

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

At 7:00pm 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; Councilman Notaro; Councilman Polistina; Councilman Smith; Council President Bucci.

Absent: Councilwoman Kern

Mayor Chau, Solicitor Facenda, Engineer Nassar, and Chief Pollak were also present.

READING AND APPROVAL OF THE MINUTES

On a motion by Councilwoman Carfagno with a second by Councilman Notaro, all members present were in favor of approving the minutes of February 24, 2026, and February 26, 2026, without formal reading.

MAYOR'S REPORT

Mayor Chau thanked Chief Pollak for his input in promoting the officers, he thanked City Council for supporting the promotions. He announced a vacancy on the Planning Board, interested applicants contact Mayor Chau up until March 14th. At the Planning Board meeting last week, the Housing Element and Fair Share Plan was unanimously approved. There were 3 applicants at the last meeting. The County presented to the Planning Board a courtesy review for the installation of solar at the County facilities in Northfield; there were no objections from City Council. Mayor Chau asked the cost of the solar project, and was advised there was no cost. Mayor Chau had been trying to get a solar carport here, the library, and somewhere else if it was suitable. The Council President has allowed Mayor Chau to have them come to the next council meeting to deliver a presentation. Finally, Mayor Chau also attended a presentation on 911 call center communications; we are the only county in New Jersey that did not have centralized dispatch. They would be presenting at the next ACLM dinner in April, in Hammonton; they would also make a presentation to City Council.

ENGINEER'S REPORT

Engineer Nassar did not have a report.

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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.”

On motion of Councilman Dewees, seconded by Councilman Polistina, all members present were in favor of voting on Resolutions 95-2026 through 108-2026 by Consent Agenda.

Councilman Smith noted he would be abstaining from Resolution 104-2026.

- 95-2026** Resolution Authorizing the Award of A Non-Fair and Open Contract for LPR Systems
- 96-2026** Affirm Use of Sanitary Sewer and Stormwater Contract for Emergent Sanitary Sewer System Repairs
- 97-2026** To Amend Resolution 85-2026, An Application for Use of Facilities
- 98-2026** Resolution of the Common Council of the City of Northfield, County of Atlantic, New Jersey Authorizing the Mayor to Execute Certain License Agreements
- 99-2026** Memorializing Separation of Employment of Adult School Crossing Guard
- 100-2026** Resolution of the Common Council of the City of Northfield Adopting an Amended Fourth Round Spending Plan and an Affordability Assistance Program Manual
- 101-2026** Resolution of the Common Council of the City of Northfield Adopting an “Affirmative Marketing Plan” for the City of Northfield
- 102-2026** Resolution of the Common Council of the City of Northfield Endorsing an Amended Fourth Round Housing Element and Fair Share Plan

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- 103-2026** Authorizing Schaeffer Nassar Scheidegg to Proceed with the Project known as FY2026 NJDOT Municipal Aid Reconstruction of Burton Avenue
- 104-2026** To Approve an Application for Use of Facilities – MRHS Pink Game
- 105-2026** To Approve the Hiring of Thomas Kohler as Part Time Construction Official
- 106-2026** To Approve the Hiring of Thomas Kohler as Part Time Building Inspector
- 107-2026** To Approve the Hiring of Thomas Kohler as of Part Time Fire Inspector
- 108-2026** 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(4), Regarding Contract Negotiations between the City of Northfield and the Government Workers Union Local No. 420 for Blue Collar Employees and Pursuant to N.J.S.A. 10:4-12b(8), Regarding Personnel Matters

Councilman Dewees motioned, seconded by Councilman Polistina, to adopt Resolutions 95-2026 through 108-2026 by Consent Agenda.

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

Councilman Smith motioned; Councilman Notaro seconded to adopt Ordinance 4-2026, to be read by title only.

- 4-2026** Amending Chapter 215, Land Use and Development, Article VIII, Design Standards and Improvement Specifications
2nd Reading / Public Hearing / Final Consideration
Published on the City Website, Public Notices Page, 3/11/2026

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 and location 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 4-2026.

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

Councilman Smith motioned; Councilman Notaro seconded to adopt 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
2nd Reading / Public Hearing / Final Consideration
Published on the City Website, Public Notices Page, 3/11/2026

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 and location 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 5-2026.

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

Councilman Smith motioned; Councilman Notaro seconded to adopt Ordinance 6-2026.

6-2026 Ordinance Adopting the Wabash Avenue Redevelopment Plan Consisting of Block 92, Lots 25, 28, 29, 31, 33, and 34
2nd Reading / Public Hearing / Final Consideration
Published on the City Website, Public Notices Page, 3/11/2026

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 and location of final publication if the ordinance was approved. Since introduction, the Ordinance has been posted in the

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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 6-2026.

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

Councilman Smith motioned; Councilman Notaro seconded to adopt Ordinance 7-2026.

7-2026 Ordinance Adopting the Dolphin Avenue Redevelopment Plan
Consisting of Block 66, Lot 11 and Block 69, Lot 1.02
2nd Reading / Public Hearing / Final Consideration
Published on the City Website, Public Notices Page, 3/11/2026

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 and location 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 7-2026.

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

Councilman Smith motioned; Councilman Notaro seconded to introduce Ordinance 8-2026.

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- 8-2026** An Ordinance Establishing the Cultural Committee of the City of Northfield
Introduction / No Public Input
Published on City Website, Public Notices Page 3/11/2026
2nd Reading / Public Hearing / Final Consideration 3/24/2026

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

PAYMENT OF BILLS \$ 2,390,862.03

Councilwoman Carfagno motioned, Councilman Dewees seconded, to approve payment of bills.

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

MEETING NOTICES

Council President Bucci read the meeting notices.

Mayor Chau announced that the next League of Municipalities dinner will be held on March 20th at Rifici's, they will be honoring Carol Raph, long time City Clerk and secretary to the Atlantic County League of Municipalities for 32 years.

Council President Bucci moved to the Executive Session.

EXECUTIVE SESSION

- 108-2026** 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(4), Regarding Contract Negotiations between the City of Northfield and the Government Workers Union Local No. 420 for Blue Collar Employees and Pursuant to N.J.S.A. 10:4-12b(8), Regarding Personnel Matters

Clerk Canesi read the resolution by title and stated that we are required to set forth as much information as possible as to the subject matter to be discussed as well as

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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 a modification of a sidebar agreement between the City of Northfield and the Government Workers Union Local No. 420 for Blue Collar Employees regarding commercial driver license requirements. 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. It was anticipated that formal action would be taken.

At 7:17pm Council entered Executive Session and remained in Council Chambers.

At 7:32pm 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 a modification of a sidebar agreement regarding commercial driver license requirements between the City of Northfield and the Government Workers Union Local No. 420 for Blue Collar Employees. 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 109-2026.

Councilman Dewees motioned, Councilman Polistina seconded, to adopt Resolution 109-2026.

109-2026 A Resolution Approving a Sidebar Memorandum of Agreement Between the City of Northfield and the Government Workers Union Local 420 Regarding the Requirement of a Commercial Drivers' License (CDL) for the Position of Laborer with the City of Northfield

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

At 7:34pm, on motions properly made and seconded, all members present were in favor of adjourning this meeting.

Respectfully submitted,

Mary Canesi, RMC, Municipal Clerk