

**CITY OF NORTHFIELD COUNCIL MEETING AGENDA
FEBRUARY 10, 2026**

MEETING CALLED TO ORDER by Mary Canesi, Municipal Clerk. This meeting has been properly advertised according to Public Law 1975, Chapter 231, in the Press of Atlantic City on Saturday, January 10, 2026.

FLAG SALUTE

COUNCIL ROLL CALL: Carfagno, Dewees, Kern, Notaro, Polistina, Smith, Bucci

MAYOR: Chau

APPROVAL OF MINUTES – January 15th and January 20, 2026

MAYOR’S REPORT

CITY ENGINEER’S REPORT

PUBLIC SESSION/FIVE MINUTES PER SPEAKER

RESOLUTIONS

- | | |
|----------------|---|
| 59-2026 | Authorizing Refund of Performance Surety Payments for Street Opening Permits |
| 60-2026 | Request to the County of Atlantic to Use County Roads for Parades and Other Functions |
| 61-2026 | Resolution Authorizing a Rider to the Shared Services Agreement with the City of Northfield for Recycling & Yard Waste Collection Services |
| 62-2026 | Approval of Application for a Coin Drop Northfield Volunteer Fire Company- |
| 63-2026 | Approval of Application for a Coin Drop Northfield Family Association of Northfield |
| 64-2026 | Approval of Application for a Coin Drop Northfield Mainland Junior Wrestling |
| 65-2026 | Authorizing the Waiver of Any and All Permit Fees Associated with the Interior Renovation Project at the Northfield Community School |
| 66-2026 | A Resolution Authorizing a Cooperative Agreement between the Region VIII Education Service Center for the Interlocal Purchasing System and the City of Northfield, New Jersey |
| 67-2026 | Award of Contract for the Project known as FY2024 NJDCA Local Government Recreation Grant For Improvements at Birch Grove Park (2024-04960-1526) |
| 68-2026 | Approving Participation with the State of New Jersey State Grant Program Administered by the Department of Law and Public Safety, Office of the Attorney General |
| 69-2026 | A Resolution to Authorize the Promotion of Michael Buccafurni to the Position of Captain within the Northfield Police Department |
| 70-2026 | A Resolution to Authorize the Promotion of Gaetano DiMarco to the Position of Lieutenant within the Northfield Police Department |
| 71-2026 | A Resolution to Authorize the Promotion of Michael Bach to the Position of Sergeant within the Northfield Police Department |
| 72-2026 | Accumulated Absence Payout Mark Voncolln |
| 73-2026 | Resolution of the Common Council of the City of Northfield Approving a Right-of-Way Use Agreement with Netspeed, LLC d/b/a/ Gonetspeed |
| 74-2026 | A Resolution Memorializing the Transfer of Engineering Projects |
| 75-2026 | Local Recreation Improvement Grant (LRIG) FY 2026 |

**CITY OF NORTHFIELD COUNCIL MEETING AGENDA
FEBRUARY 10, 2026**

- 76-2026** To Authorize the Sale of Surplus Property No Longer Needed for Public Use on an Online Auction Website
- 77-2026** 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 Pending Litigation in the Matter of Mary Canesi v. City of Northfield et als
- 78-2026** 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(b)(7) – Matters Covered Under The Attorney Client Privilege
- 79-2026** To Approve an Application for Use of Facilities – Northfield Little League
- 80-2026** To Approve an Application for Use of Facilities – Mainland baseball camp
- 81-2026** To Approve an Application for Use of Facilities – Mainland baseball camp
- 82-2026** To Approve an Application for Use of Facilities – Shore Line Baseball
- 83-2026** Resolution of the Common Council of the City of Northfield Authorizing the Mayor to Sign the Gables on Wabash LLC, Wabash Avenue Land LLC, and the Stephen Siller Tunnel to Towers Foundation Developer’s Agreement

ORDINANCE

- 2-2026** Calendar Year 2026 Ordinance to Exceed the Municipal Budget Appropriation Limits and to Establish a Cap Bank (N.J.S.A. 40A: 4-45.14)
Introduction / No Public Input / Published in the Press of AC 2/14/2026
2nd Reading / Public Hearing / Final Consideration 2/24/2026
- 3-2026** Amending Chapter 315, Article II, Solid Waste Collection And Disposal
Introduction / No Public Input / Published in the Press of AC 2/14/2026
2nd Reading / Public Hearing / Final Consideration 2/24/2026
- 4-2026** Amending Chapter 215, Land Use and Development, Article VIII, Design Standards and Improvement Specifications
Introduction / No Public Input / Published in the Press of AC 2/14/2026
Referral to City of Northfield Combined Planning/Zoning Board 2/11/2026
2nd Reading / Public Hearing / Final Consideration 3/10/2026

PAYMENT OF BILLS \$ 2,842,065.35

MEETING NOTICES

Budget Workshop	February 12 th	4pm
City Council	February 24th	6pm Work Session Regular Session immediately following

ADJOURNMENT

CITY OF NORTHFIELD, NJ
RESOLUTION NO. 59-2026

**AUTHORIZING REFUND OF PERFORMANCE SURETY PAYMENTS FOR
STREET OPENING PERMITS**

WHEREAS, on September 25, 2025, Mr. Robert Watts, of 123 West Revere Avenue, Northfield, who is also the owner of 117 West Revere Avenue and 121 West Revere Avenue, Northfield, submitted Street Opening permit applications for installation of concrete curb and apron at 117 West Revere Avenue and 121 West Revere Avenue; and

WHEREAS, pursuant to § 330-19 of the City of Northfield Code, before any permit is issued for any work in a public street, certain performance and maintenance sureties are to be posted with the City Clerk.; and

WHEREAS, on September 29, 2025, the Engineer for the City of Northfield, DeBlasio and Associates, 4701 New Jersey Avenue, Wildwood, NJ, did request the applicant, Mr. Robert Watts post a performance surety in the amount of \$2,423.00 for the proposed work being performed at 117 West Revere Avenue, and in the amount of \$220.00 for the proposed work being performed at 121 West Revere Avenue; and

WHEREAS, pursuant to section 330-19(A)1 of the City of Northfield Municipal Code, on October 21, 2025, Mr. Robert Watts did remit payment to the City Clerk of the City of Northfield in the amounts of \$2,423.00 and \$220.00 for the performance sureties referenced herein; and

WHEREAS, on November 6, 2025, DeBlasio and Associates conducted an inspection of the improvements at 117 West Revere Avenue, and on January 22, 2026, an inspection of the improvements at 121 West Revere Avenue; and

WHEREAS, on January 26, 2026, DeBlasio and Associates submitted notice to the City of Northfield that all work has been completed to their satisfaction and advising that refunds in the amount of \$2,243.00 and \$220.00 (\$2,643.00 total) may be issued to Mr. Robert Watts, 123 West Revere Avenue, Northfield, NJ.

NOW, THEREFORE, IT IS HEREBY RESOLVED that the Common Council of the City of Northfield authorizes the refund of \$2,643.00 to Robert Watts, mailing address 123 West Revere Avenue, Northfield, NJ 08225.

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 10th day of February 2026.

Mary Canesi, RMC, Municipal Clerk

**CITY OF NORTHFIELD, NJ
RESOLUTION NO. 60-2026**

**REQUEST TO THE COUNTY OF ATLANTIC TO USE COUNTY ROADS
FOR PARADES AND OTHER FUNCTIONS**

WHEREAS, the City of Northfield has a desire to use County Roads for parades and other functions on a limited basis; and

WHEREAS, the City of Northfield has the following requests to be presented to the County of Atlantic:

Independence Day Parade and Race – Saturday, July 4, 2026
Rain Date - Saturday, July 11th, 2026

Close Shore Road from Fairbanks Avenue
Tilton Road (8:30 a.m. to 11:15 a.m.)

Close Mill Road from Tilton Road to Oak Avenue
(10:30 a.m. to 11:30 a.m.)

Annual Holiday Tree Lighting – Friday, December 4, 2026
No Rain Date

Close Shore Road from Zion Road to Tilton Road (6:30 p.m. to 9:00 p.m.)

BE IT RESOLVED that the Insurance Certificate and Indemnification Agreement shall be attached to the City's application at the request of the County of Atlantic.

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 10th of February 2026.

Mary Canesi, RMC, Municipal Clerk

**CITY OF NORTHFIELD, NJ
RESOLUTION NO. 61-2026**

**RESOLUTION AUTHORIZING A RIDER TO THE SHARED
SERVICES AGREEMENT WITH THE CITY OF NORTHFIELD FOR
RECYCLING & YARD WASTE COLLECTION SERVICES**

WHEREAS, a Shared Services Agreement between the Atlantic County Utilities Authority and the City of Northfield for Recycling and Yard Waste Collection Services was authorized by Resolution No. 38-2012; and

WHEREAS, it is the desire of the City of Northfield and the Atlantic County Utilities Authority to amend said contract; and

WHEREAS, this contract is classified as services provided between governmental agencies pursuant to N.J.S.A. 40A:11-5(2) and as such is exempt from the public bidding requirements of the New Jersey Local Public Contracts Law.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Northfield that the Shared Services Agreement with the City of Northfield for Recycling & Yard Waste Collection Services be and hereby is amended as follows, and in accordance with the Agreement attached hereto as Exhibit A:

1. The City of Northfield wishes to remove two (2) city-wide Yard Waste Collections, which are made in February of each year.
2. The amount of decrease to the existing contract is \$7,980.70.
3. All provisions of the Agreement which are not expressly modified in this Rider shall remain in full force and effect.

BE IT RESOLVED, by the Common Council of the City of Northfield that the Mayor be and is hereby duly authorized, empowered and directed to execute the attached Agreement with the Atlantic County Utilities Authority.

I, Mary Canesi, RMC, Municipal Clerk of the City of Northfield, do hereby certify that the foregoing resolution was duly adopted at a Regular meeting of Common Council of the City of Northfield, held this 10th day of February 2026.

Mary Canesi, RMC, Municipal Clerk

RESOLUTION 25-12-313: AUTHORIZES A RIDER TO THE SHARED SERVICES AGREEMENT WITH THE CITY OF NORTHFIELD FOR RECYCLING AND YARD WASTE COLLECTION SERVICES. AMOUNT OF DECREASE TO THE EXISTING AGREEMENT IS \$7,980.70. NEW TOTAL NOT TO EXCEED AMOUNT IS \$163,604.17.

ATLANTIC COUNTY UTILITIES AUTHORITY
RESOLUTION 25-12-313

RESOLUTION AUTHORIZING A RIDER TO THE
SHARED SERVICES AGREEMENT
WITH THE CITY OF NORTHFIELD
FOR RECYCLING & YARD WASTE
COLLECTION SERVICES

WHEREAS, a Shared Services Agreement between the Atlantic County Utilities Authority and the City of Northfield for Recycling and Yard Waste Collection Services was authorized by ACUA Resolution No. 12-3-47; and

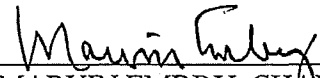
WHEREAS, it is the desire of the Authority and the City of Northfield to amend said contract; and

WHEREAS, this contract is classified as services provided between governmental agencies pursuant to N.J.S.A. 40A:11-5(2) and as such is exempt from the public bidding requirements of the New Jersey Local Public Contracts Law.


NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Atlantic County Utilities Authority that the Shared Services Agreement with the City of Northfield for Recycling & Yard Waste Collection Services be and hereby is amended as follows:

1. The City of Northfield wishes to remove two (2) city-wide Yard Waste Collections, which are made in February of each year.
2. The amount of decrease to the existing contract is \$7,980.70.
3. All provisions of the Agreement which are not expressly modified in this Rider shall remain in full force and effect.
4. This resolution shall take effect only upon review and approval by the Atlantic County Executive pursuant to P.L. 1995, c. 91.

ATLANTIC COUNTY UTILITIES AUTHORITY


MARVIN EMBRY, CHAIRMAN

(SEAL) ..


LISA DUFFNER, BOARD SECRETARY

Date adopted: 12/18/25

RIDER TO THE
SHARED SERVICES AGREEMENT
BETWEEN
CITY OF NORTHFIELD
AND
THE ATLANTIC COUNTY UTILITIES AUTHORITY
FOR
RECYCLING & YARD WASTE COLLECTION SERVICES

This Rider, made as of this 18th day of December 2025, between the City of Northfield (hereinafter the "City"), and the Atlantic County Utilities Authority (hereinafter the "ACUA"), to a Shared Services Agreement made between them, as of March 12, 2012 (hereinafter the "Agreement"), with respect to certain Recycling & Yard Waste Collection Services, is amended as follows:

1. The City wishes to remove two (2) city-wide yard waste collections, which are made in February of each year.
2. The amount of decrease to the existing contract is \$7,980.70, for a new total not to exceed amount of \$163,604.17.
3. All provisions of the Agreement which are not expressly modified in this Rider shall remain in full force and effect.

ATTEST:

CITY OF NORTHFIELD

Dated: _____

Dated: _____

ATTEST:

ATLANTIC COUNTY UTILITIES AUTHORITY

LISA DUFFNER, BOARD SECRETARY

MATTHEW DeNAFO, PRESIDENT

Dated: _____

Dated: _____

**CITY OF NORTHFIELD, NJ
RESOLUTION NO. 62-2026**

**APPROVAL OF APPLICATION FOR A COIN DROP
NORTHFIELD VOLUNTEER FIRE COMPANY**

WHEREAS, Northfield Volunteer Fire Company has properly applied for a Coin Drop to be held at the intersection of Tilton Road (CR563), Shore Road (CR585), and Mill Road CR (662) in the City of Northfield for Saturday, July 11, 2026, from 9:00am – 4:00pm; and

WHEREAS, the Police Department has reviewed approved the traffic control plan; and

WHEREAS this coin drop activity shall be subject to further and final approval by the County of Atlantic.

THEREFORE, BE IT RESOLVED, that the Common Council of the City of Northfield hereby approves the Application for a Coin Drop to be held at the intersection of Tilton Road (CR563), Shore Road (CR585), and Mill Road CR (662) in the City of Northfield on Saturday, July 11, 2026, from 9:00am –4:00pm.

BE IT FURTHER RESOLVED that the Coin Drop activity shall be deemed finally approved upon receipt of the County's Resolution of Approval, to be provided by the applicant to the City of Northfield Municipal Clerk.

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 10th day of February 2026.

Mary Canesi, RMC, Municipal Clerk

**CITY OF NORTHFIELD, NJ
RESOLUTION NO. 63-2026**

**TO APPROVE AN APPLICATION FOR A COIN DROP
FAMILY ASSOCIATION OF NORTHFIELD**

WHEREAS, Family Association of Northfield has properly applied for a Coin Drop to be held at the intersection of Tilton Road (CR563), Shore Road (CR585), and Mill Road CR (662) in the City of Northfield for Saturday, August 1, 2026, from 9:00am – 4:00pm; and

WHEREAS, the Police Department has reviewed approved the traffic control plan; and

WHEREAS, this Coin Drop activity shall be subject to further and final approval by the County of Atlantic.

THEREFORE, BE IT RESOLVED that the Common Council of the City of Northfield hereby approves the Application for a Coin Drop to be held at the intersection of Tilton Road (CR563), Shore Road (CR585), and Mill Road CR (662) in the City of Northfield on Saturday, August 1, 2026, from 9:00am – 4:00pm.

BE IT FURTHER RESOLVED that the Coin Drop activity shall be deemed finally approved upon receipt of the County's Resolution of Approval, to be provided by the applicant to the City of Northfield Municipal Clerk.

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 10th day of February 2026.

Mary Canesi, RMC Municipal Clerk

**CITY OF NORTHFIELD, NJ
RESOLUTION NO. 64-2026**

**TO APPROVE AN APPLICATION FOR A COIN DROP
MAINLAND JUNIOR WRESTLING**

WHEREAS, Mainland Junior Wrestling has properly applied for a Coin Drop to be held at the intersection of Tilton Road (CR563), Shore Road (CR585), and Mill Road CR (662) in the City of Northfield for Saturday, August 15, 2026, from 9:00am – 3:00pm; and

WHEREAS, the Police Department has reviewed approved the traffic control plan; and

WHEREAS, this Coin Drop activity shall be subject to further and final approval by the County of Atlantic.

THEREFORE, BE IT RESOLVED that the Common Council of the City of Northfield hereby approves the Application for a Coin Drop to be held at the intersection of Tilton Road (CR563), Shore Road (CR585), and Mill Road CR (662) in the City of Northfield on Saturday, August 15, 2026, from 9:00am – 3:00pm.

BE IT FURTHER RESOLVED that the Coin Drop activity shall be deemed finally approved upon receipt of the County's Resolution of Approval, to be provided by the applicant to the City of Northfield Municipal Clerk.

I, Mary Canesi, Registered 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 10th day of February 2026.

Mary Canesi, RMC, Municipal Clerk

**CITY OF NORTHFIELD, NJ
RESOLUTION NO. 65-2026**

**AUTHORIZING THE WAIVER OF ANY AND ALL PERMIT FEES
ASSOCIATED WITH THE INTERIOR RENOVATION PROJECT AT THE
NORTHFIELD COMMUNITY SCHOOL**

BE IT RESOLVED, in accordance with NJSA 52:27D-126b, the Common Council of the City of Northfield, County of Atlantic, New Jersey, hereby authorizes the City of Northfield to waive any and all permit fees associated with the interior renovation project at the Northfield Community School, owned and operated by the Northfield Board of Education, and located at 2000 New Road, Block 90 Lots 1 and 2, in the City of Northfield.

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 10th day of February 2026.

Mary Canesi, RMC, Municipal Clerk

**CITY OF NORTHFIELD, NJ
RESOLUTION 66-2026**

**A RESOLUTION AUTHORIZING A COOPERATIVE AGREEMENT
BETWEEN THE REGION VIII EDUCATION SERVICE CENTER FOR
THE INTERLOCAL PURCHASING SYSTEM AND THE CITY OF
NORTHFIELD, NEW JERSEY**

WHEREAS, the City of Northfield, Atlantic County, New Jersey, pursuant to the authority granted by the state of New Jersey's purchasing Requirements, desires to participate in The Interlocal Purchasing System (TIPS). TIPS is a National Cooperative Purchasing Program offered by Region VIII Education Service Center, located in Pittsburg, Texas, (Camp County). Participation, through membership and utilization of competitively bid and awarded vendor contracts in a cooperative purchasing program specializing in the management of high-quality cooperative procurement solutions will be beneficial to the taxpayers through the anticipated savings to be realized by the City of Northfield.

THEREFORE, BE IT RESOLVED, that the Common Council of the City of Northfield has identified a stated need for participation by the City of Northfield in The Interlocal Purchasing System (TIPS) whereby the Mayor is authorized and directed to sign and deliver any and all necessary documents herewith for and on behalf of above-named entity requesting membership in TIPS. I certify that the foregoing is a true and correct original Resolution duly adopted by the Common Council of the City of Northfield and is filed on record with TIPS.

I, MARY CANESI, Municipal Clerk of the City of Northfield, do hereby certify that the foregoing Resolution was duly adopted a Regular Meeting of the Common Council of the City of Northfield, held this 10th day of February 2026.

Erland V. L. Chau, Mayor

Mary Canesi, RMC, Municipal Clerk

**CITY OF NORTHFIELD, NJ
RESOLUTION NO. 67-2026**

**AWARD OF CONTRACT FOR THE PROJECT KNOWN AS
FY2024 NJDCA LOCAL GOVERNMENT RECREATION GRANT FOR
IMPROVEMENTS AT BIRCH GROVE PARK (2024-04960-1170-01)**

WHEREAS, as authorized by Resolution 237-2025, bid specifications were prepared and solicited by DeBlasio and Associates Consulting Engineers and Planners for the project known as FY2024 NJCDA Local Recreation Grant for Improvements at Birch Grove Park (2024-04960-1170-01) for the City of Northfield; and

WHEREAS, sealed bids were received and opened by the Deputy Municipal Clerk at 10:00am on February 5, 2026, from the following:

Description	Base Bid	Alternate Bid #1
Landberg Construction, LLC	\$ 76,524.20	\$ 81,684.50
Rambone Concrete, LLC	\$ 79,560.00	\$ 88,250.00
West Bay Construction, Inc.	\$ 90,000.00	\$ 100,000.00

WHEREAS, after review of the proposals, DeBlasio and Associates Consulting Engineers and Planners has recommended that the contract be awarded to Landberg Construction, LLC, 82 Tuckahoe Road, Dorothy, NJ 08317 for a total amount of \$81,684.50 to include the Base Bid and Alternate Bid No. 1.

THEREFORE, BE IT RESOLVED that the Common Council of the City of Northfield accepts the bid from Landberg Construction, LLC, 82 Tuckahoe Road, Dorothy, NJ 08317, for a total amount of \$81,684.50 to include the Base Bid and Alternate Bid No. 1.

BE IT FURTHER RESOLVED, Certification of the Availability of funds has been received from the Chief Financial Officer.

I, Mary Canesi, RMC, 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 10th day of February 2026.

Mary Canesi, RMC, Municipal Clerk

**CITY OF NORTHFIELD, NJ
RESOLUTION NO. 68-2026**

**APPROVING PARTICIPATION WITH THE STATE OF NEW JERSEY
STATE GRANT PROGRAM ADMINISTERED BY THE DEPARTMENT OF
LAW AND PUBLIC SAFETY, OFFICE OF THE ATTORNEY GENERAL**

WHEREAS, the City of Northfield wishes to apply for funding of approximately \$45,150.00 with a match of \$102,324.42 for a total cost of \$147,474.42 for a project under the State of New Jersey Safe and Secure Communities Grant Program (26-0118) for the period of April 9, 2026 through April 8, 2027; and

WHEREAS, the Mayor and Common Council of the City of Northfield, have reviewed the accompanying application and have approved said request; and

WHEREAS, the project is a joint effort between the Department of Law and Public Safety and the Northfield Police Department for the purpose described in the application.

THEREFORE, BE IT RESOLVED by the Mayor and Governing body that

- (1) As a matter of public policy, the City of Northfield wishes to participate to the fullest extent possible with the Department of Law and Public Safety.
- (2) The Attorney General will receive funds on behalf of the applicant.
- (3) The Department of Public Safety, Office of the Attorney General shall be responsible for the receipt and review of the applications for said funds. The Department of Public Safety, Office of the Attorney General shall initiate allocations to each applicant as authorized.
- (4) The Common Council of the City of Northfield does accept the award described herein for the purposes specified in the application.

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 10th day of February, 2026.

Mary Canesi, RMC, Municipal Clerk

**STATE OF NEW JERSEY
DEPARTMENT OF LAW AND PUBLIC SAFETY
OFFICE OF THE ATTORNEY GENERAL
CERTIFICATION OF RECORDING OFFICER**

This is to certify that the foregoing Resolution is a true and correct copy of a resolution which was duly and regularly introduced and finally adopted at the meeting of the Northfield Municipal Government held on the 10th day of February, 2026 and duly recorded in my office; that all requirements of law pertaining to the conduct of said meeting and the passage of this resolution were observed; and that I am duly authorized to execute this certificate.

DATED this 10th day of February, 2026

SEAL

Signature of Certifying Officer, Mayor

Erland Chau

Name of Certifying Officer

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 10th day of February, 2026.

Mary Canesi, RMC, Municipal Clerk

**CITY OF NORTHFIELD, NJ
RESOLUTION NO. 69-2026**

**A RESOLUTION TO AUTHORIZE THE PROMOTION OF
MICHAEL BUCCAFURNI TO THE POSITION OF CAPTAIN
WITHIN THE NORTHFIELD POLICE DEPARTMENT**

WHEREAS, the need exists within the Police Department for a promotion to the position of Captain; and

WHEREAS, the City of Northfield has an active promotional list for the position of Captain; and

WHEREAS, that list was generated as a result of an alternative procedure for promotion which was agreed upon by all interested parties and memorialized by way of a Memorandum of Agreement, a copy of which is on file with the Municipal Clerk; and

WHEREAS, as a result of the alternative process, and in accordance with Chapter 61, Article IV of the City of Northfield Municipal Code, the appointment of Michael Buccafurni to the position of Police Captain has been recommended to the Common Council of the City of Northfield, by Police Chief Scott Pollak and Mayor Erland Chau; and

WHEREAS, after review, the Common Council of the City of Northfield wishes to approve and confirm the appointment as recommended by the Police Chief and Mayor.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Northfield as follows:

1. All statements of the preamble are hereby restated as if set forth herein.
2. The promotion of Michael Buccafurni to the position of Captain within the Police Department is hereby approved and confirmed.
3. All officers and employees of the City of Northfield are hereby empowered to act in accordance with the intent of this Resolution.

BE IT FURTHER RESOLVED that Captain Michael Buccafurni's salary shall be pursuant to the current collective bargaining agreement between the City of Northfield and PBA Local 77 and the promotion shall be effective February 11, 2026.

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 10th day of February 2026.

Mary Canesi, RMC, Municipal Clerk

**CITY OF NORTHFIELD, NJ
RESOLUTION NO. 70-2026**

**A RESOLUTION TO AUTHORIZE THE PROMOTION OF
GAETANO DIMARCO TO THE POSITION OF LIEUTENANT
WITHIN THE NORTHFIELD POLICE DEPARTMENT**

WHEREAS, the need exists within the Police Department for a promotion to the position of Lieutenant; and

WHEREAS, the City of Northfield has an active promotional list for the position of Lieutenant; and

WHEREAS, that list was generated as a result of an alternative procedure for promotion which was agreed upon by all interested parties and memorialized by way of a Memorandum of Agreement, a copy of which is on file with the Municipal Clerk; and

WHEREAS, as a result of the alternative process, and in accordance with Chapter 61, Article IV of the City of Northfield Municipal Code, the appointment of Gaetano DiMarco to the position of Police Lieutenant has been recommended to the Common Council of the City of Northfield, by Police Chief Scott Pollak and Mayor Erland Chau; and

WHEREAS, after review, the Common Council of the City of Northfield wishes to approve and confirm the appointment as recommended by the Police Chief and Mayor.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Northfield as follows:

1. All statements of the preamble are hereby restated as if set forth herein.
2. The promotion of Gaetano DiMarco to the position of Lieutenant within the Police Department is hereby approved and confirmed.
3. All officers and employees of the City of Northfield are hereby empowered to act in accordance with the intent of this Resolution.

BE IT FURTHER RESOLVED that Lieutenant Gaetano DiMarco's salary shall be pursuant to the current collective bargaining agreement between the City of Northfield and PBA Local 77 and the promotion shall be effective February 11, 2026.

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 10th day of February 2026.

Mary Canesi, RMC, Municipal Clerk

**CITY OF NORTHFIELD, NJ
RESOLUTION NO. 71-2026**

**A RESOLUTION TO AUTHORIZE THE PROMOTION OF
MICHAEL BACH TO THE POSITION OF SERGEANT
WITHIN THE NORTHFIELD POLICE DEPARTMENT**

WHEREAS, the need exists within the Police Department for a promotion to the position of Sergeant; and

WHEREAS, opportunity was given to all qualified candidates to participate in a testing process conducted in accordance with Chapter 61, Article IV of the City of Northfield Municipal Code regarding promotional procedures within the Police Department; and

WHEREAS, the promotional procedures set forth in Chapter 61, Article IV of the City of Northfield Municipal Code have been completed; and

WHEREAS, after review of the eligible candidates, the appointment of Michael Bach to the position of Sergeant has been recommended by Police Chief Scott Pollak and Mayor Erland Chau; and

WHEREAS, after review, the Common Council of the City of Northfield wishes to approve and confirm the appointment as recommended by the Police Chief and Mayor.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Northfield as follows:

1. All statements of the preamble are hereby restated as if set forth herein.
2. The promotion of Michael Bach to the position of Sergeant within the Police Department is hereby approved and confirmed.
3. All officers and employees of the City of Northfield are hereby empowered to act in accordance with the intent of this Resolution.

BE IT FURTHER RESOLVED that Sergeant Michael Bach's salary shall be pursuant to the current collective bargaining agreement between the City of Northfield and PBA Local 77 and the promotion shall be effective February 11, 2026.

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 10th day of February 2026.

Mary Canesi, RMC, Municipal Clerk

**CITY OF NORTHFIELD, NJ
RESOLUTION NO. 72-2026**

ACCUMULATED ABSENCE PAYOUT MARK VONCOLLN

WHEREAS, NJAC 5:30-15 establishes rules that govern how local government units manage and finance compensation for accumulated absence time for their respective employees, and

WHEREAS, accumulated absence includes any sick days, vacation days, personal days or other absence time authorized as part of an employer agreement, which is not used by the employee during the allowed period and which is permitted to accumulate over time to the benefit of the employee, and

WHEREAS, the Chief Financial Officer has certified that the funds and authority exists to pay the total accumulated absence, as per the attached schedule, to Mark VonColln who retired from the service of the City effective January 31, 2026

WHEREAS, the attached certification and documentation are presented to comply with the rules and regulations established by the Local Finance Board.

NOW, THEREFORE, BE IT RESOLVED, by the City Council, that the total sum of \$89,957.14 composed of 374 Vacation Hours, 68 Compensatory Hours and 668.28 Sick Hours (75 days plus 10% of remainder) be paid out to Mark VonColln for his unused, accumulated absence time. The balance will be paid in installments beginning February 13, 2026.

I, Mary Canesi, Municipal Clerk of the City of Northfield, do hereby certify that the foregoing Resolution was duly adopted as a regular meeting of the City Council of Northfield, held this 10th day of February 2026.

Erland Chau, Mayor

Mary Canesi, RMC, Municipal Clerk

CERTIFICATION OF ACCUMULATED ABSENCES
Police Chief Mark VonColln
Retirement Date: January 31, 2026
Amount of Payout for unused compensated absences: \$89,957.14

I, Dawn M. Stollenwerk, Chief Financial Officer of the City of Northfield, hereby certify according to NJSA 5:30-15.4 that sufficient documentation has been provided to support the accumulated absence payout to Mark VonColln. Such sufficient documentation is found in the agreement between the City of Northfield and Police Chief Mark Von Colln. Attached herewith is the copy of the accumulation for the year 2026, reflecting the balances accumulated in prior years and a copy of the calculations and amounts used.

I further certify that funds are available in the 2026 Municipal Budget and in the Accumulated Absence Trust to satisfy this commitment, and are being encumbered against the line item T-24-56-850-008 Accumulated Compensated Absences. This commitment, combined with any other previous commitments does not exceed the appropriation balances available in this line item.

Signed,

Dawn M. Stollenwerk
Chief Financial Officer
Date: February 10, 2026

Mark Von Colln

RESOLUTION NO. 72-2026 ATTACHMENT

Payment Calculations - Accumulated Absences

Retirement Date: January 31, 2026

Balance of Accrued Time

	Days	Hours	Value
Sick Leave	83.535	668.28	
Reimburse Sick 75 days	75.000	600.00	\$51,461.52
Plus 10% of remaining	0.854	6.83	\$585.63
Compensatory	8.500	68.00	\$5,832.31
Vacation	<u>46.75</u>	<u>374</u>	<u>\$32,077.68</u>
Total	131.104	1048.828	\$ 89,957.14

Hourly Rate \$ 85.77

Bi-Weekly Salary \$6,861.53
Payments 13.11

Payout schedule

	<u>Payment</u>	<u>Balance</u>
2/13/2026	\$6,861.53	\$83,095.61
2/27/2026	\$6,861.53	\$76,234.08
3/13/2026	\$6,861.53	\$69,372.55
3/27/2026	\$6,861.53	\$62,511.02
4/10/2026	\$6,861.53	\$55,649.49
4/24/2026	\$6,861.53	\$48,787.96
5/8/2026	\$6,861.53	\$41,926.43
5/22/2026	\$6,861.53	\$35,064.90
6/5/2026	\$6,861.53	\$28,203.37
6/19/2026	\$6,861.53	\$21,341.84
7/3/2026	\$6,861.53	\$14,480.31
7/17/2026	\$6,861.53	\$7,618.78
7/31/2026	\$6,861.53	\$757.25
8/14/2026	\$757.25	(\$0.00)

**CITY OF NORTHFIELD, NJ
RESOLUTION NO. 73-2026**

**RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF
NORTHFIELD APPROVING A RIGHT-OF-WAY USE AGREEMENT
WITH NETSPEED LLC D/B/A GONETSPEED**

WHEREAS, Netspeed LLC d/b/a GoNetspeed, ("GoNetspeed") has indicated and represented that it is authorized by the New Jersey Bureau of Public Utilities to provide local exchange and interexchange services throughout the State of New Jersey; and

WHEREAS, GoNetspeed has indicated and represented that it has entered into agreements with parties that have the lawful right to maintain poles in the public-right-of-way pursuant to which GoNetspeed may use such poles erected within the public-right-of-way in the City of Northfield; and

WHEREAS, New Jersey law permits such use provided that there is the consent of the relevant municipality.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Northfield, County of Atlantic, State of New Jersey that:

Permission and authority are hereby granted to GoNetspeed and its successors and assigns, to use poles erected by parties that have the lawful right to maintain poles within the public right-of-way in the City of Northfield, in accordance with the terms and conditions of the Right-of-Way Use Agreement ("ROWUA") attached hereto as Exhibit "A" and subject to the following:

- i. GoNetspeed, and its successors and assigns, shall adhere to all applicable Federal, State, and Local laws regarding safety requirements related to the use of the public right-of-way, and shall obtain any applicable permits that may be required by the City of Northfield.
- ii. Such permission is hereby given upon the condition and provision that GoNetspeed, and its successors and assigns, shall indemnify, defend and hold harmless City of Northfield, its officers, agents, and servants, from any claim of liability or loss or bodily injury or property damage resulting from or arising out of the acts or omissions of GoNetspeed or its agents in connection with the use and occupancy poles located within the public right-of-way in accordance with the ROWUA, except to the extent resulting from the acts or omissions of the City of Northfield.

- iii. GoNetspeed shall, at its own cost and expense, maintain any and all insurances as required in the ROWUA. GoNetspeed shall include the City of Northfield as an additional insured.
- iv. GoNetspeed shall be responsible for the repair of any damage to paving, existing utility lines, or any surface or subsurface installations, arising from its construction, installation or maintenance of its facilities.
- v. Notwithstanding any provision contained herein, the City of Northfield shall not be liable to the other for consequential, incidental, exemplary, or punitive damages on account of any activity pursuant to this instrument or in the ROWUA.
- vi. This instrument shall be adopted on behalf of the City of Northfield by the Council of City of Northfield and attested to by the City of Northfield Clerk who shall affix the City of Northfield Seal thereto.
- vii. The permission and authority hereby granted shall continue for the same period of time as the grant to parties whose poles GoNetspeed is using.

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 10th day of February 2026.

Mary Canesi, RMC, Municipal Clerk

RIGHT-OF-WAY USE AGREEMENT

THIS RIGHT-OF-WAY USE AGREEMENT (the “Agreement”) is dated _____, 2025 (the “Effective Date”), and entered into by and between the City of Northfield (the “Municipality”), a New Jersey municipal corporation, with offices at 1600 Shore Road, Northfield, New Jersey 08225, and Netspeed LLC d/b/a GoNetspeed (“GoNetspeed”), a Delaware limited liability company, with offices at 396 Griffin Road, Suite 110, Bangor, ME 04401.

WHEREAS, GoNetspeed has been approved by the New Jersey Board of Public Utilities (“BPU”) to provide local exchange and interexchange telecommunications services throughout the State of New Jersey, and pursuant to such authority granted by the BPU, GoNetspeed may locate, place, attach, install, operate and maintain facilities within municipal rights-of-way for purposes of providing telecommunications services; and

WHEREAS, GoNetspeed has proposed to place its telecommunications facilities aerially on existing utility poles or in underground conduit in the public rights-of-way within the Municipality for the purpose of owning, constructing, installing, operating, repairing and maintaining a telecommunications system; and

WHEREAS, it is in the best interest of the Municipality and its citizens for the Municipality to grant consent to GoNetspeed to occupy said public rights-of-way within the Municipality for this purpose; and

WHEREAS, the consent granted herein is for the non-exclusive use of the public rights-of-way within the Municipality for the purpose of owning, constructing, installing, operating, and maintaining a telecommunications system;

WHEREAS, the Municipality requires indemnification and insurance from GoNetspeed in connection with this consent;

NOW THEREFORE, in consideration of the mutual covenants and obligations hereinafter set forth, the Municipality and GoNetspeed hereby agree to and with each other as follows:

Section 1. Grant of Consent; Conditions. Permission and authority are hereby granted to GoNetspeed and its successors and assigns, to use poles erected by parties that have the lawful right to maintain poles within the public right-of-way in the Municipality, subject to the following:

- i. GoNetspeed, and its successors and assigns, shall adhere to all applicable Federal, State, and Local laws regarding safety requirements related to the use of the public right-of-way, and shall obtain any applicable permits that may be required by the Municipality/
- ii. Such permission is hereby given upon the condition and provision that GoNetspeed, and its successors and assigns, shall indemnify, defend and hold harmless the Municipality, its officers, agents, and servants, from any claim of liability or loss or bodily injury or property damage resulting from or arising out of the acts or omissions of GoNetspeed or its agents in connection with the use and occupancy poles located within the public

right-of-way, except to the extent resulting from the acts or omissions of the Municipality.

- iii. GoNetspeed shall, at its own cost and expense, maintain commercial general liability insurance with limits not less than \$1,000,000.00 for injury to or death of one or more persons in any one occurrence and \$500,000.00 for damage or destruction to property in any one occurrence. GoNetspeed shall include the Municipality as an additional insured.
- iv. GoNetspeed shall be responsible for the repair of any damage to paving, existing utility lines, or any surface or subsurface installations, arising from its construction, installation or maintenance of its facilities.
- v. Notwithstanding any provision contained herein, neither the Municipality nor GoNetspeed shall be liable to the other for consequential, incidental, exemplary, or punitive damages on account of any activity pursuant to this instrument.

Section 2. Duration of Consent. The permission and authority hereby granted shall continue for the same period of time as the grant to parties whose poles GoNetspeed is using.

Section 3. Notices.

All notices or other correspondence required or permitted to be given in connection with this Agreement shall be in writing and delivered personally, by telecopy, by overnight carrier service or by registered or certified mail to the parties at the following addresses:

To GoNetspeed at GoNetspeed
 396 Griffin Road, Suite 110
 Bangor, ME 04401
 Attn: General Counsel and Senior Vice
 President of Human Resources and
 Regulatory Affairs

To the Municipality at City of Northfield
 1600 Shore Road
 Northfield, New Jersey 08225
 Attn: City Clerk

Section 4. Successors and Assigns.

The terms and conditions herein contained shall be binding upon and inure to the benefit of the successors and assigns of the parties hereto.

Section 5. Governing Law.

This Agreement shall be governed by, construed and enforced in accordance with the laws of the State of New Jersey.

Section 6. Modification of Agreement.

This Agreement may not be amended or modified, nor may an obligation hereunder be waived orally, and no such amendment, modifications or waiver shall be effective for any purpose unless it is in writing and signed by the party against whom enforcements thereof is sought.

Section 7. Invalidity.

If any provision hereof shall be declared invalid by any court or in any administrative proceedings, then the provisions of this Agreement shall be construed in such manner so as to preserve the validity hereof and the substance of the transaction herein contemplated to the extent possible.

Section 8. Headings.

The headings are provided for purposes of convenience of reference only and are not intended to limit, define the scope of or aid in interpretation of any of the provisions hereof.

Section 9. Counterparts.

This Agreement may be executed and delivered in several counterparts, each of which, when so executed and delivered shall constitute an originally, fully enforceable counterpart for all purposes.

[Signature Page Immediately Follows]

IN WITNESS WHEREOF, this Agreement has been executed as of the
date set forth below.

NETSPEED LLC d/b/a GONETSPEED

By

Print Name: _____

Title: _____

Dated: _____

CITY OF NORTHFIELD

By: _____

Print Name: Erland V.L. Chau

Title: Mayor

Dated: _____

**CITY OF NORTHFIELD, NJ
RESOLUTION NO. 74-2026**

**A RESOLUTION MEMORIALIZING THE TRANSFER OF
ENGINEERING PROJECTS**

WHEREAS, the Council for the City of Northfield has awarded the 2026 Engineering Services to Schaeffer Nassar Scheidegg (SNS); and

WHEREAS, DeBlasio and Associates (DBA) was the City of Northfield's Engineering Services provider for the years 2024 and 2025 and accordingly is involved in continuing engineering projects; and

WHEREAS, the Common Council for the City of Northfield desires to memorialize which engineering firm shall continue with certain municipal projects; and

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the City of Northfield, County of Atlantic, State of New Jersey, that the following engineering projects shall be engineered and overseen by the City's current and former engineering firms as follows:

1. NCC004 Various Sanitary Sewer Main and Manhole Rehabilitation - **DBA**
2. NCC011 Juniper Drive-Cedar Bridge Road to Mill Road FY25 Municipal Aid - **DBA**
3. NCC014 FY2024 LRIG Recreation Improvements at Birch Grove Park - **DBA**
4. NCC015 FY2025 NJDOT LTPF Application Cedar Bridge Road - **SNS**
5. NCC016 Northfield Subdivision (Dolphin Avenue Habitat for Humanity)- **SNS**
6. NCC018 ACIA CDBG Application - **SNS**
7. NCC019 MS4 Compliance City of Northfield Stormwater Management - **SNS**
8. NCC020 General Repairs of Sanitary Sewer & Stormwater Facilities Bid Specs - **DBA**
9. FY2026 NJDOT Municipal Aid Resurfacing of Burton Avenue -Joseph Court to Tilton Road - **SNS**

BE IT FURTHER RESOLVED that a copy of this Resolution be provided to DBA and SNS.

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 10th day of February 2026.

Mary Canesi, RMC, Municipal Clerk

**CITY OF NORTHFIELD, NJ
RESOLUTION NO. 75-2026**

LOCAL RECREATION IMPROVEMENT GRANT (LRIG) FY 2026

WHEREAS, the City of Northfield desires to apply for and obtain a grant from the New Jersey Department of Community Affairs for approximately \$100,000 to carry out a project to construct 4 new pavilions at Birch Grove Park.

THEREFORE, BE IT RESOLVED:

- 1) that the City of Northfield does hereby authorize the application for such a grant; and,
- 2) recognizes and accepts that the Department may offer a lesser or greater amount and therefore, upon receipt of the grant agreement from the New Jersey Department of Community Affairs, does further authorize the execution of any such grant agreement; and also, upon receipt of the fully executed agreement from the Department, does further authorize the expenditure of funds pursuant to the terms of the agreement between the City of Northfield and the New Jersey Department of Community Affairs.

BE IT FURTHER RESOLVED, that the persons whose names, titles, and signatures appear below are authorized to sign the application, and that they or their successors in said titles are authorized to sign the agreement, and any other documents necessary in connection therewith:

Mayor Erland Chau

Mary Canesi, Municipal Clerk

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 10th day of February 2026.

Mary Canesi, RMC, Municipal Clerk

**CITY OF NORTHFIELD, NJ
RESOLUTION NO. 76-2026**

**TO AUTHORIZE THE SALE OF SURPLUS PROPERTY NO LONGER
NEEDED FOR PUBLIC USE ON AN ONLINE AUCTION WEBSITE**

WHEREAS, the City of Northfield has determined that the personal property described on Schedule A attached hereto and incorporated herein is no longer needed for public use; and

WHEREAS, the City of Northfield intends to utilize the online auction services of Govdeals, Inc., located at [govdeals.com](https://www.govdeals.com); and

WHEREAS, the sales are being conducted pursuant to N.J.S.A. 40A:11-36 and the guidance set forth in the Division of Local Government Services' Local Finance Notice 2019-15.

NOW, THEREFORE, BE IT RESOLVED by the City of Northfield in the County of Atlantic, State of New Jersey, that the City is hereby authorized to sell the surplus personal property as indicated below on an online auction website entitled <https://www.govdeals.com>; and

Quantity	Description	VIN or Serial #
1	2001 Chevy Impala	2G1WF52E519220832
1	2004 Dodge Durango	1D4HB38N44F224568
1	1999 E-One Pumper Truck (Fire Apparatus)	4ENFAAA89X000424

BE IT FURTHER RESOLVED that surplus property as identified shall be sold in an "as-is" condition without express or implied warranties with the successful bidder required to execute a Hold Harmless and Indemnification Agreement concerning use of said surplus property.

BE IT FURTHER RESOLVED that the terms and conditions of the agreement entered into between GovDeals, Inc. and the City of Northfield are available at [govdeals.com](https://www.govdeals.com) and in the office of the Municipal Clerk; and

BE IT FURTHER RESOLVED that the City of Northfield reserves the right to accept or reject any bid submitted right to reject all bids pursuant to N.J.S.A. 40A:11-36(5).

I, Mary Canesi, Municipal Clerk of the City of Northfield does hereby certify that the foregoing Resolution was duly adopted at a Regular Meeting of the Common Council of the City of Northfield, held this 10th day of February 2026.

Mary Canesi, RMC, Municipal Clerk

**CITY OF NORTHFIELD, NJ
RESOLUTION NO. 77-2026**

**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 PENDING LITIGATION IN THE MATTER OF MARY
CANESI v. CITY OF NORTHFIELD ET ALS**

WHEREAS, the Common 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 Common Council of the City of Northfield to discuss in a session not open to the public certain matters relating to a lawsuit filed in Atlantic County Superior Court by Mary Canesi against the City of Northfield et als.; and

WHEREAS, the purpose of this meeting is to obtain provide a status update to the Common Council of the City of Northfield with regard to the lawsuit, an update which requires attorney client privilege and confidentiality.

NOW THEREFORE, BE IT RESOLVED by the Common 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, Kristopher J. Facenda, Esq., Solicitor 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 10th day of February 2026.

Kristopher J. Facenda, Esq., Solicitor

**CITY OF NORTHFIELD, NJ
RESOLUTION NO. 78-2026**

**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(b)(7) –MATTERS COVERED UNDER THE ATTORNEY CLIENT
PRIVILEGE**

WHEREAS, the Common 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 Common Council of the City of Northfield to discuss, in a session not open to the public, with the City's Special Counsel for Affordable Housing, an update regarding affordable housing compliance efforts, potential future affordable housing development, and matters that fall within the attorney client privilege related thereto.

NOW THEREFORE, BE IT RESOLVED by the Common 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 Common Council of Northfield, held this 10th day of February 2026.

Mary Canesi, RMC, Municipal Clerk

CITY OF NORTHFIELD, NJ
RESOLUTION NO. 79-2026

TO APPROVE AN APPLICATION FOR USE OF FACILITIES

WHEREAS, Mr. Jason Yard has properly submitted an Application for Use of Facilities requesting use of the Farm League, Softball, Major League, and Minor League Fields, and both baseball snack bars, for youth recreational baseball and softball as follows:

March 1, 2026 – November 1, 2026
8am- 10pm on all dates

WHEREAS, Mr. Jason Yard has presented this request on behalf of Northfield Little League; and

WHEREAS, said approval requires the use of lights during some hours of play where it may be needed and fees shall be paid in accordance with Chapter 250 of the Municipal Code.

THEREFORE, BE IT RESOLVED, that the Common Council of the City of Northfield hereby approves the Application for Use of Facilities presented by Mr. Jason Yard is subject to the full execution of the Use of Facilities Agreement, and compliance with its terms and conditions, the terms and conditions of the current Use of Facilities Guidelines and the representations made in the subject Applications for Use of Facilities.

BE IT FURTHER RESOLVED that all baseball and softball facilities are presently open to the public, however, the decision to open and or close the baseball facilities to the public for use shall be solely at the discretion of the City of Northfield; and

BE IT FURTHER RESOLVED, the approval granted pursuant to this Resolution may be rescinded at any time at the sole discretion of the City of Northfield.

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 City Council of Northfield, held this 10th day of February 2026.

Mary Canesi, RMC, Municipal Clerk



Name and Address of Organization: Northfield Little League

Is the Group a Not-For-Profit Organization? X Yes No

Do Participants Pay a Fee for Your Sport / Event? X Yes No

If Yes, How Much? \$ 100-125 per: Person Day X Season _____ (other) _____

Name of Applicant / Responsible Party: Jason Yard Title/Affiliation NLL President

Home Address: 700 Hollywood Drive, Northfield, NJ 08225

Telephone: (H) _____ (C) _____ (W) _____

Name and Location of Facility(ies) Being Requested: 1700 Burton Ave, Baseball/Softball Fields and snack bar

With the exception of the Babe Ruth Field

For the Following Purpose: Baseball and Softball practice and games

on the Following Date(s): March 1 – November 1st Specify Hours of Use: From: 8AM
To: 10PM Are Field Lights Requested? YES

*If Yes, Provide Dates / Times for Requested Light Use: Night games and practices

**LIGHT USE FEE APPLIES, IN ACCORDANCE WITH CHAPTER 250-3 OF THE CITY OF NORTHFIELD MUNICIPAL CODE*

of Participants per Date: 320 # of Participants who are Northfield Residents: 275

Will Juveniles be Present? Yes ☒ No ☐ If Yes, What Ages? 5-16

Have You Applied to Other Municipalities for Use of their Facilities for this Event? Yes ☒ No ☐

If Yes, Name of Municipality/ies: _____

Date/s and Disposition of Request/s: _____

*Applicant has received a copy of the **City of Northfield Use of Facilities Guidelines, Use of Facilities Agreement and City of Northfield "Protection and Safe Treatment of Minors" Policy** and agrees to abide by and comply with the terms of the Guidelines, Policy, and Agreement. Applicant further acknowledges that IF THE INTENDED USE IS FOR ANY ATHLETIC FIELD, s/he must obtain from the Municipal Clerk's Office the date/time of the Council Meeting at which the Application will be considered, and attendance at same is required in order for the Application to be heard.*

NO ALCOHOLIC BEVERAGES PERMITTED

APPLICANT: Jason Ford DATE: 1-15-26
Signature

Note: The City of Northfield has the right, in its sole discretion, to deny, limit, or revoke the use of requested facility(ies) when in the opinion of the City of Northfield the use presents a risk of unreasonable injury to persons or damage to property of the City of Northfield or others.

FAILURE TO COMPLETE ANY PORTION OF THE APPLICATION WILL RESULT IN AUTOMATIC REJECTION

Initial: _____

**CITY OF NORTHFIELD, NJ
RESOLUTION NO. 80-2026**

TO APPROVE AN APPLICATION FOR USE OF FACILITIES

WHEREAS, Mr. Daniel Kern, Sr. has properly applied for Use of Facilities requesting use of the Minor, Major, and Babe Ruth Baseball Fields, for a baseball camp, as follows:

Tuesday, June 23rd – Saturday, June 27th
8am until 12pm

WHEREAS, Mr. Daniel Kern, Sr. has presented this request on behalf of Mustang Baseball Camp; and

BE IT FURTHER RESOLVED that the Common Council of the City of Northfield hereby approves the Application for Use of Facilities presented by Mr. Daniel Kern, Sr.; and

BE IT FURTHER RESOLVED that the approval is subject to the full execution of the Use of Facilities Agreement, and compliance with its terms and conditions, the terms and conditions of the current Use of Facilities Guidelines and the representations made in the subject Applications for Use of Facilities.

BE IT FURTHER RESOLVED that all baseball facilities are presently open to the public, however, the decision to open and or close the baseball facilities to the public for use shall be solely at the discretion of the City of Northfield; and

BE IT FURTHER RESOLVED that the approval granted pursuant to this Resolution may be rescinded at any time at the sole discretion of the City of Northfield.

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 10th day of February 2026.

Mary Canesi, RMC, Municipal Clerk



CITY OF NORTHFIELD

Application for Use of Facilities

(Other than Use of Birch Grove Park Center)

Name and Address of Organization: Main Mustang Baseball Camp

Tell Us Who You Are / Description and Purpose of Organization: Local group of coaches teaching youth fundamentals of baseball

Is the Group a Not-For-Profit Organization? Yes ☒ No

Do Participants Pay a Fee for Your Sport / Event? Yes ☒ No

If Yes, How Much? \$ 130.00 per: Person ☒ Day ☐ Season ☐ (other)

Name of Applicant / Responsible Party: Daniel Kern Sr. Title/Affiliation

Home Address: 404 Dahlia St Northfield NJ

Telephone: (H) (C) (W)

Name and Location of Facility(ies) Being Requested: Babe Ruth, Little League, Minor

For the Following Purpose: Baseball camp for area youth one

on the Following Date(s): June 23, 24, 25, 26, 27 (4 days / other ~~two~~ Rain)

Specify Hours of Use: From: 8 a.m. To: 12 p.m. Are Field Lights Requested*? No

*If Yes, Provide Dates / Times for Requested Light Use:

**LIGHT USE FEE APPLIES IN ACCORDANCE WITH CHAPTER 250-3 OF THE CITY OF NORTHFIELD MUNICIPAL CODE*

of Participants per Date: 60 # of Participants who are Northfield Residents: half

Will Juveniles be Present? Yes ☒ No ☐ If Yes, What Ages? 7-14

Have You Applied to Other Municipalities for Use of their Facilities for this Event? Yes ☒ No ☒

If Yes, Name of Municipality/ies:

Date/s and Disposition of Request/s:

Applicant has received a copy of the City of Northfield Use of Facilities Guidelines, Use of Facilities Agreement and City of Northfield "Protection and Safe Treatment of Minors" Policy and agrees to abide by and comply with the terms of the Guidelines, Policy, and Agreement. Applicant further acknowledges that IF THE INTENDED USE IS FOR ANY ATHLETIC FIELD, s/he must obtain from the Municipal Clerk's Office the date/time of the Council Meeting at which the Application will be considered, and attendance at same is required in order for the Application to be heard.

NO ALCOHOLIC BEVERAGES PERMITTED

APPLICANT: Daniel Kern Sr. DATE: 1-20-25
Signature

Note: The City of Northfield has the right, in its sole discretion, to deny, limit, or revoke the use of requested facility(ies) when in the opinion of the City of Northfield the use presents a risk of unreasonable injury to persons or damage to property of the City of Northfield or others.

*Revised to remove June 22nd from the above dates, only 1 rain day

JAN 21 2026

Initial: SK

**CITY OF NORTHFIELD, NJ
RESOLUTION NO. 81-2026**

TO APPROVE AN APPLICATION FOR USE OF FACILITIES

WHEREAS, Mr. Daniel Kern, Sr. has properly applied for Use of Facilities requesting use of the Minor, Major, and Babe Ruth Baseball Fields, for a baseball camp as follows:

Monday, July 6th – Friday, July 10th
8am until 12pm

WHEREAS, Mr. Daniel Kern, Sr. has presented this request on behalf of Mustang Baseball Camp; and

BE IT FURTHER RESOLVED that the Common Council of the City of Northfield hereby approves the Application for Use of Facilities presented by Mr. Daniel Kern, Sr.; and

BE IT FURTHER RESOLVED that the approval is subject to the full execution of the Use of Facilities Agreement, and compliance with its terms and conditions, the terms and conditions of the current Use of Facilities Guidelines and the representations made in the subject Applications for Use of Facilities.

BE IT FURTHER RESOLVED that all baseball facilities are presently open to the public, however, the decision to open and or close the baseball facilities to the public for use shall be solely at the discretion of the City of Northfield; and

BE IT FURTHER RESOLVED that the approval granted pursuant to this Resolution may be rescinded at any time at the sole discretion of the City of Northfield.

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 10th day of February 2026.

Mary Canesi, RMC, Municipal Clerk



CITY OF NORTHFIELD
Application for Use of Facilities
(Other than Use of Birch Grove Park Center)

Name and Address of Organization: Mustang Baseball Camp
404 Dahlia St Northfield NJ

Tell Us Who You Are / Description and Purpose of Organization: Local Coaches
living in Northfield baseball camp youth
is instruction and fun

Is the Group a Not-For-Profit Organization? Yes ☒ No

Do Participants Pay a Fee for Your Sport / Event? Yes ☒ No

If Yes, How Much? \$ 130.00 per: ☒ Person Day Season (other)

Name of Applicant / Responsible Party: Daniel Kern Sr. Title/Affiliation: Counselor

Home Address: 404 Dahlia St Northfield NJ

Telephone: (H) _____ (C) [REDACTED] (W) _____

Name and Location of Facility(ies) Being Requested: Babe Ruth (Major) Minor
and Little League Field

For the Following Purpose: Camp baseball instruction for youth
on the Following Date(s): July 6, 7, 8, 9, 10th (rain date)

Specify Hours of Use: From: 8:00 am To: 12:00 pm Are Field Lights Requested*? NO

*If Yes, Provide Dates / Times for Requested Light Use: _____

**LIGHT USE FEE APPLIES, IN ACCORDANCE WITH CHAPTER 250-3 OF THE CITY OF NORTHFIELD MUNICIPAL CODE*

of Participants per Date: 60 # of Participants who are Northfield Residents: half

Will Juveniles be Present? Yes ☒ No If Yes, What Ages? 7-14

Have You Applied to Other Municipalities for Use of their Facilities for this Event? Yes ☒ No

If Yes, Name of Municipality/ies: _____

Date/s and Disposition of Request/s: _____

Applicant has received a copy of the City of Northfield Use of Facilities Guidelines, Use of Facilities Agreement and City of Northfield "Protection and Safe Treatment of Minors" Policy and agrees to abide by and comply with the terms of the Guidelines, Policy, and Agreement. Applicant further acknowledges that IF THE INTENDED USE IS FOR ANY ATHLETIC FIELD, s/he must obtain from the Municipal Clerk's Office the date/time of the Council Meeting at which the Application will be considered, and attendance at same is required in order for the Application to be heard.

NO ALCOHOLIC BEVERAGES PERMITTED

APPLICANT: Daniel E Kern Sr DATE: January 30, 2026
Signature

Note: The City of Northfield has the right, in its sole discretion, to deny, limit, or revoke the use of requested facility(ies) when in the opinion of the City of Northfield the use presents a risk of unreasonable injury to persons or damage to property of the City of Northfield or others.

**CITY OF NORTHFIELD, NJ
RESOLUTION NO. 82-2026**

TO APPROVE AN APPLICATION FOR USE OF FACILITIES

WHEREAS, Mr. Sean Coyle has properly applied for Use of Facilities requesting use of the Farm League, Major League, and Minor League Fields, for youth recreational baseball as follows:

Wednesdays only, March 11, 2026 – June 10, 2026
6:00pm – 8:00pm

Saturdays only, March 14, 2026 – April 4, 2026
3:00pm – 5:30pm

WHEREAS, Mr. Sean Coyle has presented this request on behalf of Shore Line Baseball, LLC; and

WHEREAS, said approval requires the use of lights during some hours of play where it may be needed and fees shall be paid in accordance with Chapter 250 of the Municipal Code.

THEREFORE, BE IT RESOLVED, that the Common Council of the City of Northfield hereby approves the Application for Use of Facilities presented by Mr. Sran Coyle is subject to the full execution of the Use of Facilities Agreement, and compliance with its terms and conditions, the terms and conditions of the current Use of Facilities Guidelines and the representations made in the subject Applications for Use of Facilities.

BE IT FURTHER RESOLVED that all baseball and softball facilities are presently open to the public, however, the decision to open and or close the baseball facilities to the public for use shall be solely at the discretion of the City of Northfield; and

BE IT FURTHER RESOLVED, the approval granted pursuant to this Resolution may be rescinded at any time at the sole discretion of the City of Northfield.

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 City Council of Northfield, held this 10th day of February 2026.

Mary Canesi, RMC, Municipal Clerk



CITY OF NORTHFIELD

Application for Use of Facilities

(Other than Use of Birch Grove Park Center)

Name and Address of Organization: ShoreLine Baseball LLC1 Liberty Lane, Linwood, NJ 08221

Tell Us Who You Are / Description and Purpose of Organization: A privately funded, non-profit travel baseball program consisting of young athletes from Northfield & Linwood. We promote local, multi-sport, year-round participation designed to complement, not replace, local recreation.

Is the Group a Not-For-Profit Organization? X Yes NoDo Participants Pay a Fee for Your Sport / Event? Yes X NoIf Yes, How Much? \$ per: Person Day Season (other)Name of Applicant / Responsible Party: Sean Coyle Title/Affiliation CoachHome Address: 1 Liberty Lane, Linwood, NJ 08221Telephone: (H) (C) (W) Name and Location of Facility(ies) Being Requested: Birch Grove ParkMajor/Minor/Farm Field(s) Based Upon Availability Around Northfield Recreation ScheduleFor the Following Purpose: Practice Beginning Wednesday 3/11 & Re-Occurring Every Wednesday til 6/10on the Following Date(s): Also Respectfully Request Saturday Afternoon (3/14, 3/21, 3/28, 4/4) 3:00 - 5:30 PMSpecify Hours of Use: From: 6PM (Wednesday) To: 8PM Are Field Lights Requested *? NO YES

*If Yes, Provide Dates / Times for Requested Light Use:

Applicant said not lights requested, based on hours of use this was changed for safety reasons. Applicant given opportunity to change dates to negate need for lights. ~ M Canesi

*LIGHT USE FEE APPLIES, IN ACCORDANCE WITH CHAPTER 250-3 OF THE CITY OF NORTHFIELD MUNICIPAL CODE# of Participants per Date: 12 # of Participants who are Northfield Residents: 6Will Juveniles be Present? Yes X No If Yes, What Ages? 9 & 10 Years of AgeHave You Applied to Other Municipalities for Use of their Facilities for this Event? X Yes NoIf Yes, Name of Municipality/ies: Linwood Recreation BoardDate/s and Disposition of Request/s: Home Games (4/18, 5/2, 5/16, 5/23, 6/6, 6/13)

Applicant has received a copy of the City of Northfield Use of Facilities Guidelines, Use of Facilities Agreement and City of Northfield "Protection and Safe Treatment of Minors" Policy and agrees to abide by and comply with the terms of the Guidelines, Policy, and Agreement. Applicant further acknowledges that IF THE INTENDED USE IS FOR ANY ATHLETIC FIELD, s/he must obtain from the Municipal Clerk's Office the date/time of the Council Meeting at which the Application will be considered, and attendance at same is required in order for the Application to be heard.

NO ALCOHOLIC BEVERAGES PERMITTED

APPLICANT: *S. Coyle* DATE: January 21st, 2026

Signature

Note: The City of Northfield has the right, in its sole discretion, to deny, limit, or revoke the use of requested facility(ies) when in the opinion of the City of Northfield the use presents a risk of unreasonable injury to persons or damage to property of the City of Northfield or others.

FAILURE TO COMPLETE ANY PORTION OF THE APPLICATION WILL RESULT IN AUTOMATIC REJECTION

JAN 27 2026

Initial: MC

**CITY OF NORTHFIELD, NJ
RESOLUTION NO. 83-2026**

**RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF
NORTHFIELD AUTHORIZING THE MAYOR TO SIGN THE GABLES
ON WABASH LLC, WABASH AVENUE LAND LLC, AND THE
STEPHEN SILLER TUNNEL TO TOWERS FOUNDATION
DEVELOPER'S AGREEMENT**

WHEREAS, in accordance with the Amended FHA and the Administrative Office of the Court's Directive No. 14-24, the City filed a timely Fourth Round Declaratory Judgment complaint ("DJ Complaint") with the Affordable Housing Dispute Resolution Program ("the Program"), along with its binding resolution, on January 22, 2025; and

WHEREAS, the City's professionals prepared a Fourth Round Housing Element and Fair Share Plan which was adopted by the Planning Board on June 5, 2025, endorsed by the City Council on June 17, 2025, and filed with the Program on June 6, 2025; and

WHEREAS, the City received two objections to its Fourth Round Housing Element and Fair Share Plan from Fair Share Housing Center ("FSHC") and Homes for All, Inc. prior to the statutory August 31, 2025, deadline; and

WHEREAS, the City and the objectors negotiated a settlement which was memorialized via a Consent Order entered by the Court on January 16, 2026; and

WHEREAS, the City, Gables on Wabash ("GOW"), Wabash Avenue Land LLC ("WAL") and Steven Siller Tunnel to Towers Foundation ("T2T") have advised the Honorable Julio L. Mendez, J.S.C. (ret.) as the Supervising Program Member of the Affordable Housing Dispute Resolution Program (the "Program") that GOW, WAL, T2T and the City, have resolved all matters in dispute that were originally raised by the filing of the objection with the Program; and

WHEREAS, the Consent Order requires that all the City, GOW, WAL, and T2T enter into a Developer's Agreement; and

WHEREAS, the City Council finds it to be in the best interest of the City to enter into a Developer's Agreement between the City, GOW, WAL, and T2T for T2T to construct a 121-unit, Veteran's Supportive Housing project, which is included in the City's global settlement by Consent Order with Fair Share Housing Center.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Northfield, County of Atlantic, State of New Jersey, that the City Council hereby authorizes the Mayor to execute a Developer's Agreement between the City, GOW, WAL, and T2T in a form acceptable to the City's professionals.

WHEREAS, the Common Council finds it to be in the best interest of the City to enter into the attached Affordable Housing Agreement between the City and Habitat for Humanity.

NOW THEREFORE BE IT RESOLVED by the Common Council of the City of Northfield, County of Atlantic, State of New Jersey, that the Common Council hereby authorizes the Mayor to execute the attached Affordable Housing Agreement between the City and Habitat for Humanity.

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 10th day of February 2026.

Mary Canesi, RMC, Municipal Clerk

ENGINEER'S REPORT

ENGINEERING MEMORANDUM

TO: Mayor and City Council, City of Northfield
1600 Shore Road
Northfield, NJ 08225

FROM: Rami Nassar, PE, PP, CME
Schaeffer Nassar Scheidegg Consulting Engineers, LLC (SNS)

SUBJECT: Engineers Report for February 10 2026

DATE: February 4, 2026

PROJECTS:

NF13-41 **Zion Road Pump Station Upgrade**

The standby generator was commissioned, and the contractor performed a load bank test, just waiting on the final UL certification, so we can close out this project.

NF13-27 **Local Recreation Improvement Grant:**

The project has been completed waiting on the final documents, so we can submit the paperwork to the state so we can close out this project and get the final payment from eth State.

We are working on the application to the FY2026 Local Recreation Improvement Grant for the pavilions at the picnic area at Birch Grove Park.