

**CITY OF NORTHFIELD REGULAR MEETING MINUTES  
JULY 16, 2024**

At 6:42pm 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.

**FLAG SALUTE**

The flag salute was led by Council President Pro-Tempore Dewees.

**ROLL CALL**

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

**Absent:** Mayor Chau

Solicitor Facenda, Engineer Mauro, and Chief of Police VonColln were also present.

**READING AND APPROVAL OF THE MINUTES**

On a motion by Councilman Smith with a second by Councilman Notaro, all members present, except for Council President Leeds who abstained, were in favor of approving the minutes of June 25, 2024, without formal reading.

**MAYOR'S REPORT**

Mayor Chau was absent.

**CITY ENGINEER'S REPORT**

Engineer Mauro announced the City was awarded \$17,000.00 in USDA funds for the feasibility study for wastewater. She met yesterday regarding the sidewalk ordinance, she agreed with Councilman Notaro about Clerk Canesi's thorough review, she will be making the revisions and would have a final version next week. The stormwater ordinance is on the agenda tonight. Updates were based on the DEP's recommendation. The stormwater plan update would be next, and we do not need Council's approval for that. Regarding slip line repairs, revised plans and specs would be sent to Clerk's office, if a special meeting was required, they were available. On July 3<sup>rd</sup> a sink hole on Cedar Bridge was reported, all involved parties met on site including the City's contractor; Mathis submitted an estimate of \$100,000.00. The work was substantially complete, she gave kudos to Public Works and to Mathis for their quick response. Regarding Gables at Wabash, DeBlasio and Associates were asked to make a recommendation as to whether a right-of-way should be dedicated to the project; Council must discuss and approve.

**CITY OF NORTHFIELD REGULAR MEETING MINUTES  
JULY 16, 2024**

Solicitor Facenda added that the Planning Board said if City Council wanted a 5-foot right-of-way dedication, the applicant comes to the Council and Council decides if they want it, or not. Solicitor Facenda agreed that the conservative approach is to take the right-of-way.

Councilman Dewees asked where would people walk on that side of Wabash?

Solicitor Facenda replied that was already discussed in their site plan; if Council approved, he would notify the developer's Engineer, Kevin Dixon, as to what we will need to proceed.

Engineer Mauro noted they got relief from sidewalks and curb.

Council President Leeds conducted a straw poll vote to ascertain if the Council was interested in taking the right-of-way; all were in favor.

Councilman Dewees, regarding restoration for Mathis, asked Engineer Mauro if they were required to do one-half width?

Engineer Mauro replied they should be. She noted an issue with curbing that may not be replaced due to the presence of a very old tree, she would discuss the recommendation with Public Works tomorrow.

Councilwoman Carfagno asked was the area that was of concern regarding drainage, does that coincide with this?

Engineer Mauro thought the new pipe may alleviate the drainage issue at the other property. We would know during the first heavy rain.

**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.

**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."

**CITY OF NORTHFIELD REGULAR MEETING MINUTES  
JULY 16, 2024**

Council President Leeds asked if anyone wanted any resolutions voted on separately?

Councilman Notaro, regarding resolution 150-2024, asked if we checked references.

Clerk Canesi explained; under Local Public Contract Law, if they are the lowest responsive bidder, you must award the contract to them. You must, yourself, as an entity, have had prior negative experience with the vendor and have it well-documented to attempt to disqualify the otherwise lowest responsive bidder. Google reviews are not something we can use to disqualify a vendor.

On motion of Councilwoman Carfagno, seconded by Councilman Polistina all members present, were in favor of voting on Resolutions 148-2024 through 156-2024, by Consent Agenda.

- 148-2024** Authorization to Create Municipal Lien for Property Maintenance Costs
- 149-2024** Authorization to Create Municipal Lien for Property Maintenance Costs
- 150-2024** Award of Contract for the Project Known as Birch Grove Park Picnic Area Improvements for the City of Northfield
- 151-2024** Authorizing Disposition of Fixed Assets
- 152-2024** Authorizing Financial Advisory Services in Accordance with N.J.S.A. 40A:11-5 (1) as a Professional Service
- 153-2024** Authorizing the Tax Collector of the City of Northfield, County of Atlantic to Amend the Grace Period for 3rd Quarter Property Tax Payments
- 154-2024** Resolution of the Common Council of the City of Northfield, County of Atlantic, New Jersey, Authorizing Execution of Lease/Use Agreement
- 155-2024** Resolution of the Common Council of the City of Northfield, County of Atlantic, New Jersey, Authorizing Execution of LanguageLine Agreement for Language Translation Services
- 156-2024** To Approve an Application for Use of Facilities

Councilwoman Carfagno motioned, Councilman Polistina 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.

**CITY OF NORTHFIELD REGULAR MEETING MINUTES  
JULY 16, 2024**

**ORDINANCES**

Councilman Dewees motioned; Councilwoman Carfagno seconded to introduce Ordinance 7-2024.

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

*Introduction / No Public Input / Published in the Press of AC 7/20/2024  
2nd Reading / Public Hearing / Final Consideration 08/13/2024*

The Municipal Clerk read the Ordinance by title and explained that this is the ordinance that addresses the insurance issues mentioned earlier in the evening by Councilwoman Bucci. She said 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 during regular business hours to any member of the public who requests same. There will be a second reading, public hearing and the ordinance will be considered for final adoption on August 13<sup>th</sup>.

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.

Councilman Notaro motioned; Councilman Polistina seconded to adopt 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

*2nd Reading / Public Hearing / Final Consideration  
Published in the Press of AC 7/20/2024*

The Municipal Clerk read the Ordinance by title, stating that this is the second reading and public hearing, after which the matter will be considered for final adoption. 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. If approved, the ordinance would be published one final time on July 20<sup>th</sup>.

Council President Leeds opened the public hearing for Ordinance 8-2024.

Seeing no one wishing to speak, Council President Leeds closed the public hearing.

**CITY OF NORTHFIELD REGULAR MEETING MINUTES  
JULY 16, 2024**

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.

Councilman Dewees motioned; Councilman Smith seconded to introduce Ordinance 9-2024.

**9-2024**            Amending Chapter 325 of the City of Northfield Code, Entitled Stormwater Management  
*Introduction / No Public Input / Published in the Press of AC 7/20/2024  
2nd Reading / Public Hearing / Final Consideration 08/13/2024*

The Municipal Clerk read the Ordinance by title and stated that this is the Ordinance the Engineer referred to earlier, updates required by the NJ Department of Environmental Protection. These are statutory updates, as opposed to discretionary. This is first reading, Clerk Canesi 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, up until the date and time of the public hearing. The matter will be considered for final adoption on August 13<sup>th</sup>.

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.

**PAYMENT OF BILLS**        \$ 4,540,857.80

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 – yes; Motion carried.

**MEETING NOTICES**

Councilman Dewees read the meeting notices.

Council President Leeds mentioned National Night Out. He also thanked Chief VonColln for addressing a recent speed limit complaint.

At 7:02pm, on motions properly made and seconded, all members present were in favor of adjourning the meeting.

Respectfully submitted,

Mary Canesi, RMC, Municipal Clerk