

**CITY OF NORTHFIELD WORK SESSION
OCTOBER 6, 2020**

At 5:59pm 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 October 3, 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/7638302147](https://us02web.zoom.us/j/7638302147); Meeting ID: 763 830 2147; One tap mobile +13126266799, 7638302147# US (Chicago) +16465588656,7638302147# US (New York) Dial by your location +1 312 626 6799 US (Chicago) +1 646 558 8656 US (New York) +1 301 715 8592 US (Germantown) +1 346 248 7799 US (Houston) +1 669 900 9128 US (San Jose) +1 253 215 8782 US (Tacoma) Meeting ID: 763 830 2147

FLAG SALUTE

The flag salute was led by Mayor Chau.

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-

**CITY OF NORTHFIELD WORK SESSION
OCTOBER 6, 2020**

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.

I also have some great news beginning with our October 20th meeting.

Based on information provided by the NJ Division of Local Government Services we are pleased to announce that as of October 20th, in addition to the Zoom, we will also be able to offer limited, in-person attendance at meetings of the Governing Body. We will be able to offer a combination in-person/virtual meeting. Members of the public will have the opportunity to reserve one of the limited seats to attend in-person in Council Chambers. Reservations can be made by calling the Clerk's office, any time from the date of the posting of the meeting notice (usually the Friday before the meeting) until 2pm on the day of the meeting. Meeting information will be published in the Press of Atlantic City and on the website and Facebook pages, each meeting notice (as published) will be posted on the front and rear doors, and only those with reservations can be admitted."

ROLL CALL

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

Mayor Chau and Solicitor Stein were also in attendance.

Chief Newman was present via telephone.

Council President Perri welcomed everyone including those livestreaming on Zoom.

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.

- Proposed Dog Park – *Councilwoman Korngut*
 - *DRAFT Ordinance Permitting Dogs in Birch Grove*
 - *DRAFT Lease Agreement, Authorizing Resolution*

Councilwoman Korngut stated that she sent Clerk Canesi a proposed lease and ordinance along with a resolution. The ordinance will only allow dogs within the confines of the dog park unleashed or leashed on the way to and from the dog park.

**CITY OF NORTHFIELD WORK SESSION
OCTOBER 6, 2020**

Clerk Canesi sent the lease back with a lot of problems with it, Councilwoman Korngut wanted to respond to her. Councilwoman Korngut contacted Alyson Bakley, who would be the chair of the 501c. Alyson would be on Zoom if anyone had questions for her. When she originally sent the lease, she advised Clerk Canesi that Alyson would send the bylaws and 501c3 paperwork. Councilwoman Korngut also spoke with Council President Perri. She then asked Alyson to hold up since it was only on the work session; there would not be a vote.

With regard to the terms, Councilwoman Korngut stated, we would get everything by the end of the week if Council wanted to move forward. Councilwoman Korngut had two issues with the lease, in terms of everything, she was happy to connect our Solicitor with Alyson to work out details. One concern was that would not be acceptable was the City having the option to pull out of the lease at any time, nobody would sign a lease like that. She was fulfilling a promise to bring this before Council. The second issue was the suggestion that the City hold escrow. She felt that people will be donating to the dog park, the park would be responsible for everything, they will be required to have insurance. There was no protection for the 501c, this lease was 99% of what Egg Harbor Township had. She assumed if the solicitor said it's good to go, she wanted Council to know that no one would sign with those two things. The rest was easy to change. A shed would be needed for rakes. She explained what the park in Egg Harbor Township had. It was suggested to clarify who the City was, Council would have to approve the rules, she already talked about what the rules would be: dawn to dusk, gates would be locked, dogs have to be licensed, a key was needed to get in. A concern was expressed that Northfield would empty the trash once a week, if there was excess trash the dog park would be responsible for it. She explained what the park would look like, there would be three smalls cans within the park and one outside of the park. There would be no food, drinking or smoking at the dog park. Public Works would only need to clean the larger can outside of the fenced in area. Councilwoman Korngut said Superintendent Vitale, at a park meeting, offered to clean since they're out there already. It's only dog waste. She felt people were looking out for each other; people who don't follow rules aren't the ones who will pay to go to a dog park. She reiterated that they won't agree to a lease where City can shut them down at any time. They would not give money for an escrow account. Although not her area of the law, this lease was landlord friendly, she was surprised by the requested changes. This would be fun and community oriented. Council has a say on everything if you look at the lease. She asked for a straw poll vote to work with the solicitor on the lease and look at the bylaws. If Council did not was to pursue the park Alyson would not move forward in creating the 501.

Council President Perri called for discussion.

Councilwoman Madden asked if the straw poll vote in the affirmative would be to move forward?

**CITY OF NORTHFIELD WORK SESSION
OCTOBER 6, 2020**

Councilwoman Korngut replied, yes.

Councilman Utts thought the lease was fine, he felt Clerk Canesi's suggestions were well put. He asked Councilman Dewees about the ordinance; was he opposed to dogs walking on the outer loop on a leash?

Councilman Dewees was opposed to it. It was up to Council if they wanted to change it. He would like to bring this to the advisory board again as they have many new members. They were meeting next week, on Wednesday.

Councilwoman Korngut asked if it was open to the public?

Councilman Dewees replied it would be open to the public. We would monitor who comes in, he would get with Deputy Clerk Campbell and Clerk Canesi to see how we would handle it.

Deputy Clerk Campbell responded that she did speak with Eileen Pantalena, president of the Advisory Board, and advised her that a limited amount of people would be allowed to attend the meeting. Mrs. Pantalena's information was on the website and people could RSVP to her.

Mayor Chau asked who would hold the liability insurance; the leaser should hold insurance.

Councilwoman Korngut replied, the dog park.

Council President Perri yielded to Solicitor Stein.

Solicitor Stein replied the policy would be in the name of the 501, Northfield would have to be named additional insured.

Mayor Chau, regarding supervision and monitoring, Egg Harbor Township was watching on her laptop, would this be the same procedure?

Councilwoman Korngut replied that would be up to Alyson Bakley, chairperson. Mrs. Burns in Egg Harbor Township was not watching but could monitor who went in and out. Alyson would not be watching but would be available if something happened.

Mayor Chau, regarding equipment, such as fencing, etc., asked how was it funded, through donations?

Councilwoman Korngut replied she was hoping that people would donate or donate in kind, the fencing or anything else. Down the road the Friends of the Park may request a shed or concrete for the entrance area.

**CITY OF NORTHFIELD WORK SESSION
OCTOBER 6, 2020**

Mayor Chau asked what if membership fees and donations don't bring in enough money, was there a plan b?

Councilwoman Korngut stated they wouldn't put up half of a fence, with COVID she was concerned about getting donations. The City was not losing revenue on the land at the park, she was not opposed to a timeframe.

Mayor Chau assumed that any construction or building would have to be passed by the City Zoning or Construction Officer.

Councilwoman Korngut replied yes, that's what the agreement said, she didn't anticipate a shed anytime soon. She was happy to take it out of the lease.

Mayor Chau asked if the hours would conform with the park.

Councilman Dewees and Councilwoman Korngut replied yes. There would not be any lights.

Councilman O'Neill wanted to make sure that there was enough room for fencing trucks? He was concerned trees would need to be cut down.

Councilwoman Korngut explained it's to the right of Campers Road, trucks can fit now.

Councilman O'Neill felt there may be a conflict later if a tree falls on the fence, he asked who would be responsible?

Solicitor Stein responded that if your tree falls on my land it's still your tree. He would assume there weren't many trees in that area. The City would have to remove the tree.

Councilwoman Korngut replied there were trees surrounding it but the area was clear.

Councilman Smith noted that he and Clerk Canesi had mentioned the existence of the non-profit prior to this taking place. In terms of entering into an agreement with an entity that is promised to be formed.

Councilwoman Korngut replied that it would be formed by the next meeting. She didn't want to spin wheels if Council was not going to approve the proposal.

Council President Perri asked Mr. Smith for clarification, was he asking should we be dealing with the entity prior to approval?

**CITY OF NORTHFIELD WORK SESSION
OCTOBER 6, 2020**

Councilman Smith replied yes, he wanted to make sure the non-profit existed before we entered into an agreement.

Solicitor Stein added that we can require a copy of the certificate of incorporation.

Councilwoman Korngut assured Council that it would exist.

Solicitor Stein felt everyone should consider a few items in regard to the resolution; he wanted to know the public purpose, was this benefiting Northfield or the residents of Northfield.

Councilwoman Korngut asked that Solicitor Stein not bill the City, the Friends of the Dog Park would pay, noting that Engineer Nassar had been very generous.

Solicitor Stein replied he would charge the same as he charges the City.

Solicitor Stein needed to know the number of persons anticipated to benefit from the park, terms of the lease and the officer in charge of the lease also needed to be in the resolution.

Councilwoman Korngut asked Solicitor Stein to send his list of changes to her.

Solicitor Stein also wanted to require the non-profit corporation to provide a report to the officer or lease holder each year with value and cost of activity – their budget. He wanted to their annual filing each year. All would be in the Resolution.

Councilwoman Korngut stated she would redraft the Resolution.

Solicitor Stein, noted as to the changes requested in the lease, recommended to remove the default payment of rent. In regard to damages, there should be a date that repairs needed to be made by, failure to pay would constitute a breach, he would change the lease stating fees by the engineer and attorney would be billed directly not out of an escrow account. He felt he covered everything Clerk Canesi pointed out except the escrow and that the landlord could end the lease at any time.

Councilman Dewees, regarding walking to the park, asked are we going to give them the path to walk? How will that work?

Solicitor Stein felt the bylaws should reflect that members should limit walking only to and from the dog park.

Councilwoman Korngut replied it should be in the rules.

Solicitor Stein felt the City may want to consider additional signs regarding where dogs would be allowed.

**CITY OF NORTHFIELD WORK SESSION
OCTOBER 6, 2020**

Councilman Perri, in regard to the setback, asked would we be required to send notices to those within 200 feet; it's adjacent to residential properties.

Solicitor Stein replied it's a fence they would not need a buffer, someone should check with Mr. Dattalo to see if they need a site plan.

Councilwoman Korngut reminded Council that she went before the Planning Board, it's not an improvement or a structure.

Council President Perri suggested Councilwoman Korngut get together with Solicitor Stein and get everything together for the meeting on the 20th.

Solicitor Stein asked Councilwoman Korngut to resend her agreement in a word document and he'll make the changes noting he would not charge for his time.

Councilman Utts asked if we were going to get a straw vote to get a consensus?

Council President Perri called for a straw poll vote.

Councilman Dewees applauded Councilwoman Korngut for all of her work, he was not opposed to a dog park but was opposed to one at Birch Grove Park.

Councilman Smith was in favor but would like to hear from the park advisory board.

All other members present were in favor of the proposed dog park at Birch Grove.

Councilman Dewees reminded all that he would be meeting with the Park Advisory Board on Wednesday.

- 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 Councilman Dewees*

Councilman Dewees reported that letters were sent to the residents that were affected, he had not heard from any of them as of today. He would meet with Engineer Nassar at the end of the week and move forward. The letters were tailored to the specific properties.

- Zion Road Pump Station Easement – *Update from Deputy Municipal Clerk Campbell*

**CITY OF NORTHFIELD WORK SESSION
OCTOBER 6, 2020**

Deputy Clerk Campbell reported to Council that Clerk Canesi spoke with the property owner regarding the easement. The easement was mailed to the owner and we are waiting for his response.

- Cedar Bridge Road Drainage – *No update / Engineer to Report at 10/20/20 meeting*
- Northfield Avenue at Rt 9 Drainage – *Update from Deputy Municipal Clerk Campbell*

Deputy Clerk Campbell reported to Council that Clerk Canesi and Engineer Nassar contacted the State as directed at the last meeting. We are waiting for their response.

WORK SESSION / TOPICS FOR DISCUSSION – NEW BUSINESS

- Standing Item – New Grant Opportunities

No new grant opportunities were presented.

Council President Perri moved to new business.

Councilman O'Neill reported that Margate Bridge Road was pretty torn up, he asked if we could reach out to the County?

Council President Perri replied it was County to the first bridge. Bay Avenue and Mill Road was a City issue, there was another issue from a force main break that was ours. Engineer Nassar could elaborate more at the next meeting. There were emergency repairs that were made in the right of way, one by Oxford and one by Bay.

Councilwoman Korngut reported that while driving down Fuae Avenue, she saw a girl on a scooter, at the lending library. She wanted to reiterate what a great idea that was and she again thanked Eagle Scout Blaine Geubtner, adults aren't the only ones with great ideas.

Councilman Smith brought up overgrowth at the south west corner of Tilton, Mill and Shore.

Councilman Dewees advised that Code Enforcement Officer Dattalo was on top of it and was in contact with the owner.

Councilman Smith felt it was dangerous, you can't ride bike along Shore Road.

Council President Perri suggested Public Works help out if Mr. Dattalo feels its emergent.

**CITY OF NORTHFIELD WORK SESSION
OCTOBER 6, 2020**

Councilman Smith asked if there would be a discussion about Halloween? It was a hot topic, some municipalities have cancelled, others were having it. His opinion was that we should as well. If we trust people to do things responsibly people who want to participate can, citizens should be able to make these decisions as responsible adults.

Councilwoman Madden stated that the CDC does not recommend a traditional trick or treat, they have made other suggestions.

Council President Perri thanked them for their comments.

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.

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.

By means of typing in the Zoom Chat, Deputy Clerk Campbell advised participants that the public comment portion of the meeting was now open.

Via Zoom Chat - Alicia Garry 202 Saint James Place Why is there a depression leading to the drain at the 1st St playground? Shouldn't it be fenced off for safety? Is there a specific day the playgrounds are sanitized? What is being used to sanitize the playgrounds? Is anyone cleaning or sanitizing the bike path benches? If so, when and how is this done? The crossing guard schedule appears to be working well? Is this increased cost of salaries going to be anticipated for the next year's budget for the city, and do we have to replenish what we used this year? This will mean a increase in taxes to the taxpayers?

Council President Perri replied that Mrs. Garry had contacted him. Regarding the 1st Street playground, it was a line that goes to the storm drain, it overflows into the park and it is barricaded so no one can get into it.

Councilman Dewees added that there was a fence around it; no one can fall in.

Council President Perri would yield to the JIF to see if it needed to be fenced in, nothing for anyone to fall into. He would have the JIF Safety Coordinator look into.

**CITY OF NORTHFIELD WORK SESSION
OCTOBER 6, 2020**

Regarding the specific day the playgrounds were being sanitized, Councilman Utts was not aware would have to get back to Mrs. Garry.

Councilman Dewees stated there was not a specific day, he was told they were doing them once a day, he was not sure of the product but they were using a fogger.

Council President Perri stated he would contact the Supervisor and would get back to Mrs. Garry.

Councilman Utts was not aware of anyone sanitizing the bike path benches.

Council President Perri, agreed, he didn't believe anyone was either.

Regarding the crossing guards, Council President Perri advised that he had meeting this Thursday to look at the numbers, we may have to do a transfer for this year. If schedule continues next year there would most likely be an increase. He deferred to Mayor Chau.

Mayor Chau would like to wait until he speaks with CFO Stollenwerk.

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

At 7:04pm, on a motion of Councilman Dewees, seconded by Councilwoman Korngut, all members present were in favor of adjourning this meeting.

Respectfully submitted,

Shannon Campbell, Deputy Municipal Clerk