

**CITY OF NORTHFIELD WORK SESSION  
SEPTEMBER 10, 2019**

At 6:07pm this meeting was called to order by Mary Canesi, Municipal Clerk. This meeting was properly advertised in the Press of Atlantic City on January 5, 2019, in accordance with Public Law 1975, Chapter 231.

**FLAG SALUTE**

The flag salute was led by Mayor Chau.

**ROLL CALL**

Present: Dewees, Korngut, Madden, O'Neill, Perri, Lischin  
Absent: Smith\*

*\*Councilman Smith Arrived at 6:25pm.*

Mayor Chau, Solicitor Facenda and Engineer Nassar were also in attendance.

**WORK SESSION TOPICS FOR DISCUSSION – OLD BUSINESS**

- Bike Trails at BGP – *Signage and maps for public being developed*

Councilman Dewees reported that we now have a trail map and some signage that Public Works Superintendent Vitale has ordered for the trails. We also have a list of rules that have been approved by Solicitor Facenda and the JIF; the Advisory Board meets next week. He was hopeful that everything would be up and running within the next month. He thanked Qwin Vitale and Shannon Campbell.

Councilman O'Neill thanked Public Works, the park and fields looked great.

Council President Lischin referred to a grant for extending bikeways.

Engineer Nassar advised that we could not apply; we would not be able to due to restrictions within the grant.

- Plastic Bag Restrictions – *Requested by Council President Lischin*

Council President Lischin said he had previously requested volunteers for a committee, and Solicitor Facenda had been asked to look at a possible ordinance. The County has also weighed in. Council President Lischin said he did not know if the matter has full council support.

Mayor Chau added that there was proposed legislation at the state level that Governor Murphy did not sign.

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Councilwoman Korngut noted she would like to hear what Solicitor Facenda had come up with.

Councilman Dewees asked about a ban at Birch Grove Park.

Solicitor Facenda replied we can do that.

Councilman Dewees reminded Council that we use plastic bags in our own trash collection operation; we would need to be careful.

Solicitor Facenda reported that he looked at Longport's ordinance; they have appointed the Commissioner of Public Works to make certain policy decisions. The ordinance in Somers Point appoints Code Enforcement. Both restrict single-use plastic bags with certain exceptions. Longport gives some discretion to the Commissioner of Public Works to come up with other exemptions, Somers Point's ordinance does not. Longport requires a contribution of 10 cents per bag that goes to the store. Somers Point was 5 cents but they recently amended it to a ban. All were enforced by the court via Code Enforcement. Longport issued warnings for the 1st 9 months, Somers Point for 6 months, after which violations became effective.

*At 6:15pm Chief Newman entered the meeting.*

Solicitor Facenda asked, for the purpose of continued discussion, who in Northfield was going to be a policy director if there was going to be one or would it all be included in an ordinance? Who was going to enforce? Would it be Code Enforcement? Would it be a ban?

Councilman O'Neill did not recommend it be Code Enforcement; it's too much for one person to handle and we didn't have the manpower.

Councilwoman Korngut proposed that she and anyone with a Facebook page put out there to see if people come forward to volunteer to be on a committee.

Council President Lischin would leave the item on the agenda to see how many people were interested.

- Resolution in Support of Online Training for Firefighters – *Resolution to be provided by Council President Lischin*

Council President Lischin reported that he would get the resolution to Clerk Canesi.

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**WORK SESSION / TOPICS FOR DISCUSSION – NEW BUSINESS**

- Standing Item – New Grant Opportunities

Councilman O’Neill reminded Council that Senator Brown requested that he be copied on grant applications.

- Use of Lights on Athletic Fields – *Requested by Councilman Smith*

Council President Lischin advised that Councilman Smith was running late, he would come back to this topic when he arrived.

Councilman O’Neill added that Blair Rosenfeld would be making a donation since his team was using the lights.

- Debora Street – ‘Children in Area’ sign – *Requested by a resident of Debora Street at the August 13th Council Meeting*

Council President Lischin noted he did not have time for this discussion at the last meeting.

Councilman Perri reported that a new sign was up on Northwood Court.

Councilman Lischin felt if we get the requests from our residents, we may need to get some sort of a procedure to determine who qualifies. Council President Lischin personally would defer to the police, but Council should still have an opinion.

Mayor Chau felt we should also have something about how long they stay.

*At 6:23pm Councilman Smith entered the meeting.*

Council President Lischin asked if we have a maintenance program.

Councilman Perri replied the signs are continually upgraded and an inventory is maintained.

Council President Lischin asked if we should defer to the Police.

Chief Newman replied that he would reach out to the resident.

Clerk Canesi explained an error on the agenda. The resident requested such a sign for his street, which was St. James Place, not Debora Street.

Chief Newman advised that he would review the request.  
Councilman O’Neill did not think the resident was serious.

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- Regulation of Short-Term Rentals, aka Airbnb, etc.

Councilman O'Neill reported that he received six or seven complaints from residents about short term rentals via Airbnb. People were over-using bedroom space; there were heroin bags in front of houses, and underage kids. He didn't want Northfield to become a party town in the summer.

Council President Lischin felt it came down to enforcement.

Solicitor Facenda commented that violations would also be reported in the form of complaints from neighbors.

Councilwoman Korngut replied that she did some research: Somers Point has a short-term rental; an ordinance should also address just renting out a room.

Solicitor Facenda stated it would not be complicated to do so; we can ban short term rentals.

Clerk Canesi advised that short term rentals are illegal; renting out rooms and owner-occupied rentals are presently illegal.

Council President Lischin asked Solicitor Facenda to prepare an ordinance for the next meeting.

Councilman Perri asked what the duration would be.

Solicitor Facenda replied that Linwood's has a 30-day minimum, anything less was illegal.

Council President Lischin took a straw poll; all were in favor of an ordinance with a 30-day minimum lease.

- Use of Lights on Athletic Fields – *Requested by Councilman Smith*

Council President Lischin asked Councilman Smith to speak regarding the light use on fields.

Councilman Smith suggested a light-use fee of \$25 per night, 10 games would be \$250.

Councilwoman Madden asked how much it cost the city per night.

Councilman Dewees replied it was about \$25 per night.

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Council President Lischin took a straw poll, all in favor of a fee ordinance for of \$25.00 per night.

Clerk Canesi reminded Council that the issue of a helicopter landing was decided to be incorporated into the same ordinance; we need to determined cost for the presence of the Fire Department.

President Lischin replied we should address that as well.

Clerk Canesi noted that the outstanding issue, which Mayor Chau had previously brought up, was the fee for the presence required by the Fire Department.

Clerk Canesi explained that volunteers are used if possible, however, if career people are needed, it becomes overtime.

Council President Lischin asked Clerk Canesi to contact Chief Cummings for the costs.

Clerk Canesi asked Solicitor Facenda about the wording of the fee since we may not know until the last minute.

Solicitor Facenda suggested perhaps a do not exceed or an escrow deposit.

- OEM Generator – *Requested by Clerk Canesi, Councilman Perri will explain*

Council President Lischin asked Councilman Perri to speak regarding the generator.

Councilman Perri advised that we have \$30,000.00 left in the grant; we bid it out twice, and we need another \$20,000.00. It is a piece of equipment we can use.

Engineer Nassar explained the increase in costs of generators due to storms in the Carolinas.

Council President Lischin conducted a straw poll; all were favor of funding the additional amount needed to purchase the generator.

Councilman O'Neill stated that he'd noticed that additional residents had come in since the Airbnb discussion, and requested that Council President Lischin explain what Council had decided to do.

Council President Lischin Council announced will put a 30-day limit on rentals and we will have an ordinance for the next meeting.

Mayor Chau asked all of Council to gather for a group photo during the break between the work session and regular meetings.

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**REVIEW OF REGULAR MEETING AGENDA**

Council President Lischin reviewed the regular meeting agenda and made assignments.

**PUBLIC SESSION/ FIVE MINUTES PER SPEAKER**

Council President Lischin opened this portion of the meeting for any member of the public to speak on any topic; he noted a 5-minute limit per speaker.

Angelique Delcher, 681 Pasadena Drive, thanked Council for listening. She did not want to limit anyone's capacity to make money, but did not want a revolving door in her neighborhood. There were 13 children on her street. She didn't want strangers in the neighborhood. She appreciated that Northfield was doing what neighboring towns have done to limit strangers in the town.

Council President Lischin thanked Mrs. Delcher for her service on the School Board.

Councilwoman Korngut thanked Mrs. Delcher for bringing the issue to her attention, and to anyone else. Speaking out was hard to do sometimes. Councilwoman Korngut appreciated it.

Mrs. Delcher mentioned nearby human trafficking, she did not want to open up the neighborhood to these kinds of things. She has lived here for 20 years and never had to ask for Council's help before.

Darren Delcher, 681 Pasadena Drive, added that there had been 3 cars and 10 people from Canada stay in a 3-bedroom ranch. He did not know if that was a safe amount of people to be in a home. He also reached out to the gentleman from Linwood whose complaint resulted in an ordinance. Obviously, Airbnb's are a problem. He thanked Mike Dattalo for being helpful and listening to their concerns. He greatly appreciated Council's actions regarding this, and felt the expectations were reasonable.

Ari Frangias, 7 Haviv Drive; Michael Giampa, 10 Haviv Drive; Noelle Scanny, 8 Julie Drive; John DeRichie, 4 Haviv Drive, spoke collectively and said they came to Council for help. There was an ongoing problem with trick-or-treaters their neighborhood. They were asking for their streets to be shut down for safety purposes. There were cars everywhere and kids darting down the street. The development turns into a one-way street because of cars lining both sides. Last year police were stationed at both entrances, and ½ hour into it, they closed the street down. The officer last year was very aggravated.

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Michael Giampa, 10 Haviv Drive, added that the issue was traffic, not just a line of cars. People follow kids in cars. buses, limos, Ubers, etc. He did not have a problem with people coming into the neighborhood.

Councilwoman Korngut confirmed that they were asking for streets to be blocked off.

Councilman Dewees stated that it was a development; it had three entrances.

Council President Lischin was in favor of discussing it through Council and consulting the experts.

Councilman Dewees questioned where would the cars park? Sutton Avenue is no place for cars to park.

Councilwoman Korngut asked Chief Newman for his opinion.

Chief Newman noted that this issue came up before; he was confused as to what was being requested. Officers can't check ID's. There would have to be three police officers. If City Council wanted to pay the overtime, we would have to see if could get the officers. He suggested the residents pay the detail rate, with insurance, which is the correct way to do it. There was also the rest of Northfield to consider. He would normally assign the Class II Officers; two of them.

Council President Lischin confirmed that three officers for five hours would be needed.

Mr. Giampa suggested just the use of barricades.

Mayor Chau agreed that the streets were narrow, and stated that we have one Class II officer. He received requests in the past to have officers shut down the streets. We don't have the manpower; if we did have the manpower, you have to pay the detail. This was a decision of Council.

Councilwoman Korngut asked was is it legal; do we have the power to do it?

Solicitor Facenda replied that it was a day to day operation of the Police Department; the Chief has the responsibility for it. He did not think the Council can tell the Chief what to do with regard to closing roads.

Chief Newman responded that it's not a matter of closing; it is a matter of staffing.

Solicitor Facenda reiterated that it is not the Council's decision; this was part of the day to day operation of the Police Department.

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Council President Lischin felt it was something that the City and the Police Department can work out. There were 110 homes in Sutton Woods; they pay a lot of taxes.

Chief Newman was concerned with where all the traffic was going to go. They were going to go somewhere else and walk in.

Councilman O'Neill expressed his main concern was that emergency vehicles cannot get through.

Council President Lischin asked Chief Newman to see if he can come up with staffing model and report back.

Mr. Giampa also asked for Police assistance with mischief night.

Councilman O'Neill replied it was Northfield kids doing this, parents should be in control.

Councilman Smith suggested Sutton Woods develop a community watch.

Council President Lischin said he appreciated the concerns, Chief Newman would keep an eye on both; he welcomed the residents to come back to next meeting for an update.

George Clark, 1121 Fuae Avenue, said he understood there had been discussion of merging court. He was a retired Police Officer, and also worked as court Special Officer. Northfield court had loyal employees, and loyalty should be considered. He understood there was potentially a savings, but the savings could easily be offset by police overtime. He would imagine a court liaison officer may be required. He couldn't fathom it could be more efficient. If revenue was an issue, people do not pay their fines. He did not see that changing. He hoped Council will consider these things, and consider the loyalty of the employees.

Councilman O'Neill asked Captain Clark to step back to the podium. He asked Captain Clark to explain the process of how police are scheduled for court.

Captain Clark replied that he would defer to Chief Newman for that, he had not worked here in a year and a half.

Solicitor Facenda suggested that such a discussion would take place in closed session.

Mike Pepper, 114 Mt. Vernon Avenue, said he was here on behalf of the 9U Ospreys.



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Council President Lischin asked Council if they had questions for Mr. Pepper. There were none.

Debra O'Connell, West Mill Road, thanked Council for the short-term rental ordinance. Her dad lives on that street and watches her children.

Dan Begley, 641 Pasadena Drive, presented photographs to the Council. He said the lawn at 661 Pasadena had not been cut in a month, and there were beer bottles on the porch and loud music.

Councilwoman Korngut confirmed that Code Enforcement was aware of the property and was watching it.

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

At 7:17pm, on a motion of Councilman O'Neill, seconded by Councilwoman Korngut, all members present were in favor of adjourning this meeting.

Respectfully submitted,

Mary Canesi, RMC, Registered Municipal Clerk