

CITY OF NORTHFIELD WORK SESSION
APRIL 7, 2026

At 6:00pm this meeting was called to order by Deputy Municipal Clerk, Shannon Campbell. This meeting was properly advertised in the Press of Atlantic City on January 10, 2026, and in accordance with Public Law 1975, Chapter 231.

FLAG SALUTE

The flag salute was led by Council President Pro Tempore Dewees.

ROLL CALL

Present: Councilwoman Carfagno; Councilman Dewees; Councilwoman Kern; Councilman Polistina; Councilman Smith; Council President Bucci.

Absent: Councilman Notaro; Mayor Chau

Solicitor Facenda, Engineer Nassar, Chief Pollak, and CFO Stollenwerk were also present.

Council President Bucci moved to committee reports.

COMMITTEE REPORTS

Councilman Polistina – Finance and Collections; Library; Municipal Alliance; Senior Citizens; Affordable Housing

Councilman Polistina announced upcoming events for the Municipal Alliance including Coffee with a Cop on the 14th and movie night on May 2nd at Birch Grove.

Councilman Dewees – Buildings/Grounds, Athletic Fields; Birch Grove Park, Bike Path, 1st Street Playground, Veterans Park; Public Works; Roads, Engineering; Stormwater Sewer Operations

Councilman Dewees reported the Public Works started cleaning city properties, and the trails at Birch Grove Park including disc golf areas. The parking lot was almost complete.

Councilwoman Kern – Inspections, Housing/Zoning; Northfield Sports (FAN); Library; Mainland Regional

Councilwoman Kern acknowledged the passing of former crossing guard and police matron, Joan Grist, and former tax clerk Norma Johnson. She offered condolences to both of their families.

Councilwoman Bucci – Insurance and Safety; Planning Board; Economic Development / Chamber of Commerce

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Council President Bucci attended the Annual Northfield Mothers League Easter Egg Hunt; despite the cold and wind it was well attended, everyone had a great time. She thanked the Mother's League for another great event. She also attended the Cultural Committee Flea Market which was also well attended. She thanked all involved. There was another event going on at the school sponsored by Rise City Church. It was an egg hunt with food trucks. It was her understanding there were 400 people registered for the event and they didn't advise the City until the day before. We need to look into how our special events ordinance applies to the school. She was not as concerned with the fees but was concerned with safety.

Regarding Insurance and Safety, she would be filling is as Temporary Fund Commissioner until further nice. Regarding Economic Development, they were looking at the Ordinance, she felt they needed to shorten the assignments to a year to ensure involvement. They were trying to get the right mix of board members that actually want to be involved, the committee is considering a social event at Birch Grove in September.

The ACEA is offering Film Readiness Certification. The State has the NJ Motion Picture and Television Commission. NJ has had a push to become a destination for film making. Having the Certification would give Northfield exposure. It could help drive economic development if something was filmed here not only in foot traffic for our businesses but when the audience sees how beautiful our City is, it will make them want to come here. She would be meeting with the ACEA to discuss this further.

The Planning Board appointed a new member, Frank Pomponi selected by Mayor Chau.

One of her favorite parts of being Council President is her involvement with the police department. She had the opportunity to interview the recent candidate for patrolman, Frank Gabriel. She was very impressed and felt he would be an excellent fit and he holds the same values that our police department does. He would will be attending the academy for the next five months. She felt he was a great hire.

Councilman Smith - Central Municipal Court; Little League and Babe Ruth; Northfield Community School; Shared Services; Grants

Councilman Smith questioned the event at the school.

Council President Bucci explained it was an event put on by a local church, they had 400 people registered, it was the same day as the flea market. They also had food trucks.

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Councilman Smith asked if we needed to coordinate it with the school for something like that?

Solicitor Facenda would check the Ordinance.

Councilman Smith would speak with Superintendent Bretones.

For his committee report, Councilman Smith announced ongoing improvements at the community school, the playground has been disassembled and it will be upgraded. Northfield Little League and Babe Ruth continue to hold sign-ups, their seasons would be starting soon. He has not heard from Northfield Little League as to the dates of their meetings; he would reach out to President Yard again. He did not have a report regarding the courts, he had recently asked for a monthly or quarterly report, he asked Solicitor Facenda if he could reach out to them.

Solicitor Facenda replied he would reach out to Hammonton Court.

Councilman Smith continued, regarding disc golf, they are looking forward to doing a tournament in July, they want to begin advertising on Facebook to get people out there for tournaments on Thursday nights. He thanked Superintendent Boyd and Public Works for their work on the course, they were waiting for some additional clean up.

Council President Bucci circled back to Northfield Little League, she received an application for a special event on April 23rd, they have requested the fee be waived. She asked if Council wanted to consider it? They would like to have food trucks for their opening night ceremony.

Councilman Dewees asked if it was the \$1000 fee?

Council President Bucci replied yes, adding that CFO Stollenwerk did the calculations and it costs the City over \$1000 for a four-hour event.

Councilwoman Kern and Councilman Dewees were in favor of waiving the fee.

Councilman Dewees felt the fee was steep, he would be in favor as a one-time waiver for this event.

Council President Bucci expressed concern with waiving for a particular group.

Councilman Smith was also in favor of waiving the fee.

Solicitor Facenda would look at the Ordinance.

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Councilwoman Carfagno - Fire Department / EMS; Technology / MRHS Channel; Cultural Committee / Veteran Liaison

Councilwoman Carfagno read the Fire Department report for March, the department was working on respiratory protection and drills. The Cultural Committee had a meeting on March 21st, the Spring flea market was a huge success, she thanked all. The 250th Committee was working on paint the hydrant contest, information would be sent out soon, the next meeting is scheduled for the 15th at 5pm, she asked another Councilmember could attend in her place. The Northfield Mothers' League Spaghetti dinner is April 23rd at the community school. She and Councilman Smith are both history teachers, she passion for Holocaust education - April 7th was the 32nd Annual International Day of Reflection for the 1994 Rwandan Genocide. There will be a 104-year-old veteran speaking at Stockton, he was a medic and combat vet, the event is April 16th at 6pm.

Councilman Notaro – Sanitary Sewer Operations

Councilman Notaro was absent.

AD HOC COMMITTEES

Regulations regarding Keeping of Chickens – *Councilwoman Carfagno, Councilman Notaro*

Council President Bucci announced they were close.

WORK SESSION / TOPICS FOR DISCUSSION – ONGOING BUSINESS

- Increase in Tax Map Revision Fees for Subdivided Properties (Pending Planning Board Input)

Council President Bucci announced the Planning Board has recommended that the current escrow fees be doubled.

Solicitor Facenda would make the changes for the tax map fees.

- Changes to Road Opening Ordinance Fees – *will be adopted in 2026*

Engineer Nassar reported the Ordinance was turned in to the Clerk's Office.

WORK SESSION / TOPICS FOR DISCUSSION – NEW BUSINESS

- Capital Budget – requested by CFO Stollenwerk

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CFO Stollenwerk referred to the Capital Plan and document previously distributed to Council. Council originally had \$9.8 million dollars in projects, based on previous discussions, CFO Stollenwerk prepared a plan on page one, based on decisions from the last meeting. Page two is what the ordinance would look like, the fire truck and various vehicles only left \$250,000.00 for roads and \$250,000.00 for sewer improvements. The final page shows a summary of future projects - all recreation grants and projects are included – there are two small projects in the operating budget. If Council was in agreement with this plan, we would introduce the ordinance at the next meeting.

Council President Bucci was asked by Mayor Chau to bring up the drones and radars units.

CFO Stollenwerk did not want to put those items in the capital plan, she did put the drone in the operating budget for next year, putting them in capital would reduce the bond maturity.

Councilman Polistina added that the fire truck also reduces it compared to roads.

CFO Stollenwerk noted that Council agreed to include smaller projects, we would have to take out of roads and sewer, she suggested waiting until next year. If Council was in agreement, she would will put it on the appendix of the budget at the next meeting.

Councilman Smith asked were we committed to this plan?

CFO Stollenwerk replied no, but we would incur costs with the bond counsel. Council would introduce and approve at the following meeting, she wanted to be sure these are the projects we want to do.

Councilman Smith was sure he was in favor of these projects; he had reservations.

Discussion ensued between Councilman Smith, Councilman Polistina and Councilwoman Carfagno regarding the purchase of a new fire truck.

Councilman Smith felt there were other projects that were more important, in his opinion, the fire truck was 20% of the capital plan, he was not sure that was the best use of our money.

CFO Stollenwerk explained that the trucks are bid, several companies provide what we need, Council could decide the timing of any of these projects, once you say yes, our professionals are involved.

Councilman Polistina asked what would happen if Council removed the fire truck?

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CFO Stollenwerk replied, if deferring the purchase, she would backfill close to that amount with sewer and road projects, money has been depleted in those accounts.

Councilman Polistina referred to the current issue at Mill Road, he agreed with Councilman Smith and Dewees, that we should discuss the truck next year.

Council President Bucci referred to the drone and radar?

CFO Stollenwerk noted that radars are \$2200, she did not want put that in capital, if removing the fire truck, she could put in \$20,000.00 for the drone and put the rest for roads, she was also trying to manage cash flow. Public Works has identified roads that need to be paved, there was a list in the plan she provided.

Councilman Smith added that we were seeing a return on the sewer projects, he supported more capital going to roads and sewer.

Council President Bucci took a straw poll to remove the truck, add the drone and put more funding toward road and sewer improvements.

All members present, with the exception of Councilwoman Carfagno were in favor.

CFO Stollenwerk confirmed that she would make the changes.

Solicitor Facenda, referring back to the Special Event Ordinance, advised Council that the ordinance did not provide a mechanism where a fee could be waived. Council can't waive on ad hoc basis unless it was in the ordinance. To change it, it would take two readings, the event was slated for the 23rd, he didn't think Council would have time, the ordinance also stipulated a requirement of a 45-day submission, he did not see a way to do it the way it's currently drafted. Council could add language to add a discretion to waive fees, Council needed to be careful and fair.

Councilman Dewees asked if Northfield Little League was part of the City?

Councilman Polistina noted NLL has been independent.

Solicitor Facenda added they have not been a part of the City since he had been here. He suggested Council could change the Ordinance, he needed guidance.

- Commercial Recycling – Councilman Polistina and Councilman Dewees

Councilman Polistina announced he had a meeting with the ACUA regarding solid waste, the City was spending round \$65,000.00 to collect commercial recycling – he handed out a list of businesses provided by the ACUA. He needed Council's guidance as to whether we wanted to continue to pick up to businesses, he noted that they pay for their own trash pick-up.

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Councilwoman Kern added that we have always picked up recycling.

Deputy Clerk Campbell advised the ACUA contract started in 2012.

Councilman Polistina asked could we afford to keep doing it? Our contract was expiring, we got an extension, the ACUA was moving toward automatic trucks for residents, he suggested excluding commercial pick up - they would have to hire their own vendor.

Councilwoman Carfagno asked about Northfield entities, the Fire Department, etc.

CFO Stollenwerk replied they would be included in our fee. There are businesses calling and asking for additional pick-ups, we would be charged additionally.

Councilman Polistina went over the list of what would be considered Northfield entities including the schools. Council would need to decide when we would want to implement it, our contract would extend for one year, with an increase at 1 year at CPI. The ACUA was moving to automatic trucks which should keep the solid waste fee the same. The ACUA would finance the cost of the totes for 5 years.

CFO Stollenwerk explained, with the automated trucks, the whole town gets a new cart, otherwise we would see a significant increase.

Councilman Dewees noted that it will be limited to one trash and one recycle tote per residence.

Councilman Polistina stated recycle came up as a separate conversion, more businesses are asking for pickups and extra pickups.

Councilwoman Kern asked what do other municipalities do?

Councilman Polistina knew that Mays Landing just went to automated, he was not sure what other towns were paying.

Council President Bucci thought this was discussed at budget the meeting.

Councilman Polistina replied, we did, Council needed to decide a cutoff date.

All agreed to eliminate the commercial recycling and give 90 days' notice.

Councilman Polistina noted we would send a letter and coordinate with the ACUA, businesses could stay with the ACUA for a fee or find another vendor.

Members of Council reviewed the list that was provided.

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Solicitor Facenda referred back to earlier discussion regarding the tax maps, Council would need to accept, or not accept, the Planning Boards recommendation to multiply the escrow by two.

Council President Bucci explained that the Planning Board Secretary has on several occasions had to go back to applicants requesting more money for escrow for the professionals. Doubling the fee should eliminate that.

All members present agreed to accept the recommendation to double the fee.

Solicitor Facenda would make the necessary changes to the Ordinance.

REVIEW OF REGULAR MEETING AGENDA

Council President Bucci asked all to take out their Regular Meeting agenda. Before she made any assignments, she asked were there any resolutions that anyone had questions about or would like to discuss?

There were none.

Council President Bucci made the assignments.

PUBLIC SESSION / FIVE MINUTES PER SPEAKER

Council President Bucci opened the public portion of the meeting for any person to comment on any subject, she asked that all persons state their name and city of residence for the record and observe the five-minute limit per speaker.

Seeing no one wishing to speak, Council President Bucci closed the public session.

At 6:54pm, on motions properly made and seconded, all members present were in favor of adjourning this meeting.

Respectfully submitted,

Shannon Campbell, RMC
Deputy Municipal Clerk