

**CITY OF NORTHFIELD REGULAR MEETING MINUTES
MAY 21, 2024**

At 7:41pm this meeting was called to order by Municipal Clerk Mary Canesi. This meeting was properly advertised in the Press of Atlantic City on January 6, 2024, and in accordance with Public Law 75, Chapter 231.

Mayor Chau led the flag salute.

ROLL CALL

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

Mayor Chau, Solicitor Facenda, Engineer Mauro, and Chief VonColln were also present.

Council President Leeds announced that we would go out of chronological order on the agenda to accommodate our 7pm presentation from Tiffany Morrissey, Professional Planner.

7PM PRESENTATION – Tiffany (CuvIELlo) Morrissey, Professional Planner

Planner Morrissey had been asked to prepare a report to designate the City as an area in need of rehabilitation or redevelopment. She has prepared a report under the NJ Local Housing Law, this focused on a rehabilitation area for the entirety of the City. Ms Morrissey explained the four (4) steps in the process: 1) preparing a resolution and sending it to the Planning Board for their recommendation; 2) Planning Board has 45 days to accept the findings of the report and send a Resolution back to the Governing Body; 3) The Governing Body then accepts that Resolution; 4) Resolution is sent to the Department of Community Affairs with your recommendations. Once that was complete, Clerk Canesi would send the report to the State to certify that the process was complete. She reviewed the two (2) categories that she believed the City met, first was the age of our housing stock. Additional criteria were also satisfied regarding age and current state of sewer infrastructure using a recent report prepared by Schaeffer Nassar Scheidegg (SNS).

Mayor Chau asked for explanation of sewer infrastructure improvements needed.

Ms Morrissey replied that she had taken them from the report from SNS, improvements can incentivize development and can be offset.

Mayor Chau referred to liquor licenses; can she provide information on that?

Ms Morrissey replied that she was not an expert, but this designation was necessary to get an inactive license.

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Solicitor Facenda added there was a public bid process for a license, one per year, no more than two in five years.

Ms Morrissey announced there was a Resolution on the agenda; Council would need to send this to the Planning Board and then this Resolution would come back adoption.

Solicitor Facenda advised he had given the Planning Board a heads up.

READING AND APPROVAL OF THE MINUTES

On a motion by Councilman Polistina with a second by Councilman Dewees, all members present were in favor of approving the minutes of May 7, 2024, without formal reading.

MAYOR'S REPORT

Mayor Chau was happy to report the PBA contract had been signed and was now official. He thanked the negotiations committee for their hard work. There was a potential new hire for the Police Department in the pipeline, Chief VonColln was working on that. He announced the details for our Memorial Day Ceremony. He attended the NJ Conference of Mayors this past week; Governor Murphy was there, he did not see how mom and pop restaurants would benefit from the liquor license reform, they would not be able to afford it. Governor Murphy announced that the State has fully funded education; Mayor Chau did not understand this because in our local and regional school districts we had to reduce staff due to loss in aid. He does not understand the Governor's boast.

PUBLIC SESSION

Council President Leeds opened this meeting for any member of the public to speak on any topic.

Seeing no one from the public wishing to speak, the public comment portion of this meeting was closed.

CITY ENGINEER'S REPORT

Engineer Mauro reviewed the engineer's report as previously distributed to Council. Regarding item number one in her report, the storm drain in front of Cedar Bridge Road was clean and there is nothing in the pipe to cause flooding. We would have to look at other issues. Regarding funding of grant opportunities, they originally looked at a striping project, but it ended up not being a large enough project. There was a new opportunity, for example paving projects.

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Clerk Canesi reminded all about the upcoming grant deadline and urged that Council act quickly.

RESOLUTIONS / CONSENT AGENDA

Council President Leeds 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, will be treated as a separate matter. Any items requiring expenditure are supported by a Certification of Availability of Funds.”

On motion of Councilwoman Bucci, seconded by Councilman Notaro all members present, were in favor of voting on Resolutions 106-2024 through 119-2024, by Consent Agenda.

- 106-2024** Inserting an Item of Revenue in the 2024 Budget
- 107-2024** Inserting an Item of Revenue in the 2024 Budget
- 108-2024** Inserting an Item of Revenue in the 2024 Budget
- 109-2024** Authorizing Refund of Overpayment of Property Taxes
- 110-2024** A Resolution Awarding a Contract to AtlantiCare Regional Medical Center for Shared Emergency Medical Services in the City of Linwood and the City of Northfield
- 111-2024** Governing Body Certification of the Annual Audit
- 112-2024** Amending Resolution 97-2024, to Modify the Initial Term of Appointment for the Tax Collector in Accordance with N.J.S.A. 40A:9-142
- 113-2024** Approval of Specifications and Authorization to Proceed with Public Bidding for the Project Known as Birch Grove Park Picnic Area Improvements
- 114-2024** To Approve an Application for a Coin Drop Mainland Junior Wrestling
- 115-2024** Authorizing the Sale of Bicycles, in Accordance with N.J.S.A. 40A:14-157
- 116-2024** A Resolution of the Common Council of the City of Northfield Authorizing the Sale of Surplus Personal Property No Longer Needed for Public Use on an Online Auction Website
- 117-2024** Authorizing the Award of Contract for Private On-Site Supplemental Sub-Code Inspections
- 118-2024** A Resolution Referring a Proposed Rehabilitation Area Designation

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for the City of Northfield, County of Atlantic to the City of
Northfield Planning Board

119-2024 Acknowledging the Notice of Retirement from Firefighter Thomas
McFadden

Councilwoman Bucci motioned, Councilman Notaro seconded, to adopt the Consent
Agenda.

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

Council President Leeds congratulated Fire Fighter McFadden who was in the
audience.

Councilwoman Carfagno motioned, Councilman Smith seconded, to adopt
Resolution 120-2024.

120-2024 Employment Status Change Firefighter Cole Leeds

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

ORDINANCE

Councilman Smith motioned; Councilman Polistina seconded to introduce Ordinance
5-2024.

5-2024 Bond Ordinance Appropriating One Million Dollars (\$1,000,000) and
Authorizing the Issuance of Nine Hundred Fifty Thousand Dollars
(\$950,000) 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 in the Press of AC 5/25/2024
2nd Reading / Public Hearing / Final Consideration 6/11/2024*

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.

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

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PAYMENT OF BILLS \$402,645.56

Councilman Dewees motioned, Councilman Notaro seconded, to approve payment of bills.

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

MEETING NOTICES

Council President Leeds read the meeting notices and announced the details for the Memorial Day Service.

Solicitor Facenda, regarding the windmill resolution, stated that it is lengthy; do we just want to oppose the project or are we getting involved in some other way?

Councilwoman Bucci felt we should adopt it as is.

Solicitor Facenda has not verified any of the details.

Councilman Dewees was concerned about getting involved in the litigation.

Solicitor Facenda would circulate a draft.

At 8:02pm, on motions properly made and seconded, all members present were in favor of adjourning the meeting.

Respectfully submitted,

Mary Canesi, RMC, Municipal Clerk