

CITY OF NORTHFIELD REGULAR MEETING MINUTES JUNE 23, 2026

At 7:11pm 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

Mayor Chau led the flag salute followed by a moment of silence.

ROLL CALL

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

Absent: Councilman Smith

Mayor Chau, Solicitor Facenda, Associate Gina Nassar, Engineer Nassar, and Lt. Dimarco on, behalf of Chief Pollak, were also present.

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 June 9th, without formal reading.

MAYOR'S REPORT

Mayor Chau reported he, too, attended the ribbon cutting for the playground, he was very impressed, the material on the ground for padding was new, it was very safe and clean. He attended the Community School Graduation tonight with Councilwoman Kern; it was well attended, he congratulated all of the 8th graders, it was a very nice ceremony.

Mayor Chau addressed a comment for a resident regarding the County home and grounds, he had spoken with several officials, he was assured that the County did not intend to get rid of the County home, the financial upkeep and maintenance was not feasible. They were hoping to find someone else to take over the home. He was advised that the bid language stated they wanted to maintain the facility as a county home and maintain the employees. The Diocese project just completed a study to look at historical data, the section where they wish to build does not have any evidence of human remains.

Regarding public safety, Mayor Chau noted Zion Road parking concerns and e-bikes. As Mayor it was his responsibility to address the concerns of residents. Several years ago, he brought to Council's attention issues with e-bikes and scooters on the bike path, it wasn't a big issue at the time, but it was now. He thanked Council for their

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efforts. He recalled several incidents lately. Regarding Zion Road parking, he referred to Jersey Cow, no one anticipated how successful they would become. He felt more parking may not alleviate the problem, Tilton Market expressed concern with people parking on her property at night. He was concerned with public safety. We need to be proactive; he thanked Council for all they have done so far. Lastly, he noted a new member on the Cultural Committee was on the agenda tonight, he was approached by someone else this evening as well.

ENGINEER'S REPORT

Engineer Nassar reported he was working on the Habitat design, he needed guidance as to who was the applicant, the City or Habitat, and, who is paying the fees?

Solicitor Facenda would look at the redevelopment plan and together, they could conference Nancy Holm.

Engineer Nassar, continued, regarding the bleachers, the base mat was finished, he would get together with Councilman Dewees to over the plans and go out to bid. He was working with Solicitor Facenda on the terminating the contract for the old slip lining project, there was a portion of pipe under the marsh that contractor refused to do in fear of compromising the pipe. Approximately \$58,000.00 would go back into the municipal funds.

Mayor Chau, to Engineer Nassar, regarding road work on Roosevelt Avenue, there was piece of landlocked property, he noticed that they broke ground today.

Engineer Nassar confirmed the sewer lateral was installed today.

Mayor Chau asked was the alley ours?

Engineer Nassar, replied, yes. It was a paper street; the City was not required to make improvements on paper streets/alleys.

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.

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

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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.

The Executive Session of Council will be held at the end of the meeting, and we will come back in public session to make a comment for the record after the executive session has concluded. Any vote made on subjects discussed will be made in public.”

Solicitor Facenda stated he would need a motion amend resolution 179-2026 to eliminate the following words “with an alternate date of Saturday, July 18th”.

Councilman Dewees made the motion, with a second from Councilman Polistina to amend Resolution 179-2026.

All members present were in favor of amending Resolution 179-2026.

Solicitor Facenda stated he would need a motion amend resolution 180-2026 to add the following language following July 1, 2026 to December 1, 2026 “(except July 11, 2026 from 9am to 12pm)”.

Councilman Dewees made the motion, with a second from Councilwoman Carfagno to amend Resolution 180-2026.

Councilwoman Kern asked would the 11th go back to FAN?

Solicitor Facenda stated there would no longer be a conflict.

All members present were in favor of amending Resolution 180-2026.

On motion of Councilwoman Kern, seconded by Councilwoman Carfagno, all members present were in favor of voting on Resolutions 171-2026 through 181-2026, with Resolution 179-2026 and 180-2026 as amended, by Consent Agenda.

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| 171-2026 | To Authorize Liquor License Renewal For The Year 2026-2027 |
| 172-2026 | Amending Resolution No. 157-2026, Northfield Cultural Committee Appointments |
| 173-2026 | Amending Resolution 213-2025, Members Of The City Of Northfield Municipal Community Emergency Response Team |
| 174-2026 | Amending Resolution No. 25-2026 Recognizing Members Of The Northfield Volunteer Fire Company |
| 175-2026 | Resolution Updating The Combined Personnel Policies And Procedures And Employee Handbook For The City Of Northfield |
| 176-2026 | A Resolution Authorizing The Contact Persons To Access The Employment Practices Liability Consultation Service (EPL) |

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- 177-2026** Atlantic County Municipal Joint Insurance Fund
Resolution Authorizing The Mayor To Enter Into An Agreement
With The New Jersey Department Of Transportation
- 178-2026** To Approve An Application For Use Of Facilities – FAN Baseball
Outfields
- 179-2026** To Approve An Application For Use Of Facilities – Ja’brielle Mace
- 180-2026** To Approve An Application For Use Of Facilities – FAN Football
and Cheer
- 181-2026** A Resolution Providing For An Executive Session Not Open To
The Public In Accordance With The Provisions Of The New Jersey
Open Public Meetings Act, N.J.S.A. 10:4-12b(4), Regarding
Contract Negotiations Involving The Crossing Guards Covered
Under The Agreement Between The City Of Northfield And The
Government Workers Union Local No. 420 For White Collar
Employees And Pursuant To N.J.S.A. 10:4-12b(7), Regarding
Contract Negotiations And Matters That Fall Within The Attorney-
Client Privilege

Councilwoman Kern motioned, seconded by Councilwoman Carfagno, to adopt Resolutions 171-2026 through 181-2026, with Resolution 179-2026 and 180-2026 as amended, 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

Councilman Dewees motioned; Councilwoman Kern seconded to introduce Ordinance 13-2026, to be read by title only.

- 13-2026** An Ordinance Amending Sections 128-3 And 275-4 Of The City Of
Northfield Code
Introduction/No Public Input
Published on the Municipal Website 6/24/2026
2nd Reading/ Public Hearing/ Final Consideration 7/14/2026

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.

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.

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PAYMENT OF BILLS \$ 241,436.05

Councilwoman Bucci 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.

EXECUTIVE SESSION

181-2026 A Resolution Providing For An Executive Session Not Open To The Public In Accordance With The Provisions Of The New Jersey Open Public Meetings Act, N.J.S.A. 10:4-12b(4), Regarding Contract Negotiations Involving The Crossing Guards Covered Under The Agreement Between The City Of Northfield And The Government Workers Union Local No. 430 For White Collar Employees And Pursuant To N.J.S.A. 10:4-12b(7), Regarding Contract Negotiations And Matters That Fall Within The Attorney-Client Privilege

Deputy Clerk Campbell read the resolution by title and announced that members of the public who are in attendance would need to exit Council Chambers during the Executive Session and are welcome to wait in the lobby or vestibule if they chose. At the conclusion of the Executive Session of Council, the Council will resume the public portion of the meeting and welcome the return of members of the public. A statement would be made for the record at that time.

Council is required to set forth as much information as possible as to the subject matter to be discussed as well as provide for the public the amount of time they can expect to elapse before the non-public portion of the minutes can be disclosed. I will defer to Solicitor Facenda for further explanation.

Solicitor Facenda announced that the matter to be discussed was terms and conditions of employment as they relate to crossing guards employed by the City of Northfield and potentially related contractual negotiations together with matters that fall within the attorney client privilege. The minutes would be kept and made available when permitted and required by law. The timeframe for the release of those minutes is unknown. Council will remain in Council Chambers and return to the public session when the Executive Session is complete for a short statement. It was not anticipated that there would be any official action.

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At 7:37pm Council entered Executive Session and remained in Council Chambers.

At 7:47pm the Executive Session of Council was adjourned, and the Regular Meeting resumed in Council Chambers.

Solicitor Facenda announced that the Executive Session had concluded. The matter discussed was terms and conditions of employment related to the crossing guards and matters that fall under attorney client privilege and require confidentiality. Minutes would be kept and made available when permitted and required by law. The timeframe for the release of those minutes is unknown. No official action was contemplated.

At 7:50pm, on motions properly made and seconded, all members present were in favor of adjourning this meeting.

Respectfully submitted,

Shannon Campbell, RMC
Deputy Municipal Clerk