

**CITY OF NORTHFIELD COUNCIL MEETING MINUTES
MARCH 7, 2023**

At 6:23pm 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 January 7, 2023 and in accordance with Public Law 75, Chapter 231.

FLAG SALUTE

The flag salute was led by Mayor Chau followed by a moment of silence for dedicated, long term employee, Mr. Ray Adams.

Present: Councilwoman Bucci; Councilwoman Carfagno; Councilman Dewees; Councilman Leeds; Councilman Notaro; Councilman Smith; Council President Polistina; Mayor Chau

Solicitor Facenda, Engineer Nassar, and Sergeant of Police DiMarco (on behalf of Chief VonColln) were also in attendance.

READING AND APPROVAL OF THE MINUTES

On a motion by Councilman Notaro with a second by Councilwoman Bucci, all members present, with the exception of Councilman Leeds who abstained from the February 23rd minutes, were in favor of approving the minutes of February 21, 2023 and February 23, 2023, without formal reading.

MAYOR'S REPORT

Mayor Chau, regarding motor vehicle stops, reported there were 325 in February. He announced changes in the gun permit process which puts the responsibility on the local department, there were unanticipated tasks and expenses. He invited all at 2pm, on March 23rd to a ribbon cutting for Morgan Stanley; they were moving from Route 9 to Tilton Road at the old Ocean First Bank location. All were invited at 1pm to tour of the facilities as well. After two and a half years of back-and-forth correspondence we have our new bus shelter on Oakcrest Avenue and Shore Road. It was funded by a NJ Transit grant. In discussions with Chief VonColln regarding the promotional process for the Police Department, he hoped to reduce costs for the City and for the applicants. He would present a proposal to the Council for consideration by next month.

Council President Polistina believed there was a vacancy on the police committee, with Councilman Utts' departure.

Council President Polistina noted that Councilman Leeds and Councilman Dewees had expressed interest.

Mayor Chau agreed if Councilman Leeds would like to participate, that was fine.

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Mayor Chau referred to an article in a local newspaper about Linwood recently regulating the location of sober living homes; he suggested someone review it.

Council President Polistina advised we could reach out to them and see what they have and if it is actionable.

Councilman Dewees, regarding the bus stop on Oakcrest, asked who approved the location, and did the County have any input.

Mayor Chau replied, yes.

Councilman Dewees stated it was on the sidewalk and it creates a sight obstruction when there is a heavy frost; he suggested maybe the Police Department could look at it and give a recommendation.

Council President Polistina asked could the side panels come out?

Mayor Chau advised he would pass it on to the Chief.

Mayor Chau added that businesses were notified and gave right of way. The County chose the location, Mayor Chau only made the recommendation that it be placed in that area. He asked Sergeant DiMarco if he had any comment.

Sgt. DiMarco replied that he would have an officer take a look.

Councilman Dewees explained that the side panels frost-up in colder weather, creating a visual obstruction.

Sgt. DiMarco noted he would look, take photos, and report back to the Council.

CITY ENGINEER'S REPORT

Engineer Nassar reviewed the Engineers Report as previously distributed to Council. He talked about the slip lining issue; they went out to clean the line under the marsh and found a seamless pipe, they need to use a different material, there would be an upcharge of \$21,000.00. We needed to look for an alternative, he was still exploring options. This was under the marsh from Revere to Rosedale, there is also a disconnect in the pipe that is causing water to come through our system. We needed to address one way or another. He would advise at the next meeting if we can slip line it.

Council President Polistina asked how old is this section?

Engineer Nassar advised it was replaced about 8 years ago.

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Superintendent Vitale, in the audience, noted that another option was to put a pump station at this location.

Engineer Nassar added that if we eliminate this totally, it will be about \$50,000.00 less.

PUBLIC SESSION/FIVE MINUTES PER SPEAKER

Council President Polistina opened the public portion of the meeting for any person to comment on any subject, he asked that they state their name and address for the record and observe the five-minute limit per speaker.

Joe Haas, Planet Networks, was joined by Joe Giroux, also with Planet Networks. He reminded Council that they were doing a large, in the home fiber network installation. So far, they have surveyed 1,300 telephone poles and have 900 to go. They have secured a warehouse and parking space in Egg Harbor Township. They have hired full time staff and permits were going through. The next step was that they would be out on the street. Once started it will be about a three month process. His partner would be handling sales and marketing.

Joe Giroux added that they would be starting a communication and marketing campaign. He had spoken with the Economic Development Commission, and they have also sponsored a local baseball team.

Mayor Chau asked what services would be provided?

Mr. Giroux replied, internet, voice IP, and low voltage devices. Forty percent of users in communities adopt their services, this was a real value for the community.

Mayor Chau asked if there were any franchise fees.

Mr. Giroux replied, no.

Councilwoman Bucci asked Mr. Giroux to explain community outreach.

Mr. Giroux advised any local efforts were supported; they were working on a scholarship program for all local schools.

Councilman Leeds asked would the VOIP be in compliance with 911 regulations.

Engineer Nassar asked would connections be overhead or underground.

Mr. Giroux replied, yes to Mr. Leeds, and to Engineer Nassar, whatever they are now, it would be the same.

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Councilwoman Carfagno noted she would like to work with them and Mainland on a work study program. They have a career day coming up.

Mr. Giroux advised that all of their sales personnel are seniors in high school or first year of college; they take advantage of all coop programs. He would like to participate in the career day.

Seeing no one else wishing to speak, Council President Polistina closed the public comment portion of this meeting.

RESOLUTIONS

Council President Polistina 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 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.”

Councilwoman Bucci asked if Resolution 72 applied to coffee shops?

Engineer Nassar replied yes, it was the same criteria as before but parking becomes an issue when they add significant outdoor capacity, but still have the same indoor capacity. He explained the parking challenges and spillover on residential streets. The concept was for the summer time, not year-round.

Solicitor Facenda added, originally, less people were dining out. Engineer Nassar's point is well taken.

Council President Polistina asked was this resolution deficient?

Engineer Nassar responded, yes, he would like to look at it, perhaps for the next meeting.

Council President Polistina announced that Resolution 72 would not be moved, pending recommendation from the Zoning Officer.

On motion of Councilwoman Carfagno, seconded by Councilman Smith, all members present were in favor of voting on Resolutions 64-2023 through 71-2023, and Resolutions 73-2023 through 74-2023 by Consent Agenda.

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- 64-2023** Authoring the Tax Collector to Conduct a Tax Lien Sale
- 65-2023** Authorizing Refund of Overpayment of Taxes
- 66-2023** Authorizing the Appointment of a COAH Attorney as Special Counsel in Accordance with N.J.S.A. 40a:11-5 (1) as a Professional Service
- 67-2023** To Approve an Application for Use of Facilities – Northfield Little League
- 68-2023** To Approve an Application for Use of Facilities – Mainland Northfield Babe Ruth
- 69-2023** To Approve an Application for Use of Facilities – South Jersey South Shore Baseball League
- 70-2023** To Approve an Application for Use of Facilities – Northfield Community School Baseball
- 71-2023** To Approve an Application for Use of Facilities – Northfield Community School Softball
- 73-2023** A Resolution Establishing Salaries for Non-Union Employees of the City of Northfield for 2023
- 74-2023** Resolution of the Common Council of the City of Northfield, County of Atlantic, Appointing a 9-1-1 Coordinator

Councilwoman Carfagno motioned, Councilman Smith seconded, to adopt the Consent Agenda.

Roll Call: Mrs. Bucci – yes; Mrs. Carfagno – yes; Mr. Dewees- yes; Mr. Leeds – yes; Mr. Notaro – yes; Mr. Smith – yes; Mr. Polistina – yes; Motion carried.

ORDINANCES

Council President Polistina announced that based on feedback from the Planning Board, Ordinance 3 would likely be revised, the committee for this project needed to meet one more time. He deferred to Solicitor Facenda.

Solicitor Facenda stated Ordinance 3 was introduced on January 17th, it was referred to the Planning Board for comment. We got comment back and in response our committee met and have made some revisions we are relatively close but we do need to meet one more time to fine tune, and it is anticipated that we'll have a resolution on the March 21st agenda to amend, and then we'll proceed with the adoption. Solicitor Facenda suggested proceeding with the public hearing, since it was advertised.

- 3-2023** An Ordinance Amending Chapter 215 of the Code of the City of Northfield Governing Land Use and Development
Passed on 1st Reading / Introduction 01/17/2023
Referred to City of Northfield Planning Board 01/18/2023
2nd Reading / Public Hearing / Final Consideration Postponed

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Pending Amendment

Council President Polistina opened the public hearing. Seeing no one wishing to speak he closed the public hearing.

Council President Polistina moved to next item of business on the agenda, ordinance 5-2023. He announced that this ordinance repeals and replaces ordinance 4-2023, which we'd adopted at our last meeting. The ordinance must be re-adopted based on an error made by the Press of Atlantic City: the public hearing for ordinance 4-2023 was not advertised as requested. In order to be fully transparent, we are repeating the process to ensure the public has an opportunity to be heard, if they choose to do so.

Councilman Dewees motioned, Councilwoman Carfagno seconded, to introduce Ordinance 5-2023.

5-2023 Repealing and Replacing Ordinance No. 4-2023, Calendar Year 2023 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 03/11/2023
2nd Reading / Public Hearing / March 21, 2023*

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.

Roll Call: Mrs. Bucci – yes; Mrs. Carfagno – yes; Mr. Dewees- yes; Mr. Leeds – yes; Mr. Notaro – yes; Mr. Smith – yes; Mr. Polistina – yes; Motion carried.

Councilwoman Bucci motioned, Councilman Notaro seconded, to introduce Ordinance 6-2023.

6-2023 An Ordinance Appropriating \$100,000 from the Capital Improvement Fund for the Roof Replacement Project for Northfield City Hall, City of Northfield, County of Atlantic, State of New Jersey
*Introduction / No Public Input / Published in the Press of AC 03/11/2023
2nd Reading / Public Hearing / March 21, 2023*

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

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of 8:30am and 4:30pm, Monday through Friday to any member of the public who requests same.

Roll Call: Mrs. Bucci – yes; Mrs. Carfagno – yes; Mr. Dewees- yes; Mr. Leeds – yes; Mr. Notaro – yes; Mr. Smith – yes; Mr. Polistina – yes; Motion carried.

PAYMENT OF BILLS \$ 451,070.51

Councilwoman Carfagno motioned, Councilman Dewees seconded, for payment of bills.

Roll Call: Mrs. Bucci – yes; Mrs. Carfagno – yes; Mr. Dewees- yes; Mr. Leeds – yes; Mr. Notaro – yes; Mr. Smith – yes; Mr. Polistina – yes; Motion carried.

MEETING NOTICES

Councilman Notaro read the meeting notices.

EXECUTIVE SESSION

Councilman Smith motioned, Councilman Dewees seconded, to adopt Resolution 76-2023.

76-2023 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 Contract Negotiations and Personnel Matters

Roll Call: Mrs. Bucci – yes; Mrs. Carfagno – yes; Mr. Dewees- yes; Mr. Leeds – yes; Mr. Notaro – yes; Mr. Smith – yes; Mr. Polistina – yes; Motion carried.

The Municipal Clerk read the resolution by title. 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 the Solicitor for further explanation.

Clerk Canesi announced to the members of the public who were in attendance in-person would need to exit Council Chambers during the Executive Session. For those participating via Zoom, the audio and video portions of the meeting would be paused. At the conclusion of the Executive Session of Council, the Council would resume the public session, including reactivating the audio and video, and welcoming the in-person public. A public statement would be made for the record at that time.

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Solicitor Facenda announced that the matter to be discussed were contractual negotiations and personnel matters requiring confidentiality, specifically a potential shared service agreement with the Boro of Folsom for the services of a Chief Financial Officer. 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 general public when the Executive Session is complete for a short statement.

At 7:04pm Council entered Executive Session, and remained in Council Chambers.

At 7:19pm 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 were terms and conditions of the shared service agreement with the Boro of Folsom for the services of a Chief Financial Officer. 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 will be taken tonight, but, anticipated action would be taken at the next meeting.

At approximately 7:20pm, on motions properly made and seconded, this meeting was adjourned.

Respectfully submitted,

Mary Canesi, RMC, Municipal Clerk