

**CITY OF NORTHFIELD REGULAR MEETING MINUTES  
FEBRUARY 20, 2024**

At 6:37pm this meeting was called to order by Municipal Clerk Mary Canesi. This meeting was properly advertised in the Press of Atlantic City on January 6, 2024, and in accordance with Public Law 75, Chapter 231.

The flag salute was led by Mayor Chau followed by a moment of silence.

**ROLL CALL**

**Present:** Councilwoman Bucci; Councilwoman Carfagno; Councilman Dewees; Councilman Notaro; Councilman Polistina; Councilman Smith; Council President Leads.

Solicitor Facenda, Engineer DeBlasio, Engineer Mauro, and Chief VonColln were also present.

**READING AND APPROVAL OF THE MINUTES**

On a motion by Councilman Polistina with a second by Councilman Dewees, all members present, were in favor of approving the minutes of February 6, 2024, without formal reading.

**MAYOR'S REPORT**

Mayor Chau announced he was signing the Mosquito Control Agreement tonight; it was a very successful program. CFO Stollenwerk had advised that the energy improvement upgrades have been completed, the City received around \$42,000 towards the total cost of the \$91,000. The City's portion of the project would be paid over five years at zero-interest and funded in part by energy savings. Last Friday, Mayor Chau attended the Atlantic County League of Municipalities meeting, the guest speaker presented a local road safety plan project plan fact sheet, and Mayor Chau read aloud excerpts from the plan. It was a five-year plan to improve roadway safety. The program was funded by the NJDOT. There was no cost to join the program and have appropriate representation.

**CITY ENGINEER'S REPORT**

Engineer Mauro referred to the Local Recreation Improvement Grant application, they had to reduce the scope of the project since our last meeting because the cost estimate came in at over \$400,000. They have revised the application to provide supplemental parking. Last year, the City received \$80,000 from this grant which will provide additional seating, which leads to a need for more parking. The plan was to put in pickleball courts next year, so the parking is planning, for that, and will add about 30 parking spots. Engineer Mauro received the financial information from the City for USDA, she didn't anticipate an answer from them until March. Engineer

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Mauro referred to a drainage issue that has a low point in the road, there were short term and long-term solutions.

Engineer DeBlasio spoke and said this particular property was low, below the roadway, and any water that falls will lay there. It also goes down the driveway; he suggested a berm and curbing, he was evaluating the storm system, etc. He met Superintendent Vitale on site. When it does rain the water surcharges at the site but eventually subsides, which could indicate a problem. There was an opportunity on the school side to put in recharge pipes. It was up to Council as to how to proceed.

Solicitor Facenda engaged in discussion with Engineer DeBlasio.

Councilman Dewees noted that the problem has been around for some time, we would need engineering costs to determine how to proceed.

Engineer DeBlasio understood we don't have a fully developed storm sewer map.

Council President Leeds asked would it make sense to look at the whole system before we do anything?

Engineer DeBlasio felt the runoff from Route 9 was part of the issue. The property was in a bowl, if the City was trying to do everything they could, Engineer DeBlasio's suggestions may address it.

Engineer Mauro announced she was asked to assist with the geotechnical study for pole barn, this is on the agenda, she was also asked to look at the sidewalk ordinance.

Engineer DeBlasio would send that recommendation along with the road opening changes.

**PUBLIC SESSION**

Council President Leeds opened this meeting for any member of the public to speak on any topic.

Dave Bean, Cedar Bridge Road; he said he had lived here for 13 years and had been dealing with the flooding for 13 years, as deep as 8 inches at times. It does become a sanitary issue, when the road floods, it becomes a sanitary issue. He had video of it. He had sent numerous emails to Council people but never got a reply. He made phone calls and had Council people come look for themselves. The Engineer came four years ago and said he'd put a berm up but never did. He thanked Council.

Seeing no one else from the public wishing to speak, the public comment portion of this meeting was closed.

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**RESOLUTIONS / CONSENT AGENDA**

Solicitor Facenda read the following into the record:

**“CITY OF NORTHFIELD, NJ, RESOLUTION NO. 60-2024**

**AMENDING RESOLUTION NO. 25-2024 RECOGNIZING  
MEMBERS OF THE NORTHFIELD VOLUNTEER FIRE COMPANY**

**IT IS HEREBY RESOLVED** that Resolution No. 25-2024 appointing the members of the City of Northfield Volunteer Fire Company, adopted January 2, 2024, by the Common Council of the City of Northfield, County of Atlantic, State of New Jersey, be and is hereby amended to add member Joseph Ciambrone, effective February 19, 2024; and

**BE IT FURTHER RESOLVED** that the current list of members / titles of the City of Northfield Volunteer Fire Company shall be memorialized as follows:

Badger, Cindy	Leeds, Bill ( <i>Lieutenant</i> )
Carey, Louis	Levari, Andrew
Chau, Erland	Lichtenberger, Lee
Ciambrone, Joseph ( <i>effective 2/19/24</i> )	Martinelli, Henry
Clark, Ryan	Morey, Donald Michael
Cummings, Bruce ( <i>Chief</i> )	Morey, Kevin
Cummings, Bruce Jr. ( <i>Lieutenant</i> )	Nehl, Michael Tyler
Fisher, Steven Jr.	Ordille, John
Flaherty, Brian ( <i>Captain</i> )	Pepek, Martin
Foltz, Brad	Plettner, Stephen
Gitsas, Adam	Romero, Mario
Goodman, Scott ( <i>Deputy Chief</i> )	Shenkus, Eric ( <i>Assistant Chief</i> )
Hackett, Edward	Sullivan, John III
Hickey, Daniel	Swartz, Robert
Joo, Timothy	Velez, Hector
Kerlin, Kirk	Wallace, Michael ( <i>Safety Officer</i> )
Kirby, Joshua ( <i>Lieutenant</i> )	

**BE IT FURTHER RESOLVED** that said membership list may be revised as necessary throughout the year; and

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 20th day of February 2024.

Mary Canesi, RMC, Municipal Clerk”

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Councilman Leeds provided background for this Resolution; a gentleman was sworn in last night, the fire academy starts next week, if we don't do tonight, he'd have to wait till fall.

Council President Leeds read the following statement: “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 expenditure are supported by a Certification of Availability of Funds.”

On motion of Councilman Notaro, seconded by Councilwoman Carfagno all members present were in favor of voting on Resolutions 52-2024 through 60-2024 by Consent Agenda.

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|----------------|---|
| <b>52-2024</b> | Memorialize Resignation of Public Works Laborer   |
| <b>53-2024</b> | Acceptance of the Losap Point System and Qualifiers for Members of the Northfield Volunteer Fire Co. #1   |
| <b>54-2024</b> | Authorizing Refund of Zoning Permit Fees  |
| <b>55-2024</b> | Authorizing DeBlasio and Associates, Consulting Engineers, and Planners, to Proceed with Drafting a Geotechnical Report, a Requirement for the Construction of a Pole Barn at the Public Works Garage   |
| <b>56-2024</b> | Promotion to Inspections Department Supervisor  |
| <b>57-2024</b> | Authorizing Refund of Overpayment of Property Taxes   |
| <b>58-2024</b> | Resolution of the City of Northfield, County of Atlantic Opposing Assembly Bill No. 4/Senate Bill No. 50, Which Proposes to Overhaul the Fair Housing Act (“FHA”) in a Way that Imposes Unrealistic Obligations with Unrealistic Deadlines Based Upon Onerous Standards |
| <b>59-2024</b> | To Approve an Application for Use of Facilities   |
| <b>60-2024</b> | Amending Resolution No. 25-2024 Recognizing Members of the Northfield Volunteer Fire Company  |

Councilman Notaro motioned, Councilwoman Carfagno seconded, to adopt the Consent Agenda.

Roll Call: Mrs. Bucci – yes; Mrs. Carfagno – yes; Mr. Dewees-yes; Mr. Notaro – yes; Mr. Polistina – yes; Mr. Smith – yes; Mr. Leeds – yes; Motion carried.

**ORDINANCE**

Councilman Smith motioned; Councilwoman Bucci seconded to adopt Ordinance 2-2024.

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- 2-2024**      Calendar Year 2024 An Ordinance To Exceed The Municipal Budget Appropriation Limits And To Establish A Cap Bank (N.J.S.A. 40a: 4-45.14)  
*2<sup>nd</sup> Reading / Public Hearing / Final Consideration 2/20/2024*  
*Published in the Press of AC 02/27/2024*

The Municipal Clerk read the Ordinance by title, stated that this is the second reading and public hearing, and announced the date of publication if the ordinance is approved this evening. Since introduction, the Ordinance has been posted in the lobby of City Hall and on the municipal website. Any member of the public who requested a copy of the ordinance would have been provided with one free of charge in the office of the Municipal Clerk during regular business hours.

Council President Leeds opened the public hearing.

Seeing no one wishing to speak, Council President Leeds closed the public hearing.

Roll Call: Mrs. Bucci – yes; Mrs. Carfagno – yes; Mr. Dewees- yes; Mr. Notaro – yes; Mr. Polistina– yes; Mr. Smith – yes; Mr. Leeds – yes; Motion carried.

Councilman Dewees motioned; Councilman Smith seconded to introduce Ordinance 3-2024.

- 3-2024**      Amending the Municipal Code to Establish a New Chapter 46, Entitled “Municipal Buildings”, and Establishing and Identifying Restricted Areas to Safeguard Records and Property  
*Introduction / No Public Input / Published in the Press of AC 2/27/2024*  
*2<sup>nd</sup> Reading / Public Hearing / Final Consideration 03/12/2024*

The Municipal Clerk read the Ordinance by title, stated that this is the first reading, and announced the publication, public hearing, and final consideration dates. The full Ordinance has been posted in the lobby of City Hall and on the City website, and copies are available at no cost in the office of the Municipal Clerk between the hours of 8:30am and 4:30pm, Monday through Friday to any member of the public who requests same, through the date and time of the public hearing.

Roll Call: Mrs. Bucci – yes; Mrs. Carfagno – yes; Mr. Dewees- yes; Mr. Notaro – yes; Mr. Polistina– yes; Mr. Smith – yes; Mr. Leeds – yes; Motion carried.

**PAYMENT OF BILLS**      \$ 2,565,917.09

Councilwoman Bucci motioned, Councilwoman Carfagno seconded, for payment of bills.

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Roll Call: Mrs. Bucci – yes; Mrs. Carfagno – yes; Mr. Dewees- yes; Mr. Notaro – yes; Mr. Polistina– yes; Mr. Smith – yes; Mr. Leeds – yes; Motion carried.

**MEETING NOTICES**

Councilman Notaro read the meeting notices.

At approximately 7:02pm, motions were properly made and seconded, to adjourn the meeting.

Councilman Smith announced that he attended the last meeting via Zoom and it was very difficult to contribute. We have a budget meeting scheduled for March 14<sup>th</sup> at 4pm, it would be very difficult for him to attend, he asked could the meeting be changed to 5 or 6pm.

Councilman Notaro felt we may not need the meeting.

At 7:04pm, all members present were in favor of adjourning the meeting.

Respectfully submitted,

Mary Canesi, RMC, Municipal Clerk