

**BOROUGH OF LONGPORT WORKSHOP COMMISSION MEETING
MUNICIPAL BUILDING, 2305 ATLANTIC AVE
LONGPORT, NJ 08403
WEDNESDAY, JULY 21, 2021 – 4:00 PM**

The meeting was called to order.

Municipal Clerk Kyle read the Opening Statement pursuant to the Open Public Meetings Act. A notice of this meeting was emailed to the Press of Atlantic City and the Current on July 16, 2021. In addition, copies of notices were posted on the bulletin board and filed in the office of the municipal clerk. Notices on the bulletin board have remained continuously posted.

ROLL CALL:	Nicholas Russo	present
	James P. Leeds, Sr.	present
	Daniel Lawler	absent

Borough Solicitor Affanato, Administrator Porter, CFO Kelly, Chief Culmone, Engineer Dennis, Fire Chief Clayton, and Municipal Clerk Kyle also present.

Mayor Russo stated the location of emergency exits and noted that there is no public comment during workshop meetings.

Administrator Porter:

Administrator Porter provided an update on the boat lift dock for the fire department. He noted that construction is scheduled to begin soon. He also explained that all the materials for construction were being stored on a barge and not Borough property.

Administrator Porter noted that the Borough's Domestic Violence Policy has been implemented per the State's guidelines under the NJ SAFE Act.

He also discussed a proposed ordinance from the Longport Planning and Zoning Board that would require contractors to use a temporary electric pole during new home construction. He said that Solicitor Affanato would have more information on the ordinance, including a minor change to it, in his report to the Governing Body.

He also discussed changing the fees for street openings so that the Borough may better recover costs for repairs.

Administrator Porter also explained a change order resolution on the regular meeting agenda for Hackney Concrete that increased the cost of the project by 5.8%. He explained that this resolution would close the project out. He added that he hoped to have another street repair before the end of the year and then have the repairs done on a yearly basis. There was further discussion on the project and some issues that had been addressed including uncovered openings in the street.

Administrator Porter discussed the new well house building plans for Well #4 and noted that there have been some changes that Mr. Carter is currently working on. He also added that the Borough does not yet have its permit for the building approved by the NJ DEP. He noted that the deadline for a response

from the NJ DEP had passed. Commissioner Leeds discussed the aesthetics of the building and the importance of its appearance due to its location in a residential area. He also questioned if other types of equipment could be stored inside the building. There was further discussion on this topic. Engineer Dennis discussed the functionality of the building as well as its appearance. He noted that the first finished floor would be 7 feet up off the ground and he also discussed the appearance of the building's foundation.

Administrator Porter said that he received information that Atlantic Electric would be implementing a rate increase of approximately 3.27% beginning in the new year and that they will also be installing smart meters mid-2022. He noted that there would be public outreach regarding the new meters.

He also stated there have not been any major budget issues.

Administrator Porter also discussed a request from a resident to hold a private fireworks display and he explained the need to have an ordinance in place to establish procedures for future requests.

He also said that he met with Beach Patrol and the Recreation Supervisor to discuss a transportation assistance program that helps provide individuals with disabilities access to the beach. Administrator Porter explained that it would be difficult to implement the program this year for several reasons. He explained that Margate had to rent ATVs in order to run its program and that the vendor did not have any additional vehicles available to rent at this time. He added that the beaches are very busy this year, more so than in years past and that the Beach Patrol is very busy. He said transportation assistance is currently being implemented on a case by case basis. There was further discussion on this topic. Administrator Porter added that if the Governing Body wanted to move forward on the program it would be better held next year as the Borough did not have the proper equipment to implement it. Solicitor Affanato also discussed some of the criteria to take into consideration for the program. There was further discussion on this topic including the need for a policy and regulations.

Borough Solicitor Affanato:

Solicitor Affanato also discussed the request from a resident to hold their own fireworks display in the Borough. He noted the need to adopt an ordinance to have a procedure in place for these types of requests. He added that a fireworks display is highly regulated under the Uniform Fire Code. He said he would draft an ordinance for the Governing Body's review. Commissioner Leeds asked if a notification requirement could be included the ordinance.

Solicitor Affanato explained that he met with representatives from Longport Seaview and the Mayor regarding a potential park area on Beach Terrace between 14th and 16th avenues. He said that they are attempting to form an organization that the Borough can make a contractual agreement with.

He also discussed a change order resolution on the regular agenda for AC Schultes. He said the adjustment was appropriate based on the need to move the original location of the well. He also discussed some issues with delays in the project.

Engineer Dennis:

Engineer Dennis provided a report regarding the evaluation of the water tower tank. He said there was a need for some minor improvements that the Public Works Department was able to handle. He also discussed the need to repaint the exterior of the water tower as well as some interior areas within the next three years. He said the estimated cost was \$600,000 for the repainting project. He noted that this

type of work should be budgeted for every seven to 10 years because of the corrosive environment the tower is located in, namely being next to the shore.

He also discussed putting together a Capital Improvements Plan. He noted that he had a few changes to make and hoped to have the plan ready by the end of the week for the Governing Body's review.

Engineer Dennis explained that he is waiting for a proposal from Ponzio and Associates regarding the 36th Avenue bulkhead. He noted that once he had this, the Borough could then discuss the feasibility of a joint venture with Lamberti's to repair the bulkhead.

He also noted that the City of Margate did install way finding signs in the area as part of its Promenade Project on Amherst Avenue.

Mayor Russo:

Mayor Russo said several residents came to him to discuss trash on the beach. There was discussion on potentially purchasing new types of trash/ recycling can(s) for the beach and possibly having them emptied more regularly on particularly busy weekends such as the 4th of July. There was discussion on the types of trash and recycling cans that Margate and Ocean City have on their beaches.

Commissioner Leeds:

Commissioner Leeds discussed a memo from Emergency Management Officer Funk regarding tornado warnings and adding this to the alert system. Mayor Russo cautioned that any emergency alert system message had to be clear so that residents and/ or visitors could understand what was being said. He noted that a recent alert was difficult for some to understand.

Commissioner Lawler:

Commissioner Lawler was absent.

Municipal Clerk Kyle:

Municipal Clerk Kyle discussed an upcoming presentation by the Longport Green Team on Rabbit Resistant Plants on July 27, 2021 at 4:30 pm.

Miscellaneous:

Solicitor Affanato discussed that during the pandemic there was a need to offer remote participation in the commission meetings, but now that the Borough is back to full participation, the Governing Body might wish to rescind the resolution requiring remote access.

Motion to Adjourn – Commissioner Leeds, seconded by Mayor Russo. All in Favor – Yes. None Opposed. Commissioner Lawler – absent. Meeting adjourned at 4:33 pm.

**BOROUGH OF LONGPORT COMMISSION MEETING
MUNICIPAL BUILDING, 2305 ATLANTIC AVE
LONGPORT, NJ 08403
WEDNESDAY, JULY 21, 2021**

The meeting was called to order with the flag salute at 4:34 pm.

Municipal Clerk Kyle read the Opening Statement pursuant to the Open Public Meetings Act. A notice of this meeting was emailed to the Press of Atlantic City and the Current on July 16, 2021. In addition, copies of notices were posted on the bulletin board in the Municipal Building and filed in the office of the municipal clerk. Notices on the bulletin board have remained continuously posted. Official action may be taken at this meeting.

ROLL CALL:	Nicholas Russo	present
	James P. Leeds, Sr.	present
	Daniel Lawler	absent

Borough Solicitor Affanato, Administrator Porter, CFO Kelly, Chief Culmone, Engineer Dennis, and Municipal Clerk Kyle also present.

Emergency Exits, Public Speaking Announcement – announced by Mayor Russo.

A Second Reading/ Public Hearing was held on the following ordinances:

Ordinance O2021-14 – An Ordinance Amending the Salaries, Wages and Compensation in Year 2021 for Seasonal Employees and Certain Temporary Employees

No one wished to speak on this ordinance.

Ordinance O2021-15 – An Ordinance Adding Article X – Street Closures to Chapter 161- Vehicles and Traffic of the Code of the Borough of Longport

No one wished to speak on this ordinance.

ORDINANCES:

Number	Title
2021-14	An Ordinance Amending the Salaries, Wages and Compensation in Year 2021 for Seasonal Employees and Certain Temporary Employees
Purpose	The purpose of this ordinance is to establish salaries, wages and compensation for seasonal employees and certain temporary for the year 2021.
Motion	Motion – Commissioner Leeds, seconded by Mayor Russo to Adopt Ordinance #O2021-14.
Roll Call Vote	Mayor Russo – Yes Commissioner Leeds – Yes Commissioner Lawler – Absent

2021-15	ALL AYES. None opposed.
Purpose	An Ordinance Adding Article X – Street Closures to Chapter 161 – Vehicles and Traffic of the Code of the Borough of Longport The purpose of this ordinance is to authorize the Chief of Police, or in his absence, disability, or inability to act, then the Chief’s designee, is hereby authorized to provide by directive for the closing of any street or portion thereof to motor vehicle traffic on any day or days or during specified hours during any day or days whenever he finds that such closing is necessary for the preservation of the public safety, health of welfare and to issue permits to citizens for temporary street closures to allow community functions such as block parties and/or neighborhood festivals.
Motion	Motion – Mayor Russo, seconded by Commissioner Leeds to Adopt Ordinance #O2021-15.
Roll Call Vote	Mayor Russo – Yes Commissioner Leeds – Yes Commissioner Lawler – Absent ALL AYES. None opposed.

Public Comment or questions on listed resolutions:

There was no public comment or questions on the listed resolutions.

RESOLUTIONS -

Resolution 2021-111 A Resolution for the Governing Body Certification of the Annual Audit

MOTION – LEEDS, SECOND – RUSSO. ROLL CALL VOTE: Mayor Russo – Yes, Commissioner Leeds – Yes, Commissioner Lawler – Absent. ALL AYES – none opposed.

RESOLUTIONS – CONSENT AGENDA (R2021-112 through R2021-116):

Number	Title
2021-112	A Resolution Granting a Non-Exclusive Revocable License for an Encroachment on Borough Property or Right of Way MOTION – RUSSO, SECOND- LEEDS, All AYES- none opposed. LAWLER – Absent.
2021-113	A Resolution Authorizing the Borough of Longport to Renew a Concession Agreement with an Electronic Seller and Distributor of Beach Badges MOTION – RUSSO, SECOND- LEEDS, All AYES- none opposed. LAWLER – Absent.
2021-114	Approval of Change Order Number 1 for the Construction of Potable Water Well Number 4 to AC Schultes, Incorporated of Woodbury, NJ MOTION – RUSSO, SECOND- LEEDS, All AYES- none opposed. LAWLER – Absent.
2021-115	Authorizing a Non Fair and Open Professional Services Contract with James M. Rutala Associates, LLC of Linwood, NJ for Planning and Grant Assistance MOTION – RUSSO, SECOND- LEEDS, All AYES- none opposed. LAWLER – Absent.

2021-116	Approval of Change Order Number 1 for Award of Contract for the 2021 Various Street Repairs to Hackney Concrete Incorporate of Pleasantville, NJ MOTION – RUSSO, SECOND- LEEDS, All AYES- none opposed. LAWLER – Absent.
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BILL LIST

Commissioner Leeds, Commissioner of Revenue and Finance, asked if there were any questions on the July 21, 2021 Bill List. There were none. MOTION – LEEDS, SECOND – RUSSO. ALL IN FAVOR - ALL AYES. NONE OPPOSED. LAWLER – ABSENT.

FINANCIAL SUMMARY REPORT

Commissioner Leeds, Commissioner of Revenue and Finance, asked if there were any questions on the Financial Summary Report. There were none. MOTION – LEEDS, SECOND – RUSSO. ALL IN FAVOR - ALL AYES. NONE OPPOSED. LAWLER – ABSENT.

ADMINISTRATOR’S REPORT:

Nothing further to report.

SOLICITOR’S REPORT:

Nothing further to report.

ENGINEER’S REPORT:

Nothing further to report.

COMMISSIONERS REPORTS:

MAYOR RUSSO

Mayor Russo announced that Chairman Tom Subranni of the Longport Green Team would be hosting a program on Rabbit Resistant Plants on July 27, 2021, at 4:30 pm in Commissioner Chambers.

COMMISSIONER LEEDS

Commissioner Leeds had nothing further to report.

COMMISSIONER LAWLER

Commissioner Lawler – absent.

PUBLIC COMMENT

Mary Nugent of 2604 Oberon Avenue asked about the police officers on bicycles. Chief Culmone addressed her question noting that there were some issues due to COVID pertaining to this year. He added that the officers would be returning next year.

Ms. Nugent discussed her concerns with a recent house demolition on 26th and Atlantic avenues. She was concerned with debris flying, including fiberglass, in 30 mph winds. She said that the contractor was not wetting the debris down per Borough Code and she felt that this was a health and safety issue. She said that this needed to be enforced.

Ms. Nugent also discussed the remote portion of the Commission Meetings. She said that an option might be to continue the remote audio of the meeting without live feedback as long as the agendas were available well in advance.

Ms. Nugent also suggested bringing foxes back to the area to help manage the rabbit population in the Borough.

She also had a question about the resolution for an easement behind the bulkhead. Solicitor Affanato addressed her question regarding the public right of way.

Bob English of 130 N. 32nd Avenue noted that at an ad hoc meeting on transportation a few months back, the purchase of traffic signs was discussed and he wanted to know the status of the signs. It was noted that the signs had been ordered and that Public Works would be installing them.

Mr. English also discussed a news article that he read about a countywide court service. He questioned what Longport is paying Margate for and whether or not Longport has looked into the county service to see if there would be a savings for the Borough. There was further discussion on this topic. Mr. English noted that Egg Harbor is saving approximately \$400,000, and that the City of Ventnor is saving approximately \$225,000. He also noted that the Borough has the ability to end its agreement with Margate with six months' notice. He felt with these types of savings the Borough should investigate this option.

No one else wished to speak.

ADJOURNMENT

MOTION – COMMISSIONER LEEDS, SECOND – MAYOR RUSSO. All AYES- none opposed. LAWLER – ABSENT. Adjournment – 4:49 pm.