

CITY OF NORTHFIELD WORK SESSION NOVEMBER 12, 2025

At 6:00pm 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 1975, Chapter 231.

FLAG SALUTE

Mayor Chau led the flag salute.

ROLL CALL

Present: Councilwoman Carfagno; Councilman 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.

COMMITTEE REPORTS

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

Councilman Polistina had a senior luncheon with assistance from June Byrnes, and speakers Claire Swift, Joe Giraldo and Sheriff O'Donohue; his hope was to have another luncheon in December. We are moving forward with Fair Share Housing issues with Dolphin Ave and the Arthur Henry sites.

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

Councilman Dewees reported the irrigation had been shut off for all facilities, the Department of Public Works was clearing leaves at Birch Grove Park, it's a full-time job this time of year.

Councilwoman Kern – Northfield Sports (FAN)

Councilwoman Kern congratulated the Cardinal Cheer teams, they were in two competitions and all levels did well. The football season was officially over, playoffs will start this Saturday. Pee wee ended their regular season 6-2 and will play in Upper Township at 2pm, JV's record was 7-1, they have a bye-week, Varsity ended their season 5-2 and will play at home Saturday at 7pm. Northfield will host the JV and Pee wee teams from Galloway, Middle and Lower Townships next Saturday at 4pm.

**CITY OF NORTHFIELD WORK SESSION
NOVEMBER 12, 2025**

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

Councilwoman Bucci reminded all to complete the cyber training; it was much easier this time.

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

Councilman Smith congratulated all the candidates who won reelection, and wished a Happy Veteran's Day to all veterans, a day late.

Councilwoman Carfagno - Fire Department / EMS; Technology / MRHS Channel; Cultural Committee / Veteran Liaison; Mainland Regional

Councilwoman Carfagno announced yesterday was Veteran's Day, she attended an awesome breakfast provided by Salute to Service at Mainland Regional High School, it was well attended. She then attended Meadowview Nursing Home and gave them cards made by students from her school where she teaches. She thanked all for their service. Mainland Regional High School football team will be in Group 3 championship this weekend, and the Marching Band won Group 1A State Championship for best music and best overall effect and 2nd for Color Guard and Percussion. We would be honoring them soon.

Clerk Canesi noted that a Proclamation, would be the Mayor, we could do that, she asked if Councilwoman Carfagno wanted to do individual certificates, we will figure that out.

Councilwoman Carfagno continued, regarding technology, there was a resolution on the agenda for a new phone system.

Council President Bucci, to Councilwoman Carfagno, asked if there was any update on the 250th committee events?

Councilwoman Carfagno replied, no, they did not have a meeting.

Council President Bucci suggested having a Fall event at Birch Grove Park. Members of the EDC could help. Little League and FAN may help as well.

Councilwoman Carfagno added that the committee discussed having something each month, January through July.

Councilman Notaro – Sanitary Sewer Operations; Inspections, Housing/Zoning.

Councilman Notaro had no report.

**CITY OF NORTHFIELD WORK SESSION
NOVEMBER 12, 2025**

AD HOC COMMITTEES

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

Council President Bucci announced this would be pushed off until January.

WORK SESSION / TOPICS FOR DISCUSSION – ONGOING BUSINESS

- Future Amendment to Bulk Waste Collection Rules – *Councilman Notaro*

Councilman Notaro stated there were still a few outstanding items, he thanked Clerk Canesi for cleaning it up. He would work with Solicitor Facenda on some of it, but Council needed to make a decision regarding commercial recycling. We were doing this to reduce costs, and including commercial will not do that, it would increase. He suggested a straw poll regarding commercial recycling.

Clerk Canesi explained that commercial properties are excluded from municipal collection in the City Code. If the City does not amend that portion of the collection rules, we would need to communicate to those businesses that do have their material collected that at a set point they would be responsible for disposing of their own recyclable material. Ideally that would be January 1st. We presently provide collection for 139 businesses. There are significantly more businesses than that; bear in mind, we do not collect everyone's recycling now.

Councilwoman Kern, to Council President Bucci, asked where the \$60,000 figure came from?

Council President Bucci replied; that is what we pay to collect recycling from commercial properties.

Clerk Canesi added that this is the current cost; when the contract renews, that number would probably increase by at least 30%.

Mayor Chau recalled when he was Councilman, he initiated and started the recycling program in Northfield, back then it was profitable and it saved the City money. This has changed dramatically over the years. The County is getting to the point where they would have to look at other options.

At the request of the Council President, Clerk Canesi conducted a straw poll vote as to whether the Council wished to continue the collection of commercial recycling.

All members voted unanimously to discontinue the collection of commercial recycling.

**CITY OF NORTHFIELD WORK SESSION
NOVEMBER 12, 2025**

Clerk Canesi reconfirmed that commercial businesses would be responsible for their own collection.

- Increase in Tax Map Revision Fees for Subdivided Properties (*Pending Planning Board Input*)

Council President Bucci announced this was being reviewed by the Planning Board Solicitor and Engineer.

- Tax Map Revisions – Not Related to Subdivision

Council President Bucci reported our Solicitor and Engineer are reviewing this.

- Proposed Ordinance to Require Taxes be Current for Issuance of Non-Emergency Road Opening Permits – *Introduction slated for 11/12/25 Regular Session.*

WORK SESSION / TOPICS FOR DISCUSSION – NEW BUSINESS

- Standing Item – New Grant Opportunities

Engineer Mauro referred to an email she sent regarding Green Acres funding. All municipal park projects are eligible for certain minimums, there were three categories, including park development which would be most applicable to Northfield. She listed categories, which included lighting and playgrounds.

Councilman Dewees was concerned about restrictions associated with the acceptance of Green Acres funding.

Clerk Canesi agreed, there were several restrictions and the municipality would have to commit in perpetuity to maintaining certain standards.

Councilman Polistina asked Engineer Mauro if she had the restrictions?

Engineer Mauro offered to send the packet and said she would be attending a workshop. She offered to send that link as well. The application is extensive and Council must decide by the December meeting or Council won't have time. There were a lot of engagement and public hearing requirements.

Clerk Canesi further explained that Council would need to have a resolution to authorize the grant application on the December agenda. Council needed to decide on November 25th for that to occur.

Engineer Mauro added that the application process is a heavy lift. She explained some of the community engagement expectations.

**CITY OF NORTHFIELD WORK SESSION
NOVEMBER 12, 2025**

- Proposed Changes to Application and Inspection Fees for certain Road Openings (Notaro)

Councilman Notaro referred to proposed changes to road opening permit application – he referred to copy of proposed change. He read from a proposed amendment. He wanted to entice people to fix their properties, but not deter them because of hefty fees. He felt curbing should be length of the property, not 20 feet. He asked for a straw vote on that, and, then the fees.

Mayor Chau asked how did we get to these fees?

Councilman Notaro replied; in the past they were less, he can't see charging \$1,000. How do actual costs compare to what is being proposed? The inspections are being done by the Engineer; the previous costs were insufficient to cover the inspection costs.

Engineer Mauro added they agreed to a reduction in inspection fees at a loss to their firm, the primary concern was protecting the roads and they added a provision that a surety is required, so if someone damages the road in the process, they have a way to restore that road. DeBlasio and Associates would accept a reduction in the inspection fees because it is for a greater purpose, but the surety is recommended. She referred to a road being under moratorium.

Superintendent Boyd, in attendance in the audience, stated that today he found a contractor doing work without a permit and had Code Enforcement shut them down. They did damage our roads.

Councilman Notaro asked, in reviewing these applications, what would be the charge to the City to review an application and then deny it?

Clerk Canesi offered that in March of this year, she had suggested that an application review fee be built into the Ordinance. The decision to deny the application needs to be made by the Engineer. Once the application is submitted, if the Engineering Firm decides it can't be granted, there should be an application review fee and everything else gets returned.

Clerk Canesi and Engineer Mauro discussed wording to be included in the amended Ordinance.

Clerk Canesi stated that Council would need to introduce any further ordinance amendment on November 25th for it to be final in December, otherwise we would have to move it into next year.

Councilman Notaro would like to do this year – he asked Engineer Mauro to get us the necessary information.

**CITY OF NORTHFIELD WORK SESSION
NOVEMBER 12, 2025**

Engineer Mauro noted that longer lengths of curbing take more time.

Councilman Smith asked how much time did an inspection take?

Engineer Mauro replied, half a day.

Councilman Smith asked why did you have to be there for all that?

Engineer Mauro replied to make sure it's done right.

Councilman Smith asked if 100% of surety is returned?

Engineer Mauro replied, yes, if they don't repair damage the surety is returned.

Councilman Polistina thought we did have surety.

Discussion ensued among all members present.

Council President Bucci did not believe inspection fees were negotiable, they are what they are.

Councilman Polistina believed costs should remain unchanged, it is the cost to have the work done; he appreciated Public Works being more proactive, it helped a lot.

Councilman Notaro would provide Clerk Canesi with a final version.

REVIEW OF REGULAR MEETING AGENDA

Council President Bucci reviewed the agenda and 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.

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

At 6:53pm, on motions properly made and seconded, all members present were in favor of adjourning this meeting.

Respectfully submitted,

Mary Canesi, RMC, Municipal Clerk