

**CITY OF NORTHFIELD WORK SESSION
OCTOBER 12, 2021**

At 6:03pm this meeting was called to order by Municipal Clerk, Mary Canesi. This meeting was properly advertised in the Press of Atlantic City on January 9, 2021, in accordance with Public Law 1975, Chapter 231.

Pursuant to N.J.S.A. 10:4-8(b), and N.J.A.C. 5:39-1.1 - 1.7, this meeting will be held in-person and as a remote public meeting (live-streamed) using Zoom conferencing service. Due to social distancing requirements related to Covid-19, there are limited seats for in-person attendance by members of the public. Visit the event calendar page for October 12, 2021 at www.cityofnorthfield.org to determine current seating availability. Face coverings and social distancing will be required for in-person attendance. To reserve an available seat, contact the Office of the Municipal Clerk at 609-641-2832, ext 125, no later than 4:00pm on October 8, 2021. Once all available seats have been reserved, virtual attendance will be required using a web-browser to Join the Zoom Meeting <https://us02web.zoom.us/j/86965468577> or by telephone using one tap mobile +13126266799,,86965468577# or direct dial +1 312 626 6799 using Meeting ID: 869 6546 8577. For those wishing to comment during the dedicated public comment portion of the meeting, but who may be unable to attend (in person or via Zoom), public comments may also be submitted in advance via email to mcanesi@cityofnorthfield.org or by written letter to the Office of the Municipal Clerk, 1600 Shore Road, Northfield NJ 08225, or by hand delivery to the drop box in the parking lot at the south corner of the municipal building, addressed to the attention of the Municipal Clerk. Comments shall contain the name and address of the author, will be read aloud and addressed during the remote public meeting, and must be received by 2:00pm on October 12, 2021.

Municipal Clerk Canesi read the following statement:

“As you may know, in late May, Governor Murphy issued Executive Order No. 242, related to Covid-19 and which eased restrictions on face coverings in indoor public spaces, under certain conditions. The order permits employers to impose stricter requirements regarding face coverings in indoor settings, which, in the best interests of our employees and visitors, the City of Northfield opted to do in May, and continues to do. Based on CDC guidelines, the City of Northfield continues to require face coverings and social distancing in our indoor public spaces, and visitors are made aware of this decision with signs at the entrances to the building.

Due to the continued social distancing requirements, there are limited seats for in-person attendance by members of the public this evening. This meeting is also being presented simultaneously as a remote public meeting, live-streamed, using Zoom conferencing service, and in accordance with the Governor’s Executive Orders, the Open Public Meetings Act.

Zoom meeting participants can dial in by telephone and listen to the proceedings, or

**CITY OF NORTHFIELD WORK SESSION
OCTOBER 12, 2021**

they can access the meeting using a web-browser, and be able to view and listen.

Instructions on how members of the public could reserve one of the limited seats, as well as how they can access Zoom have been made available on the municipal website and were published in the Press of Atlantic City. The full text of the public meeting notice has been posted at the entrance to the municipal building and includes Zoom instructions, information on where to find the meeting agenda and relevant documents, as well as instructions on how members of the public could submit comments in advance of tonight's meeting.

For those participating via Zoom, 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.

Zoom participants 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-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.

Any written comments submitted in advance will be read aloud and addressed during the public comment portion of the meeting."

FLAG SALUTE

The flag salute was led by Council Pro Tempore Dewees.

ROLL CALL

Present (in person): Councilman Dewees; Councilwoman Madden; Councilman Notaro; Councilman Perri; Councilman Smith; Council President Polistina.

Present (via telephone): Councilman Utts.

Absent: Mayor Chau

Solicitor Facenda, Engineer Nassar and Chief Newman were also in attendance.

It became apparent that Zoom participants could hear the proceedings as they occurred in Council Chambers, however, those present in Council Chambers could not hear the Zoom participants. Clerk Canesi attempted to restore two-way communication in the Zoom format, but was unsuccessful.

**CITY OF NORTHFIELD WORK SESSION
OCTOBER 12, 2021**

Council President Polistina announced Committee Reports.

COMMITTEE REPORTS

Councilman Perri– Public Works: Roads, Engineering, Sewer Operations; Senior Citizens

Councilman Perri noted the sewer ordinance on was on the agenda; he asked if anyone had any questions. He had nothing to report for the Seniors. Sewer Operations were still in the process of slip lining. He noted the significant work put into the ordinance by Clerk Canesi and Engineer Nassar.

Councilman Dewees asked Councilman Perri about the ACUA yard waste pick up, was there an update?

Councilman Perri replied yes. He had a good conversation with Mr. Witherspoon, they made some changes to accommodate this past weekend and get ahead of the game. He felt they needed to alternate the zones. Commercial has been picked up during residential pick up; Councilman Perri understood what they were up against with staffing.

Councilman Utts - Inspections, Code Enforcement, Housing/Zoning, Technology / MRHS Channel; Planning Board

Councilman Utts was unable to attend the last Planning Board, he would report at the next meeting.

Councilman Notaro - Fire Department/EMS; Northfield Sports (FAN); Cultural Committee / Veteran Liaison; Economic Development / Chamber of Commerce

Councilman Notaro thanked Clerk Canesi for stepping up to the plate with Code Enforcement. He thanked the Fire Department for their response to a recent fire event. He thanked the Ladies Auxiliary for the recent car show, he was out of town and unable to attend. He read the following EMS report: 229 calls for service in September; 46 were to other towns; we called in 12 times for mutual aid.

Councilman Dewees - Buildings/Grounds, Athletic Fields; Birch Grove Park, Bike Path, 1st Street Playground, Veterans Park

Councilman Dewees had nothing to report.

Councilman Smith - Court / Violations; Little League and Babe Ruth, Northfield Community School; Shared Services

Councilman Smith had a proposal in-hand from Pleasantville for the open position

**CITY OF NORTHFIELD WORK SESSION
OCTOBER 12, 2021**

for inspections. The framework was place but there were some minor errors that were being reviewed; he should have something to present by the next meeting.

Councilman Perri asked if the Zoning Officer was an employee of the City of Pleasantville, or a contractor?

Councilman Smith replied he was employed by the City.

Councilman Notaro added that they have several.

Councilman Smith was not sure, but, if they do, we were only looking at one.

Councilman Perri found it hard to believe there was no one interested.

Councilwoman Madden asked how many applicants we had?

Clerk Canesi, replied, and asked, qualified? None. Particularly with Zoning, unless someone is experienced, you need to train them, it's not something you can just come in the door and learn on your own.

Councilwoman Madden – Insurance and Safety; Library; Mainland Regional

Councilwoman Madden reported the next library meeting was Thursday and the Board of Education Meeting was scheduled for October 18th.

Council President Polistina – Finance and Collections; Municipal Alliance

Council President Polistina had nothing to report.

WORK SESSION / TOPICS FOR DISCUSSION – ONGOING BUSINESS

- Zion Road Pump Station Easement – *Update from Engineer Nassar/ Solicitor Facenda*

Solicitor Facenda reported he received the final plans from Engineer Nassar's office. The application has been prepared, everything would be assembled for the Board and filed with the Planning Board secretary. He hoped to have a hearing in November.

Councilman Perri asked if the Atlantic City Country Club went before the Planning Board?

Councilman Utts replied, that they had not, recently.

**CITY OF NORTHFIELD WORK SESSION
OCTOBER 12, 2021**

Clerk Canesi noted that she recently accepted inspection escrows from the Country Club, although she was not sure what the approvals were for; she offered to provide the information to Councilman Perri.

Councilman Utts commented that they did go before the board some time ago for drainage issues, the parking lot, and lighting.

- Northfield Avenue at Rt 9 Drainage –*Update if available from Engineer Nassar*

Engineer Nassar did not have an update; he would send an email and copy Councilman Dewees.

- Lease Agreement, Parking Spaces at Jackson and Fuae Avenues – *Update if available from Committee*

The Committee had nothing new to report.

- Sump Pumps discharging into Storm Drains – *Ordinance Pending*

Councilman Perri had his information together; he would send to Solicitor Facenda.

Solicitor Facenda noted he and Councilman Perri discussed adding a prohibition clause.

Councilman Perri had a couple of other items for Solicitor Facenda to review.

- Stormwater Facilities Shared with the County of Atlantic – *Update if available from Engineer Nassar*

Engineer Nassar did not have an update.

- Potential Acquisition of Fire Truck

Councilman Notaro believed they would have the specifications sheet in November.

- Potential Public Auction of City Owned Property Block 66 Lot 11 – *For Future Meeting, Awaiting Response from the City's Planner*

No update.

WORK SESSION / TOPICS FOR DISCUSSION – NEW BUSINESS

- Standing Item – New Grant Opportunities

**CITY OF NORTHFIELD WORK SESSION
OCTOBER 12, 2021**

Council President Polistina moved to New Grant Opportunities; none were presented.

- Business-Friendly Changes to Sign Ordinance

Council President Polistina noted there had been a couple of suggestions to try to alleviate difficulties some of our businesses have in promoting their businesses. He felt as long as signs aren't overbearing or in the right-of-way, we should have some leeway. He would ask the Planning Board to take a look at that. He mentioned the banner / sail-type signs, and possibly allow blinking signs as long as they don't face traffic. Any suggestions could be emailed to Council President Polistina and would be brought back to the Council.

- County Court

Council President Polistina announced the date had been extend to November 1st. A recent update showed some better budget numbers. Northfield had previously made suggestions for changes to the allocation formula, neither of which was well received. Northfield felt the proposed changes would entice more towns to join as it was a fairer process. With that said, November 1st was coming up and we don't have a lot of options. One option was to release the signed document and officially join the program.

Councilwoman Madden felt it seemed like good option.

Council President Polistina asked did anyone have any objections?

Councilman Perri replied that he needed a number.

Council President Polistina stated additional towns have joined, with Northfield saving approximately 2.8%, or around \$4,000. The overall budget went up with more towns coming in, it was closer to a breakeven but on the positive side.

Councilman Perri was not in favor of proceeding without a dollar amount.

All others were in favor of moving forward.

Council President Polistina would direct that the signed document be provided to the County. We want this to be successful, hopefully more participants may join.

Solicitor Facenda suggested an official motion and second, and a roll call vote.

Councilman Notaro motioned to have the signature page re-dated, signed by the Mayor, and released to the County.

**CITY OF NORTHFIELD WORK SESSION
OCTOBER 12, 2021**

Councilwoman Madden seconded.

Councilman Perri requested a discussion. He asked for the dollar amount we were quoted.

Council President Polistina read the cost as \$143,547.00. It will go up 2% the following year.

Councilman Perri stated, but, that's not in the agreement?

Council President Polistina replied, no. The agreement has not changed. It was a leap of faith; it was a one-year commitment if not to our satisfaction.

Clerk Canesi repeated the purpose of the motion and called roll.

Roll Call: Mr. Dewees - yes, Mrs. Madden – yes, Mr. Notaro – yes, Mr. Perri - no, Mr. Smith – yes, Mr. Utts - yes; Mr. Polistina – yes; Motion carried.

Council President Polistina referred to a parcel at Dolphin Avenue and Shore Road, Engineer Nassar believed it could be buildable with a variance.

Engineer Nassar agreed, he felt shortfalls in setbacks would be de minimis.

Council President Polistina noted it could be used towards our affordable housing quota.

Councilman Perri asked was the property for sale?

Council President Polistina believed it was in the past.

Councilman Perri asked could it be sold?

Councilman Notaro replied it may have been, but they want to donate it, to us, or to County, but we have first right of refusal.

Councilman Perri found it odd, in a buyer's market, that the property would not be offered for sale.

Solicitor Facenda suggested if we were to accept it, that there would be an agreement of sale, for a dollar, which permits us to do our due diligence.

Council President Polistina suggested we investigate with Habitat and possibly move forward.

**CITY OF NORTHFIELD WORK SESSION
OCTOBER 12, 2021**

Councilwoman Madden asked to discuss the issue of an ordinance to permit cannabis; she had a question for Councilman Utts. It had been four weeks since the ordinance was tabled, and a Committee was formed. She asked how many meetings had the Committee held and would this be on the agenda for the next Council meeting?

Councilman Utts stated that there was one meeting and then it was discussed at the Council meeting. He had hoped to discuss with the Planning Board as to whether they would be willing to accept cannabis cultivation; we would hate to draft an ordinance that they wouldn't accept.

Councilwoman Madden asked did Councilman Utts discuss his proposal to amend ordinance 7 with anyone, before the meeting?

Councilman Utts replied no, but, he thought Council President Polistina's argument made sense. He added that one of the things that Council had to decide was how many of each type of license. Councilman Utts wanted to do it as one-shot, as opposed to piece-meal.

Councilwoman Madden noted that Mr. Giordano emailed all of council several ordinances; she asked were they helpful? She hoped ours would be on the agenda soon.

REVIEW OF REGULAR MEETING AGENDA

Council President Polistina asked all to refer to their agenda packet.

Council President Polistina made the assignments.

PUBLIC SESSION/ FIVE MINUTES PER SPEAKER

Council President Polistina 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.

Kim Betesh, 102 Iroquois Avenue, Margate, and owner of Hollywood Smokin' at 801 Tilton Road. Mrs. Betesh stated that in 2012 when she opened her business she did not know about cannabis, but went to California to learn. She had been volunteering up and down the East Coast, in Jamaica and in Spain to educate about medical marijuana. She has served on government and policy affairs as a volunteer, she had been on the cannabis advisory board to the city of Atlantic City, and had assisted in Massachusetts, and in Jamaica in getting locals to the market safely and accurately. She was a mom first and is an information junkie. She was going to apply for a license, so she was not trying to steer council towards her, but she can help with information. She urged safe, responsible access. She offered assistance to anyone who wanted to contact her.

**CITY OF NORTHFIELD WORK SESSION
OCTOBER 12, 2021**

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

At 6:59pm, on a motion of Councilman Dewees, seconded by Councilman Smith, all members present were in favor of adjourning this meeting.

Respectfully submitted,

Mary Canesi, RMC, Municipal Clerk