

## **CITY OF NORTHFIELD REGULAR MEETING MINUTES OCTOBER 21, 2025**

At 6:39pm this meeting was called to order by Municipal Clerk Mary Canesi. This meeting was properly advertised in the Press of Atlantic City on January 11, 2025, and in accordance with Public Law 75, Chapter 231.

### **FLAG SALUTE**

Mayor Chau led the flag salute followed by a moment of silence.

### **ROLL CALL**

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

Mayor Chau, Solicitor Facenda, Engineer DeBlasio, Jake Wright from DeBlasio and Associates, and Sergeant VanPelt, on behalf of Chief of Police VonColln, were also present.

### **READING AND APPROVAL OF THE MINUTES**

On a motion by Councilman Polistina with a second by Councilwoman Kern, all members present, with the exception of Councilman Smith who abstained, were in favor of approving the minutes of October 7, 2025, without formal reading.

### **MAYOR'S REPORT**

Mayor Chau read a letter from the County Municipal Alliance regarding a new funding cycle. He read a second letter regarding NJDOT local freight grants – he would give the letter to Engineer DeBlasio. He read the Police Department report for September. He thanked the County for the wagon donation and the Volunteer Fire Company for the excellent job they did refurbishing it. As Councilwoman Carfagno stated, it was a wonderful event. Mayor Chau announced he would be attending a Zoom meeting later on this month regarding building department efficiencies, he sent the link to Councilman Notaro. He thanked the Municipal Alliance, Police and Fire for their outstanding work on Trunk or Treat, there were well over 2,000 people. A special shout out to Shannon Campbell who did an outstanding job organizing. He asked to call a for short personnel session, at the end of the meeting, regarding a letter of resignation.

Solicitor Facenda would like to review the letter first. He said he would not advise an executive session; Council could discuss later.

### **ENGINEER'S REPORT**

Engineer Wright reported on the Habitat for Humanity Project on Dolphin Avenue;

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the preliminary plans have been completed and were sent to Planner Morrissey on October 16<sup>th</sup>. The soil borings are in process, final plans would be sent to the City for review.

Engineer DeBlasio added that the developer has asked DeBlasio's subcontractor to clear and dig down. The areas are heavily wooded. To dig the test pits, they have to clear for access and dig down 8 feet. The digging and soil boring is part of their scope, the clearing to get to that point was to be borne by the developer. They asked to be put in contact with the soil boring company. He asked was there a mechanism in place for Phoenix to go onto the site and employ them to do that?

Solicitor Facenda replied that he would have to look back at the Developer's Agreement or the Agreement with them; he would check with Nancy Holm.

Engineer DeBlasio continued, the subcontractor would clear to a certain point and they have questions; to be clearing they have to push trees over, do they need to remove the trees that they pushed over? They felt, if they pushed them over, they could leave them there since the eventual clearing is on Phoenix. It would be an additional cost to clear them now.

Solicitor Facenda stated he would call Engineer DeBlasio with Counsel Holm.

Engineer Wright gave an update on the Juniper Drive project. The concrete work for curbing and sidewalks have been completed, the contractor intends to excavate and pave next week.

Engineer DeBlasio added that his office received two requests for change orders, the first would not be entertained as it would be out of the scope of the project, the second was what he considered de minimis work within the project limits to replace a storm manhole casting lid, the total cost was around \$2,000.00; it wouldn't be a financial scope modification.

Engineer Wright referred to the slip line project, there was a pipe collapse in the sanitary sewer system on Zion and Shore Road about 10 linear feet; Mathis was on site to repair the collapse. DeBlasio and Associates was recommending the entirety of the pipe be replaced, as opposed to slip lining. Also, an offset on one of the clay pipes, they are also recommending full replacement of the manholes.

Councilman Notaro, regarding the section of pipe coming off of Shore to Zion, asked was that pipe getting infiltrated and would that section be replaced?

Engineer Wright replied, yes, that was what they were recommending.

Mayor Chau referred back to the application for the Municipal Alliance, asked if Council wished to pursue?

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Council President Bucci replied, yes.

Mayor Chau asked for an update on Juniper.

Council President Bucci noted the Engineer just reviewed that.

Mayor Chau asked about his proposal for solar at City Hall.

Council President Bucci stated it would only be able to be used for power at City Hall; we need to consider what happens at this election, subsidies, and grants for anything green might go away.

Engineer DeBlasio spoke regarding solar on public buildings; you would enter into a SPPA (Solar Power Purchasing Agreement), like an RFQ, and rank respondents, there were tax credits and savings that go back to the developer.

Clerk Canesi reminded Council that the City participated in a coop for electric power supply and we just renewed our two-year agreement. She suggested that any potential savings that the provider thinks there may be, Council needed to compare against what we are actually paying for electric power to City Hall and see if the return on investment in the long term is worth it.

Engineer DeBlasio agreed, the City would still pay the Atlantic City Electric a delivery charge; you would need to do an analysis of the blended rate of supply and delivery to determine if it's worth it. This would require 12 months of your bills.

Council President Bucci was not in favor of pursuing at this time, all others generally agreed.

Councilman Smith asked to return to discussion of slip line, in layman's terms.

Engineer DeBlasio stated that when DeBlasio and Associates came on board, they were informed that the sewer mains had been videoed and that the host pipe had not been compromised, the slip line project came in over budget, we had a philosophical conversation about the cost of slip lining vs open cutting. In a perfect world, with the money, open cutting is preferable. The slip lined pipe was only as good as the host pipe, and there are pros and cons. Prior to the slip lining the contractor videos one more time, during the operation everything was fine, they put the slip line in and the pipe broke. They then had another conversation of the merits of continuing to slip line.

Councilman Notaro questioned, did they start the process of the slip line and that's when the break happened?

Engineer Wright, replied, no.

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Superintendent Boyd, in attendance in the audience, added that when the pipes were televised the Contractor believed they could slip line it.

Engineer DeBlasio agreed, there was no indication of failure, but that can't always be predicted.

Superintendent Boyd explained that visible inspection of the exterior of the pipe revealed that there is significant risk.

Councilman Smith asked had we expended money already that is now wasted?

Engineer DeBlasio noted that some funds had been expended, cleaning and videoing, but not slip lining, if we didn't slip line there would be a credit.

Councilman Smith asked was there any culpability on the part of the vendor because they said they could do it?

Councilman Notaro replied there were no guarantees in slip lining.

Engineer DeBlasio explained there would be some level of expenditure, the pipe is collapsed and has come to the end of its useful life.

Superintendent Boyd recommended we take the Engineer's recommendation.

Councilman Smith asked if there were other areas we need to account for moving forward?

Superintendent Boyd hoped these were the last two sections of reinforced concrete pipe that exist.

Engineer DeBlasio has had conversations about increasing the sanitary sewer connection fee, he also suggested looking at the I-bank.

Councilman Notaro referred to pipe we could possibly vacate.

Superintendent Boyd added that ages ago a pump station at Revere was proposed but the governing body did not approve.

Engineer DeBlasio suggested USDA World Development and NJ I-bank, we could be eligible for low interest loans which was a cost savings.

**PUBLIC SESSION**

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

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

**RESOLUTIONS / CONSENT AGENDA**

Council President Bucci 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, it will be treated as a separate matter. Any items requiring expenditure are supported by a Certification of Availability of Funds.”

On motion of Councilwoman Carfagno, seconded by Councilman Dewees, all members present were in favor of voting on Resolutions 216-2025 through 222-2025 by Consent Agenda.

- |                 |                                                                                                                                                 |
|-----------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>216-2025</b> | Resolution Updating the Combined Personnel Policies and Procedures and Employee Handbook for the City of Northfield                             |
| <b>217-2025</b> | A Resolution of the City of Northfield, County of Atlantic, State of New Jersey to Accept the Donation of a Hay Trailer for the Fire Department |
| <b>218-2025</b> | A Resolution of the City of Northfield, County of Atlantic, State of New Jersey to Accept the Donation of Hay Trailers for the Fire Department  |
| <b>219-2025</b> | To Authorize the Sale of Surplus Property No Longer Needed for Public Use on an Online Auction Website                                          |
| <b>220-2025</b> | Resolution to Terminate Participation in the NJ State Health Benefits Plan                                                                      |
| <b>221-2025</b> | Southern Coastal Regional Employee Benefits Fund Resolution to Join                                                                             |
| <b>222-2025</b> | Appointment of Fund Commissioner and Alternate Fund Commissioner for the Southern Coastal Regional Employee Benefits Fund                       |

Councilwoman Carfagno motioned, seconded by Councilman Dewees, to adopt Resolutions 216-2025 through 222-2025 by Consent Agenda.

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

Council President Bucci moved to Ordinance 18-2025.

**ORDINANCES**

Councilwoman Carfagno motioned; Councilman Dewees seconded to adopt Ordinance 18-2025.

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**18-2025**      Amending Chapter 111 of the City Code Entitled Vehicles and Traffic  
                    *2nd Reading / Public Hearing / Final Consideration*  
                    *Published in the Press of AC 10/25/2025*

The Municipal Clerk read the Ordinance by title, stating that this is the second reading and public hearing, after which the Council would consider the ordinance for final passage. Clerk Canesi announced the date of final publication if the ordinance passed this evening. Since introduction, the Ordinance has been posted in the lobby of City Hall and on the municipal website, and 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, up until the date and time of the public hearing.

Council President Bucci opened the public hearing for Ordinance 18-2025.

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

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

Councilwoman Carfagno motioned; Councilman Dewees seconded to adopt Ordinance 19-2025.

**19-2025**      Amending Chapter 250, Article II of the City Code, Birch Grove Park, Veterans Park, First Street Playground, and Northfield Bike Path Regulations  
                    *2nd Reading / Public Hearing / Final Consideration*  
                    *Published in the Press of AC 10/25/2025*

The Municipal Clerk read the Ordinance by title, stating that this is the second reading and public hearing, after which the Council would consider the ordinance for final passage. Clerk Canesi announced the date of final publication if the ordinance passed this evening. Since introduction, the Ordinance has been posted in the lobby of City Hall and on the municipal website, and 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, up until the date and time of the public hearing.

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

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

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Councilwoman Carfagno motioned; Councilman Dewees seconded to introduce Ordinance 20-2025.

**20-2025**      Bond Ordinance Appropriating Seven Hundred Seventy Thousand Dollars (\$770,000) and Authorizing the Issuance of Seven Hundred Thirty-One Thousand Five Hundred Dollars (\$731,500) in Bonds or Notes of the City of Northfield for Various Improvements or Purposes Authorized to be Undertaken by the City of Northfield, in the County of Atlantic, New Jersey  
*Introduction / No Public Input / Published in the Press of AC 10/25/2025  
2nd Reading / Public Hearing / Final Consideration 11/12/2025*

The Municipal Clerk read the Ordinance by title, stated that this is the first reading, and announced the publication, public hearing, and final consideration dates. The full Ordinance has been posted in the lobby of City Hall and on the City website, and copies are available at no cost in the office of the Municipal Clerk between the hours of 8:30am and 4:30pm, Monday through Friday to any member of the public who requests same, up until the date and time of the public hearing.

Council President Bucci asked if there were any questions from Council, there were none.

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

**PAYMENT OF BILLS      \$ 2,040,391.32**

Councilman Smith motioned, Councilman Polistina seconded, to approve payment of bills.

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

**MEETING NOTICES**

Council President Bucci read the meeting notices.

At 7:23pm, on motions properly made and seconded, all members present were in favor of adjourning this meeting.

Respectfully submitted,

Mary Canesi, RMC, Municipal Clerk