

**CITY OF NORTHFIELD COUNCIL WORK SESSION MINUTES  
NOVEMBER 19, 2013**

At 5:59pm, this meeting was called to order by Mary Canesi Municipal Clerk. It was properly advertised in the Press of Atlantic City on November 2, 2013 in accordance with Public Law 75, Chapter 231.

**FLAG SALUTE**

The flag salute was led by Mayor Mazzeo. Following the flag salute a moment of silence was observed.

Municipal Clerk Canesi clarified Nick Piergiovanni's presence. She explained that the results of the general election were provided after the agenda was public. She noted that Councilman Piergiovanni was sworn in prior to this meeting.

Council President Travagline announced Councilman Carew's absence due to a prior commitment.

**ROLL CALL**

Present: Dewees, O'Neill, Perri, Piergiovanni, Polistina, Travagline

Absent: Carew

Mayor Mazzeo, Solicitor Kris Facenda, Municipal Engineer Dan Kwapinski, and Chief Robert James were also in attendance.

Councilman Perri stated that he has reviewed the health benefits broker proposals and prefers the in-town broker.

Mayor Mazzeo commented that a proposal regarding possible savings for the prescription plan was presented by a representative of the State Health Benefits Program. This proposal would need to be presented to the union for review. Mayor Mazzeo asked Councilman Perri if he thought the City needed a broker.

Councilman Perri stated no. He further noted that if the City was able to make a change to the prescription plan he thinks the City could stay with the State Health Benefits Program.

Council President Travagline referred to the previously received (RFI's) Requests for Information from prospective grant writers. He noted that he would like to form a committee to review them. He welcomed Councilman Piergiovanni and appointed him to the grant writer committee.

**CITY OF NORTHFIELD COUNCIL WORK SESSION MINUTES  
NOVEMBER 19, 2013**

Councilman O'Neill volunteered to serve on the grant writer committee as well.

Council President Travagline urged members of Council to give input about which committees they would like to serve on next year. He noted that new committees may be created and he also suggested that Council consider having committee meetings next year as well. He asked if anyone else had any comments

Mayor Mazzeo stated that he keeps getting emails regarding the eyesore at 2046 Cedar Bridge Road. He asked the solicitor to give an update.

Council President Travagline stated he too has spoken to Bill Warner who is very upset. He stated that he visited Mr. Warner a few months back and has reassured the resident that the City is working towards a solution.

Solicitor Facenda reviewed that the property is held in the Estate of the deceased owner and it is currently in foreclosure. A court order has judged the Estate insolvent and has released the Estate from its obligations with regard to ownership and maintenance. The bank is 90 % through the foreclosure process with only the Sheriff's Sale remaining. He noted that the property has been through Sheriff's Sale once but the sale fell through, allegedly due to an environmental concern. He said that as of the end of October 2013 he believed the next sale was 30-60 days out. He clarified that the Estate of the deceased owner has no obligation and the bank that has a final judgment will not own the property until the outcome of the Sheriff's Sale. Only then can the City enforce any action.

Councilman Dewees asked what the City's rights are with regard to health and public safety against infestation of rodents and the like. Solicitor Facenda replied he is confident the house is vacant but is not sure about rodents.

Councilman O'Neill asked about a Davis Avenue property that was demolished after storm damage but the basement is still there. He asked how long this would stay in this condition. Councilman Dewees responded that it depends on whether or not the property has been sold. He noted that he would check and further explained that if a permit has been pulled they have a year.

Solicitor Facenda added that it also depends on if the current condition is in violation of any ordinance.

Council President Travagline reviewed the regular agenda.

Councilman Dewees asked for clarification regarding Resolution 186-2013.

**CITY OF NORTHFIELD COUNCIL WORK SESSION MINUTES  
NOVEMBER 19, 2013**

Councilman O'Neill responded there was a mistake with how many phones Public Works needed. It was later decided that the initial three phones were not enough. He added that they also need a special phone with a more audible ring.

Councilman Dewees asked if it was part of the original contract. Councilman O'Neill answered that the three original phones were part of the original contract.

Mayor Mazzeo asked if this is still a savings. Councilman O'Neill said yes, it will only add two months to the time it takes the City to recoup the investment due to savings on service. He further explained why the Sewer Department fax lines will be with Verizon and clarified the monthly costs and the City fax lines.

Council President Travagline stated he talked to Comcast about the closing of the retail store and reported that only 4% of customers come in to pay. Comcast advised that pay stations are a dying breed. He added that the Pleasantville Comcast location is one they own and it has more parking.

Councilman Perri stated that he believes before they can close an existing store they have to petition the Board of Public Utilities.

Councilman Polistina questioned Resolution 194-2013. Engineer Kwapinski responded that WECO had this contract and clarified that it is for storm water not sanitary sewer. He further noted that it replaces the previous contract that was with Lafayette Utility.

Councilman Polistina noted the drastic difference between the lowest bidder and the others.

Engineer Kwapinski expressed his confidence in the contractor.

Councilman Perri noted that if we exceed the aggregate amount of the contract there has to be a change order.

Councilman O'Neill referred to the online auction and asked if the police cars have been stripped of Northfield logos etc. Chief Robert James assured him they are removed.

Councilman Perri asked for a copy of the agreement with Margate as lead agent for the Commercial Utilities Consultant resolutions. Solicitor Facenda replied he doesn't have a copy.

**CITY OF NORTHFIELD COUNCIL WORK SESSION MINUTES  
NOVEMBER 19, 2013**

Council President Travagline asked if there were any other questions regarding the agenda for the regular meeting and made assignments.

**PUBLIC SESSION**

Council President Travagline opened the meeting to any member of the public wishing to speak on any subject.

Robert Webb, 218 West Revere Avenue, questioned the \$61,000.00 maintenance guarantee and asked if it is being given back to the contractor. He also questioned the expense of the phones for the city garage, when they don't answer the phones. He said he personally does not want to switch from Atlantic City Electric, and noted that he would like to see a police officer in the Police Department at the municipal building 24/7. He also noted the poor condition of his street, Revere Avenue.

Ann Jungels, 138 East Oakcrest Avenue, stated she is representing the entire Oakcrest neighborhood and asked if the paving list has been finalized. She asked if Oakcrest is on the next paving list. She noted that New Jersey American Water had paved ½ the street as a result of their current work in the area.

Council President Travagline said the paving list has not been finalized and it is Council's practice to go with the recommendation of the Engineer when determining which streets are the worst.

Engineer Kwapinski indicated that Oakcrest is of the highest priority.

Mrs. Jungels asked for clarification.

Council President Travagline stated that all of Council has visited the street.

Engineer Kwapinski added that he and Mayor Mazzeo also met with New Jersey American Water to attempt to coordinate Northfield future paving with their plans.

Councilman Polistina stated that nothing has been bid out; clarifying that the City won't know how far the money will go until the project is bid out.

Mayor Mazzeo noted that asphalt cannot be laid in the winter; paving will not be done again until spring.

Councilman Perri asked if the gas and electric companies are doing work in the area. He noted that the City used to communicate paving plans to them as well.

**CITY OF NORTHFIELD COUNCIL WORK SESSION MINUTES  
NOVEMBER 19, 2013**

Engineer Kwapinski stated he could look into that.

Council President Travagline stated that he, Councilmen Dewees and Perri, and Engineer Kwapinski will look into the drainage needs and paving area and report back.

Larry Carlson, 922 1<sup>st</sup> Street, congratulated all candidates. He also referred to the storm water pipe that goes down 2<sup>nd</sup> Street and across New Road. He stated that the newly paved road was opened and patched and no one knows why.

Councilman Dewees said he saw this as well and suggested it may have been due to settling.

Mr. Carlson asked what happened to the sewer investigation. Council President Travagline responded, saying that everyone has been interviewed with one exception. They have been unable to meet with one Council member due to scheduling conflicts.

Mr. Carlson said Councilman Perri had previously stated that past practice or case law that forced Northfield to assume responsibility for relocating the pipes. Carlson would like to see the agreement that says Northfield was responsible. He also noted that it was done on an emergency basis, but a year later it still isn't complete. He further stated he did not feel that the communication process was handled properly and hopes that Council's investigation will uncover and address that issue.

Robert Braddock, 142 West Revere Avenue, stated that Northfield is the only community without a leaf vacuum. He said Linwood has two leaf vacuums and they come by three times each fall to collect the leaves. In Northfield he has to rake and bag the leaves. He also stated that Northfield does not seem to value its trees. He hoped that there are penalties for removing trees and that they are being enforced. He stated that he doesn't get much more than Police protection and trash collection for his tax dollars. He reiterated that residents shouldn't be able to cut down trees.

Council President Travagline indicated that Councilman Dewees has done a great job with Public Works and all areas are being looked at. He further noted that leaf collection would involve additional staff and equipment.

Councilman Dewees commented that the leaves in Linwood sit at the curb and create hazards. Linwood has a storage location where they do composting. He offered to introduce himself to Mr. Braddock after the meeting and discuss the matter.

**CITY OF NORTHFIELD COUNCIL WORK SESSION MINUTES  
NOVEMBER 19, 2013**

Mr. Braddock added that Northfield can afford leaf vacuums if other towns can, and said if they created such problems that other towns would not have them.

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

At 6:58pm on motions properly made and seconded this meeting was adjourned.

Respectfully submitted,

Mary Canesi, RMC  
Municipal Clerk