefits of the Diocese Project for the City in satisfying its constitutional obligation to provide its fair share

of affordable housing under the Fair Housing Act and the Mount Laurel doctrine, entered into an amended Settlement Agreement that added the Diocese Project, among other amendments, which was approved by the Court at a duly-noticed Fairness Hearing on January 22, 2024; and

WHEREAS, in order to implement the Court-approved, Amended Settlement Agreement with FSHC, the City has prepared an Amended Housing Element and Fair Share Plan; and

WHEREAS, the members of the Planning Board reviewed the Amended Housing Element and Fair Share Plan; and

WHEREAS, upon notice duly provided pursuant to N.J.S.A. 40:55D-13, the Planning Board held a public hearing on the Amended Housing Element and Fair Share Plan on March 7, 2024; and

WHEREAS, the Planning Board determined that the attached Amended Housing Element and Fair Share Plan is consistent with the goals and objectives of the City of Northfield's current Master Plan, and that adoption and implementation of the Amended Housing Element and Fair Share Plan is in the public interest and protects public health and safety and promotes the general welfare.

NOW THEREFORE BE IT RESOLVED by the Common Council of the City of Northfield, County of Atlantic, State of New Jersey, that the Common Council hereby endorses the Amended Housing Element and Fair Share Plan attached hereto as Exhibit A.

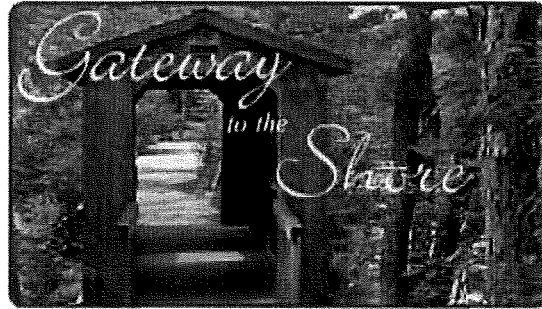
I, MARY CANESI, Municipal Clerk of the City of Northfield, do hereby certify that the foregoing Resolution was duly adopted at a regular meeting of the Common Council of the City of Northfield, held this 12th day of March 2024.

Mary Canesi, RMC, Municipal Clerk

Resolution No. 69-2024, Attachment

**2024 Master Plan Revisions
Housing Element
Fair Share Plan**

**City of Northfield
Atlantic County, New Jersey**



Adopted after a public hearing by Resolution _____ of the
Northfield City Planning Board on _____

Endorsed by the Governing Body on _____

PREPARED BY:

Tiffany A. CuvIELLO, PP, LLC
Community Development and Planning

7 Equestrian Drive • Galloway, NJ 08205
Phone (856) 912-4415
tcuvIELLO@comcast.net

**2024 Master Plan Revisions
Housing Element
Fair Share Plan**

**City of Northfield
Atlantic County, New Jersey**

MAYOR

Erland Chau

COUNCIL MEMBERS

Eric Leeds, Council President
Greg Dewees, Council President Pro Tempore
Carolyn Bucci
Renee Carfagno
David Notaro
Tom Polistina
Brian Smith

Mary Canesi, Registered Municipal Clerk

PLANNING BOARD

Dr. Richard Levitt, Chairman
Clem Scharff, Vice Chairman
Erland Chau, Mayor
Carolyn Bucci, Councilwoman
Peter Brophy
Henry Notaro
Derek Rowe
James Shippen
Paul Utts, Alt. #1
Matthew Carney, Alt. #2
Ronald Roegiers, Alt. #3
Daniel Reardon, Alt. #4

Joel Fleishman, Solicitor
Matt Doran Professional Engineer
Robin Atlas, Secretary

Prepared By:

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The original of this document was signed and
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INTRODUCTION

On January 22, 2015, the City of Northfield prepared, adopted, and endorsed an Affordable Housing Plan (“2015 Plan”) to address its 190-unit Prior Round Obligation. On August 21, 2018 the City amended the 2015 Plan by adding the Mount Laurel compliance techniques through which the City would satisfy its Round 3 obligation (“2018 Plan”). This Plan amendment further amends the 2018 Plan by adding new affordable housing projects to meet the City’s affordable housing obligation.

This Housing Element and Fair Share Plan has been prepared for the City of Northfield, Atlantic County, in accordance with the N.J. Fair Housing Act (hereinafter the “FHA”) at N.J.S.A. 52:27D-30 et. seq. Because the Supreme Court invalidated the second iteration of the Round 3 regulations adopted by the New Jersey Council on Affordable Housing (“COAH”) via in In re Adoption of N.J.A.C. 5:96 & 5:97 by NJ Council on Affordable Housing, 215 N.J. 578 (2013), this Housing Element and Fair Share Plan (“Affordable Housing Plan”) comports with COAH’s Round 2 rules at N.J.A.C. 5:91 et seq. and N.J.A.C. 5:93 et seq.

The 2015 Plan was prepared pursuant to an Order entered by Honorable Nelson C. Johnson on January 5, 2015, addressing the City’s indigenous need rehabilitation obligation of fourteen (14) units, and its Prior Cycle prospective need obligation of one hundred and ninety (190) units.

On March 10, 2015, the Supreme Court issued an opinion styled as In re Adoption of N.J.A.C. 5:96 & 5:97 by N.J. Council on Affordable Housing, 221 N.J. 1 (2015)(“Mount Laurel IV”). The gravamen of Mount Laurel IV was that, because COAH was “moribund” and no longer implementing the provisions of the FHA, the Supreme Court was left with no choice but to transfer jurisdiction over all Mount Laurel matters to trial judges across the state. In addition, the Court established procedures and deadlines to enable municipalities to secure or extend immunity by filing a timely Declaratory Judgment Action (“DJ Action”) and asking the trial judge to review and ultimately approve their Round 3 Housing Element and Fair Share Plans.

Consistent with these procedures, the City filed a timely DJ Action in July of 2015. The DJ Action sought judicial approval of the City’s Round 3 Affordable Housing Plan to be memorialized through an Order commonly referred to as a Judgment of Compliance and Repose (“JOR”). Two entities responded to this pleading, including Fair Share Housing Center (“FSHC”), a renown nonprofit affordable housing advocacy group; and Mason Properties, LLC (“Mason”), a property owner that intends

to construct a 80-unit inclusionary development in the City. After a period of negotiations, the City entered into agreements with FSHC and Mason and, on June 1, 2018, Honorable Nelson C. Johnson, J.S.C. approved them via a duly-noticed Mount Laurel “Fairness Hearing.” As a result the City adopted the 2018 Plan in August of 2018 and obtained a Conditional Judgment of Compliance and Repose on August 31, 2018.

Over the past two years the city has been approached by The Camden Diocese with the prospect of developing a 100% age-restricted affordable housing project on land owned by Atlantic County. The City and FSHC amended their settlement agreement to include the Camden Diocese project, which was approved by the Court at a duly-noticed Fairness Hearing held on January 22, 2024. This plan is an amendment to the City’s Fair Share Plan to include additional opportunities for new housing to meet its affordable housing obligation. This Plan amends only the Fair Share Plan component of the 2018 Plan. The 2018 Housing Element and appendix attached thereto remains unchanged.

AFFORDABLE HOUSING OBLIGATION

Pursuant to a settlement agreement dated April 27, 2018 by and between the Township and Fair Share Housing Center, the Township's affordable housing obligation includes the following:

Rehabilitation Share (per the Kinsey Report ¹)	17
Prior Round Obligation (pursuant to N.J.A.C. 5:93)	190
Third Round (1999-2025) Prospective Need (per the Kinsey Report, as adjusted by FSHC settlement agreement, including the "Gap Period" between 1999 and 2015)	89

Present Need – Rehabilitation Component

The Rehabilitation obligation is determined by calculating the number of deficient housing units occupied by low and moderate income households within the City. This figure is calculated using indices such as overcrowding of units constructed prior to 1950, incomplete kitchen and plumbing facilities and the estimated number of low and moderate income households in the municipality. The City's rehabilitation obligation is **17 units**.

Prior Round Component

The Prior Round obligation is the City's cumulative Round 1 and 2 affordable housing obligation for the years between 1987 and 1999. The City's Prior Round obligation is **190 units**.

Prospective Need Component

Pursuant to the FSHC agreement referenced above, the City's Round 3 obligation is **89 units**. The Round 3 Prospective Need includes the so-called "Gap Period Present Need," which is a measure of households formed from 1999-2015 that need affordable housing, created by the Supreme Court in In re Declaratory Judgment Actions Filed By Various Municipalities, 227 N.J. 508 (2017).

¹ David N. Kinsey, PhD, PP, FAICP, NEW JERSEY LOW AND MODERATE INCOME HOUSING OBLIGATIONS FOR 1999-2025 CALCULATED USING THE NJ COAH PRIOR ROUND (1987-1999) METHODOLOGY, July 2015.

Vacant Land Adjustment

As part of the 2018 Plan the City prepared a Vacant Land Adjustment (“VLA”) because the City lacks sufficient vacant, suitable land to fully-satisfy its Prospective Need obligations. Based upon the VLA in the 2018 Plan the City acknowledged a Realistic Development Potential (“RDP”) of 18 units. Subtracting the 18-unit RDP from the City’s Prospective Need Obligation of 89 results in a downward fair share adjustment of 71 units. This remainder is known as “Unmet Need,” that portion of the obligation which can not be satisfied due to the lack of available land. Pursuant to the FSHC agreement, the City has proposed overlay zoning to help satisfy their unmet need as discussed below.

Given the proposed changes to the City’s Fair Share Plan with the inclusion of an additional area of up to 4 acres² now available from the Atlantic County property for the Diocese project and recognition that the Oak Avenue school property is now available, this would increase the City’s RDP by eleven (11) units.³ The table below shows the updated RDP with the two additional sites included.

VACANT AND UNDERUTILIZED PARCELS (ADJUSTED FOR WETLANDS)									
Block	Lot	Property Location	Owner's Name	Zone	Acreage	Acreage Less Wetlands	RDP @ 6 u/a	20% Set Aside	Comments
1	9 & 10	2713 ZION RD	CUMMINGS, BETTY J	R-1A	6.29		37.74	7.548	Bayview Garden Center
16.01	46.01	800 TILTON RD	NIKMEHR PROP.-GENUINE PARTS CO.	C-B	1.760	0.880	5.3	1.1	
41	13	NORTHFIELD AVE	SIGANOS REALTY, LLC	O-PB	0.422		7.5	1.5	Adjoining Parcels
41	14	NORTHFIELD AVE	SIGANOS REALTY, LLC	O-PB	0.424				
41	15	407 NORTHFIELD AVE	RICHARD SIMON, TRUSTEE	O-PB	0.399				
66	11	DOLPHIN AVE	CITY OF NORTHFIELD	R-1	1.1		13.5	2.7	
69	1.02	605 DOLPHIN AVE	CITY OF NORTHFIELD	S.C.	1.15				
59	2.01	807 TILTON RD	PINCHUS KIEJDAN ESTA MARITAL TR B	R-C	4.450		26.7	5.3	
150	1	DOLPHIN AVE	COUNTY OF ATLANTIC	R-1	4		24.0	4.8	
34	24	OAK AVE	JEWISH COMMUNITY PROPERTIES, INC.	R-C	4.6		27.6	5.5	
Totals					24.595	0.880	142.3	28.5	

² The maximum area that will be utilized for the Camden Diocese project is 4 acres, however the total land area that may be subdivided for the project could be less than 4 acres.

³ Using a presumptive density of 6 units per acre on the 9.6 acres would yield 57 units. Applying a 20% set-aside to this figure increases the City’s RDP by 11 units. These 11 units are added to the original 18 units of RDP for a new RDP of 29 units.

Consideration of Lands Appropriate for Affordable Housing

Consistent with smart growth principles, the City has chosen to intersperse affordable housing throughout existing residential neighborhoods in the City and in proximity to transportation corridors including the N.J. Transit bus service stops, U.S. Route 9 (New Road) and County Route (Tilton Road), which is a major county roadway traversing across the County from the City of Northfield to the Township of Galloway. These areas of the City provide the greatest number of employment opportunities and services. The developed portions of the City (excluding the marshlands) are within the State Planning Area 1, which is conducive and appropriate for development.

The City has analyzed whether inclusionary zoning and the development of 100% affordable housing sites would serve the City to address its fair share obligation and as discussed below has determined that a combination of these types of development would be appropriate to satisfy the City's fair share obligation.

N.J.S.A. 52:27D-310(f) requires the City to identify sites owned or controlled by developers who have expressed a willingness to construct affordable housing. This plan amendment is being completed to address a new opportunity to provide affordable housing on land owned by Atlantic County in cooperation with the Camden Diocese. The property is identified as Block 150, Lot 1 and located along Dolphin Avenue. This is a larger property of 28 +/- acres which is home to the Meadowview Nursing and Rehabilitation Center, owned and operated by Atlantic County. The Camden Diocese would be purchasing approximately 2.5 acres of land to provide for up to 72 age-restricted affordable housing units, a 100% affordable housing project.

This plan also notes Mason Properties, LLC the owner of Block 92, Lots 25, 28, 29, 33 & 34 and Block 52, Lot 4.01 on the City's Tax Map, as having an interest in constructing affordable housing, (hereinafter "Mason Properties"). The parties have engaged in a Memorandum of Understanding dated June 19, 2018 and approved by resolution 128-2018 to include this site in the affordable housing plan. The property will be rezoned to permit an inclusionary development with a minimum of 12 units per acre but up to 15 units per acre with a mandatory 15% affordable housing set-aside requirement. The development would include age-restricted residential units.

AFFORDABLE HOUSING PLAN

Rehabilitation Obligation:

The Atlantic County Improvement Authority (“ACIA”) has been responsible for administering a rehabilitation program throughout Atlantic County through their “Owner Occupied Housing Rehabilitation Program”. The ACIA places liens on participating properties and recaptures funding upon re-sale. ACIA uses federal Community Development Block Grant (hereinafter “CDBG”) funds as well as prior rehabilitation funds paid back at the time of a home sale to operate a county-wide housing rehabilitation program for owner-occupied housing. The ACIA will provide for the City’s 17 unit rehabilitation obligation.

New Housing Obligation:

As set forth above, the City of Northfield must address a Prior Round (1987-1999) obligation of 190 units and a Prospective Need obligation of 89 units, for a total of 279. COAH has established parameters that establish rental requirements, age-restricted housing limitations, and rental bonuses as housing credits. Pursuant to those parameters, the City Fair Share Plan must create a minimum of 54 rental units. The City is also permitted to receive a rental bonus for rental units that meet the criteria under N.J.A.C. 5:93-5.15(d), up to a maximum of 54 bonus credits. The total affordable housing units shall be permitted to utilize a maximum of 54 age-restricted units. N.J.A.C. 5:93-5.14(a)3. (These calculations include the Prior Round and RDP but not the Unmet Need in determining the bonus credits and family and age restricted unit caps. These numbers adjust at a point when the unmet need is satisfied. Therefore, the maximum bonus permitted is 70 credits if all of the unmet need is addressed.)

City of Northfield Affordable Housing Obligation			
	Total Obligation	Prior Round	Prospective Need
Obligation	279	190	89 RDP-29 Unmet Need-60
Less Prior Cycle Credits	0	0	0
Total Obligation	279	190	89
Rental Minimum – 25%	70	47	7
Age-Restricted Maximum – 25%	70	47	7
Maximum Rental Bonus – 25%	70	47	7

The City proposes to satisfy its affordable housing obligation through various mechanisms all of which will be discussed throughout this report. The following summarizes the City’s Fair Share Plan as amended for the Prior Round, RDP and Unmet Need obligations.

Prior Round

Northfield Housing Sites - Prior Rounds						
Property	Location	Block	Lot	Affordable Units	Bonus Credits	Housing Type
Career Opportunity Development Inc.	322 Shore Road	179.02	44.02	4	4	Group Home
Butterfly Properties	116 Oakcrest	76	4	3	3	Group Home
Gurwicz/MGS Development	Cresson Avenue Tilton Road			28	28	Family
Community Quest	2026 Cedarbridge Road	84	23	3		Group Home
Caring, Inc.	103 E. Mill Road	173	7	6		Group Home
Caring Inc.	120 E. Mill Road	168	12	5		Group Home
Camden Diocese	Dolphin Avenue	150	1	47		Age Restricted
City Owned Site/Habitat For Humanity	Dolphin Avenue	69	1.02	9		Family
		66	11			
AC Country Club	Shore Road	175 (179.01)	48 (1.01)	50		Family
TOTAL CREDITS				155	35	190

Supportive and Special Needs Housing

- Career Opportunity Development Inc. (CODI) – 322 Shore Road

Career Opportunity Development Inc. (CODI) provides community based housing for adults who have development disabilities. The facility is licensed by the NJ Department of Human Services. The property received a Certificate of Occupancy and license in 2003 and contains 4 bedrooms. (See group home documentation in the Appendix of the 2018 Fair Share Plan)

- Butterfly Properties – 116 Oakcrest Avenue

This property is managed by Butterfly Properties and is funded by the HUD 811 program. The development was sponsored by Collaborative Support Programs of New Jersey as a provider of housing for persons that are mentally ill. The residence provides housing to persons 18 years of age and older that are chronically mentally ill. The property contains controls for 99-years extending through 2094 (effective in 1995). The facility is licensed by the NJ Department of Human Services. The property received a Certificate of Occupancy and license in 1998 and contains 3 bedrooms. The property is eligible for 3 bonus credits since the lengths of controls extend beyond 30 years. The total affordable housing credits for this site are 6 credits. (See group home documentation in the Appendix of the 2018 Fair Share Plan)

- Community Quest

Community Quest. provides community based residences for adults who have development disabilities. This property is located on Block 84, lot 23 and consists of a single-family dwelling being used as a group home. The facility is licensed by the NJ Department of Human Services as a Group Home. The property contains 3 bedrooms. The total affordable housing credits for this property would be 3 Credits (See group home documentation in the Appendix of the 2018 Fair Share Plan)

- Caring House 30 – 103 E. Mill Road

Caring, Inc. provides community based residences for adults who have development disabilities. This property is located on Block 173, lot 7 and consists of a single-family dwelling being used as a group home. The facility is licensed by the NJ Department of Human Services. The property received a Certificate of Occupancy and license in 2012 and contains 6 bedrooms. The total affordable housing credits for this property would be 6 Credits (See group home documentation in the Appendix of the 2018 Fair Share Plan)

- Caring House 45 – 120 E. Mill Road

Caring, Inc. provides community based residences for adults who have development disabilities. This property is located on Block 168, lot 12 and consists of a single-family dwelling being used as a group home. The facility is licensed by the NJ Department of Human Services. The property received a Certificate of Occupancy and license in 2013 and contains 5 bedrooms. (See group home documentation in the Appendix of the 2018 Fair Share Plan)

Camden Diocese

This plan amendment is being completed to address a new opportunity to provide affordable housing on land owned by Atlantic County in cooperation with the Camden Diocese. The property is identified as Block 150, Lot 1 and is located along Dolphin Avenue. This is a larger property of 28 +/- acres which is home to the Meadowview Nursing and Rehabilitation Center, owned and operated by Atlantic County. The Camden Diocese would be purchasing approximately 2.5 acres of land from the County to provide for up to 72 age-restricted rental affordable housing units in a 100% affordable housing project. The City will be adopting a zoning ordinance to provide for this proposed development. Since this is an age-restricted development only 47 credits will be utilized to satisfy the City's Prior Round obligation and the balance will be applied to the City's RDP and Unmet Need.

Site Suitability Analysis – Camden Diocese - Site Suitability is addressed in COAH's Second Round regulations at N.J.A.C. 5:93-5.3. The criteria under which a site is to be evaluated includes a finding that the site is available, approvable, developable and suitable as defined in N.J.A.C. 5:93-1.

- “Available site” means a site with clear title, free of encumbrances which preclude development for low- and moderate-income housing. - This site belongs to the County of Atlantic. The County has agreed to subdivide up to 4 acres from the existing parcel to provide for the proposed development by the Camden Diocese.
- “Approvable site” means a site that may be developed for low and moderate income housing in a manner consistent with the rules and regulations of all agencies with jurisdiction over the site. A site may be approvable although not currently zoned for low and moderate income housing. – This site requires a zoning amendment to provide for the proposed development. This amendment is recommended as part of the amended Fair Share Plan. This is a developed site with adequate room available to provide for the proposed affordable housing development. The developed areas of the City of Northfield, where this site is located, are in a State Planning Area 1, Metropolitan (PA1). The State Plan encourages development in the PA1 and PA2 areas.
- “Developable site” means a site that has access to appropriate water and sewer infrastructure, and is consistent with the applicable area wide water quality management plan (including the wastewater management plan) or is included in an amendment to the area wide water quality management plan submitted to and under review by DEP. – The site has access to public water and sewer and is consistent with the approved Atlantic County water quality management plan.
- “Suitable site” means a site that is adjacent to compatible land uses, has access to appropriate streets and is consistent with the environmental policies delineated in N.J.A.C. 5:93-4. – This site is part of a larger County owned property which includes the Meadowview Nursing and Rehabilitation Center. The site is also surrounded by moderate density single-family housing in Northfield and in the abutting City of Pleasantville. The site is also proximate to Route 9 and public bus transportation as well as having access to the County transportation system for senior citizens. In terms of the environmental policies at N.J.A.C. 5:93-4 the site development area is not impacted by wetlands, flood hazard areas or steep slopes. The proposed development is on an area of the tract which is generally cleared of trees and proximate to the current site improvements. The development will share a common access drive with the Meadowview Nursing facility.

MGS – Cresson Avenue

This parcel is located on Cresson Avenue and Tilton Road and consists of 20.4 acres. The site was rezoned to permit multi-family residential development at a density of 13 units per acre or up to 265-units. The zoning requires a 15% set-aside for low/moderate income housing, or 40 units. All of these units have been constructed including the 40 units designated as low/moderate income rental housing units. Twenty-eight (28) of these units are applied to the City's Prior Round obligation. The balance are utilized to satisfy the Cities RDP and Unmet Need.

City Owned Site / Habitat for Humanity

The City owns just over 2 acres on property along Dolphin Avenue on Block 66, Lot 11 and Block 69, Lot 1.02. The two parcels are not contiguous. The properties are currently zoned Residential R-1, permitting a single-family residential at a density of 4.3 units per acre on 10,000 square foot lots.

The property is located along Dolphin Avenue and Harvey Drive. The parcel along Harvey Drive is wooded and is bordered by a single-family dwelling on the north and west. The single-family dwellings are on larger lots of between 30,000 square feet to one acre. Opposite the site on the east side of Dolphin Avenue is the Atlantic County public works yard. The parcel on Dolphin Avenue is also wooded and is completely surrounded by the Atlantic County public works yard.

Block 66, Lot 11 is located at the corner of Harvey Drive and Dolphin Avenue and contains one acre of land. Block 69, Lot 1.02 is located along Dolphin Avenue and contains 1.12 acres of land. The City proposes to permit development on these properties which would yield at least 12 affordable housing units. This would be achievable through partnership with Habitat for Humanity. Nine (9) of these credits will be applied to the Prior Round Obligation the remaining three (3) credits will be applied to the City's RDP.

Site Suitability Analysis – City Owned Site - Site Suitability is addressed in COAH's Second Round regulations at N.J.A.C. 5:93-5.3. The criteria under which a site is to be evaluated includes a finding that the site is available, approvable, developable and suitable as defined in N.J.A.C. 5:93-1.

- “Available site” means a site with clear title, free of encumbrances which preclude development for low- and moderate-income housing. - This site belongs to the City of Northfield. The City is in the process of entering into an agreement with Habitat for Humanity for the development of the property with affordable housing units.
- “Approvable site” means a site that may be developed for low and moderate income housing in a manner consistent with the rules and regulations of all agencies with jurisdiction over the site. A site may be approvable although not currently zoned for low and moderate income housing. – This site is zoned for single-family housing units. A zoning amendment will be required to provide for the proposed development of three duplexes on each of the two parcels. This amendment is recommended as part of the amended Fair Share Plan. The developed areas of the City of Northfield, where this site is located, are in a State Planning Area 1, Metropolitan (PA1). The State Plan encourages development in the PA1 and PA2 areas.
- “Developable site” means a site that has access to appropriate water and sewer infrastructure, and is consistent with the applicable area wide water quality management plan (including the wastewater management plan) or is included in an amendment to the area wide water quality management plan submitted to and under review by DEP. – The site has access to public water and sewer and is consistent with the approved Atlantic County water quality management plan.
- “Suitable site” means a site that is adjacent to compatible land uses, has access to appropriate streets and is consistent with the environmental policies delineated in N.J.A.C. 5:93-4. –The site is surrounded by moderate density single-family housing in Northfield and is also adjacent to the city public works facility. The site is also proximate to Route 9 and public bus transportation. In terms of the environmental policies at N.J.A.C. 5:93-4 the site development area is not impacted by wetlands, flood hazard areas or steep slopes. The development will require some tree removal but there are no known environmental constraints to the proposed development.

Atlantic City Country Club

This parcel is located along Shore Road and consists of 225 acres, of which approximately 110 acres are considered uplands. The site is currently zoned Country Club C-C, permitting a golf course and single-family residential dwelling units. The zoning district also permits a Country Club Community as a permitted conditional use. The Country Club Community would permit a combination of golf course, single-family residential on one-acre lots, golf villas and golf suites for a maximum of 62 golf-villas, 50 golf-suites and 13-single-family dwelling units.

The City amended the existing Country Club Community standards to permit increased residential densities with an affordable housing set-aside. The ordinance restricts the residential development to areas on Block 175, Lot 48 and Block 179.01, Lot 1.01. The ordinance maintains the golf-course and club house. The zoning would permit up to 360 residential units as a combination of golf villas and townhouse units. The golf suites would continue to be a permitted use separate from the golf villas. It is estimated that the areas available for development consists of approximately 21+/- acres. The residential density on the 21 acres (excluding the balance of the 18-hole golf course) would be 17 units per acre. This would permit up to 72 affordable housing units with a 20% set-aside. Fifty (50) of these credits would be applied to the Prior Round obligation with the balance being utilized to satisfy the City's Unmet Need.

The Atlantic City Country Club is under private ownership. It was founded in 1897 and is known as "The Birthplace of the Birdie" as well as being where the term "Eagle" was coined. (www.accountryclub.com *Course History*) The City recognizes the importance of the golf course and its future success. The City wants to see the golf course preserved as a fundamental part of the community. The proposed ordinance would not eliminate the 18-hole course but allow for added development along its fringe areas.

Realistic Development Potential (RDP)

The City completed a Vacant Land Adjustment in 2018 which provided for a Realistic Development Potential (RDP) of 18 units. As noted above, the inclusion of the land from the former Oak Avenue school property and the County for the Diocese project this would increase the City's RDP by eleven (11) units for a total RDP of 29. To satisfy the RDP the City proposes the following measures which include surplus credits from the Prior Round mechanisms:

Northfield Housing Sites - RDP						
Property	Location	Block	Lot	Affordable Units	Bonus Credits	Housing Type
Camden Diocese	Dolphin Avenue	150	1	7		Age Restricted
City Owned Site/Habitat For Humanity	Dolphin Avenue	69	1.02	3		Family
		66	11			
Gurwicz/MGS Development	Cresson Avenue Tilton Road			12	7	Family
TOTAL CREDITS				22	7	29

The above mechanisms are detailed under the descriptions for the Prior Round Obligation. These mechanisms utilize surplus credits from the existing Gurwicz development as well as the associated rental bonuses. Units that are part of the proposed projects for the prior round and not needed to meet the prior round are also included from the Camden Diocese and Habitat for Humanity projects.

Unmet Need

Unmet Need is the remainder of the City's obligation which cannot be satisfied due to lack of available land. The above mechanisms provide up to 29 credits against the City's RDP, leaving an unmet need of 60 units. The City will implement the following mechanisms to address the 60-unit remaining portion of its allocation of the Round 3 regional need or "unmet need":

Northfield Housing Sites - Unmet Need						
Property	Location	Block	Lot	Affordable Units	Bonus Credits	Housing Type
Camden Diocese	Dolphin Avenue	150	1	18		Age Restricted
Mason Properties	Mill Road and Wabash Avenue	92	25, 28, 29, 33 & 34	12		Age Restricted
AC Country Club	Shore Road	175 (179.01)	48 (1.01)	22		Family
Tilton Road Mixed Use	Tilton Road	16.01	52 & 57	8		Family
St. Gianna Parish Overlay				20		Age Restricted
TOTAL CREDITS				80	0	80

Mason Properties (Mill Road/Wabash Avenue)

This parcel is located on Block 92, Lots 25, 28, 29, 33 & 34 and Block 52, Lot 4.01. The property contains a non-conforming business operation of a construction company. The uses on the property include an office, shop and storage building as well as an outside storage yard for equipment and materials. The site is bordered to the west by the City Library and the local bike path runs along the street frontage just opposite the site on Wabash Avenue. The surrounding neighborhood includes single-family detached dwelling units on lot sizes that range from 8,000 square feet to 13,000 square feet (approximately).

The site is currently zoned Residential R-1, permitting a single-family residential at a density of 4.3 units per acre on 10,000 square foot lots. This zoning district also permits Residential Senior Housing as a permitted conditional use. As a conditional use a property of at least 7 acres may create a Planned adult development with a density of 12 units per acre. The zoning also permits Mid-Rise Senior Citizen Housing as a conditional use on lots of 15 acres at a density of 15 units per acre. Both of these conditional uses require a 20% set-aside for low/moderate income housing.

The City created a new zone on this parcel, Affordable Housing 1-Age Restricted district (AH1-AR) with a density of 12 units per acre. The site would accommodate a minimum of 80 units of which 12 would be affordable housing units using a set-aside of 15%. This zoning is generally consistent with the existing permitted conditional use standards. The City will utilize the existing conditional use standards for a Planned Adult Development for the proposed rezoning and adjust the minimum lot size to 6.5 acres. The Planned Adult Development will become a permitted use by right on the subject parcel. Additional requirements are included in the zoning ordinance as per the Memorandum of Understanding included in the Appendix of this report.

Tilton Road – Mixed Use

This parcel is a combination of two properties located on Block 16.01, Lots 52 and 57 and consists of 15.51 acres. The site is currently zoned Regional Commercial R-C, permitting non-residential development. This zoning district also permits Residential Senior Housing as a permitted conditional use. As a conditional use a property of at least 7 acres may create a Planned adult development with a density of 12 units per acre. The zoning also permits Mid-Rise Senior Citizen Housing as a conditional use on lots of 15 acres at a density of 15 units per acre. Both of these conditional uses require a 20% set-aside for low/moderate income housing.

The City adopted an overlay Affordable Housing 2-Mixed Use (AH2-MU) zoning ordinance for this property. The overlay zone permits a residential density of 2.6 units per acre. The site would accommodate up to 40 multi-family housing units with an affordable housing set-aside of 20% or 8 units. The zoning would also permit first floor commercial/office space. The overlay zone offers additional opportunities for development that would not otherwise exist. The ability to create multi-family housing with first floor commercial provides incentives making the new land use more attractive and feasible on this property.

A portion of this property is impacted by wetlands and additional investigations will need to be completed to determine the useable building envelope. However, given the permitted site coverages under the CAFRA regulations and the location of the property along a commercial corridor, the mixed-use development zoning provides an improved opportunity for development.

The site continues to permit the age-restricted housing development as a permitted conditional use. The requirements of the existing ordinance for the conditional use development includes a 20% affordable housing set-aside. In this development scenario the site could accommodate a greater housing density but no commercial space. The City reserves the right to review the appropriateness of the age-restricted conditional use standards at a later date.

The site is located on the City's primary commercial corridor, Tilton Road. It is bordered to the north by an office building. The southern side of the site includes various non-residential land uses including a small shopping center with a lawn and garden contractors yard in the rear. Opposite the site on the eastern side of Tilton Road is a larger shopping center. To the rear of the shopping center is the affordable housing site for MGS properties.

Overlay Zone:

The City created an overlay zone for Block 40, Lots 28, 29 & 40 (St. Gianna Beretta Molla Parish) to permit the development of complimentary housing options. This site is currently developed with the existing parish, rectory and associated improvements. The overlay zoning permits the creation of an inclusionary or 100% affordable age-restricted development, independent living or congregate care/assisted living facility. The total site is 14.4 acres with approximately 6 acres available for development. The ordinance permits the housing to be developed in addition to the existing church campus. The site is permitted to create at least 100 units/beds with 20 affordable units. The zoning permits 100% affordable or market-rate with a minimum 20% set-aside. The market-rate would allow a density to support a minimum of 20 affordable housing units. Since the Catholic Church owns the site it is feasible to permit a 100% affordable development which could generate additional housing credits.

Inclusionary Zoning Ordinance:

The City adopted a municipal-wide ordinance requiring a mandatory affordable housing set aside for all new multifamily residential developments of five (5) units or more. The set aside for rental developments shall be fifteen percent (15%) and the set aside for for-sale developments shall be twenty percent (20%). The provisions of the ordinance do not apply to residential expansions, additions, renovations, replacement, or any other type of residential development that does not result in a net increase in the number of dwellings of five or more.

Miscellaneous Provisions

The City has provided for affordable housing opportunities under the existing zoning for age-restricted developments. In the R-1 and the RC zones the City permits a Planned Adult Community with 12 units per acre with a 20% low- and moderate-income set aside. The same districts also permit a mid-rise age-restricted development of 15 units per acre with a 20% low- and moderate-income set aside. These conditional uses will remain in the ordinance, continuing to provide future affordable housing opportunities.

Bonus Provisions

In accordance with N.J.A.C. 5:93-5.15 the City of Northfield intends to take bonus credits for up to 25% the family rental units in this plan at the time they are completed and occupied. The projected rental bonus would account for up to 42 credits. The City reserves the right to apply additional bonus credits from units that become available as the unmet need is satisfied and they become eligible.

CONCLUSION

There are limited remaining opportunities to create affordable housing in the City given the scarcity of vacant or underutilized parcels. Despite this, the City proposes to meet its Prior Round affordable housing obligation through various mechanisms as demonstrated herein. The City also recognizes there is a need to provide future opportunities for affordable housing and therefore has revised portions of the existing zoning ordinance to ensure larger residential developments provide affordable housing

**CITY OF NORTHFIELD, NJ
RESOLUTION NO. 70-2024**

TO APPROVE AN APPLICATION FOR USE OF FACILITIES

WHEREAS, Mr. Brian Smith has properly submitted an Application for Use of Facilities requesting use of the Softball Field Friday, May 3, 2024, from 3pm until 10pm for two Mainland Regional High School Softball games; and

WHEREAS, Mr. Brian Smith has presented this request on behalf of Mainland Regional High School Softball of Linwood; and

WHEREAS, that pursuant to § 250-3 (C)-3 of the City of Northfield Code, there shall be no fee for approved use of athletic field lights by not-for-profit educational institutions; and

WHEREAS, Mr. Jason Yard, on behalf of the Northfield Little League, has advised that that Friday, May 3rd from 5:00pm to 10pm may be deleted from his previously authorized use, and is therefore available.

THEREFORE, BE IT RESOLVED that the request approved for Northfield Little League pursuant to Resolution No. 41-2024 is hereby amended to exclude May 3rd from 5:00pm to 10pm; and

BE IT FURTHER RESOLVED that the Common Council of the City of Northfield hereby approves the Application for Use of Facilities presented by Mr. Brian Smith is subject to the full execution of the Use of Facilities Agreement, and compliance with its terms and conditions, the terms and conditions of the current Use of Facilities Guidelines and the representations made in the subject Applications for Use of Facilities.

BE IT FURTHER RESOLVED that all baseball facilities are presently open to the public, however, the decision to open and or close the baseball facilities to the public for use shall be solely at the discretion of the City of Northfield; and

BE IT FURTHER RESOLVED that the approval granted pursuant to this Resolution may be rescinded at any time at the sole discretion of the City of Northfield.

I, MARY CANESI, Municipal Clerk of the City of Northfield, do hereby certify that the foregoing Resolution was duly adopted at a Regular Meeting of the Common Council of the City of Northfield, held this 12th day of March 2024.

Mary Canesi, RMC, Municipal Clerk

Resolution No. 70-2024, Attachment



CITY OF NORTHFIELD Application for Use of Facilities (Other than Use of Birch Grove Park Center)

Name and Address of Organization: MARLBOROUGH RIGOROUS HS SOFTBALL TEAM

Tell Us Who You Are / Description and Purpose of Organization: _____

Is the Group a Not-For-Profit Organization? Yes No

Do Participants Pay a Fee for Your Sport / Event? Yes No

If Yes, How Much? \$ _____ per: Person Day Season _____ (other)

Name of Applicant / Responsible Party: ROBRIAN SMITH Title/Affiliation HEAD COACH

Home Address: 104 CATHARINE PLACE NORTHFIELD NJ 08225

Telephone: (H) _____ (C) _____ (W) _____

Name and Location of Facility(ies) Being Requested: SOFTBALL FIELD @ BIRCH GROVE PARK

For the Following Purpose: ANNUAL PINK CAUSE FOR CANCER AWARENESS/SUPPORT

on the Following Date(s): 5-3-24

Specify Hours of Use: From: 3:00 PM To: 10 PM Are Field Lights Requested*? YEs

*If Yes, Provide Dates / Times for Requested Light Use: 5-3-24 - 5:00 TO 10 PM

LIGHT USE FEE APPLIES, IN ACCORDANCE WITH CHAPTER 250.3 OF THE CITY OF NORTHFIELD MUNICIPAL CODE

of Participants per Date: 50-60 # of Participants who are Northfield Residents: 15

Will Juveniles be Present? Yes No If Yes, What Ages? 14-18

Have You Applied to Other Municipalities for Use of their Facilities for this Event? Yes No

If Yes, Name of Municipality/ies: _____

Date/s and Disposition of Request/s: _____

Applicant has received a copy of the City of Northfield Use of Facilities Guidelines, Use of Facilities Agreement and City of Northfield "Protection and Safe Treatment of Minors" Policy and agrees to abide by and comply with the terms of the Guidelines, Policy, and Agreement. Applicant further acknowledges that IF THE INTENDED USE IS FOR ANY ATHLETIC FIELD, s/he must obtain from the Municipal Clerk's Office the date/time of the Council Meeting at which the Application will be considered, and attendance at same is required in order for the Application to be heard.

NO ALCOHOLIC BEVERAGES PERMITTED

APPLICANT: [Signature] DATE: 3-1-24
Signature

Note: The City of Northfield has the right, in its sole discretion, to deny, limit, or revoke the use of requested facility(ies) when in the opinion of the City of Northfield the use presents a risk of unreasonable injury to persons or damage to property of the City of Northfield or others.

FAILURE TO COMPLETE ANY PORTION OF THE APPLICATION WILL RESULT IN AUTOMATIC REJECTION

**CITY OF NORTHFIELD, NJ
RESOLUTION NO. 71-2024**

**TO APPROVE AN APPLICATION FOR A COIN DROP
NORTHFIELD LITTLE LEAGUE**

WHEREAS, Northfield Little League has properly submitted an Application for a Coin Drop to be held at the intersection of Tilton Road (CR563), Shore Road (CR585), and Mill Road CR (662) in the City of Northfield for Saturday, June 29, 2024, from 9:00am – 4:00pm; and

WHEREAS, the Police Department has reviewed approved the traffic control plan; and

WHEREAS, this Coin Drop activity shall be subject to further and final approval by the County of Atlantic.

THEREFORE, BE IT RESOLVED that the Common Council of the City of Northfield hereby approves the Application for a Coin Drop to be held at the intersection of Tilton Road (CR563), Shore Road (CR585), and Mill Road CR (662) in the City of Northfield on Saturday, June 29, 2024, from 9:00am – 4:00pm.

BE IT FURTHER RESOLVED that the Coin Drop activity shall be deemed finally approved upon receipt of the County’s Resolution of Approval, to be provided by the applicant to the City of Northfield Municipal Clerk.

I, MARY CANESI, Municipal Clerk of the City of Northfield, do hereby certify that the foregoing Resolution was duly adopted at a Regular Meeting of the Common Council of the City of Northfield, held this 12th day of March 2024.

Mary Canesi, RMC, Municipal Clerk

**CITY OF NORTHFIELD, NJ
RESOLUTION NO. 72-2024**

**APPROVAL OF BID SPECIFICATIONS AND AUTHORIZATION TO
PROCEED WITH PUBLIC BIDDING FOR THE PROJECT KNOWN AS
ZION ROAD PUMP STATION RENOVATION FOR THE CITY OF
NORTHFIELD**

WHEREAS, pursuant to Resolution No. 76-2019, the Common Council did authorize the City engineer to proceed with engineering design plans and other services for the upgrade of the Sanitary Sewer Pump Station at Zion Road; and

WHEREAS, said specifications were prepared by Rami Nassar, of Schaeffer Nassar Scheidegg Consulting Engineers, LLC (the “City Engineer” for this particular project) and have been reviewed by the Mayor and Council.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Northfield, Atlantic County, New Jersey that the aforesaid specifications are hereby approved and Rami Nassar, of Schaeffer Nassar Scheidegg Consulting Engineers, LLC is authorized to proceed with public bidding for this project.

I, Mary Canesi, Municipal Clerk of the City of Northfield, do hereby certify that the foregoing Resolution was duly adopted at a Regular Meeting of the Common Council of Northfield, held this 12th day of March, 2024.

Mary Canesi, RMC, Municipal Clerk

ENGINEER'S REPORT

DEBLASIO & ASSOCIATES

CONSULTING ENGINEERS AND PLANNERS

4701 NEW JERSEY AVENUE • WILDWOOD, NJ 08260

PHONE: 609-854-3311 • FAX: 609-854-4323

Engineer's Report

To: Mayor & Council
City of Northfield

From: Marc DeBlasio, P.E., P.P., C.M.E.
City Engineer

Cc: Mary Canesi, Clerk (via email)
Dawn Stollenwerk, CFO (via email)
Qwin Vitale, Superintendent of Public Works (via email)

Date: March 12, 2024

Grant Applications

1. FY2024 NJDCA Local Recreation Improvement Grant (LRIG)
 - The New Jersey Department of Community Affairs has announced that they are accepting LRIG applications and the submission deadline is February 27, 2024. The LRIG application was submitted on February 23, 2024.
2. USDA Water and Waste Disposal-Predevelopment Planning Grant (PPG)
 - The requested financial information from the City has been submitted to the USDA and is currently under review.
3. New Jersey Department of Transportation Local Projects Fund (NJDOT LTPF)
 - Subject to funding appropriation, the Local Transportation Projects Fund is established to address specific focused local transportation issues throughout the state. Applications can be submitted at any time via SAGE (System for Administering Grants Electronically). City projects will be evaluated for eligibility and submission. Our office transmitted a proposal to complete and submit the grant application on January 30, 2024.

Engineering

1. Drainage Issue at 2320 Cedarbridge Road:
 - On February 9, 2024, Marc DeBlasio met with Qwin Vitale to assess drainage issues at 2320 Cedarbridge Road. It was determined that the property lies at a low point within the drainage area. Recommended short term solutions include constructing an earthen berm at the driveway and cleaning and inspecting storm sewer inlets and pipe. Long term solutions include evaluating the storm sewer system and installing larger pipes and/or drainage facilities, and the installation of curbing along the roadway.

2. Geotechnical Study for Department of Public Works Pole Barn:
 - Our proposal to prepare the Geotechnical report was approved at the February, 20, 2024 Council meeting. Enviroprobe will be onsite to do the soil borings on March 27, 2024.
 - On March 5, 2024, our office was directed by the City to cancel this work.

3. Street Excavation and Sidewalk Ordinance
 - Our office was asked to review and revise the street excavation and sidewalk ordinance. We have been coordinating with the City to update this ordinance.

4. Stormwater Management Plan
 - DeBlasio and Associates was asked by Qwin Vitale to review and update the City's Stormwater Management Plan. A proposal will be forthcoming.