

**CITY OF NORTHFIELD REGULAR MEETING MINUTES
JANUARY 16, 2024**

At 6:25pm this meeting was called to order by Deputy Municipal Clerk Shannon Campbell, who welcomed the audience. 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: Mrs. Bucci – yes*; Mrs. Carfagno – yes; Mr. Dewees- absent; Mr. Notaro - yes, Mr. Polistina – yes; Mr. Smith – yes; Mr. Leeds – yes*.

*Councilwoman Bucci and Council President Leeds were present via Zoom.

Mayor Chau, Solicitor Facenda, Engineer Mauro and Chief VonColln were also in attendance.

READING AND APPROVAL OF THE MINUTES

On a motion by Councilman Notaro with a second by Councilwoman Carfagno, all members present, were in favor of approving the minutes of January 2, 2024, without formal reading.

MAYOR’S REPORT

Mayor Chau as previously stated, attended the award ceremony at Mainland and presented a recognition on behalf of City Council and himself, it was a wonderful event. He announced that the Atlantic County League of Municipality dinner this Friday, it has been cancelled and will be moved to March. The PBA meeting went well and an MOA was made; he thanked the committee members, was happy that they concluded. He hoped all would support the MOA.

CITY ENGINEER’S REPORT

Engineer Mauro announced one of their roles was to pursue funding opportunities and municipal projects. They were working on two grant opportunities, one new and one existing. The new one was the Local Recreation Improvement Grant (LRIG), it was sponsored by the DCA, for recreational purposes. They will be meeting with the City to see what the City’s needs are, it was due February 27th. They were also working on the USDA grant, they asked for additional financial data, once complete the study to replace items can begin.

Councilman Polistina announced that CFO Stollenwerk was in the process of closing the books, once she is done, she would prepare in the format requested by the USDA.

Councilman Notaro asked for deadline.

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Engineer Mauro replied there was no deadline.

Councilman Smith suggested frisbee golf equipment might be appropriate for the LRIG grant.

Councilman Polistina felt it could be used for basketball courts too.

Engineer Mauro replied they would all be eligible; it was up to Council to decide.

PUBLIC SESSION

Councilman Polistina opened this meeting for any member of the public to speak on any topic.

Seeing no one from the public or in Zoom wishing to speak the public session was closed.

RESOLUTIONS / CONSENT AGENDA

Councilman Polistina 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 Smith, seconded by Councilman Notaro all members present were in favor of voting on Resolutions 34-2024 through 39-2024 and Resolution 42-2024 by Consent Agenda.

- 34-2024** Authorizing the Award of Contract Without Public Advertisement for Bids to Trinity Code Inspections, LLC, to Perform Private on-site Plumbing Sub-Code Inspections, Pursuant to the Provisions of N.J.S.A. 19:44A-20.5
- 35-2024** Request to the County of Atlantic to Use County Roads for Parades and Other Functions
- 36-2024** Award of Contract for General Repairs and Construction of Sanitary Sewer and Stormwater Facilities
- 37-2024** To Approve an Application for Use of Facilities (Mainland Youth Lacrosse)
- 38-2024** Amending an Agreement between the County of Atlantic and the City of Northfield Regarding the Installation and Maintenance of Flashing Signal Equipment on Shore Road
- 39-2024** To Approve an Application for Use of Facilities (NCS Field Day)

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42-2024 Resolution Of The Common Council Of The City Of Northfield Authorizing The Execution Of An Amended Settlement Agreement Between The City And Fair Share Housing Center

Solicitor Facenda read the following into the record:

**“CITY OF NORTHFIELD, NJ
RESOLUTION NO. 42-2024**

**RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF
NORTHFIELD AUTHORIZING THE EXECUTION OF AN AMENDED
SETTLEMENT AGREEMENT BETWEEN THE CITY AND FAIR SHARE
HOUSING CENTER**

WHEREAS, pursuant to In re N.J.A.C. 5:96 and 5:97, 221 N.J. 1 (2015)(Mount Laurel IV), on July 2, 2015, the City of Northfield (hereinafter the “City”) filed a Declaratory Judgment Complaint in Superior Court, Law Division seeking, among other things, a judicial declaration that its Housing Element and Fair Share Plan (hereinafter “Fair Share Plan”), to be amended as necessary, satisfies its “fair share” of the regional need for low- and moderate-income housing pursuant to the “Mount Laurel doctrine”; and

WHEREAS, the City simultaneously sought, and ultimately secured, a protective order providing the City of Northfield immunity from all exclusionary zoning lawsuits, including builder’s remedy lawsuits, while it pursues approval of its Fair Share Plan, which is still in full force and effect; and

WHEREAS, the Court also appointed Steven P. Perskie, J.S.C. (Ret.) as the Special Court Master (hereinafter the “Court Master”), as is customary in Mount Laurel matters adjudicated in the courts; and

WHEREAS, under the supervision of the Court Master, the City and Fair Share Housing Center (“FSHC”) entered into a Settlement Agreement on April 24, 2018 (hereinafter “2018 Settlement Agreement”), which was thereafter approved by a Court Order entered on June 19, 2018, after a properly noticed Fairness Hearing that was held on June 1, 2018; and

WHEREAS, the Court issued a Conditional Judgment of Compliance and Repose (“JOR”) to the City on August 31, 2018; and

WHEREAS, since the entry of the JOR, the Diocese of Camden and the County have begun discussions on creating a 100% affordable senior rental project on County-owned property located in the City, which will benefit the City’s current and future residents, as well as very-low, low- and moderate-income households in the region; and

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WHEREAS, FSHC and the City have agreed that the Diocese Project will be a beneficial addition to the City’s Housing Element and Fair Share Plan; and

WHEREAS, the City and FSHC have agreed that an Amendment to the FSHC Settlement Agreement needs to be entered into to address proposed changes to the 2018 Settlement Agreement; and

WHEREAS, in order to implement the proposed changes, in addition to amending the City’s Affordable Housing Plan, it is also necessary to amend the 2018 Settlement Agreement accordingly, and this Amendment to the FSHC Settlement Agreement serves that purpose.

NOW, THEREFORE, BE IT RESOLVED on this 16th day of January, 2024, by the City Council of the City of Northfield, County of Atlantic, State of New Jersey, as follows:

1. The City Council hereby authorizes and directs the Mayor of the City of Northfield to execute the Amendment to the FSHC Settlement Agreement.

2. The City Council hereby directs the City’s Affordable Housing Counsel to (a) file the Amendment to the FSHC Settlement Agreement with the Court for review and approval at a duly noticed Fairness Hearing, and (b) take all actions reasonable and necessary to secure an Order approving the Amendment to the FSHC Settlement Agreement.

I, Shannon Campbell, Deputy 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 16th day of January, 2024.

Shannon Campbell, RMC, Deputy Municipal Clerk”

Councilman Smith motioned, Councilman Notaro seconded, to adopt the Consent Agenda.

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

Councilman Smith and Notaro and if Resolution 40-2024 should be tabled?

Solicitor Facenda advised sometimes resolutions have to fail, they can amend their

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application.

Councilman Smith motioned, Councilman Notaro seconded, to adopt Resolution 40-2024.

40-2024 To Approve an Application for Use of Facilities (USA Prime Oilers)

Roll Call: Mrs. Bucci – no; Mrs. Carfagno – no; Mr. Dewees- absent; Mr. Notaro – no; Mr. Polistina – no; Mr. Smith – no; Mr. Leeds – no; Motion failed.

Councilman Smith motioned, Councilman Notaro seconded, to adopt Resolution 41-2024.

41-2024 To Approve an Application for Use of Facilities (Northfield Little League)

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

ORDINANCE

Councilwoman Carfagno motioned; Councilman Smith seconded to adopt Ordinance 1-2024.

1-2024 Ordinance Providing for and Establishing Salary Ranges of Officers and Employees of the City of Northfield and Repealing All Ordinances Heretofore Adopted, the Provisions of Which are Inconsistent Herewith
*2nd Reading / Public Hearing / Final Consideration
Published in the Press of AC January 23, 2024*

The Deputy Municipal Clerk read the Ordinance by title, stated that this is the second reading and public hearing, and announced the publication date. 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.

Councilman Polistina opened the public hearing. Seeing no one wishing to speak he closed the public hearing.

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

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MEETING NOTICES

Councilman Notaro read the meeting notices.

At approximately 6:45pm, on motions properly made and seconded, this meeting was adjourned.

Respectfully submitted,

Shannon Campbell, RMC, Deputy Municipal Clerk