

**CITY OF NORTHFIELD WORK SESSION
SEPTEMBER 15, 2020**

At 6:02pm this meeting was called to order by Deputy Municipal Clerk, Shannon Campbell. This meeting was properly advertised in the Press of Atlantic City on January 11, 2020 and on September 12, 2020, in accordance with Public Law 1975, Chapter 231.

Pursuant to N.J.S.A. 10:4-8(b), this meeting will be live-streamed using Zoom conferencing service. Due to social distancing requirements related to Covid-19, members of the public are not permitted to attend in-person and may provide questions and comments using the following: To join Zoom Meeting <https://us02web.zoom.us/j/83933704794>; Meeting ID: 839 3370 4794; One tap mobile +13017158592,83933704794# US (Germantown) +13126266799,83933704794# US (Chicago) Dial by your location +1 301 715 8592 US (Germantown)+1 312 626 6799 US (Chicago)+1 646 558 8656 US (New York)+1 253 215 8782 US (Tacoma)+1 346 248 7799 US (Houston)

FLAG SALUTE

The flag salute was led by Council President Perri.

Deputy Clerk Campbell read the following statement:

“Since March 24, 2020, Northfield City Council continues to provide access to and participation at its meetings during the Covid-19 pandemic through the use of Zoom video-conferencing and in accordance with the Governor’s Executive Orders and the Open Public Meetings Act.

Due to social distancing requirements, members of the public are still restricted from attending in person.

Zoom meeting participants can dial in by telephone and listen to the proceedings, or they can access the meeting using a web-browser, and be able to view and listen.

Instructions on how members of the public can access Zoom have been made available on the municipal website and Facebook pages, and were published in the Press of Atlantic City.

All participants will be ‘muted’ upon entry to the meeting. Web-browser participants will not be able to share their screens or see the camera-view of anyone other than the host, which is the City of Northfield.

Those wishing to exercise their right to participate during the public comment portion of the meeting should wait until the specific announcement is made to open the public comment period. At this time, one by one, any telephone users will be asked to identify themselves and will be unmuted to permit commentary. For web-

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browser participants, comments or questions may be submitted via the chat function and will not be acknowledged outside of the designated public-comment portion of the meeting; chat-users must also provide his/her name and address for the record in order to be heard.”

ROLL CALL

Present (in person): Councilman Dewees; Councilwoman Korngut, Councilwoman Madden; Councilman Smith; Councilman Utts; Council President Perri;

Absent: Councilman O’Neill and Mayor Chau

Solicitor Stein and Engineer Nassar were also in attendance.

Council President Perri welcomed everyone including those livestreaming on Zoom. He thanked everyone on the front lines.

Council President Perri then moved to old business.

WORK SESSION / TOPICS FOR DISCUSSION – OLD BUSINESS

- Radio Tower, Rear of City Hall– *In person presentation TBD*

Council President Perri had nothing new to report, he confirmed with Clerk Canesi that we were still waiting for open meetings.

Clerk Canesi replied he was correct.

- Proposed Dog Park – *Update if applicable from Councilwoman Korngut*

Councilwoman Korngut reported that she had to meet with the engineer one more time, she would email all by end of week or early next week.

- Offer to Donate Private Property to the City – *Update if Applicable, Councilman Smith*

Councilman Smith had nothing new to report.

- Realignment of Birch Grove Road – *Update from Engineer Nassar*
 - *Notification*
 - *Water Line Relocation*

Engineer Nassar reported that he requested a mark out of the utilities. There are water lines on our property where Public Works is. He contacted NJ American Water, they need to go out and realign the water service and the line to be in the right

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of way. He requested direction from Council as to whether or not they would need a street opening permit; they can do the work while we are doing the construction.

Councilman Dewees felt there was no need for a permit since we were already doing construction.

Council President Perri asked if it was the same procedure as Northfield Avenue?

Engineer Nassar explained this was different since it was an existing right of way, a permit is usually obtained when doing restoration, there was no restoration involved.

Council President Perri asked if there was a cost for the relocation?

Engineer Nassar replied no, we will just need to relocate two or three cleanouts that are inside the cartway. They will be part of project, the municipality will pay.

Councilman Dewees added that he was working on notifications, he would review with Engineer Nassar.

Engineer Nassar noted that he would mark the cartway so residents have an idea how extensive it was.

Councilman Dewees had a rough draft of the letter.

Council President Perri confirmed there would be an official notification and somebody would go out.

Councilman Dewees replied, yes.

- Vault, 200 English Lane – *Update from Engineer Nassar*

Engineer Nassar spoke with Public Works and asked them to get a price to install a drainage pipe from the existing vault into the County system. It would cost about \$11,600.00 for the connection. He asked for a breakdown to compare it to the Lafayette contract. He would come back to Council after he has the cost breakdown.

Council President Perri asked if we got anywhere with filling the one vault?

Engineer Nassar felt we should fill it, so it was not a hazard. It does not service anything.

Council President Perri asked him to notify Public Works.

Engineer Nassar replied that he would contact Superintendent Vitale tomorrow.

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Council President Perri moved to new business.

WORK SESSION / TOPICS FOR DISCUSSION – NEW BUSINESS

- Standing Item – New Grant Opportunities

Council President Perri asked if there were any new grant opportunities.

Engineer Nassar reported that he had a pre-construction meeting for Fuae Avenue yesterday, Mr. Darji, a representative from DOT was at the meeting. He is responsible for reviewing our grants; he was involved with the grant for the Somers Point Bike Path, Engineer Nassar would meet with him and go over the process and the plans. Mr. Darji stated that Engineer Nassar could send rough plans with the costs. The City would have to hire a company to do inspections, Engineer Nassar's firm could not do the inspections.

- Zion Road Pump Station Easement – *Req by Engineer Nassar*

Engineer Nassar needed direction on how to proceed.

Solicitor Stein stated that based on information he received from Engineer Nassar he prepared a deed of easement. The easement was sent to Mayor Chau and Clerk Canesi as well. Someone needed to contact the owner to get the deed of easement signed.

Councilman Dewees asked if we had a map?

Engineer Nassar replied, yes.

Solicitor Stein explained we did a title search, there was no easement. Part of the pump station appeared to be on someone's property; it has been there since 1978. He noted perhaps there was a license at one time. Part of it was in the right of way.

Engineer Nassar added that the wet-well was outside the property and the dry-well was inside the property.

Clerk Canesi distributed a parcel map to all present.

Engineer Nassar added that we would have a permanent generator on site. Public Works was accessing the property regularly.

Councilman Dewees asked why not subdivide?

Solicitor Stein replied that an easement would do the same thing.

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Councilman Dewees asked what it would do to the property owner?

Engineer Nassar noted that it was easier to get an easement.

Councilwoman Korngut asked if the taxes would be less if subdivided?

Solicitor Stein advised that most utilities were done by deed of easement.

Councilman Dewees replied that this was a utility with a structure on it.

Solicitor Stein understood, however this was easier and quicker.

Engineer Nassar noted this portion of the property was not being used by the business.

Council President Perri clarified that they can't build on or utilize the property.

Solicitor Stein replied there would be no change to what is currently there.

Engineer Nassar advised we were adding a cabinet and generator to the benefit of the municipality. He explained what equipment would be installed; it would be in a fenced area. The force main is on that property.

Clerk Canesi questioned the language in the easement. The document that was prepared requires that the grantor certify that there was no encumbrance on the property and that they won't take a mortgage. She was concerned with that language.

Solicitor Stein replied he would remove the language.

Council President Perri felt we needed to move ahead with the plan.

Solicitor Stein would make the change, he asked who would approach the owner?

Council President Perri suggested the Mayor delegate it to the business agent.

Clerk Canesi spoke: respectfully, she felt if it were delegated to her, she would like someone with professional knowledge of the system to go with her.

Engineer Nassar offered to go with her.

Solicitor Stein agreed it should be Engineer Nassar.

Engineer Nassar reiterated that it was a benefit to the city.

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Council President Perri noted there was an issue with a manhole in the intersection, Public Works was looking to get it repaired; the project was online.

- Cedar Bridge Road Drainage – *Req by Engineer Nassar*

Engineer Nassar reported on Northfield Avenue drainage; there was a Resolution on the agenda tonight to move forward, waiving the need for a street opening permit. If passed, they are ready to work tomorrow. He explained the process and next steps.

Engineer Nassar also reported on the drainage issue on Cedar Bridge. There was a drainage pipe that runs toward Route 9; he explained the property was lower than the street, and the water runs on private property. One solution would be to install an inlet to collect the runoff. There would still be some issues; the water was coming from the street and from private properties.

Councilman Dewees reminded Council President Perri that we had this problem years ago.

Council President Perri thought it drained into the new system that went toward the bike path.

Engineer Nassar replied that it does. The old inlet was about 8 plus feet deep, they were concerned there might be another vault, it could be pushed back from the State when their system overloads.

Council President Perri suggested Public Works needed to do more work to see if it can be alleviated.

Engineer Nassar replied they can install a new inlet to collect the water from Cedar Bridge. There was no curb, even with curb it would not help.

Councilman Smith noted that the homeowner put in a French drain; it had not helped.

Council President Perri suggested perhaps a vault, if backing up from the State highway.

Engineer Nassar stated that the State was willing to give municipalities funds to address certain issues. He would reach out to the homeowner.

Engineer Nassar reported on Northfield Avenue and Route 9. There was a commercial property with a drainage issue. The water backs up when it rains. The inlet by the property has a smaller pipe going into Route 9 from Tilton. He requested a letter from Mayor and Council to the State explaining the problem.

Council President Perri asked if it was it discussed in the meeting with the State.

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Engineer Nassar replied yes, but it could take 10 years for the work.

Council President Perri replied it's not our jurisdiction, it's not our system.

Engineer Nassar explained that it's our water from Tilton to the inlet, some state highway water gets into it.

Council President Perri asked Engineer Nassar to put the language together with Clerk Canesi, and copy all on the letter.

- Resolution Condemning Racism – *Req by Councilman Smith*

Council President Perri moved to the Resolution requested by Councilman Smith.

Councilman Smith acknowledged that all received the revision from what was presented a month ago. He asked Council to consider the resolution this evening.

Councilman Utts thanked Councilman Smith for submitting the Resolution. It was a compromised work from a few people; he also asked for Council's support.

Seeing no discussion, Council President added the resolution as 156-2020 to the agenda.

Councilwoman Korngut reported that she was approached by Steven Dabundo, he is the leader of Boy Scout Pack 72. He wanted to do some activities at the Park and he wanted to know who to contact. She asked when the next meeting was the he could attend.

Councilman Dewees replied that normally if scouts want to do an activity, they could contact Superintendent Vitale directly.

Council President Perri asked if the Board meeting was open to the public?

Councilman Dewees replied that it is and we do have one scheduled for October.

Councilwoman Korngut also received an email from Michael and Evanne Wilson, from 102 West Rosedale Avenue, regarding a privately owned piece of property. Mr. Wilson contacted Tax Assessor, Mark Sykes, and Clerk Canesi and no one has been able to identify who owned the alleyway. He was looking for information to find out who owned the property.

Council President Perri responded stating that it was a private party issue. He asked Clerk Canesi to elaborate. The property was not owned by the City, there had been people looking through maps and deeds.

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Clerk Canesi explained the land was not owned by the City; Tax Assessor Sykes went through old records and determined it was at one point owned by the Johnson family. We don't want to incur further expenses if we don't own the property.

Council President Perri asked if it showed up in the title search if they did one, it had been there a long time.

Councilwoman Korngut asked if who did the title search?

Council President Perri replied the applicant.

Solicitor Stein stated that when they went to settlement the survey may have reflected who owned it; it could be on an old tax map. The resident should check his own title work.

Council President Perri reiterated that we searched our records, it is a private party issue, not the City. The resident could do a title search himself.

Clerk Canesi advised that we provided him with the subdivision map. He has this information, which is the oldest subdivision map that we had. It indicated the lane was owned by the home on the corner.

Seeing no other new business, Council President Perri asked all to take out their agendas.

REVIEW OF REGULAR MEETING AGENDA

Council President Perri reviewed the Regular Meeting agenda and made the assignments.

Clerk Canesi asked if Resolution 156-2020 was part of the consent agenda?

Council President Perri replied yes.

Clerk Canesi advised, for the benefit of the public, that Solicitor Stein would read the Resolution in full before Council voted.

Councilwoman Korngut questioned Resolution 155-2020.

Clerk Canesi explained that 155-2020 was not part of the consent agenda, it would be voted on immediately after the public hearing on the matter.

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PUBLIC SESSION/ FIVE MINUTES PER SPEAKER

Council President Perri opened this portion of the meeting for any member of the public to speak on any topic; he noted a five-minute limit per speaker. He wanted to be clear that any comments made on social media by a Councilperson were not the opinions of City Council; statements were not part of the government.

By means of typing in the Zoom Chat, Deputy Clerk Campbell advised participants that the public comment portion of the meeting was now open. She asked that the public please state their name and address and said engagement will be limited to 5 minutes per speaker.

Via Zoom Chat - ANDREW MILLER, "Dina Rodio matter. Is that on?"

Clerk Canesi replied that the hearing for Ms. Rodio was set for 7pm.

Clerk Campbell asked again if any Zoom participants have questions or comments.

Seeing no others wishing to speak, Council President Perri closed the public session.

At 6:48pm, on a motion of Councilman Utts, seconded by Councilman Dewees, all members present were in favor of adjourning this meeting.

Respectfully submitted,

Shannon Campbell, Deputy Municipal Clerk