

**CITY OF NORTHFIELD WORK SESSION
DECEMBER 15, 2020**

At 6:05pm 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, 2020 and on December 12, 2020, in accordance with Public Law 1975, Chapter 231.

Pursuant to N.J.S.A. 10:4-8(b), and N.J.A.C. 5:39-1.1 - 1.7, the previously advertised December 15, 2020, meeting of Northfield City Council, to be held in Council Chambers, 1600 Shore Road, Northfield, New Jersey, 08225, will be held in-person and as a remote public meeting (live-streamed) using Zoom conferencing service. Due to social distancing requirements related to Covid-19, there are limited seats for in-person attendance by members of the public. Visit the December 15, 2020 date on the events calendar page of www.cityofnorthfield.org determine current availability for this meeting. Face coverings and social distancing will be required for in-person attendance. To reserve an available seat, contact the Office of the Municipal Clerk at 609-641-2832, ext 125, no later than 2:00pm on December 15, 2020. Once all available seats have been reserved, virtual attendance will be required using a web-browser to Join the Zoom Meeting <https://us02web.zoom.us/j/83580815871> or by telephone using one tap mobile +13017158592,,83580815871# or direct dial +1 301 715 8592 using Meeting ID: 835 8081 5871. For those wishing to comment during the dedicated public comment portion of the meeting, but who may be unable to attend (in person or via Zoom), public comments may also be submitted in advance via email to mcanesi@cityofnorthfield.org, or by written letter to the Office of the Municipal Clerk, 1600 Shore Road, Northfield NJ 08225, or by hand delivery to the drop box at the rear of the municipal building, addressed to the attention of the Municipal Clerk. Comments shall contain the name and address of the author, will be read aloud and addressed during the remote public meeting, and must be received by 2:00pm on December 15, 2020.

Municipal Clerk Canesi read the following statement:

“Due to social distancing requirements related to Covid-19, there are limited seats for in-person attendance by members of the public this evening. For this reason, this meeting is also being presented simultaneously as a remote public meeting, live-streamed, using Zoom conferencing service, and in accordance with the Governor’s Executive Orders and the Open Public Meetings Act. Zoom meeting participants can dial in by telephone and listen to the proceedings, or they can access the meeting using a web-browser, and be able to view and listen. Instructions on how members of the public could reserve one of the limited seats, as well as how they can access Zoom have been made available on the municipal website and were published in the Press of Atlantic City. The full text of the public meeting notice has been posted at the entrances to the municipal building and includes Zoom instructions, information on where to find the meeting agenda and relevant documents, as well as instructions on how members of the public could submit comments in advance of tonight’s meeting. For those participating via Zoom, all participants will be ‘muted’ upon entry to the meeting. Web-browser participants will not be able to share their screens or see the camera-view of anyone other than the host, which is the City of Northfield.

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Zoom participants wishing to exercise their right to participate during the public comment portion of the meeting should wait until the specific announcement is made to open the public comment period. At this time, one by one, any telephone users will be asked to identify themselves and will be unmuted to permit commentary. For web-browser participants, comments or questions may be submitted via the chat function and will not be acknowledged outside of the designated public-comment portion of the meeting; chat-users must also provide his/her name and address for the record in order to be heard. Any written comments submitted in advance will be read aloud and addressed during the public comment portion of the meeting.”

ROLL CALL

Present (in person): Councilman Dewees; Councilwoman Madden; Councilman O’Neill; Councilman Utts; Council President Perri; Mayor Chau

Absent: Councilwoman Korngut; Councilman Smith

Solicitor Stein and Engineer Nassar were also in attendance.

Chief Newman was present via Zoom.

Clerk Canesi announced that Councilman Smith had previously informed her office of his intention to attend this evening’s meeting via Zoom; he was not present in the Zoom queue but had just advised he was experiencing difficulty with his wireless connection.

FLAG SALUTE

The flag salute was led by Mayor Chau.

Council President Perri welcomed everyone including those on Zoom. He gave a thanks to our frontline workers who were keeping us going during this pandemic.

Council President Perri moved to old business.

WORK SESSION / TOPICS FOR DISCUSSION – OLD BUSINESS

- Radio Tower, Rear of City Hall– *Update from Engineer Nassar*

Engineer Nassar reported that he obtained quotes for removal of the tower; one was for \$5,300.00 and it could be taken down right away. He noted there were a few wires on the tower that we needed to ensure were not needed. He had obtained two quotes, but had not heard back from the third vendor.

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Clerk Canesi commented that we just needed document three attempts; if one was unresponsive that was acceptable.

Council President Perri asked if all of Council agreed that the engineer could proceed with removal of the tower; all present confirmed.

- Zion Road Pump Station Easement – *Update from Engineer Nassar*

Engineer Nassar advised that he spoke with the owner's attorney, they were looking for \$7500.00; the Agreement will stipulate that the station is in the County's right-of-way. The County Engineer has agreed.

Councilman Dewees suggested getting something in writing from County administration.

- Northfield Avenue at Rt 9 Drainage – *No update, per Engineer Nassar*
- Oxford and Bay Force Main Break – *Update from Engineer Nassar*

Engineer Nassar arranged for another contractor to do the work for \$10,000.00.

- Emergency Medical Services – *RFP's Due to Linwood January 5, 2021*

Council President Perri asked for confirmation that Linwood was advertising the RFP.

Clerk Canesi replied yes, and the RFP document has been sent to the chairs for EMS and Shared Services, and to the Council President.

Councilman Dewees asked about AtlantiCare.

Clerk Canesi replied that they expressed interest but she did not know if they contacted Linwood to get the document. She explained that the RFP was written the same as we originally did it back in 2009. Any bidder could put in for just Linwood and just Northfield or both together; they could not submit for one town and not the other.

WORK SESSION / TOPICS FOR DISCUSSION – NEW BUSINESS

- Standing Item – New Grant Opportunities

Council President Perri moved to the selection of the reorganization meeting date.

- Selection of date for Reorganization Meeting

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Council President Perri advised that the date of January 5th had been recommended.

All members present were in agreement.

Clerk Canesi asked if the Council wanted to have the Reorganization meeting at 6pm, as opposed to 7pm. It is unlikely the current meeting format will change between now and then.

All members present were in agreement.

Clerk Canesi would advertise for 6pm.

Council President Perri asked if the time change would affect the other 2021 Council meetings.

Clerk Canesi replied no, not until Council votes on that schedule.

Engineer Nassar referred to an issue Solicitor Stein brought to Engineer Nassar's attention regarding the parking in front of a business that was leased by the City to a private business, the lease agreement was for 25 years and expired in 2018 but was not renewed. If parking changes, the business owner's zoning approval would become invalid.

Solicitor Stein stated that Mr. Maguire called Solicitor Stein. For a period of time Mr. Maguire was discussing the terms of the lease with Mr. Facenda, but Mr. Maguire did not have a copy of the lease. Solicitor Stein relayed the history of the lease. Mr. Maguire said he called Mr. Facenda about renewing the lease but it was never finalized. Mr. Maguire made it clear that it started again because he was asked for the money, but he still doesn't have a copy of the lease. He would renew it. Solicitor Stein said he realized we were looking to expand the bike path, so Solicitor Stein then made arrangements to get a copy of the lease.

Engineer Nassar suggested the spaces may be needed for the zoning approvals.

Solicitor Stein reiterated that Mr. Maguire doesn't use the spaces.

Engineer Nassar suggested a parcel map to outline the spaces.

Council President Perri noted that the original agreement was only for the Planning Board approval.

Solicitor Stein added that years ago, Mike's Deli offered to contribute to the cost because they use the space, but the deli changed hands over the years and Mr. Maguire stopped charging them. Mr. Maguire will send a check and a letter. He would also end the lease if the City needed it for the expansion of the bike path.

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Clerk Canesi explained, in regard to the lease agreement, it wasn't Mr. Facenda who didn't pursue it, it was the Council. Council should consider if the existing terms of the lease satisfy the Council? Do you want to look at it and see what it says? The automatic renewal ends if the lease holder does not request it in writing within 30 days of the lease expiration date. That was two years ago. Clerk Canesi felt Council needed to start over again instead of just renewing; the renewal clause has expired.

Councilwoman Madden asked since the cost of the lease had been \$1,000.00 a year for 25 years, should we increase it?

Council President Perri agreed, citing inflation, and asked if we should draft new terms and conditions?

Clerk Canesi suggested Council form a committee, to include the engineer; the lease says 150 feet of parking, there was no way there was 150 feet of parking.

Council President Perri asked for the D and R from the Planning Board.

Clerk Canesi replied she emailed to everyone earlier today.

Council President Perri asked what did it say?

Engineer Nassar noted that it required 15 parking spaces on-site.

Council President Perri stated that was the Planning Board, it was not something this Council could change.

Councilman Dewees reiterated we needed to look at this.

Councilman O'Neill suggested that we sell the parking spaces, to make some money.

Engineer Nassar replied we couldn't do that; we would have to subdivide.

Mayor Chau added if the use-variance was granted to the property but there was no signage, if something happened who was responsible.

Council President Perri felt there should be a hold harmless, etc.

Clerk Canesi reiterated this was why we should look at the document; it existed for 25 years without being changed.

Council President Perri asked Clerk Canesi to put the subject on the first work session agenda for the new administration.

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Mayor Chau asked Engineer Nassar if there would there be any more curbing on Fuae Avenue?

Engineer Nassar replied, no.

Mayor Chau asked were there any drainage issues that weren't addressed?

Engineer Nassar replied there was a natural swale that will be redefined to direct the water.

Seeing no other new business, Council President Perri asked all to take out their agendas.

REVIEW OF REGULAR MEETING AGENDA

Council President Perri reviewed the Regular Meeting agenda and made the assignments.

PUBLIC SESSION/ FIVE MINUTES PER SPEAKER

Council President Perri opened this portion of the meeting for any member of the public to speak on any topic; he noted a five-minute limit per speaker.

Via Zoom Chat - "Alicia Garry 202 Saint James Place As this is the last council meeting for 2020 I want to personally thank Council President Perry for making me feel comfortable and welcome at the Council meetings. He never was intimidating. I feel that he always acknowledged my concerns, verbally responded and followed up. Council President Perry is the only Council President that I have interacted with over the past years who did more than just respond "thank you." I hope that future Council Presidents can learn from Council President Perry and acknowledge people's concerns and follow up, make them feel like what they say is important, and most of all to respect all residents regardless of party affiliation. Thank you to the Mayor, Council President Perry, Council members, City Clerk Mary Canesi, Deputy Clerk Shannon Campbell, Police and Fire Department for keeping us safe during this pandemic. I wish you a safe holiday and a happy, healthy New Year!"

Council President Perri thanked Mrs. Garry for her kind words, he wished her happy holidays, thanked her for running for council and hopes she would exercise that right again.

Via Zoom Chat - Mrs. Garry replied "thank you!"

Clerk Canesi announced there seemed to be no others wishing to comment.

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

At 6:42pm, on a motion of Councilman Utts, seconded by Councilman Dewees, all members present were in favor of adjourning this meeting.

Respectfully submitted,

Mary Canesi, RMC, Municipal Clerk