

**CITY OF NORTHFIELD WORK SESSION
JULY 28, 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, Piergiovanni, Travagline
Absent: Perri

Mayor Chau and Solicitor Kris Facenda were also in attendance.

- Multi-Jurisdictional Hazard Mitigation Plan Update

Council President Travagline opened the meeting and deferred to Mayor Chau for an update on the Multijurisdictional Hazard Mitigation Plan.

At 6:06pm Councilman Perri and Engineer Kwapinski entered the meeting.

Mayor Chau provided an overview of the plan; he provided examples of possible items and distributed a list to Council. He asked for input from the Council and from the public. He called forward OEM coordinator, Tim Joo.

Tim Joo stated that the plan is developed for the County for the participation of multiple jurisdictions, so that we can be part of their plan, as opposed to creating our own plan. If we opt not to participate in the planning process, we would lose future eligibility for disaster relief funding. Projects are not always 100% funded, there can be a municipal match, but by keeping track of our own man hours, time and materials, we can meet the match via an in-kind contribution. He stressed that this is time-sensitive.

Mayor Chau listed conditions: extreme temperatures, heat and cold, severe winter weather, flooding, lightning/electrical storm, severe wind, multiple hazards.

Councilman Dewees asked the status of using the school as emergency shelter, does that tie in to the item on our list?

OEM Joo explained yes and no, all schools have been approached by the County for use as shelters; Atlantic County's plan is to use all schools as a shelter. We have had the school in our plan, OEM Joo is not personally a fan, because once individuals are sheltered, the facility cannot be used as a school. He gave the example of not being

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able to use the gym at the school if school resumes session before all residents have returned to their homes. He would prefer the use of faith based organizations.

Council President Travagline opened the meeting to public for this topic only.

Bob Webb, 218 West Revere Avenue, asks if schools on Oak Avenue are City property.

Council President Travagline stated no.

OEM Joo reiterated that faith based organizations are involved and some have agreed to be shelters if needed.

Peter Brophy, 11 Twelve Oaks Court, asked who reimburses the shelters if they incur costs.

OEM Joo replied that FEMA would reimburse a portion if not all of the costs.

Municipal Clerk Canesi noted that an MOU would be entered into with mutually agreeable terms and conditions if the City were to use such a facility as a shelter.

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

- Capital Projects Update

Council President Travagline moved to the discussion of capital projects.

Councilman Dewees stated that the Department of Public Works will be purchasing a truck from a state contract vendor; Mr. Clark is in the process of fine tuning the specifications. Price quotes are being obtained for new plows, which may be under the bid threshold as well. Mr. Clark is also making sure the frames of the dump bodies are structurally sound. Councilman Dewees hopes to have these wrapped up in the next few weeks.

Council President Travagline asked Councilman Perri if Linwood has responded to him about cost sharing for the Sewer Department crane.

Councilman Perri stated he was waiting on Linwood's response.

Engineer Kwapinski stated his was looking to move forward on the 2015 paving project, he sent a proposal to Council which is consistent with the City's previous

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plans. He also met with Councilman Dewees regarding some Public Works drainage projects.

- Appraisal of Value – Arthur Henry Property

Council President Travagline is seeking an appraisal of value for the Arthur Henry property on Wabash Avenue. He was approached by the owner asking about the sale of the property to the City. The property is currently on the market for \$1.8-\$1.9M, there are many moving parts involved. The property is on the bike path, and behind library and adjacent to the VFW. He believed the City could try to get grants for soccer fields, possibly use the property for upgraded City facilities such as a new Public Works building or City Hall. The property could also be subdivided to make it residential. The property is attractive to families because of proximity to the bike path and as a place for kids to play. The City is in need of these facilities to attract families; we could even put a senior center there. He felt the City should at least look at it as an option.

Mayor Chau asked how the purchase of the property would affect our COAH obligation since there are units assigned there.

Council President Travagline acknowledged that scenario as one of the moving parts, currently 16 affordable units are allocated to this property.

Councilman Dewees asked what the cost of an appraisal would be.

Council President Travagline said CFO Stollenwerk has estimated it at \$2,500.

Councilman Dewees expressed his concern about the PILOT program and its potential impact on the town.

Council President Travagline stated he will get price quotes for an appraisal and then see if the City would like to proceed.

- Running Bamboo

Councilman Dewees stated that the City of Linwood recently passed a running bamboo ordinance. The City has had a few complaints recently about bamboo encroaching on residents' properties. He has had conversations with the inspections Chair Councilman Murray and would like Council to consider adopting an ordinance similar to Linwood's.

Councilman Murray explained that there is a specific type of bamboo that spreads like wildfire; he would like the City to get out in front of this.

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Council President Travagline asked for Council's questions or concerns.

Council President Travagline and the rest of Council were generally in agreement and asked that the ordinance be introduced on the August agenda.

- Noise Ordinance

Council President Travagline stated that the noise ordinance was placed on the agenda because of recent issues with residents running generators for extended periods; he wanted to advise Council that we are still having major issues with that property.

Councilman Murray explained to Council that on the 23rd of July, the Construction Department allowed the resident to run the generator from 8am to 8pm to make repairs to the property, he is working with the Construction Office to put date deadlines on the improvements that need to be made, and will look at the 8pm issue as well. The homeowner was supposed to be using the generator for the modifications that need to be made to the home, but that does not seem to be the case.

Mayor Chau stated we do not have a decibel meter that can read the sound levels. The City should consider purchasing appropriate equipment to properly enforce the noise ordinance.

Councilman Dewees said he found it unbelievable that a resident can occupy a home without electricity, running water, or power.

Solicitor Facenda pointed out that the current ordinance does not set a decibel level. It is Council's job to make the laws, and a Judge's job to interpret it. Until a Judge says he cannot interpret it as written, Solicitor Facenda suggested leaving the ordinance generic.

AGENDA REVIEW

Council President Travagline reviewed the agenda.

Councilman Dewees requested that Resolution 137-2015 be voted on separately.

PUBLIC SESSION

Council President Travagline opened the public session.

Bob Webb, 218 West Revere Avenue, noted that the Arthur Henry property is a good spot for a new Public Works garage; he heard that Birch Grove Park is being

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considered for mountain biking and more sports fields, the Park was designed for walking activity. He is not a fan of having bicycles at the Park. He loves the kids but the City needs more for the seniors.

Jason Yard, President of Northfield Little League, wanted to extend a thank you from Little League. He distributed a letter to Council and read verbatim:

“Northfield Little League is comprised of many wonderful volunteers who tirelessly work to ensure that the boys and girls of Northfield, Linwood and Somers Point a fun, safe and competitive environment to play baseball and softball. The amount of hours that our volunteers spend out on that field, just to keep it looking as wonderful as it does, become countless. However, without the assistance and support of the Northfield City Council we would not have such an incredible facility and such a successful organization.

In this day and age, with all the tough decisions, tragedies and unpleasant things that towns have to face each day, a little “Thank you”, hopefully goes a long way. On behalf of Northfield Little League I’d like to take this opportunity to “Thank you” and express our gratitude and appreciation for everything that the City of Northfield and Northfield City Council has done for our organization. You continually show how much Northfield Little League means to this wonderful City.”

Yard added that they are hosting a softball tournament this week, and extended an invitation to the Mayor and Council to attend the banquet at the Atlantic City Country Club, asking Mayor Chau to come and say a few words at the banquet.

Council President Travagline stated that volunteers have done wonderful things; people want it and come back for it. The City has to continue with strong voluntary leadership, and use that leadership for the betterment of the community.

Councilman Dewees noted it’s a tricky job to find that balance, for all.

Council President Travagline stated that bike paths have been discussed, but the actual grant includes \$2,000 for signage, explains the virtues of having the grant approved. The discussion of bikes will occur at a later date.

James Kaufman, 2702 Leeds Avenue, thanked Council for mentioning the generator. He offered condolences to the Northfield Police Department for their loss. He is very dissatisfied that the City is allowing the generator to run for 12 hours a day, He asked if the City would be liable in the event of a tragedy such as a fire. He is not going to let it go, will call news outlets if he has to.

Council President Travagline agreed it was a mistake to let the generator run, he would be on top of it, personally.

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Robert Braddock, 142 East Revere Avenue, has issues with neighbor's bamboo that is 30 feet inside his property; he wanted to be kept informed about what the Council was going to do.

Council President Travagline offered that Councilman Murray will keep him informed and get his input on the ordinance.

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

At 7:04pm, on motions properly made and seconded, this meeting was adjourned.

Respectfully submitted,

Mary Canesi, RMC, Municipal Clerk