CITY OF NORTHFIELD WORK SESSION
NOVEMBER 10, 2026

At 6:03pm 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: Councilman Dewees; Councilwoman Kern; Councilman Notaro; Councilman Polistina; Councilman Smith; Council President Bucci.

Absent: Councilwoman Carfagno

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

Council President Bucci moved to Committee Reports.

COMMITTEE REPORTS

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

Councilman Polistina reviewed the 2026 Best Practices Inventory, which measures compliance and operational practices across multiple categories. The city scored 45 points, above the 34-point threshold needed to avoid a reduction in state aid. He also reported that the bond sale was completed. The winning bid carried a 4.5% rate and a 3.5% yield on $3,830,000 in one-year bonds, with total interest cost reported at $135,980.34.

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 attended the Tunnel to Towers event, stating it was a beautiful ceremony, she also attended the grand opening of Senator Kim's Office, she

welcomed his office to our town. She thanked the Ladies Auxiliary for the Car Show, it was well attended after 3 weeks of cancellations. FAN has had a successful season; a couple of the teams made the playoffs. The Peewee and Taxi cheerleaders won a recent competition in Egg Harbor Township. She thanked the FAN board for the purchase of a new scoreboard. Mainland Superintendent Marrone sent a letter, shared by Mayor Chau, regarding the lack of state aid and increase in health insurance; several staff, coaches and clubs were eliminated this year. Councilwoman Kern also attended Support Our Troops breakfast yesterday, at Mainland, noting it was well attended, the guest speaker was Mike Bongiovanni and the band played military anthems. Councilwoman Kern thanked all Veterans for their service.

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

Council President Bucci acknowledged the resolution appointing City Administrator Malik as the Fund Commissioner and announced the ACEA would be hosting a Meals and High Heels event at Kensington supporting the Food Bank of South Jersey on November 18th.

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

Councilman Smith echoed Councilwoman Kern's comments regarding Tunnel to Towers, it was beautiful and a first-class function. He extended condolences to the family and friends of former Councilman Rich Gerber. Councilman Smith, along with Chief Pollak and Mayor Chau would be meeting with the EHT Police Chief regarding dispatch, this Thursday at 3pm. Hamilton Township has moved forward with a one-year contract with Egg Harbor City.

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

Councilwoman Carfagno was absent, her report was previously provided to Mayor and Council.

Councilman Notaro – Sanitary Sewer Operations

Councilman Notaro welcomed Administrator Malik and thanked Chief Pollak for the letter regarding Rob Blaine. He deferred to Engineer Nassar to speak about the options for Northfield Plaza.

AD HOC COMMITTEES

Regulations regarding Keeping of Chickens – *Councilwoman Carfagno, Councilman Notaro*

An ordinance would be on the agenda for the next meeting.

Northfield Plaza – Decorative Street Lights - *Councilman Dewees, Councilman Notaro*

Engineer Nassar referred to several options that were emailed to Mayor and Council by Councilman Notaro. He reviewed multiple lighting options for Northfield Plaza, including removing the islands and lights, repairing existing features, installing new underground decorative lights, or installing standard streetlights. Engineer Nassar said streetlights would be the safest and least expensive option, estimating about $10,000, while more elaborate underground decorative options could range much higher.

Discussion ensued among members of Council regarding different options and expenses. Council indicated that no final decision was made and that budget considerations would remain part of the discussion.

WORK SESSION / TOPICS FOR DISCUSSION – ONGOING BUSINESS

WORK SESSION / TOPICS FOR DISCUSSION – NEW BUSINESS

- 2026 Best Practices Inventory – Requested by Council Finance Chair Polistina

Councilman Polistina provided this information during his committee report.

ENGINEER'S REPORT

Engineer referred to his report as prepared and sent out last week. He was scheduled to go before the Planning Board on December 3rd for the Habitat for Humanity project. He prepared the packet for the sewer extension; it would be submitted to the ACUA; the ACUA waived the fee since it was a municipal project. The package would be sent to the State as well, he would send a request for the State payment to Administrator Malik. They hoped to break ground in April. The survey for the bleachers was complete, he would prepare bid packet. Regarding the museum steps, he was waiting for one more quote.

Councilman Smith asked Engineer Nassar to examine the intersection of Zion and Shore Roads, potholes were developing.

Engineer Nassar advised he was getting quotes from Arawak, he suggested, in the meantime, Public Works cold patch them.

Council President Bucci moved to the regular meeting agenda.
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.

Cindy Baker, Northfield – resident of Northfield Plaza for 38 years, she questioned what study was done regarding the decorative lights and the suggested solutions. She felt the triangular islands directed cars to know which way to go. She felt it was a shame to lose the history of the neighborhood by removing the lights. She hoped Council would consider something nicer.

Alisa Elkis, Northfield – advised the neighborhood would do the landscaping and asked if solar was an option.

Charles McGilly, Northfield – thanked Council for the way they treat Veterans of the City; he was excited that Tunnel to Towers was going to be in our backyard. Regarding Northfield Plaza, he announced to Council that he needed more than five minutes and would go to litigation if necessary.

Solicitor Facenda recommended Council did not comment since Mr. McGilly threatened litigation. He suggested they listen and not comment.

Mr. McGilly referred to Northfield Plaza as the oldest area of the City, it was not a development. He stated ½ of the project would be paid for by insurance. If there was a safety issue, it should come from the Police Department, not the Engineer. The City has not received the proper information from Atlantic City Electric. This was a historic part of the City.

Tim Carver, Northfield - in the spirit of compromise, he would hate to see the lights go. Public safety was not going to be jeopardized if lights were removed, the lights have been there since he moved to his home, they were a unique feature of the City and worth preserving. The lights do provide safety, he understood there was a budget. He asked Council to please seek a compromise, he would like the neighborhood preserved.

Solicitor Facenda asked Mr. Carver if there was an HOA?
Mr. Carver was not aware of one.

Kris Stapleton, Northfield - was before Council a few months ago regarding her neighbor. She had spoken to Code Enforcement and he has done his duty. The property next to her was so far beyond, she was not sure our ordinances could address certain things. She explained the conditions of the neighboring property, 27 E. Oakcrest, and provided pictures to Council. She felt there was a visibility issue with the bus parked out front, she did not feel it belonged on the street.

Council President Bucci recalled when she was here last and asked had the rodent issue been addressed?

Mrs. Stapleton stated it was not as bad as it was, they disturbed nesting areas when they started to clean.

Councilman Dewees confirmed he has spoken to Mrs. Stapleton on the phone and asked if she was aware of a court date?

Mrs. Stapleton believed it was scheduled for November 17th.

Council President Bucci recommended we wait to see what transpired at the court.

Mrs. Stapleton provide a petition with 28 signatures.

Ray Seitz, Northfield – further explained the condition inside the home spilled over to the outside of the home, the resident had several yard sales last year. He was a licensed exterminator and had a double size lot with bait stations along his fence line and on the Watkins side, he had to replace bait a couple of times a week, he announced the County Health Department had been there. He explained the back yard situation and safety issues. He felt Council needed to be made aware of the severity.

Mayor Chau asked Chief Pollak if he knew about the vehicle?

Chief Pollak was not familiar with the vehicle.

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

At 6:59pm, on motions properly made and seconded, all members present were in favor of adjourning this meeting.

Respectfully submitted,

Shannon Campbell, RMC
Municipal Clerk