

**BOROUGH OF LONGPORT WORKSHOP COMMISSION MEETING  
MUNICIPAL BUILDING, 2305 ATLANTIC AVE  
LONGPORT, NJ 08403  
WEDNESDAY, JANUARY 17, 2024 – 4:00 PM**

The meeting was called to order at 4:04 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 January 11, 2024. 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, 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 said he was moving forward with the budget process and that it was nearly complete. He also discussed an ordinance on the regular meeting agenda for introduction that would increase the preseason and season fees for senior beach tags.

Administrator Porter also noted some upcoming grant opportunities for the lead service pipe replacement project. He also discussed a resolution on the agenda to apply for a grant for recreation improvements that could be used towards the new park if the Governing Body chooses to accept the willed properties from the late Dorothy McGee.

He also discussed a resolution on the agenda authorizing a municipal services fee with the Longport Free Public Library. He also discussed a resolution on the agenda to appoint a new municipal prosecutor, Joseph Sayegh, Esq. He explained that longtime municipal prosecutor Carl Tripician, Esq., had recently accepted a judgeship with the City of Absecon.

Commissioner Leeds briefly discussed the new ordinance 2024-04 regarding fees for senior beach tags.

Borough Solicitor Affanato:

Borough Solicitor Affanato discussed Resolution R2024-09. He requested that the Governing Body withdraw this resolution from the meeting agenda as he is still waiting to hear from the McGee estate attorney regarding the exact language for the deed restriction. He added that he hoped to have it prepared for the February 21, 2024, Board of Commissioners Meeting. Solicitor Affanato also explained that he and Administrator Porter met with attorney Jack Plackter, who is representing the neighbors that would be impacted by the McGee donation of two properties for a park area. He explained that they are willing to contribute funding for the park, possibly up to \$150,000. They did not want the park's development restricted to public bidding requirements and are looking for a 'top of the line' park.

Engineer Dennis provided as a preliminary estimate of \$150,000 to create the park. There was discussion about donations of trees and benches for the park. Solicitor Affanato noted that there could be push back from the estate on allowing these items to be donated with memorial plaques. Solicitor Affanato also explained that the Borough has applied for some grant funding to help pay for the park. Mayor Russo noted the possibility that some of the work could be done in-house to help save on costs. Commissioner Leeds asked if the Governing Body would be able to see the estate's restrictions in advance of the next meeting. He supported allowing benches and trees to be donated with memorial plaques in the park. Solicitor Affanato did not believe this would be permitted per the deed's restrictions. Administrator Porter said that he would try and provide the deed restriction information as soon as possible.

Solicitor Affanato said that the Borough was recently named in a lawsuit regarding the McFadden property. He explained that the Borough of Longport, the Zoning Officer, and the Longport Planning and Zoning Board have all been named in the lawsuit. He explained that he is handling representation for the Borough and Longport Planning and Zoning Board Solicitor Scott Abbott is representing the planning and zoning board. He added that there is a hearing scheduled for February 7, 2024. He noted that everything has been sent to the JIF, but added that it was unlikely that they would provide coverage.

Commissioner Leeds discussed an ordinance on the agenda for introduction that would increase fees for pre-season and seasonal senior beach tags. He suggested that those purchasing senior beach tags provide documentation showing proof of age. There was further discussion on this topic including that sometimes one person will come in to purchase tags for the entire family, which could include several senior tags. There was further discussion on this topic.

#### Borough Engineer Dennis:

Borough Engineer Dennis said that work has begun on the Amherst Avenue raised crosswalk project. He explained that there have been some weather delays and added that work will continue weather permitting. He also noted that he has reached out the NJ Department of Environmental Protection to discuss cleaning up the Point area. He explained that he provided them with a copy of a sketch created by previous municipal engineer Dick Carter. He said that the DEP will follow up with him regarding what can and cannot be done at the Point area.

#### Mayor Russo:

Mayor Russo said he received a phone call from Mayor Landgraf of Ventnor regarding a grant on behalf of Margate, Ventnor, and Longport for a roadway brining machine. He noted that the use of the machine is primarily for Ventnor and Dorset avenues, but that municipalities could request additional roadways. Mayor Russo said that he requested brining Atlantic Avenue as far back as 22<sup>nd</sup> Avenue.

#### Commissioner Leeds:

Commissioner Leeds – no additional reports.

#### Commissioner Lawler:

Commissioner Lawler discussed the McGee property donation. He noted that when it was first discussed he was neutral on the issue, but that now he was in favor of accepting the donation. He discussed the potential tax revenue lost as amounting to approximately \$20 per person. Solicitor Affanato added that a portion of the \$20 is allocated for County taxes and is not all municipal taxes.

#### Municipal Clerk Kyle:

Municipal Clerk Kyle – no further reports.

Miscellaneous:

None.

**Motion to Adjourn** – Commissioner Lawler, seconded by Commissioner Leeds. All in Favor – Yes. None Opposed. Meeting adjourned at 4:29 pm.

**BOROUGH OF LONGPORT COMMISSION MEETING  
MUNICIPAL BUILDING, 2305 ATLANTIC AVE  
LONGPORT, NJ 08403  
WEDNESDAY, JANUARY 17, 2024**

The meeting was called to order with the flag salute at 4:30 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 January 11, 2024. 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 noted that he previously provided emergency exit and public comment information and that there was no one new in attendance.

Mayor Russo made a motion to withdraw Resolution R2024-09 - A Resolution Accepting the Properties Willed to the Borough of Longport by Dorothy McGee, seconded by Commissioner Lawler. All in Favor – All Ayes. None opposed.

Approval of Minutes:

Municipal Clerk Kyle requested a motion to approve the minutes from the January 3, 2024, Reorganization Commission Meeting. Mayor Russo made a motion, seconded by Commissioner Leeds, to approve the minutes. All in Favor - ALL AYES. None opposed.

**ORDINANCES:**

The following ordinances were introduced for a first reading/ introduction:

**First Reading/ Introduction of the following Ordinance: O2024-04 – An Ordinance Amending Article 1 Chapter 61-2.** *A second reading and public hearing will be held at the February 21, 2024, Regular Commission Meeting that will follow the 4 pm workshop meeting.*

**ORDINANCES:**

| Number  | Title   |
|---------|---|
| 2024-04 | An Ordinance Amending Article 1 Chapter 61-2  |
| Purpose | The purpose of this ordinance is to amend the fees for Preseason and Seasonal Senior Beach Tags. Preseason fees would increase from \$5.00 to \$10.00 each and season fees would increase from \$10 to \$15.00. |

|              |   |
|--------------|---|
| Motion       | Motion – Mayor Russo, seconded by Commissioner Lawler to Introduce Ordinance #O2024-04. |
| All in Favor | ALL AYES. None opposed.   |

**Public Comment or questions on listed resolutions: R2024-06 through R2024-08 and R2024-10 through R2024-11:**

There were no comments or questions from the public regarding the consent agenda resolutions R2024-06 through R2024-08 and R2024-10 through R2024-11. *Resolution 2024-09 was previously withdrawn.*

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 (R2024-06 through R2024-08 and R2024-10 through R2024-11).**  
**Resolution 2024-09 was previously withdrawn:**

| Number   | Title   |
|----------|---|
| 2024-06  | A Resolution Appointing a Municipal Prosecutor for the Borough of Longport<br>MOTION – RUSSO, SECOND- LAWLER, All AYES- none opposed.   |
| 2024-07  | Authorizing the Disposal of Playground Equipment – No Longport Suitable or Needed for Public Use<br>MOTION – RUSSO, SECOND- LAWLER, All AYES- none opposed.   |
| 2024-08  | Resolution Authorizing a Municipal Services Fee<br>MOTION – RUSSO, SECOND- LAWLER, All AYES- none opposed.  |
| 2024-09* | A Resolution Accepting the Properties Willed to the Borough of Longport by Dorothy McGee<br>*WITHDRAW – RUSSO, SECOND- LAWLER, All AYES- none opposed.  |
| 2024-10  | Re-appointment of Municipal Engineer and Authorization of a Non-Fair and Open Contract to Edward D. Dennis, Jr., of Remington & Vernick Engineers for Professional Services as Longport Municipal Engineer<br>MOTION – RUSSO, SECOND- LAWLER, All AYES- none opposed. |
| 2024-11  | Resolution of Support from Local Governing Body Authorizing the FY 2024 Local Recreation Improvement Grant (LRIG) Application Funded by the New Jersey Department of Community Affairs<br>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.

**ADMINISTRATOR’S REPORT:**

Nothing further to report.

**SOLICITOR’S REPORT:**

Nothing further to report.

### **ENGINEER'S REPORT:**

Engineer Dennis thanked the Governing Body for his reappointment.

### **COMMISSIONERS REPORTS:**

#### **MAYOR RUSSO**

Mayor Russo – nothing further to report.

#### **COMMISSIONER LEEDS**

Commissioner Leeds – nothing further to report.

#### **COMMISSIONER LAWLER**

Commissioner Lawler said when the McGee estate park was first discussed he was neutral on the topic. He said he was now in favor of accepting the property donation.

### **PUBLIC COMMENT**

Bob English of Longport discussed parking at the proposed new park area, including the possibility of locating parking spaces within the park area. Solicitor Affanato explained that it was up to the Governing Body to make a decision regarding parking. He added that the property deed is restricted to a park area and that adding parking could potentially run against the deed's restrictions. Commissioner Lawler noted that most people would be walking to the park and that parking would not be necessary. Mayor Russo suggested adding bike racks to accommodate people visiting the park. Both Mayor Russo and Commissioner Lawler did not believe there was a need to add parking. Mr. English discussed the possibility of adding parking with access (curb cuts) through the alley. Commissioner Leeds discussed the need to provide some parking possibly one to two hours or even 15-minute parking. He also said he supported allowing memorial benches or trees in the park area.

Mr. English also discussed annual maintenance of the park. Solicitor Affanato said that he met with neighbors of the park area and that they were not opposed to contributing funding for the maintenance of the park. He explained if that were the case the Borough would do a memorandum of understanding/contract with the neighbors, but that the Borough was not at that point, yet. There was further discussion on this topic. Mr. English asked if the neighbors did not provide the financing, if the Borough would still move forward? Mayor Russo and Commissioner Lawler stated they would still be interested in moving forward. Commissioner Leeds noted his commitment to having some type of parking and allowing memorial benches and trees in the park.

Julie Peters discussed the potential use of State Green Acres or Blue Acres funding programs. Engineer Dennis noted that these programs generally do not consider properties with the types of restrictions that this park area would have as a result of the estate's conditions for donation. He did note that there is a resolution on the meeting agenda to apply for another source of grant funding.

### **ADJOURNMENT**

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

Adjournment – 4:43 pm.