

CITY OF NORTHFIELD WORK SESSION
APRIL 26, 2016

At 6:10pm this meeting was called to order by Mary Canesi, Municipal Clerk. This meeting was properly advertised in the Press of Atlantic City in accordance with Public Law 75, Chapter 231.

FLAG SALUTE

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

ROLL CALL

Present: Dewees, Lischin, Murray, Perri, Travagline

Councilman Piergiovanni was not present when roll was called, but entered the meeting at 6:24pm;

Absent: Piergiovanni

Solicitor Kris Facenda and Acting Chief Newman were also in attendance. Engineer Kwapinski arrived at 6:24pm, and Mayor Chau at 6:34pm.

Council President Travagline reviewed the work session agenda and noted that the sign ordinance discussion would take place at the next meeting.

- Request For Proposal for Campsite Management at Birch Grove Park

Councilman Dewees announced that the Park Supervisor was not available to attend the meeting but Council could move on with the details of the RFP. Councilman Dewees reviewed the available camping sites and the associated amenities.

Councilman Lischin asked if we would have a campground store.

Councilman Dewees stated that we would still operate the concession stand.

Council President Travagline noted that as part of a proposal we could ask to have a vendor operate the store and give us a percentage of the revenue.

Councilman Perri questioned the existing revenues.

Councilman Dewees stated that he would have Clerk Canesi scan and send to Council.

Council President Travagline replied that the revenue is about \$50,000.00 but the expenses were 3 times that amount.

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Council President Travagline advised all who had questions to send them to Councilman Dewees; he would forward to Solicitor Facenda for incorporation into a RFP.

- Interlocal Agreement for Sidewalk Installation

Councilman Dewees explained the proposed Interlocal for Sidewalk Installation along Mill Road. The City needed to obtain 11 easements for which we would bare all costs. A few substantial trees also needed to be removed. He asked Clerk Canesi to elaborate.

Clerk Canesi informed Council that she and Solicitor Facenda had planned to send a letter to the residents but since it's a small amount of people they decided it would be better to for the Mayor and Councilman Dewees to go to the homes and introduce themselves, explain the project and request the easements in person. We needed to bear the cost of the easements and removal of the tree.

Councilman Lischin stressed that we needed to know what the cost of the easements were.

Clerk Canesi noted that our share of the cost just for the sidewalk was approximately \$40,000.00.

At 6:24pm Engineer Kwapinski and Councilman Piergiovanni entered the meeting.

Engineer Kwapinski explained that the County would assist with the legal description required for the easements.

Councilman Perri asked to see the Interlocal.

Clerk Canesi offered him the draft provided by the County.

- Solar Energy Proposal

Council President Travagline spoke regarding the solar proposal. CFO Dawn Stollenwerk had outlined the details of the process that had to be followed to engage the services of the solar generator company. He would forward to the Council; we want to make sure all of the rules were followed.

- Resolution in Support of Atlantic City Police Department

After consultation with Solicitor Facenda and Acting Chief Newman, Council President Travagline moved the Resolution to a future meeting.

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- Resolution Authorizing Max Gurwicz to Conduct Sewer System Monitoring

Solicitor Facenda explained the proposal from Max Gurwicz and Sons Enterprises (MGS) to install flow meters to better gauge the capacity of the Davis Avenue pump station. The MGS proposal had been reviewed by our City Engineers and they have no objection to it; Solicitor Facenda had prepared an Agreement that would outline the terms by which we would permit them to do so, including indemnification and hold harmless from MGS as well as their subcontractor

Councilman Perri noted that as long as their insurance covered a catastrophic failure of the system, he is fine with it.

Solicitor Facenda had prepared a Resolution if council wished to consider the Agreement this evening.

At 6:34pm Mayor Chau entered the meeting.

Solicitor Facenda would have the language in the Agreement changed to ensure that Councilman Perri's concern was addressed.

Discussion ensued amongst Council regarding the flow meters. Council President Travagline urged all with specific questions to contact Councilman Perri; most of what was asked had been covered in previous meetings but couldn't be answered with a single response.

Councilman Lischin stated that it seemed like there were a lot of waivers granted at the Planning Board with the Gurwicz application.

Council President Travagline added that those involved fought hard for the conditions that went into the Builder's Agreement, but the Planning Board was waiving many of those conditions. However, they are an independent body. He urged residents to go to the Planning Board and express their concern. He noted that the tree bank was waived, as was the issue of the underground basin.

Councilman Perri explained that because of the Builders Remedy, we couldn't put undue hardship on the builder, it made the process difficult. Fifty percent (50%) of the projects in the past 5-10 years have had waivers. It gets presented by the attorneys that the costs are unaffordable. The sewer and fire issues were still being addressed and were ongoing. It was not uncommon to grant these types of waivers.

Councilman Murray asked since the developer was putting all market rate housing in the first phase, what happened if the other phases never got built, to our COAH obligation?

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Councilman Perri stated that our obligation would still be satisfied.

Councilman Lischin questioned whether Planning Board fought hard enough.

Councilman Perri stated they had to defer to the professionals; the items that were waived would not have made it cost effective for the developer and the professionals felt that we would not win if challenged. There were other terms and conditions that had to be satisfied, such as CAFRA permits, etc.

Council President Travagline asked if anyone objected to the addition of the Resolution; seeing no objection Clerk Canesi was directed to assign a number.

Clerk Canesi assigned Resolution 104-2016.

AGENDA REVIEW

Council President Travagline made assignments.

PUBLIC SESSION

Council President Travagline opened the meeting to the public.

Bob Webb, 218 West Revere Avenue - noted water problems at the MGS site in the early 60's; he suggested checking the area well. He also noted high cancer rate in the area, doesn't know why. He thought leasing out the campground to a management company was a Pandora's Box. A campground store should have milk, bread, etc. he asked if bonfires would be allowed. He mentioned that Northfield was giving a lot away; radios, the ambulance squad and now we wouldn't own Birch Grove Park. Taxes are too high. The Veteran's Park needed to be completed; he stated that he had spent thousands of his own money to help finish the park. Council needed to do more for the elderly; only Councilman Perri, Mayor Chau and Council Lischin have shown up at the museum.

Paul Filippi, 2008 Bay Drive – asked for a timeline for Bay Drive.

Council President Travagline stated that we didn't have a start date yet.

Mr. Filippi wanted to ensure that at least one stop sign was incorporated, and put in correctly.

Council President Travagline noted that residents came out and were not in favor of the plan.

Mr. Filippi replied that he wanted a bump out at Surrey Avenue.

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Council President Travagline asked the Councilmen from Ward 1, which includes Bay Drive, if they wanted to reopen the discussion.

All three recalled that we were just paving the road, as is, no bump outs, etc.

Council President Travagline informed Mr. Filippi that if all affected residents came to Council and asked for it, it could be reconsidered.

Brian Kraft, 2006 Bay Drive – was in favor of a modification of the plan, including a few bump outs and a median at Mill, on Bay.

Engineer Kwapinski explained that he was out on Bay Drive today for another project and was approached by the residents, and after he explained it in detail, they were in favor of the plan.

Council President Travagline asked Clerk Canesi to get a letter out only to those in the immediate area of Surrey.

Clerk Canesi suggested sending the letter to all in the area, and all on Bay, as they regularly pass that intersection. Council should reopen the discussion to people who participated the first time.

Helen Havlick, 203 West Revere - thanked all who worked to fix her street, and thanked Councilman Dewees for the work on the bike path. It looked wonderful.

Bob Webb advised Councilman Dewees that there were 25 bricks to go in at the Veteran's Park.

Councilman Dewees confirmed that he was aware.

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

At 7:13, on motions properly made and seconded, this meeting was adjourned.

Respectfully submitted,

Mary Canesi, RMC, Municipal Clerk