

**CITY OF NORTHFIELD COUNCIL WORK SESSION MEETING AGENDA  
SEPTEMBER 12, 2023**

**MEETING CALLED TO ORDER** by Mary Canesi, Municipal Clerk. This meeting has been properly advertised in the Press of Atlantic City on Saturday, January 7, 2023, and in accordance with Public Law 1975, Chapter 231.

**FLAG SALUTE**

**COUNCIL ROLL CALL:** Bucci, Carfagno, Dewees, Leeds, Notaro, Smith, Polistina  
**MAYOR:** Chau

**6PM OATHS OF OFFICE**

- Lieutenant of Police Scott Pollak
- Lieutenant of Police Robert Dever

**COMMITTEE REPORTS**

Councilman Leeds	Fire Department/EMS; Planning Board
Councilman Dewees	Buildings/Grounds, Athletic Fields; Birch Grove Park, Bike Path, 1st Street Playground, Veterans Park; Public Works: Roads, Engineering
Councilwoman Bucci	Insurance and Safety; Municipal Alliance; Economic Development / Chamber of Commerce
Councilman Smith	Central Municipal Court; Little League and Babe Ruth; Northfield Community School; Shared Services
Councilwoman Carfagno	Technology / MRHS Channel; Cultural Committee / Veteran Liaison; Mainland Regional;
Councilman Notaro	Inspections, Housing/Zoning; Sewer Operations; Northfield Sports (FAN)
Council President Polistina	Finance and Collections; Library; Senior Citizens

**AD HOC COMMITTEES**

Electric Vehicles	Councilmen Polistina, Notaro
Food Trucks	Councilwoman Bucci, Councilman Dewees
Affordable Housing	Councilwoman Carfagno, Councilman Polistina
Insurance Requirements Review	Councilman Polistina, Councilwoman Bucci

**WORK SESSION / TOPICS FOR DISCUSSION – ONGOING BUSINESS**

- Stormwater Facilities Shared with Atlantic County–*Update if available, Engineer Nassar*
- Potential Sale / Development of City Owned Properties: Block 66 Lot 11; Block 69 Lot 1.02; Block 121 Lot 1
- Possible Zoning ordinance to regulate Cooperative Sober Living Residences

**WORK SESSION / TOPICS FOR DISCUSSION – NEW BUSINESS**

- Standing Item – New Grant Opportunities
- Request for Lease of Birch Grove Park Land for Telecommunications Tower

**REVIEW OF REGULAR MEETING AGENDA**

**PUBLIC SESSION/ FIVE MINUTES PER SPEAKER**

**ADJOURNMENT**



90 EAST HALSEY RD  
PARSIPPANY, NJ 07054

PHONE: 315.729.8521  
FAX: 973.860.2424

August 25, 2023

City of Northfield, NJ  
P.O. Box 157  
Northfield, NJ 08225  
Attn: Zoning Dept

RE: Site Name: Birch Groove Park\_RELHR  
MGD No: 5000918954  
Address: Burton Ave, Northfield, NJ 08225 (39.3776256916798, -74.5598454210542)

Dear Sir/Madam,

inRange Solutions has been contracted by Verizon Wireless to find a candidate to construct a telecommunication facility around the Burton Ave area in the City of Northfield, NJ that will increase the coverage and capacity of the Verizon Wireless network. I would like to speak with you regarding your property on Burton Ave to determine if there is any interest in entering into a lease agreement that would allow Verizon Wireless to erect a cellular service tower on your property for collocation purposes. Verizon Wireless requires its proposed antennas to be mounted on a tower while its equipment can be placed near the tower pending landlord preference/availability. The typical Verizon Wireless lease is for an initial term of five (5) years with four (4) five (5) year renewals.

I apologize for being so vague but again there are so many options with these facilities that it might be easier if we had a phone conversation to discuss the options and address any questions and/or concerns you may have. At this time, we are looking to confirm if you would be interested in potentially having Verizon Wireless as a tenant on the above-referenced property.

Please contact me at your earliest convenience to discuss this proposal in further detail or if you have any questions or concerns. Thank you for your time and I look forward to hearing from you.

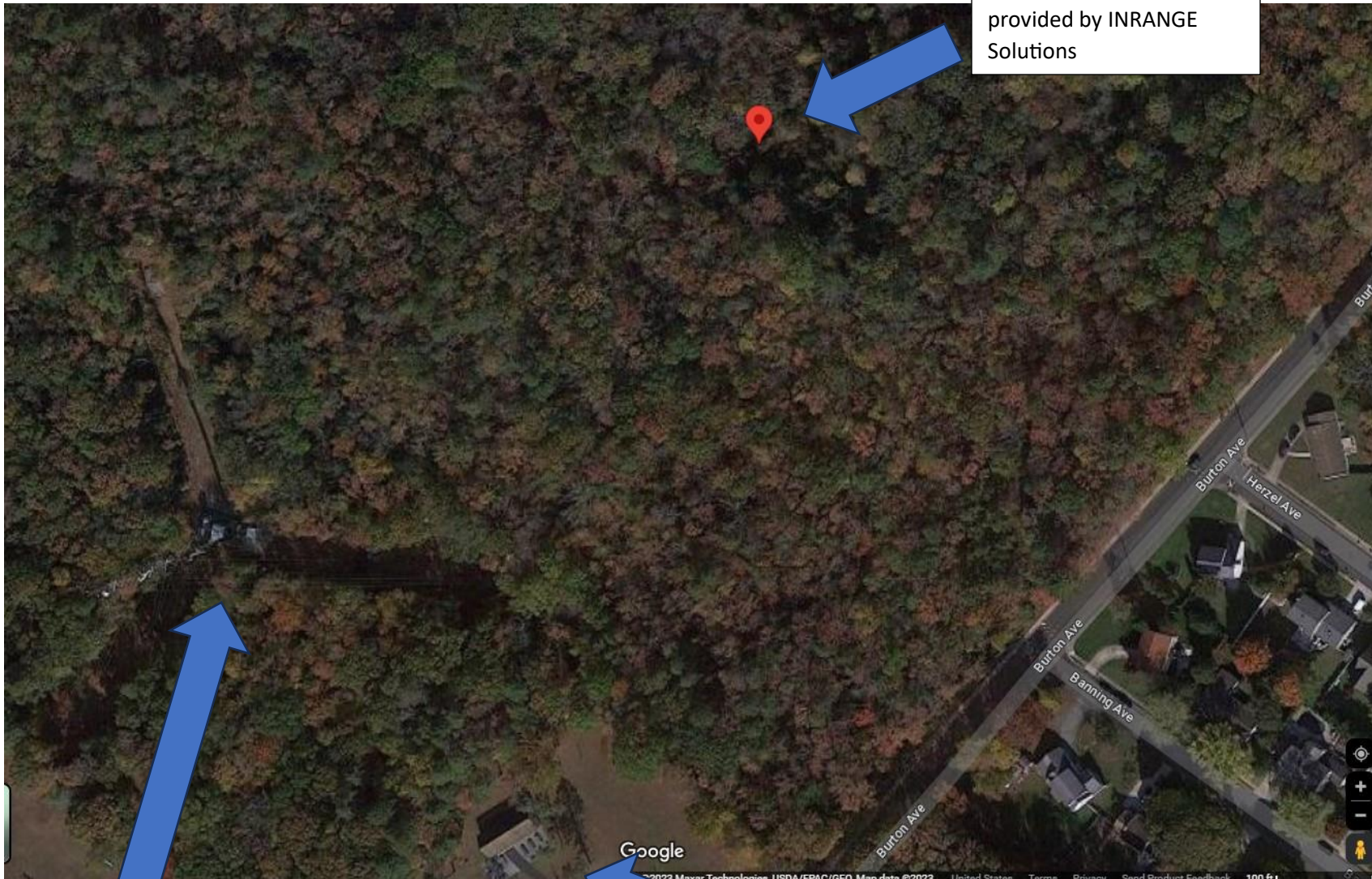
Sincerely,

*Dave DePinto*

Dave DePinto  
Project Coordinator  
(973)-907-3243 [Mobile]  
[ddepinto@inrange-llc.com](mailto:ddepinto@inrange-llc.com)  
*As Contractor for Verizon Wireless*

The Zoning Officer received a letter from "Inrange Solutions", out of Parsippany NJ, inquiring about leasing certain City-owned land for the construction of a telecommunications facility – see map for detail

Location of interest per the GPS coordinates provided by INRANGE Solutions



Existing Cell Tower – privately owned (CT1 TOWERS ASSETS II LLC)

Volunteer Fire Station