

**CITY OF NORTHFIELD COUNCIL MEETING MINUTES  
APRIL 24, 2018**

At 7:05pm, this meeting was called to order by Mary Canesi, Municipal Clerk. It was advertised in the Press of Atlantic City on January 13, 2018, in accordance with Public Law 1975, Chapter 231.

**FLAG SALUTE**

The flag salute was led by Mayor Chau, followed by a moment of silence.

**ROLL CALL**

Present: Korngut, Lischin, Murray, O'Neill, Perri, Travagline, Dewees

Mayor Chau, Solicitor Facenda, Engineer Nassar and Chief Newman were also in attendance.

Council President Dewees introduced Mayor Chau to present a Proclamation.

**MAYOR'S PROCLAMATION** – May 2018 as Radon Action Month

Mayor Chau read a Proclamation declaring May 2018 as Radon Action month in the City of Northfield. He called upon all residents who had not tested their homes for radon to do so. Through the City Clerk's office, we had secured free radon kits for residents to test their homes for radon. Mayor Chau encouraged all Northfield residents to come pick up a free kit, supplies were limited.

**READING AND APPROVAL OF THE MINUTES**

On a motion of Councilman Lischin, second of Councilman Murray, all were in favor of approving the minutes of the meetings of April 10, 2018, without formal reading. They were posted, distributed to Council, and on file in the Municipal Clerk's Office.

**COMMITTEE REPORTS**

**Councilman Perri** - Sewer Inter Local, Planning Board, Senior Citizens

Councilman Perri reported that the Planning Board regular meeting would be May 3rd; the Sewer Department was still working on the inter-proposal agreement. The flows were up this month, throughout the whole county. He thanked Clerk Canesi for putting a chart together with the electric bills, it was a big help.

Council President Dewees asked if Qwin or someone from the Sewer Department was going to look at those bills for the pump stations.

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Councilman Perri replied yes, and said that they were looking at various solutions, adding that we had several Northeasters in March. He had the opportunity to attend the Hooked-on Fishing Tournament, and thanked Kathi Smith, George Foreman and Chief Newman. He said Susan did an outstanding job for her first time. Councilman Perri also attended the 85th anniversary of the Atlantic County League of Municipalities, and said former Clerk Carol Raph was recognized for her 36 years of service. He was thankful that the league and the Mayor recognized her. The seniors' meeting was well attended, Marilu Gagnon from Intergenerational Services was there, as was Clerk Canesi who provided a radon presentation. He thanked both.

**Councilman O'Neill** - Inspections, Code Enforcement, Housing/Zoning, Court/Violations, Chamber of Commerce, Little League/Babe Ruth, Traffic Safety, Green Team Advisory Board

Councilman O'Neill reported that everyone knows that the Gurwicz project has broken ground, and said he wanted to make sure that when the time comes we have enough people on staff to handle all of the inspections. He received an email from Chuck Hackett thanking the Police Department and Fire Department for their assistance with opening day.

**Councilwoman Korngut** – Library, Municipal Alliance, Economic Development, Shared Services

Councilwoman Korngut reported she and Councilman Murray had a very productive meeting to discuss joint activities with the Somers Point Economic Development Commission, they hoped to present ideas to Council at the next meeting.

The fishing event was very successful, the kids were very excited and the event went very well. Chief Newman gave a great speech to the kids about options and making better choices, aside from drugs. Disabled kids and Veterans all seemed to enjoy themselves and the turnout was great. She congratulated Kathi Smith, and acknowledged the following sponsors: AtlantiCare Family Support, BassPro Shop, Batson Industries, Burke's Auto, Bob's Seafood market, Chido Burrito, Collector's Corner, Dunkin Donuts, Fin-a-tics, Hook-up Bait and Tackle, Island Gym, JR's Fresh Market, Little Italy, Mike's Bait, Ray Scott's Dock, Sage Jewelers, Shop-Rite of Marmora, State of NJ Division of Fish & Wildlife, Tilton Market, Walmart and Dan Selvaggio.

This past Saturday was Global Youth Service Day at Veteran's Park, during which Steve and Luisa Vain helped the 7th and 8th grade kids to plant flowers donated by Bayview Florist, who also donated labor. She thanked Shannon Campbell as well. The kids were happy to be out there and had a very positive attitude. The following students participated: Rocco Carraccio, Ryan Sullivan, Kate Leeds, Jonathan Wallace, Gram Sher, Ella Lee, Ashton Harris, Andrew Ramos and Linden Wineland. The Veterans appreciated the effort.

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The Library meeting was canceled due to a lack of a quorum. Councilwoman Korngut read the street sweeping announcement and schedule of dates, including information where to find dates and the map, which included the City website, The Current, and the City FaceBook page. Household renovation collection would be the week of May 8th on regular trash day. Further information on this special collection can be found on the City website.

**Councilman Travagline** – Insurance and Safety, Northfield School, FAN; Shared Services

Councilman Travagline had no report.

**Councilman Murray** - Finance/Collections, Mainland Regional, Traffic Safety, Economic Development

Councilman Murray had no report.

**Councilman Lischin** – Fire Department/EMS, Technology/MRHS Channel 2, Cultural Committee, Green Team Advisory

Councilman Lischin had no report.

**Council President Dewees** - Buildings/Grounds, Athletic Fields, Bike Path, Veterans' Park, 1<sup>st</sup> Street Playground, Birch Grove, Public Works, Roads, Engineering

Council President Dewees reported that the 3<sup>rd</sup> Annual Race Against Hate, which begins at Cornerstone in Linwood and runs down the bike path, would be on September 8<sup>th</sup>.

**MAYOR'S REPORT**

Mayor Chau reported that he would be attending the NJ Conference of Mayor's in Atlantic City tomorrow through Friday, and said there were several interesting topics, including the legalization of marijuana, micro-breweries, gun safety, COAH, 2% arbitration and shared services. At our last Council meeting, Mayor Chau stated that he had made a request that Council approve the purchase of 2 police cars.

Council President Dewees conducted a straw poll to determine if Council was in favor of proceeding. He commented that the report Chief Newman prepared and provided to Council was very good.

Councilman Perri would go with the recommendation of the Chief.

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Mayor Chau didn't want to waste anyone's time if council would not approve. Mayor Chau read the maintenance report from the city mechanic. The Dodge vehicles have been somewhat problematic in terms of maintenance.

Councilman O'Neill was in favor of purchasing new vehicles.

Councilwoman Korngut said she did read Chief Newman's very thorough report, but did not review the report before this meeting; she would like more time to review it.

Council President Dewees was in favor of purchasing new vehicles as were Councilmen Travagline and Murray.

Councilman Lischin was also in favor, and said he advocated replacement of police vehicles on a regular basis.

Clerk Canesi explained that Council did approve the capital ordinance in November but that was just an authorization, the next step would be for the Chief to go out to State contract and have resolution of award to purchase the 2 cars.

Mayor Chau referred to a report provided by Chief Newman regarding hiring a Class II Officer, saying that we use them for various events, court, parades, etc. One of our long-term Specials resigned and there was currently the added expense of having a Police Officer replace one of the Class II's for court, and given the current situation, and after conversations with Superintendent Bretones, the Mayor would like to hire an additional Class II to be used in the school and for other duties. This new Class II would have hours increased up to 20 hours per week. The CFO had advised there was sufficient funding.

Council President Dewees asked would the school pay for any of the Class II.

Mayor Chau did not approach the school about that. He felt we had a unique situation in that our now retired Class II only worked 4-5 hours a week, we may not be able to find someone who is willing to only work 4-5 hours. This may give a greater incentive to a Class II if we can give them more hours. He had approached several other departments in Atlantic County who have Class II's to see if the Class II's would want to work in Northfield for 4-5 hours and they said no.

Council President Dewees asked what a Class II could do.

Chief Newman explained that the Class II would have no authority when not on duty. He attended the risk management meeting for the JIF in Marlton, and what they are suggesting as a best practice, since we are not going to put a Class III in the school, is that we should develop the addition of the school as part of a patrol route. There was a process that included a memorandum of agreement with the school; we did it in the

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past when Dr. Fipp was there and it fell by the wayside. This was something we should probably start again. There were baseball games, softball games, etc.

Councilman Lischin referred to the Class II's, and asked how many hours the Class II worked in 2017 and the change in hours for 2018. He wanted to make sure we were going to utilize them in other areas.

Council President Dewees asked about the other schools, YALE, etc.

Chief Newman advised they could be incorporated.

Council President Dewees asked if we had the funding.

Mayor Chau received an email from CFO Stollenwerk who said we did.

Councilman Perri noted that the school had the authority to hire a resource officer, there were grants out there.

Council President Dewees added that the school did not approach the Mayor, the Mayor approached the school.

Councilman Perri felt that going forward, the school board should hire an armed resource officer.

Chief Newman advised it was discussed previously to do so as a shared service with the school.

Councilwoman Korngut asked if Northfield had done anything for increased police presence around the school.

Chief Newman advised that Police are there every morning.

Councilman Perri reminded Council that one point they also had the Cops in Lunch program.

Councilmen Perri and O'Neill were in favor of hiring a Class II Officer.

Councilwoman Korngut was not in favor.

Councilman Travagline was in favor up to 25%.

Councilman Murray, Lischin and Council President Dewees were also in favor.

Councilman O'Neill said as everyone knows, they broke ground with the Gurwicz project, and there could be 7-8% increase in population in a short period of time. We

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should start looking at a strategic plan for public safety. We need to be proactive instead of reactive.

Mayor Chau said he has been an advocate of increasing the police force, within budget restraints.

Councilman O'Neill mentioned that Northfield Little League wanted to thank Nick's Pizza for the donation of a score board valued at \$5,000.00.

**CITY ENGINEER'S REPORT**

Engineer Nassar reviewed the engineer's report as distributed to Council. He reported that the bills were finalized for Bay Drive, and there would be a change order and one remaining issue to address with the contractor. There would also be a final change order for the 2015 Road Paving project; between the 2 projects, a net change of about \$500.00 on \$700,000.00 in projects. Overall, we saved a little bit of money on these projects. A notice was issued to the contractor to proceed for the Cresson Drainage project; it is scheduled to start mid-May and should be completed within 90 days. Engineer Nassar spoke to Kathi Smith with regard to bollards for the bike path; they have to figure out how to purchase them because they are only available online. A hole needs to be dug and a concrete sleeve poured, and we will install them ourselves. He also spoke with the contractor for the museum, and said the work would start soon.

Engineer Nassar asked Councilman O'Neill if Gurwicz got a building permit yet.

Councilman O'Neill said he asked them and they weren't sure.

Clerk Canesi advised that no permit was issued, the Building Department knows they cannot issue it.

Engineer Nassar added that they cannot get the permit until the money was posted for the Davis Avenue Pump Station.

Mayor Chau asked about access road; is this all it was.

Engineer Nassar replied yes.

Councilman Perri added that there were several acres in the front that was not being developed as of yet.

Councilman Lischin has asked Engineer Nassar if he coordinated the dates for the museum project with the museum workers.

Engineer Nassar replied no, but that he would do so when the dates were firm.

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Mayor Chau asked for confirmation that he could proceed with the purchase of the police cars and hiring of the Class II for the Police Department.

Council President Dewees replied yes.

**PUBLIC SESSION/FIVE MINUTES PER SPEAKER**

Council President Dewees opened the public portion of the meeting for any person to speak on any subject.

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

**RESOLUTIONS**

Council President Dewees stated that 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.

Solicitor Facenda read Resolution No. 107-2018 into the record, as follows:

**RESOLUTION OF THE GOVERNING BODY OF THE  
CITY OF NORTHFIELD AUTHORIZING THE  
EXECUTION OF AN AMENDED SETTLEMENT  
AGREEMENT WITH FAIR SHARE HOUSING CENTER**

**WHEREAS**, pursuant to In re N.J.A.C. 5:96 and 5:97, 221 N.J. 1 (2015) (Mount Laurel IV), on July 2, 2015, the City filed a Declaratory Judgment Complaint in Superior Court, Law Division seeking, among other things, a judicial declaration that its Housing Element and Fair Share Plan (hereinafter “Fair Share Plan”), to be amended as necessary, satisfies its “fair share” of the regional need for low and moderate income housing pursuant to the “Mount Laurel doctrine;” and

**WHEREAS**, the City simultaneously sought, and ultimately secured, a protective order providing the City of Northfield immunity from all exclusionary zoning lawsuits while it pursues approval of its Fair Share Plan; and

**WHEREAS**, the trial judge appointed Steven P. Perskie, J.S.C. (Ret.) as the “Special Master,” as is customary in Mount Laurel matters adjudicated in the courts; and

**WHEREAS**, with assistance from the Special Master, the City of Northfield and Fair Share Housing Center (“FSHC”) engaged in good faith negotiations which resulted in

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an amicable accord on the various substantive terms and conditions as set forth in the Settlement Agreement (amended) attached hereto as Exhibit A; and

**WHEREAS**, through this process, the City of Northfield and FSHC agreed upon the City's affordable housing obligations and the compliance techniques necessary for the City of Northfield to satisfy its "fair share" of the regional need for low- and moderate-income housing; and

**WHEREAS**, the City of Northfield and FSHC also agreed that the City of Northfield would present the Settlement Agreement (amended) to the Trial Judge for approval via duly-noticed Mount Laurel "Fairness Hearing;" and

**WHEREAS**, although there is a well-established policy favoring the settlement of all forms of litigation, the settlement of Mount Laurel litigation is particularly favored because: (1) it avoids the expenditure of finite public resources; and (2) expedites the construction of safe, decent housing for the region's low- and moderate-income households; and

**WHEREAS**, in light of the above, and on the recommendation of the City's Special Mount Laurel Counsel, the City Council finds that it is in the best interests of the City of Northfield to execute the attached Settlement Agreement (amended) with FSHC and to take various other actions delineated below which will ultimately result in approval of the City's Fair Share Plan which, in turn, will maintain the City's immunity from all Mount Laurel lawsuits for through July 2, 2025.

**NOW, THEREFORE, BE IT RESOLVED** on this 24<sup>th</sup> day of April, 2018, by the Council of the City of Northfield, County of Atlantic, State of New Jersey, as follows:

1. The City Council hereby authorizes and directs the Mayor to execute the attached Settlement Agreement (amended) and to provide a copy of same to the City's Special Mount Laurel Counsel as soon as practicable thereafter.
2. The City hereby directs its Special Mount Laurel Counsel to file the fully-executed Settlement Agreement (amended) with the Court and take all actions reasonable and necessary to secure an Order approving the Settlement Agreement and ultimately to secure judicial approval of the City's Fair Share Plan, as may be amended by the Land Use Board pursuant to the Agreement and subject to the public hearing process set forth in the New Jersey Municipal Land Use Law, N.J.S.A. 40:55D-1 et. seq.

**BE IT FURTHER RESOLVED**, that if any section, paragraph, subsection, clause or provision of this Resolution shall be adjudged by the courts to be invalid, such adjudication shall apply only to the section paragraph, subsection, clause or provision so adjudicated, and the remainder of the Resolution shall be deemed valid and effective; and

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**BE IT FURTHER RESOLVED**, that this Resolution shall take effect following adoption and approval in the time and manner prescribed by law.

On a motion of Councilwoman Korngut, second of Councilman Travagline, all present were in favor of voting by consent agenda on Resolutions 103 through 105-2018 and 107-2018.

Councilwoman Korngut motioned, Councilman Travagline seconded, to adopt Resolutions 103 through 105-2018 and 107-2018.

Roll call: Ms. Korngut – yes; Mr. Lischin –yes; Mr. Murray –yes; Mr. O’Neill –yes; Mr. Perri –yes; Mr. Travagline –absent; Mr. Dewees – yes; Motion carried.

**PAYMENT OF BILLS \$ 1,353,104.97**

Councilman Perri motioned, Councilman O’Neill seconded, for payment of bills, amended by the removal of the payment to AE Stone in the amount of \$37,404.56, for a revised total of \$1,353,104.97.

Roll call: Ms. Korngut – yes; Mr. Lischin –yes; Mr. Murray –yes; Mr. O’Neill –yes; Mr. Perri –yes; Mr. Travagline –absent; Mr. Dewees – yes; Motion carried as amended.

Council President Dewees read the meeting notices.

At 7:58pm, on motions properly made and seconded, this meeting was adjourned.

Respectfully submitted,

Mary Canesi, RMC, Municipal Clerk