

**CITY OF NORTHFIELD COUNCIL WORK SESSION MINUTES
JUNE 26, 2012**

At 6:00pm, this meeting was called to order by Mary Canesi, Municipal Clerk. It was properly advertised in the Press of Atlantic City on May 12, 2012, in accordance with Public Law 75, Chapter 231.

ROLL CALL

Present: Brown, Dewees, O'Neill, Perri, Polistina, Carew

Absent: Vain

Mayor Vince Mazzeo, CFO Dawn Stollenwerk, City Solicitor Keith Bonchi, and City Engineer Matt Doran were also in attendance.

The flag salute was led by Mayor Vincent Mazzeo. Following the flag salute, a moment of silence was observed.

WORK SESSION TOPICS FOR DISCUSSION

- Proposed Bond Ordinance, No XX-2012

Council President Carew referred to capital projects that were discussed during the budget process and reviewed the proposed bond ordinance. Discussion ensued with regard to streets that are slated to be paved, Veteran's Park, recreation lighting and a football building. Further discussion occurred comparing the use of contractor vs volunteer labor and costs, sources of funding for communications equipment and building repairs to City Hall.

CFO Stollenwerk explained the process of adopting a bond ordinance, the associated costs, and the City's past practice with regard to debt structure. She said this bond will fit in with Northfield's past financing practices.

Council President Carew announced a Special Meeting of Council to be held July 10th at 5pm to continue to discuss the bond ordinance; it will be a capital workshop.

- **Land Use Ordinance Changes, Ordinance No. 9-2012**

Solicitor Bonchi stated that Council can adopt the proposed Land Use Ordinance as is, but if any changes are made the ordinance would have to go back to the Planning Board. He advised Councilman Perri that he should not vote on the zoning change that affects his business.

Councilman Perri stated that he and his wife own the business located at Block 147,

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Lot 9, also known as 517 Shore Road. Bonchi stated that the proper way would be for Mr. Perri to speak as member of public only with regard to the zoning change that affects his business.

Councilwoman Brown expressed concerns about applications for allied health. Bonchi explained that legal issues resulted in the removal of setback language; it was deemed to be discriminatory.

Dr. Richard Levitt, Planning Board Chairman, cited parking as an issue that such a facility would have to be able to address; he also suggested using local ordinances to restrict these facilities to commercial districts to keep such facilities out of the neighborhoods. Council President Carew requested that Solicitor Bonchi draw something up to make our ordinance more restrictive.

Council President Carew opened this meeting to any member of the public wishing to speak on any subject.

Craig Tanzola, 10 Magnolia Court, asked if anything changed with regard to retention ponds for developments. Dr Levitt responded, and advised Tanzola that nothing has changed and that his development is grandfathered.

Robert Webb, 218 West Revere Avenue, said his street has not been paved in decades and asked if it would. Council President Carew replied that it is on the paving list. Webb also urged support of Veteran's Park.

Kelly Grillo, 502 Burton Avenue, said the City should not be spending any money on capital projects.

Mary Pat Palumbo, 10 Wexford Lane, Linwood, stated that she owns property at Shore Road and Oakcrest Avenue. She read a statement urging the approval of the Planning Board's recommendations for Land Use changes.

Dr. Levitt reminded Council that the Master Plan wants the character of Shore Road to remain primarily residential and explained that the changes affect areas where there were groups of preexisting businesses. To do otherwise and to target single businesses would be spot zoning, and would not be legal.

Council President Carew urged Council to contact Dr. Levitt directly with questions

Seeing no one else from the public wishing to speak, Council President Carew closed the public session.

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At 7:25pm on motions properly made and seconded, this meeting was adjourned. Council President Carew announced that the regular meeting of Council would be opened in 5 minutes.

Respectfully submitted,

Mary Canesi, RMC, Municipal Clerk