

**CITY OF NORTHFIELD WORK SESSION  
MAY 20, 2025**

At 6:02pm 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 1975, Chapter 231.

**FLAG SALUTE**

Mayor Chau led the flag salute.

**ROLL CALL**

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

**Absent:** Councilman Smith

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

Council President Bucci moved to committee reports.

**COMMITTEE REPORTS**

**Councilman Polistina** – Finance and Collections; Library; Municipal Alliance; Senior Citizens; Affordable Housing

Councilman Polistina had no report.

**Councilman Dewees** – Buildings/Grounds, Athletic Fields; Birch Grove Park, Bike Path, 1st Street Playground, Veterans Park; Public Works: Roads, Engineering

Councilman Dewees announced the vector truck was in operation and a water bottle filling station was being installed at the baseball field.

**Councilwoman Kern** – Northfield Sports (FAN)

Councilwoman Kern announced the names of the new FAN board members: Stephanie Vandenberg, Matthew Hanlon, and Vicky Menneti. Stephanie Scullion is fulfilling a one-year term; she thanked them for their volunteerism. Regarding the young man who came in and asked about the fundraiser, he came to the FAN meeting. They were very supportive but do need some additional information for a proposed July fundraiser. She reminded all that the McGowans were here a few meetings ago, the flag will be flown this weekend in their son's honor. She also congratulated Amanda Edwards on her Eagle Scout Achievement and thanked her for inviting Council to attend.

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**Councilwoman Bucci** – Insurance and Safety; Planning Board; Economic Development / Chamber of Commerce

Councilwoman Bucci, speaking to Councilman Notaro, said she wanted to work with him on a floodwater issue, we have some information from the MEL. Regarding the Economic Development Commission, she said they had a meeting and are looking into an event for retailers in November - small business Saturday.

**Councilman Smith** - Central Municipal Court; Little League and Babe Ruth; Northfield Community School; Shared Services

Councilman Smith was absent.

**Councilwoman Carfagno** - Fire Department / EMS; Technology / MRHS Channel; Cultural Committee / Veteran Liaison; Mainland Regional

Councilwoman Carfagno reported Mainland Regional High School had a Board of Education meeting last night, Superintendent Marrone recognized the Mock Trial team for winning the State Championship. There is an education committee meeting on May 21st, Prom and After Prom will be May 31<sup>st</sup>, they are still looking for volunteers and donations. June 13<sup>th</sup> – 19<sup>th</sup> are final exams and senior awards is June 18<sup>th</sup> with Graduation on the 19<sup>th</sup> at 6:30pm. Their next regular meeting is June 16<sup>th</sup> at 5:30pm. The Cultural Committee is still looking for honorees for 4th of July. Councilwoman Carfagno announced she has 3-4 Hometown Hero banner sponsors already; she needs 5 to place an order. She also congratulated Amanda Edwards. Brandon Dearborn finished his 1st year at the Naval Academy. To Chief VonColln she understood his son came back and surprised the family. She thanked all of these great people doing things for our Country.

**Councilman Notaro** - Sewer Operations; Inspections, Housing/Zoning.

Councilman Notaro read the sewer report for the month of April, two pump stations were inspected, sewer mains on Forrest Drive and Juniper Drive were inspected for upcoming paving projects.

*At approximately 6:09pm Mayor Chau left the dais and returned shortly after.*

Council President Bucci moved to ad hoc committee reports.

**AD HOC COMMITTEES**

Electric Vehicles – *Councilmen Polistina and Notaro*

Councilman Notaro noted the ordinance was on the agenda tonight.

Special Events Ordinance – *Councilwoman Bucci, Councilman Dewees.*

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No update.

Road Opening Ordinance / Remaining Proposed Amendments – Councilmen Dewees and Notaro.

Councilman Dewees announced they had a meeting with the Engineer, there were a few concerns BA/Clerk Canesi had and Councilman Notaro; all concerns have been addressed and they were ready to move forward.

Councilman Notaro stated that he needed to do a final review.

Engineer Mauro would like to have a meeting in the next two weeks and do one final review.

**WORK SESSION / TOPICS FOR DISCUSSION – ONGOING BUSINESS**

There was no ongoing business.

**WORK SESSION / TOPICS FOR DISCUSSION – NEW BUSINESS**

- Standing Item – New Grant Opportunities

Engineer Mauro announced she was working on the CDBG application for bleachers at the park, regarding the USDA PPG grant, which was revised to do force mains, USDA did approve the change on May 13th.

- Regulations re Keeping of Chickens

Council President Bucci moved to regulations on keeping of chickens – she noted conflicting sections of the code. So many people have them, she believed it would be problematic to attempt to prohibit them. She asked Council to email Clerk Canesi with suggestions for further discussion.

- Overnight Parking on Municipal Property

Council President Bucci moved to overnight parking; we may want to consider no overnight parking at the Library.

Clerk Canesi explained there was a commercial vehicle parking overnight in the library. An ordinance change would be needed to regulate this. Parking is currently prohibited midnight to 6am at other municipal locations.

Council President Bucci took a straw poll - all were in favor, but Councilman Notaro wanted to discuss the time restraints.

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Councilwoman Kern suggested doing all municipal areas now, instead of piecemeal. Councilman Dewees suggested Public Works as well.

Clerk Canesi would work with Solicitor Facenda and would have for the June 3<sup>rd</sup> meeting.

Solicitor Facenda confirmed midnight to 6pm except for Public Works employees.

- Lead Based Paint Inspection Vendor

Clerk Canesi explained the law regarding lead-based paint, the municipality has to have its own staff or hire a vendor to do the inspections. We currently have an agreement with the ACIA to perform the inspections. This is the same vendor the County uses but at a lesser cost because it does not include the County's overhead. Our Housing Inspector is here one day a week, this will take some of the pressure off of him and provide a more systematic approach to compliance and follow-up. The homeowner pays for this service directly. She asked for Council to agree that we would not renew the shared service agreement with the County and to proceed to enter into an agreement directly with the vendor.

Council President Bucci conducted a straw poll vote, all members present were in favor.

**REVIEW OF REGULAR MEETING AGENDA**

Council President Bucci reviewed the agenda and made the assignments.

**PUBLIC SESSION / FIVE MINUTES PER SPEAKER**

Council President Bucci opened the public portion of the meeting for any person to comment on any subject, he asked that all persons state their name and city of residence for the record and observe the five-minute limit per speaker.

Joe Gurwicz, asked about signs, he has 300 apartments, he needed to have signs out, he has plenty of frontage, this was a new project, he was willing to do whatever it takes to get the permit.

Mayor Chau stated the current ordinance allows one banner or flag per property. The issue is that only one is permissible; Mayor Chau has had businesses contact him to complain.

Mr. Gurwicz was not asking for special treatment; he was asking for consideration based on a hardship.

Council President Bucci added that before last year you weren't even allowed to have

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one; she wanted to keep Tilton Road nice.

Mr. Gurwicz reiterated that he needed signage in order to rent the units.

Solicitor Facenda stated the ordinance reads no more than one sign per business is allowed – he suggested Mr. Gurwicz make an application to the Zoning Officer.

Mayor Chau stated that it had been reported by the Zoning Officer that someone from Max Gurwicz and Sons told the Zoning Officer that Mayor Chau said banners are okay.

Councilman Polistina asked were signs being addressed in the Master Plan.

Terri Reese, Northfield – read a statement from Elizabeth McCarthy, President of the Community Food Bank of NJ, regarding food insecurity. Hearing from the public would be very important. She asked that each member of Council take the time this week to call members of congress to object to the cuts proposed to SNAP. Thirty-four thousand people are on SNAP just in Atlantic County alone. She hoped Council would take this seriously. She thanked all for their time.

Councilwoman Carfagno thought it was amazing that Ms Reese came forward, everyone's ownership matters.

Danielle Clifford, Raymond Drive, Northfield – was here about resolution 128-2025.

Solicitor Facenda explained that this matter would be heard during a public hearing at the regular meeting which will begin shortly.

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

At 6:34pm, on motions properly made and seconded, all members present were in favor of adjourning this meeting.

Respectfully submitted,

Mary Canesi, RMC, Municipal Clerk