

**CITY OF NORTHFIELD REGULAR MEETING MINUTES
FEBRUARY 10, 2026**

At 7:37pm this meeting was called to order by Municipal Clerk Mary Canesi. This meeting was properly advertised in the Press of Atlantic City on January 10, 2026, 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 Nassar, and Chief Pollak were also present.

Council President Bucci announced that we will be going out of order on the agenda and will be voting on resolutions 69-2026 through 71-2026 at the top of the meeting.

Councilman Notaro motioned, seconded by Councilman Dewees, to adopt Resolution 69-2026.

69-2026 A Resolution to Authorize the Promotion of Michael Buccafurni to the Position of Captain within 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.

Councilman Notaro motioned, seconded by Councilman Dewees, to adopt Resolution 70-2026.

70-2026 A Resolution to Authorize the Promotion of Gaetano DiMarco to the Position of Lieutenant within 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.

Councilman Notaro motioned, seconded by Councilman Dewees, to adopt Resolution 71-2026.

71-2026 A Resolution to Authorize the Promotion of Michael Bach to the Position of Sergeant within the Northfield Police Department

**CITY OF NORTHFIELD REGULAR MEETING MINUTES
FEBRUARY 10, 2026**

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.

At 7:39pm Chief Pollak departed the meeting, as previously planned, and did not return.

READING AND APPROVAL OF THE MINUTES

On a motion by Councilwoman Kern with a second by Councilwoman Carfagno, all members present were in favor of approving the minutes of January 15, 2026, and January 20, 2026, without formal reading.

MAYOR'S REPORT

Mayor Chau announced that we are already advertising for patrol, he referred to the visit to the Hammonton Court and agreed with Councilman Smith that it was very impressive, they are adding evening hours as well as a part-time position. He attended the Atlantic County Business Association meeting, for Northfield, Council President Bucci received an award for her work; he congratulates her. In terms of zoning and enforcement of decisions of the Planning Board and has asked the Planning Board to ensure the city follows through with some sort of mechanism, we had an applicant who was granted variances several years ago, and to our surprise they were not done, to ensure that the improvements are done in a timely manner.

Clerk Canesi asked Mayor Chau to clarify; if an applicant is approved for relief, the improvements are required to be made?

Mayor Chau confirmed and continued, noting we had an applicant who was granted a variance for a shed, a pad was poured.

Engineer Nassar replied that a survey is required upon completion; it must show setbacks and be certified by a professional engineer. He noted that we don't do final inspections on a shed.

ENGINEER'S REPORT

Engineer Nassar reported the generator load test successful; we will do final payment and closeout. The final payment for Birch Grove Park would be made once we have the maintenance guarantee, that project can be closed out. He was working with Superintendent Boyd on the LRIG FY26 grant, but it must be submitted by the 13th.

PUBLIC SESSION

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

**CITY OF NORTHFIELD REGULAR MEETING MINUTES
FEBRUARY 10, 2026**

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 Session 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 Council if they wanted to move Resolutions 79-2026 through 82-2026.

Councilwoman Kern asked if they could table Mr. Coyle’s application until they meet?

Councilwoman Bucci, asked, why one?

Councilman Notaro felt they should do them all and figure it out.

Solicitor Facenda suggested not moving them with the understanding that the committee would meet and come back with applications that don’t conflict.

Solicitor Facenda confirmed the consent agenda could be 59-2026 through 68-2026 and Resolutions 72-2026 through 76-2026 and 78-2026.

On motion of Councilman Notaro, seconded by Councilman Dewees, all members present were in favor of voting on Resolutions 59-2026 through 68-2026 and Resolutions 72-2026 through 76-2026 and 78-2026 by Consent Agenda. Resolution 77-2026 and 79-2026 through 82-2026 were not being moved.

- 59-2026** Authorizing Refund of Performance Surety Payments for Street Opening Permits
- 60-2026** Request to the County of Atlantic to Use County Roads for Parades and Other Functions
- 61-2026** Resolution Authorizing a Rider to the Shared Services Agreement with the City of Northfield for Recycling & Yard Waste Collection Services
- 62-2026** Approval of Application for a Coin Drop Northfield Volunteer Fire

**CITY OF NORTHFIELD REGULAR MEETING MINUTES
FEBRUARY 10, 2026**

- Company
- 63-2026** Approval of Application for a Coin Drop Northfield Family Association of Northfield
- 64-2026** Approval of Application for a Coin Drop Northfield Mainland Junior Wrestling
- 65-2026** Authorizing the Waiver of Any and All Permit Fees Associated with the Interior Renovation Project at the Northfield Community School
- 66-2026** A Resolution Authorizing a Cooperative Agreement between the Region VIII Education Service Center for the Interlocal Purchasing System and the City of Northfield, New Jersey
- 67-2026** Award of Contract for the Project known as FY2024 NJDCA Local Government Recreation Grant For Improvements at Birch Grove Park (2024-04960-1526)
- 68-2026** Approving Participation with the State of New Jersey State Grant Program Administered by the Department of Law and Public Safety, Office of the Attorney General
- 72-2026** Accumulated Absence Payout Mark Voncolln
- 73-2026** Resolution of the Common Council of the City of Northfield Approving a Right-of-Way Use Agreement with Netspeed, LLC d/b/a/ Gonetspeed
- 74-2026** A Resolution Memorializing the Transfer of Engineering Projects
- 75-2026** Local Recreation Improvement Grant (LRIG) FY 2026
- 76-2026** To Authorize the Sale of Surplus Property No Longer Needed for Public Use on an Online Auction Website
- 77-2026** **NOT MOVED** - 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
- 78-2026** 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. 10:4-12(b)(7) – Matters Covered Under The Attorney Client Privilege
- 79-2026** **NOT MOVED** - To Approve an Application for Use of Facilities – Northfield Little League
- 80-2026** **NOT MOVED** - To Approve an Application for Use of Facilities – Mainland baseball clinic
- 81-2026** **NOT MOVED** - To Approve an Application for Use of Facilities – Mainland baseball clinic
- 82-2026** **NOT MOVED** - To Approve an Application for Use of Facilities – Shore Line Baseball

Councilman Notaro motioned, seconded by Councilman Dewees, to adopt Resolutions 59-2026 through 68-2026 and Resolutions 72-2026 through 76-2026 and 78-2026 by Consent Agenda.

**CITY OF NORTHFIELD REGULAR MEETING MINUTES
FEBRUARY 10, 2026**

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.

Councilman Polistina motioned; Councilman Smith seconded to introduce Ordinance 2-2026.

2-2026 Calendar Year 2026 Ordinance to Exceed the Municipal Budget Appropriation Limits and to Establish a Cap Bank (N.J.S.A. 40A: 4-45.14)
*Introduction / No Public Input / Published in the Press of AC 2/14/2026
2nd Reading / Public Hearing / Final Consideration 2/24/2026*

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.

Councilman Polistina motioned; Councilman Smith seconded to introduce Ordinance 3-2026.

3-2026 Amending Chapter 315, Article II, Solid Waste Collection And Disposal
*Introduction / No Public Input / Published in the Press of AC 2/14/2026
2nd Reading / Public Hearing / Final Consideration 2/24/2026*

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.

Councilman Polistina motioned; Councilman Smith seconded to introduce Ordinance 4-2026.

4-2026 Amending Chapter 215, Land Use and Development, Article VIII,

**CITY OF NORTHFIELD REGULAR MEETING MINUTES
FEBRUARY 10, 2026**

Design Standards and Improvement Specifications

Introduction / No Public Input / Published in the Press of AC 2/14/2026

Referral to City of Northfield Combined Planning/Zoning Board 2/11/2026

2nd Reading / Public Hearing / Final Consideration 3/10/2026

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

PAYMENT OF BILLS \$ 2,842,065.35

Councilwoman Kern motioned, Councilwoman Carfagno 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.

MEETING NOTICES

Council President Bucci read the meeting notices.

Council President Bucci moved to the Executive Session.

EXECUTIVE SESSION

78-2026 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. 10:4-12(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 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.

**CITY OF NORTHFIELD REGULAR MEETING MINUTES
FEBRUARY 10, 2026**

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 an update from our COAH Counsel that is covered under attorney client privilege. 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.

At 7:59pm Council entered Executive Session and remained in Council Chambers.

At 8:45pm 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 was an update from COAH Counsel. 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 would be taken in terms of Resolution 83-2026.

Councilman Notaro motioned, Councilman Dewees seconded, to adopt Resolution 83-2026.

83-2026 Resolution of the Common Council of the City of Northfield Authorizing the Mayor to Sign the Gables on Wabash LLC, Wabash Avenue Land LLC, and the Stephen Siller Tunnel to Towers Foundation Developer's Agreement

Solicitor Facenda announced, as discussed in the executive session, the document that the Mayor will be authorized to sign will be negotiated by Counsel. COAH Counsel will advise when the Mayor can sign that document.

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