CITY OF NORTHFIELD COUNCIL MEETING AGENDA
NOVEMBER 24, 2026

MEETING CALLED TO ORDER by Shannon Campbell, Municipal Clerk. This meeting has been properly advertised in the Press of Atlantic City on January 10, 2026, and in accordance with Public Law 1975, Chapter 231.

FLAG SALUTE

COUNCIL ROLL CALL: Carfagno, Dewees, Kern, Notaro, Polistina, Smith, Bucci

MAYOR: Chau

APPROVAL OF MINUTES – November, 10, 2026

MAYOR'S REPORT

CITY ADMINISTRATOR'S REPORT

PUBLIC SESSION/FIVE MINUTES PER SPEAKER

RESOLUTIONS

231-2026 Authorizing Refund Of Overpayment Of Taxes

ORDINANCE

19-2026 An Ordinance Amending Sections 128-3, 215-17, 215-27.1 And 215-113 Of The City Of Northfield Code
2nd Reading/ Public Hearing/ Final Consideration
Published on Municipal Website 11/25/2026

20-2026 Amending Chapter 97 of the City of Northfield Code, Article II, Animals and Fowl
Introduction/No Public Input/Published on the Municipal Website 11/25/2026
2nd Reading/ Public Hearing/ Final Consideration 12/15/2026

PAYMENT OF BILLS $ 354,032.84

MEETING NOTICES

City Council	December 15th	6pm Work Session Regular Session immediately following

ADJOURNMENT

CITY OF NORTHFIELD, NJ
RESOLUTION NO. 231-2026

AUTHORIZING REFUND OF OVERPAYMENT OF TAXES

BE IT RESOLVED by the Common Council of the City of Northfield, County of Atlantic, State of New Jersey, that a refund for overpayment of taxes due to a Cotality wire payment and an ACH payment error for the following tax account:

REFUND TO	BLK	LOT	PROPERTY ADDRESS	REFUND AMOUNT
Scott Michael Pollack 607 Lake Avenue Northfield, NJ 08225	55	4.03	Scott Michael Pollack 607 Lake Avenue Northfield, NJ 08225	$5,372.12
			Total Amount of Refund:	$5,372.12

BE IT FURTHER RESOLVED, that the Chief Financial Officer and other appropriate officials be and they are herewith authorized to sign the checks to accomplish the refunds authorized.

_____
Robin Atlas, CTC

I, Shannon Campbell, Municipal Clerk of the City of Northfield, do hereby certify that the foregoing Resolution was duly adopted at a regular meeting of the Common Council of the City of Northfield, held this 24th day of November, 2026.

_____
Shannon Campbell, RMC
Municipal Clerk

CITY OF NORTHFIELD, NJ
ORDINANCE NO. 19-2026

AN ORDINANCE AMENDING SECTIONS 128-3, 215-17, 215-27.1 AND 215-113 OF THE CITY OF NORTHFIELD CODE

NOW THEREFORE BE IT ORDAINED by the City Council of the City of Northfield, County of Atlantic, and State of New Jersey that Code Section 128 of the Code of the City of Northfield is hereby amended as follows (added text underlined; deleted text ~~stricken~~):

Chapter 128 CONSTRUCTION CODES, UNIFORM

§ 128-3. Fees.

A. NO CHANGE
B. NO CHANGE
C. NO CHANGE.
D. Housing, zoning and land use fees.
   (1) Fence: The fee shall be $~~50~~75 for Use Groups R3 and R5; the fee for all other use groups shall be $~~130~~175.
   (2) Dumpster: $~~15~~25 per dumpster.
   (3) Construction trailer, on-site: $~~20~~25 per month per trailer.
   (4) NO CHANGE
   (5) Deck/Patio/Pool/Solar/Generator: The fee shall be $75.
   (6) Certificate of Business: The fee shall be $100.
E. NO CHANGE
F. NO CHANGE
G. NO CHANGE

Chapter 215 LAND USE AND DEVELOPMENT

§ 215-17. Fees.

A. NO CHANGE
B. In addition to the required review fees set forth in Subsection B(21) (unless otherwise specifically excepted), all fees shall be calculated as follows:
   (1) Application for development permit; submit to Zoning Office:
      (a) Commercial: $~~200~~250
      (b) Residential, per lot: $~~100~~150
      (c) Accessory structures: $~~50~~75.
      (d) NO CHANGE.

§ 215-27.1 Alternate energy sources.

A. NO CHANGE
B. NO CHANGE
C. NO CHANGE
D. Permit; submission requirements for permit; permit expiration.

(1) NO CHANGE
(2) Submission requirements for permit.
(a) NO CHANGE
(b) NO CHANGE
(c) Fee. A fee of $~~50~~ 75 shall be paid to the ~~City Clerk c/o the~~ City of Northfield Zoning Office prior to the issuance of the permit to install a small wind energy system and/or a solar energy system.
(d) NO CHANGE

E. NO CHANGE

§ 215-113. Signs.

A. NO CHANGE

B. Permits
(1) NO CHANGE
(2) NO CHANGE
(3) Application for sign permits shall be made on forms to be furnished by the City and shall be accompanied by a fee of $~~75~~ 100 by cash or check payable to the order of the "City of Northfield," which fee shall not be returnable for any reason. The application shall contain the following information hereinafter set forth:
(a-e) NO CHANGE
(4) NO CHANGE

This ordinance shall take effect upon its final passage and publication as required by law.

All ordinances or parts of ordinances inconsistent with any terms of this Ordinance are hereby repealed to the extent of such inconsistency only.

The above Ordinance was passed on first reading at a Regular Meeting of the Common Council of the City of Northfield, New Jersey on the 10th day of November 2026, and will be taken up for a second reading, public hearing and final passage at a meeting of said council held on the 24th day of November, 2026, in Council Chambers, City Hall, Northfield, New Jersey.

Shannon Campbell, RMC Municipal Clerk	Erland Chau Mayor

First Reading:	November 10, 2026
Publication:	November 12, 2026
Final Reading:	November 24, 2026
Publication:	November 25, 2026

CITY OF NORTHFIELD, NJ
ORDINANCE NO. 20-2026

AMENDING CHAPTER 97 OF THE CITY OF NORTHFIELD CODE, ARTICLE II, ANIMALS AND FOWL

BE IT RESOLVED, by the Common Council of the City of Northfield, County of Atlantic, and State of New Jersey that Chapter 97, Article II of the Code of the City of Northfield are hereby amended as follows (added text underlined; deleted text ~~stricken~~):

§97-15. Keeping large or wild animals prohibited. (NO CHANGE)

§ 97-16. Keeping of small animals restricted. (NO CHANGE)

§ 97-17. Keeping of fowl prohibited.

"Fowl" means any live bird of any species, whether domesticated or wild-bred, commonly kept for meat, eggs, feathers, show, hobby, or companionship, including but not limited to chickens, turkeys, ducks, geese, guinea fowl, peafowl, pheasants, quail, pigeons, swans, and any other avian species not otherwise excluded by this Ordinance. The term includes chicks, ducklings, goslings, poults, and other juvenile birds, and includes hatching eggs and fertilized eggs.

No person shall have or keep in his possession any live chickens, turkeys, ducks, geese, guinea fowl or any other fowl ~~raised commercially for food within the limits of the City of Northfield.~~ for any purpose whatsoever, including but not limited to food production, egg production, breeding, sale, exhibition, education, recreation, or companionship within the limits of the City of Northfield.

§ 97-18. Exceptions. (NO CHANGE)

§ 97-19. Violations and penalties. (NO CHANGE)

BE IT FURTHER RESOLVED:

1) This ordinance shall take effect upon final passage and publication in the manner prescribed by law.
2) Repealer. All Ordinances or parts of Ordinances inconsistent herewith are hereby repealed to the extent of such inconsistencies.
3) Severability. If any Section or part of this Ordinance is deemed to be invalid or illegal in any Court of competent jurisdiction then said part is severable from the Ordinance as a whole and the remaining sections or parts of this Ordinance shall remain in full force and effect.

_____	_____
Shannon Campbell, RMC	Erland Chau
Municipal Clerk	Mayor

The above Ordinance was passed on first reading at a regular meeting of the Council of the City of Northfield, New Jersey on the 24th day of November, 2026, and will be taken up for a second reading, public hearing and final passage at a meeting of said council held on the 15th day of December, 2026, in Council Chambers, City Hall, Northfield, New Jersey.

FIRST READING:	November 24, 2026
PUBLICATION:	November 25, 2026
SECOND READING:	December 15, 2026
PUBLICATION:	December 16, 2026