

**CITY OF NORTHFIELD WORK SESSION
MAY 19, 2026**

At 6:01pm this meeting was called to order by Deputy Municipal Clerk, Shannon Campbell. This meeting was properly advertised in the Press of Atlantic City on January 10, 2026, and in accordance with Public Law 1975, Chapter 231.

FLAG SALUTE

The flag salute was led by Mayor Chau.

ROLL CALL

Present: Councilwoman Carfagno; Councilman Dewees; Councilwoman Kern; Councilman Notaro; Council President Bucci.

Absent: Councilman Polistina; Councilman Smith

Mayor Chau, Solicitor Facenda, Engineer Nassar, and Chief Pollak were also present.

**PRESENTATION OF PROCLAMTION DECLARING AUGUST AS
'VETERANS' MONTH IN NORTHFIELD**

Council President Bucci turned the meeting over to Mayor Chau.

Mayor Chau read the following Proclamation:

**“DECLARING AUGUST AS
'VETERANS MONTH' IN NORTHFIELD**

WHEREAS, Northfield is proud that so many veterans call Northfield their home; and

WHEREAS, Northfield is home to active American Legion and Disabled American Veterans posts who work on events and programs throughout the year; and

WHEREAS, in 1944, Northfield dedicated the World War II Monument at City Hall and later added portions for the Korean War and Vietnam War; and

WHEREAS, in 2011, Northfield purchased property at 1913 Oak Avenue, later dedicated as Purple Heart Way, and built Northfield Veterans Park to honor the brave men and women of our Armed Forces; and

WHEREAS, the All-Wars Memorial was moved to Northfield Veterans Park in 2019, where it sits next to a POW/MIA Chair of Honor to remind the public of those who served in the military but have not returned home; and

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WHEREAS, the City of Northfield has strong ties to our Military and Veteran Community, these men and women have given everything to their country, and Northfield cannot thank them enough.

NOW, THEREFORE BE IT RESOLVED that I, Erland V. L. Chau, Mayor of the City of Northfield, County of Atlantic, State of New Jersey, do hereby proclaim August as Veterans Month in the City of Northfield.

Erland V. L. Chau, Mayor

Shannon Campbell
Deputy Municipal Clerk”

Mayor Chau reminded all of our Memorial Day Ceremony on the 25th at 9:30am at Veterans’ Park. He called forward Mr. Ed Dixon to present him with the Proclamation.

Mr. Dixon thanked Mayor and Council he was grateful for the dedication of August to the veterans. He noted August as the last month of the summer and listed many significant events that happened during the month. He recalled when he was growing up the Star-Spangled Banner was played on tv every day, at 6am, CBS Family will be bringing back the tradition. He thanked all, again.

Council President Bucci moved to committee reports.

COMMITTEE REPORTS

Councilman Polistina – Finance and Collections; Library; Municipal Alliance; Senior Citizens; Affordable Housing

Councilman Polistina was absent.

Councilman Dewees – Buildings/Grounds, Athletic Fields; Birch Grove Park, Bike Path, 1st Street Playground, Veterans Park; Public Works; Roads, Engineering; Stormwater Sewer Operations

Councilman Dewees thanked Superintendent Boyd and Public works for installing the banners along Shore Road and along the Bike Path. He was asked to check the electric at the band stand, upgrades were done including the electric, he would speak with Superintendent Boyd tomorrow.

Councilwoman Kern – Inspections, Housing/Zoning; Northfield Sports (FAN); Library; Mainland Regional

Councilwoman Kern for FAN reported football and cheerleading had dates for the

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Fall. All levels will begin July 28th with clinics. Cheer registration was underway and ends June 27th. Regarding Mainland, their program “Tomorrows Teacher” invited students to different schools to learn from other teachers. The school visited was Atlantic County Special Services and students worked with special need students. Mainland also offers a Unified Sports Programs open to all students. The Golf Team won the State Championship last week, she would like to bring them to the next meeting to honor them. Regarding the Girls JV Crew Team, they won the Philadelphia Championship, Atlantic County Championship, and the Stotesbury Regatta, they would be traveling to Tennessee for Nationals this week. The Library has a new meeting room policy, they would be showing Hamilton this Saturday at 2pm, they are scheduling a 100th Birthday Party with the theme “Let Freedom Read.” They are asking for library memorabilia so they can include it in the celebration. They would also be hosting a library talk on June 2nd, and, were still looking for scouts to help upgrade the sign in front of the building.

Councilwoman Bucci – Insurance and Safety; Planning Board; Economic Development / Chamber of Commerce

Council President Bucci attended Movie in the Park run by the Municipal Alliance and the Police Department, it was a beautiful night and well attended. She thanked Alliance Coordinator Campbell and members of the Police Department; the community interaction was great.

Councilman Smith - Central Municipal Court; Little League and Babe Ruth; Northfield Community School; Shared Services; Grants

Councilman Smith was absent.

Councilwoman Carfagno - Fire Department / EMS; Technology / MRHS Channel; Cultural Committee / Veteran Liaison

Councilwoman Carfagno reported the Cultural Committee met last week, they were still accepting nominations for Mr./Ms July 4th and Citizen of the Year, email nominations to the Cultural Committee. On the agenda is a resolution amending the list of members, she thanked Mayor Chau for adding the information to the website, they were always taking new members. She thanked Public Works for the banners being installed, she would be inviting new banner families to take pictures. As a reminder, she needed 5 applications to place an order. She would also like to invite all Northfield Veterans to our August meeting to thank them.

All members present were in favor of inviting our Veterans.

Councilwoman Carfagno continued, she read the Fire/EMS report for May 1st until present. She reported the Fire Department would be attending story time at the Library on the 21st. Last night, they had a water supply drill; she explained the reason

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for the training. The next 250th meeting would be held on May 28th, she was doing two meetings, so people could attend, one at 3:30 and the other at 5:00. Strategy Training for Affordable Housing was sent out today, she would be attending.

Councilman Notaro – Sanitary Sewer Operations

Councilman Notaro did not have a report.

AD HOC COMMITTEES

Regulations regarding Keeping of Chickens – *Councilwoman Carfagno, Councilman Notaro*

Council President Bucci announced all received the draft ordinance for chickens, she asked all to review it and send their comments to Councilwoman Carfagno and Councilman Notaro.

WORK SESSION / TOPICS FOR DISCUSSION – ONGOING BUSINESS

- Changes to Road Opening Ordinance Fees – *will be adopted in 2026*

Solicitor Facenda advised he would be scheduling a meeting with Engineer Nassar to finalize the changes.

WORK SESSION / TOPICS FOR DISCUSSION – NEW BUSINESS

- Potential Ordinance to Restrict Parking on Zion Road between Tilton and the Bike Path

Mayor Chau announced he sat with members of the Police Department, he observed parking concerns at Jersey Cow. The first 125' on Zion Road was posted no parking on both sides, it was designated by the County to control the light signals. There was no signage after that to prohibit parking. He witnessed a line of cars parked along Zion almost to Fuae Avenue, he felt it was a potential danger. He thought Council passed an ordinance for no parking from Tilton to Fuae, he found out that ordinance was not introduced. He would like Council to extend no parking from the 125' on both sides to the bike path.

Councilman Notaro asked did the County need to approve?

Mayor Chau, replied yes, he spoke with a representative from the County, they were in favor.

Council President Bucci recalled that Council did draft an ordinance in 2023, she was not sure why it wasn't introduced.

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Councilwoman Kern asked were there any homes it would affect?

Mayor Chau, replied yes, one owned by Jersey Cow and two others.

Councilman Notaro noted that Jersey Cow was adding parking.

Council President Bucci added that they did appear before the Planning Board the application included curb and sidewalk.

Solicitor Facenda advised that was a different application.

Council President Bucci explained they came before the Planning Board prior and would be coming back before the board for an informal presentation for two single family home with curbs and sidewalks if approved. They were already approved for the additional parking.

Solicitor Facenda would do some research regarding who should be making it no parking, us or the County.

Engineer Nassar was concerned with homes that don't have driveways, he offered to look at the area prior to the next meeting.

Council President Bucci moved to the regular meeting agenda.

REVIEW OF REGULAR MEETING AGENDA

Council President Bucci asked all to take out their Regular Meeting agenda. Before she made any assignments, she asked were there any resolutions that anyone had questions about or would like to discuss?

Councilman Dewees announced he would be abstaining from Resolution 157-2026.

There were no further questions or comments.

Council President Bucci made the assignments.

PUBLIC SESSION / FIVE MINUTES PER SPEAKER

Council President Bucci opened the public portion of the meeting for any person to comment on any subject, she asked that all persons state their name and city of residence for the record and observe the five-minute limit per speaker.

Alisa Elkis, Northfield – was here regarding the triangles and lamp posts on Northfield Plaza. Last summer cones were placed in the triangle, there is no lighting.

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She was not sure if they belonged to the City, she stated she found out the electric bill was paid by the City. She paid someone to change the light bulbs for 24 years. The triangles look bad, she felt it was a historical part of Northfield.

Charlie McGilley, Northfield – the issue of who owns the triangles doesn't matter. ACE has been supplying the energy for years. Most of the homes are coming on 100 years old, it's going to be a historical area. They need the posts repaired. He verified through Delta Line, Sue Hood, where the electricity comes from. It's Atlantic Electric lighting and security. The first time the pole was damaged their insurance company paid for the repair; Delta Line made the repair. There was a similar issue, it needs to be repaired, he wanted Delta Line to come in. There are lights in a resident's yard, the resident purchased them on his own (Jerry Smith). The residents want the same product installed, he stated ACE has in inventory.

Chief Pollak noted we don't know who hit the 2nd pole, it was a hit and run.

Mr. McGilley said he would contact Delta Line; they would like it repaired the same way.

Solicitor Facenda, regarding the first one, asked was taken care of by the driver's insurance?

Mr. McGilley, replied the first pole was not fixed, the second pole is gone, he believed the electrician, who fixed the first one a few years ago, can fix the one that was knocked over because it's still there.

Solicitor Facenda asked has the electric company agreed to fix it?

Mr. McGilley replied no.

Councilman Dewees asked did Mr. McGilley know where the electricity came from?

Mr. McGilley advised that Delta Line certified it came from a pole owned by the electric company.

Discussion ensued regarding the certification and where the electric came from and who was responsible for the repairs. It was confirmed there were a total of three incidents: two to one pole – one was repaired through insurance, the other was not, the damage to the second pole was a hit and run – there is no contact information for this.

Solicitor Facenda asked Mr. McGilley to send to any certification to the Clerk's Office as well as documentation as to what was done in the past.

Mr. McGilley would like someone to call the electric company and get it in writing

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as to who is responsible for the repairs and where the electric is coming from.

Cindy Baker, Northfield, lived here for over 37 years, there were never problems, until there were problems. Once one lamp went down, the other went down, there was not enough lighting, the City put reflectors around the triangle. She too, referred to the area as historic. She suggested maybe the City wanted to remove the lights and pave the street.

Councilman Dewees felt the lights don't put out much light.

Mrs. Baker noted they have been out for over a year; the area was ugly and dangerous.

Solicitor Facenda, to Engineer Nassar, asked were the islands required?

Engineer Nassar replied they have been there for 100 years; we can remove them but would need to redo the entire area.

Councilman Notaro was against taking them out, if they are connected to existing electric company poles, although there are no pole numbers, maybe we need to add pole numbers.

Mrs. Baker added that she can't call ACE to get information about the poles because they were not on their property.

Councilman Notaro would reach out to ACE.

Solicitor Facenda noted, it's more than a pole #, its maintenance and repairs.

Christine Thompson, Northfield – read the following prepared statement:

“My name is Christine Thompson. I live with my family at 1403 Wabash Avenue. Our home is adjacent to the house at 1410 Zion Road that is owned by an owner of Jersey Cow Ice Cream. Our backyard borders Zion Road where customers of Jersey Cow Ice Cream frequently park. I have resided at this address for nearly 30 years. My home and the surrounding properties on Zion Road are zoned as residential. Zion Road was designed and built as a primarily residential county throughway. The people that live on it choose to do so precisely because it is residential. That designation exists for a reason, and it carries with it both legal protection and a reasonable expectation for the people who live here.

Those protections and expectations are being eroded by commercial encroachment. Since Jersey Cow Ice Cream has been in operation on the corner of Tilton and Zion Roads there has been an overflow of their customer parking down Zion Road. This business can serve a high volume of people in an outdoor setting. It is located on a

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site that cannot support the volume of people that it serves and has created a condition that draws crowds into an area that lacks the infrastructure to support them. As a result, Zion Road is being used as a de facto parking area for their customers, creating safety concerns for the public, and a nuisance for residents.

The use of Zion Road for commercial parking has resulted in a blurring of the line between the commercial/residential boundary established by zoning ordinances. My family and I have often been forced to retreat indoors due to the disruption and noise of the high turnover parking on Zion Road. The slamming of car doors, key fob chirps, shouting, loud conversations, revving engines etc. have often robbed us of the quiet enjoyment of our yard. This goes on until 10:00 or 11:00 at night when the business closes. We have often heard this noise from inside our home. We experience loitering, unfamiliar foot traffic at night, and litter deposited behind our fence by people that park there. These conditions are inconsistent with living on a residential street. There is a measurable reduction in the quality of life that we as residents are entitled to expect.

Zion Road is not safe for commercial parking and traffic. Jersey Cow Ice Cream creates high turnover parking on a throughway where people exit their vehicles into the traffic lane.

Families and children walk and ride their bikes along this road and the high turnover parking conflicts with their safety. It is also a dark residential street that does not have adequate lighting for commercial parking. Without commercial grade lighting it is dark and unsafe for pedestrians. Adding commercial grade lighting for customer parking on a residential street would create the additional nuisance of light trespass for residents.

I do not believe that the operational needs of a nearby business should be offloaded onto a residential street. This is a business problem. It should not be a neighborhood obligation.

I am asking Northfield City Council to implement a No Parking Designation on both sides of Zion Road from Tilton Road to Fuae Avenue. This is not an extraordinary request. It is a reasonable and legally supported measure to preserve the residential character of this street and protect the safety and quality of life of the people who live here.”

Council President Bucci advised that Council would be looking at the area and thanked her for coming.

Councilman Carfagno asked could we asked the County for lighting?

Mrs. Thompson replied, she did not want her back yard lit up.

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Councilwoman Carfagno asked Chief Pollak for his recommendation.

Cindy Baker, Northfield – suggested a parking permit for Zion Road residents.

Mayor Chau added that it's all grass, they really should not be any parking there, on the other side it's hard to park there as well.

Joan Brennan, Northfield Cultural Committee – they would be hosting a talent show on August 11th, “Northfield Shining Stars” from 6:30pm until 9:00pm. She would also love a citywide yard sale, she already has 25 people interested, she felt it would benefit the City to do at least 2 free yard sales a year. She would like the fee waived on behalf of the Cultural Committee.

Councilman Notaro confirmed it would be a resolution for a fee waiver.

Councilwoman Carfagno, suggested last time, contacting someone to pick up their stuff to eliminate waste.

Tina Seitz, Northfield - lived here her whole life, she's experiencing hoarding at her neighbor's residence. They had several yard sales last year, since then, they've obtained more stuff, their trash sat out all winter. She reported the home to Code Enforcement; they are now experiencing rats.

Council President Bucci asked who she reported it to?

Ms Seitz replied she spoke with Code Enforcement Officer Prychka; he has been by every Wednesday, she understood he couldn't go on the property. She explained they have an issue with rats due to the amount of trash, she felt the property was a health hazard, the resident moved stuff from the front of the house to the back of the house.

Councilwoman Kern asked when she reported it?

Ms. Seitz replied, a couple of weeks ago, they were served an abatement, she was not complaining about the Code Enforcement Officer, there has been action.

Councilman Dewees asked had she contacted the health department?

Ms. Seitz replied, she had not.

Mayor Chau recalled another incident in the City, he noted he had spoken with Ms Stapleton and referred to the County Board of Health to see what they can do. He added that they would come out and assess the situation

Councilwoman Carfagno provided Ms Seitz with the phone number to the Board of Health.

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Kristine Stapleton, Northfield - lived here for 71 years. She takes great care of her property, she has had numerous conversations with spoken to the neighbor, she explained the condition of the neighboring property, things were getting worse. The property very unsightly, they are growing a garden inviting more rats. Removing stuff weekly won't help. She asked if the City offer a free dumpster? She understands hoarding can be a mental disorder, but, she shouldn't have to live next to it.

Solicitor Facenda asked Ms Stapleton if she had any pictures?

Ms Stapleton replied, the neighbor has them.

Solicitor Facenda asked them to provide color photo's and drop them off to the Code Enforcement Officer.

Solicitor Facenda asked Councilwoman Kern to touch base with Mr. Prychka and ask him to refer to Chapters 268 and 280 of the code to see if they will help.

Seeing no one else wishing to speak, Council President Bucci closed the public session.

At 7:21pm, on motions properly made and seconded, all members present were in favor of adjourning this meeting.

Respectfully submitted,

Shannon Campbell, RMC
Deputy Municipal Clerk