

**CITY OF NORTHFIELD REGULAR MEETING MINUTES  
JUNE 25, 2024**

At 7:57pm 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 Polistina; Councilman Notaro; Councilman Smith.

**Absent:** Council President Leeds.

Mayor Chau, Solicitor Facenda, Engineer Mauro, and Patrolman Sundstrom (on behalf of Chief of Police VonColln) were also present.

**READING AND APPROVAL OF THE MINUTES**

On a motion by Councilwoman Carfagno with a second by Councilman Polistina, all members present were in favor of approving the minutes of June 11, 2024, without formal reading.

**MAYOR'S REPORT**

Mayor Chau reported that he addressed the Northfield Community School graduation, one of the largest classes in quite a few years at 114 students. He announced the \$63,000.00 Local Recreation Improvement Grant award and congratulated Council. On July 17<sup>th</sup> he will attend a GovPilot seminar that provides streamlined operations. He reminded all about the July 4<sup>th</sup> Parade; he asked where does it start this year?

Councilwoman Carfagno replied that those in the parade will enter Broad Street from Dolphin Avenue, registration was at Putting Green, and start on Jackson at 10am.

Mayor Chau continued, he was in receipt of a check donation from ARC of Atlantic County, as they are tax exempt. He would give the check to the City Clerk. At the last meeting, a resident made a statement that Egg Harbor Township had gotten over \$700,000 in tax revenue from cannabis sales. Mayor Chau said he contacted the township and was told the figure was closer to \$500,000, and with more than one facility. He reminded all that Egg Harbor Township had a large expansive area; we have a very limited area where these sales could occur. The current legislation also places limitations on where a sales or growth facility could occur. Even though it sounded enticing, there were logistics that made us different.

Councilman Notaro noted he wished to abstain from his vote on minutes.

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Clerk Canesi was not able to accept his request as the vote had already been recorded.

**CITY ENGINEER’S REPORT**

Engineer Mauro reviewed the engineer’s report as previously distributed to Council. The scope of work for the NJDOT grant was to pave Juniper Drive from Cedar Bridge Road to Mill Road. They were requesting \$300,000.00 for the grant with a cost estimate of \$323,000.00.

**PUBLIC SESSION**

Councilwoman Bucci 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.

**RESOLUTIONS / CONSENT AGENDA**

Councilwoman 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 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.

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.”

On motion of Councilman Smith, seconded by Councilman Dewees all members present, were in favor of voting on Resolutions 135-2024 through 147-2024, by Consent Agenda.

- 135-2024** Resolution Authorizing the Award of a Non-Fair and Open Contract for Scheduling Services for Off-Duty Employment of Police Officers for Police Related Activities
- 136-2024** A Resolution in Support of the Mainland Regional High School ‘*Support Our Troops*’ Club and their Efforts to Have the New Jersey Motor Vehicle Commission Issue a Standalone Veteran License Plate
- 137-2024** Authorizing DeBlasio and Associates Consulting Engineers and Planners to Proceed with the Project Known as MA-2025 the Reconstruction of Juniper Drive

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- 138-2024** Authorizing DeBlasio and Associates Consulting Engineers and Planners to Proceed with the Project Known as NJDOT Local Transportation Projects Fund Grant LTPF-2024, Reconstruction of Forest Drive-00092
- 139-2024** Resolution Authorizing Approval to Submit a Grant Application and Execute a Grant Agreement with the New Jersey Department of Transportation for the Reconstruction of Juniper Drive
- 140-2024** Resolution Authorizing Approval to Submit a Grant Application and Execute a Grant Agreement with the New Jersey Department of Transportation for the Reconstruction of Forrest Drive from Juniper Drive to Mill Road
- 141-2024** Resolution of the City of Northfield, Atlantic County, New Jersey, Authorizing Fireworks Display on Private Property Pursuant to N.J.S.A. 21:3-3
- 142-2024** Authorizing the Award of a Non-Fair and Open Contract for Security Cameras and Installation
- 143-2024** A Resolution Authorizing Appointment of a Consultant to Provide Technical Assistance to the Tax Collector
- 144-2024** To Approve the Hiring of Brett S. Alleva for the Position of Police Officer
- 145-2024** Approval of Application for a Coin Drop Northfield Volunteer Fire Company
- 146-2024** Resolution Extending Time For Planning Board To Act On City Council Referral
- 147-2024** 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. 10:4-12(b)(7)–Matters Covered Under the Attorney Client Privilege

Councilman Smith motioned, Councilman Dewees 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 – absent; Motion carried.

**ORDINANCES**

Councilman Notaro motioned; Councilwoman Carfagno seconded to adopt Ordinance 6-2024.

- 6-2024** Amending Chapter 330 of the Code of the City of Northfield, Article III, Traffic Control Standards for Construction and Road Repairs

*2<sup>nd</sup> Reading / Public Hearing / Final Consideration*

*Published in the Press of AC 6/29/2024*

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The Municipal Clerk read the Ordinance by title, stating that this is the second reading and public hearing. After the public hearing, Council would consider the ordinance for final passage. Clerk Canesi announced the date of publication and stated that since introduction, the Ordinance has been posted in the lobby of City Hall and on the municipal website. Any member of the public who requested a copy of the ordinance would have been provided with one free of charge in the office of the Municipal Clerk during regular business hours. If approved this evening, the ordinance will be published a final time, on June 29<sup>th</sup> in the Press of Atlantic City.

Councilwoman Bucci opened the public hearing for Ordinance 6-2024.

Seeing no one wishing to speak, Councilwoman Bucci closed the public hearing.

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

**7-2024**            Amending Chapter 250 of The City Of Northfield Code, Article II  
                         Birch Grove Park, Veterans Park And First Street Playground  
                         Regulations

Solicitor Facenda referred to Ordinance 7-2024 and suggested adding the bike path.

Clerk Canesi replied that this Chapter did not apply to the bike path, this was just for the parks, she would have to confirm.

Solicitor Facenda suggested removing Ordinance 7 from tonight’s agenda and introducing it at the next meeting to give time to review.

Councilwoman Bucci took a straw poll vote; all members present were in favor of amending it to add the bike path and moving it at the next meeting.

Councilman Dewees motioned; Councilman Notaro seconded to introduce Ordinance 8-2024.

**8-2024**            Amending Chapter 215 Governing Land Use Development and  
                         Chapter 275 of The City Of Northfield Municipal Code, Entitled  
                         Rental Unit Registration

*Introduction / No Public Input / Published in the Press of AC 6/29/2024  
2nd Reading / Public Hearing / Final Consideration 07/16/2024*

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

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

**PAYMENT OF BILLS      \$ 224,085.91**

Councilwoman Bucci motioned, Councilwoman Carfagno seconded, to approve payment of bills.

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

**MEETING NOTICES**

Councilwoman Bucci read the meeting notices.

**EXECUTIVE SESSION**

**147-2024**      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. 10:4-12(b)(7) –Matters Covered Under the Attorney Client Privilege

Clerk Canesi read the resolution by title and announced that it had just been adopted as part of the Consent Agenda. Clerk Canesi announced that members of the public who were in attendance in-person would need to exit Council Chambers during the Executive Session. At the conclusion of the Executive Session of Council, the Council will resume the public session, and welcome the return of the in-person public. A public statement would be made for the record at that time.

Clerk Canesi further stated that we are 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. She deferred to the Counsel for further explanation.

Solicitor Facenda announced that the matter to be discussed would an update from City's Special Counsel regarding affordable housing and other matters falling 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.

*At 8:15pm Council entered Executive Session and remained in Council Chambers.*

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*At 8:55pm 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 matters discussed were a COAH update with respect to Habitat for Humanity and an update on current litigation. The 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 is being taken.

At 8:56pm, on motions properly made and seconded, all members present were in favor of adjourning the meeting.

Respectfully submitted,

Mary Canesi, RMC, Municipal Clerk