

CITY OF NORTHFIELD REGULAR MEETING MINUTES MAY 20, 2025

At 6:34pm 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; Councilman Dewees; Councilwoman Kern; Councilman Notaro; Councilman Polistina; Council President Bucci.

Absent: Councilman Smith*

Councilman Smith was not present when attendance was taken but arrived at 6:58pm.

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

READING AND APPROVAL OF THE MINUTES

On a motion by Councilwoman Carfagno with a second by Councilwoman Kern, all members present, were in favor of approving the minutes of May 6, 2025, without formal reading.

PUBLIC HEARING

- Street Opening Moratorium Hardship Exception Request, Block 10, Lot 6, 2307 Oak Avenue

Geoff Barnes, on behalf of applicant Fernando Santilli, 2307 Oak Avenue, explained the location and lot size. The applicant was seeking a hardship waiver of the road opening moratorium. He explained the history of the house being relocated to the property; zoning was initially denied but later approved in February of 2023. All utilities had been connected and approved. In Summer 2024, there was a complaint that the house wasn't big enough and Mr. Santilli had to add a 10'x15' addition with footings and foundations. A zoning permit was submitted in April 2025, at no time did anyone raise the issue of a road opening moratorium. The owner is in need of a curb cut. He referred to section 330-15 C of the code, this was not a request for economic savings or a utility extension. Another section of the code, 111, prohibits parking on both sides of Oak Avenue. The applicant never received notice that a moratorium was imminent, it was obvious he would need a curb cut, he has at all times been fully compliant. Right now, he has no ability to get into the house, which is in and of itself a hardship. He believed they can do the curb cut from the rear without disturbing the asphalt. He referred to a packet with photos of the home that

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had been distributed to the governing body and was available for the public. He offered to answer any questions.

Solicitor Facenda asked Council if they have any questions?

Councilman Polistina referred to impervious coverage requirements; he asked would the driveway still be in compliance?

Mr. Barnes replied, yes.

Mayor Chau asked if the apron would be concrete?

Mr. Barnes replied, yes.

Solicitor Facenda suggested that prior to turning to the Engineer for comment, we open to the meeting to the public, adding that there was one letter that he would read into the record. We would then then turn to the Engineer, and back to Mr. Barnes.

Council President Bucci opened the public hearing in the matter of a Street Opening Moratorium Hardship Exception Request, Block 10, Lot 6, 2307 Oak Avenue.

Danielle Clifford, Northfield, asked what was going on with the driveway? She lives on the corner. She was told the lot was unbuildable when they bought their home in 2015. She was never notified that anything was happening on that property, she understood the home never should have been approved. A spotlight shines into her home.

Solicitor Facenda stated the issue tonight is the driveway. He noted that proof of mailing to the Clifford's has been provided.

Mrs. Clifford advised she never received it.

Mayor Chau asked what was dangerous about the driveway?

Mrs. Clifford felt the driveway makes it difficult to get in and out of Raymond. The 4-way stop makes it dangerous because people cut through Raymond Drive. If people are backing out of the driveway, she had concerns.

Councilman Dewees asked were there driveways on the other side of the street?

Solicitor Facenda replied, yes.

Councilman Dewees asked do the others back out onto the street or do they turn around?

Mrs. Clifford replied, they back out.

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Susan Sutton, Northfield, explained her backyard faces the back of this property. All summer there have been trucks parked on Raymond Drive, and it has been a hazard for the sight triangle when someone gets to the corner. There was not enough property.

Solicitor Facenda believed that is what they are trying to fix.

Mrs. Sutton felt there was not enough parking.

Solicitor Facenda asked if there were any comments regarding the hardship application?

Mrs. Sutton wanted to know how they are going to put in the curb?

Mr. Barnes showed the plan to Mrs. Sutton.

Mrs. Clifford claimed the driveway on the plan is not what exists in the field.

Solicitor Facenda said he'd viewed the property but can't confirm.

Engineer Mauro spoke, and said she was at the property yesterday and there is excavation on the sod that matches the plan. She showed Mrs. Clifford.

At approximately 6:58pm Councilman Smith arrived.

Engineer Mauro reiterated that photo she took matches what is shown on the plan.

Councilwoman Carfagno recalled talking about putting sidewalks on Oak Avenue.

Solicitor Facenda responded that they are required, and the applicant has been notified that sidewalks are required.

Mrs. Clifford asked how does that work with the setbacks? She would feel better knowing there would be sidewalks. She wanted to put on record that this is a safety issue.

Mrs. Sutton added that she never got any prior notices.

Solicitor Facenda did not believe there were any other noticing requirements.

Solicitor Facenda confirmed with Mrs. Sutton that hers was the letter previously received, and that it did not need to be read into the record.

Councilwoman Kern asked would this continue existing sidewalk?

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Mrs. Clifford replied, yes, but not in front of her house.

Engineer Mauro explained that Oak Avenue was under a 5-year moratorium, under the hardship waiver section of the code, if the Council approves the hardship a road opening permit application would be required and all conditions will be reviewed. They would require a performance and a maintenance surety; she believed it can be done without damaging the asphalt but there are conditions in the ordinance if it does that will require temporary and final restoration.

Mayor Chau to Clerk Canesi, recalled a complaint regarding an ordinance that prohibits parking on an unpaved area. Would that apply to this property if they were parking on dirt?

Clerk Canesi asked for clarification regarding the Mayor's question, and in reply stated that you can't park on your grass in Northfield. However, a driveway doesn't have to be asphalt; requirements are addressed in the code, but you can't have dirt.

Solicitor Facenda asked if everyone was comfortable, we'll close the public session.

Seeing no further questions from Council or the public, on motions properly made and seconded, Council President Bucci closed the public hearing.

Councilman Polistina felt more comfortable now, between the sidewalks, surety bond and other requirements.

Solicitor Facenda asked for a motion on 128-2025, a yes vote approves, a no vote denies.

RESOLUTION

Councilman Polistina motioned; Councilman Dewees seconded to adopt Resolution 128-2025

128-2025 A Resolution Ruling on a Request for a Hardship Exception from Road Opening Moratorium for Block 10, Lot 6, 2307 Oak Avenue

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

MAYOR'S REPORT

Mayor Chau reminded all of the Memorial Day observation at Veterans Park at 9:30am; and of the Northfield Community School Graduation on June 20th at 5pm.

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CITY ENGINEER’S REPORT

Engineer Mauro had one update regarding the slip line project, they had a preconstruction meeting last Friday, a few days before they were made aware of another project under the previous engineer to upgrade the pump station at Zion Road that would conflict with the slip line project. Engineer DeBlasio attended as did Engineer Nassar, as a result of the meeting, the slip line contractor is delaying the project by 2 months. The slip line project is a 90-day project with only 4 days of work, she hoped all goes well with the pump station; she noted the pump station project was awarded a year ago.

Mayor Chau asked if Resolution 139-2025 was in relation to 140-2025.

Solicitor Facenda replied, yes.

PUBLIC SESSION

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

Seeing no one 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.

The Executive Sessions of Council will be held at the end of the meeting, and we will come back in public session to make a comment for the record after the executive session has concluded. Any vote made on subjects discussed will be made in public.”

On motion of Councilman Notaro, seconded by Councilwoman Carfagno, all members present were in favor of voting on Resolutions 129-2025 through 139-2025 by Consent Agenda.

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|-----------------|---|
| 129-2025 | Amending Resolution No. 127-2025 Recognizing Members of the Northfield Volunteer Fire Company |
| 130-2025 | Authorizing Refund of Pet License Fees |
| 131-2025 | Acknowledging Retirement of Barbara Nelson, Police Records Secretary |
| 132-2025 | Accumulated Absence Payout |

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- 133-2025** Resolution of the Common Council of the City of Northfield, County of Atlantic, New Jersey Authorizing the Mayor to Execute a License Agreement
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- 135-2025** Inserting an Item of Revenue in the 2025 Budget
- 136-2025** To Authorize the Sale of Surplus Property No Longer Needed for Public Use on an Online Auction Website
- 137-2025** Inserting an Item of Revenue in the 2025 Budget
- 138-2025** 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
- 139-2025** 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 (8), Regarding Personnel Matters

Councilman Notaro motioned; Councilwoman Carfagno seconded to adopt Resolutions 129-2025 through 139-2025 by Consent Agenda.

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

ORDINANCES

Councilman Polistina motioned; Councilman Dewees seconded to adopt Ordinance 7-2025.

- 7-2025** Amending Chapter 128 Construction Codes, Uniform to Establish a New Section Entitled “Control of Dust and Plastic Contaminants”
2nd Reading / Public Hearing / Final Consideration 05/20/2025
Published in the Press of AC 05/24/2025

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 7-2025.

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

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

Councilman Polistina motioned; Councilman Dewees seconded to adopt Ordinance 8-2025.

8-2025 An Ordinance Appropriating \$165,000 from the Capital Improvement Fund for the Purchase, Installation and Deployment of Vehicle and Body Cameras, Data Storage Systems and Related Software & Equipment for the Police Department of the City of Northfield, County of Atlantic, State of New Jersey
2nd Reading / Public Hearing / Final Consideration
Published in the Press of AC 05/24/2025

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 8-2025.

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

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

Councilman Polistina motioned; Councilman Dewees seconded to introduce Ordinance 9-2025.

9-2025 Authorizing And Encouraging Electric Vehicle Supply/Service Equipment (EVSE) And Make-Ready Parking Spaces And Amending Chapter 215 Of The City Of Northfield Code, Land Use And Development
Introduction / No Public Input / Published in the Press of AC 05/24/2025
Referral to City of Northfield Combined Planning/Zoning Board 05/21/2025
2nd Reading / Public Hearing / Final Consideration 07/15/2025

The Municipal Clerk read the Ordinance by title, stated that this is the first reading, and announced the publication, public hearing, and final consideration dates. She advised the Ordinance would be referred to the Planning Board and the process of

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their response. The full Ordinance has been posted in the lobby of City Hall and on the City website, and copies are available at no cost in the office of the Municipal Clerk between the hours of 8:30am and 4:30pm, Monday through Friday to any member of the public who requests same.

Council President Bucci asked if there were any questions from Council?

Councilwoman Carfagno asked where we will be putting them?

Solicitor Facenda replied, this was for new development.

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

Councilman Polistina motioned; Councilman Dewees seconded to introduce Ordinance 10-2025.

10-2025 Amending Chapter 128-3 of the City Code, Uniform Construction Code Fees

*Introduction / No Public Input / Published in the Press of AC 05/24/2025
2nd Reading / Public Hearing / Final Consideration 06/03/2025*

The Municipal Clerk read the Ordinance by title, stated that this is the first reading, and announced the publication, public hearing, and final consideration dates. The full Ordinance has been posted in the lobby of City Hall and on the City website, and copies are available at no cost in the office of the Municipal Clerk between the hours of 8:30am and 4:30pm, Monday through Friday to any member of the public who requests same.

Council President Bucci asked if there were any questions from Council, there were none.

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

PAYMENT OF BILLS \$ 343,089.60

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

Roll Call: Mrs. Carfagno – yes; Mr. Dewees – yes; 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.

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EXECUTIVE SESSION

- 138-2025** 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, would need to exit Council Chambers during the Executive Session and were welcome to wait in the lobby or vestibule 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 Facenda for further explanation.

Solicitor Facenda announced that the matter to be discussed was an update regarding contract negotiations between the City of Northfield and GWU, 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. Council will remain in Council Chambers and return to the public session when the Executive Session is complete for a short statement. No action was anticipated to be made regarding this executive session.

At 7:21pm Council entered Executive Session and remained in Council Chambers.

At 7:47pm the Executive Session of Council was adjourned, and the Regular Meeting resumed in Council Chambers.

Solicitor Facenda announced that the Executive Session had concluded. The matter discussed was an update from Council regarding contract negotiations between the City of Northfield and GWU, 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. No official action is being taken.

- 139-2025** 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 (8), Regarding Personnel Matters

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Solicitor Facenda announced that the matter to be discussed was an update regarding personnel matters, specifically the potential new hire in the police records department with an update from Chief VonColln. 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. Official action was anticipated to be made tonight.

At 7:47pm Council entered Executive Session and remained in Council Chambers.

At 8:04pm the Executive Session of Council was adjourned, and the Regular Meeting resumed in Council Chambers.

Solicitor Facenda announced that the Executive Session had concluded. The matter discussed was the potential new hire in the police records department including terms and conditions of potential employment. The minutes would be kept and made available when permitted and required by law. The timeframe for the release of those minutes is unknown. Official action will be taken in the form of Resolution 140-2025.

Councilwoman Carfagno motioned to adopt Resolution 140-2025.

Solicitor Facenda noted the Resolution would be amended to insert the salary amount of \$39,000.00.

Councilwoman Kern seconded to adopt Resolution 140-2025.

140-2025 To Hire a Full Time Police Records Secretary

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

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Councilwoman Bucci asked all to please check their emails at least every other day; Clerk Canesi is sometimes waiting for responses.

Clerk Canesi added that she understood Council was part-time but that is how we do business, very often things cannot move forward until she hears from members of Council.

At approximately 8:06pm, on motions properly made and seconded, all members present were in favor of adjourning the meeting.

Respectfully submitted,

Mary Canesi, RMC, Municipal Clerk