

**CITY OF NORTHFIELD REGULAR MEETING MINUTES
APRIL 21, 2026**

At 6:28pm 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 75, Chapter 231.

FLAG SALUTE

Council President Pro Tempore Dewees led the flag salute.

ROLL CALL

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

Absent: Councilman Smith; Mayor Chau

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

READING AND APPROVAL OF THE MINUTES

On a motion by Councilwoman Carfagno with a second by Councilman Notaro, all members present, with the exception of Councilman Notaro who abstained, were in favor of approving the minutes of April 7th and April 10th, without formal reading.

MAYOR'S REPORT

Mayor Chau was absent. Council President Bucci read the following report on his behalf: "Mayor Chau attend on 4/17 the Atlantic County League of Municipalities meeting. A presentation by the Atlantic County Firefighters Association was made. They presented reasons and their concerns with the current 911/emergency system now being used. They are supporting the Atlantic County Government to create a centralize Atlantic County 911/emergency communications system. They offered to come to any municipality to discuss with elected officials their reasons.

A recent break-in and stolen car occurred in the past week. The car was later retrieved in Pleasantville. They were able to steal the car because the owner had left their car fob in the vehicle. Police urge all residents to not leave their car fob and/or keys in their vehicles. Our new hired police office will start his department orientation on April 27th and will start his academy training in Cape May on May 4th.

Mayor Chau sent a link to Council on a recent county commissioners meeting. At this meeting there was a presentation made on the upcoming county wide reassessment plan. Currently, there are several municipalities that have been selected to start their reassessment. Northfield is not included in this first group."

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ENGINEER’S REPORT

Engineer Nassar reviewed the engineer’s report as previously distributed. He advised that the project with Habitat was moving forward, he started the design for the subdivision. Regarding Community Development Block Grant (CDBG), he met with Councilman Dewees and Superintendent Boyd about the First Street Playground, they will be coming up with a plan for parking spaces and a walkway, all ADA compliant. They also discussed the bleacher project and were looking for a state contract vendor so they don’t have to go out to bid for the bleachers, we would have to go out to bid for the paving.

Councilman Dewees would supply Engineer Nassar with the information from the previous vendor.

Engineer Nassar continued, regarding drainage issues, he and Superintendent Boyd would look at solutions and provide Council with a budget.

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.

Due to being ahead of schedule, Council President Bucci announced that we would be going out of order on the agenda.

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.”

On motion of Councilman Polistina, seconded by Councilwoman Kern, all members present were in favor of voting on Resolutions 136-2026 through 142-2026 by Consent Agenda.

- 136-2026** To Amend Resolution 104-2026, An Application for Use of Facilities
- 137-2026** Authorizing the Waiver of any and all Permit Fees Associated with Rehabilitation of the Loading Dock and Trash Compactor at Stillwater Annex Building
- 138-2026** Resolution of the Municipality of Northfield, County of Atlantic,

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- State of New Jersey, Authorizing the Appointment of William M. Johnson as Tax Assessor
- 139-2026** A Resolution Authorizing the Chief Financial Officer to Execute a Contract with an Approved State Contract Vendor Pursuant to N.J.S.A. 40A:11-12a
- 140-2026** Appointing Alexander Bauer as Chief Financial Officer
- 141-2026** Approval of the Project Known as ADA Compliant Parking and Access for the First Street Playground for the City of Northfield’s Application for Funding Under the Community Development Block Grant Program
- 142-2026** Authorizing Schaeffer Nassar Scheidegg Engineers to Proceed with Engineering Services for Project Known as ADA Compliant Parking and Access for the First Street Playground for the City of Northfield’s Application for Funding Under the Community Development Block Grant Program

Councilman Polistina motioned, seconded by Councilwoman Kern, to adopt Resolutions 136-2026 through 142-2026 by Consent Agenda.

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

ORDINANCES

Councilwoman Carfagno motioned; Councilman Polistina seconded to adopt Ordinance 9-2026, to be read by title only.

- 9-2026** An Ordinance Amending Chapter 367 Section 6 of the Code of the City of Northfield Governing Special Events Fees
2nd Reading / Public Hearing / Final Consideration
Published on the City Website, Public Notices Page, 4/22/2026

The Deputy 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. Deputy Clerk Campbell 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 9-2026.

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 – absent; Mrs. Bucci – yes; Motion carried.

Councilwoman Carfagno motioned; Councilman Polistina seconded to introduce Ordinance 10-2026, to be read by title only.

10-2026 Bond Ordinance Appropriating One Million Three Hundred Sixty Thousand Dollars (\$1,360,000) And Authorizing the Issuance of One Million Two Hundred Ninety-Two Thousand Dollars (\$1,292,000) In Bonds or Notes of The City of Northfield for Various Improvements or Purposes Authorized to Be Undertaken by The City of Northfield, In the County of Atlantic, New Jersey
Introduction/No Public Input
Published on the Municipal Website 4/22/2026
2nd Reading/ Public Hearing/ Final Consideration 5/5/2026

The Deputy 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.

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 – absent; Mrs. Bucci – yes; Motion carried

Councilwoman Carfagno motioned; Councilman Polistina seconded to introduce Ordinance 11-2026, to be read by title only.

11-2026 Amending Chapter 215:17 (B) of the Code of the City of Northfield, Article III, Land Use and Development Fees
Introduction/No Public Input
Published on the Municipal Website 4/22/2026
2nd Reading/ Public Hearing/ Final Consideration 5/5/2026

The Deputy 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

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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.

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 – absent; Mrs. Bucci – yes; Motion carried

RESOLUTION

Councilman Polistina motioned, seconded by Councilwoman Kern, to adopt Resolution 143-2026.

143-2026 Authorizing the Waiver of Special Event Permit Fees for Northfield Little League

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

PAYMENT OF BILLS \$ 1,740,967.62

Councilwoman Kern motioned, Councilman Notaro 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 – absent; Mrs. Bucci – yes; Motion carried.

MEETING NOTICES

Council President Bucci read the meeting notices.

At 6:42pm on motions properly made and seconded Council recessed until 7pm.

At 7:00pm, Council President Bucci resumed the Regular Session of Council.

2026 MUNICIPAL BUDGET

Councilman Polistina motioned, seconded by Councilwoman Kern, to adopt Resolution 134-2026.

134-2026 A Resolution of the City of Northfield, County of Atlantic, State of New Jersey, Authorizing the Reading of the Budget by Title Only

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

Councilman Polistina motioned, seconded by Councilwoman Kern, to adopt Resolution 135-2026.

135-2026 Self Examination of Budget Resolution

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

7PM PUBLIC HEARING

Council President Bucci opened the public hearing for the 2026 Budget.

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

Councilman Polistina motioned, seconded by Councilwoman Kern, to adopt Resolution 110B-2026.

110B-2026 Adoption of the 2026 Budget

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

MEETING NOTICES

Council President Bucci read the meeting notices.

At 7:03pm, on motions properly made and seconded, all members present were in favor of adjourning this meeting.

Respectfully submitted,

Shannon Campbell, RMC
Deputy Municipal Clerk