

**CITY OF NORTHFIELD WORK SESSION
NOVEMBER 25, 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

The flag salute was led by Council President Pro Tempore Dewees.

ROLL CALL

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

Absent: Mayor Chau*

*Mayor Chau was not present when attendance was taken but arrived at 6:06pm.**

Solicitor Facenda, Engineer Mauro, and Lieutenant Dever on behalf of Chief VonColln were also present.

COMMITTEE REPORTS

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

Councilman Polistina was unable to attend the library meeting, the board appointed a new library director Mia Fabi. He attended a Zoom meeting for affordable housing matters yesterday with Judge Mendez, all issues have been resolved. The Tunnels to Towers project has been approved to replace the Homes For All project. The Habitat for Humanity's properties did receive their funding and this would be moving forward as well.

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

Councilman Dewees had no report.

Councilwoman Kern – Northfield Sports (FAN)

Councilwoman Kern congratulated the Cardinal Football teams, they all won their playoff game and would be playing this weekend at home; games begin at 10am. She hoped they all would win and we could invite them to our January meeting. Peewee will be playing Galloway, JV will be playing Upper Township, and Varsity will be playing Vineland. She wished them all good luck.

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

Councilwoman Bucci hoped all completed the cyber training.

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

Councilman Smith announced he would be attending a meeting at the Canale Center to discuss county wide dispatch, he offered to address all questions and concerns - just let him know.

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

Councilwoman Carfagno announced the Mainland After Prom Turkey Trot on Thanksgiving Day at 9am to raise funds for the After Prom. The Marching Band would be attending our December meeting to be recognized for their achievement of winning the US Bands Group A1A State Championship. Mainland would be replacing their roof in the summer of 2026; the project was in conjunction with a facilities lease-purchase transaction. Their next meeting was scheduled for December 15th at 6pm. Regarding the Cultural Committee, they held their Flea Market this weekend. The next 250th meeting will be held December 3rd. The month of October was Fire Prevention Month, members of the department visited several schools to teach fire prevention. She read the Fire Department report for October.

At 6:06pm Mayor Chau entered the meeting.

Councilman Notaro – Sanitary Sewer Operations; Inspections, Housing/Zoning.

Councilman Notaro reported the Zion Road/Shore Road sewer project was underway, there have been some hiccups, the project will last another one to two weeks.

Councilman Polistina added that the Municipal Alliance would be hosting Cookie with a Cop at 11am at Birch Grove Park Center; registration forms will be available on the website on Monday, contact Shannon Campbell for more information.

AD HOC COMMITTEES

Regulations regarding Keeping of Chickens – *Councilwoman Carfagno, Councilman Notaro*

Councilwoman Carfagno reported they will have something for January.

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WORK SESSION / TOPICS FOR DISCUSSION – ONGOING BUSINESS

- Future Amendment to Bulk Waste Collection Rules – *Councilman Notaro*

Councilman Notaro announced he will have something for the second meeting in January.

- Increase in Tax Map Revision Fees for Subdivided Properties (*Pending Planning Board Input*)

Council President Bucci announced the Planning Board meets next Thursday; she will have an update for the next meeting.

- Tax Map Revisions – Not Related to Subdivision

Clerk Canesi announced this ordinance would be introduced in January 2026.

- Changes to Road Opening Ordinance Fees – *will be adopted in 2026*

Councilman Notaro confirmed this would be done in 2026.

WORK SESSION / TOPICS FOR DISCUSSION – NEW BUSINESS

- Standing Item – New Grant Opportunities

There were no new grant opportunities announced.

- Selection of Date for 2026 Annual Reorganization Meeting

Clerk Canesi explained the statutory timeframe for scheduling the annual Reorganization Meeting.

Council President Bucci suggested January 6th at 6pm.

All members present agreed.

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, she asked that all persons state their name and city of residence for the record and observe the five-minute limit per speaker.

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

At 6:11pm, on motions properly made and seconded, all members present were in favor of adjourning this meeting.

Respectfully submitted,

Mary Canesi, RMC, Municipal Clerk