

## **CITY OF NORTHFIELD REGULAR MEETING MINUTES DECEMBER 16, 2025**

At 6:54pm 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; Council Dewees; Councilwoman Kern; Councilman Notaro; Councilman Polistina; Councilman Smith; Council President Bucci.

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

### **READING AND APPROVAL OF THE MINUTES**

On a motion by Councilman Polistina with a second by Councilman Smith, all members present were in favor of approving the minutes of November 25, 2025, without formal reading.

### **MAYOR'S REPORT**

Mayor Chau announced an attempted robbery at TD Bank, there were no injuries and the investigation was ongoing. We had a sink hole last week, 10-15 feet deep, there was no damage to any equipment or apparatus. He thanked members of Council who attended the Holiday Tree Lighting, he thanked Council President Bucci for standing in for him. He attended the reorganization meeting for the county Solid Waste Advisory Council (SWAC); they were planning to expand the usage of the landfill by opening up another area parallel to the parkway that should add another 10-15 years. Recycling revenue was down, but we were saving space in the landfill by recycling. The County was also addressing the odor complaints related to the landfill.

Mayor Chau read the Police Department report for November. He noted the high police overtime for this period was related to the sinkhole Mayor Chau had mentioned earlier. There were two Resolutions on the agenda tonight for the Police Department and the MOA, and he believed Nicole would be coming in to answer any questions. He wanted to backtrack and respond to several questions and concerns with regard to the MOA. Mayor Chau spoke to every candidate, which was the sergeants and asked them if they were aware of City Council changing the qualifications, all said yes. The MOA has been signed. This doesn't affect the captain and lieutenant positions, just chief. He reminded Council that qualifications for employment were not negotiable, or grievable.

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Mayor Chau continued, the County was moving forward with revaluations, when Northfield would be asked, he did not know. He suggested that the Council put some monies aside now, when budget time comes; he believed it will cost upwards of \$500k plus the cost of tax maps.

### **ENGINEER'S REPORT**

Engineer Mauro reported on the slip line project; the manhole at Shore Road was repaired, but now there was a gas line preventing Mathis from replacing a portion of the pipe. Regarding slip line we have a question in to the vendor regarding the potential of slip lining a portion, and then having Mathis do the balance. With regard to MS4 compliance, she listed what had been updated. All that remained was the map. DeBlasio and Associates sent out an end of year report, she reviewed highlights of that list. It had been a pleasure working with all, wishes all a Merry Christmas and Happy New Year.

Mayor Chau announced the Holiday Light contest, he thanked all of the businesses who donated, and thanked Deputy Clerk Campbell for coordinating the project.

Councilwoman Kern asked about the Community Development Block Grant.

Engineer Mauro replied she reached out to the County with no response. The project was submitted to Congressman VanDrew was not awarded.

### **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."

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On motion of Councilwoman Carfagno, seconded by Councilman Notaro, all members present were in favor of voting on Resolutions 238-2025 through 244-2025 and Resolution 246-2025 by Consent Agenda.

- 238-2025** Work Change Order No. 1 for the Project Known as Various Sanitary Sewer Main and Manhole Rehabilitations
- 239-2025** A Resolution Supporting Revolution NJ
- 240-2025** Acknowledging the Notice of Resignation of John Holroyd, Part Time Fire Protection Sub Code Official
- 241-2025** Amending Resolution No. 229-2025 Recognizing Members of the Northfield Volunteer Fire Company
- 242-2025** Resolution Authorizing the Release of \$119,782.16 in Surplus from the City's Share of the Aggregate Excess Loss Contingency Fund
- 243-2025** Resolution Authorizing an Award of Contract for Natural Gas Supply Services
- 244-2025** 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. 10:4-12(B)(4) – Contract Negotiations and N.J.S.A. 10:4-12(B)(7) Matters Covered Under the Attorney Client Privilege
- 246-2025** 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. 10:4-12 Regarding Pending Litigation in the Matter of Mary Canesi v. City of Northfield et als

Councilwoman Carfagno motioned, seconded by Councilman Notaro, to adopt Resolutions 238-2025 through 244-2025 and Resolution 246-2025 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.

Council President Bucci moved to Ordinance 21-2025.

**ORDINANCE**

Councilman Dewees motioned; Councilwoman Kern seconded to adopt Ordinance 21-2025.

- 21-2025** Amending Chapter 215 of the Code of the City of Northfield, Article III, Administrative Procedures  
*2nd Reading / Public Hearing / Final Consideration  
Published in the Press of Atlantic City 12/20/2025*

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The Municipal Clerk read the Ordinance by title, stating that this is the second reading and public hearing, after which the matter will be considered for final passage. Clerk Canesi announced the date of final publication. 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 time of the public hearing.

Council President Bucci opened the public hearing for Ordinance 21-2025.

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

Council President Bucci asked if there were any comments 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      \$ 1,481,480.52**

Councilman Polistina motioned, Councilman Smith 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.

Engineer Mauro, to Councilwoman Kern, confirmed that she inquired with Bob McGuigan regarding the CDBG on September 30th but got no response.

Council President Bucci announced Executive Session for Resolution 244-2025.

**EXECUTIVE SESSION**

**244-2025**      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. 10:4-12(B)(4) – Contract Negotiations and N.J.S.A. 10:4-12(B)(7) Matters Covered Under the Attorney Client Privilege

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

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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 the terms and conditions of a Memorandum of Agreement between the City of Northfield and the Mainland PBA #77 related to promotional testing. 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 regarding this executive session in the form of Resolution 245-2025.

*At 7:19pm Council entered Executive Session and remained in Council Chambers.*

*At 7:43pm 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 the terms and process related to a Memorandum of Agreement between the City of Northfield and the Mainland PBA #77. 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 was being taken in the form of Resolution 245-2025.

Councilwoman Carfagno motioned, Councilman Notaro seconded, to adopt Resolution 245-2025.

**245-2025**      A Resolution Approving a Memorandum of Agreement Among the City of Northfield, Mainland PBA Local No. 77 and Individual Officers Regarding the Promotional Process for Chief of Police in the Northfield Police Department

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.

Respectfully submitted,

Mary Canesi, RMC, Municipal Clerk

*At 7:45pm, as requested, Clerk Canesi left the meeting and did not return.*

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**EXECUTIVE SESSION**

Council President Bucci announced Executive Session for Resolution 246-2025

**246-2025**      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. 10:4-12 Regarding Pending Litigation in the Matter of Mary Canesi v. City of Northfield et als

Solicitor Facenda announced that the matter to be discussed was to provide a status update from the City's labor attorney and the attorney assigned by the JIF to the Common Council of the City of Northfield with regard pending litigation in the Matter of Mary Canesi vs. City of Northfield et als, an update which requires attorney client privilege and confidentiality.

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 Council Chambers for the public session when the Executive Session is complete for a short statement.

*At approximately 7:50pm Council entered Executive Session and remained in Council Chambers.*

*At approximately 8:26pm 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 matters discussed was an update the City's labor attorney and the JIF with regard to pending litigation in the Matter of Mary Canesi vs. City of Northfield et al's. 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 to be taken.

**MEETING NOTICES**

Council President Bucci read the meeting notices.

At approximately 8:31pm, on motions properly made and seconded, all members present were in favor of adjourning the meeting.

Respectfully submitted,

Kristopher J. Facenda, Esq.  
Solicitor for the City of Northfield