

**CITY OF NORTHFIELD REGULAR MEETING MINUTES  
FEBRUARY 24, 2026**

At 6:17pm 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.

**READING AND APPROVAL OF THE MINUTES**

On a motion by Councilman Notaro with a second by Councilwoman Carfagno, all members present were in favor of approving the minutes of February 10, 2026, and February 12, 2026, without formal reading.

**MAYOR'S REPORT**

Mayor Chau commended all volunteers and City employees in the face of recent weather, all did a fine job protecting the community. There were many wires down, electrical outages, and fallen trees. There was no loss of life. He appreciated our workers and volunteers, but also residents who understood the challenge. The streets weren't the best but we did address the major arteries first, he asked all to please bear with our Public Works Department as they try to get our streets under control. The Police Department had advertised for a new patrolman and they are engaged in the evaluation process.

**ENGINEER'S REPORT**

Engineer Nassar reported that due to weather the Zion pump activities were postponed; this was the only remaining item and the project will be closed out. The 2026 LRIG application for four pavilions was submitted on time. Minor changes to the Habitat plans had been provided to Planner Morrissey. A Change Order for Wabash Avenue was necessary due to unforeseen issues with cracking, and with a need to install DEP-standard inlet grates.

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**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 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 Session has concluded. Any vote made on subjects discussed will be made in public.”

Clerk Canesi noted a correction to title of Resolutions 85 and 86. Both should say ‘Mustang’ Baseball Camp instead of ‘Mainland’; this refers to the title, on the agenda only.

On motion of Councilman Polistina, seconded by Councilman Dewees, all members present were in favor of voting on Resolutions 84-2026 through 94-2026 by Consent Agenda.

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|----------------|--|
| <b>84-2026</b> | To Approve an Application for Use of Facilities – Northfield Little League   |
| <b>85-2026</b> | To Approve an Application for Use of Facilities – Mustang Baseball Camp June   |
| <b>86-2026</b> | To Approve an Application for Use of Facilities – Mustang Baseball Camp July   |
| <b>87-2026</b> | To Approve an Application for Use of Facilities – Full Speed Baseball  |
| <b>88-2026</b> | To Approve an Application for Use of Facilities – 16U Sand Sharks  |
| <b>89-2026</b> | To Approve an Application for Use of Facilities – Shore Line Baseball  |
| <b>90-2026</b> | Authorizing the Award of Contract Without Public Advertisement for Bids to Trinity Code Inspections, LLC, To Perform Private On-Site Plumbing Sub-Code Inspections, Pursuant to The Provisions of N.J.S.A. 19:44A-20.5 |

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- 91-2026** Authorizing the Award of Contract for Private On-Site Supplemental Sub-Code Inspections
- 92-2026** Work Change Order No. 1 – Final for The Project Known as Reconstruction of Wabash Avenue (FY2024 NJDOT Municipal Aid Program)
- 93-2026** Award of Contract for General Repairs and Construction of Sanitary Sewer and Stormwater Facilities
- 94-2026** 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 Regarding Pending Litigation in the Matter Of Mary Canesi v. City of Northfield Et Als

Councilman Polistina motioned, seconded by Councilman Dewees, to adopt Resolutions 84-2026 through 94-2026 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.

*Councilwoman Kern’s abstentions to Resolutions 85-2026 and 86-2026 were noted.*

Councilwoman Kern motioned; Councilman Smith seconded to adopt Ordinance 2-2026, to be read by title only.

- 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)  
*2nd Reading / Public Hearing / Final Consideration 2/24/2026  
Published in the Press of Atlantic City 2/28/2026*

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 if the ordinance was approved. 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 2-2026.

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

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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.

Councilwoman Kern motioned; Councilman Smith seconded to adopt Ordinance 3-2026.

**3-2026**            Amending Chapter 315, Article II, Solid Waste Collection And Disposal  
*2nd Reading / Public Hearing / Final Consideration 2/24/2026*  
*Published in the Press of Atlantic City 2/28/2026*

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 if the ordinance was approved. 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 3-2026.

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.

Councilwoman Kern motioned; Councilman Smith seconded to introduce Ordinance 5-2026.

**5-2026**            An Ordinance of The City of Northfield, County of Atlantic, State of New Jersey, Amending, Revising And Supplementing Chapter 215 Land Use and Development of The City Code  
*Introduction/No Public Input/Published in the Press of AC 2/28/2026*  
*Referral to City of Northfield Combined Planning/Zoning Board 2/25/2026*  
*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

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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 be reviewing it on March 5<sup>th</sup> and Council will consider it for final adoption on March 10<sup>th</sup>.

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.

Councilwoman Kern motioned; Councilman Smith seconded to introduce Ordinance 6-2026.

**6-2026** Ordinance Adopting the Wabash Avenue Redevelopment Plan Consisting of Block 92, Lots 25, 28, 29, 31, 33, and 34  
*Introduction/No Public Input/Published in the Press of AC 2/28/2026  
Referral to City of Northfield Combined Planning/Zoning Board 2/25/2026  
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 be reviewing it on March 5<sup>th</sup> and Council will consider it for final adoption on March 10<sup>th</sup>.

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

Councilwoman Kern motioned; Councilman Smith seconded to introduce Ordinance 7-2026.

**7-2026** Ordinance Adopting the Dolphin Avenue Redevelopment Plan Consisting of Block 66, Lot 11 and Block 69, LOT 1.02  
*Introduction/No Public Input/Published in the Press of AC 2/28/2026  
Referral to City of Northfield Combined Planning/Zoning Board 2/25/2026  
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

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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

**PAYMENT OF BILLS**      \$ 120,642.26

Councilman Smith 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**

**94-2026**      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 Regarding Pending Litigation in the Matter Of Mary Canesi v. City of Northfield Et Als

Solicitor Facenda read the resolution by title. He announced matters to be discussed was a status update regarding pending litigation 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.

Solicitor Facenda stated that members of the public who were in attendance would need to exit Council Chambers during the Executive Session.

Respectfully submitted,

Mary Canesi, RMC, Municipal Clerk  
*At 6:33pm Clerk Canesi left the meeting and did not return.*

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**EXECUTIVE SESSION**

Council President Bucci announced Executive Session for Resolution 94-2026

**94-2026**      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 Regarding Pending Litigation in the Matter Of Mary Canesi v. City of Northfield Et Als

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Solicitor Facenda stated that members of the public who were in attendance would need to exit Council Chambers during the Executive Session.

*At approximately 6:38pm Council entered Executive Session and remained in Council Chambers.*

*At approximately 6:53pm 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 from the City's attorney 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.

At approximately 6:54pm, 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