

CITY OF NORTHFIELD REGULAR MEETING MINUTES NOVEMBER 12, 2025

At 6:54pm this meeting was called to order by Municipal Clerk Mary Canesi. This meeting was properly advertised in the Press of Atlantic City on January 11, 2025, and in accordance with Public Law 75, Chapter 231.

FLAG SALUTE

Mayor Chau led the flag salute followed by a moment of silence.

ROLL CALL

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

Mayor Chau, Attorney Tom Smith on behalf of Solicitor Facenda, Engineer Mauro, and Captain of Police Pollak on behalf of Chief VonColln were also present.

READING AND APPROVAL OF THE MINUTES

On a motion by Councilwoman Kern with a second by Councilwoman Carfagno, all members present were in favor of approving the minutes of October 21, 2025, without formal reading.

MAYOR'S REPORT

Mayor Chau read the Police Department report for October. He thanked and recognized the Police Department for their efforts on Sutton Avenue on Halloween. He attended a Zoom meeting regarding building department efficiency software, it was the same type of program he suggested to the City Council several years ago and it would allow the public to make applications online. Ms Caramma, Building Department Supervisor, advised Mayor Chau that there was legislation that would require this. Lastly, he spoke with County Administrator Jerry Delrosso and representatives from the Camden Diocese regarding the Dolphin Avenue project.

Councilman Notaro, to Mayor Chau, reminded him that he and Councilwoman Bucci were involved on the Committee, he asked Mayor Chau to include them in any meetings going forward.

Mayor Chau continued, announcing that he appointed the Police Committee for the next series of promotions, the committee consisted of BA/Clerk Canesi, Chief of Police VonColln, Council President Bucci, Councilman Dewees, and himself. Chief VonColln made the recommendation to increase the number of years required to be considered for a promotion. He wanted the individual who was appointed as Chief to have as much time as possible, hopefully the month of December.

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Clerk Canesi asked was the plan to have the PBA MOA on the agenda for the 25th?

Mayor Chau replied, yes.

Clerk Canesi explained that the Ordinance would be approved on November 25th and the MOA would be also approved on the 25th. There was only one meeting in December. Absent a Special Meeting, the new Chief would be appointed on December 16th. Council may wish to have a Special Meeting.

Discussion ensued regarding eligible candidates and testing.

Clerk Canesi added that the MOA being referred to pertains to the eligible candidates agreeing to waive the written test for Chief. Once the promotion to Chief was made, there was an existing list for the other command staff positions.

Councilwoman Carfagno asked why the change was being made from two to three?

Councilman Smith and Councilwoman Carfagno agreed that the two-year sergeants should be able to be considered.

Captain Pollak spoke, and said as Clerk Canesi stated, the three people that are being eliminated from the pool have never taken a command level test. They would have to be given two to three months to study, then give the written and oral tests; it would take a considerable amount of time. One of the Chief's concerns was that the three people who would not be eligible, if this passed, have only been supervisors for two years. The two-year sergeants do not have the level of experience.

Councilman Polistina asked can they still interview if they don't take the written test?

Captain Pollak replied, not based on our Ordinance.

At 7:20pm, Mayor Chau called Chief VonColln on his mobile phone to have the Chief respond directly to questions from the Council.

To allow for all present to hear what may be said, Clerk Canesi asked the Mayor to disconnect the call on his mobile phone and called Chief VonColln using the speaker phone in Council Chambers. Clerk Canesi explained to the Chief the concerns of the Council that led to the phone call.

Councilman Smith asked the Chief for clarification on the change from two to three years; are we putting ourselves in a position for an employment action because we changed the rules after the Chief announced his retirement?

Chief VonColln stated his concerns; the newly promoted sergeants to do not have any administrative experience. He said he'd met with Mayor Chau, Council President

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Bucci, and BA Canesi suggesting the change; this was his professional recommendation. It was his understanding that Mayor Chau reached out to Labor Counsel, they reviewed the suggested change and authorized the change.

Councilman Smith stated that he was not comfortable with the change without speaking to Labor Counsel.

Clerk Canesi advised that she had sent a comprehensive email to Counsel Curio, at the direction of the Council President, the day following the meeting referred to by the Chief. The email outlined the potential waiver of testing by the individuals in question, and the desire to increase in the number of years required to sit for the Chief's exam. Counsel Curio did respond, Council President Bucci was included on those emails. The Chief is correct she did not have concerns.

Clerk Canesi added that the waiver of a test is not new; what is new is the recommendation of our Chief that two years doesn't meet a professional standard to be considered for the position of Chief of Police.

At 7:29pm, the Council thanked Chief VonColln and the call was disconnected.

ENGINEER'S REPORT

Engineer Mauro reported on the LRIG parking lot project, if Council did not have any changes, she would like to get it on the November 25th agenda for approval. Juniper Drive paving was finished, the striping and topsoil needed to be done, the road was open to traffic. Regarding the slip line project, we were still waiting for approval from the County for the Road Opening Permit, it was holding up the project. The preliminary plans for the Habitat for Humanity project on Dolphin Avenue were complete, the soil borings would be done next week to finalize stormwater. Engineer Mauro sent plans to Planner Morrissey; Planner Morrissey has not yet started on the redevelopment plan, if there was a sense of urgency Engineer Mauro suggested meeting with Planner Morrissey, if not it would most likely wait until January.

Mayor Chau noted that all have received a letter from the County regarding central dispatch on December 1st, all were welcome.

Councilman Dewees announced he would call Engineer Mauro tomorrow regarding the road opening permit.

Clerk Canesi, to Engineer Mauro, asked that a cover letter for bid specifications and RFPs be addressed to the full governing body, they keep coming addressed to Clerk Canesi, but copied to the governing body, which may lead them to believe the matter is not actionable by them.

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Councilman Smith referred to work being done near the Country Club by the water company, the area was a mess. He wanted to make sure we were on top of this.

Superintendent Boyd replied there would be restoration.

Councilman Smith added that neighbors have stopped him.

Councilman Notaro stated it's unfinished work, as opposed to bad work.

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."

On motion of Councilman Polistina, seconded by Councilman Dewees, all members present were in favor of voting on Resolutions 223-2025 through 233-2025 by Consent Agenda.

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| 223-2025 | Authorizing Execution of Shared Services Agreement with the County of Atlantic - Digital Message Boards and Electronic Speed Feedback Signs |
| 224-2025 | Authorization to Memorialize Submission of Municipal Alliance Grant Correspondence Form for the Governor's Council on Substance Use Disorders for the Municipal Alliance Grant FY27-FY31 |
| 225-2025 | Resolution Authorizing the Award of a Non-Fair and Open Contract to Monmouth Telecom for the Purchase and Installation of a New Telephone System for the City of Northfield |
| 226-2025 | Resolution of the City of Northfield, Atlantic County, New Jersey, Authorizing Fireworks Display on Private Property Pursuant to N.J.S.A. 21:3-3 |
| 227-2025 | A Resolution to Cancel Grant Balances |
| 228-2025 | Resolution Authorizing Cancellation 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 136 Lot 1 (626 First Street) |

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- 229-2025** Amending Resolution No. 192-2025 Recognizing Members of the Northfield Volunteer Fire Company
- 230-2025** Acknowledging Notice of Retirement from Mark Voncolln, Chief of Police
- 231-2025** Transfer of Funds
- 232-2025** Work Change Order No. 1 – Final for the Project Known as Reconstruction of Ridgewood Drive (FY2023 NJDOT Municipal Aid Program)
- 233-2025** Resolution of The City Council of the City of Northfield Authorizing The City’s Affordable Housing Attorney To Execute A Consent Order With The Objectors To The City’s Fourth Round Housing Element And Fair Share Plan, Fair Share Housing Center And Homes For All Inc.

Councilman Polistina motioned, seconded by Councilman Dewees, to adopt Resolutions 223-2025 through 233-2025 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.

Council President Bucci moved to Ordinance 20-2025.

ORDINANCES

Councilman Smith motioned; Councilman Notaro seconded to adopt Ordinance 20-2025.

- 20-2025** Bond Ordinance Appropriating Seven Hundred Seventy Thousand Dollars (\$770,000) and Authorizing the Issuance of Seven Hundred Thirty-One Thousand Five Hundred Dollars (\$731,500) in Bonds or Notes of the City of Northfield for Various Improvements or Purposes Authorized to be Undertaken by the City of Northfield, in the County of Atlantic, New Jersey
2nd Reading / Public Hearing / Final Consideration
Published in the Press of AC 11/15/2025

The Municipal Clerk read the Ordinance by title, stating that this is the second reading and public hearing. After the public hearing, Council would consider the ordinance for final passage. Clerk Canesi announced the date of publication, noting the 20-day estoppel period if the ordinance is approved this evening. Since introduction, the Ordinance has been posted in the lobby of City Hall and on the municipal website. Any member of the public who requested a copy of the ordinance would have been provided with one free of charge in the office of the Municipal Clerk during regular business hours.

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Council President Bucci opened the public hearing for Ordinance 20-2025.

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

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.

Councilman Smith motioned; Councilman Notaro seconded to introduce Ordinance 21-2025.

21-2025 Amending Chapter 215 of the Code of the City of Northfield, Article III, Administrative Procedures

Introduction / No Public Input / Published in the Press of AC 11/16/2025

Referral to City of Northfield Combined Planning/Zoning Board 11/13/2025

2nd Reading / Public Hearing / Final Consideration 12/16/2025

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. This ordinance would be referred to the combined Planning and Zoning Board tomorrow; they will have 35 days to consider and give Council a response.

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.

Councilman Smith motioned; Councilman Notaro seconded to introduce Ordinance 22-2025.

22-2025 Amending Chapter 61 Of The City Of Northfield Municipal Code, Regarding Eligibility To Sit For Examination For The Rank Of Police Lieutenant, Captain Or Chief Of Police

Introduction / No Public Input / Published in the Press of AC 11/16/2025

2nd Reading / Public Hearing / Final Consideration 11/25/2025

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

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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.

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

PAYMENT OF BILLS \$ 2,750,504.16

Councilwoman Kern motioned, Councilwoman Carfagno 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.

At 7:41pm, on motions properly made and seconded, all members present were in favor of adjourning this meeting.

Respectfully submitted,

Mary Canesi, RMC, Municipal Clerk