

CITY OF NORTHFIELD COUNCIL MEETING AGENDA

AUGUST 11, 2026

MEETING CALLED TO ORDER by Shannon Campbell, Deputy 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 – July 14, 2026

MAYOR'S REPORT

CITY ENGINEER'S REPORT

PUBLIC SESSION/FIVE MINUTES PER SPEAKER

RESOLUTIONS

- 190-2026 Amending Resolution No. 191-2025, Hiring Adam Aquilino
- 191-2026 Work Change Order No. 1 – Final MA-2025 Reconstruction Of Juniper Drive
- 192-2026 Acknowledging The Notice Of Resignation Of Gerardo Marin-Jimenez, Housing Officer
- 193-2026 Appointment Of Fund Commissioner And Alternate Fund Commissioner For The Southern Coastal Regional Employee Benefits Fund
- 194-2026 To Approve The Hiring Of Joseph Alesandrini For The Position Of Part Time Housing Officer
- 195-2026 A Resolution Approving A Sidebar Memorandum Of Agreement Between The City Of Northfield And The Government Workers Union Local 420 Regarding Salary Range For The Newly Created Title “Senior Mechanic/Operations Specialist”

ORDINANCE

- 14-2026** Ordinance Amending Ordinance 1-2026, Providing For And Establishing Salary Ranges Of Officers And Employees Of The City Of Northfield, Atlantic County
Introduction/No Public Input/Published on the Municipal Website 8/12/2026
2nd Reading/ Public Hearing/ Final Consideration 9/01/2026

PAYMENT OF BILLS \$ 1,679,715.35

MEETING NOTICES

City Council	September 1st	6pm Work Session
		Regular Session immediately following

ADJOURNMENT

**CITY OF NORTHFIELD, NJ
RESOLUTION NO. 190-2026**

AMENDING RESOLUTION NO. 191-2025, HIRING ADAM AQUILINO

WHEREAS, pursuant to Resolution No. 191-2025, the Common Council of the City of Northfield approved the appointment of Adam Aquilino to the position titled 'Electrical Inspector' effective March 11, 2026; and

WHEREAS, pursuant to Resolution No. 117-2026, the Common Council has approved an amendment to the job title for 'Electrical Inspector', changing it to '*Electrical Inspector and Electrical Sub Code Official*', to reflect the actual duties contained within the written job description for the position for which Mr. Aquilino was hired under the authority of Resolution No. 191-2025.

THEREFORE, BE IT RESOLVED, that the job title for Mr. Aquilino has been amended, and is 'Electrical Inspector and Electrical Sub Code Official'; and

BE IT FURTHER RESOLVED, as follows:

- The rate of pay for Adam Aquilino as part time 'Electrical Inspector and Electrical Sub Code Official' shall be \$16,640 per annum for calendar year 2026 based on resolution 118-2026; and
- Adam Aquilino shall work the number of hours necessary to perform the job responsibilities, which is anticipated to be approximately four (4) hours per week; and
- The position of part-time 'Electrical Inspector and Electrical Sub Code Official' is eligible for earned sick leave in accordance with the NJ paid sick leave law; and

NOW, THEREFORE, IT IS HEREBY RESOLVED by the Common Council of the City of Northfield that the appointment of Adam Aquilino as part time 'Electrical Inspector and Electrical Sub Code Official' is hereby memorialized:

I, Shannon Campbell, Deputy Municipal Clerk of the City of Northfield, do hereby certify that the foregoing Resolution was duly adopted at a Regular meeting of the Common Council of the City of Northfield, held this 11th day of August, 2026.

Shannon Campbell, RMC
Deputy Municipal Clerk

**CITY OF NORTHFIELD, NJ
RESOLUTION NO. 191-2026**

**WORK CHANGE ORDER NO. 1 - FINAL
MA-2025 RECONSTRUCTION OF JUNIPER DRIVE**

WHEREAS, pursuant to Resolution of Council No. 183-2025, the City of Northfield did award a contract for the "Reconstruction of Juniper Drive" and did enter into a contract with South State, Inc., ("Contractor"), for the amount of \$298,494.50; and

WHEREAS, during performance of the project, the contract quantities were adjusted as required to meet the actual amounts used during the construction, with the adjusted quantities attached hereto as Exhibit A; and

WHEREAS, the net effect of these changes is a total decrease in the amended contract price of \$8,948.19 (-3.00%)

NOW, THEREFORE, BE IT RESOLVED that the Contract for the "Reconstruction of Juniper Drive" be and is hereby amended from \$298,494.50 to \$289,546.31.

I, Shannon Campbell, Deputy Municipal Clerk of the City of Northfield, do hereby certify that the foregoing Resolution was duly adopted as a Regular meeting of the Common Council of the City of Northfield, held this 11th day of August, 2026.

Shannon Campbell, RMC
Deputy Municipal Clerk

Resolution 191-2026, Exhibit A



Change Order #1 - Final

Client: City of Northfield
Date: June 29, 2026
Project Name: FY2025 NJDOT Municipal Aid Program
Reconstruction of Juniper Drive (Cedar Bridge to Mill Road)
D&A Project #: NC-C-011

Contractor: South State, Inc.
P.O. Box 68
Bridgeton, NJ 08302

A. Supplemental Items - Non NJDOT Participating

Contract Pay Item Number	Description	Unit	Quantity	Contract Unit Price	Contract Total
S1	B INLET CURB PIECE REPLACEMENT	LUMP SUM	1	\$891.11	\$891.11
S2	MANHOLE CASTING AND LID	LUMP SUM	1	\$1,115.21	\$1,115.21
S3	TOPSOIL, SEEDING AND FERTILIZING	S.Y.	353	\$14.96	\$5,280.88
Subtotal:					\$7,287.20

B. Extras

Contract Pay Item Number	Description	Unit	Quantity	Contract Unit Price	Contract Total
10	HOT MIX ASPHALT MIX 19M64 BASE COURSE	TON	27.2	\$100.00	\$2,720.00
17	RESET EXISTING CASTINGS	UNIT	2	\$500.00	\$1,000.00
Subtotal:					\$3,720.00

C. Reductions

Contract Pay Item Number	Description	Unit	Quantity	Contract Unit Price	Contract Total
3	FUEL PRICE ADJUSTMENT	DOLLAR	-557.78	\$1.00	-\$557.78
4	CONSTRUCTION SIGNS	UNIT	-226	\$0.01	-\$2.26
9	HOT MIX ASPHALT MIX 9.5M64 SURFACE COURSE	TON	-50.37	\$115.00	-\$5,792.55
11	DENSE-GRADED AGGREGATE BASE COURSE	S.Y.	-17	\$10.00	-\$170.00
12	SODDING	S.Y.	-450	\$10.00	-\$4,500.00
13	8" x 18" CONCRETE VERTICAL CURB	L.F.	-88	\$35.00	-\$3,080.00
14	CONCRETE SIDEWALK, 4" THICK	S.Y.	-11	\$90.00	-\$990.00
15	CONCRETE DRIVEWAY, 6" THICK	S.Y.	-10	\$100.00	-\$1,000.00
16	RESET BRICK PAVERS	S.Y.	-18	\$200.00	-\$3,600.00
21	TRAFFIC MARKINGS LINES, 24"	L.F.	-24	\$10.95	-\$262.80
Subtotal:					-\$19,955.39

Net Contract Change (\$8,948.19)
Original Contract Amount: \$298,494.50
Contract Percentage Change (%): -3.00
Final Contract Amount: \$289,546.31

Approved and Accepted by:

Marc DeBlasio, P.E., Project Engineer

Date

South State, Inc.

Date

City of Northfield

Date

NEW JERSEY DEPARTMENT OF TRANSPORTATION
DIVISION OF LOCAL AID AND ECONOMIC DEVELOPMENT
CHANGE ORDER NUMBER – 1 - Final
STATE AID PROJECT

Project	<u>FY2025 NJDOT MA Reconstruction of Juniper Drive</u>
Municipality	<u>City of Northfield</u>
County	<u>Atlantic</u>
Contractor	<u>South State, Inc.</u>

In accordance with the project Supplementary Specification, the following are changes in the contract.
Location and Reason for Change (Attach additional sheets if required)

1. As-built quantity adjustments.

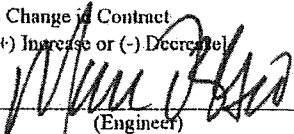
<u>Item No.</u>	<u>Description</u>	<u>Quantity (+/-)</u>	<u>Unit Price</u>	<u>Amount</u>
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SEE ATTACHED

Amount of Original Contract	\$	<u>298,494.50</u>
Adjusted amount Based on Change Orders ... 1, ..., ..., ..., ...	\$	<u>289,546.31</u>

Extra	\$	<u>3,720.00</u>
Supplemental	\$	<u>7,287.20</u>
Reduction	\$	<u>-19,955.39</u>
Total Change	\$	<u>-8,948.19</u>

% Change in Contract
 [(+) Increase or (-) Decrease] -3.00 %


 (Engineer)

7/14/26
 (Date)

Approved: _____
 (District Manager)
 (Bureau of Local Aid) (Date)

 (Presiding Officer)

 (Date)


 (Contractor)

7-13-2026
 (Date)

(Submit four (4) copies to the Local Aid District Office)

**CITY OF NORTHFIELD
RESOLUTION NO. 192-2026**

**ACKNOWLEDGING THE NOTICE OF RESIGNATION OF
GERARDO MARIN-JIMENEZ, HOUSING OFFICER**

WHEREAS, pursuant to Resolution 194-2023, the Common Council of the City of Northfield approved the hiring of Gerardo Marin-Jimenez for the position of part time Housing Officer commencing October 25, 2023; and

WHEREAS, on June 16, 2026, Gerardo Marin-Jimenez submitted a verbal notice of resignation to the City of Northfield with an effective date of June 22, 2026.

WHEREAS, Mr. Marin-Jimenez agreed to extend his resignation effective date until a replacement was hired; and

NOW THEREFORE, BE IT RESOLVED, that the Governing Body of the City of Northfield does hereby memorialize the notice of resignation of Gerardo Marin-Jimenez Housing Officer, effective July 29, 2026; and

BE IT FURTHER RESOLVED that Mr. Marin-Jimenez' last day of work was July 15, 2026.

I, SHANNON CAMPBELL, Deputy Municipal Clerk of the City of Northfield, do hereby certify that the foregoing Resolution was duly adopted at a Regular Meeting of the Common Council of the City of Northfield, held this 11th day of August, 2026.

Shannon Campbell, RMC
Deputy Municipal Clerk

**CITY OF NORTHFIELD, NJ
RESOLUTION NO. 193-2026**

**APPOINTMENT OF FUND COMMISSIONER AND ALTERNATE FUND
COMMISSIONER FOR THE SOUTHERN COASTAL REGIONAL
EMPLOYEE BENEFITS FUND**

SOUTHERN COASTAL REGIONAL EMPLOYEE BENEFITS FUND

BE IT RESOLVED by the Common Council of the City of Northfield, Alexander Bauer, CFO, be and is hereby appointed as Fund Commissioner to the Southern Coastal Regional Employee Benefits Fund, effective 7/1/2026; and

BE IT FURTHER RESOLVED, that Shannon Campbell be and is hereby appointed as Alternate Fund Commissioner to the Southern Coastal Regional Employee Benefits Fund, effective 7/1/2026.

Motion:

Second:

Vote: Aye:
Nay:
Abstain:
Absent:

I, Shannon Campbell, Deputy 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 11th day of August, 2026.

Shannon Campbell, RMC,
Deputy Municipal Clerk

**CITY OF NORTHFIELD, NJ
RESOLUTION NO. 194-2026**

**TO APPROVE THE HIRING OF JOSEPH ALESANDRINI FOR THE
POSITION OF PART TIME HOUSING OFFICER**

WHEREAS, there exists a need to fill the position of part time Housing Officer; and

WHEREAS, it is the recommendation of Councilwoman Cynthia Kern, that Joseph Alesandrini be appointed to the position of part time Housing Officer; and

WHEREAS, the position of part time Housing Officer shall also be responsible for performing certain inspections at the direction and request of the Zoning Officer, as needed.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Northfield that Joseph Alesandrini be and is hereby appointed as part time Housing Officer effective August 12, 2026.

BE IT FURTHER RESOLVED that the appointment of Joseph Alesandrini be subject to the following:

1. Compensation for the Part Time Housing Officer shall be \$25.00 per hour, based on an anticipated 7-hour work week, but not to exceed 15 hours per week.
2. Not eligible for health benefits or vacation time.
3. Eligible for earned sick leave in accordance with the NJ paid sick leave law.
4. Probationary period 90 days from date of hire
5. Policies and Procedures of the City of Northfield.

I, Shannon Campbell, Deputy Municipal Clerk of the City of Northfield, do hereby certify that the foregoing Resolution was duly adopted at a Regular Meeting of the Common Council of the City of Northfield, held this 11th day of August, 2026.

Shannon Campbell, RMC
Deputy Municipal Clerk

**CITY OF NORTHFIELD, NJ
RESOLUTION NO. 195-2026**

**A RESOLUTION APPROVING A SIDEBAR MEMORANDUM OF
AGREEMENT BETWEEN THE CITY OF NORTHFIELD AND THE
GOVERNMENT WORKERS UNION LOCAL 420 REGARDING SALARY
RANGE FOR THE NEWLY CREATED TITLE "SENIOR
MECHANIC/OPERATIONS SPECIALIST"**

WHEREAS, the City of Northfield (the City) and the Government Workers' Union Local 420 (the Union) are parties to a collective negotiations agreement covering the period January 1, 2021 through December 31, 2024 (the current agreement); and

WHEREAS, the City has created the position of Senior Mechanic/Operations Specialist which will be covered by the current agreement; and

WHEREAS, the City and the Union have discussed a wage range for the position and desire to memorialize same by way of a Memorandum of Agreement; and

WHEREAS, the GWU has approved the Memorandum of Agreement and the City wishes to do the same.

NOW, THEREFORE, the City of Northfield and Government Workers' Union Local 420 (the Union) agree as follows:

1. The Sidebar Memorandum of Agreement between the City of Northfield and the Government Workers Union, Local 420 regarding salary range for the newly created position of Senior Mechanic/Operations Specialist, a copy of which is attached hereto and made a part hereof, is approved.
2. The appropriate City Official is authorized to execute the Sidebar Memorandum of Agreement on behalf of the City.
3. This Resolution shall be effective immediately.
4. All employees and officials are directed to act in accordance with the intent of this resolution and the accompanying Sidebar Memorandum of Agreement.

I, Shannon Campbell, Deputy Municipal Clerk of the City of Northfield, do hereby certify that the foregoing Resolution was duly adopted at a Regular meeting of the Common Council of the City of Northfield, held this 11th day of August, 2026.

Shannon Campbell, RMC
Deputy Municipal Clerk

SIDEBAR MEMORANDUM OF AGREEMENT

CITY OF NORTHFIELD
AND
GOVERNMENT WORKERS UNION, LOCAL 420 (BLUE COLLAR)

WHEREAS, the City of Northfield (the City) and the Government Workers' Union Local 420 (the Union) are parties to a collective negotiations agreement covering the period January 1, 2021 through December 31, 2024 (the current agreement); and

WHEREAS, the City has created the position of Senior Mechanic/Operations Specialist which will be covered by the current agreement; and

WHEREAS, the City desires to begin the process of advertising and filling the position; and

WHEREAS, in order to do so, the City needs to establish a wage range for the position which is a negotiable item; and

WHEREAS, the City and the Union have discussed a wage range for the position and desire to memorialize same by way of a Memorandum of Agreement.

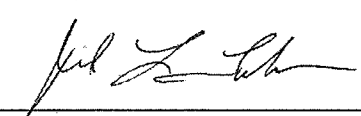
Now, therefore, the City of Northfield and Government Workers' Union Local 420 (the Union) agree as follows:

1. The statements in the preamble are hereby incorporated as if fully stated herein.
2. The position of Senior Mechanic/Operations Specialist shall have a salary range of \$55,000 - \$75,000. in 2026.
3. The terms of this Memorandum of Agreement shall serve to amend the current collective negotiations agreement and will be made a part of the successor agreement.
4. All other terms and conditions of the current collective negotiations' agreement shall remain in full force and effect.

CITY OF NORTHFIELD

GWU LOCAL 420

BY:



BY: David Tucker, President

Date:

Date: 03/11/2026

**CITY OF NORTHFIELD, NJ
ORDINANCE NO. 14-2026**

**ORDINANCE AMENDING ORDINANCE 1-2026, PROVIDING FOR AND
ESTABLISHING SALARY RANGES OF OFFICERS AND EMPLOYEES
OF THE CITY OF NORTHFIELD, ATLANTIC COUNTY**

IT IS HEREBY ORDAINED by the Mayor and Council of the City of Northfield, County of Atlantic, State of New Jersey that the salary range for Senior Mechanic/Operations Specialist be added to section 1.a as follows:

SECTION 1.a:

ANNUAL SALARY RANGE

PUBLIC WORKS DEPT				
Senior Mechanic/Operations Specialist	\$ 55,000.00	-	\$ 75,000.00	

This Ordinance shall take effect within the time and manner prescribed by law and all payments due for the year 2026 shall be paid retroactively following final passage and adoption.

Shannon Campbell, RMC
Deputy Municipal Clerk

Erland Chau
Mayor

The above Ordinance was passed on first reading at a regular meeting of the Council of the City of Northfield, New Jersey on the 11th day of August, 2026, and will be taken up for a second reading, public hearing and final passage at a meeting of said council held on the 1st day of September, 2026, in Council Chambers, City Hall, Northfield, New Jersey.

FIRST READING: August 11, 2026
PUBLICATION: August 12, 2026
SECOND READING: September 1, 2026
PUBLICATION: September 2, 2026

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 August 11, 2026

DATE: August 7, 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. **(2-20-2026)** UL certification was scheduled for today but was canceled due to the rain. **(3-24-2026)** UL certification has been completed. **(6-22-2026)** I meet with Darren Boyd regarding few minor issues they are having with the control panel, working with the Contractor to address these issues. **(8-07-2026)** **Darren met with the Contractor regarding the few minor issues with the pumps station control, also waiting to meet with the Generator technical support team.**

NF13-27 Grants:

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 the 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. **(3-24-2026)** we are waiting on the canceled check to start the close out process for the project. **(4-3-2026)** We received the maintenance bond the format needs to be changed.

(2-20-26) Grant application for the LIRG was submitted on 2-13-2026 for the 4 pavilions.

(7-10-2026) 2027 Municipal Aid Grant for the reconstruction of Roosevelt Avenue between Tilton Road and Shore Road has been submitted.

(8-7-2026) No update.

NF13-57 Habitat for Humanity Projects:

Reviewed the proposed re-development plan, made couple minor revisions to accommodate the proposed development. **(3-24-2026)** I have a meeting with Ms. Lex Kochmann next Tuesday to start the project design. **(4-3-2026)** I had a meeting with the design team, they are working on the final building layout, so we can start the design work. **(4-17-2026)** The developer for the is requesting information regarding the agreement for the storm water management system maintenance (would there be a formal agreement). **(5-15-2026)** we are looking to revise the layout for the parcel at the corner of Dolphin and Harvey due to the location of the low area on site. **(6-22-2026)** We are working to finalize the Engineering plan for submission to the Planning Board, I need to find out

who is making the submission to the Board. **(7-10-2026)** Plans will be submitted to the Planning Board by the end of July. **(8-7-2026) Major subdivision plans were submitted to the Planning Board.**

NF13-58 Reconstruction of Wabash Avenue:

We submitted to Council the final change order for approval, so we can close out this project.

NF13-00 Mill and Zion Road Intersection:

(5-1-2026) County Engineer asked if the mayor could send a letter to the County Executive to request that this intersection is paved by the County.

NF13-51 Bleachers at Birch Grove Park:

(5-15-2026) We started the surveying work, so we can prepare the plans for the concrete work, and we are looking to purchase the bleachers from an Approved State Vender. **(6-22-2026)** Filed has been completed and we have a base map so we can properly layout the bleachers that will meet the ADA requirements. **(7-10-2026)** I met with Councilman Dewees to review the existing condition plan and move forward with the plans. **(8-7-2026)** **Working on the plans and specifications.**