

**CITY OF NORTHFIELD COUNCIL MEETING MINUTES
DECEMBER 16, 2014**

At 5:57pm, this meeting was called to order by Mary Canesi, Municipal Clerk. It was properly advertised in the Press of Atlantic City on January 11, 2014 in accordance with Public Law 75, Chapter 231.

FLAG SALUTE

The flag salute was led by Mayor Chau. Following the flag salute a moment of silence was observed.

ROLL CALL

Present: Dewees, Lischin, Murray, O'Neill, Perri, Piergiovanni, Travagline

Mayor Erland Chau, Solicitor Kris Facenda, and Municipal Engineer Dan Kwapinski were also in attendance.

READING AND APPROVAL OF THE MINUTES

A motion was made by Councilman Perri seconded by Councilman Perri to dispense with the reading of the minutes of November 18, 2014. They have been posted, distributed to Council, and are on file in the Municipal Clerk's Office.

Roll call: Mr. Dewees –yes; Mr. Lischin – yes; Mr. Murray –yes; Mr. O'Neill –yes; Mr. Perri – yes; Mr. Piergiovanni – yes; Mr. Travagline – yes Motion carries.

PUBLIC HEARING – ORDINANCE 7-2014

Council President Travagline opened the meeting to the public and asked if anyone wished to speak on Ordinance 7-2014

Joseph Sundra, 2115 Shore Road, said he read the prior minutes and wonders if there was any requirement that there be sufficient security lighting, or the installation of security cameras. It has been shown that the installation of cameras reduce the crime rate.

Council President Travagline introduced City Planner, Tiffany CuvIELLO and Mike Jedzeniak, the COAH attorney

Ms. CuvIELLO stated that the Planning Board would review the application for site plan approval, and that would include lighting. The Planning Board could request that the police department review the plan.

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Lisa Brown, 9 Haviv Drive, congratulated Councilman Lischin and wished him well. She also wished everyone Happy Holidays. Mrs. Brown stated this was an enormous undertaking, she is proud of Council to have gotten to this point. She expressed her disappointment with the Planning Board.

Council President Travagline, seeing no one else wishing to speak, closed the public session on Ordinance 7-2014

Councilman Perri motioned, Councilman O'Neill seconded to Adopt Resolution 201-2014.

200-2014 Amending Ordinance 7-2014 as Introduced, Making Minor Corrections which do not Constitute Material Changes to the Substance of the Ordinance

The Municipal Clerk read the Resolution by title. She provided the hearing and publication dates and noted that full copies of the Resolution are presently posted on the City website, on the bulletin board at City Hall, and are available at no cost in the office of the Municipal Clerk between the hours of 9:00am and 4:00pm, Monday through Friday.

Councilman Dewees motioned, Councilman O'Neill seconded to Adopt Resolution 200-2014.

200-2014 Amending Ordinance 7-2014 as Introduced, Making Minor Corrections which do not Constitute Material Changes to the Substance of the Ordinance

The Municipal Clerk read Resolution 200-2014 by title and deferred to the Solicitor for an explanation of the changes, which were not material in nature.

Solicitor Facenda explained that there were two changes; one was a correction to the date on the concept plans to November 12, 2014 and the other was to reference the deed restrictions which conform with the UHAC guidelines and controls on affordability.

Roll call: Mr. Dewees –yes; Mr. Lischin – yes; Mr. O'Neill – yes; Mr. Murray –yes; Mr. Perri – yes; Mr. Piergiovanni – yes; Mr. Travagline – yes Motion carries.

7-2014 Zoning Ordinance Amendment to Create Multi-Family Commercial Zone

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Final Consideration for Adoption
Published in the Press on December 20, 2014

Clerk Canesi reiterated that there was a first and a second on the floor to adopt Ordinance 7-2014.

Councilman Lischin stated since he is new to Council and has not had time to familiarize himself with the matter he will be abstaining from the vote.

Councilman Perri echoed Brown's comments. The City is bound by the parameters of the court. It is a good start.

Councilman O'Neill was involved in the Planning Board changes a few years ago. He went back through all of the notes and the word COAH was never mentioned. The Committee spent a lot of time changing the Master Plan. Council needs to monitor and look into what is going on with that Committee.

Council President Travagline thanked Ms. Cuviallo, Mr. Jedzeniak, and the lawfirm of Surenian & Associates. This project could have been an enormous expense to the taxpayer, if we lost a lawsuit it could have been double the units there. He believes the Planning Board will ensure that the proposed community will enhance the community as a whole.

Roll call: Mr. Dewees –yes; Mr. Lischin – abstain; Mr. O'Neill – yes; Mr. Murray – yes; Mr. Perri – yes; Mr. Piergiovanni – yes; Mr. Travagline – yes Motion carries.

Councilman Perri motioned, Councilman Murray seconded

201-2014 Resolution of the City of Northfield, County of Atlantic, Authorizing Execution of a Developer's Agreement with Max Gurwicz and Sons, Inc. for an Inclusionary Development on Property Located at Block 17, Lots 4, 7, 8, 9, 10, 11 & 12 on the City of Northfield's Tax Map

The Municipal Clerk read the Resolution by title.

Council President Travagline stated this agreement was worked hard on by the City, the Planning Board, the City Planner, the Attorney and the Developer. The process was very contentious towards the end. City Council is passing the baton to the Planning Board to make sure that this development is what the City is looking for.

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Councilman Perri asked about the cap on the Special Master fees.

Mr. Jedzeniak stated in a Mt. Laurel matter there is a process which requires a judge to conduct a fairness hearing. The law requires that a judge consider whether the agreement is fair to the low and moderate income level households. This would happen in about 60-75 days. With regard to the Special Master, who is nothing more than the right hand person who is usually an expert in Mt. Laurel issues, there are only 5 or 6 of them in New Jersey. Normally the municipality would pay 100% of the Special Master's fees, however, over the years they have negotiated with developers in certain circumstances that the fees are split, and that is what they've done it here. It is not known if Judge Johnson will appoint a Special Master. If that were to happen, Mr. Jedzeniak said he is confident that the fees will be much less than stipulated in the agreement.

Councilman Perri commented on the requirement that the City reserve capacity.

Mr. Jedzeniak it is a requirement of the Mt. Laurel projects, notes however, that the capacity has to be available.

Ms. CuvIELLO said essentially it means that tomorrow the City can't allocate the sewer capacity to someone else to block this project.

Roll call: Mr. Dewees –yes; Mr. Lischin – abstain; Mr. O’Neill – yes; Mr. Murray – yes; Mr. Perri – yes; Mr. PiergiOVANNI – yes; Mr. TravAGLINE – yes Motion carries for Adoption of Resolution 201-2014.

COMMITTEE REPORTS

Councilman Perri spoke about the senior committee meeting last week. The quarterly JIF report came out. The City will have to appoint a health person next year from amongst the employees. He thanked Councilman Dewees for the installation of the new trash cans along the bike path. He stated that the ACUA meeting was productive. He wished all a happy holiday season and New Year.

Councilman O’Neill said the new fire truck should be in any day now. He is not sure if there will be a special event, if so, he'll let council know. Councilman O’Neill will be attending all Fire Department management meetings and will continue to work on the overtime issues. He will be working to get the old file server out of the Mayor's office.

Councilman PiergiOVANNI thanked everyone for their support and understanding, his

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cancer is in remission and he will be going into maintenance therapy at the beginning of the year. He's glad to be back. The Veteran's Park finally has electrical service and AC Electric will be turning on the power by the end of the week, he hopes to have the flag illuminated by next week. The committee will move to the drainage issues next. He wished all happy holidays.

Councilman Dewees stated that the Department of Public Works installed trash cans along the bike path and bus stops on Shore Road. Trash cans were also ordered for the football field and he will reach out to FAN to arrange for storage. He also needs to discuss storage of the Veteran's Park benches with Councilman Piergiovanni. He wished everyone happy holidays.

Councilman Murray had no report.

Councilman Lischin said it is truly an honor to be representing the residents, and thanked his family. They had to leave due to a prior commitment. He thanked the Republican Club. He will always be honest and forthright. His mom passed away 13 years ago last month and he knows she is smiling down on him. He wished everyone happy holidays.

Council President Travagline said had a discussion with Sergeant Maloney and Sergeant Smith of Army Troop 322 on Dolphin Avenue. They were very enthusiastic and want to be active in the community. They have volunteered their service by way of use of their heavy duty equipment. They visited Birch Grove Park and talked to the Park Supervisor about removing large, downed trees. They will also remove roots that are protruding in the running paths, and more. Labor and machinery would be used on a no-cost basis. Council President Travagline thanked them for their offer. He thanked Assemblyman Brown for meeting with him. Former Mayor Mazzeo was going to be here this evening to discuss what is going on in Atlantic City, and Council President Travagline is sure he will reschedule. Council President Travagline's main concern is what is happening to Northfield as a result of the impact to the County. Assemblyman Brown has pledged to take Alliance monies to assist the County. He would like to see Assemblyman Brown and Assemblyman Mazzeo work together to work together to minimize the exposure to the County and to Northfield.

MAYOR'S REPORT

Mayor Chau received a letter from the ACUA, and reviewed the increases in fees for 2015. He said that he and Councilman Perri had the opportunity to visit the American Legion for its 75th Anniversary, and was pleased with the improvements that have been made at that building by the 6th-8th grade students, as coordinated by NCS

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faculty member Mrs. Devine and Northfield resident Dr. Ferguson. They have done an outstanding job. It is very unfortunate that we are at this stage with COAH and what we had to do. He commended the professionals and the residents who have worked to move us forward. In regards to the PBA, he has met with the Police, the PBA, and the Chief 8 or 9 times. He has asked for their input on the infrastructure and with regard to the Shared Chief. He found it unbelievable that there is not a properly functioning holding cell, that doesn't have something as simple as a surveillance camera. He will recommend to Chief Hickey that an outside qualified agency inspect our cells. In regard to overtime, all departments are being scrutinized. He will not tolerate if overtime is not being used when it affects public safety. He is not in favor of a Public Safety Director. Chief Hickey has announced his retirement at the end of February. Mayor Chau said he has had preliminary discussions with Linwood Mayor DePamphilis. He does not know if they are interested in continuing this contract and doesn't know if City Council is interested in renewing this contract. He fully supports shared services if they work. He is not sure he can fully support this shared service because it has affected the infrastructure of our Police Department. He knows he has the support of the men and women in the Police Department.

Councilman Perri noted that during the meeting with the ACUA he was informed that Northfield is the best in the County for recycling. Citizens in Northfield have shown a great commitment to recycling.

Mayor Chau noted that Northfield was one of the first communities to participate in the recycling efforts.

Councilman O'Neill stated over the past few months, he's been disappointed in seeing elsewhere in our Country the disparaging comments that are being made by certain elected officials elsewhere in the country about law enforcement.

Council President Travagline said you can't paint broadly over any situation. He agreed with O'Neill, the comments that are being made elsewhere in the Country are disturbing. He also appreciates our Police Department. He hoped they will bear with Council as we try to resolve it the issues within the Department.

PUBLIC SESSION

Council President Travagline opened the meeting to the public and asked if anyone wished to speak on any subject.

Seeing no one, the public session was closed.

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ENGINEER'S REPORT

Engineer Kwapinski referred to his previously distributed engineer's report. The 2014 road paving project has been delayed to accommodate South Jersey gas. The Route 9 sidewalk project is continuing, and a meeting has been scheduled with City representatives. They would like to host a public information center in February to address questions from the public.

Mayor Chau asked about drainage at Davis Avenue and Fuae Avenue.

The Engineer stated that the final work being completed now.

Councilman Perri said he was asked by a resident if South Jersey Gas would run a line to a lateral for someone who didn't have the funds at present, but who wanted to have the line run to the curb while South Jersey Gas had the street open.

Engineer Kwapinski said he will ask them.

Councilman Perri asked when a street opening permit is issued, is a post-job inspection done to ensure that the job has settled properly.

Engineer Kwapinski stated, yes, they do go back and inspect.

RESOLUTIONS / CONSENT AGENDA

Council President Travagline stated that 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, will be treated as a separate matter. Any items requiring expenditures are supported by a Certification of Availability of Funds.

Council President Travagline noted that Council will not be convening on Resolutions 208 and 209. Solicitor Facenda will send out a letter to update Council on 208 and 209. Council will be holding the Executive Session as authorized by 210-2014.

Council president Travagline said the Executive Sessions of Council will be held at the end of the meeting, and we will come back in public session to make a comment for the record after the executive session. Any vote made on subjects discussed will be made in public.

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Councilman O'Neill motioned, Councilman Dewees seconds to vote by Consent Agenda on Resolutions 202-2014 through 207-2014 and 210-2014.

- 202-2014** Urging State Lawmakers to Oppose Amending State Constitution to Permit Casino Gambling in New Jersey in Sites Other than Atlantic City
- 203-2014** A Resolution Authorizing An Amended Agreement For Shared Municipal Court For The Municipalities Of The City Of Northfield And The City Of Linwood
- 204-2014** Planning Board Escrow Release
- 205-2014** Authorizing the Extension of the Contract Period for a COAH Attorney as Special Counsel
- 206-2014** Refund Overpayment of 2014 Property Taxes
- 207-2014** To Hire a Part Time Police Records Secretary
- 210-2014** A Resolution Providing For An Executive Session Not Open to the Public in Accordance with the New Jersey Open Public Meetings Act, N.J.S.A. 10:4-12b(4), Regarding an Interlocal Agreement for Shared Police Chief Services for The Northfield Police Department

Roll call: Mr. Dewees –yes; Mr. Lischin – yes; Mr. O'Neill – yes; Mr. Murray –yes; Mr. Perri – yes; Mr. Piergiovanni – yes; Mr. Travagline – yes Motion carries.

Councilman O'Neill motioned, Councilman Dewees seconded, to adopt by Consent Agenda for Resolutions 202-2014 through 207-2014 and 210-2014.

Councilman Perri asked if the new hire for Resolution 207-2014 was a Northfield resident, Mayor Chau stated no.

Roll call: Mr. Dewees –yes; Mr. Lischin – yes; Mr. O'Neill – yes; Mr. Murray –yes; Mr. Perri – yes; Mr. Piergiovanni – yes; Mr. Travagline – yes Motion carries.

PAYMENT OF BILLS

Councilman Piergiovanni motioned, Councilman O'Neill seconded, for payment of bills in the amount of \$ 1,631,373.31.

Roll call: Mr. Dewees –yes; Mr. Lischin – yes; Mr. O'Neill – yes; Mr. Murray –yes; Mr. Perri – yes; Mr. Piergiovanni – yes; Mr. Travagline – yes Motion carries.

Councilman Lischin read the meeting notices.

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EXECUTIVE SESSION OF COUNCIL

Council President Travagline announced that Council will be adjourning to the Clerk's office for an Executive Session and the resolution was adopted earlier in the evening.

210-2014 A Resolution Providing For An Executive Session Not Open to the Public in Accordance with the New Jersey Open Public Meetings Act, N.J.S.A. 10:4-12b(4), Regarding an Interlocal Agreement for Shared Police Chief Services for The Northfield Police Department

The Municipal Clerk read the resolution by title and said she would defer to the Solicitor for an explanation of the subject matter to be discussed and the amount of time which could be expected to elapse before the minutes of the non-public session could be released.

Solicitor Facenda stated Council will enter into an Executive Session not open to the public in accordance with the provisions of the New Jersey Open Public Meetings Act, to discuss the recent notice of retirement of the current Chief. The Council will have discussion about the contract for share Police Chief services. The Council will keep minutes of the Executive Session as required by law and they will be approved by Council and made available promptly for inspection as required by law. In as much as this is the initial discussions of this matter it is unknown when those minutes will become available and for that reason the time is indeterminable.

8:15pm Councilman Piergiovanni excused himself for the rest of the meeting.

At 8:15pm Council adjourned to the Mayor's office.

At 8:45pm the Executive Session ended and Council returned to chambers

Solicitor Facenda stated that the Executive Session concluded and Council is back in Public Session. Negotiations will continue and minutes will become available, but at this time it is not known when that will be.

At 8:46pm, on motions properly made and seconded, this meeting was adjourned.

Respectfully submitted,

Mary Canesi, RMC Municipal Clerk