

**CITY OF NORTHFIELD COUNCIL MEETING MINUTES
AUGUST 21, 2018**

At 7:35pm, this meeting was called to order by Mary Canesi, Municipal Clerk. It was advertised in the Press of Atlantic City on January 13, 2018, in accordance with Public Law 1975, Chapter 231.

FLAG SALUTE

The flag salute was led by Mayor Chau, followed by a moment of silence.

ROLL CALL

Present: Korngut, Lischin, Murray, Perri, Travagline, Dewees
Absent: O'Neill

Mayor Chau, Solicitor Facenda, Engineer Nassar, COAH attorney Mike Jedzeniak and Planner Tiffany Morrissey were also in attendance.

READING AND APPROVAL OF THE MINUTES

On a motion of Councilman Murray, second of Councilman Lischin, all present were in favor of approving the minutes of the meetings of July 17, 2018, without formal reading. They were posted, distributed to Council, and on file in the Municipal Clerk's Office.

Council President Dewees announced we would go out of order on the agenda for a special presentation from our COAH Counsel, Mike Jedzeniak, and our Professional Planner, Tiffany CuvIELLO Morrissey. We will adopt resolution 142-2018, and then ordinances 6-2018 and 7-2018.

Solicitor Facenda noted that we would open the meeting to the public before the introducing the Ordinances.

Mike Jedzeniak introduced himself and explained that the Planning Board had adopted the amended Fair Share Plan and had referred it to the Governing Body. There was a resolution for Council to endorse the Housing Element and Fair Share Plan, and if Council decided to do so, he would forward all of this to the Judge as their plan, and it would be approved. The key was that Council would then have immunity from all Mt. Laurel lawsuits until July 2025. The only thing left would be for the Council to implement the plan.

Tiffany Morrissey explained the Housing Element as containing the prior and current round obligations. A vacant land adjustment was done, which resulted in the City having an unmet need, since Northfield was built-up and had limited opportunity for

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new development. She explained the Mason Properties agreement. She briefly summarized the implementing ordinance that was scheduled for introduction that addressed zoning and overlays. The overlays were an option, the existing zoning is retained, but the overlay provided an option for the inclusion of affordable housing. There was also a spending plan that addressed how the development fee dollars could be spent. The Housing Element was adopted by the Planning Board and it was being provided to the Council for their endorsement

Councilman Perri asked who Mrs. Morrissey would recommend for the administrative agent tasks.

Mrs. Morrissey, as she understands it, stated that the Gurwicz property has the responsibility for these tasks for their development, so there was nothing for the City to do other than to report a number. She added with laughter, that Clerk Canesi said she'd do this. If the volume increased you may want to use the trust fund dollars to take on these tasks.

Solicitor Facenda asked if there were third parties that do this?

Mr. Jedzeniak replied yes, and they are very good at it.

Councilman Perri added that all of this, the lawsuits, the legislative activities, have changed what Northfield is going to be. We have no control over it. It is not home rule, it is being pushed upon us.

Mr. Jedzeniak agreed; the State changed when the original course of action occurred in 1982.

Mr. Murray clarified that it was the Supreme Court that did this, yes?

Mr. Jedzeniak replied yes.

Mr. Murray asked for explanation of why we were "endorsing" and asked for clarification that Mason Properties was age restricted.

Mrs. Morrissey responded, that was her understanding and that was how the ordinance was written.

Councilman Perri asked if they could get variance relief?

Mrs. Morrissey replied that anyone could get variance relief.

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Councilman Travagline complimented Mrs. Morrissey and Mr. Jedzeniak, and the Council, for spending the time and effort to get the best outcome possible for the town.

Mr. Jedzeniak stated that he represented a lot of towns, commented that this Governing Body had been very deliberative, and took their time to understand and get the best deal.

Solicitor Facenda opened the meeting to the public for anyone wishing to speak in regard to the Cuiello-Morrissey/Jedzeniak presentation.

Seeing no one wishing to speak, Council President Dewees closed the public session.

Council President Dewees then opened the meeting to the public for anyone wishing to speak in regard to Resolution 142-2018.

Seeing no one wishing to speak he closed the public session for Resolution 142-2018.

142-2018 Resolution of the Common Council of the City of Northfield, Atlantic County, New Jersey, Endorsing its Amended Housing Element and Fair Share Plan and Adopting its Mount Laurel Spending Plan

Councilwoman Korngut motioned, Councilman Travagline seconded, to adopt Resolution 142-2018 which was read by title by Clerk Canesi.

Roll call: Ms. Korngut – yes; Mr. Lischin –yes; Mr. Murray –yes; Mr. O’Neill – absent; Mr. Perri –yes; Mr. Travagline –yes; Mr. Dewees – yes; Motion carried.

Councilman Travagline motioned, Councilman Lischin seconded, to introduce Ordinance 6-2018.

6-2018 An Ordinance of the City of Northfield, NJ Implementing the City’s Third Round Housing Plan Element and Fair Share Plan in Compliance with the City’s Third Round Affordable Housing Obligations in Accordance with In Re: N.J.A.C. 5:96 and 5:97, 221 N.J. 1 (2015) the New Jersey Fair Housing Act, and Relevant Regulations and Policies Adopted by the New Jersey Council on Affordable Housing
Introduction / No Public Input / Published in the Press of AC 8/25/2018
2nd Reading / Public Hearing / Final Consideration 9/11/2018

The Municipal Clerk read the Ordinance by title, stated that this is the first reading, and announced the publication and public hearing 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 9:00am and

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4:00pm, Monday through Friday to any member of the public who requests same.

Roll call: Ms. Korngut -yes; Mr. Lischin -yes; Mr. Murray -yes; Mr. O'Neill - absent; Mr. Perri -yes; Mr. Travagline -yes; Mr. Dewees - yes; Motion carried.

Councilman Murray motioned, Councilman Lischin seconded, to introduce Ordinance 7-2018.

7-2018 An Ordinance Amending Chapter 215 of the Code of the City of Northfield Governing Land Use and Development
*Introduction / No Public Input / Published in the Press of AC 8/25/2018
2nd Reading / Public Hearing / Final Consideration 9/11/2018*

The Municipal Clerk read the Ordinance by title, stated that this is the first reading, and announced the publication and public hearing 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 9:00am and 4:00pm, Monday through Friday to any member of the public who requests same.

Roll call: Ms. Korngut -yes; Mr. Lischin -yes; Mr. Murray -yes; Mr. O'Neill - absent; Mr. Perri -yes; Mr. Travagline -yes; Mr. Dewees - yes; Motion carried.

COMMITTEE REPORTS

Councilman Perri - Sewer Inter Local, Planning Board, Senior Citizens

Councilman Perri reported that he attended the mid-year ACUA meeting, some of the issues were their capital improvements; some lines that are having major problems, a rental agreement on their property for a tower, as well as the Linwood agreement with Egg Harbor Township have increased their bottom line. There were employment opportunities with the ACUA and they were looking for certified individuals to address certain projects. They have rebuilt their emergency generators and are almost self-sufficient if the power should go out. The seniors meeting had good attendance and went well. The next Planning Board meeting was scheduled for September. There had been some movement with Linwood and the sewer agreement.

Councilman O'Neill - Inspections, Code Enforcement, Housing/Zoning, Court/Violations, Chamber of Commerce, Little League/Babe Ruth, Traffic Safety, Green Team Advisory Board

Councilman O'Neill was absent.

Councilwoman Korngut – Library, Municipal Alliance, Economic Development, Shared Services

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Councilwoman Korngut reported the Library had their meeting on August 9th. They reported their highest circulation in 4 years this past July, as well as highest attendance. There continued to be a maintenance issue that they asked Councilwoman Korngut to assist with - the trees in the parking lot and the stones in the lot. Mayor Chau asked that she bring it up tonight. It was her understanding that we are responsible for it under the terms of the contract. National Night Out was a great turnout, lots of kids. Additionally, she brought up at last meeting that she and Councilman Murray were looking into the concept of designating the Bike Path as a linear park, they have been doing research; hoped to share their findings out with Council soon.

Councilman Travagline – Insurance and Safety, Northfield School, FAN; Shared Services

Councilman Travagline had nothing to report.

Councilman Murray - Finance/Collections, Mainland Regional, Traffic Safety, Economic Development

Councilman Murray had nothing to report.

Councilman Lischin – Fire Department/EMS, Technology/MRHS Channel 2, Cultural Committee, Green Team Advisory

Councilman Lischin read the fire report for July: 2 total fire incidents, 3 hazardous conditions calls, 10 false alarm calls, 1 good intent call and 1 service call, the department had 101.5 hours of department training.

For the month of June, TriCare had a total of 160 dispatches, 103 transports, 13 mutual aid calls to EHT and did not administer any Narcan during the month of June.

The Cultural Committee had their last concert in the park, all events were well attended, they weren't able to put on the talent show this year due to lack of participants, but will try again next year.

Council President Dewees - Buildings/Grounds, Athletic Fields, Bike Path, Veterans' Park, 1st Street Playground, Birch Grove, Public Works, Roads, Engineering

Council President Dewees reported that 12 concrete pads have been installed at Veterans Park, he thanked Engineer Nassar and Deputy Clerk Campbell for making that happen. He also met with the Veterans Park Committee regarding moving the monument from City Hall to the park, the cost would be about \$10,000. The committee was looking at fundraising opportunities for that.

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Councilman Perri asked who would move it, it also needed to be power washed.

Council President Dewees explained that they would power wash it and reconstruct it. One of the questions was whether they would put it back the way it was now or in 3 separate pieces.

Engineer Nassar advised that Tara Management was the company that did the work at the museum and the Veterans Park; the owner was a mason in Ireland and has done this kind of work. He can take it apart, clean it, and put it back together again. Possibly even add a 4th section for the Gulf War. It was a beautiful piece and would really make the park a destination as a Veterans Park.

MAYOR'S REPORT

Mayor Chau asked audience member Kristen Kelleher to draw the winner of the August recycling contest: William Richardson, Marita Ann Drive.

Mayor Chau thanked the Police Department and City employees involved in National Night Out. It was a wonderful event. Today, the County sprayed for mosquitos due to positive samples for West Nile virus. He read the press release from the County on the topic. This was our second instance; Mayor Chau talked to the County Administrator today, the County is limited in where they can spray, such as the Forsythe Reserve. He announced that he appointed Dan Reardon to the Planning Board, Mr. Reardon had resigned from the Library Board. There were several vacancies and the board would be conducting interviews soon. He then announced the safe routes to school grant window. He read the monthly Emergency Management report, there were no incidents to report. OEM Coordinator Joo received approval for scope of work change for the generator grant, he also struck an agreement with a local church to serve as a shelter. The current mileage on the OEM vehicle was 13,858.

Mayor Chau gave all Councilmembers a document entitled the City of Northfield Street Banner Project, he asked Councilwoman Korngut and Councilman Murray to get involved in this, but apologized to them because his ability to work on the project was limited. He contacted several local businesses with positive response to purchase banners. There was a process, including applying to Atlantic Electric for the use of their poles. One business would like to see the banners along Tilton Road. Mayor Chau advised the business owner that if he could get enough flags he would do Tilton Road as well. He asked Council for their approval to proceed.

Council President Dewees asked if we needed to measure the poles before we proceed?

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Mayor Chau said we would not be able to put any flag banner on some poles, it would not be every single pole on the street.

Council President Dewees had no issues moving forward, he was concerned with the size of the flags, and was concerned about putting flags on Tilton Road.

Mayor Chau advised that the flag has no advertisement on it.

Councilman Perri noted that Tilton Road and Shore Road were done years ago. When they started to deplete, they came off Tilton, and stayed on Shore because of the parade route. The Flag Street USA project got more money than it needed.

Mayor Chau proposed starting at City Hall, moving North and South, and on Tilton, start at New Road and move East and West.

Councilman Perri agreed with Council President Dewees. Tilton Road would be logistically harder to install and maintain.

Mayor Chau spoke with Superintendent of Public Works, Qwin Vitale; Mr. Vitale conveyed that he would prefer the flags with the slits.

Councilwoman Korngut asked had Mayor Chau talked to other towns about the logistics and the cost of maintaining them.

Mayor Chau replied he had not.

Councilwoman Korngut asked if the fee was one time.

Mayor Chau replied no, just the cost of the life of the banner and equipment.

Councilwoman Korngut felt we didn't know the cost to the taxpayer to maintain the flags.

Mayor Chau advised that when we removed the flags he received numerous complaints.

Council President Dewees felt Shore Road was worthwhile, but not Tilton; asked Council.

Councilman Perri replied yes.

Councilwoman Korngut replied no, she didn't know enough about the costs.

Council President Dewees added that we would have to rent a bucket truck and we don't know how many we can do in a day.

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Mayor Chau asked Superintendent Vitale to contact area towns to inquire about borrowing or renting a bucket truck.

Council President Dewees was in favor of the flags on Shore Road.

Councilmen Travagline and Murray were in favor of the flags on both Tilton and Shore.

Councilman Lischin replied yes, but was also concerned with maintenance costs.

Solicitor Facenda asked Mayor Chau to call him about the letter tomorrow, before it goes to any more vendors.

Engineer Nassar spoke regarding the noise ordinance comment made earlier, and noted that an act that dated back to 1971 prohibits noise over 50 decibels between 10pm and 7am.

Mayor Chau stated that his research indicated that towns that had a decibel meter had abandoned them because they were too much trouble. He believed the user has to be certified and the device had to be regularly calibrated. To cover a 24-hour period, you would need to have several people trained.

CITY ENGINEER'S REPORT

Engineer Nassar reviewed the engineer's report as distributed to Council. All paving should be done by the end of October.

Mayor Chau asked when will the Gurwicz street be paved.

Engineer Nassar replied that the bid was out and due September 5th, he hoped to award on September 11th. He had advised Mr. Gurwicz of the pending paving work, so he could get his curbing, etc done. There was an issue with the Davis Avenue Pump Station and the NJEIT project. The DEP had the bid spec since February but misplaced it internally and did not review it. It would have substantially delayed the project. One of the requirements was that 10% of the job had to be awarded to a socially and economically disadvantaged business and had to appoint a compliance officer to oversee the job. We were going back out to bid. South Jersey Gas was working on Lake Avenue through Walnut Avenue, he was working with them on the paving.

PUBLIC SESSION/FIVE MINUTES PER SPEAKER

Council President Dewees opened the public portion of the meeting for any person to speak on any subject.

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Seeing no one wishing to speak Council President Dewees closed the public session.

RESOLUTIONS

Council President Dewees stated that 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.

On a motion of Councilwoman Korngut, second of Councilman Travagline, all present were in favor of voting by consent agenda on Resolutions 143-2018 through 157-2018.

- 143-2018** To Approve an Application for Use of Facilities – Northfield Community School
- 144-2018** Resolution of the City of Northfield, County of Atlantic, State of New Jersey, Requesting Permission for the Dedication by Rider for an Affordable Housing Trust Fund
- 145-2018** A Resolution Memorializing a Grant Application Previously Submitted by the City of Northfield for a Grant from the State of New Jersey Known as “Resilient NJ”
- 146-2018** Authorizing Refund of Overpayment of Taxes
- 147-2018** Authorizing Refund of Overpayment of Sewer
- 148-2018** Amending Resolution 49-2018, Recognizing Family Association of Northfield Volunteers for 2018 Season
- 149-2018** Resolution Authorizing Cancellation and Refund of Taxes Pursuant to N.J.S.A. 54:4-3.30 & N.J.S.A. 54:4-3.32 on Property Known as Block 27 Lot 29 (2431 Shepherd Circle West)
- 150-2018** Resolution Authorizing Cancellation and Refund of Taxes Pursuant to N.J.S.A. 54:4-3.30 & N.J.S.A. 54:4-3.32 on Property Known as Block 42 Lot 1.25 (615 Herzel Avenue)
- 151-2018** Resolution Authorizing Cancellation and Refund of Taxes Pursuant to N.J.S.A. 54:4-3.30 & N.J.S.A. 54:4-3.32 on Property Known as Block 122 Lot 20 (1223 Shore Road)
- 152-2018** Resolution Authorizing Cancellation and Refund of Taxes Pursuant to N.J.S.A. 54:4-3.30 & N.J.S.A. 54:4-3.32 on Property Known as Block 179.01 Lot 1.07 (5 St Andrews Drive)
- 153-2018** Resolution Authorizing Cancellation And Refund Of Taxes Pursuant To N.J.S.A. 54:4-3.30 & N.J.S.A. 54:4-3.32 On Property Known As Block 93 Lot 8 (4 Locust Drive)
- 154-2018** A Resolution Canceling Ordinance 3-2018 Bond Ordinance Appropriating Three Hundred Thousand Dollars (\$300,000) and

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Authorizing the Issuance of Three Hundred Thousand Dollars (\$300,000) in Bonds or Notes of the City of Northfield, County of Atlantic, New Jersey for the Rehabilitation and Upgrade of the Davis Avenue Sanitary Sewer Pump Station to Be Undertaken by and within the City of Northfield, Atlantic County, New Jersey

- 155-2018** Authorize the Hiring of Adam Gitsas as a Seasonal Snack Bar Attendant for Birch Grove Park
- 156-2018** To Approve an Application for Use of Facilities – AC Hammerheads
- 157-2018** Authorizing a Municipal Lien for Property Maintenance Costs

Councilman Perri asked if there was reimbursement from the State for the tax refunds.

Clerk Canesi replied that she did not believe so, and added that we also were responsible for the County and school portions

Councilwoman Korngut motioned, Councilman Travagline seconded, to adopt Resolutions 143-2018 through 157-2018.

Roll call: Ms. Korngut – yes; Mr. Lischin –yes; Mr. Murray –yes; Mr. O’Neill – absent; Mr. Perri –yes; Mr. Travagline –yes; Mr. Dewees – yes; Motion carried.

ORDINANCES

Councilman Lischin motioned, Councilman Perri seconded for the adoption of Ordinance 5-2018, to be read by title only.

- 5-2018** An Ordinance Repealing and Replacing Section 128 of the City of Northfield Code
2nd Reading / Public Hearing / Final Consideration 8/21/2018

The Municipal Clerk read the Ordinance by title, stated that this is the public hearing. 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 9:00am and 4:00pm, Monday through Friday to any member of the public who requests same.

Council President Dewees opened the public hearing.

Seeing no one wishing to speak he closed the public hearing.

Roll call: Ms. Korngut – yes; Mr. Lischin –yes; Mr. Murray –yes; Mr. O’Neill – absent; Mr. Perri –yes; Mr. Travagline –yes; Mr. Dewees – yes; Motion carried.

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Councilman Perri motioned, Councilwoman Korngut seconded, to introduce Ordinance 8-2018.

8-2018 An Ordinance Providing for and Authorizing the Acquisition of Right of Way and Temporary Construction Easements by the City of Northfield, in the County of Atlantic, State of New Jersey
*Introduction / No Public Input / Published in the Press of AC 8/25/2018
2nd Reading / Public Hearing / Final Consideration 9/11/2018*

The Municipal Clerk read the Ordinance by title, stated that this is the first reading, and announced the publication and public hearing 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 9:00am and 4:00pm, Monday through Friday to any member of the public who requests same.

Roll call: Ms. Korngut -yes; Mr. Lischin -yes; Mr. Murray -yes; Mr. O'Neill - absent; Mr. Perri -yes; Mr. Travagline -yes; Mr. Dewees - yes; Motion carried.

PAYMENT OF BILLS \$ 1,886,956.72

Councilman Travagline motioned, Councilman Perri seconded, for payment of bills.

Roll call: Ms. Korngut - yes; Mr. Lischin -yes; Mr. Murray -yes; Mr. O'Neill - absent; Mr. Perri -yes; Mr. Travagline -yes; Mr. Dewees - yes; Motion carried.

Council President Dewees read the meeting notices.

At 8:41pm, on motions properly made and seconded, this meeting was adjourned.

Respectfully submitted,

Mary Canesi, RMC, Municipal Clerk