

**CITY OF NORTHFIELD COUNCIL MEETING MINUTES
MAY 2, 2023**

At 6:37pm this meeting was called to order by Municipal Clerk Mary Canesi, who welcomed the audience. This meeting was properly advertised in the Press of Atlantic City on January 7, 2023 and in accordance with Public Law 75, Chapter 231.

FLAG SALUTE

The flag salute was led by Council Pro Tempore Dewees.

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

Absent: Mayor Chau*

**Mayor Chau was absent during roll call, but arrived at 6:45pm.*

Solicitor Facenda, Engineer Nassar, and Sergeant DiMarco (on behalf of Chief VonColln) were also in attendance.

READING AND APPROVAL OF THE MINUTES

On a motion by Councilwoman Bucci with a second by Councilman Smith, all members present were in favor of approving the minutes of April 18, 2023 without formal reading.

MAYOR'S REPORT

Mayor Chau was absent during this portion of the meeting.

CITY ENGINEER'S REPORT

Engineer Nassar reviewed the Engineers Report as previously distributed to Council. He updated Council on the Slip Lining Project, he was in the process of preparing an application to the NJDOT for the street opening, but the liner had been fixed. We received an \$80,000 grant for upgrades at the Park and we would be making application for Community Development Block Grant funds for additional Park upgrades. The Municipal Aid 2024 grant was open; Council needed to identify a street that was a main road that connects to a boundary line to qualify. He would have a recommendation for the next meeting. Public Works applied for a \$25,000 grant for stormwater mapping.

Councilman Notaro asked was there a company that does that?

Engineer Nassar replied; his firm would do it for the municipality, they have the surveyors.

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PUBLIC SESSION/FIVE MINUTES PER SPEAKER

Council President Polistina opened the public portion of the meeting for any person to comment on any subject, he asked that they state their name and address for the record and observe the five-minute limit per speaker.

Kevin Balistreri, attorney for Hankin, Sandman, Palladino, Weintrob & Bell, in Atlantic City. He stated he was here on behalf of his client, the Atlantic City Country Club. He was joined this evening by club professionals and club members who live on the course. They were all here tonight in support of the Ordinance on the agenda tonight, Ordinance 7. Atlantic City Country Club has been around since 1897. Northfield was incorporated in 1905. He named the residents in attendance and identified which numbered hole of the course each resident lived on; he also introduced the club manager. They were asking Council to amend the current ordinance, as it is restrictive, and to allow them to get the course ready. He offered to answer to questions.

Councilman Dewees asked what hours do you plan to mow?

At 6:45pm Mayor Chau entered the meeting.

Mr. Balistreri listed other types of noise that can be made earlier than mowing equipment, and stated the hours that they plan to mow under the revised ordinance.

Councilman Smith asked what the restrictions were now?

Mr. Balistreri noted 8am to 9pm; they were asking for 60 days a year, weekends only, to change it to a 6am start. Early morning tee times are standard. When you cannot run course equipment before 8am, it makes it difficult.

Councilman Smith said he would like some questions answered before we vote.

Nick Borro, Manager Atlantic City Country Club, and a Voorhees resident introduced himself.

Councilman Smith felt 6am was a substantial time gap; he asked why so early?

Mr. Borro explained that weekend mornings are when you play golf. By 10am half of the membership does not want to play. Twenty-four players per hour is all you can play; they are a club with 350 members, you cannot get them all out. 8am is the most desired tee time, and to get the course ready they must be out ahead of it.

Councilman Smith asked could it be done at the end of the previous day?

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Mr. Borro gave the analogy of a piece of chicken at a restaurant from yesterday; there is a noticeable difference in conditions if it is done the day before. They were a high-level club; the members have a greater expectation.

Solicitor Facenda asked Mr. Borro if they adjust their mowing based on the first tee time?

Mr. Borro replied, yes, one hour before the 1st tee time.

Councilman Smith advised he had a resident who lives along one of the holes, expressing concern because of their child, who has disabilities, and the early times, and the impact of the noise outside of the child's window. He knew there were residents here in support, but how do we accommodate a resident who experiences a disruption in their home life.

Mr. Borro replied that he did not know, but he shared that they have always dealt with the concerns of neighbors on a one-on-one basis. They have tried to approach this person, unsuccessfully.

Councilman Notaro said as a kid, he worked at the Country Club. He shared that the mowing schedule was not new, they have been cutting grass out there for 20 years.

Councilman Leeds queried: so, it is a clear violation of the ordinance all this time?

Councilman Notaro felt it was a vast area; developers come in and build houses on golf courses. You are going to hear mowing. He was in support of the change for the Club.

Mayor Chau appreciated the Country Club coming here to find a resolution; he referred to complaints he received last year, and it got out of hand and the ordinance was not being followed. Mayor Chau has heard the machinery as early as 5am; it doesn't bother him but when he got complaints, Mayor Chau routed them to Chief Newman for resolution. He wanted the Country Club to be aware there were complaints.

Mr. Balistreri stated that he has told his client they need to comply or seek modification. He understood there were concerns and prior violations. He would like the opportunity to be heard at the public hearing.

Councilman Notaro said he too, lived on the golf course, and has never had a problem in all the years he's lived there. He would love to hear from residents who have opposition.

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Council President Polistina thanked Mr. Borro and welcomed other residents to come forward.

Martin Graser, 8 Golfview Drive, announced that he lives off the second hole. He has never heard the mowing being an issue. He hears kids and dogs, but does not hear mowers. He felt the country club needed to take care of the members.

Dr. Ronald Gove, 1000 Argo Lane, said he lives off the 12th tee, 12th green, 5th green and 4th green. He has been here since 1984 and he has never been bothered by it all; he knew he'd be building on a golf course. The workers using the equipment are professional and prompt. The trucks and motorcycles make more noise. As the largest taxpayer in Northfield, they should offer a pristine golf course. The course should prevail over the residents who came after it.

Robert Hogg, 13 Argo Lane, said he lives on the 2nd green. It has been a pleasure to live there for 40 years plus; he is supportive of whatever the Country Club needs. Would you rather have 450 homes and need to rebuild your school?

Seeing no one else wishing to speak, Council President Polistina closed the public comment portion of this meeting.

RESOLUTIONS

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

On motion of Councilman Leeds, seconded by Councilwoman Carfagno, with the abstention of Councilman Leeds from Resolution 106-2023, all members present were in favor of voting on 104-2023 through 108-2023 and 110-2023 through 111-2023 by Consent Agenda. *(Note – due to an oversight, Resolution 109-2023 was skipped when numbers were assigned to the Resolutions on the agenda.)*

- 104-2023** Authorizing a Professional Planner to Provide Planning Services for the City of Northfield’s Affordable Housing Obligations, and in Accordance with N.J.S.A. 40a:11-5 (1) as a Professional Service
- 105-2023** Employment Status Change from Temporary Part Time to Regular Part Time for Payroll Specialist
- 106-2023** Authorization to Hire Part Time Firefighter/EMT
- 107-2023** Inserting an Item of Revenue in the 2023 Budget
- 108-2023** Inserting an Item of Revenue in the 2023 Budget
- 110-2023** Resolution to Cancel Grant Balances

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111-2023 Authorization to Apply for a Stormwater Grant from the New Jersey Department of Environmental Protection

Councilman Leeds motioned, Councilwoman Carfagno seconded, to adopt the Consent Agenda.

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

**Councilman Leeds abstained from Resolution 106-2023.*

ORDINANCE

Councilman Dewees motioned, Councilman Notaro seconded, to introduce Ordinance 7-2023.

Solicitor Facenda reviewed an amendment to Ordinance 7-2023 that was made after the agenda was fully published.

7-2023 An Ordinance Amending Chapter 233, Article II, Section 233-5 of the Code of the City of Northfield Governing Use of Power Lawn Equipment
*Introduction / No Public Input / Published in the Press of AC 05/06/2023
2nd Reading / Public Hearing / Final Consideration 05/16/2023*

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.

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

PAYMENT OF BILLS \$ 3,319,022.22

Councilman Smith motioned, Councilwoman Carfagno seconded, for payment of bills.

Council President Polistina announced he would be abstaining from purchase order #22-00758 in the amount of \$4,000.00.

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

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Clerk Canesi confirmed the abstention of Council President Polistina from purchase order #22-00758 in the amount of \$4,000.00.

MEETING NOTICES

Councilman Notaro read the meeting notices.

At approximately 7:12pm, on motions properly made and seconded, this meeting was adjourned.

Respectfully submitted,

Mary Canesi, RMC, Municipal Clerk