CITY OF NORTHFIELD REGULAR MEETING MINUTES
OCTOBER 6, 2026

At 6:25pm this meeting was called to order by Municipal Clerk, Shannon Campbell. This meeting was properly advertised in the Press of Atlantic City on Saturday, January 10, 2026, and in accordance with Public Law 1975, Chapter 231.

FLAG SALUTE

Council President Pro Tempore Dewees led the flag salute.

ROLL CALL

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

Absent: Mayor Chau

Solicitor Nassar, on behalf of Solicitor Facenda, Engineer Nassar, and Chief Pollak, were also present.

READING AND APPROVAL OF THE MINUTES

On a motion by Councilwoman Carfagno with a second by Councilwoman Kern, all members present were in favor of approving the minutes of September 15, 2026, without formal reading.

MAYOR'S REPORT

Mayor Chau was absent.

ENGINEER'S REPORT

Engineer Nassar reviewed the engineer's report as previously distributed. The Habitat for Humanity plan was submitted to the Planning Board, they are scheduled for the November meeting, the public would have 45 days to appeal, we can then turn the property over to habitat. They were hoping to start in the spring; Engineer Nassar offered to help with permits. Regarding the bleachers, we received grant from CDBG. The grant would not be enough for 5 sets of ADA bleachers; we would have to scale down and purchase more if we had money left over. He suggested starting with 3 new bleachers. He reported having an issue with NJ American Water not informing the City when they have finished a project. He asked for direction and perhaps a letter from the Mayor or Solicitor to the water company advising them of the process and penalties.

Council President Bucci suggested the letter come from the Solicitor.

Engineer Nassar would provide information to the Solicitor.

Engineer Nassar looked at the steps at the museum and recommended replacing the wooden steps with concrete steps and repairing the damage behind them.

Councilman Dewees spoke with the Cultural Committee and they were in agreement with Engineer Nassar's suggestions. Councilman Dewees asked the engineer to provide a price for the repairs. Regarding Burton Avenue, Councilman Dewees asked if we could put striping on Burton Avenue since it's a Safe Routes to School, he would also like Share the Road Signs.

Engineer Nassar would look into it and report back.

PUBLIC SESSION

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

Seeing no one 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 Session has concluded. Any vote made on subjects discussed will be made in public."

On motion of Councilman Notaro, seconded by Councilman Dewees, all members present were in favor of voting on Resolutions 208-2026 through 222-2026, by Consent Agenda.

208-2026 Resolution Of The Common Council of the City of Northfield Appointing Certified Financial Officer Alexander Bauer as Municipal Housing Liaison for the City of Northfield

209-2026 Authorization for the City of Northfield to Participate in the Third Update of the Atlantic County Multi-Jurisdictional Hazard Mitigation Plan

210-2026 Authorizing Refund Of Overpayment Of Taxes

211-2026	Employment Status Change for Regular Adult School Crossing Guard
212-2026	Employment Status Change for Substitute School Crossing Guard
213-2026	A Resolution Recognizing Knock Out Opioid Abuse Day
214-2026	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 65 Lot 11 (899 Walnut Avenue)
215-2026	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 77 Lot 8 (119 W. Oakcrest Avenue)
216-2026	Resolution Authorizing Cancellation of Taxes Pursuant to N.J.S.A. 54:4-3.30 on Property Known as Block 154 Lot 19 (16 E. Revere Avenue)
217-2026	Resolution Authorizing Cancellation of Taxes Pursuant to N.J.S.A. 54:4-3.30 Property Known as Block 147 Lot 21 (44 Franklin Avenue)
218-2026	Resolution Authorizing Cancellation of Taxes Pursuant to N.J.S.A. 54:4-3.30 Property Known as Block 92 Lot 18 (259 W. Mill Road)
219-2026	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
220-2026	Authorizing The Appointment Of Conflict Counsel In Accordance With N.J.S.A. 40A:11-5 (1) As A Professional Service
221-2026	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. 10:4-12b(4) and (7), Regarding Matters Relating To Attorney-Client Privilege
222-2026	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. 10:4-12B(4) AND (7), Regarding Contract Negotiations Between The City Of Northfield And Government Workers Union, Local 420 And Local 430 And Matters Relating To Attorney-Client Privilege

Councilman Notaro motioned, seconded by Councilman Dewees, to adopt Resolutions 208-2026 through 222-2026 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.

ORDINANCES

Councilman Smith motioned, seconded by Councilwoman Carfagno to introduce Ordinance 16-2026, to be read by title only.

16-2026 An Ordinance Amending Code Section 111-50 Entitled Motor Vehicles Prohibited And Speed Limit Established
Introduction/No Public Input/Published on the Municipal Website 10/07/2026
2nd Reading/ Public Hearing/ Final Consideration 10/20/2026

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.

Council President Bucci asked if there were any comments from Council. There were none.

Roll Call: Mrs. Carfagno – yes; Mr. Dewees- yes; Mrs. Kern – no; Mr. Notaro – yes; Mr. Polistina – yes; Mr. Smith – yes; Mrs. Bucci – yes; Motion carried.

PAYMENT OF BILLS $ 1,219,731.32

Councilwoman Kern motioned, Councilman Notaro 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.

MEETING NOTICES

Council President Bucci read the meeting notices.

EXECUTIVE SESSION

221-2026 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. 10:4-12b(4) and (7), Regarding Matters Relating To Attorney-Client Privilege

Clerk Campbell read the resolution by title and announced that members of the public who are in attendance would need to exit Council Chambers during the Executive Session and are 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.

Council is 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. I will defer to Solicitor Nassar for further explanation.

Solicitor Nassar announced that the matter to be discussed was related to Police Department promotional procedures together with matters that fall within the 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. It was not anticipated that there would be any official action.

At 6:45pm Council entered Executive Session and remained in Council Chambers.

At 7:17pm the Executive Session of Council was adjourned, and the Regular Meeting resumed in Council Chambers.

Solicitor Nassar announced that the Executive Session had concluded. The matter discussed was related to Police Department promotional procedures and matters that fall under attorney client privilege and require confidentiality. 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 was contemplated.

222-2026 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. 10:4-12B(4) AND (7), Regarding Contract Negotiations Between The City Of Northfield And Government Workers Union, Local 420 And Local 430 And Matters Relating To Attorney-Client Privilege

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At 7:20pm Council entered Executive Session and remained in Council Chambers.

At 7:48pm the Executive Session of Council was adjourned, and the Regular Meeting resumed in Council Chambers.

Solicitor Nassar announced that the Executive Session had concluded. The matter discussed was an update on contract negotiations for GWU Local 420 and 430 and matters that fall under attorney client privilege and require confidentiality. 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 was contemplated.

At 7:50pm, on motions properly made and seconded, all members present were in favor of adjourning this meeting.

Respectfully submitted,

Shannon Campbell, RMC
Municipal Clerk