

CITY OF NORTHFIELD COUNCIL MEETING AGENDA
May 30, 2017

MEETING CALLED TO ORDER by Mary Canesi, Municipal Clerk. This meeting has been properly advertised according to Public Law 1975, Chapter 231

FLAG SALUTE

ROLL CALL OF COUNCIL MEMBERS:

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

APPROVAL OF MINUTES – May 16, 2017

PRESENTATION: FIREFIGHTER BEN NIXON

COMMITTEE REPORTS

Councilman Perri - Sewer Inter Local, Planning Board, Senior Citizens, Shared Services

Councilman O'Neill - Court/Violations, Library

Councilman Piergiovanni – Insurance and Safety, Chamber of Commerce, Municipal Alliance, Northfield School

Councilman Murray - Finance/Collections, Mainland Regional, Economic Development, Traffic Safety

Councilman Lischin – Fire Department/EMS, Inspections, Code Enforcement, Housing/Zoning, Technology/MRHS Channel 2, Cultural Committee, Green Team, Sign Sub Committee

Council President Travagline – FAN, Sign Sub Committee, Shared Services, Green Team Advisory

Councilman Dewees - Buildings/Grounds, Athletic Fields, Bike Path, Veterans' Park, 1st Street Playground, Birch Grove, Public Works, Roads, Engineering, Little League/Babe Ruth, Sign Sub Committee, Traffic Safety

MAYOR'S REPORT

CITY ENGINEER'S REPORT

PUBLIC SESSION/FIVE MINUTES PER SPEAKER

RESOLUTIONS

- 124-2017** Authorizing Release of a Performance Guarantee and Inspection Escrows for Block 122, Lot 22
- 125-2017** A Resolution to Request Street Lighting from Atlantic City Electric on a Certain Section of Mazza Drive
- 126-2017** A Resolution to Create Municipal Liens for Property Maintenance Costs
- 127-2017** Authorization to Establish and Maintain an Escrow Account for the Costs Associated with the Review of MGS Treatment Works Approval Application (TWAA)

CITY OF NORTHFIELD COUNCIL MEETING AGENDA

May 30, 2017

128-2017 A Resolution Providing for an Executive Session Not Open to the Public in Accordance with the Provisions of the New Jersey Open Public Meetings Act, N.J.S.A. 10:4-12, Regarding Personnel Matters

ORDINANCES

6-2017 An Ordinance Amending Chapter 215, Chapter 268 and Chapter 330 of the Code Of the City of Northfield
2nd Reading / Public Hearing / Final Consideration
Published in the Press of AC June 3, 2017

7-2017 An Ordinance Permitting Charitable Roadway Solicitations in the City of Northfield
2nd Reading / Public Hearing / Final Consideration
Published in the Press of AC June 3, 2017

8-2017 An Ordinance Amending Chapter 220, Article V, of the Code of the City of Northfield, Governing Licensed Occupations
2nd Reading / Public Hearing / Final Consideration
Published in the Press of AC June 3, 2017

RESOLUTION TO AMEND

129-2017 Amending Ordinance No. 8-2017, as Introduced on May 16, 2017

9-2017 An Ordinance Amending Chapter 25 of the Code of the City of Northfield, Governing the Fire Department
2nd Reading / Public Hearing / Final Consideration
Published in the Press of AC June 3, 2017

PAYMENT OF BILLS \$ 855,508.44

MEETING NOTICES

Primary Election	June 7, 2017	Northfield Community School 6:00am – 8:00pm
City Council	June 27, 2017	6:00pm Work Session Regular Session immediately following

ADJOURNMENT

**CITY OF NORTHFIELD, NJ
RESOLUTION NO. 124-2017**

**AUTHORIZING RELEASE OF A PERFORMANCE GUARANTEE AND
INSPECTION ESCROWS FOR BLOCK 122, LOT 22**

WHEREAS the owner of Block 122, Lot 22 has requested that their Performance Guarantee be released; and

WHEREAS, the Municipal Engineer has inspected the improvements and has found that project is complete and was done in substantial compliance with the requirements of the approved site plan; and

WHEREAS, the Municipal Engineer's recommendation is to release the Performance Guarantee, posted in the form of a Standby Letter of Credit in the amount of \$309,652.92 and \$34,535.68 in cash, after the posting of a 2-year Maintenance Guarantee in the amount of \$51,608.67; and

WHEREAS, 2-year Maintenance Guarantee in the amount of \$51,608.67 has been posted with the Municipal Clerk; and

WHEREAS, the \$1,458.95 in remaining inspection escrow funds is no longer be needed and may be refunded.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the Common Council of the City of Northfield that Performance Guarantee, posted in the form of a Standby Letter of Credit in the amount of \$309,652.92 be released, and that the \$34,535.68 cash guarantee and \$1,458.95 remaining in the inspection escrow account be refunded to Robert Goldstein, B&B Zion LLC, 25 North Albany Avenue, Atlantic City, New Jersey, 08401.

I, Mary Canesi, Municipal Clerk of the City of Northfield do hereby certify that the foregoing Resolution was duly adopted at a regular meeting of the City Council of Northfield, held this 30th day of May, 2017.

Mary Canesi, RMC, Municipal Clerk

**CITY OF NORTHFIELD, NJ
RESOLUTION NO. 125-2017**

**A RESOLUTION TO REQUEST STREET LIGHTING
FROM ATLANTIC CITY ELECTRIC
ON A CERTAIN SECTION OF MAZZA DRIVE**

WHEREAS, a request has been made from a resident of Mazza Drive for Street Lighting; and

WHEREAS, Mazza Drive is a Municipal roadway; and

WHEREAS, Chief Paul Newman, Northfield Police Department viewed the area and found that a request for the installation of a street light on Mazza Drive, on pole P839, was reasonable; and

WHEREAS, information obtained from Atlantic City Electric indicates the one-time cost to the City of Northfield for the installation of an LED 100 watt equivalent light is \$852.67, and the annual usage cost to the City of Northfield is approximately \$51.00.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Northfield that the request for the installation of a street light on pole P389 on Mazza Drive be and is hereby approved and shall be sent to Atlantic City Electric for consideration.

I, Mary Canesi, Municipal Clerk of the City of Northfield, do hereby certify that the foregoing Resolution was duly adopted at a regular meeting of the City Council of Northfield, held this 30th day of May, 2017.

Mary Canesi, RMC, Municipal Clerk

**CITY OF NORTHFIELD, NJ
RESOLUTION NO. 126-2017**

**AUTHORIZATION TO CREATE MUNICIPAL LIENS FOR
PROPERTY MAINTENANCE COSTS**

WHEREAS, the City of Northfield Inspections Department has notified the owners of the properties below of violations of the City Property Maintenance Code; and

BLK	LOT	PROPERTY ADDRESS	AMOUNT
40	18.16	21 JACK SLOAN COURT	\$189.60
89	14	252 W MILL ROAD	\$189.60
94	6	2 WILLOW DRIVE	\$189.60
95	5	1615 WELLS AVENUE	\$189.60
148	12	417 SHORE ROAD	\$189.60

WHEREAS, pursuant to Article II, Chapter 268-6 of the City of Northfield Municipal Code entitled "Property Maintenance", notice of the violations and the need to abate them was served to each property owner as listed above; and

WHEREAS, each property owner listed above has failed to comply with said notices; and

WHEREAS, the Public Works Department of the City of Northfield was instructed to remedy the violations and submit the associated costs of bringing the property into compliance with the Article II, Chapter 268-6 of the City of Northfield Municipal Code, concerning Property Maintenance; and

WHEREAS, the Supervisor of the Public Works Department of the City of Northfield submitted bills to the Tax Collector in the amounts listed for each property above.

NOW, THEREFORE, BE IT RESOLVED, by the Common Council of the City of Northfield, Atlantic County, New Jersey that the Tax Collector is directed to attach a lien on each property for the costs associated with bringing each property into compliance with the City's Property Maintenance Code.

I, MARY CANESI, Municipal Clerk of the City of Northfield, do hereby certify that the foregoing Resolution was duly adopted at a Regular Meeting of the Northfield City Council, held this 30th day of May, 2017.

Mary Canesi, RMC, Municipal Clerk

**CITY OF NORTHFIELD, NJ
RESOLUTION NO. 127-2017**

**AUTHORIZATION TO ESTABLISH AND MAINTAIN AN ESCROW
ACCOUNT FOR THE COSTS ASSOCIATED WITH THE REVIEW OF
MGS TREATMENT WORKS APPROVAL APPLICATION (TWAA)**

WHEREAS, Max Gurwicz and Sons (“MGS”) is the owner of the property located in the Commercial-Multi-Family Zone (C-MF Zone) known as Block 17, Lots 4 and 7-12 located generally in the area of Cresson, Walnut and Burton Avenues and Tilton Road in the City of Northfield.

WHEREAS, it is currently anticipated that the aforesaid property will be developed as a multifamily inclusionary development of up to 265 total units, forty (40) of which will be reserved for affordable households.

WHEREAS, as part of the approval process for the aforesaid development, MGS has requested that the City of Northfield endorse MGS’ Treatment Works Approval Application (“TWAA”) to the New Jersey Department of Environmental Protection.

WHEREAS, in order to review and report to City Council to obtain City Council’s decision, the City’s legal and engineering professionals are required to review the TWAA and report to City Council, at the cost and expense of MGS, which funds shall be escrowed and billed against for legal and engineering services rendered at a rate of \$100 per hour for legal services and \$95 per hour for engineering services; and

WHEREAS, MGS shall be required to deposit into escrow the sum of \$ 1,500.00 for the above review, said sum to be paid into an Escrow Account to be established and maintained in the City of Northfield after payment by MGS.

WHEREAS, City Council has deemed it appropriate to authorize the City Solicitor and Engineer to proceed as set forth above upon MGS’ deposit of the sum of \$ 1,500.00 with the City of Northfield.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the Common Council of the City of Northfield that the City Solicitor and Engineer are permitted to proceed as set forth above and the establishment and maintenance of an escrow account for the review of the MGS TWAA be and is hereby approved.

I, Mary Canesi, Municipal Clerk of the City of Northfield, do hereby certify that the foregoing Resolution was duly adopted at a Regular Meeting of the City Council of Northfield held this 30th day of May, 2017.

Mary Canesi, RMC, Municipal Clerk

**CITY OF NORTHFIELD, NJ
RESOLUTION NO. 128-2017**

**A RESOLUTION PROVIDING FOR AN EXECUTIVE SESSION
NOT OPEN TO THE PUBLIC IN ACCORDANCE WITH
THE PROVISIONS OF THE NEW JERSEY OPEN PUBLIC MEETINGS
ACT, N.J.S.A. 10:4-12, REGARDING PERSONNEL MATTERS**

WHEREAS, the City Council of the City of Northfield is subject to certain requirements of the Open Public Meetings Act, NJSA 10:4-6 et seq.; and

WHEREAS, the Open Public Meetings Act, NJSA 10:4-12 provides that an Executive Session, not open to the public, may be held for certain specified purposes when authorized by Resolution; and

WHEREAS, it is necessary for the City Council of the City of Northfield to discuss in a session not open to the public certain matters relating to items authorized by NJSA 10:4-12b, regarding personnel matters: specifically a request from the Technical Assistant to the Construction Official, Mr. Jim Dickinson, to transition from full-time to part-time employment status.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Northfield that Council move into Executive Session, closed to the public.

IT IS FURTHER RESOLVED that the deliberations conducted in closed session may be released when a decision with respect to the matter has been made and all rights to litigate or appeal are exhausted; provided, that material entitled to Court protection or subject to attorney-client privilege shall not be disclosed.

I, Mary Canesi, Municipal Clerk of the City of Northfield, do hereby certify that the foregoing Resolution was duly adopted at a regular meeting of the City Council of Northfield, held this 30th day of May, 2017.

Mary Canesi, RMC, Municipal Clerk

**CITY OF NORTHFIELD, NJ
RESOLUTION NO. 129-2017**

**AMENDING ORDINANCE NO. 8-2017,
AS INTRODUCED ON MAY 16, 2017**

WHEREAS, Ordinance No. 8-2017, an Ordinance Amending Chapter 220 of the Code of the City of Northfield Governing Licensed Occupations, was introduced and passed on first reading at a regular meeting of the Common Council of the City of Northfield held on May 16, 2017; and

WHEREAS, further review of Chapter 220 of the Code of the City of Northfield has prompted the inclusion of an additional change to Ordinance 8-2017, as introduced, as follows; (added text underlined; deleted text ~~stricken~~):

Chapter 220 – Licensed Occupations

Article V – Regulations for Certain Licenses

§ 220-34 Peddlers

- A. No Change
- B. No Change
- C. No Change
- D. From October 1st to March 31st no person shall sell, offer for sale, hock or peddle at any private residence within the City of Northfield at any time before 9:00 a.m. or after 7:30 p.m. nor at any time on Sunday or a holiday.

From April 1st to September 30th, No person shall sell, offer for sale, hock or peddle at any private residence within the City of Northfield before 9:00 a.m. or after 8:30 p.m.

- E. No Change
- F. No Change
- G. No Change
- F. No Change

WHEREAS, the Common Council of the City of Northfield accepts and agrees with the above revision to Ordinance No. 8-2017, introduced on May 16, 2017; and

WHEREAS, Ordinance No. 8-2017, as herein amended, shall be taken up for final reading, public hearing, and final passage, at 7pm on June 27, 2017, at City Hall Council Chambers.

I, Mary Canesi, 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 30th day of May, 2017.

Mary Canesi, RMC, Municipal Clerk