

**CITY OF NORTHFIELD WORK SESSION
MAY 6, 2025**

At 5:59pm 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 11, 2025, and in accordance with Public Law 1975, Chapter 231.

FLAG SALUTE

Mayor Chau led the flag salute.

ROLL CALL

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

Absent: Councilman Smith*

**Councilman Smith arrived at approximately 6:36pm.*

Mayor Chau, Solicitor Facenda, Engineer Mauro, Chief VonColln and Captain Pollak were also present.

Council President Bucci moved to committee reports.

COMMITTEE REPORTS

Councilman Polistina – Finance and Collections; Library; Municipal Alliance; Senior Citizens; Affordable Housing

Councilman Polistina reported the Alliance will be hosting movie night this Friday, ‘Trolls’, at Birch Grove Park, in the event of rain the movie will be shown in Council Chambers. The seniors met two weeks ago, he filled them in on various projects, such as Afford Housing and the budget increase; 16 residents attended, he’s hoping at a minimum to meet every other month.

Councilman Dewees – Buildings/Grounds, Athletic Fields; Birch Grove Park, Bike Path, 1st Street Playground, Veterans Park; Public Works: Roads, Engineering

Councilman Dewees for Buildings and Grounds announced the chain link fence around impound area is almost complete, it should be done in a week or so. Public Works has started trimming along the Bike Path and around town. Regarding the picnic area, he had spoken to Supervisor Boyd and there are areas that the contractor needs to clean up. He asked Solicitor Facenda if any cleanup is done by the City, can we bill the contractor?

Solicitor Facenda replied we would need to give the vendor notice and the opportunity to clean it up, we could possibly pull from the bond.

**CITY OF NORTHFIELD WORK SESSION
MAY 6, 2025**

Councilwoman Kern – Northfield Sports (FAN)

Councilwoman Kern reported that cheerleading sign-ups for FAN are underway, the deadline is June 21st.

Councilwoman Bucci – Insurance and Safety; Planning Board; Economic Development / Chamber of Commerce

Councilwoman Bucci, for Planning Board, advised the Master Plan was completed and approved by the board.

Councilman Smith - Central Municipal Court; Little League and Babe Ruth; Northfield Community School; Shared Services

Councilman Smith was absent during committee reports.

Councilwoman Carfagno - Fire Department / EMS; Technology / MRHS Channel; Cultural Committee / Veteran Liaison; Mainland Regional

Councilwoman Carfagno reported the Mainland Regional High School budget hearing was May 1st - 14 positions were affected. Senior Awards will be presented on June 18th, Graduation will be the 19th, the next Board of Education meeting is scheduled for 19th. For Cultural Committee, the Flea Market was a huge success, she thanked Joan Brennan and the committee for making it a success, they were still looking for July 4th nominations. Regarding Veterans, there will be a plaque dedication ceremony at Great Bay Creek in Galloway in June, she noted that Marco Polo Smigliani was recently honored in EHT; she congratulated him. The Home Town Hero program is on the website, Council received an invitation from the Edwards family to attend their daughter Amanda's Eagle Scout Court of Honor Ceremony. The Memorial Day Ceremony will be held May 26th, 9:30am at Veterans Park.

Councilwoman Carfagno read the Fire Department report for the month of April. She thanked all for their response to the recent Burton Avenue fire. Members were continuing training for Ladder 63. She attended the League of Municipalities meeting with Councilwomen Kern and Bucci, new legislation was coming regarding ADA compliance, it would most likely affect us next year; all buildings, recordings to the public must be ADA compliant.

Mayor Chau asked about the Mainland staff cuts.

Councilwoman Carfagno listed the eliminated positions.

**CITY OF NORTHFIELD WORK SESSION
MAY 6, 2025**

Councilman Notaro - Sewer Operations; Inspections, Housing/Zoning.

Councilman Notaro had no report this evening.

Council President Bucci moved to ad hoc committee reports.

AD HOC COMMITTEES

Electric Vehicles – *Councilmen Polistina and Notaro*

Councilman Polistina submitted his notes, Councilman Notaro did not have any comment.

Solicitor Facenda advised he should have it for the next meeting.

Special Events Ordinance – *Councilwoman Bucci, Councilman Dewees.*

No update.

Road Opening Ordinance / Remaining Proposed Amendments – *Councilmen Dewees and Notaro.*

Engineer Mauro spoke regarding the road opening ordinance, she met with Councilmen Notaro and Dewees regarding New Jersey American Water and their recent applications as well as other utility work in the right of way, they felt the right of way needed to be clarified. She will revise the draft and sent to Councilmen Notaro and Dewees.

Solicitor Facenda offered that the County considers it exempt if the work is under \$5,000.00, he felt we could do something like that.

Councilman Polistina questioned the amount of feet that was considered the right of way.

Councilman Dewees explained the right of way.

Engineer Mauro added that they may address the depth as well as a cost basis.

WORK SESSION / TOPICS FOR DISCUSSION – ONGOING BUSINESS

There was no ongoing business.

Council President Bucci thanked Councilman Notaro for his input on the Microplastics Ordinance, it was on the agenda this evening.

**CITY OF NORTHFIELD WORK SESSION
MAY 6, 2025**

WORK SESSION / TOPICS FOR DISCUSSION – NEW BUSINESS

- Standing Item – New Grant Opportunities

Councilwoman Bucci announced that the NJDOT Grant information was emailed to Council, she asked for input.

Councilman Dewees noted he spoke with Engineer Mauro and deferred to her.

Engineer Mauro explained the grant and what the State likes to see, last year we applied for paving of Juniper and Forrest, we did not get awarded Forrest, we could resubmit it. Councilman Dewees suggested during their conversation that we look into sidewalks on Burton Avenue from Mill Road to Tilton Road, including crosswalks, etc.

Councilman Dewees added that Burton Avenue is part of the Safe Route to Schools path. He would get a cost estimate from the Engineer.

All members present were generally in favor of this project.

Engineer Mauro noted that the grant award is usually around \$300,000.00. She would submit a proposal.

REVIEW OF REGULAR MEETING AGENDA

Council President Bucci reviewed the agenda and made the assignments.

PUBLIC SESSION / FIVE MINUTES PER SPEAKER

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

Mike Portnoy, Egg Harbor Township - bought a property on Roosevelt Avenue 2 years ago, he received a variance by the Planning Board, and, was now ready to build. There are currently no utilities at the property, the price quoted by the municipal vendor for sewer was \$20K, he felt the price was ridiculously high, he has never paid this much. He explained the property is 92' down an ally, he was looking at around \$40,000.00 to get the sewer line installed. He explained the location of his property, he felt the zoning on the property was changed at some point. He went to the building department to speak with the Engineer, the water company wanted to speak with them as well. He was expecting a call from the Engineer but has not heard from them regarding the location of the water meter pit. He has also spoken to Supervisor Boyd. The lot is not worth the amount of the utilities. He asked for relief from the City to allow him to run his own sewer line.

**CITY OF NORTHFIELD WORK SESSION
MAY 6, 2025**

Solicitor Facenda, announced Supervisor Boyd was in the audience, asked him if he had an update.

Supervisor Boyd stated that there was a meeting last week regarding road openings, there were some ideas for Mr. Portnoy's property, he agreed the situation was unique, no alley in the town has a utility. We have to abide by the contract with our Sewer He suggested possibly have a meeting with the engineer regarding paving.

Councilman Dewees asked who will maintain this?

Supervisor Boyd suggested a private easement.

Councilman Dewees asked could utilities share an easement?

Solicitor Facenda advised the easement would have to be wide enough to accommodate any and all utilities.

Supervisor Boyd reiterated we can't change the contract language with City installer - they were the lowest bidder.

Mr. Portnoy added that other alleys have been paved, what is the determining factor to pave the alleys, the city has paved the alleys. He didn't feel he should when the City did others.

Solicitor Facenda asked Mr. Portnoy if he agreed to pave it?

Mr. Portnoy replied, yes, he had to as a condition of the variance.

Solicitor Facenda can't speak for the Planning Board; he can't rewrite his approval.

Discussion ensued regarding paved alleys and the alley to Mr. Portnoy's property, Council and Mayor didn't recall the municipality paving any of the alleys in recent years.

Mr. Portnoy felt it should get the same benefits as any other property.

Solicitor Facenda suggested meeting with Supervisor Boyd and Engineer Mauro to coordinate, Mr. Portnoy has other documentation to submit to the City. The deed of dedication needs to be sent to Planning Board and the City.

Councilman Dewees offered to coordinate a meeting with Supervisor Boyd and Engineer Mauro and they would reach out to Mr. Portnoy.

Andrew Gillman, Northfield - regarding the Naami family, they are looking to do a fundraiser with FAN, a football camp for the kids – on a Saturday and Sunday in the

**CITY OF NORTHFIELD WORK SESSION
MAY 6, 2025**

summer, Mainland High School football members would participate, with a BBQ at the end, the proceeds to the family. He would be presenting the idea at the next FAN meeting.

Solicitor Facenda stated, given the nature – he suggested running it through FAN when they have the field, if not it would be a use of facilities application from the Clerk's office. He suggested meeting with FAN first.

Mr. Gillman added that he did speak with Coach Russo and several of the FAN coaches were on board.

Councilwoman Kern felt it was a thoughtful idea, she asked for the dates.

At approximately 6:36pm, Councilman Smith arrived.

Mr. Gillman replied, he was thinking in July.

Deputy Clerk Campbell explained the use of facilities process, for liability and insurance reasons she suggested running the fundraiser through FAN if possible.

Councilwoman Kern advised Mr. Gillman she was the FAN liaison and she was happy to help, she would attend the next FAN meeting as well.

Councilman Polistina, offered that he lived around the corner from Mr. Gillman, and he was available to help as well.

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

At 6:41pm, on motions properly made and seconded, all members present were in favor of adjourning this meeting.

Respectfully submitted,

Shannon Campbell, RMC
Deputy Municipal Clerk