

CITY OF NORTHFIELD REGULAR MEETING MINUTES SEPTEMBER 2, 2025

At 8:10pm 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 to reflect on the unfortunate events in Minneapolis.

ROLL CALL

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

Absent: Councilman Dewees

Mayor Chau, Solicitor Facenda, Engineer Mauro, and Chief of Police VonColln were in attendance.

READING AND APPROVAL OF THE MINUTES

On a motion by Councilwoman Carfagno with a second by Councilman Notaro, all members present were in favor of approving the minutes of August 12, 2025, without formal reading.

MAYOR'S REPORT

Mayor Chau read a letter regarding County sponsored hepatitis vaccines, if anyone on Council knows anyone, Mayor Chau had the information.

Mayor Chau continued, regarding Juniper Drive paving, Chief VonColln has advised there would be several officers on scene, Mayor Chau anticipated there would be confusion and people would not be aware of the construction. He read the August Police Department report. Tonight, we had discussion regarding further review of ebike legislation. When Mayor Chau brought this up several weeks ago, he was always concerned with children riding double, even on bicycles, and not wearing helmets. This was one of the reasons he brought it up, he does support legislation regarding ebikes. He was a strong advocate of being proactive, he shared a story of a near miss where Mayor Chau almost hit an ebike rider. He asked Chief VonColln to explain his plans to address the issues with ebikes, bikes, no helmets, etc.

Chief VonColln stated he was in contact with other agencies including the Attorney General's office to discuss pending higher-level legislation. Atlantic County Prosecutor Reynolds wanted all to be on the same page, he knew that with input from

CITY OF NORTHFIELD REGULAR MEETING MINUTES SEPTEMBER 2, 2025

BA Canesi and members of Council we have made it better, he thanked everyone for their efforts. He read a list of planned activities and announced that Officer Michael Bach was a coach for the Cardinals football and was proactively communicating with the kids about helmets.

Mayor Chau added that he had received complaints regarding speeders on certain streets. With the cooperation of Chief VonColln, an officer, and a speed monitor, they spent some time monitoring speeds in certain streets. During that time, they only caught one speeder. They can't be there all the time, of course, but we do our best. Mayor Chau recalled a time when he was almost hit by a motorist who crossed the double line on Cresson Avenue at a speed of 50-60 mph. The next day on Tilton Road, a vehicle passed him crossing the double line.

ENGINEER'S REPORT

Engineer Mauro referred to the Juniper Drive project; the preconstruction meeting is scheduled for September 16th; they would coordinate with the school after the meeting. The slip line project at Zion and Mill can start as the Zion pump station project was complete. Regarding the Habitat for Humanity project, there are two properties, one on Dolphin and one on Harvey, the developer from Habitat proposed a reconfiguration to address the conflicting issues, DeBlasio and Associated was now moving forward with their stormwater design.

PUBLIC SESSION

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

David Goldstein, Northfield, thanked Council for their service, he respected everyone even if he didn't agree with them all of the time. He was glad to hear about Habitat for Humanity. He thanked Mayor Chau for the moment of silence, Mr. Goldstein was a volunteer at 9-11, these things should never happen. This would be the 15th year of Operation Serving Those Who've Served Us, as the President of the Professional Chef's Association of South Jersey, over the years they've done things for veterans, including a brunch at Vineland Veterans Memorial Home. Volunteers are welcome, he has had Congressman VanDrew and former Mayor Mazzeo, they feed about 350 veterans on Veterans Day. The military was a year older than the Country. He wanted to share this information with Council. He was also on the board for the Community Food Bank of NJ, and this is one of the toughest years for them due to budget cuts. He explained that some towns have put drop boxes out, or do food drives for canned goods; you never know when you are going to need help. He was asking for a place to put a drop box to collect food. Atlantic County was among the highest rate of food insecurity for children in the entire state. If you support the foodbank you can help.

**CITY OF NORTHFIELD REGULAR MEETING MINUTES
SEPTEMBER 2, 2025**

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

RESOLUTIONS / CONSENT AGENDA

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

On motion of Councilwoman Kern, seconded by Councilman Polistina, all members present were in favor of voting on Resolutions 196-2025 through 203-2025 by Consent Agenda.

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| 196-2025 | Declaring October 6, 2025, Knock Out Opioid Abuse Day in the City of Northfield |
| 197-2025 | Authorizing Execution of Intergovernmental Services Agreement – Shared Services Agreement with the County of Atlantic for the County to Provide Web Hosting and Allow Access to the County’s Content Management Systems Platform |
| 198-2025 | Authorizing DeBlasio and Associates Consulting Engineers and Planners to Proceed with Preparation of Bid Specifications for the General Repairs and Construction of the City of Northfield Sanitary Sewer and Stormwater Facilities |
| 199-2025 | To Approve the Hiring of a Temporary Part Time Fire Protection Sub Code Official |
| 200-2025 | Resolution of the City of Northfield, Atlantic County, New Jersey, Authorizing Fireworks Display on Private Property Pursuant to N.J.S.A. 21:3-3 |
| 201-2025 | Authorizing Release of Performance Sureties for Block 51, Lot 32.01 |
| 202-2025 | Inserting an item of Revenue in the 2025 Budget |
| 203-2025 | To Authorize an Agreement Between the City of Northfield and the Trustees of the Free Public Library of Northfield, t/a The Otto Bruyns Public Library |

Councilwoman Kern motioned, seconded by Councilman Polistina, to adopt Resolutions 196-2025 through 203-2025 by Consent Agenda.

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

Council President Bucci moved to Ordinance 13-2025.

**CITY OF NORTHFIELD REGULAR MEETING MINUTES
SEPTEMBER 2, 2025**

ORDINANCES

13-2025 Amending Chapter 97 of the City of Northfield Code, Article II
Animals and Fowl, Section 97-17, to Prohibit the Keeping of Fowl
2nd Reading / Public Hearing / Final Consideration
Published in the Press of AC 9/06/2025

The Municipal Clerk read the Ordinance by title, stating that this is the second reading and public hearing, after which the Council would consider the ordinance for final passage. Clerk Canesi announced the date of final publication if the ordinance passed this evening. Since introduction, the Ordinance has been posted in the lobby of City Hall and on the municipal website, and 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 13-2025.

David Goldstein, Northfield, recalled 15 years ago he did the 1st veterans brunch, he was very close to a veteran from WW2, named Doc, who was at the Invasion of Italy, Normandy, the Battle of the Bulge and in rescuing people from the concentration camps. What does that have to do with chickens? One of his heroes was Ronald Reagan who believed in life, liberty, and the pursuit of happiness. If people want to have chickens this is what veterans fought for, if people don't like it, that doesn't change the right of someone to own chickens. He was attacked twice by dogs on the bike path, and there are rules against that. His family has owned chickens. Don't ban future chicken ownership; that is what our great men and women are out there defending.

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

Solicitor Facenda explained that Council had the opportunity to further consider the ordinance, if it was moved and seconded, with only six people here you will need four to pass, if there was a tie, the Mayor breaks the tie.

Councilman Polistina believed there shouldn't be a ban, he believed there should be setback requirements, and other limits.

Mayor Chau believed enforcement and checking would be the responsibility of the code enforcement officer.

Councilman Polistina previously mentioned coop and run size, there would have to be setback requirements, once you figure out the size of the lot.

**CITY OF NORTHFIELD REGULAR MEETING MINUTES
SEPTEMBER 2, 2025**

Councilwoman Kern asked how do we know it will control it?

Councilman Polistina noted a small lot wouldn't be able to have 60 chickens.

Clerk Canesi noted that there currently is a setback requirement, a coop is considered an accessory structure. A coop against the fence would not be in compliance with the existing setbacks.

Councilwoman Carfagno felt it could prevent someone from having chickens at all based on setbacks.

Councilman Polistina added, and maybe the setback for a chicken coop should be different from a shed.

Mayor Chau asked were the proposed maximums regardless of lot size.

Councilman Polistina doesn't have the information with him but shared it at the last council meeting. it would be based on your property size and be a finite number.

Councilman Smith said, to the ordinance at hand, there were compelling arguments made by citizens, and he tended to be nodding his head and agreeing, he heard one person not in favor of it. He tended to believe in limited government and did not believe we should be in the business of banning chickens. He believed the committee could meet again and come up with something different.

Councilwoman Kern asked if we could table the ordinance?

Solicitor Facenda explained the ordinance was not moved and therefore there was no need to table it. His advice was to move it and second it, then vote on it. If the motion fails Council can go back and create a new ordinance. There is still an inconsistency in our Code.

Council President Bucci was ok until the people asked for factual support for why we were banning them, they asked for numbers, she can't vote for something that isn't factually justified. She agreed that it was kind of an overreach.

Solicitor Facenda believed it was easy to quantify.

Councilman Smith motioned; Councilwoman Carfagno seconded to adopt Ordinance 13-2025.

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

**CITY OF NORTHFIELD REGULAR MEETING MINUTES
SEPTEMBER 2, 2025**

Councilman Smith motioned; Councilwoman Kern seconded to introduce Ordinance 14-2025.

14-2025 Amending Chapter 215 the City Code, Land Use and Development
– Chapters 215-9, 215-92 And 215-95

Introduction / No Public Input / Published in the Press of AC 9/6/2025

Referral to City of Northfield Combined Planning/Zoning Board 9/3/2025

2nd Reading / Public Hearing / Final Consideration 10/7/2025

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, up until the date and time of the public hearing. This ordinance would be referred to the combined Planning and Zoning Board tomorrow they will have 35 days to consider and give Council a response.

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

Councilman Smith motioned; Councilwoman Carfagno seconded to introduce Ordinance 15-2025.

15-2025 Amending Chapter 268 of the City Code, Property
Maintenance

Introduction / No Public Input / Published in the Press of AC 9/6/2025

2nd Reading / Public Hearing / Final Consideration 9/16/2025

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, up until the date and time of the public hearing.

Councilwoman Carfagno regarding 215-9e, asked for clarification regarding the fee to replace a fence. She was referring to Ordinance 14-2025. She then referred Ordinance 15-2025 regarding furniture and small appliances, section 1 article 1a.

Clerk Canesi explained this was copied from our ordinance for abandoned property, our code enforcement officer has had difficulty holding non-vacant properties to the same standards. This is to prevent junk in the front yard.

**CITY OF NORTHFIELD REGULAR MEETING MINUTES
SEPTEMBER 2, 2025**

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

Councilman Smith motioned; Councilwoman Carfagno seconded to introduce Ordinance 16-2025.

16-2025 An Ordinance Governing Special Events
Introduction / No Public Input / Published in the Press of AC 9/6/2025
2nd Reading / Public Hearing / Final Consideration 9/16/2025

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, up until the date and time of the public hearing.

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

PAYMENT OF BILLS \$ 2,528.527.08

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

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

MEETING NOTICES

Councilwoman Kern read the meeting notices.

At approximately 9:03pm, on motions properly made and seconded, all members present were in favor of adjourning the meeting.

Respectfully submitted,

Mary Canesi, RMC, Municipal Clerk