CITY OF NORTHFIELD WORK SESSION
OCTOBER 20, 2026

At 6:01pm 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

The flag salute was led by Mayor Chau.

ROLL CALL

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

Absent: Councilman Smith

Mayor Chau, Solicitor Facenda, Engineer Nassar, and Chief Pollak, were also present.

Council President Bucci asked all to reflect in a moment of silence for former Councilmember Richard Gerber who recently passed away.

Council President Bucci announced the new Business Administrator was in the audience and asked him to say a few words.

Musa Malik addressed Council, he introduced a preliminary 90-day plan and said he planned on working with the Police Chief, Engineer, etc. to help improve the City. He would be meeting with Councilmembers and was open to suggestions.

All welcomed Mr. Malik.

Council President Bucci moved to Committee Reports.

COMMITTEE REPORTS

Councilman Polistina – Finance and Collections; Library; Municipal Alliance; Senior Citizens; Affordable Housing

Councilman Polistina reported the City completed a bond sale for $1,838,000 with three bidders and a 3.25 yield. A full report was expected after the November 3 closing. The next senior meeting was scheduled for October 30th with a guest speaker from the County regarding financial theft and services the County offers. The ground breaking for Tunnels 2 Towers would be held on October 28th, the Mayor would be attending. Regarding Habitat for Humanity, they are on the Planning Board agenda for December 3rd.

Councilman Dewees – Buildings/Grounds, Athletic Fields; Birch Grove Park, Bike Path,1st Street Playground, Veterans Park; Public Works; Roads, Engineering; Stormwater Sewer Operations: Cultural Committee

Councilman Dewees announced the Cultural Committee Flea Market would be held on November 21st at the Community School.

Councilwoman Kern – Inspections, Housing/Zoning; Northfield Sports (FAN); Library; Mainland Regional

Councilwoman Kern reported for FAN: the Cardinal's football teams had their first home games, all teams won. This week they played in Upper Township; JV remains undefeated. Mainland Regional High School 'Support the Troops' Club has invited all veterans for breakfast on November 9 from 9:30 to 10:30a.m, please see Councilwoman Kern for information.

Councilwoman Kern paid tribute to former councilman Rich Gerber, recognizing his years of service, leadership, and support for the city. He was an elected councilman for 20 years. He served as a first ward councilman, at-large councilman and he was council president for several years. In 1987, he was instrumental in securing Northfield as one of the charter members of the JIF (at the time there were 7 members, and now has grown to include almost all municipalities). Rich also served as the Risk Management Consultant for the City. Mr. Gerber was the committee chair for Northfield All Sports when Councilwoman Kern served with him, she referred to him as articulate and always wanting the best for the City as well as the youth of the city. Rich was a loyal friend to many, a hard worker, and loved the City of Northfield.

Councilwoman Bucci – Insurance and Safety; Planning Board; Economic Development / Chamber of Commerce

Council President Bucci reported she would be attending the annual JIF Retreat tomorrow in Ocean City. She announced four new businesses opening in Northfield and their locations, including XO Pizza, the Plastic Surgery Center, Stony Brook Sew & Vacuum and Qualita. She and Clerk Campbell attended the New Jersey Motion Picture Film-Ready presentation by the Atlantic County Economic Alliance, the initiative would be great for economic development, including jobs, local spending, and workforce development with local colleges.

Councilman Smith - Central Municipal Court; Little League and Babe Ruth; Northfield Community School; Shared Services; Grants

Councilman Smith was absent.

Councilwoman Carfagno - Fire Department / EMS; Technology / MRHS Channel;

Veteran Liaison

Councilwoman Carfagno read the Fire Department report for October 1st through 19th, their hayrides have been a success despite the weather this past weekend. The final two nights were this Friday and Saturday and their car show is scheduled for Sunday. She had been in contact with Ocean Computer to set up our annual technical review along with the Police Department.

Councilman Notaro – Sanitary Sewer Operations

Councilman Notaro had no report.

AD HOC COMMITTEES

Regulations regarding Keeping of Chickens – *Councilwoman Carfagno, Councilman Notaro*
No update.

Northfield Plaza – Decorative Street Lights - *Councilman Dewees, Councilman Notaro*
No update.

Councilman Polistina added that he and CFO Bauer attended a presentation with our insurance broker regarding moving our insurance to a self-funded program, with follow-up information to be arranged.

WORK SESSION / TOPICS FOR DISCUSSION – ONGOING BUSINESS

- Changes to Road Opening Ordinance Fees – *on agenda for introduction*

WORK SESSION / TOPICS FOR DISCUSSION – NEW BUSINESS

- 2027 Professional Services

The council discussed professional services needs for 2027 and agreed there were no requested changes before advertising.

Councilwoman Carfagno was asked to inquire about having a crosswalk and flashing light installed on New Road and Revere Avenue. She would like to contact the State to see if they would install them.

All members present agreed to a letter being sent from Mayor Chau to the New Jersey Department of Transportation.

Council President Bucci moved to the regular meeting agenda.

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REVIEW OF REGULAR MEETING AGENDA

Council President Bucci asked all to take out their Regular Meeting agenda.

There were no questions or comments.

Council President Bucci made the assignments.

PUBLIC SESSION / FIVE MINUTES PER SPEAKER

Council President Bucci opened the public portion of the meeting for any person to comment on any subject, she asked that all persons state their name and city of residence for the record and observe the five-minute limit per speaker.

Mary Canesi, Northfield – asked if the Tunnels 2 Towers event was open to the public and if Councilman Polistina was referring to employee health insurance in his report?

Councilman Polistina replied, yes to both questions.

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

At 6:20pm, on motions properly made and seconded, all members present were in favor of adjourning this meeting.

Respectfully submitted,

Shannon Campbell, RMC
Municipal Clerk