

## **CITY OF NORTHFIELD REGULAR MEETING MINUTES SEPTEMBER 16, 2025**

At 6:35pm this meeting was called to order by Municipal Clerk Mary Canesi. This meeting was properly advertised in the Press of Atlantic City on January 11, 2025, and in accordance with Public Law 75, Chapter 231.

### **FLAG SALUTE**

Mayor Chau led the flag salute followed by a moment of silence.

### **ROLL CALL**

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

Mayor Chau, Solicitor Facenda, Engineer Mauro, and Captain of Police Pollak were in attendance.

### **READING AND APPROVAL OF THE MINUTES**

On a motion by Councilman Polistina with a second by Councilman Dewees, all members present, with the exception of Councilman Dewees who abstained, were in favor of approving the minutes of September 2, 2025, without formal reading.

### **MAYOR'S REPORT**

Mayor Chau participated with the Police Department in monitoring students enroute to Northfield Community School and 95% were wearing helmets; this was on the Mill Road side. They will do the Cedar Bridge side next. Free helmets were given to those who did not have them. He also did a ride along to monitor speeding and they only caught one violator. He reminded the Council that on September 17<sup>th</sup> he would be attending the Vietnam Veterans recognition ceremony at Atlantic Cape Community College. The event runs from September 16<sup>th</sup> through the 20<sup>th</sup>, it was free and open to the public. He received a report from the County Health Department regarding the presence of West Nile in the 700 block of Debora Street, residents with questions can contact the County Health Department. Removing standing water and keeping trash enclosed are preventive measures that can be taken. Council had asked Mayor Chau to contact County Executive Levinson regarding placement of flashing stop signs at Zion and Oak, he read the response from Executive Levinson that the County did not believe this to be an appropriate solution.

### **ENGINEER'S REPORT**

Engineer Mauro referred to the Juniper Drive project; the preconstruction meeting was held and the start date was pending. She has been in communication with the school, the start date will be after September 22nd. During school hours, work will

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be from 9am until 5pm, when school is closed work will begin at 7am.  
Mayor Chau asked would there be signage.

Engineer Mauro stated the street would be closed and only open for local traffic and police would be present, they can do resident notification when paving begins.

Engineer Mauro continued; regarding the slip lining project, there were no issues at Zion and Mill, but there was infiltration at Zion and Shore from an ACUA main, they were hoping to get both locations scheduled shortly. They were moving forward with Dolphin Avenue and would be meeting with Planning Board Engineer Matt Doran, Planner Tiffany Morrissey, Councilwoman Carfagno and BA/Clerk Canesi would be present. Lastly, regarding the LRIG grant plans are being finalized, the project would be under the bid threshold, the DCA agreed that we could do request for proposal (RFP) as opposed to formal bidding.

Clerk Canesi reminded all that Council would need to approve the RFP documents.

Engineer Mauro agreed.

**PUBLIC SESSION**

Council President Bucci opened this meeting for any member of the public to speak on any topic.

Kurt Fehr, Northfield, asked would the parking at Birch Grove Park be milling.

Engineer Mauro replied, it would be a stone lot.

Mr. Fehr asked who keeps streetlights working?

Councilman Polistina advised there was a link on the City website to ACE's website to report them; he told Mr. Fehr he can give them to Councilman Polistina and he will report them.

Mr. Fehr noted his mother was instrumental in making the bike path happen, she was totally against memorials. He asked if he could he put a manual bike pump on the bike path?

Solicitor Facenda asked would donate it to the city?

Mr. Fehr replied, yes.

Councilman Dewees asked Mr. Fehr to put something together and send it to him.

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Bill Edwards, Northfield, had been the street light engineer for ACE; ACE has an app on their website, with an interactive map, which is the best way to report a streetlight outage.

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

### **RESOLUTIONS / CONSENT AGENDA**

Council President Bucci 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, it will be treated as a separate matter. Any items requiring expenditure are supported by a Certification of Availability of Funds.

The Executive Sessions of Council will be held at the end of the meeting, and we will come back in public session to make a comment for the record after the executive session has concluded. Any vote made on subjects discussed will be made in public.”

On motion of Councilwoman Kern, seconded by Councilman Smith, all members present were in favor of voting on Resolutions 204-2025 through 210-2025 by Consent Agenda.

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|-----------------|---|
| <b>204-2025</b> | Authorization to Create Municipal Lien for Property Maintenance Costs   |
| <b>205-2025</b> | Authorizing Refund of Overpayment of Taxes  |
| <b>206-2025</b> | Authorizing Execution of Intergovernmental Services Agreement – Shared Services Agreement with the County of Atlantic for the County to Provide Updates Annual Geospatial Data  |
| <b>207-2025</b> | A Resolution Authorizing the Issuance of Bond Anticipation Notes by the City of Northfield in the County of Atlantic, State of New Jersey, in Connection with the Rollover of Existing \$3,838,000 Bond Anticipation Notes and Borrowing of Additional Funds to Pay the Costs of Various Capital Improvements, and Making Certain Additional Determinations in Connection Therewith |
| <b>208-2025</b> | Resolution Authorizing Award of Contract for the Provision of Electric Generation Supply Service for the South Jersey Power Cooperative   |
| <b>209-2025</b> | A Resolution Providing For An Executive Session Not Open To The Public In Accordance With The Provisions Of The New Jersey Open Public Meetings Act, N.J.S.A. 10:4-12(b)(7) –Matters Covered Under The Attorney Client Privilege  |

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**210-2025**      A Resolution Providing for an Executive Session Not Open to the Public in Accordance with the Provisions of the New Jersey Open Public Meetings Act, N.J.S.A. 10:4-12 Regarding Pending Litigation in the Matter of Mary Canesi v. City of Northfield Et Als

Councilwoman Kern motioned, seconded by Councilman Smith, to adopt Resolutions 204-2025 through 210-2025 by Consent Agenda.

Roll Call: Mrs. Carfagno – yes; Mr. Dewees – yes; Mrs. Kern – yes; Mr. Notaro – yes; Mr. Polistina – yes; Mr. Smith – yes; Mrs. Bucci – yes; Motion carried.

Council President Bucci moved to Ordinance 15-2025.

**ORDINANCES**

Councilman Notaro motioned; Councilwoman Carfagno seconded to adopt Ordinance 15-2025.

**15-2025**      Amending Chapter 268 of the City Code, Property Maintenance  
*2nd Reading / Public Hearing / Final Consideration*  
*Published in the Press of AC 9/20/2025*

The Municipal Clerk read the Ordinance by title, stating that this is the second reading and public hearing, after which the Council would consider the ordinance for final passage. Clerk Canesi announced the date of final publication if the ordinance passed this evening. Since introduction, the Ordinance has been posted in the lobby of City Hall and on the municipal website, and 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 during regular business hours, up until the date and time of the public hearing.

Council President Bucci opened the public hearing for Ordinance 15-2025.

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

Roll Call: Mrs. Carfagno – yes; Mr. Dewees – yes; Mrs. Kern – yes; Mr. Notaro – yes; Mr. Polistina – yes; Mr. Smith – yes; Mrs. Bucci – yes; Motion carried.

Councilman Notaro motioned; Councilwoman Carfagno seconded to adopt Ordinance 16-2025.

**16-2025**      An Ordinance Governing Special Events  
*2nd Reading / Public Hearing / Final Consideration*  
*Published in the Press of AC 9/20/2025**Published in the Press of AC*

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Council President Bucci opened the public hearing for Ordinance 16-2025.

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

Council President Bucci stated she was happy this was on the books; it would be great for Birch Grove Park and for the City.

Roll Call: Mrs. Carfagno – yes; Mr. Dewees – yes; Mrs. Kern – yes; Mr. Notaro – yes; Mr. Polistina – yes; Mr. Smith – yes; Mrs. Bucci – yes; Motion carried.

Councilman Notaro motioned; Councilwoman Carfagno seconded to introduce Ordinance 17-2025.

**17-2025**      Amending Chapter 330 of the Code of the City Of Northfield, Article II, Excavations in Streets  
*Introduction / No Public Input / Published in the Press of AC*  
*9/20/2025*  
*2nd Reading / Public Hearing / Final Consideration 10/7/2025*

The Municipal Clerk read the Ordinance by title, stated that 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 between the hours of 8:30am and 4:30pm, Monday through Friday to any member of the public who requests same, up until the date and time of the public hearing.

Roll Call: Mrs. Carfagno – yes; Mr. Dewees – yes; Mrs. Kern – yes; Mr. Notaro – yes; Mr. Polistina – yes; Mr. Smith – yes; Mrs. Bucci – yes; Motion carried.

**PAYMENT OF BILLS      \$ 732,350.35**

Councilman Dewees motioned, Councilman Polistina seconded, to approve payment of bills.

Roll Call: Mrs. Carfagno – yes; Mr. Dewees – yes; Mrs. Kern – yes; Mr. Notaro – yes; Mr. Polistina – yes; Mr. Smith – yes; Mrs. Bucci – yes; Motion carried.

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**MEETING NOTICES**

Council President Bucci read the meeting notices.

Council President Bucci announced Executive Session for Resolution 209-2025.

**209-2025**      A Resolution Providing For An Executive Session Not Open To The Public In Accordance With The Provisions Of The New Jersey Open Public Meetings Act, N.J.S.A. 10:4-12(b)(7) –Matters Covered Under The Attorney Client Privilege

Clerk Canesi read the resolution by title. Clerk Canesi stated that members of the public who were in attendance, would need to exit Council Chambers during the Executive Session and were welcome to wait in the lobby or vestibule if they chose. At the conclusion of the Executive Session of Council, the Council will resume the public portion of the meeting and welcome the return of members of the public. A statement would be made for the record at that time.

Clerk Canesi further stated that we are required to set forth as much information as possible as to the subject matter to be discussed as well as provide for the public the amount of time they can expect to elapse before the non-public portion of the minutes can be disclosed. She deferred to Solicitor Facenda for further explanation.

Solicitor Facenda announced that the matter to be discussed was an update from our COAH Counsel that is covered under attorney client privilege. The minutes would be kept and made available when permitted and required by law. The timeframe for the release of those minutes is unknown. Council will remain in Council Chambers and return to the public session when the Executive Session is complete for a short statement. No action was anticipated to be made regarding this executive session.

*At 7:03pm Council entered Executive Session and remained in Council Chambers.*

*At 7:26pm the Executive Session of Council was adjourned, and the Regular Meeting resumed in Council Chambers.*

Solicitor Facenda announced that the Executive Session had concluded. The matter discussed was an update from COAH Counsel. Minutes would be kept and made available when permitted and required by law. The timeframe for the release of those minutes is unknown. No official action is being taken.

*At 7:27pm, Clerk Canesi left the meeting.*

Respectfully submitted,

Mary Canesi, RMC, Municipal Clerk

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Council President Bucci announced Executive Session for Resolution 210-2025.

**210-2025**      A Resolution Providing for an Executive Session Not Open to the Public in Accordance with the Provisions of the New Jersey Open Public Meetings Act, N.J.S.A. 10:4-12 Regarding Pending Litigation in the Matter of Mary Canesi v. City of Northfield Et Als

Solicitor Facenda announced that the matter to be discussed was to provide a status update from the City's labor attorney and the attorney assigned by the JIF to the Common Council of the City of Northfield with regard pending litigation in the Matter of Mary Canesi vs. City of Northfield Et Al's, an update which requires attorney client privilege and confidentiality.

The minutes would be kept and made available when permitted and required by law. The timeframe for the release of those minutes is unknown. Council will remain in Council Chambers and return to Council Chambers for the public session when the Executive Session is complete for a short statement.

*At approximately 7:30pm Council entered Executive Session and remained in Council Chambers.*

*At approximately 8:01pm the Executive Session of Council was adjourned, and the Regular Meeting resumed in Council Chambers.*

Solicitor Facenda announced that the Executive Session had concluded. The matters discussed was an update the City's labor attorney and the JIF with regard to pending litigation in the Matter of Mary Canesi vs. City of Northfield Et Al's. The minutes would be kept and made available when permitted and required by law. The timeframe for the release of those minutes is unknown. No official action to be taken.

At approximately 8:57pm, on motions properly made and seconded, all members present were in favor of adjourning the meeting.

Respectfully submitted,

Kristopher J. Facenda, Esq.  
Solicitor for the City of Northfield