

**BOROUGH OF LONGPORT WORKSHOP COMMISSION MEETING
MUNICIPAL BUILDING, 2305 ATLANTIC AVE
LONGPORT, NJ 08403
WEDNESDAY, DECEMBER 20, 2023 – 4:00 PM**

The meeting was called to order at 4:00 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, The Ocean City Sentinel, the Star Ledger, and Courier Post on December 15, 2023. 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	present

Borough Solicitor Affanato, Administrator Porter, CFO Kelly, Engineer Dennis, Zoning Officer Funk, Library Director Gerhardt, and Municipal Clerk Kyle also present.

Mayor Russo stated the location of the emergency exits and discussed opportunities for public comment.

Administrator Porter:

Administrator Porter noted that department head budgets were due today. He said that he would soon schedule meetings to go over budgets. He announced that the Borough was awarded a \$25,000 grant for stormwater management from the New Jersey Department of Environmental Protection.

Borough Solicitor Affanato:

Borough Solicitor Affanato said he was contacted by Attorney David Frisch regarding the late Dorothy McGee's estate. He said that Ms. McGee had willed two vacant beach block lots to the Borough. He noted that there are conditions placed on the acceptance of the two properties. He explained that the conditions included that the Borough build a park on the lots and the land be deed-restricted to a park, install a gazebo similar to the one on 35th Avenue, include a sign that the park is dedicated by Ms. McGee, enclose the park with a three-foot high fence or lower, as well as appropriate landscaping. There was further discussion on this topic included potential costs to create and maintain a public park, potential impacts from lost tax revenue, the impact on nearby properties including a potential increase in value, required deed restrictions, and applying for grants to offset the cost of creating the park area. Solicitor Affanato also noted that the estate would like to see the park created as soon as possible. He added that he explained that the Borough must adhere to budget constraints and municipal bidding processes for public projects and that due to these constraints this could be developed a phased project. He noted that if the Governing Body wished to move forward he would meet with Mr. Frisch to work out deed restrictions and draft a resolution to accept the donation. Commissioner Leeds discussed a potential underground oil tank. Solicitor Affanato noted that the oil tank had been previously removed. Mayor Russo said he was in favor of accepting the donation. Commissioner Lawler noted that it could be one of the largest parks in the Borough and said it was important to consider all aspects including the cost to create and maintain the park as well as any potential lost revenue. Solicitor Affanato said

Engineer Dennis can come up with a an analysis of what the cost would be to create a park and that he would reach out to Jim Rutala to see if there are any grants available. Commissioner Leeds discussed parking in the area. It was noted that during the summer there is no parking.

Borough Engineer Dennis:

Borough Engineer Dennis said that the contractor for the traffic calming, speed table project on Amherst Avenue is getting ready to start the project in January. He also noted that he is working with Administrator Porter on the capital budget.

Mayor Russo:

Mayor Russo discussed the Longport library foundation and the history of the Longport Historical Society and museum. He discussed a solicitation he received in the mail from the foundation. He asked if funds collected were for the maintenance of the historical building or for supporting library programs. He noted that residents pay library taxes that should cover the cost of library programs. He wanted to be sure that the museum building was a priority for the funding. Library Director Gerhardt explained that the foundation functions similarly to a Parent Teacher Organization (PTO) and is not the historical society. He added that it functions as a non-profit that helps support the library. He also noted that the library could not print a calendar or run the porch store and that the foundation was needed to help with that. He explained that it is the role of the library through its capital plan to take care of the historical building and that the foundation's role is to support the library. There was further discussion on the cost of operating the library. Library Director Gerhardt explained that the budget has always operated below a 'third of a mil tax rate.' Commissioner Leeds noted that when Longport voted to withdraw from the County library system, one of the main reasons was that the library could be operated at a lower cost.

Commissioner Leeds:

Commissioner Leeds asked if there was an updated capital improvement list ready. Engineer Dennis said there is an updated list that is being worked on and that he and the Administrator would soon prepare it for the Governing Body's review.

Commissioner Lawler:

Commissioner Lawler questioned why the Borough did not have a tree and menorah at the gazebo on 35th Avenue. He noted that there should be one placed there next year as in the past.

Municipal Clerk Kyle:

Municipal Clerk Kyle noted that there is a resolution on the agenda amending the 2024 Board of Commissioners Meeting Schedule.

Miscellaneous:

None.

Motion to Adjourn – Commissioner Leeds, seconded by Commissioner Lawler. All in Favor – Yes. None Opposed. Meeting adjourned at 4:37 pm.

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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, The Ocean City Sentinel, the Star Ledger and Courier Post on December 15, 2023. 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	present

Borough Solicitor Affanato, Administrator Porter, CFO Kelly, Engineer Dennis, Library Director Gerhardt, and Municipal Clerk Kyle also present.

Mayor Russo provided emergency exit and public comment information.

Approval of Minutes:

Municipal Clerk Kyle requested a motion to approve the minutes from the December 6, 2023, Workshop and Regular Commission Meeting. Mayor Russo made a motion, seconded by Commissioner Lawler, to approve the minutes. All in Favor - ALL AYES. None opposed.

ORDINANCES – SECOND READING/ PUBLIC HEARING: O2023-28 – An Ordinance Amending Chapter 78 Section 5

Bob English of Longport questioned what the reason was for the ordinances. Solicitor Affanato explained that he worked with the Police Chief to strengthen the Borough’s behavioral ordinances as a proactive measure based on some of the experiences that Ocean City had this past summer with large groups of younger people drinking alcohol on beaches.

ORDINANCES – SECOND READING/ PUBLIC HEARING: O2023-29 – An Ordinance Amending Chapter 57 Sections 18 and 19

No one wished to speak on this ordinance.

ORDINANCES – SECOND READING/ PUBLIC HEARING: O2023-30 – An Ordinance Amending Chapter 61 Sections 6 and 8

No one wished to speak on this ordinance.

ORDINANCES – SECOND READING/ PUBLIC HEARING: O2023-31 – An Ordinance Amending Chapter 129 Section 2

No one wished to speak on this ordinance.

ORDINANCES:

Number	Title
2023-28	An Ordinance Amending Chapter 78 Section 5
Purpose	The purpose of this ordinance is amend the Borough’s Code regarding curfew violations. A curfew violation would constitute a breach of the peace.
Motion	Motion – Commissioner Lawler seconded by Mayor Russo to adopt Ordinance #O2023-28.
Roll Call Vote	Mayor Russo – YES. Commissioner Leeds – YES. Commissioner Lawler – YES. ALL AYES. None opposed.
2023-29	An Ordinance Amending Chapter 57 Sections 18 and 19
Purpose	The purpose of this ordinance is to amend Borough Code regarding alcoholic beverages including that any violation of the ordinance would constitute a breach of the peace and fines and penalties would also be increased.
Motion	Motion – Commissioner Leeds, seconded by Commissioner Lawler to adopt Ordinance #O2023-29
Roll Call Vote	Mayor Russo – YES. Commissioner Leeds – YES. Commissioner Lawler – YES. ALL AYES. None opposed.
2023-30	An Ordinance Amending Chapter 61 Sections 6 and 8
Purpose	The purpose of this ordinance is amend the Borough’s Code to add that it is unlawful for the following to take place during certain times – any gathering of 10 or more minors not accompanied by a parent or legal guardian of one of the minors between the hours or 8 pm and 5 am. In addition, a violation shall constitute a breach of the peace and fines and penalties are also established.
Motion	Motion – Mayor Russo seconded by Commissioner Lawler to adopt Ordinance #O2023-30.

Roll Call Vote	Mayor Russo – YES. Commissioner Leeds – YES. Commissioner Lawler – YES. ALL AYES. None opposed.
2023-31	An Ordinance Amending Chapter 129 Section 2
Purpose	The purpose of this ordinance is amend the Borough’s Code pertaining to Peace and Good order. Any violation would constitute a breach of the peace and penalties and fines would be increased.
Motion	Motion – Commissioner Lawler, seconded by Mayor Russo to adopt Ordinance #O2023-31
Roll Call Vote	Mayor Russo – YES. Commissioner Leeds – YES. Commissioner Lawler – YES. ALL AYES. None opposed.

Public Comment or questions on listed resolutions: R2023-167 through R2023-176:

There were no comments or questions from the public regarding the consent agenda resolutions 2023-167 through 2023-176.

A motion was made by Mayor Russo, seconded by Commissioner Lawler, to adopt the Consent Agenda. All in Favor - All Ayes. None Opposed.

RESOLUTIONS – CONSENT AGENDA (R2023-167 through R2023-176):

Number	Title
2023-167	A Resolution of the Borough of Longport, County of Atlantic, State of New Jersey, Amending Resolution 2023-165 – Setting the 2024 Board of Commissioners Meeting Schedule MOTION – RUSSO, SECOND- LAWLER, All AYES- none opposed.
2023-168	Resolution Awarding a Professional Service Contract – Borough Bond Counsel MOTION – RUSSO, SECOND- LAWLER, All AYES- none opposed.
2023-169	Authorizing the Appointment of a Municipal Administrator MOTION – RUSSO, SECOND- LAWLER, All AYES- none opposed.
2023-170	A Resolution Authorizing the Disposal of Surplus Property MOTION – RUSSO, SECOND- LAWLER, All AYES- none opposed.
2023-171	Resolution Awarding Professional Service Contract – Website Annual Maintenance Contract MOTION – RUSSO, SECOND- LAWLER, All AYES- none opposed.
2023-172	Resolution of the Borough of Longport, County of Atlantic, State of New Jersey, Authorizing Tax and Interest Write Off MOTION – RUSSO, SECOND- LAWLER, All AYES- none opposed.

2023-173	Authorization of Contract to CBIZ Benefits & Insurance Services, Inc. MOTION – RUSSO, SECOND- LAWLER, All AYES- none opposed.
2023-174	A Resolution Reappointing Members to the Longport Planning and Zoning Board MOTION – RUSSO, SECOND- LAWLER, All AYES- none opposed.
2023-175	Atlantic County Municipal Joint Insurance Fund Resolution Appointing Fund Commissioner MOTION – RUSSO, SECOND- LAWLER, All AYES- none opposed.
2023-176	Authorizing Transfer of Appropriations MOTION – RUSSO, SECOND- LAWLER, All AYES- none opposed.

BILL LIST

Commissioner Leeds asked if there were any questions on the Bill List. There were none. MOTION – LEEDS, SECOND – LAWLER. ALL IN FAVOR - ALL AYES. NONE OPPOSED.

FINANCIAL SUMMARY REPORT

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

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 asked that when the next meeting is scheduled with Jim Rutala that he be included in that meeting.

COMMISSIONER LEEDS

Commissioner Leeds – nothing further to report.

COMMISSIONER LAWLER

Commissioner Lawler – nothing further to report.

PUBLIC COMMENT

Bob English of Longport discussed a topic that came up at a Longport library board meeting about planting trees in the governor’s strip. He questioned why trees could not be planted in the governor’s strip. He added that Margate has a requirement that trees are planted in the governor’s strip with new home construction. Solicitor Affanato addressed Mr. English’s question and provided a history of the

ordinance preventing planting trees. He added that the Borough is considering allowing trees to be planted in the governor's strip, but it is waiting for a recommendation from the Planning and Zoning Board. Mr. English thanked Commissioner Lawler for putting together a committee to address safety concerns on Amherst Avenue. He recommended a similar approach for Sunset Avenue. He also asked if the Borough could take one of the donated beach front lots and have the other sold to offset costs. Solicitor Affanato explained that proposal is that the Borough has to take both or none.

ADJOURNMENT

MOTION – COMMISSIONER LEEDS, SECOND – COMMISSIONER LAWLER. All AYES- none opposed.

Adjournment – 4:50 pm.