

**CITY OF NORTHFIELD REGULAR MEETING MINUTES  
APRIL 23, 2024**

At 7:15pm 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 Council President Pro Tempore Dewees.

**ROLL CALL**

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

**Absent:** Councilman Notaro; Mayor Chau\*

*\*Mayor Chau arrived at 8:11pm, during Executive Session, but was not present when attendance was taken.*

Solicitor Facenda, Engineer Mauro, Chief VonColln, Planner (CuvIELLO) Morrissey and Attorney Holm were also present.

Council President Leeds announced we'd be going out of chronological order on tonight's agenda and moved to the public hearing on the budget.

**2024 MUNICIPAL BUDGET - 7PM - PUBLIC HEARING**

On a motion of Councilman Polistina, 2<sup>nd</sup> of Councilwoman Bucci, all members present were in favor opening the public hearing on the 2024 Municipal Budget.

Seeing no one wishing to speak, and on motions properly made and seconded, all present were in favor of closing the public hearing on the 2024 Municipal Budget.

**RESOLUTION TO AMEND 2024 MUNICIPAL BUDGET**

**74B-2024**      Amendment for the 2024 Budget  
*Published in the Press of AC 4/27/2024*  
*Public Hearing / Final Adoption 5/7/2024*

Councilman Polistina motioned, Councilman Dewees seconded, to adopt Resolution 74B-2024, to amend the budget. This resolution has been further amended from what was in the published agenda and what is read into the record replaces what was included in the published agenda in its entirety.

Solicitor Facenda read the following:

**“CITY OF NORTHFIELD, NJ  
RESOLUTION NO. 74B-2024**

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**RESOLUTION TO AMEND  
CALENDAR YEAR 2024 MUNICIPAL BUDGET**

**WHEREAS**, the local municipal budget for the year 2024 was approved on the 26<sup>th</sup> day of March 2024; and

**WHEREAS**, the public hearing on said budget has been held as advertised, and

**WHEREAS**, it is desired to amend said approved budget, now.

**THEREFORE, BE IT RESOLVED**, by the Common Council of the City of Northfield, County of Atlantic that the following amendment to the approved budget of 2024 be made:

	<u>From</u>	<u>To</u>
<b>GENERAL REVENUES</b>		
1. Surplus Anticipated	2,175,000.00	2,195,000.00
5. Subtotal General Revenues (Items 1,2,3 and 4)	<u>5,423,986.15</u>	<u>5,443,986.15</u>
7. Total General Revenues	14,759,715.27	14,779,715.27
<b>GENERAL APPROPRIATIONS</b>		
<b>(A) Operations - within "CAPS"</b>		
Workman's Compensation	224,957.00	276,345.00
Emergency Medical Services	1.00	20,001.00
<b>Total Operations (Item 8(A) within "CAPS"</b>	8,932,675.00	9,004,063.00
Other Expenses (including contingent)	4,397,494.00	4,448,882.00
<b>(H-1) Total General Appropriations for Municipal Purposes within "CAPS"</b>	10,251,589.81	10,322,977.81
<b>(A) Operations - Excluded from "CAPS"</b>		
Worker's Compensation	60,043.00	8,655.00
<b>Total Operations - Excluded from "CAPS"</b>	2,023,827.40	1,972,439.40
Detail		
Other Expenses	1,859,776.40	1,808,388.40
9. Total General Appropriations	<b>14,759,715.27</b>	<b>14,779,715.27</b>

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**BE IT FURTHER RESOLVED** that two certified copies of this resolution be filed forthwith in the office of the Director of Local Government Services for her certification of the local municipal budget so amended.

**BE IT FURTHER RESOLVED**, pursuant to NJSA 40A:4-9, that this amendment be published in the Press of Atlantic City in the issue of April 27, 2024, and that the said publication contain notice of public hearing on said amendment to be held at City Hall on May 07, 2024, at 7:00 p.m.

Copies of the amended budget are available at no cost in the office of the Municipal Clerk, 1600 Shore Road, Northfield, NJ 08225 during the hours of 8:30 AM to 4:30 PM.

It is hereby certified that all additions and math in this amendment are correct.

Dawn Stollenwerk, Chief Financial 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 23<sup>rd</sup> day of April 2024.”

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

**READING AND APPROVAL OF THE MINUTES**

On a motion by Councilman Smith with a second by Councilwoman Bucci, except for Councilwoman Carfagno who abstained, all members present were in favor of approving the minutes of April 9, 2024, without formal reading.

**MAYOR’S REPORT**

Mayor Chau was absent.

**CITY ENGINEER’S REPORT**

Engineer Mauro reviewed the engineer’s report as previously distributed to Council. She had reached back out to USDA and still had no response. Regarding the road opening ordinance, there had been a productive meeting and the ordinance is being revised.

Councilman Smith asked for an update on Bonnie Lee Drive.

Engineer Mauro responded that the water company had filed for a road opening permit and now they must do the proper, final restoration. The timeframe is unknown

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but she can request it from them.

**PUBLIC SESSION**

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

David Goldstein, Northfield, said you don't have to change the zoning for them to file the application, they must abide by laws concerning the historical significance of the land. He urged Council not to rubber stamp what the County is doing and referred to cities across the country where cemeteries have been cleared, it is now costing those towns millions to repatriate them. They were told in the field that there are bodies everywhere. He referred to an acquaintance that has satellite imagery that shows there are graves everywhere. He submitted an OPRA request and was told all records were destroyed. Passover is a chance to remember history, he urged that Council does not approve the zoning ordinance.

Joan Brennan, Northfield, said she'd spoken with someone from the EPA yesterday; the cemetery is listed as Bakersville. She said her EPA contact told her the County was told not to do any digging but they did and do, and they don't care. Former Northfield Police Chief Webb, who was Chief for decades, told her that for years those who died in the almshouse were buried in a sheet, there were no caskets. There is no reason for the Diocese to build where they are. St Gianna has 25 acres of open space. County-provided meals can be delivered. The County tried to build condos and started digging and found bones. Mrs. Brennan's mother, Joyce Pullan, drove right over there and stopped them. She understands Mt Laurel, but this is not fair to those who died and were buried there.

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

**RESOLUTIONS / CONSENT AGENDA**

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.

The Executive Session of Council will be held at the end of the meeting, and we will come back in public session to make a comment for the record after the executive session has concluded. Any vote made on subjects discussed will be made in public."

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On motion of Councilwoman Carfagno, seconded by Councilman Smith all members present, were in favor of voting on Resolutions 89-2024 through 93-2024, by Consent Agenda.

- 89-2024** Authorizing the Appointment of a COAH Attorney as Special Counsel in Accordance with N.J.S.A. 40A:11-5 (1) as a Professional Service
- 90-2024** Authorizing Refund of Construction Permit Fees
- 91-2024** Resolution of the Common Council of the City of Northfield, County of Atlantic, New Jersey, Authorizing Execution of Amended and Restated Storm Water Drainage Easement
- 92-2024** Participant’s Resolution Leap Implementation Grant
- 93-2024** 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

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

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

**ORDINANCE**

- 4-2024** An Ordinance Amending Section 215 of the Code of the City of Northfield Governing Land Use and Development  
*Final Consideration / Published in the Press of AC 4/27/2024*  
*\*\* Public Hearing held 4/23/2024 as advertised at 6pm during Work Session portion of this meeting*

Councilwoman Bucci motioned; Councilman Dewees seconded to adopt Ordinance 4-2024.

The Municipal Clerk read the Ordinance by title, stated that this is the second reading and that public hearing had been held earlier this evening during the Work Session portion of this meeting, as advertised. Clerk Canesi announced the date of publication if the ordinance is approved. 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.

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

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**PAYMENT OF BILLS**      \$1,688,891.46

Councilwoman Carfagno motioned, Councilman Polistina seconded, to approve payment of bills.

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

Councilman Dewees said we'd had a lot of people leave lately; he asked if we conduct exit interviews.

Clerk Canesi replied; not as a matter of course, but we can.

Councilwoman Bucci offered to work on a Committee.

Solicitor Facenda suggested we consult Labor Counsel.

**MEETING NOTICES**

Councilman Smith read the meeting notices.

**EXECUTIVE SESSION**

**93-2024**      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

Clerk Canesi read the resolution by title and announced that it had just been adopted as part of the Consent Agenda. Clerk Canesi announced that members of the public who were in attendance in-person would need to exit Council Chambers during the Executive Session. At the conclusion of the Executive Session of Council, the Council will resume the public session, and welcome the return of the in-person public. A public statement would be made for the record at that time.

Clerk Canesi further stated that we are required to set forth as much information as possible as to the subject matter to be discussed as well as provide for the public the amount of time they can expect to elapse before the non-public portion of the minutes can be disclosed. She deferred to the Counsel for further explanation.

Solicitor Facenda announced that the matter to be discussed would an update from City's Special Counsel regarding affordable housing and other matters falling within the attorney client privilege. The minutes would be kept and made available when permitted and required by law. The timeframe for the release of those minutes is unknown. Council will remain in Council Chambers and return to the public session

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when the Executive Session is complete for a short statement.

*At 7:44pm Council entered Executive Session and remained in Council Chambers.*

*At 8:15pm the Executive Session of Council was adjourned, and the Regular Meeting resumed in Council Chambers.*

Solicitor Facenda announced that the Executive Session had concluded. The matters discussed pertained to Habitat for Humanity and deadlines under new affordable housing legislation. The minutes would be kept and made available when permitted and required by law. The timeframe for the release of those minutes is unknown. No official action is being taken.

At 8:16pm, on motions properly made and seconded, all members present were in favor of adjourning the meeting.

Respectfully submitted,

Mary Canesi, RMC, Municipal Clerk