

**CITY OF NORTHFIELD WORK SESSION
MAY 26, 2015**

At 6:03pm this meeting was called to order by Municipal Clerk Mary Canesi. This meeting was properly advertised in the Press of Atlantic City on February 14, 2015 in accordance with Public Law 75, Chapter 231.

FLAG SALUTE

The flag salute was led by Mayor Chau.

ROLL CALL

Present: Dewees, Lischin, Murray, O'Neill, Perri, Travagline
Absent: Piergiovanni

Mayor Chau and Solicitor Kris Facenda were also in attendance.

WORK SESSION TOPICS FOR DISCUSSION

- Presentation: Solar Energy Associates

Councilman Lischin introduced Mike and Chuck from Solar Energy Associates. They thanked Council for their time. They have put together an initial proposal for solar energy, and said they realize it must go out to bid. The trend locally is leaning towards clean energy with solar being the leading choice. Their initial proposal is for a PPA, which is a power purchase agreement, and there will be no cost to the City. This proposal should bring the City's cost to 12 cents per kilowatt hour. They believe that electricity costs will only go up in ensuing years and solar energy will save the City a great deal of money.

At 6:24pm Engineer Kwapinski arrived.

Discussion ensued between Council members regarding the age of the roof on City Hall, the number of arrays that would be required, insurance requirements and purchase versus leasing.

Council President Travagline wanted to make sure their numbers are accurate, and then move forward from there.

- Next Steps: Sewer Study, Cresson Woods

Solicitor Facenda spoke with the attorney for Max Gurwicz & Son (MGS) today regarding the sewer study; they are willing to pay for the study as well as their proportionate share of any required infrastructure improvements.

Councilman Perri noted section 288.15 of the Code which requires as a first step in

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any development that the developer apply for a sewer permit. MGS will have to file an application, sewer service application and construction permit.

Solicitor Facenda asked Councilman Perri to confirm that MGS will need to file an application, post escrow and sign an escrow agreement, then, the city can have our engineer move forward.

Councilman Perri confirmed.

Solicitor Facenda asked if there is a designated form for the sewer permit.

Municipal Clerk Canesi suggested that Mr. Clark, Sewer Supervisor, be consulted.

Solicitor Facenda stated that he will communicate the next steps to the attorneys for MGS.

Council President Travagline announced that Councilman Perri will now be the Fire Department chair, until the end of the year, with Councilman O'Neill as second chair.

PUBLIC SESSION

Council President Travagline opened the public session.

Peter Brophy, 11 Twelve Oaks Court, asked if the solar presentation was to supply energy to this building or to generate energy that would be exchanged for credits on our bill.

Council President Travagline responded that it would be the latter.

Mr. Brophy urged that Council consider the numbers carefully if considering accepting this presentation and moving forward.

Tom Boyd, 117 Northfield Avenue, urged that Council consider the new roof warranty once the panels are installed; the installation may invalidate the warranty. He then referred to the pedestrian plan that Councilman Perri shared with him after the last meeting; he said there are a lot of good ideas and offered his assistance. Mr. Boyd said he has had property at this location for a very long time.

Tom Wolfe, 317 Davis Avenue, is in favor of solar panels but not on the roof, only canopy style. He asked Councilman Perri if most of our pumping stations are already at capacity.

Councilman Perri stated the equipment may need to be upgraded it could be at 80 percent capacity.

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Mr. Wolfe reported several code violations to Councilman Murray; he also suggested an ordinance change that restricts use of basketball nets in the streets after certain hours. He wanted the City to take action regarding abandoned homes. Grass is overgrown and not being cut.

Councilman Dewees explained the ten day notice requirement, it's a legal issue and we can't get around it.

Brian Lindsey, 529 Chestnut Avenue, spoke regarding the varying speed limits on New Road. They vary from 35 to 40 then back to 35. He suggested a speed limit reduction on New Road to 35.

Council President Travagline agreed and stated that the City is moving forward on that.

Mr. Lindsey stated that the Tilton Road traffic is coming from Egg Harbor Township at 60 mph; they hit the light at Route 9, get in the right lane, and then weave back in to traffic on Tilton Road.

Council President Travagline didn't want to speak for the police, but agreed this is a heavily trafficked area. The Police Department is trying to address the issue with enforcement.

Mr. Lindsey stated that Mazzeo Produce dropped tons of recycled asphalt, this is in violation of DEP regulations, and are now parking cars on it. It was supposed to be a barrier.

At 7:14pm Councilman Piergiovanni entered the meeting.

Council President Travagline stated there have been multiple complaints, and the City is working on it resolving the issue.

Mr. Lindsey asked about the recycled asphalt? It has a known carcinogenic and is supposed to be sealed in commercial applications.

Council President Travagline asked for Mr. Lindsey's contact information. He will have Councilman Murray follow up with him.

Lauren Cowen, 21 Wilson Drive, stated that neighbors warned her of smell of sewer. They have called Mike Adamson from the Sewer Department and they have called the EPA. There is a strong smell inside homes and outside of homes.

Councilman Perri stated that Somers Point and Linwood sewerage comes down at

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Shore Road, and the velocity at different times pushes it up the stacks, especially if the traps are dry. He stated that the ACUA has to take action on their end.

Mrs. Cowen said she has called the ACUA. She finds it hard to believe that this is the reason for the problem. She asked had all plumbing replaced, including traps.

Councilman Perri stated he will follow up with Mike, but reiterated that the ACUA has to put some additive in the system upstream.

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

AGENDA REVIEW

Council President Travagline reviewed the agenda and stated that Resolution 107-2015 will be deleted from the agenda.

At 7:29pm, on motions properly made and seconded, this meeting was adjourned.

Respectfully submitted,

Mary Canesi, RMC, Municipal Clerk