

**BOROUGH OF LONGPORT WORKSHOP COMMISSION MEETING
MUNICIPAL BUILDING, 2305 ATLANTIC AVE
LONGPORT, NJ 08403
WEDNESDAY, May 15, 2024 – 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 May 10, 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	absent
	James P. Leeds, Sr.	present
	Daniel Lawler	present

Borough Solicitor Affanato, Administrator Porter, Engineer Dennis, Chief Clayton, Zoning Officer Funk, Sgt. Rettino, Amy Strawder of Longport Public Library, and Municipal Clerk Kyle also present.

Municipal Clerk Kyle stated the location of the emergency exits and discussed opportunities for public comment.

Commissioner Dan Lawler, Commissioner of Public Safety and Public Health, administered the Oath of Office for Special Law Enforcement Officers I, Patrick Quinn and Numa Rodrigues-Rojas.

The Governing Body discussed an ordinance to amend ‘construction general requirements, to promote clean and safe worksites.’ Zoning Officer Funk noted that the Borough had administratively addressed this debris containment concern, but added that it was not part of the Borough’s Code. He said he would like to review the proposed ordinance further, but was overall supportive of it. It was noted that neighboring municipality, Margate, recently adopted an ordinance that enhances regulations regarding construction containment of certain types of debris. It was also noted that Margate also provided informational pamphlets in both English and Spanish to help contractors understand the new law. It was decided that the ordinance would be considered for a first reading at the June 19, 2024, Board of Commissioners Meeting.

Administrator Porter:

Administrator Porter said that the angled parking near Borough Hall on Atlantic Avenue has been re-stripped to allow vehicles to pull-in instead of back-in. He noted that project’s cost was mitigated because the contractor used the incorrect paint, so the Borough was only responsible for half of the fee.

Administrator Porter also discussed beach tag sales. He noted that sales began on April 15th and as of the end of business today, the Borough has sold approximately \$54,000 in tags. The sales total was not comprehensive because it did not include totals from online sales. Although, the current total including what has been reported for online sales is \$63,620. He noted that this time last year, the Borough had sold approximately \$80,000 in beach tags. He explained that this total included all online sales.

Administrator Porter also discussed a potential solution for increasing parking in the Borough. He noted that some towns paint ‘hash’ lines to mark out vehicle parking spaces. He noted that sometimes vehicles

take up more space than is necessary, thereby reducing the number of parking spaces. The Governing Body expressed concern for the cost of painting the marks throughout the Borough.

Administrator Porter also discussed a large water main break on Atlantic and 28th avenues. He explained that the pipe was from 1907 and that the repair was completed within two days. He said that the cost would be between \$40,000 and \$50,000.

He also added that the playground's "Do's and Don'ts" sign was being renovated and would be reinstalled this week. A shade area for the playground was also discussed. He noted that he needs to get a price in writing. He noted the size as approximately 25' x 30'. He anticipated that it would be installed later this summer. He said that the cost is approximately \$27,000, but does not include an estimated \$15,000 installation fee. Commissioner Leeds discussed the type of umbrellas that will be used for shade in the area, noting that they are a little smaller this year because of the cost.

Administrator Porter said that he provided the Governing Body with price quotes to review from Remington & Vernick Engineers for the lead service pipe replacement project. He explained that he would like to move forward with a resolution at the June meeting that would allow the Borough to apply for I-Bank financing.

Engineer Dennis explained the various steps the Borough has taken and plans to take regarding the federal and State mandated lead/galvanized service line replacement project. He noted that an initial inventory had to be provided to the NJ DEP in 2021. He noted that there will be several steps the Borough will take to determine if 'unknown' service lines are lead or galvanized. He noted that the Borough would attempt to discern if pipes are lead/galvanized in the least most intrusive way and if necessary, progress to more intrusive measures. He explained that the Borough is anticipating that the replacement project would take approximately three years to complete. He said there are several funding opportunities to help finance the project and that the Borough is working with grant consultant, Jim Rutala, on securing grant funding. He noted that the entire service line would need to be replaced if there is lead or galvanized materials from the street to the house. He explained that the Borough will have a website that would remain live during the entire project that would allow a homeowner to upload a photo of their piping. If it can be determined from a photo that it is not lead, that would be the end of the process and that home would come off the replacement list. If it can't be determined by photo, a contractor would go into the property to determine if the pipe is lead or not. If it still can't be determined, the next step would be to dig a small test hole in an area considered least intrusive. He noted that the Borough would like to replace as many service lines as possible in Phase I to take advantage of all funding available. He also added that the Borough would do all possible to limit any negative impact upon private property. He explained that there will be a GIS database of the Borough's system and that AI predictive modeling will be used to help predict where lead/galvanized pipes are or are not located. He estimated the first phase to cost approximately \$4 million.

Commissioner Leeds questioned if the project would impact water mains. Engineer Dennis explained that the project only applies to service lines from the main to the house. He also explained that with recent roadwork on Atlantic Avenue, most service lines had been replaced on that street already. He previously noted that a large number of service lines from the street to the meter have already been replaced. Engineer Dennis said that contractors will attempt to use trenchless methods for replacement whenever possible. There was also discussion as to if there was a date/ time when lead/galvanized piping was no longer permitted for use. It was noted that it was sometime in the 1980s.

Administrator Porter asked the Governing Body if it was OK with moving forward with the engineer's proposal/contract for the lead service line replacement project. He explained that an approved contract was needed in order to apply for I-Bank financing.

Borough Solicitor Affanato:

Borough Solicitor Affanato discussed the McGee park. He explained that the legal process regarding the park is complete. He added that the administrator is now working with the engineer to develop the park. Administrator Porter noted he had no further update at this time.

Borough Engineer Dennis:

Borough Engineer Dennis – no further update.

Mayor Russo:

Mayor Russo – absent.

Commissioner Leeds:

Commissioner Leeds noted the upcoming Memorial Day parade and ceremony on Monday, May 27th, beginning at 11 am.

Commissioner Lawler:

Commissioner Lawler – no further report.

Municipal Clerk Kyle:

Municipal Clerk Kyle – no further report.

Miscellaneous:

None.

Motion to Adjourn – Commissioner Lawler, seconded by Commissioner Leeds. All in Favor – Yes. None Opposed. Meeting adjourned at 4:32 pm. Mayor Russo – absent.

**BOROUGH OF LONGPORT COMMISSION MEETING
MUNICIPAL BUILDING, 2305 ATLANTIC AVE
LONGPORT, NJ 08403
WEDNESDAY, May 15, 2024**

The meeting was called to order with the flag salute at 4:32 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 May 10, 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	absent
	James P. Leeds, Sr.	present
	Daniel Lawler	present

Borough Solicitor Affanato, Administrator Porter, Engineer Dennis, Chief Clayton, Zoning Officer Funk, Sgt. Rettino, Amy Strawder of Longport Public Library, and Municipal Clerk Kyle also present.

Municipal Clerk Kyle noted that the emergency exit information had been previously provided and provided public comment opportunities.

Approval of Minutes:

Municipal Clerk Kyle requested a motion to approve the minutes from the April 17, 2024, Workshop and Regular Commission Meeting, and the May 1, 2024, Board of Commissioners Special Meeting. Commissioner Leeds made a motion, seconded by Commissioner Lawler, to approve the minutes. All in Favor - ALL AYES. None opposed. Mayor Russo – absent.

The following ordinances had a second reading and public hearing:

ORDINANCE – SECOND READING/ PUBLIC HEARING: O2024-10 – An Ordinance Establishing Fees for Copies of Vital Records

No one wished to speak on this ordinance.

ORDINANCE – SECOND READING/ PUBLIC HEARING: Ordinance 2024-11 – An Ordinance Adding Chapter 20-10 Establishing a Junior Firefighters Auxiliary

No one wished to speak on this ordinance.

ORDINANCES:

Number	Title
2024-10	An Ordinance Establishing Fees for Copies of Vital Records

Purpose	The purpose of this ordinance is to establish fees for certified copies of vital records. The cost will be \$15 for the first copy and \$10 for each additional copy of the same record purchased simultaneously.
Motion	Motion – Commissioner Lawler, seconded by Commissioner Leeds to adopt Ordinance #O2024-10.
Roll Call Vote	Commissioner Leeds – YES. Commissioner Lawler – YES. ALL AYES. None opposed. Mayor Russo – absent.
2024-11	An Ordinance Adding Chapter 20-10 Establishing a Junior Firefighters Auxiliary
Purpose	The purpose of this ordinance is to establish a junior firefighter auxiliary for those between the ages of 16 and 18 years old along with operational guidelines.
Motion	Motion – Commissioner Leeds, seconded by Commissioner Lawler to adopt Ordinance #O2024-11.
Roll Call Vote	Commissioner Leeds – YES. Commissioner Lawler – YES. ALL AYES. None opposed. Mayor Russo – absent.

ORDINANCES:

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

First Reading/ Introduction of the following Ordinances: O2024-12 – An Ordinance Amending Chapter 161-14 Schedule 2: Limited Time and Angled Parking; O2024-13 – An Ordinance Amending Chapter 15 - 9 Regarding the Development of Fees Charged by the Borough of Longport; and Ordinance 2024-14 – An Ordinance Amending O2024-05 – An Ordinance Authorizing the Salaries, Wages and Compensation in Year 2024 for Employees Not Covered by Previous Ordinance or Union Contracts. *A second reading and public hearing will be held at the June 19, 2024, Regular Commission Meeting that will follow the 4 pm workshop meeting.*

ORDINANCES:

Number	Title
2024-12	An Ordinance Amending Chapter 161-14 Schedule 2: Limited Time and Angled Parking
Purpose	The purpose of this ordinance is to eliminate a section of parking on 27 th Avenue.
Motion	Motion – Commissioner Leeds, seconded by Commissioner Lawler to Introduce Ordinance #O2024-12.
All in Favor	ALL AYES. None opposed. Mayor Russo – absent.

2024-13	An Ordinance Amending Chapter 15-9 Regarding the Development of Fees Charged by the Borough of Longport
Purpose	The purpose of this ordinance is to amend the schedule of development fees for the Borough of Longport.
Motion	Motion – Commissioner Lawler, seconded by Commissioner Leeds to Introduce Ordinance #O2024-13.
All in Favor	ALL AYES. None opposed. Mayor Russo – absent.
2024-14	An Ordinance Amending O2024-05 – An Ordinance Authorizing the Salaries, Wages and Compensation in Year 2024 for Employees Not Covered by Previous Ordinance or Union Contracts
Purpose	The purpose of this ordinance is to amend Ordinance O2024-05 – An Ordinance Authorizing the Salaries, Wages and Compensation in Year 2024 for Employees Not Covered by Previous Ordinance or Union Contracts
Motion	Motion – Commissioner Leeds, seconded by Commissioner Lawler to Introduce Ordinance #O2024-14.
All in Favor	ALL AYES. None opposed. Mayor Russo – absent.

Public Comment or questions on listed Consent Agenda Resolutions: R2024-56 through R2024-67:

There were no comments or questions from the public on the Consent Agenda Resolutions.

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

RESOLUTIONS – CONSENT AGENDA Resolution R2024-56 through R2024-67:

Number	Title
2024-56	A Resolution for the Governing Body Certification of the Annual Audit MOTION – LAWLER, SECOND- LEEDS, All AYES- none opposed. Mayor Russo – absent.
2024-57	A Resolution Establishing a Temporary ‘No Parking’ Area Along Atlantic Avenue – Southeast Corner of 22 nd to Margate City Line – South Side MOTION – LAWLER, SECOND- LEEDS, All AYES- none opposed. Mayor Russo – absent.
2024-58	Calling for Modernization of the Open Public Records Act (OPRA) and the Swift Passage of S-2930/ A-4045 MOTION – LAWLER, SECOND- LEEDS, All AYES- none opposed. Mayor Russo – absent.

2024-59	Chapter 159 – Budget Insertion for NJ Click It or Ticket Grant MOTION – LAWLER, SECOND- LEEDS, All AYES- none opposed. Mayor Russo – absent.
2024-60	A Resolution Authorizing Contracts with Certain Approved Cooperative Pricing Agreements for Contracting Units Pursuant to N.J.S.A. 40A:11-12a and N.J.A.C. 5:34-7.29(c) MOTION – LAWLER, SECOND- LEEDS, All AYES- none opposed. Mayor Russo – absent.
2024-61	A Resolution Granting Covering of Borough Sidewalks for Outdoor Dining MOTION – LAWLER, SECOND- LEEDS, All AYES- none opposed. Mayor Russo – absent.
2024-62	A Resolution to Appoint Members of the Longport Fire Department MOTION – LAWLER, SECOND- LEEDS, All AYES- none opposed. Mayor Russo – absent.
2024-63	Resolution to Hire Construction Official MOTION – LAWLER, SECOND- LEEDS, All AYES- none opposed. Mayor Russo – absent.
2024-64	Resolution to Hire Electrical Sub Code Official MOTION – LAWLER, SECOND- LEEDS, All AYES- none opposed. Mayor Russo – absent.
2024-65	Resolution to Hire Plumbing Sub Code Official MOTION – LAWLER, SECOND- LEEDS, All AYES- none opposed. Mayor Russo – absent.
2024-66	Resolution to Hire Fire Sub Code Official MOTION – LAWLER, SECOND- LEEDS, All AYES- none opposed. Mayor Russo – absent.
2024-67	Approval to Submit an Application and Execute an Agreement for the Community Oriented Policing Services Grant MOTION – LAWLER, SECOND- LEEDS, All AYES- none opposed. Mayor Russo – absent.

Public Comment or questions on listed resolution: R2024-68 - Resolution Unequivocally Opposing Offshore Wind Projects, Encouraging All Municipalities to Join the Opposition and Supporting the Atlantic County Executive and Board of Commissioners to Utilize its Various Powers, Including Legal Action to Protect the Future of Atlantic County:

Bob English of Longport said he appreciated the Governing Body considering this resolution. He also noted that some municipalities have provided funding to support legal action to oppose offshore wind projects. He asked if Longport was considering providing funding. Commissioner Lawler said he has been approached for funding and that it is something the Borough needs to discuss.

A motion was made by Commissioner Lawler, seconded by Commissioner Leeds, to adopt **Resolution 2024-68** – Resolution Unequivocally Opposing Offshore Wind Projects, Encouraging All Municipalities to Join the Opposition and Supporting the Atlantic County Executive and Board of Commissioners to Utilize its Various Powers, Including Legal Action to Protect the Future of Atlantic County. All in Favor - All Ayes. None Opposed. Mayor Russo – absent.

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. Mayor Russo – absent.

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. Mayor Russo – 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

Absent.

COMMISSIONER LEEDS

Nothing further to report.

COMMISSIONER LAWLER

Nothing further to report.

PUBLIC COMMENT

Bob English of Longport asked if there was an update regarding a change to the Borough’s Code that would allow plantings in the governor’s strip. Solicitor Affanato said the change has been referred to the Planning and Zoning Board and that the Borough was waiting for a recommendation from the board. Jim Ulmer, a member of the Zoning and Planning Board (in attendance at the meeting), explained that the Board is addressing several items at once in the Code and should have a recommendation for the Governing Body by the end of the summer.

Mr. English also discussed the McGee Park and noted that he was supportive of the park because there were neighbors who were willing to pay for the creation of the park. Solicitor Affanato said that there was a three-person committee (of neighbors) who were still in favor of paying for the park. He explained that the CFO is establishing an account that the neighbors can donate money to for the park. Mr. English

questioned if the neighbors decided against paying for the park if the Borough would still then pay for it? It was noted that the Borough is committed and would pay for the park.

Mr. English also questioned where the Borough stood with new Affordable Housing regulations. Solicitor Affanato said he met with the Borough Zoning and Planning Board Planner and that she explained what the Borough's potential response is. He explained that he can't provide Mr. English with specifics as it falls under attorney client privilege. He added that Planner has indicated that much does not change for the Borough as it has very little developable land available. Mr. English noted that previously a municipality could sell its commitment to another municipality, but that is no longer permitted. There was further discussion on this topic.

Mr. English discussed the lead service pipe replacement project. He explained that he replaced his service lines already. He questioned if he would have to pay for other persons' lines to be replaced? He noted that there is a provision where the municipality can charge the homeowner for the replacement of their service lines. He questioned what the Governing Body was going to do? If it was going to charge the individual homeowner? The Governing Body noted that it needed time to make a decision.

Mr. English also noted that the Borough should check to see if its insurance would cover the cost of the recent water main break.

ADJOURNMENT

MOTION – COMMISSIONER LEEDS, SECOND – COMMISSIONER LAWLER. All AYES- none opposed.
Adjournment – 4:48 pm. Mayor Russo – absent.