

**CITY OF NORTHFIELD REGULAR MEETING MINUTES
MARCH 24, 2026**

At 6:51pm 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 75, Chapter 231.

FLAG SALUTE

Council President Pro Tempore Dewees led the flag salute.

ROLL CALL

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

Absent: Mayor Chau

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

READING AND APPROVAL OF THE MINUTES

On a motion by Councilwoman Carfagno with a second by Councilwoman Kern, all members present were in favor of approving the minutes of March 10, 2026, without formal reading.

MAYOR'S REPORT

Mayor Chau was absent.

ENGINEER'S REPORT

Engineer Nassar reported that he met with Lex from Habitat, they discussed the stormwater management for the basins. The basins would be owned and maintained by the City. There will be no HOA and the homeowners will not be responsible. According to Lex it was discussed previously, he noted he had not seen any paperwork.

Councilman Polistina confirmed that this had been discussed.

Engineer Nassar replied that he will make it work, he just wanted to advise Council.

Councilman Polistina asked what was the final type of drain?

Engineer Nassar replied it would be an open basin with sand at the bottom, there would not be a lot of landscaping. He added that he would be meeting with the County and would discuss it with them since the site is on Dolphin Avenue. Habitat

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would be responsible to pave after the utility connections; half of Harvey and all of Dolphin, they were receptive to that, just the basins would be ours.

Councilman Notaro asked who would be doing the specifications?

Engineer Nassar replied that he would be doing the design, the construction would be their responsibility and we would do inspections.

Superintendent Boyd stated that the original plans from DeBlasio and Associates had storm drains in the backyards of the properties on Harvey going to Dolphin.

Engineer Nassar confirmed this would be one large basin with the front on Dolphin and Harvey.

Engineer Nassar announced he would be attending the kickoff meeting tomorrow with the CDBG, he asked Council what they wanted to apply for? Council was approved for a \$72,000 grant for bleachers.

Councilman Dewees suggested reviving the old specification from the old bleachers.

Engineer Nassar suggested using a state approved vendor.

Councilwoman Kern confirmed that we applied for this grant in 2025 and were just advised that we received it.

Engineer Nassar added that we need to make application for a new project, he would like Council to consider the First Street playground, new equipment, a walking path and ADA parking spaces.

All members of Council were in favor.

Councilwoman Kern advised that she has received complaints about the sign at the property on Wabash Avenue.

Engineer Nassar replied that he would send a letter to the attorney asking them to remove the sign.

PUBLIC SESSION

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

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

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RESOLUTION/2026 BUDGET

Councilman Notaro motioned, Councilman Dewees seconded, to adopt Resolution 110A-2026.

110A-2026 Introduction of the 2026 Budget
No public input on introduction
*Budget Synopsis Published on Municipal Website, Public Notices
Page 3/26/2026
Public Hearing and Final Adoption: 7:00 pm 4/21/2026*

The Deputy Municipal Clerk read the Resolution by title, and stated that this is the introduction, and there will be no public input. The budget synopsis would be published on the Municipal Website March, 26, 2026. The full budget has been posted in the lobby of City Hall and on the City website. There would be a public hearing, after which the matter would be considered for final adoption, at 7pm on April 21, 2026.

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.

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.

The Executive Session of Council will be held at the end of the meeting, and we will come back in public session to make a comment for the record after the Session has concluded. Any vote made on subjects discussed will be made in public.”

On motion of Councilman Notaro, seconded by Councilman Dewees, all members present were in favor of voting on Resolutions 111-2026 through 123-2026 by Consent Agenda.

- 111-2026** To Approve an Application for Use of Facilities – Northfield Community School Baseball
- 112-2026** To Approve an Application for Use of Facilities - Northfield Community School Softball
- 113-2026** To Approve an Application for Use of Facilities – OC Premier Softball - Softball Field
- 114-2026** To Approve an Application for Use of Facilities – OC Premier

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- Softball - Farm League Field
- 115-2026** To Approve an Application for Use of Facilities – Lady Warriors
- 116-2026** Memorializing Separation of Employment of Adult School Crossing Guard
- 117-2026** Amending Job Titles for Certain Positions in the City of Northfield Inspections Department
- 118-2026** Salary Resolution
- 119-2026** Authorization for the Execution of a Memorandum of Agreement between the City of Northfield and the Atlantic County Improvement Authority for the Project known as ‘ADA Improvements at Birch Grove Park’ Under the Community Development Block Grant Program
- 120-2026** Amending Resolution No. 106-2026, Hiring Thomas Kohler
- 121-2026** Amending Resolution No. 107-2026, Hiring Thomas Kohler
- 122-2026** A Resolution Providing For An Executive Session Not Open To The Public In Accordance With The Provisions Of The New Jersey Open Public Meetings Act, N.J.S.A. 10:4-12b(4), Regarding Contract Negotiations Involving The Crossing Guards Covered Under The Agreement Between The City Of Northfield And The Government Workers Union Local No. 420 For White Collar Employees And Pursuant To N.J.S.A. 10:4-12b(7), Regarding Contract Negotiations And Matters That Fall Within The Attorney-Client Privilege
- 123-2026** A Resolution Providing For An Executive Session Not Open To The Public In Accordance With The Provisions Of The New Jersey Open Public Meetings Act, N.J.S.A. 10:4-12 Regarding Pending Litigation In The Matter Of Mary Canesi V. City Of Northfield Et Als

Councilman Notaro motioned, seconded by Councilman Dewees, to adopt Resolutions 111-2026 through 123-2026 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.

ORDINANCE

Councilman Smith motioned; Councilman Notaro seconded to adopt Ordinance 8-2026, to be read by title only.

- 8-2026** An Ordinance Establishing the Cultural Committee of the City of Northfield
2nd Reading / Public Hearing / Final Consideration

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Published on the City Website, Public Notices Page, 3/25/2026

The Deputy Municipal Clerk read the Ordinance by title, stating that this is the second reading and public hearing, after which the matter will be considered for final passage. Deputy Clerk Campbell announced the date and location of final publication if the ordinance was approved. Since introduction, the Ordinance has been posted in the lobby of City Hall and on the municipal website. 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 time of the public hearing.

Council President Bucci opened the public hearing for Ordinance 8-2026.

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

Council President Bucci asked if there were any comments 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 \$ 286,529.66

Councilman Dewees 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

Councilman Polistina read the meeting notices.

Council President Bucci moved to the Executive Session.

EXECUTIVE SESSION

122-2026 A Resolution Providing For An Executive Session Not Open To The Public In Accordance With The Provisions Of The New Jersey Open Public Meetings Act, N.J.S.A. 10:4-12b(4), Regarding Contract Negotiations Involving The Crossing Guards Covered Under The Agreement Between The City Of Northfield And The Government Workers Union Local No. 420 For White Collar Employees And Pursuant To N.J.S.A. 10:4-12b(7), Regarding Contract Negotiations And Matters That Fall Within The Attorney-Client Privilege

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Deputy Clerk Campbell read the resolution by title.

Solicitor Facenda stated that we are required to set forth as much information as possible as to the subject matter to be discussed as well as provide for the public the amount of time they can expect to elapse before the non-public portion of the minutes can be disclosed.

Solicitor Facenda announced that the matter to be discussed was terms and conditions of employment regarding the crossing guards and contracts with third party vendors. The minutes would be kept and made available when permitted and required by law. The timeframe for the release of those minutes is unknown. Council will remain in Council Chambers and return to the public session when the Executive Session is complete for a short statement.

At 7:07pm Council entered Executive Session and remained in Council Chambers.

At 7:32pm the Executive Session of Council was adjourned, and the Regular Meeting resumed in Council Chambers.

Solicitor Facenda announced that the Executive Session had concluded. The matter discussed was terms and conditions of employment related to the crossing guards and third party contracts with vendors covered under the City of Northfield and matters that fall under attorney client privilege and require confidentiality. Minutes would be kept and made available when permitted and required by law. The timeframe for the release of those minutes is unknown. No official action is contemplated.

123-2026 A Resolution Providing For An Executive Session Not Open To The Public In Accordance With The Provisions Of The New Jersey Open Public Meetings Act, N.J.S.A. 10:4-12 Regarding Pending Litigation In The Matter Of Mary Canesi V. City Of Northfield Et Als

Deputy Clerk Campbell read the resolution by title.

Solicitor Facenda stated that we are required to set forth as much information as possible as to the subject matter to be discussed as well as provide for the public the amount of time they can expect to elapse before the non-public portion of the minutes can be disclosed.

Solicitor Facenda announced that the matter was an update from labor counsel and litigation counsel to the Common Council regarding the law suit filed by Mary Canesi which requires attorney client privilege and confidentiality. The minutes would be kept and made available when permitted and required by law. The timeframe for the release of those minutes is unknown. Council will remain in Council Chambers and return to the public session when the Executive Session is

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complete for a short statement. Official action is contemplated at the end of the executive session.

Respectfully submitted,

Shannon Campbell, RMC
Deputy Municipal Clerk

At 7:35pm Deputy Clerk Campbell left the meeting and did not return.

At approximately 7:36pm Council entered Executive Session and remained in Council Chambers.

At approximately 8:00pm the Executive Session of Council was adjourned, and the Regular Meeting resumed in Council Chambers.

Solicitor Facenda announced that the Executive Session had concluded. The matter discussed was an update from the City’s attorney with regard to pending litigation in the Matter of Mary Canesi vs. City of Northfield et al’s. The minutes would be kept and made available when permitted and required by law. The timeframe for the release of those minutes is unknown. Council would take action in the form of Resolution 124-2026.

Solicitor Facenda read the following resolution into the record:

**“CITY OF NORTHFIELD, NJ
RESOLUTION NO. 124-2026**

**RESOLUTION APPROVING SETTLEMENT AGREEMENT AND
GENERAL RELEASE**

WHEREAS, Mary Canesi filed a civil action in the Superior Court of New Jersey, Law Division, Atlantic County, Docket No. ATL-L-000304-25, alleging various claims (the “Canesi Litigation”);

WHEREAS, the City of Northfield has been represented by counsel assigned by the Joint Insurance Fund, to wit: William Cook, Esq. of Brown and Connery LLP in connection with the Canesi Litigation; and

WHEREAS, the Parties to the Canesi Litigation have litigated this action since its filing, including but not limited to the participation in a voluntary mediation session; and

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WHEREAS, the Parties to the Canesi Litigation now wish to amicably resolve all of the claims asserted in the Canesi Litigation on the terms and conditions set forth in the Settlement Agreement and General Release attached hereto; and

BE IT RESOLVED, to accomplish the amicable resolution of all the claims asserted in the Canesi Litigation, the Mayor for the City of Northfield is hereby authorized to execute the Settlement Agreement and General Release attached hereto once same is confirmed by counsel for the City of Northfield to be acceptable to and accepted by Canesi's legal counsel.

I, Kristopher J. Facenda, Esq., Solicitor of the City of Northfield, do hereby certify that the foregoing Resolution was duly adopted at a regular meeting of the City Council of Northfield, held this 24th day of March, 2026.

Kristopher J. Facenda, Esq.
City of Northfield Solicitor"

Councilman Notaro motioned, Councilman Polistina seconded, to adopt Resolution 124-2026.

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

At 8:01pm, on motions properly made and seconded, all members present were in favor of adjourning this meeting.

Respectfully submitted,

Kristopher J. Facenda, Esq.
Solicitor for the City of Northfield