

**CITY OF NORTHFIELD COUNCIL MEETING AGENDA
NOVEMBER 12, 2025**

MEETING CALLED TO ORDER by Mary Canesi, Municipal Clerk. This meeting has been properly advertised according to Public Law 1975, Chapter 231, in the Press of Atlantic City on Saturday, January 11, 2025.

FLAG SALUTE

COUNCIL ROLL CALL: Carfagno, Dewees, Kern, Notaro, Polistina, Smith, Bucci

MAYOR: Chau

APPROVAL OF MINUTES – October 21, 2025

MAYOR'S REPORT

CITY ENGINEER'S REPORT

PUBLIC SESSION/FIVE MINUTES PER SPEAKER

RESOLUTIONS

- 223-2025 Authorizing Execution of Shared Services Agreement with the County of Atlantic - Digital Message Boards and Electronic Speed Feedback Signs
- 224-2025 Authorization to Memorialize Submission of Municipal Alliance Grant Correspondence Form for the Governor's Council on Substance Use Disorders for the Municipal Alliance Grant FY27-FY31
- 225-2025 Resolution Authorizing the Award of a Non-Fair and Open Contract to Monmouth Telecom for the Purchase and Installation of a New Telephone System for the City of Northfield
- 226-2025 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
- 227-2025 A Resolution to Cancel Grant Balances
- 228-2025 Resolution Authorizing Cancellation 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 136 Lot 1 (626 First Street)
- 229-2025 Amending Resolution No. 192-2025 Recognizing Members of the Northfield Volunteer Fire Company
- 230-2025 Acknowledging Notice of Retirement from Mark Voncolln, Chief of Police
- 231-2025 Transfer of Funds
- 232-2025 Work Change Order No. 1 – Final for the Project Known as Reconstruction of Ridgewood Drive (FY2023 NJDOT Municipal Aid Program)
- 233-2025 Resolution of The City Council of the City of Northfield Authorizing The City's Affordable Housing Attorney To Execute A Consent Order With The Objectors To The City's Fourth Round Housing Element And Fair Share Plan, Fair Share Housing Center And Homes For All Inc.

ORDINANCES

- 20-2025 Bond Ordinance Appropriating Seven Hundred Seventy Thousand Dollars (\$770,000) and Authorizing the Issuance of Seven Hundred Thirty-One Thousand

**CITY OF NORTHFIELD COUNCIL MEETING AGENDA
NOVEMBER 12, 2025**

Five Hundred Dollars (\$731,500) in Bonds or Notes of the City of Northfield for Various Improvements or Purposes Authorized to be Undertaken by the City of Northfield, in the County of Atlantic, New Jersey

*2nd Reading / Public Hearing / Final Consideration
Published with Statement in the Press of AC 11/16/2025*

21-2025 Amending Chapter 215 of the Code of the City of Northfield, Article III, Administrative Procedures

*Introduction / No Public Input / Published in the Press of AC 11/16/2025
Referral to City of Northfield Combined Planning/Zoning Board 11/13/2025
2nd Reading / Public Hearing / Final Consideration 11/25/2025*

22-2025 Amending Chapter 61 Of The City Of Northfield Municipal Code, Regarding Eligibility To Sit For Examination For The Rank Of Police Lieutenant, Captain Or Chief Of Police

*Introduction / No Public Input / Published in the Press of AC 11/16/2025
2nd Reading / Public Hearing / Final Consideration 11/25/2025*

PAYMENT OF BILLS \$ 2,750,504.16

MEETING NOTICES

City Council	November 25 th	6pm Work Session Regular Session immediately following
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ADJOURNMENT

**CITY OF NORTHFIELD, NJ
RESOLUTION NO. 223-2025**

**AUTHORIZING EXECUTION OF SHARED SERVICES AGREEMENT
WITH THE COUNTY OF ATLANTIC - DIGITAL MESSAGE BOARDS
AND ELECTRONIC SPEED FEEDBACK SIGNS**

WHEREAS, N.J.S.A. 40A:65-1 provides in part that two or more local units may enter into an agreement to provide or receive any service that each local unit participating in the agreement is empowered to provide or receive in its own jurisdiction; and

WHEREAS, the City of Northfield and the County of Atlantic intend to establish a Shared Service Agreement for the purpose of acquiring and using highway digital message boards and electronic speed feedback signs; and

NOW, THEREFORE, BE IT RESOLVED, by the Common Council of the City of Northfield that the Mayor and Municipal Clerk be and are hereby duly authorized, empowered and directed to execute the agreement attached hereto as Exhibit "A" entitled "SHARED SERVICE AGREEMENT BETWEEN ATLANTIC COUNTY AND CITY OF NORTHFIELD".

I, Mary Canesi, RMC, 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 November 2025.

Mary Canesi, RMC, Municipal Clerk

**SHARED SERVICES AGREEMENT BETWEEN
ATLANTIC COUNTY
AND
THE CITY OF NORTHFIELD**

THIS SHARED SERVICES AGREEMENT is made and entered into on this _____ day of _____, 2025, by and between the **COUNTY OF ATLANTIC** (hereinafter "County"), and the **CITY OF NORTHFIELD** (hereinafter "Municipality"). The County and Municipality may be referred to throughout this Agreement as "Party" or collectively "Parties."

BACKGROUND STATEMENT

WHEREAS, the County received a LEAP Implementation Grant in the amount of \$57,375.00 from the New Jersey Department of Community Affairs for the purchase of three (3) highway digital message boards; and

WHEREAS, the County provided a cash match in the amount of \$19,125.00 for the purchase of these digital message boards, costing a total amount of \$76,500.00; and

WHEREAS, the County also received a LEAP Implementation Grant in the amount of \$28,125.00 from the New Jersey Department of Community Affairs for the purchase of three (3) electronic speed feedback signs; and

WHEREAS, the County provided a cash match in the amount of \$9,375.00 for the purchase of these electronic speed feedback signs, costing a total amount of \$37,500.00; and

WHEREAS, the purpose of this Shared Services Agreement is to allow the Municipality to borrow, on an as needed basis, at no cost to the Municipality, the highway digital message boards and electronic speed feedback signs; and

WHEREAS, the Uniform Shared Services and Consolidation Act, N.J.S.A. 40A:65-1, *et seq.*, authorizes and encourages local governmental units to enter into agreements for the pooling of resources and sharing of services, with an aim of reducing property taxes through the reduction of local expenses; and

WHEREAS, the County and Municipality desire to enter into this Shared Services Agreement for the term commencing from January 1, 2026, and terminating December 31, 2030; and

WHEREAS, entering into this Shared Services Agreement in advance of the actual need will enable the County to facilitate the prompt availability of the highway digital message boards and electronic speed feedback signs; and

WHEREAS, the Parties acknowledge that this Agreement is contingent upon the adoption of all related Resolutions by the respective Parties. The County is entering into this Agreement as authorized by Resolution #52 and #53, dated February 4, 2025. Municipality is entering into this Agreement as authorized by Resolution #_____, dated _____, 2025.

NOW, THEREFORE, in consideration of the mutual covenants herein contained, and of the benefits which will accrue to the County and to the Municipality, the Parties do mutually agree as follows:

I. INCORPORATION OF BACKGROUND:

The background statement above is incorporated into the terms and conditions of this Agreement.

II. SCOPE OF SERVICES:

The County applied for a LEAP Implementation Grant from the New Jersey Department of Community Affairs in the amount not to exceed \$76,500.00, which includes \$57,375.00 in grant funding plus the County's cash match of \$19,125.00 to purchase three (3) highway digital message boards. The County also applied for a LEAP Implementation Grant from the New Jersey Department of Community Affairs in the amount not to exceed \$37,500.00, which includes \$28,125.00 in grant funding plus the County's cash match of \$9,375.00 to purchase three (3) electronic speed feedback signs. The County purchased the highway digital message boards and electronic speed feedback signs to make them available to Municipality on an as needed basis.

The Municipality agrees to properly use the highway digital message boards and electronic speed feedback signs on an as needed basis.

III. TIME OF PERFORMANCE:

This Agreement will be in effect for the term commencing from January 1, 2026, and terminating December 31, 2030.

Services of the Municipality shall commence on an as needed basis.

IV. RESPONSIBILITIES OF THE PARTIES:

- A. The County shall maintain title and registration of the three (3) highway digital message boards and three (3) electronic speed feedback signs.
- B. If Municipality causes damage to the highway digital message board(s) or electronic speed feedback sign(s), the Municipality must make a promise to repair. Repairs must be completed within 20 days. If repairs are not made within 20 days, then the County may

proceed in any manner it sees fit to repair the highway digital message board(s) or electronic speed feedback sign(s) and seek reimbursement for same.

- C. The County and Municipality shall each maintain written records regarding pick up, possession and return of the highway digital message board(s) and electronic speed feedback sign(s). A representative of the County and representative of the Municipality (driver) shall perform a pre-inspection of the highway digital message board(s) and electronic speed feedback sign(s) before it is picked up and a post-inspection upon return. Any damage or other findings shall be documented in writing by both parties.
- D. In performing services pursuant to this Agreement, the Parties will act in a reasonably prudent manner to accommodate the common goals of the Parties toward implementation and effectuation of the stated purposes of this Agreement.

V. NOTICES:

Communication concerning this Agreement shall be directed to the following:

Atlantic County

Gerald DelRosso, County Administrator
1333 Atlantic Avenue, 8th Floor
Atlantic City, New Jersey 08401

City of Northfield

City Clerk
Northfield City Hall
1600 Shore Road
Northfield, New Jersey 08225

N. Lynne Hughes, County Counsel
1333 Atlantic Avenue, 8th Floor
Atlantic City, New Jersey 08401

VI. GENERAL CONDITIONS:

A. Independent Contractor

Nothing contained in this Agreement is intended to, or shall be construed in any manner, as creating or establishing the relationship of employer/employee between the Parties. Municipality shall at all times remain an "independent contractor" with respect to the services to be performed under this Agreement. The County shall be exempt from payment of all unemployment compensation, FICA, retirement, life and/or medical insurance and Worker's Compensation Insurance as Municipality is an independent subrecipient.

B. Liability/Hold Harmless

Municipality shall hold harmless, defend and indemnify the County from any and all claims, actions, suits, charges and judgments whatsoever that arise out of Municipality's performance or nonperformance of the services or subject matter called for in this agreement.

C. Insurance and Bonding

Municipality shall carry sufficient insurance coverage to protect contract assets from loss due to theft, fraud and/or undue physical damage. Municipality shall provide Worker's Compensation Insurance for all of its employees involved in the performance of this Agreement.

D. Amendments

The County or Municipality may amend this Agreement at any time, provided that such amendments make specific reference to this Agreement, and are executed in writing, signed by a duly authorized representative of both Parties, and approved by the County Board of Commissioners. Such amendments shall not invalidate this Agreement, nor relieve or release the County nor the Municipality from its obligations under this Agreement.

The County may, in its discretion, amend this Agreement to conform with Federal, State, or Local governmental guidelines, policies and available funding amounts, or for other reasons. If such amendments result in a change in the funding, the scope of service, or schedule of activities to be undertaken as part of this Agreement, such modifications will be incorporated only by written amendment signed by both the County and the Municipality.

E. Disclaimer of Warranty

The County disclaims all warranties or condition with respect to the quality, performance, or functionality of the services provided herein, express or implied, including warranties of merchantability and fitness for a particular purpose. The Municipality acknowledges and agrees that the County has made no representation regarding the condition of the highway digital message boards and electronic speed feedback signs and the highway digital message boards and electronic speed feedback signs are being shared strictly in "as is" and "where is" condition with no warranties, either expressed or implied by same.

F. Grantor Recognition

Municipality shall ensure recognition of the role of the grantor agency in providing services through this Agreement. All activities, facilities, and items utilized pursuant to this Agreement shall be prominently labeled as to funding source. In addition, Municipality will include a reference to the support provided herein in all publications made possible with funds made available under this Agreement.

G. Default

A violation, breach, or failure to perform any of the terms, conditions or obligations under this Agreement shall constitute a default by the violating, breaching or non-

performing party. Prior to default being declared, a defaulting Party must receive at least twenty (20) days advance written notice of the default. If the default is a monetary default on behalf of Atlantic County, and the same is not cured within thirty (30) days after receipt by Atlantic County of notice of the default, the Municipality may immediately terminate this Agreement without liability and without prejudice to any other rights and remedies pursuant to law. With respect to any default other than a monetary default by Atlantic County, the Parties may avail themselves of all rights and remedies to which they are legally entitled.

H. Impossibility or Impracticability of Performance

If, for any reason, an unforeseen event occurs that is beyond the control of the County, which renders it impossible or impracticable for the County to fulfill the services set forth in this Agreement, the Agreement shall terminate, and the Municipality shall have no right to nor claim for damages against the County. The Municipality shall provide as much notice as possible if it seeks to terminate the Agreement pursuant to this paragraph.

I. Waiver

The Parties understand and agree that any action or inaction concerning any of the terms or conditions of this Agreement by either party shall not be considered a waiver of any rights by said Party.

J. Severability

If any provision of this Agreement is held invalid or unenforceable, the remainder of the Agreement shall not be affected thereby, and all other parts of this Agreement shall nevertheless be in full force and effect.

K. Approvals Necessary

This Agreement shall not be considered binding upon the Parties until an appropriate Resolution or Ordinance adopting the same has been approved by the governing bodies.

L. Assignment.

No Party may assign this Agreement or any rights or obligations hereunder, without the express prior written consent of the other Party and such attempted assignment shall be void.

M. Governing Law/Venue

This Agreement shall be governed and construed by the laws of the State of New Jersey and any litigation brought in relation to this Agreement shall be brought in the Superior Court of New Jersey, Atlantic County.

N. Entire Agreement

This Agreement embodies the entire Agreement between the Parties hereto relative to the subject matter hereof. No variation, modification, change or amendment shall be binding upon any Party hereto unless executed by said Party.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the date first written above.

ATTEST:

COUNTY OF ATLANTIC

TARA SILIPENA, Clerk
County Commissioners

DENNIS LEVINSON
County Executive

Approved as to form on
behalf of Atlantic County:

KAITLYN FLYNN
Assistant County Counsel

ATTEST:

CITY OF NORTHFIELD

MARY CANESI, Clerk
City of Northfield

ERLAND CHAU
Mayor

**CITY OF NORTHFIELD, NJ
RESOLUTION NO. 224-2025**

**AUTHORIZATION TO MEMORIALIZE SUBMISSION OF MUNICIPAL
ALLIANCE GRANT CORRESPONDENCE FORM FOR THE
GOVERNOR'S COUNCIL ON SUBSTANCE USE DISORDERS FOR THE
MUNICIPAL ALLIANCE GRANT FY27-FY31**

WHEREAS, the Governor's Council on Substance use Disorder (GCSUD) established the Municipal Alliances for the Prevention of Substance Use Disorder in 1989 to educate and engage residents, local government and law enforcement officials, schools, nonprofit organizations, the faith community, parents, youth, and other allies in efforts to prevent substance use disorder in communities throughout New Jersey; and

WHEREAS, the Common Council of the City of Northfield, County of Atlantic, State of New Jersey recognizes that substance use disorder is a serious problem in our society amongst persons of all ages, and therefore has an established Municipal Alliance Committee; and

WHEREAS, the Common Council further recognizes that it is incumbent upon not only public officials but upon the entire community to take action to prevent such substance use disorder in our community; and

WHEREAS, the Common Council wishes to apply for funding to the Governor's Council on Substance Use Disorder through the County of Atlantic for FY27-FY31.

NOW, THEREFORE, BE IT RESOLVED the Mayor of the Common Council does hereby memorialize the aforesaid Municipal Alliance Grant Correspondence Form submission for FY27-FY31.

I, Mary Canesi, Municipal Clerk of the City of Northfield, County of Atlantic, State of New Jersey, do hereby certify the foregoing to be a true and exact copy of a Resolution duly authorized by the Common Council of the City of Northfield on this 12th day of November 2025.

Mary Canesi, RMC, Municipal Clerk

**CITY OF NORTHFIELD, NJ
RESOLUTION NO. 225-2025**

**RESOLUTION AUTHORIZING THE AWARD OF A NON-FAIR AND OPEN
CONTRACT TO MONMOUTH TELECOM FOR THE PURCHASE AND
INSTALLATION OF A NEW TELEPHONE SYSTEM FOR THE CITY OF
NORTHFIELD**

WHEREAS, the telephone system in use by the City of Northfield at municipal facilities has become obsolete and can no longer be serviced; and

WHEREAS, after evaluating several options, it has been determined that Monmouth Telecom not only meets but exceeds our requirements, while also offering substantial savings of approximately \$1,300 per monthly billing cycle; and

WHEREAS, the Chief Financial Officer/QPA has determined and certified in writing that the value of the contract to Monmouth Telecom for purchase and installation of a new telephone system will exceed \$17,500; and,

WHEREAS, the City of Northfield desires to award as a non-fair and open contract to Monmouth Telecom, 10 Drs. James Parker Boulevard Suite 11, Red Bank, NJ 07701, in an amount not to exceed \$35,000 over the life of a two-year agreement, and pursuant to the provisions of *N.J.S.A. 19:44A-20.5*; and

WHEREAS, Monmouth Telecom has completed and submitted a Political Contribution Disclosure form, and a Business Entity Disclosure Certification which certifies that Monmouth Telecom has not made any reportable contributions to a political or candidate committee in the City of Northfield, County of Atlantic in the previous one year, and that the contract will prohibit Monmouth Telecom from making any reportable contributions through the term of the contract, which shall not exceed two years.

NOW THEREFORE, BE IT RESOLVED that the Common Council of the City of Northfield authorizes the Chief Financial Officer to enter into the agreement with Monmouth Telecom as described herein; and

BE IT FURTHER RESOLVED that certification of funds has been received from the Municipal Finance Officer pursuant to N.J.A.C 5:30-5.4 and charged against C-04-55-023-402 and 01-31-440-200 on an as needed basis; and

BE IT FURTHER RESOLVED that the Political Contribution Disclosure form, and Business Disclosure Entity Certification, and the Determination of Value be placed on file with this resolution.

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 November 2025.

Mary Canesi, RMC, Municipal Clerk

**CITY OF NORTHFIELD, NJ
RESOLUTION NO. 226-2025**

**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**

WHEREAS, N.J.S.A. 21:3-1 et. seq. requires the Governing Body to authorize the display of fireworks on private property subject to the review and approval of the municipal Fire and Police Officials.

WHEREAS, the Chief of the City of Northfield Fire Department and the Chief of the City of Northfield Police Department have each reviewed the application and have confirmed that all requirements have been met.

WHEREAS, approval is contingent upon the following:

Serpico Pyrotechnics shall serve written notice announcing the fireworks display, including but not limited to the date, time and duration, to all property owners on Hemsley Place, Lido Drive, Bonnie Lee Drive, Country Club Drive, Circle Drive, English Lane, and St Andrews Drive; the owners of Block 124 Lot 18; Block 125, Lots 12, 13, 14, and 15; and Block 144, Lots 11, 12, 13, 14, and 15 on the City of Northfield tax maps. Said notice shall be delivered by certified mail, return receipt requested, or by personal hand delivery, a minimum of (5) five days prior to the event. Serpico Pyrotechnics shall file a copy of the notice served to above property owners with an affidavit of the required service with the City Clerk at least (3) three days prior to the event.

NOW, THEREFORE BE IT RESOLVED, by the Common Council of the City of Northfield, Atlantic County, New Jersey that upon completion of the conditions specified herein, approval is hereby given for the Fireworks Display on private property by the Serpico Pyrotechnics, LLC., at the Atlantic City Country Club, located at One Leo Fraser Drive, on December 6, 2025. Said displays will commence between 7:30pm and 8:00pm and be 8 to 9 minutes in duration.

BE IT FURTHER RESOLVED that upon request by Serpico Pyrotechnics, a list of the names and addresses for the property owners requiring notice shall be provided by 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 the Regular Meeting of the Common Council of the City of Northfield, held this 12th day of November, 2025.

Mary Canesi, RMC, Municipal Clerk

**CITY OF NORTHFIELD, NJ
RESOLUTION NO. 227-2025**

A RESOLUTION TO CANCEL GRANT BALANCES

WHEREAS, certain Grant balances remain on the City's balance, and it has been determined that they are no longer required; and

WHEREAS, it is necessary to formally cancel said balances;

NOW THEREFORE, BE IT RESOLVED, by the Common Council of the City of Northfield, County of Atlantic, New Jersey, that the following unexpended appropriation and receivable balances of the Grant Fund be cancelled:

Grant	Receivable	Appropriation	Match
2025 Care Grant	875.00	875.00	0.00
2024-2025 Alliance Grant	7.62	7.61	0.01

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 November 2025.

Mary Canesi, RMC, Municipal Clerk

**CITY OF NORTHFIELD, NJ
RESOLUTION NO. 228-2025**

**RESOLUTION AUTHORIZING CANCELLATION OF TAXES
PURSUANT TO N.J.S.A. 54:4-3.30 ON
PROPERTY KNOWN AS Block 136 Lot 1 (626 First Street)**

WHEREAS, Celida I. Rivera acquired title to Block 136 Lot 1 (626 First Street) on August 17, 2025; and

WHEREAS, Celida I. Rivera is qualified to receive a permanent and totally disabled veteran's property tax exemption as a widow of the Disabled Veteran, pursuant to N.J.S.A. 54:4-3.30(b) as of September 1, 2025 as approved by William Johnson, Tax Assessor;

WHEREAS, it has been brought to the attention of the City of Northfield that there are taxes assessed on Block 136 Lot 1 (626 First Street) for 2025 which should be cancelled pursuant to N.J.S.A. 54:4-3.30(a); 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

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(a), is hereby authorized to cancel taxes on Block 136 Lot 1 (626 First Street) as follows due to the fact that said property is exempt:

\$316.10 Added Assessment for 4 months of 2025
\$1618.49 for 2025

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 November, 2025.

Mary Canesi, RMC, Municipal Clerk

**CITY OF NORTHFIELD, NJ
RESOLUTION NO. 229-2025**

**AMENDING RESOLUTION NO. 192-2025 RECOGNIZING
MEMBERS OF THE NORTHFIELD VOLUNTEER FIRE COMPANY**

IT IS HEREBY RESOLVED that Resolution No. 192-2025 appointing the members of the City of Northfield Volunteer Fire Company, adopted June 17, 2025, by the Common Council of the City of Northfield, County of Atlantic, State of New Jersey, be and is hereby amended to add member Kyle Naame, effective November 10, 2025; and

BE IT FURTHER RESOLVED THAT following persons are the present members of the Northfield Volunteer Fire Company for the year ending December 31, 2025:

Badger, Cindy	Joo, Timothy
Boyle, Daniel	Kerlin, Kirk
Burke, Christopher	Kirby, Joshua (<i>Lieutenant</i>)
Campsmith, Jacob	Leeds, Bill (<i>Lieutenant</i>)
Carey, Lou	Lichtenberger, Lee
Chau, Erland	Martinelli, Henry
Ciambrone, Joseph	Morey, Donald Michael
Clark, Ryan	Morey, Kevin
Cummings, Bruce (<i>Chief</i>)	Naame, Kyle (<i>effective November 10, 2025</i>)
Cummings, Bruce Jr. (<i>Lieutenant</i>)	Nehl, Michael Tyler
Durham, Jared	Ordille, John
Fisher, Steven Jr.	Pepek, Martin
Flaherty, Brian (<i>Captain</i>)	Plettner, Stephen
Foltz, Brad	Scalise, Nicholas
Garbutt, Ronald III	Shenkus, Eric (<i>Assistant Chief</i>)
Gitsas, Adam	Shenkus, Thomas
Goodman, Scott (<i>Deputy Chief</i>)	Sullivan, John III
Grasso, Gianna	Swartz, Robert
Hackett, Edward	Thulin-Guzejko, Hanna
Hickey, Daniel	Wallace, Michael (<i>Safety Officer</i>)

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 on this 12th day of November, 2025.

Mary Canesi, RMC, Municipal Clerk

**CITY OF NORTHFIELD, NJ
RESOLUTION NO. 230-2025**

**ACKNOWLEDGING NOTICE OF RETIREMENT FROM MARK
VONCOLLN, CHIEF OF POLICE**

WHEREAS, the Common Council of the City of Northfield approved the hiring of Mark VonColln effective November 23, 1998; and

WHEREAS, Mark VonColln has submitted notice of retirement to the State of New Jersey Division of Pensions and Benefits, with an effective date of February 1, 2026.

NOW THEREFORE, BE IT RESOLVED, that the Governing Body of the City of Northfield does hereby acknowledge the notice of retirement from Mark VonColln from the position of Chief of Police, effective February 1, 2026; and

BE IT FURTHER RESOLVED that Chief VonColln's last day of work is anticipated to be January 31, 2026.

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 Northfield, held this 12th day of November 2025.

Mary Canesi, RMC, Municipal Clerk

**CITY OF NORTHFIELD, NJ
RESOLUTION NO. 231-2025**

TRANSFER OF FUNDS

BE IT RESOLVED by the Common Council of the City of Northfield, that the following transfers of 2025 funds be approved according to N.J.S.A. 40A:4-58:

	<u>Account Number</u>	<u>From</u>	<u>To</u>
General Administration - Other Expenses	01-20-100-200		5,000.00
Clerk - Salaries & Wages	01-20-120-100		4,000.00
Finance - Other Expenses	01-20-130-200		1,000.00
Audit Other Expenses	01-20-135-200	4,250.00	
Legal - Other Expenses	01-20-155-200		16,000.00
Construction - Salaries & Wages	01-22-195-100	15,000.00	
Liability Insurance	01-23-210-200	16,377.75	
Workers Comp Insurance	01-23-210-200	1,300.00	
Group Insurance	01-23-220-200	50,000.00	
Police - Salaries & Wages	01-25-240-100		45,000.00
Emergency Management - Other Expenses	01-25-252-200		100.00
Fire - Salaries & Wages	01-25-265-100	10,000.00	
Fire Hydrants	01-25-265-500		33,000.00
Streets & Roads Salaries & Wages	01-26-290-100	35,000.00	
Streets & Roads Other Expenses	01-26-290-200	5,000.00	
Vehicle Maintenance - Other Expenses	01-26-315-000	10,000.00	
Electricity & Natural Gas	01-31-435-000		35,000.00
PFRS - Other Expenses	01-36-475-000		7,827.75
TOTAL		<u>146,927.75</u>	<u>146,927.75</u>

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 November, 2025.

Mary Canesi, RMC, Municipal Clerk

**CITY OF NORTHFIELD, NJ
RESOLUTION NO. 232-2025**

**WORK CHANGE ORDER NO. 1 - FINAL
FOR THE PROJECT KNOWN AS RECONSTRUCTION OF
RIDGEWOOD DRIVE (FY2023 NJDOT MUNICIPAL AID PROGRAM)**

WHEREAS, pursuant to Resolution of Council No. 208-2024, the City of Northfield did award a contract for the project known as "Reconstruction of Ridgewood Drive FY2023 NJDOT Municipal Aid" and did enter into a contract with Hackney Concrete, Inc. for the amount of \$280,682.74; and

WHEREAS, during performance of the project, changes in the contract were required due to field conditions (variances in as-built quantities vs. Bid Quantities), driveway apron quantities needed due to dilapidated conditions, as well as fuel and asphalt price adjustments, with the adjusted quantities attached hereto as Exhibit A; and

WHEREAS, the net effect of these changes is a total increase in the contract price of \$10,524.03 (+3.75%).

NOW, THEREFORE, BE IT RESOLVED that the Contract for "Reconstruction of Ridgewood Drive FY2023 NJDOT Municipal Aid" be and is hereby amended from \$280,682.74 to \$290,966.77.

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 November, 2025.

Mary Canesi, RMC, Municipal Clerk

CONSTRUCTION CONTRACT
FY2023 NJDOT Municipal Aid Program, the reconstruction of
Ridgewood Drive

CHANGE ORDER NO. 1

Change Order No.: 1

Dated: November 6, 2025

Owner's Project No.: N/A (if applicable)

Engineer's Project No.: NF13-55

Project: Reconstruction of Ridgewood Drive (2023 Municipal Aid)

Owner: City of Northfield, New Jersey

Contractor: Hackney Concrete, Inc.

Contract Date: November 6, 2025

Contract for the Reconstruction of Ridgewood Drive (2023 Municipal Aid)

To: Hackney Concrete, Inc., Contractor

You are directed to make/note the changes noted below in the subject contract, i.e. the Reconstruction of Ridgewood Drive.

Owner:

City of Northfield, New Jersey

By:

Erland V. Chau, Mayor

Date:

Nature of change:

Change in Contract Amount due to the as built quantity being less than Bid Quantities, fuel and asphalt price adjustments. Also, we had to increase the concrete driveways quantities due to the existing driveway conditions, and we had to saw cut at the existing joints to preserve the remaining portion of each driveway.

Enclosures:

Changes resulting in the following adjustment of contract price and contract time: Change in Contract in the amount of \$10,524.03. No change in Contract time.

Contract price prior to this change order: \$280,442.74

Net contract price change (+/-) resulting from this change order: 10,524.03

Current contract price including this change order: \$290,966.77

Contract time prior to this change order: No Change.

Net Contract Time change resulting from this change order: None.

Additional Changes (if any):

The above REVISED changes are approved on the ____ day of ____, 2025.

To the extent that the terms and conditions of this Change Order are inconsistent with the terms and conditions of the underlying Contract, the terms and conditions of this Change Order shall control. All other terms and conditions of the underlying Contract including but not limited to insurance, hold harmless and indemnification provisions are ratified and confirmed.

City Engineer:
Schaeffer Nassar Scheidegg
Consulting Engineers, LLC

By:

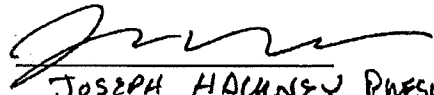

Rami Nassar, P.E.

Date:

11/6/25

Contractor:
Hackney Concrete, Inc.

By:


JOSEPH HACKNEY, PRESIDENT

Date:

11/6/25

NEW JERSEY DEPARTMENT OF TRANSPORTATION
DIVISION OF LOCAL GOVERNMENT SERVICES AND ECONOMIC DEVELOPMENT
CHANGE ORDER # 1 - FINAL

Project	FY2023 Municipal Aid Project – Reconstruction of Ridgewood Drive
Municipality	City of Northfield
County	Atlantic
Contractor	Hackney Concrete, Inc..

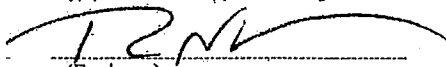
In accordance with the project Supplementary Specification, the following are changes in the contract.
 Location and Reason for Change (Attach additional sheets if required)

Item No.	Description	Quantity (+/-)	Unit Price	Amount
5	HMA 19M64 Base Course, 2" Thick	(50.00)	\$ 11.50	\$ (575.00)
6	6' Dense Graded Aggregate	(10.00)	\$ 50.00	\$ (500.00)
7	Concrete Sidewalk, NJDOT Class "B", 4" Thick	(44.50)	\$ 120.00	\$ (5,340.00)
8	Excavation, Unclassified	(25.00)	\$ 20.00	\$ (500.00)
9	Concrete Curb, NJDOT Class "B", 6"x8"x18"	(11.50)	\$ 38.00	\$ (437.00)
10	Concrete Driveway Apron, Reinf. NJDOT Class "B", 4" Thick	162.00	\$ 122.00	\$ 19,764.00
11	Asphalt Driveway Apron, HMA 12.5M64, 3" Thick	(55.00)	\$ 40.00	\$ (2,200.00)
14	Topsoil and Seed	299.00	\$ 10.00	\$ 2,990.00
15	Reset Existing Casting	2.00	\$ 500.00	\$ 1,000.00
17	12" Concrete Gutter, NJDOT, Class "B", 8" Thick	(54.00)	\$ 36.00	\$ (1,944.00)
18	Traffic Markings, Long Life, 6" Wide Pedestrian Crosswalk	11.00	\$ 5.00	\$ 55.00
24	Traffic Director – Flagger	(8.00)	\$ 87.28	\$ (698.24)
25	Asphalt Price adjustment	(0.65)	\$ 600.00	\$ (390.73)
26	Fuel Price Adjustment	(1.00)	\$ 700.00	\$ (700.00)

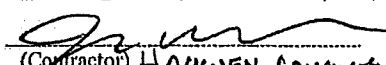
Amount of Original Contract \$ 280,442.74
 Adjusted amount Based on Change
 Orders \$ 290,966.77

Extra \$ 23,809.00
 Supplemental \$ -
 Reduction \$ (13,284.97)
 Total Change \$ 10,524.03

% Change in Contract
 [(+) Increase or (-) Decrease] +3.75 %


 (Engineer) 11/6/25
 (Date)

Approved: _____
 (District Manager) (Date)
 (Local Government Services)

(Presiding Officer) _____
 (Contractor) 
 HACKNEY CONCRETE
 JOSEPH HACKNEY
 PRESIDENT 11/6/25
 (Date)

**CITY OF NORTHFIELD, NJ
RESOLUTION NO. 233-2025**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
NORTHFIELD AUTHORIZING THE CITY'S AFFORDABLE
HOUSING ATTORNEY TO EXECUTE A CONSENT ORDER WITH
THE OBJECTORS TO THE CITY'S FOURTH ROUND HOUSING
ELEMENT AND FAIR SHARE PLAN, FAIR SHARE HOUSING
CENTER AND HOMES FOR ALL INC.**

WHEREAS, on March 20, 2024, Governor Murphy signed into law P.L. 2024, c.2, which amended the 1985 New Jersey Fair Housing Act (hereinafter the "Amended FHA"); and

WHEREAS, the City of Northfield, NJ adopted a "binding resolution" accepting the DCA-calculated Present Need and Prospective Need, as required by the Amended FHA, on January 21, 2025, establishing its Fourth Round Present Need of 10 and Prospective Need of 24, which was approved via a Court Order entered on March 27, 2025; and

WHEREAS, in accordance with the Amended FHA and the Administrative Office of the Court's Directive No. 14-24, the City of Northfield, NJ filed a timely Fourth Round Declaratory Judgment complaint ("DJ Complaint") with the Affordable Housing Dispute Resolution Program ("the Program"), along with its binding resolution, on January 22, 2025; and

WHEREAS, the filing of the DJ Complaint gave the City of Northfield, NJ automatic, continued immunity from all exclusionary zoning lawsuits, including builder's remedy lawsuits, which is still in full force and effect; and

WHEREAS, the City of Northfield's professionals prepared a Fourth Round Housing Element and Fair Share Plan which was adopted by the Planning Board on June 5, 2025, endorsed by the City Council on June 17, 2025, and filed with the Program on June 6, 2025; and

WHEREAS, the City of Northfield received two objections to its Fourth Round Housing Element and Fair Share Plan from Fair Share Housing Center ("FSHC") and Homes for All, Inc. prior to the statutory August 31, 2025 deadline; and

WHEREAS, the City of Northfield and the objectors have negotiated a settlement which is being memorialized via a Consent Order; and

WHEREAS, the City of Northfield wishes to authorize its affordable housing attorney to execute the Consent Order on the City's behalf.

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

1. The Common Council of the City of Northfield, NJ hereby authorizes the City's Affordable Housing Counsel, Nancy L. Holm, Esq., to execute the Consent Order agreed upon by the City, FSHC, and Homes for All on the City's behalf in a form acceptable to the Mayor and Council that has been reviewed and approved by the City Solicitor and Affordable Housing Counsel.

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 November, 2025.

Mary Canesi, RMC, Municipal Clerk

ENGINEER'S REPORT

DEBLASIO & ASSOCIATES

ENGINEERS, SURVEYORS 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)
Darren Boyd, Supervisor of Public Works (via email)
Nancy Mauro, P.E. (via email)

Date: November 12, 2025

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.
 - Grant awards were announced on May 31, 2024 and the City was awarded \$63,000.00.
 - The City requested that due to budget constraints, the project be revised to be closer in cost to the grant award. Our office contacted the NJDCA in February of 2025. The NJDCA will allow for a change in scope in the project and will allow engineering costs to be submitted with the construction estimate.
 - Our office submitted a revised proposal on March 12, 2025 based on this information.
 - The NDCA approved the revised scope of work of a stone parking lot and the inclusion of engineering design fees on March 21, 2025. A time extension request was not approved, and the project must be completed by April 2026.
 - Project design is being finalized. NJDCA will allow for the City to receive proposals instead of bids based upon engineer's estimate.
 - Plans and Specifications submitted for City review on November 4, 2025.
2. Atlantic County Improvement Authority Community Development Block Grant
 - The City has selected the installation of ADA compliant bleachers at the five baseball fields at Birch Grove Park.
 - Our proposal was submitted on April 28, 2025.
 - The application was submitted on May 29, 2025.

3. New Jersey Department of Transportation State Aid Program
 - Our proposal for this project was submitted on April 30, 2025.
 - The City will be holding a special meeting on June 16th to select a project.
 - The application for the Resurfacing of Burton Avenue was submitted to the NJDOT System for Administering Grants Electronically (SAGE) on June 25, 2025.
4. New Jersey Department of Transportation Local Projects Fund (NJDOT LTPF)
 - The City has selected the reconstruction of Forrest Drive from Juniper Drive to Mill Road for FY2024 of the Local Transportation Project Fund.
 - The application was submitted to the System for Administering Grants Electronically (SAGE) on June 26, 2024.
 - This application was not awarded grant funding for the fiscal year 2024 under the Local Transportation Project Fund, as stated in a letter from the State dated May 13, 2025.
 - The City selected the Resurfacing of Cedar Bridge Avenue for the FY2025 of the Local Transportation Project Fund. The application was submitted to NJDOT System for Administering Grants Electronically (SAGE) on June 24, 2025.
5. New Jersey Department of Transportation Municipal Aid
 - The City has selected the reconstruction of Juniper Drive from Cedar Bridge Road to Mill Road as its project for FY2025 Municipal Aid.
 - The City was awarded \$229,190.00 on November 13, 2024 for this project. The total project cost estimate is \$355,824.70.
 - Survey work has been completed and plans are being prepared.
 - The plans and specifications were approved by NJDOT, and the City was transmitted these documents on June 30, 2025 and notified that the project is ready for bid.
 - Project bid date is August 5, 2025. Our office met with City officials on July 30, 2025 to coordinate project start date, resident letter and resident parking. Tentative project start dates is September 22, 2025 and the project duration is estimated to be 5 weeks.
 - The Preconstruction meeting was held September 16, 2025 at 10am.
 - Project began on Thursday October 9, 2025.
 - Change order for replacement of curb inlet piece and stormwater manhole casting and lid was approved. Milling of the street began on November 3, 2025, and paving is scheduled to be performed the week of November 10, 2025.

Engineering

1. Slipline Repairs Zion and Mill Roads, Zion and Davis Roads
 - The bid opening was held on April 10, 2025.
 - The City selected to award Bid Alternative #3, slipline repair and manhole rehabilitation at Zion and Mill and Zion and Shore Roads. A letter of recommendation was submitted to the City on April 23, 2025.
 - Videoing of pipes at both locations began September 8, 2025 and was completed September 9, 2025.
 - A Pipe collapse occurred at Zion/Shore Road on Saturday October 4, 2025. Mathis Construction mobilized for emergency repairs. DBA is recommending full replacement in this location as well as sections of Zion and Mill Road due to similar pipe conditions.

- The City has approved the replacement of piping at the Zion/Shore Road location and partial replacement at the Zion/Mill location.
- The County Engineer has approved that the Zion/Shore Road replacement work can be conducted during day hours. Mathis awaiting County permit approvals to begin work.

2. Habitat for Humanity Housing Project (Dolphin Avenue)

- Our office submitted a proposal for the Habitat for Humanity Project on Block 69 Lot 1.02 and Block 66 Lot 11 on August 5, 2024.
- The draft subdivision plans were transmitted to the City, Tiffany Morrissey, and PHNX Development Partners on June 23, 2025. Our office is in the process of coordinating a meeting with the County Engineer, who received the plans on June 30, 2025.
- Our office met with City officials and Atlantic County on July 16, 2025 to discuss site plan requirements. A meeting is scheduled to be held with the City project team on August 7, 2025.
- Subdivision located on Harvey Drive to be modified to remove 4th unit due to conflict with intersection and setback requirements. PHNX proposed alternatives that are under consideration by the City and its representatives. Stormwater design has begun on the subdivision located on Dolphin Avenue.
- Draft plans were sent to Tiffany Morrissey on October 16, 2025 for the finalization of the Redevelopment Plan.
- The site has been partially cleared for soil samples scheduled to be performed November 17, 2025 for finalization of stormwater design.