

**CITY OF NORTHFIELD COUNCIL MEETING AGENDA
AUGUST 12, 2025**

MEETING CALLED TO ORDER by Mary Canesi, Municipal Clerk. This meeting has been properly advertised according to Public Law 1975, Chapter 231, in the Press of Atlantic City on Saturday, January 11, 2025.

FLAG SALUTE

COUNCIL ROLL CALL: Carfagno, Dewees, Kern, Notaro, Polistina, Smith, Bucci

MAYOR: Chau

APPROVAL OF MINUTES – July 15, 2025

MAYOR’S REPORT

CITY ENGINEER’S REPORT

PUBLIC SESSION/FIVE MINUTES PER SPEAKER

RESOLUTIONS

- 183-2025** New Jersey Department of Transportation, Division of Local Aid and Economic Development Recommendation of Award State Aid Project Reconstruction of Juniper Drive
- 184-2025** Authorizing DeBlasio and Associates Consulting Engineers and Planners to Proceed with the Project known as FY2025 NJDOT Municipal Aid Reconstruction of Juniper Drive – Cedar Bridge Road to Mill Road Project
- 185-2025** Resolution of the Common Council of the City of Northfield, County of Atlantic, New Jersey Authorizing the Mayor to Execute a License Agreement
- 186-2025** Resolution Authorizing Cancellation of Taxes Pursuant to N.J.S.A. 54:4-30 on Property known as Block 84 Lot 33 (2300 Cedar Bridge Road)
- 187-2025** Resolution Adopting a Prototypical Service Agreement
- 188-2025** Authorization for Negotiated Settlement
- 189-2025** To Approve an Application for Use of Facilities
- 190-2025** Inserting an Item of Revenue in the 2025 Budget
- 191-2025** To Approve the Hiring of Adam Aquilino for the Position of Part Time Electrical Inspector
- 192-2025** Amending Resolution No. 160-2025 Recognizing Members of the Northfield Volunteer Fire Company
- 193-2025** A Resolution Approving A Universal Sidebar Memorandum of Agreement Between the City of Northfield and PBA Local 77, IAFF Local 2364, GWU Local 410, GWU Local 420, GWU Local 430
- 194-2025** 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 for Government Workers Union Local No. 420 for Blue Collar Employees

**CITY OF NORTHFIELD COUNCIL MEETING AGENDA
AUGUST 12, 2025**

- 195-2025** A Resolution Approving a Memorandum of Agreement Between the City of Northfield and Government Workers Union Local No. 420, for Blue Collar Workers, Effective January 1, 2025, through December 31, 2028, and Authorizing the Execution of a Final Agreement Consistent with Same

ORDINANCES

- 12-2025** Amending Chapter 128-3 Uniform Construction Code Fees, Regarding Solar Panel Racking Units
2nd Reading / Public Hearing / Final Consideration
Published in the Press of AC 08/16/2025
- 13-2025** Amending Chapter 97 of the City of Northfield Code, Article II Animals and Fowl, Section 97-17, to Prohibit the Keeping of Fowl
Introduction / No Public Input / Published in the Press of AC 08/16/2025
2nd Reading / Public Hearing / Final Consideration 09/02/2025

PAYMENT OF BILLS \$ 2,156,223.58

MEETING NOTICES

City Council	September 2 nd	6pm Work Session Regular Session immediately following
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ADJOURNMENT

**CITY OF NORTHFIELD, NJ
RESOLUTION NO. 183-2025**

**NEW JERSEY DEPARTMENT OF TRANSPORTATION, DIVISION OF
LOCAL AID AND ECONOMIC DEVELOPMENT RECOMMENDATION OF
AWARD STATE AID PROJECT RECONSTRUCTION OF JUNIPER DRIVE**

WHEREAS, the City of Northfield has secured grant funding from the New Jersey Department of Transportation for the Reconstruction of Juniper Drive; and

WHEREAS, proposals were prepared and solicited by the City Engineer for the Reconstruction of Juniper Drive in the City of Northfield; and

WHEREAS, sealed bids were received and opened by the Municipal Clerk at 10:00am on Tuesday, August 5, 2025, from the following:

Bidder	Bid Amount
South State, Inc.	\$ 298,494.50
Arawak Paving Company, Inc.	\$ 298,700.00
Fred M. Schiavone Construction, Inc.	\$ 348,421.00
Hackney Concrete, Inc.	\$ 375,418.00
DiMeglio Construction Co.	\$ 377,970.00

WHEREAS, it is the recommendation of the City Engineer to accept the bid from A.E. Stone, Inc., in the amount of \$298,494.50.

BE IT RESOLVED that the Mayor and Council of the City of Northfield hereby recommends to the New Jersey Department of Transportation that the contract for Reconstruction of Juniper Drive, in the City of Northfield, County of Atlantic, be awarded to South State, Inc., PO Box 68, Bridgeton, NJ 08302, in the amount of \$298,454.50 subject to the approval of the New Jersey Department of Transportation.

BE IT FURTHER RESOLVED that Certification of the Availability of funds has been received from the Chief Finance Officer.

BE IT FURTHER RESOLVED that the Mayor of the City of Northfield be and is hereby directed to sign for and on its behalf the contract in the prescribed form for said construction, and that the clerk of this body be and is hereby directed to seal said contract with the corporate seal of this body and to attest to the same.

Mayor Erland Chau

I, Mary Canesi, Municipal Clerk of the City of Northfield, do hereby certify that the foregoing Resolution was duly adopted at a regular meeting of the Common Council of the City of Northfield, held this 12th day of August 2025.

Mary Canesi, RMC, Municipal Clerk

**CITY OF NORTHFIELD, NJ
RESOLUTION NO. 184-2025**

**AUTHORIZING DEBLASIO AND ASSOCIATES CONSULTING
ENGINEERS AND PLANNERS TO PROCEED WITH THE PROJECT
KNOWN AS FY2025 NJDOT MUNICIPAL AID RECONSTRUCTION OF
JUNIPER DRIVE - CEDARBRIDGE ROAD TO MILL ROAD PROJECT**

WHEREAS, DeBlasio and Associates Consulting Engineers and Planners have submitted expenditure requests outlining professional engineering services that will be provided to the City of Northfield for the following purpose:

1. Construction Phase
2. Contract Administration
3. Construction Observation Services

WHEREAS, copies of said expenditure requests have been provided to the Common Council of the City of Northfield for their review; and

WHEREAS, the Common Council has deemed it appropriate to authorize the expenditure of these monies as follows:

<u>Project Description</u>	<u>Estimated Purchase Order Amount</u>
Necessary analyses and related activities	\$20,000.00
Not to Exceed	\$20,000.00

WHEREAS, certification of funds has been received from the Municipal Finance Officer.

THEREFORE, IT IS HEREBY RESOLVED by the Common Council of the City of Northfield that this Project is approved as submitted by DeBlasio and Associates Consulting Engineers and Planners.

I, Mary Canesi, Municipal Clerk of the City of Northfield, do hereby certify that the foregoing Resolution was duly adopted at a Regular Meeting of the Common Council of the City of Northfield held this 12th day of August 2025.

Mary Canesi, RMC, Municipal Clerk

**CITY OF NORTHFIELD, NJ
RESOLUTION NO. 185-2025**

**RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF
NORTHFIELD, COUNTY OF ATLANTIC, NEW JERSEY AUTHORIZING
THE MAYOR TO EXECUTE A LICENSE AGREEMENT**

WHEREAS, the City of Northfield, and/or its agents/third party contractor(s) (hereinafter collectively referred to as the "City"), require temporary rights of pedestrian access, ingress and egress over and upon private Block 159 Lot 1 in order to maintain City owned Block 158, Lot 12; and

WHEREAS, the owner of private Block 159, Lot 1 has verbally granted the City with temporary rights of pedestrian, vehicular and equipment access, ingress and egress (hereinafter "Access") over and upon private Block 159, Lot 1 in order to maintain City owned Block 158, Lot 12; and

WHEREAS, the City and the owner of private Block 159, Lot 1 want to memorialize, in writing, the grant of permission to the City of Northfield of temporary rights of access over and upon private Block 159, Lot 1 in order to maintain City owned Block 158, Lot 12 by way of the License Agreement attached hereto; and

NOW, THEREFORE BE IT RESOLVED, by the Common Council of the City of Northfield in the County of Atlantic, New Jersey, duly assembled in public session, that the Mayor is hereby authorized and directed to execute the License Agreement attached hereto on behalf of the City of Northfield.

I, MARY CANESI, RMC, Municipal Clerk of the City of Northfield, do hereby certify that the foregoing Resolution was duly adopted at a Regular Meeting of the Common Council of the City of Northfield, held this 12th day of August 2025.

Mary Canesi, RMC, Municipal Clerk

LICENSE AGREEMENT

This License Agreement (the "License ") is made this 12th day of August 2025, by and between the City of Northfield ("City"), by and through Erland Chau, and Richard and Kimberly Cianfrani.

WITNESSETH:

WHEREAS, the City is the owner of that certain parcel of real property known and designated as Lot 12 in Block 158 on the Tax Map of the City of Northfield, Atlantic County, New Jersey (the "City Property"), which property is presently unimproved but requires periodic maintenance; and

WHEREAS, Cianfrani is the owner of that certain parcel of real property known and designated as Lot 1 in Block 159 on the Tax Map of the City of Northfield, Atlantic County, New Jersey (the "Cianfrani Property"), which property is adjacent to the City Property; and

WHEREAS, the City and/or its agents/third party contractor(s) (hereinafter collectively referred to as the "City") requires, and Cianfrani agrees to provide, temporary rights of pedestrian and equipment access, ingress and egress (hereinafter "Access") over and upon the Cianfrani Property in order to maintain the City Property; and

WHEREAS, it is Cianfrani's independent desire to grant to the City Access over and upon the Verno Property in order to maintain the City Property;

NOW, THEREFORE, in consideration of the foregoing, and other good and valuable consideration, Cianfrani agrees that the City is hereby granted Access over and upon the Verno Property in order to maintain the City Property starting on August 13, 2025 and ending on February 13, 2026.

The parties covenant for themselves, and all of their successors in right, title and interest, as follows:

1. GRANT OF LICENSE. Cianfrani hereby grants to the City Access over and upon the Verno Property in order to maintain the City Property.
2. PERMITTED USE. The City is hereby permitted Access over and upon the Cianfrani Property in order to maintain the City Property. Access on a daily basis shall commence no earlier than 8:00 a.m. and shall cease no later than 5:00 p.m.
3. TERM OF LICENSE. The term of this License is for 60 days commencing on on August 13, 2025 and ending on October 13, 2025. On October 13, 2025 this License Agreement shall automatically terminate and the City shall immediately cease Access, repair all damage resulting from the City's Access and reasonably restore the Cianfrani Property to its good condition as it existed prior to the date of this agreement.
4. FEE & PAYMENT. The consideration of this License Agreement shall be \$1.00 and other good and valuable consideration, receipt of which is acknowledged by Cianfrani.
5. ENTIRE AGREEMENT. This agreement constitutes and contains the entire agreement between the parties with regard to the use of the Cianfrani Property. There are no other understandings or agreements between the parties other than are set forth in this written document. The parties may not change, amend or modify this agreement unless the change, amendment or modification is in writing and signed by both parties.
6. SIGNATURES. The parties agree that this License Agreement may be transmitted and delivered between them by electronic signature, email or facsimile machine (fax). The parties intend that electronic, emailed or faxed signatures constitute original signatures and that an electronic, emailed or faxed agreement containing the signatures (original or faxed) of all parties is binding on all parties.

August ____, 2025

LICENSOR:

Richard and Kimberly Cianfrani

August ____, 2025

LICENSEE:

The CITY OF NORTHFIELD, NJ

By: _____
ERLAND CHAU

**CITY OF NORTHFIELD, NJ
RESOLUTION NO. 186-2025**

**RESOLUTION AUTHORIZING CANCELLATION OF TAXES
PURSUANT TO N.J.S.A. 54:4-3.30 ON PROPERTY KNOWN AS BLOCK
84 LOT 33 (2300 CEDAR BRIDGE ROAD)**

WHEREAS, it has been brought to the attention of the City of Northfield that there are taxes assessed on Block 84 Lot 33 (2300 Cedar Bridge Road) for 2025 and 2026 which should be cancelled pursuant to N.J.S.A. 54:4-3.30(1)(a); and

WHEREAS, it is the desire of the City to adjust the records of the Tax Collector in accordance therewith, which is the purpose of this resolution; and

WHEREAS, Daniel J. Roy acquired title to Block 84 Lot 33 (2300 Cedar Bridge Road) on May 16, 2025; and

WHEREAS, Daniel J. Roy is qualified to receive a permanent and totally disabled veteran's property tax exemption, pursuant to N.J.S.A. 54:4-3.30(1)(a);

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Northfield, County of Atlantic, State of New Jersey, as follows:

The Tax Collector, pursuant to the exemption under N.J.S.A. 54:4-3.30(1)(a), is hereby authorized to cancel taxes on Block 84 Lot 33 (2300 Cedar Bridge Road) as follows due to the fact that said property is exempt:

\$4,152.29 for the year of 2025

\$3,957.46 for the year of 2026

I, MARY CANESI, Municipal Clerk of the City of Northfield, do hereby certify that the foregoing Resolution was duly adopted at a Regular Meeting of the Common Council of the City of Northfield, held this 12th day of August 2025.

Mary Canesi, RMC, Municipal Clerk

**CITY OF NORTHFIELD, NJ
RESOLUTION NO. 187-2025**

**A RESOLUTION ADOPTING A PROTOTYPICAL
SERVICE AGREEMENT**

WHEREAS, The City of Northfield previously adopted a Deferred compensation Plan and Service Agreement provided by Empower Annuity Insurance Company of America (f/k/a Great-West Life & Annuity Insurance Company) for the purposes of:

- the desire to attract and retain qualified employees;
- the accrual of tax benefits to eligible employees through participation in a Deferred Compensation Plan as established pursuant to *Section 457* of the *Federal Internal Revenue Code*;
- the fact that there is no cost to the local governmental unit to adopt and administer a Deferred Compensation Plan; and
- the administration of a Deferred Compensation Plan serves the interests of the local governmental unit by enabling it to provide enhanced retirement security to its eligible employees.

WHEREAS, Empower Annuity Insurance Company of America has assigned the provision of services to its wholly owned subsidiary, Empower Retirement, LLC, who will continue to provide the same services under Empower's approved Services Agreement. The previously adopted Deferred Compensation Plan remains in full effect and is not being changed.

NOW, THEREFORE BE IT RESOLVED, Execution of a Service Agreement and Contractor Identified the Certified Financial Officer is/are authorized to execute a Service Agreement with Empower Retirement, LLC, 21-SA-EMPOWER-110121, and to submit all necessary documents to the Director of the Division of Local Government Services within the State Department of Community Affairs for approval.

Local Plan Administrator (N.J.A.C. 5:37-5.4)

The CFO is hereby designated as the Local Plan Administrator for the administration of the Plan.

Statement of Non-Collusion (N.J.A.C. 5:37-5.7)

There has been no collusion, or evidence or appearance of collusion, between any local official and a representative of the contractor in the selection of a contractor for the administration of a Service Agreement pursuant to N.J.A.C. 5:37-5.7.

Execution of a Service Agreement and Contractor Identified

The CFO is/are authorized to execute a Service Agreement with Empower Retirement, LLC and Service Agreement Identifier 21-SA-EMPOWER-110121 and to submit all

necessary documents to the Director of the Division of Local Government Services within the State Department of Community Affairs for approval.

I, MARY CANESI, Municipal Clerk of the City of Northfield, do hereby certify that the foregoing Resolution was duly adopted at a Regular Meeting of the Common Council of the City of Northfield, held this 12th day of August 2025.

Mary Canesi, RMC, Municipal Clerk

Certification

I, Dawn Stollenwerk CFO, do solemnly swear that this is a true copy of a resolution duly passed by the Common Council of the City of Northfield at a regular meeting held on August 12, 2025.

Signature

Dawn Stollenwerk
Printed Name

CITY OF NORTHFIELD, NJ
RESOLUTION NO. 188-2025

AUTHORIZATION FOR NEGOTIATED SETTLEMENT

WHEREAS, in 2022, a complaint was filed by Rotimi Owoh, Esq. on behalf of African American Data & Research Institute & Baffi Obafemi against the City of Northfield Police Department Custodial Agency in accordance with the provisions of the Open Public Records Act, N.J.S.A. 47:18– 1.1 et seq; and

WHEREAS, the City of Northfield vigorously defended against the complaint.

WHEREAS, the Government Records Council affirmed part of the denial of access to certain public records based on privacy concerns but also found that the Custodian should have sought certain cancelled checks not in the City's possession, but rather in the possession of the City's insurance carrier and provided same to the requestor.

WHEREAS, the applicable statute provides for the reimbursement of counsel fees in such cases; and

WHEREAS, the negotiated counsel fees incurred by Rotimi Owoh, Esq. are in the amount of \$1,500.00; and

WHEREAS, the Council for the City of Northfield is desirous of approving an authorizing payment of said negotiated attorney's fees incurred by Rotimi Owoh, Esq. in the amount of \$1,500.00.

BE IT RESOLVED, the payment of counsel fees to incurred by Rotimi Owoh, Esq. in the amount of \$1,500.00 is hereby authorized and approved by the Council for the City of Northfield; and

BE IT FURTHER RESOLVED that the Chief Financial Officer of the City of Northfield is authorized, empowered and directed to issue a draft in the amount \$1,500.00 payable to Rotimi Owoh, Esq. on behalf of the City of Northfield in full and final consideration for counsel fees pursuant to New Jersey Statutes.

I, Mary Canesi, Municipal Clerk of the City of Northfield, do hereby certify that the foregoing Resolution was duly adopted at a regular meeting of the Common Council of the City of Northfield, held this 12th day of August 2025.

Mary Canesi, RMC, Municipal Clerk

**CITY OF NORTHFIELD, NJ
RESOLUTION NO. 189-2025**

TO APPROVE AN APPLICATION FOR USE OF FACILITIES

WHEREAS, Ms Leanne Gray, on behalf of Lady Warriors 14U Softball, has properly submitted an Application for Use of Facilities requesting use of the Softball Field for youth travel softball as follows:

August 14, 2025 – November 15, 2025
(Tuesdays and Thursdays only)
From 7pm – 9pm

WHEREAS, said approval does require the use of field lights; and

WHEREAS, pursuant to Resolution No. 44-2025, the Common Council of the City of Northfield did previously authorize the use of the Softball Field by Northfield Little League, on all dates from March 1st through July 31st and August 15th through November 1st from 8am until 10:00pm; and

WHEREAS, Mr. Jason Yard, on behalf of Northfield Little League, has advised that that August 19th – November 1st (Tuesdays and Thursdays only) from 7pm – 9pm, may be deleted from his previously authorized use, and are therefore available.

THEREFORE, BE IT RESOLVED, the request approved for Northfield Little League pursuant to Resolution No. 44-2025 is hereby amended to exclude August 19th – November 1st (Tuesdays and Thursdays only) from 7pm – 9pm; and

BE IT FURTHER RESOLVED that the Common Council of the City of Northfield hereby approves the Application for Use of Facilities presented by Ms Leanne Gray; and

BE IT FURTHER RESOLVED that the approval is subject to the full execution of the Use of Facilities Agreement, and compliance with its terms and conditions, the terms and conditions of the current Use of Facilities Guidelines and the representations made in the subject Applications for Use of Facilities.

BE IT FURTHER RESOLVED that all baseball and softball facilities are presently open to the public, however, the decision to open and or close the baseball facilities to the public for use shall be solely at the discretion of the City of Northfield; and

BE IT FURTHER RESOLVED, the approval granted pursuant to this Resolution may be rescinded at any time at the sole discretion of the City of Northfield.

I, Mary Canesi, RMC, Municipal Clerk of the City of Northfield, do hereby certify that the foregoing Resolution was duly adopted at a Regular Meeting of the Common Council of the City of Northfield, held this 12th day of August 2025.

Mary Canesi, RMC, Municipal Clerk

Name and Address of Organization: Lady warriors 14U softball

FAILURE TO COMPLETE ANY PORTION OF THE APPLICATION WILL RESULT IN AUTOMATIC REJECTION

**CITY OF NORTHFIELD, NJ
RESOLUTION NO. 190-2025**

INSERTING AN ITEM OF REVENUE IN THE 2025 BUDGET

WHEREAS, NJSA 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any county or municipality when such item shall have been made available by law and the amount thereof was not determined at the time of the adoption of the budget, and

WHEREAS, said Director may also approve the insertion of an item of appropriation of equal amount,

WHEREAS, the City of Northfield has been awarded a \$2,800.00 Grant from the Department of Law & Public Safety and wishes to amend its 2025 Budget to include this amount as revenue.

SECTION 1:

NOW THEREFORE BE IT RESOLVED, that the City of Northfield County of Atlantic hereby requests the Director of the Division of Local Government Services to approve the insertion of the following item of revenue in the budget of the year 2025:

Miscellaneous Revenue

Special Items of General Revenue Anticipated with Prior Written Consent of the Director of Local Government Services:

State of New Jersey

Department of Law & Public Safety, Highway Traffic Safety Division
Drive Sober or Get Pulled Over Labor Day Grant

SECTION 2:

BE IT FURTHER RESOLVED that a like sum of \$2,800.00 is hereby appropriated under the caption of:

General Appropriations

(a) Operations Excluded from 5% Caps Public and Private Program Off Set by Revenues:

State of New Jersey

Department of Law & Public Safety, Highway Traffic Safety Division
Drive Sober or Get Pulled Over Labor Day Grant

I, Mary Canesi, RMC, Municipal Clerk of the City of Northfield, do hereby certify that the foregoing Resolution was duly adopted at a Regular Meeting of the Common Council of the City of Northfield, held this 12th day of August 2025.

Erland Chau, Mayor

Mary Canesi, RMC, Municipal Clerk

**CITY OF NORTHFIELD, NJ
RESOLUTION NO. 191-2025**

**TO APPROVE THE HIRING OF ADAM AQUILINO FOR THE
POSITION OF PART TIME ELECTRICAL INSPECTOR**

WHEREAS, the need exists to hire a part time Electrical Inspector, and

WHEREAS, it is the recommendation of Business Administrator Mary Canesi and Construction Official Derek Leary that qualified applicant Adam Aquilino be selected for the position.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the Common Council of the City of Northfield that Adam Aquilino. is authorized to be hired as part time Electrical Inspector effective August 13, 2025, and subject the following:

1. Compensation for the part time Electrical Inspector shall be \$16,640 per annum, on an as-needed basis, not to exceed an average of 4 hours per week on an annual basis, prorated for calendar year 2025.
2. Not eligible for health benefits or vacation time.
3. Eligible for earned sick leave in accordance with the NJ paid sick leave law.
4. Probationary period 90 days from date of hire
5. Compliance with Policies and Procedures of the City of Northfield.

IT IS FURTHER RESOLVED by the Common Council of the City of Northfield that the hiring of Adam Aquilino. be and hereby is memorialized.

I, Mary Canesi, Municipal Clerk of the City of Northfield, do hereby certify that the foregoing Resolution was duly adopted at a Regular meeting of the Common Council of the City of Northfield, held this 12th day of August 2025.

Mary Canesi, RMC, Municipal Clerk

**CITY OF NORTHFIELD, NJ
RESOLUTION NO. 192-2025**

**AMENDING RESOLUTION NO. 160-2025 RECOGNIZING
MEMBERS OF THE NORTHFIELD VOLUNTEER FIRE COMPANY**

IT IS HEREBY RESOLVED that Resolution No. 160-2025 appointing the members of the City of Northfield Volunteer Fire Company, adopted June 17, 2025, by the Common Council of the City of Northfield, County of Atlantic, State of New Jersey, be and is hereby amended to add member Daniel Boyle, effective August 11, 2025; and

BE IT FURTHER RESOLVED THAT following persons are the present members of the Northfield Volunteer Fire Company for the year ending December 31, 2025:

Badger, Cindy	Joo, Timothy
Boyle, Daniel (<i>effective 8/11/25</i>)	Kerlin, Kirk
Burke, Christopher	Kirby, Joshua (<i>Lieutenant</i>)
Campsmith, Jacob	Leeds, Bill (<i>Lieutenant</i>)
Carey, Lou	Lichtenberger, Lee
Chau, Erland	Martinelli, Henry
Ciambrone, Joseph	Morey, Donald Michael
Clark, Ryan	Morey, Kevin
Cummings, Bruce (<i>Chief</i>)	Nehl, Michael Tyler
Cummings, Bruce Jr. (<i>Lieutenant</i>)	Ordille, John
Durham, Jared	Pepek, Martin
Fisher, Steven Jr.	Plettner, Stephen
Flaherty, Brian (<i>Captain</i>)	Scalise, Nicholas
Foltz, Brad	Shenkus, Eric (<i>Assistant Chief</i>)
Garbutt, Ronald III	Shenkus, Thomas
Gitsas, Adam	Sullivan, John III
Goodman, Scott (<i>Deputy Chief</i>)	Swartz, Robert
Grasso, Gianna	Thulin-Guzejko, Hanna
Hackett, Edward	Wallace, Michael (Safety Officer)
Hickey, Daniel	

I, Mary Canesi, Municipal Clerk of the City of Northfield, do hereby certify that the foregoing Resolution was duly adopted at a Regular Meeting of the Common Council of the City of Northfield, held on this 12th day of August, 2025.

Mary Canesi, RMC, Municipal Clerk

**CITY OF NORTHFIELD, NJ
RESOLUTION NO. 193-2025**

**A RESOLUTION APPROVING A UNIVERSAL SIDEBAR
MEMORANDUM OF AGREEMENT BETWEEN THE CITY OF
NORTHFIELD AND PBA LOCAL 77, IAFF LOCAL 2364, GWU LOCAL
410, GWU LOCAL 420, GWU LOCAL 430**

WHEREAS, the City of Northfield (the City) is a party to collective negotiations agreements with the following Unions: PBA LOCAL 77, IAFF LOCAL 2364, GWU LOCAL 410, GWU LOCAL 420, GWU LOCAL 430; and

WHEREAS, the current agreement for each Union provides Dental Coverage; and

WHEREAS, many employees in various unions expressed concern due to the lack of participating providers in the City's current plan; and

WHEREAS, the City of Northfield reviewed various options and secured a new carrier through Delta Dental; and

WHEREAS, at the request of employees, the City was also able to secure a PPO Premium Plan; and

WHEREAS, the City and all unions wish to memorialize this change by way of a Universal Sidebar Agreement which is attached hereto and made a part hereof.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Northfield, County of Atlantic and State of New Jersey, as follows:

1. The statements in the preamble are hereby incorporated as if fully stated herein.
2. The Universal Sidebar Agreement attached hereto and made a part hereof is hereby approved.
3. The Mayor, or his designee is hereby authorized to execute the Universal Sidebar Agreement.
4. All other City officials are empowered to act in accordance with this Resolution and attached Universal Sidebar Agreement.

I, Mary Canesi, Municipal Clerk of the City of Northfield, do hereby certify that the foregoing Resolution was duly adopted at a Regular meeting of the Common Council of the City of Northfield, held this 12th day of August 2025.

Mary Canesi, RMC, Municipal Clerk

RESOLUTION NO. 193-2025, ATTACHMENT

UNIVERSAL SIDEBAR MEMORANDUM OF AGREEMENT

CITY OF NORTHFIELD

AND

PBA LOCAL 77, IAFF LOCAL 2364, GWU LOCAL 410, GWU LOCAL 420, GWU LOCAL 430

WHEREAS, the City of Northfield (the City) is a party to collective negotiations agreements with the following Unions: PBA LOCAL 77, IAFF LOCAL 2364, GWU LOCAL 410, GWU LOCAL 420, GWU LOCAL 430; and

WHEREAS, the current agreement for each Union provides Dental Coverage; and

WHEREAS, many employees in various unions expressed concern due to the lack of participating providers in the City's current plan; and

WHEREAS, the City of Northfield reviewed various options and secured a new carrier through Delta Dental; and

WHEREAS, at the request of employees, the City was also able to secure a PPO Premium Plan.

Now, therefore, the City of Northfield and the PBA LOCAL 77, IAFF LOCAL 2364, GWU LOCAL 410, GWU LOCAL 420, GWU LOCAL 430 agree as follows:

1. The statements in the preamble are hereby incorporated as if fully stated herein.
2. Effective August 1, 2025, the City will transition to a new Delta Dental Plan which provides substantially similar level of coverage as previously provided.
3. Effective August 1, 2025, the City will also provide a PPO Premium Plan. If the employee chooses that plan, they will pay the difference in the premium between the base plan offered by the City and the PPO Premier Plan. Regardless of plan, the employee will be subject to the maximum aggregate payment of \$2,500 per person and \$4,500 per family and 50% co-pay for any expenditures in excess of the maximum aggregate payment as provided per the current Union contracts.
4. All other terms and conditions of the current collective negotiations' agreements between the City and all Unions shall remain in full force and effect.

[SIGNATURES APPEARING ON NEXT PAGE]

CITY OF NORTHFIELD

BY: ERLAND CHAU, MAYOR

Date:

GWU LOCAL 420

BY:

Date:

PBA LOCAL 77

BY:

Date:

IAFF LOCAL 2364

BY:

Date:

GWU LOCAL 410

BY:

Date:

GWU LOCAL 430

BY:

Date:

**CITY OF NORTHFIELD, NJ
RESOLUTION NO. 194-2025**

**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
FOR GOVERNMENT WORKERS UNION LOCAL NO. 420 FOR BLUE
COLLAR EMPLOYEES**

WHEREAS, the Common Council of the City of Northfield is subject to certain requirements of the Open Public Meetings Act, NJSA 10:4-6 et seq.; and

WHEREAS, the Open Public Meetings Act, NJSA 10:4-12 provides that an Executive Session, not open to the public, may be held for certain specified purposes when authorized by Resolution; and

WHEREAS, it is necessary for the Common Council of the City of Northfield to discuss in a session not open to the public certain matters relating to items authorized by NJSA 10:4-12b(4), specifically, the contract negotiations for the Government Workers Union that represents certain City of Northfield Employees, namely Local No. 420 for Blue Collar Employees.

NOW THEREFORE, BE IT RESOLVED by the Common Council of the City of Northfield that Council move into Executive Session, closed to the public.

IT IS FURTHER RESOLVED that the deliberations conducted in closed session may be released when a decision with respect to the matter has been made and all rights to litigate or appeal are exhausted; provided, that material entitled to Court protection or subject to attorney-client privilege shall not be disclosed.

I, Mary Canesi, Municipal Clerk of the City of Northfield, do hereby certify that the foregoing Resolution was duly adopted at a Regular Meeting of the Common Council of the City of Northfield, held this 12th day of August 2025.

Mary Canesi, RMC, Municipal Clerk

**CITY OF NORTHFIELD, NJ
RESOLUTION NO. 195-2025**

**A RESOLUTION APPROVING A MEMORANDUM OF AGREEMENT
BETWEEN THE CITY OF NORTHFIELD AND GOVERNMENT
WORKERS UNION LOCAL NO. 420, FOR BLUE COLLAR WORKERS,
EFFECTIVE JANUARY 1, 2025, THROUGH DECEMBER 31, 2028 AND
AUTHORIZING THE EXECUTION OF A FINAL AGREEMENT
CONSISTENT WITH SAME**

WHEREAS, the existing Agreement between the City of Northfield, Atlantic County, New Jersey and Government Worker's Union, Local No. 420, for Blue Collar Workers, expired December 31, 2024; and

WHEREAS, negotiations have been ongoing with respect to a new Contract; and

WHEREAS, the parties have agreed to the terms and conditions of a Memorandum of Agreement to amend the current agreement covering the term January 1, 2025, through December 31, 2028; and

WHEREAS, the GWU has ratified the terms of the Memorandum of Agreement; and

WHEREAS, the City has reviewed the terms of the Memorandum of Agreement and desires to approve same.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Northfield, County of Atlantic and State of New Jersey, that the terms and conditions of the Memorandum of Agreement with the Government Workers Union, Local No. 420, effective January 1, 2025, through December 31, 2028, are hereby adopted, a copy of said Agreement being attached to this Resolution.

BE IT FURTHER RESOLVED that the terms of the Memorandum of Agreement shall be incorporated into a final agreement, subject to editing by City Labor Counsel, which the Mayor is hereby authorized to execute on behalf of the City of Northfield.

I, Mary Canesi, Municipal Clerk of the City of Northfield, do hereby certify that the foregoing Resolution was duly adopted at a Regular meeting of the Common Council of the City of Northfield, held this 12th day of August 2025.

Mary Canesi, RMC, Municipal Clerk

ENGINEER'S REPORT

Engineer's Report

To: Mayor & Council
City of Northfield

From: Marc DeBlasio, P.E., P.P., C.M.E.
City Engineer

cc: Mary Canesi, Clerk (via email)
Dawn Stollenwerk, CFO (via email)
Darren Boyd, Supervisor of Public Works (via email)
Nancy Mauro, P.E. (via email)

Date: August 12, 2025

Grant Applications

- **FY2026 Community Funding Project**
 - Congressman VanDrew announced the application process was open for Community Grant Funding through the House Appropriations Committee. Applications are due to be submitted by March 14, 2025.
 - The Northfield application will be for the construction of basketball and pickleball courts at Birch Grove Park.
 - The application was successfully submitted on March 14, 2025.
- **FY2024 NJDCA Local Recreation Improvement Grant (LRIG)**
 - The New Jersey Department of Community Affairs has announced that they are accepting LRIG applications and the submission deadline is February 27, 2024. The LRIG application was submitted on February 23, 2024.
 - Grant awards were announced on May 31, 2024 and the City was awarded \$63,000.00.
 - The City requested that due to budget constraints, the project be revised to be closer in cost to the grant award. Our office contacted the NJDCA in February of 2025. The NJDCA will allow for a change in scope in the project and will allow engineering costs to be submitted with the construction estimate.
 - Our office submitted a revised proposal on March 12, 2025 based on this information.
 - The NDCA approved the revised scope of work of a stone parking lot and the inclusion of engineering design fees on March 21, 2025. A time extension request was not approved, and the project must be completed by April 2026.
 - The project is in the design phase.

➤ USDA Water and Waste Disposal-Predevelopment Planning Grant (PPG)

- On June 10, 2024 the USDA awarded the City \$17,000.00 for the PPG grant and the next step requires the City to file the full application.
- The next phase is for the City to authorize our office for an engineering study – our proposal for this project was submitted on February 12, 2025.
- The City approved the proposal for this work with Resolution No. 70-2025 on February 18, 2025.
- The City DPW recommended that the forcemains be considered for the study rather than the gravity mains due to their age and history of pipe bursts. Our office contacted the USDA on March 26, 2025 and their engineer stated a change of scope from the original submission is allowable.
- The City selected the forcemains be studied, and the USDA was notified of this on April 23, 2025.
- The USDA approved this change on May 13, 2025. The study will be revised accordingly.
- The PPG Study was submitted to USDA on June 30, 2025.
- The USDA requested revisions on July 2, 2025 and these revisions were submitted back to them on July 8, 2025.

5. Atlantic County Improvement Authority Community Development Block Grant

- The City has selected the installation of ADA compliant bleachers at the five baseball fields at Birch Grove Park.
- Our proposal was submitted on April 28, 2025.
- The application was submitted on May 29, 2025.

6. New Jersey Department of Transportation State Aid Program

- Our proposal for this project was submitted on April 30, 2025.
- The City will be holding a special meeting on June 16th to select a project.
- The application for the Resurfacing of Burton Avenue was submitted to the NJDOT System for Administering Grants Electronically (SAGE) on June 25, 2025.

7. New Jersey Department of Transportation Local Projects Fund (NJDOT LTPF)

- The City has selected the reconstruction of Forrest Drive from Juniper Drive to Mill Road for FY2024 of the Local Transportation Project Fund.
- The application was submitted to the System for Administering Grants Electronically (SAGE) on June 26, 2024.
- This application was not awarded grant funding for the fiscal year 2024 under the Local Transportation Project Fund, as stated in a letter from the State dated May 13, 2025.
- The City selected the Resurfacing of Cedar Bridge Avenue for the FY2025 of the Local Transportation Project Fund. The application was submitted to NJDOT System for Administering Grants Electronically (SAGE) on June 24, 2025.

8. New Jersey Department of Transportation Municipal Aid

- The City has selected the reconstruction of Juniper Drive from Cedar Bridge Road to Mill Road as its project for FY2025 Municipal Aid.
- The City was awarded \$229,190.00 on November 13, 2024 for this project. The total project cost estimate is \$355,824.70.
- Survey work has been completed and plans are being prepared.
- The plans and specifications were approved by NJDOT, and the City was transmitted these documents on June 30, 2025 and notified that the project is ready for bid.
- Project bid date is August 5, 2025. Our office met with City officials on July 30, 2025 to coordinate project start date, resident letter and resident parking. Tentative project start dates is September 22, 2025 and the project duration is estimated to be 5 weeks.

Engineering

1. Street Excavation and Sidewalk Ordinance

- Our office was asked to review and revise the street excavation and sidewalk ordinance. We have been coordinating with the City to update this ordinance.
- Our office sent a draft ordinance to the City on May 21, 2024.
- Our office met with the City on July 15, 2024 to review City revisions and comments.
- The second draft of the ordinance was sent to the City on September 4, 2024.
- Final draft of the ordinance was sent to the City on November 18, 2024.
- The City passed a revised ordinance and it became legal publication on February 22, 2025.

2. Slipline Repairs Zion and Mill Roads, Zion and Davis Roads

- The bid opening was held on April 10, 2025.
- The City selected to award Bid Alternative #3, slipline repair and manhole rehabilitation at Zion and Mill and Zion and Shore Roads. A letter of recommendation was submitted to the City on April 23, 2025.
- The preconstruction meeting for this project is scheduled for May 16, 2025.
- At the preconstruction meeting, it was determined that the Zion Mill pump station upgrade project that is currently underway must be completed prior the slipline repairs. It is estimated the slipline project will be delayed 2 months.
- Notice to proceed was issued to the contractor on June 6, 2025.
- According to email received from Rami Nassar of Schaeffer Nassar Scheidegg Consulting Engineers on July 3, 2025, the pump station work is anticipated to be completed on or around July 15, 2025. Slipline repair work can begin the following week.
- Project has been delayed due to the pump station project. The pump station project is delayed due to lack of electrical connection from Atlantic City Electric. Our office contacted Atlantic City Electric (ACE) on July 30, 2025 for assistance. ACE indicated they need an application from the City for the project.

3. Habitat for Humanity Housing Project (Dolphin Avenue)

- Our office submitted a proposal for the Habitat for Humanity Project on Block 69 Lot 1.02 and Block 66 Lot 11 on August 5, 2024.

- On September 6, 2024, our office issued an email with further detail of stormwater management options in response to the summary email issued by the City on September 5, 2024.
- On October 1, 2024 a meeting was held with representatives from the City, Habitat for Humanity and our office. Habitat representatives stated that engineering costs would be covered under the DCA grant that Habitat will submit. Habitat's engineer will be responsible for preparing a complete project estimate.
- Our office revised their original estimate to include all anticipated site plan engineering costs including anticipated permit fees, with a not to exceed amount as directed by City council.
- Our office transmitted a proposal to the City on December 10, 2024 and is ready to begin work upon authorization from the City.
- Our office provided answers to the Habitat for Humanity's project questionnaire on April 8, 2025 at the closed session of the City Council Meeting.
- The City has authorized our office to proceed with engineering services for this project via Resolution No. 111-2025 on April 22, 2025.
- The subdivision and site plan drafts are expected to be transmitted to the City by June 17, 2025.
- The draft subdivision plans were transmitted to the City, Tiffany Morrissey, and PHNX Development Partners on June 23, 2025. Our office is in the process of coordinating a meeting with the County Engineer, who received the plans on June 30, 2025.
- Our office met with City officials and Atlantic County on July 16, 2025 to discuss site plan requirements. A meeting is scheduled to be held with the City project team on August 7, 2025.