

**CITY OF NORTHFIELD ANNUAL REORGANIZATION  
JANUARY 6, 2026**

At 6:03pm this meeting was called to order by Municipal Clerk Mary Canesi, who welcomed the audience. This meeting was properly advertised in the Press of Atlantic City on December 6, 2025, and in accordance with Public Law 75, Chapter 231.

The flag salute was led by Mayor Chau.

Roll Call: Mrs. Bucci – yes; Mrs. Carfagno – yes; Mr. Dewees- yes; Mrs. Kern – yes; Mr. Notaro - yes, Mr. Polistina – yes; Mr. Smith – yes.

Mayor Chau, Solicitor Facenda and Captain Pollak, on behalf of Chief VonColln, were also in attendance.

Clerk Canesi announced the ceremonial oath for Councilwoman Kern.

**CEREMONIAL OATH OF OFFICE COUNCILWOMAN CYNTHIA KERN**

Mayor Chau called forward Councilwoman Kern along with her family.

Councilwoman Kern introduced her husband Dan, their son Brian, his wife Bree, and their children: Bryce, Jamison, and Finley.

Mayor Chau said it was his honor to administer the oath; as many people knew, Councilwoman Kern had been a Council member in the past and has served as Council President. Her family was also very active in the City of Northfield, and she should be recognized for the many things she had done for Northfield. It was not an easy job and required sacrifices that should be recognized.

Mayor Chau administered the Oath of Office to Councilwoman Kern.

Councilwoman Kern thanked the Council for indulging her in this; she was officially sworn the other day but one grandson was sick but could be here tonight. She wanted them to know what a privilege it is to be here. Councilwoman Kern acknowledged Atlantic County Commissioner Maureen Kern and her husband and thanked her family. She is looking forward to really good year.

**ELECT COUNCIL PRESIDENT FOR 2026**

Clerk Canesi opened the floor for nominations for Council President for the year 2026.

Councilman Dewees nominated Councilwoman Bucci.

Clerk Canesi asked if there were any other nominations, seeing none, the floor was

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closed for nominations.

Based on a roll call vote, all members present were in favor of electing Councilwoman Bucci as Council President for 2026.

**ELECT COUNCIL PRESIDENT PRO-TEMPORE FOR 2026**

Council President Bucci opened the floor for nominations for Council President Pro Tempore for the year 2026.

Councilwoman Bucci nominated Councilman Dewees.

Seeing no other nominations Council President Bucci closed the floor for nominations.

Councilman Notaro seconded Councilwoman Bucci's nomination.

Based on a roll call vote, all members present were in favor of electing Councilman Dewees as Council President Pro Tempore for 2026.

**MAYOR'S STATE OF THE CITY ADDRESS**

Mayor Chau read the following:

“Good evening members of City Council, honored guests, friends, family, and residents of the City of Northfield.

2025 was once again a challenging year for the municipal budget. The costs of goods, services, and employment-related expenses continued to rise, as they have for the past several years. Last year, Northfield's governing body faced the most difficult budget cycle I can remember, resulting in a 6-cent increase in the local purpose tax. Be assured, as your elected officials, we continued to work diligently to minimize the impact to you, as taxpayers, and to be creative with revenues and expenses to preserve the high level of service that our residents expect and deserve. I am proud to share that we continue to operate our wonderful City at a cost of just shy of 29 cents of every tax dollar collected.

Our financial position remains stable. We maintained our Double A Minus bond rating and as well as a strong surplus balance.

Our tax collection rate is strong at 98.93% and total assessed valuation increased by \$5.5 million, to \$885.5 million dollars in 2025. Real estate values remain robust with Northfield continuing to be a sought-after location for new residents and businesses.

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We continue to share services as a means of operating more efficiently, and in 2025 entered into shared service agreements with the County of Atlantic for:

- Speed feedback signs used by our Police Department
- Updates to geospatial data for Northfield properties to be used by our Tax Assessor, and
- The hosting of a new municipal website, for the benefit of all of our constituents.

We continue to share the services of a Chief Financial Officer with the Boro of Folsom; we share emergency and non-emergency dispatch services with the Township of Egg Harbor, Emergency Medical Services with the City of Linwood, and we just completed our first year of sharing Municipal Court services with the Town of Hammonton.

The commercial sector saw some growth, with 8 new business locations opening in 2025, however Building Department revenue was relatively flat with only a 1% increase over 2024.

Our City Officials remain active with the City of Northfield's Economic Development Commission, and thanks to collaboration with the Atlantic County Economic Alliance, we received assistance with the Economic Element of our Master Plan. Together, with members of our community and planning professionals, we continue to work to attract and retain commercial enterprise.

Key Accomplishments for the year 2025 included:

- City Council adopted 246 resolutions and 21 ordinances.
- We received \$377,000 in grant funding for roadway improvements, public safety, recreation, recycling efforts, community education, and more.
- We completed the Paving of Wabash Avenue, from Mill Road to the Linwood border
- We completed the paving of a portion of Ridgewood Drive, from Route 9 to Sutton Avenue
- We completed upgrades to our Zion Road Sanitary Sewer Pump Station
- We completed ADA-related improvements in the bandstand area of Birch Grove Park, and additional, related improvements to the bandstand, including updated seating in this area, and accessibility improvements – all grant-funded.
- Through the Elliot Krevens Foundation and the Clean Communities Grant we were able to replace the roof on the covered bridge at Birch

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Grove Park and install a water bottle filling station at the Little League Snack Bar.

- We adopted an updated Master Plan with a fully developed Economic Element designed to spur growth in the commercial sector
- The Police Department and Municipal Alliance hosted many events this year, including:
- Coffee with a Cop, Life Skills through Bike Skills, Hooked on Fishing, Movie Night at the Park, National Night Out, and Trunk or Treat at Birch Grove Park.
- Our Police Department hosted an e-bike safety seminar at the Northfield Community School with the support of Cross County Connection, Safe Routes to School.
- We held our annual Memorial Day Ceremony at our beautiful Veteran's Park
- Through the efforts of our Cultural Committee, we hosted a fabulous 4th of July Parade and Connolly Mile, with record-setting numbers of participants
- We conducted the Mayor's annual Holiday Light Contest

As another year ends and we begin anew, I want to take a moment to recognize our most valuable assets – our employees and volunteers. Thank you to all for your service to our residents.

I am grateful for the members of the Volunteer Fire Company and the Ladies Auxiliary; these men and women spend countless hours away from their families to ensure the safety of ours. I would also like to congratulate them on having their 9th annual Antique Car show in October, and for bringing back the popular family hayrides to Birch Grove Park; they did an outstanding job.

Thank you to the members of the Planning Board, the Cultural Committee, the Library Board of Trustees, and all involved in planning and organizing events, such as the 4th of July Parade, Connolly Mile, and the Annual Holiday Tree Lighting.

Thank you to the Veterans of our community, for their past service, and for their dedication and effort to honor all who serve and have served.

And of course, thank you to the members of City Council for their ongoing hard work and commitment.

Our Year 2026 Objectives include:

- Added parking at Birch Grove, in anticipation of possible future pickle ball and basketball courts

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- We will be welcoming a newly updated website through our shared service with the County of Atlantic
- Trash receptacles along the bike path will be replaced with new containers made from 100% recycled UV protected materials
- We continue to conduct additional slip-lining activity on our sanitary sewer system to continue to reap the financial benefits of improving the integrity of our service lines

I look forward to working together with everyone to continue to provide excellent services to the residents of Northfield. I wish you all a happy and blessed New Year.

Thank you.”

**READING AND APPROVAL OF THE MINUTES**

On a motion by Councilman Dewees with a second by Councilwoman Kern, all members present were in favor of approving the minutes of December 16, 2025, without formal reading.

**PUBLIC SESSION**

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

Seeing no one from the public wishing to speak the public session was closed.

**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, 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.”

Council President Bucci asked to discuss Resolution 1-2026, the annual meeting schedule. She would like to discuss new dates for February, and proposed February 10<sup>th</sup> and 24<sup>th</sup>.

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Councilman Dewees motioned, Councilwoman Carfagno seconded, to change the meeting dates for February to the 10<sup>th</sup> and 24<sup>th</sup>.

Solicitor Facenda called for an all in favor vote; all members present were in favor, none were opposed.

On motion of Councilman Polistina, seconded by Councilwoman Carfagno all members present were in favor of voting on Resolutions 1-2026 through 35-2026 by Consent Agenda, with Resolution 1-2026, as amended.

<b>1-2026</b>	Annual Schedule of Meetings, as Amended
<b>2-2026</b>	Temporary Appropriations
<b>3-2026</b>	Designation of Official Newspapers for the Publication of Legal Notices for the City of Northfield
<b>4-2026</b>	Annual Appointments
<b>5-2026</b>	To Authorize the Tax Assessor to File a Petition of Appeal or Appeals for the Tax Year 2026
<b>6-2026</b>	Safety and Health Committee Appointments
<b>7-2026</b>	Establishing Charges for Municipal Public Records
<b>8-2026</b>	Appointing Fund Commissioner and Alternate Fund Commissioner for the Atlantic County Municipal Joint Insurance Fund
<b>9-2026</b>	Appointing Public Agency Compliance Officer
<b>10-2026</b>	Appointment of Risk Management Consultant in Accordance with the Bylaws of the Atlantic County Municipal Joint Insurance Fund
<b>11-2026</b>	A Resolution Authorizing the Contact Persons to Access the Employment Practices Liability Consultation Service (EPL) / ACMJIF
<b>12-2026</b>	A Resolution Adopting Robert's Rules of Order
<b>13-2026</b>	City of Northfield Local Emergency Management Council Appointments
<b>14-2026</b>	A Resolution Adopting a Cash Management Plan
<b>15-2026</b>	To Establish the Rate of Interest for Nonpayment of Taxes or Assessments
<b>16-2026</b>	Authorize Delinquent Tax Penalty Charges
<b>17-2026</b>	Authorizing Award of Contract for Registered Municipal Accountant through a Fair and Open Process Pursuant to N.J.S.A 19:44A-20.5, Et Seq.
<b>18-2026</b>	Authorizing Award of Contract for Licensed Land Surveyor through a Fair and Open Process Pursuant to N.J.S.A 19:44A-20.5, Et Seq.
<b>19-2026</b>	Authorizing Award of Contract for Bond Counsel through a Fair and Open Process Pursuant to N.J.S.A 19:44A-20.5, Et Seq.
<b>20-2026</b>	Authorizing Award of Contract for Labor Relations Attorney through a Fair and Open Process Pursuant to N.J.S.A 40A:11-5 and N.J.S.A 19:44A-20.5, Et Seq.

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- 21-2026** Authorizing Award of Contract for Tax Appeal Attorney through a Fair and Open Process Pursuant to N.J.S.A 40A:11-5 and N.J.S.A 19:44A-20.5, Et Seq.
- 22-2026** Authorizing Award of Contract for Municipal Engineer through a Fair and Open Process Pursuant to N.J.S.A 19:44A-20.5, Et Seq.
- 23-2026** Authorizing Award of Contract for Municipal Solicitor through a Fair and Open Process Pursuant to N.J.S.A 19:44A-20.5, Et Seq.
- 24-2026** Resolution Authorizing the Public Auction of Abandoned / Unclaimed Vehicles
- 25-2026** Resolution Recognizing Members of the Northfield Volunteer Fire Company
- 26-2026** Resolution Recognizing Members of the Northfield Volunteer Company Ladies' Auxiliary
- 27-2026** Resolution Authorizing Contracts with Certain Approved State Contract Vendors for Contracting Units Pursuant to N.J.S.A. 40A:11-12a
- 28-2026** Designating Custodians of Records in Accordance with the Open Public Records Act
- 29-2026** Resolution Authorizing Cancellation of Tax Refunds and / or Delinquencies of Less than Ten Dollars Pursuant To N.J.S.A. 40A:5-17.1
- 30-2026** Authorizing Refund of Performance Surety Payment for Street Opening Permit
- 31-2026** Treatment Works Approval (TWA) Application to The New Jersey Department of Environmental Protection For The Dolphin Avenue Sewer Main Extension
- 32-2026** Supporting an Amendment to the Atlantic County Solid Waste Management Plan Endorsing The Expansion of the ACUA Landfill at the Howard "Fritz" Haneman Environmental Park
- 33-2026** To Reject All Proposals and Authorize Re-Advertisement of Request for Proposals for Project Known as "Recreation Improvements at Birch Grove Park", FY 2024 Local Recreation Improvement Grant (LRIG)
- 34-2026** Approval of Specifications and Authorization to Proceed with Public Bidding for General Repairs and Construction of the City of Northfield Sanitary Sewer and Stormwater Facilities
- 35-2026** 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. 10:4-12b (7) and (8), Regarding Matters Relating to Attorney-Client Privilege and Personnel Matters

Councilman Polistina motioned, Councilwoman Carfagno seconded, to adopt the Consent Agenda, with Resolution 1-2026 as amended.

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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.

**ORDINANCE**

Councilman Smith motioned; Councilwoman Kern seconded to introduce Ordinance 1-2026.

**1-2026** Ordinance Providing for and Establishing Salary Ranges of Officers and Employees of the City of Northfield and Repealing All Ordinances Heretofore Adopted, the Provisions of Which are Inconsistent Herewith  
*Introduction / No Public Input / Published in the Press of AC 1/10/2026  
2nd Reading / Public Hearing / Final Consideration 1/20/2026*

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- yes; Mrs. Kern – yes; Mr. Notaro – yes; Mr. Polistina – yes; Mr. Smith – yes; Mrs. Bucci – yes; Motion carried.

**PAYMENT OF BILLS**      \$ 256,383.01

Councilman Dewees motioned, Councilman Polistina seconded, for 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.

**MEETING NOTICES**

Council President Bucci read the meeting notices.

Council President Bucci moved to the Executive Session.

**EXECUTIVE SESSION**

**35-2026** 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. 10:4-12b (7) and (8), Regarding Matters Relating to Attorney-Client Privilege and Personnel Matters

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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 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 setting forth the terms and conditions of employment for the City of Northfield Chief of Police. 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 Resolutions 36-2026 and 37-2026.

*At 6:28pm Council entered Executive Session and remained in Council Chambers.*

*At 6:40pm 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 conditions of employment for City of Northfield Chief of Police. 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 Resolutions 36-2026 and 37-2026.

Solicitor Facenda announced that Resolution 37-2026 would be amended prior to any vote; he deferred to Labor Counsel Curio for further explanation.

Counsel Curio referred the amendment would be to the memorandum of agreement, the list of holidays contained 15 holidays, there were only 13. Two of the holidays would be combined as one; Lincoln's birthday and Washington's birthday is combined into President's Day and Easter has been eliminated. We would change the memorandum of agreement to reflect that.

Mayor Chau wanted to recognize and thank the Committee in the process for

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interviewing the candidates, the Committee was very impressed with the candidates. It was not a difficult decision but the candidate selected would do a great job and he has all the confidence in his ability.

Councilman Polistina motioned, Councilman Smith seconded, to adopt Resolution 36-2026.

**36-2026**      Appointment of Scott Pollak as Chief of Police for the City of Northfield

All members present were in favor of adopting Resolution 36-2026; none were opposed.

Councilwoman Kern motioned, Councilman Smith seconded, to adopt Resolution 37-2026.

**37-2026**      Approving Terms and Conditions of a Memorandum of Agreement Between Scott Pollak Upon His Promotion to Chief of Police for the City of Northfield, and the City of Northfield

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.

Clerk Canesi offered congratulations to Captain Pollak.

Captain Pollak thanked Council, stating it was refreshing to have a Council that was so supportive of the Police Department, he appreciated the trust and confidence.

At approximately 6:45pm, on motions properly made and seconded, this meeting was adjourned.

Respectfully submitted,

Mary Canesi, RMC, Municipal Clerk