

**BOROUGH OF LONGPORT COMMISSION WORKSHOP MEETING
MUNICIPAL BUILDING, 2305 ATLANTIC AVE
LONGPORT, NJ 08403
THURSDAY, December 12, 2019 – 9 AM**

Meeting was called to order and Municipal Clerk Kyle read the Opening Statement pursuant to the Open Public Meetings Act. This meeting was held in the Longport Public Library due to remediation work in Commission Chambers and the Centennial Room. A notice of the relocation to the library was posted on the Borough website, the Bulletin Board, the doors of Commission Chambers and the Centennial Room on December 5, 2019.

ROLL CALL:

Nicholas Russo	present
James P. Leeds, Sr.	present
Daniel Lawler	present

Solicitor Agnellini, Engineer Carter, Administrator Porter, Chief Culmone, and Municipal Clerk Kyle also in attendance.

Mayor Russo - emergency exits, library, and public speaking time limit announcement.

Discussion on the proposed beautification project along the seawall on Beach Terrace between 15th and 16th avenues was moved further down on the agenda pending the arrival of those involved in the presentation.

MAYOR RUSSO

Mayor Russo requested an update from Administrator Porter on the remediation of Commission Chambers/ Court Room. Administrator Porter noted that remediation was on-going and being handled by All Risk. He noted that the abatement of the asbestos in the room had been completed. He added that work continued on the mold remediation and that it should be completed soon. He said that the next phase would be the flooring and furnishing of the room. He anticipated that it would be completed by the end of January. He discussed the Centennial Room remediation of the asbestos and the mold. He noted that room would take longer due to its size. Administrator Porter said he had provided the Governing Body would estimates for the HVAC system for the room and hoped to have additional estimates soon for the entirety of the project. Mayor Russo recommended having air samples outside of commission chambers tested for safety, in addition to the interior of the room. Engineer Carter recommended that the same testing procedures be used for the completion of the project.

Commissioner Lawler asked about the status of the police department. Engineer Carter noted that Concord Engineering had provided a report regarding the HVAC system in the police department. He discussed some work that has already been done in the department, but there is additional work that still needs to be done including new duct work and VAV boxes. He noted that the insulation had to be removed from the piping of the hot and cold water system. Engineer Carter also discussed piping that could be run from the ceiling of the police department up to the Centennial Room so that it would have

climate control. Engineer Carter noted that even if you demolish the building, there would still be areas of the building that will require asbestos remediation.

COMMISSIONER LEEDS

Commissioner Leeds noted that he discussed at a previous meeting that the governing body and the community should begin to consider whether or not there might be interest in building a new Borough Hall or if governing body should move forward with repairs. Mayor Russo suggested hiring a consultant to do an analysis weighing the pros and cons of new construction.

Mayor Russo said that that 10 years ago, when an analysis was done regarding borough hall, one of the aspects taken into consideration was the historical nature of the building. Engineer Carter further discussed the report he had prepared in 2010. He noted that many of the issues recently encountered were not anticipated at the time of the report. He suggested reaching out to persons involved with the building the new municipal building in Sea Isle City. He added that any professional hired should really understand the concept of the borough.

Commissioner Leeds suggested visiting several municipalities that just built new complexes to see what their experience has been. He suggested that after meeting with those who had gone through a similar experience, the next step would be to hire a professional consultant. He also suggested putting together a focus group for input on this decision.

Mayor Russo noted that he would like to have a small group of residents assembled to help determine the future of borough hall. Commissioner Lawler discussed that the borough needs to look at other small shore communities that are similar to Longport. He also discussed several different options regarding borough hall, including renovating certain sections of the building. He said that the project is very large in scope and that a professional would need to be hired to assist in the process. Discussion continued on this topic.

Commissioner Leeds questioned if the Centennial Room should be upgraded with a new HVAC system that might cost an estimated \$500,000. Engineer Carter noted that the remediation still needs to be performed in order to address the environmental concerns in the room.

There was discussion on the current status of trailers for the police department. Administrator Porter noted that the current trailers are not acceptable and that he and the chief of police would be visiting the vendor to address the situation. He added that they also would be exploring other potential vendors.

Solicitor Agnellini discussed the future of the building and suggested that the governing body take into consideration what the State legislature is doing regarding shared services and consolidation. He explained that the legislature is very active in this area and is looking to cut property taxes by combining government services. There was further discussion on this topic.

Commissioner Leeds noted that he and the CFO would schedule a meeting with the borough auditor to see what financing options are available for borough hall.

Commissioner Leeds announced the upcoming Tree Lighting event on December 13, 2019. He also discussed the Ross School Choir performing at the Longport library on December 20, 2018.

COMMISSIONER LAWLER

Commissioner Lawler discussed a potential consolidation of the municipal court with the City of Margate. Mayor Russo noted that he would like to be proactive with the consolidation of the municipal court with Margate. He said that the New Jersey Court system is recommending consolidation of municipal courts with less than 3,000 filings.

There was discussion regarding a potential consolidation of the courts with the City of Linwood, in addition to this, there was also discussion regarding potential consolidation with the City of Margate and Ventnor City to create a Downbeach Court. The Mayor noted that consolidation including Ventnor is no longer being discussed, only with Margate. The Mayor said he is awaiting further communication from Margate on this topic.

Commissioner Lawler also discussed consolidating with Linwood and noted that Longport was not able to commit to Linwood soon enough and that this proposal would have been beneficial to Longport. Administrator Porter discussed the proposal from Linwood and noted that now Linwood and Northfield are joining together. He noted that Linwood is still interested, but the details have changed as it would now include Northfield and that court session would be held in Longport. Commissioner Lawler noted that it initially was just Linwood, but now with Northfield included, the new proposal was not as beneficial for the borough. There was further discussion on this proposal. Commissioner Leeds also noted that it would be beneficial if a decision could be made regarding any potential consolidation of the courts prior to purchasing furniture for the commission chambers/ court room.

There was a presentation on the proposed beautification project along the seawall on Beach Terrace between 15th and 16th avenues. Presenters included Sheila Stone of the Longport Seaview, Marge Wilson of Costa Videre, Jamie Lloyd of J.W. Lawncare and Landscaping, and Tom Marrone. Ms. Stone presented a design of the proposal to the Governing Body. She noted that there was fencing, sidewalks, lawn, irrigation and benches included in the project. Ms. Stone noted that Mr. Lloyd would donate his services for lawn care and some other items.

Commissioner Lawler discussed the cost of the project. Ms. Stone noted that several groups have agreed to donate money towards the beautification project including a donation of \$5,000 from the Longport Seaview, \$5,000 from Costa Videre, and potentially more donations from neighbors.

Ms. Stone asked if the borough could provide the sidewalk, fencing and curb. Engineer Carter discussed having the curb adjacent to the sidewalk. Solicitor Agnellini discussed the sidewalk and noted that people should not be forced to walk into the street.

Engineer Carter explained that the maintenance of the park area needed to have a long-term agreement regarding payment of those services. Commissioner Leeds questioned any potential liability issues associated with the project.

Mr. Lloyd provided a summary of the proposal. He noted that the area would remain open space with a landscaped park with low maintenance plantings, a state-of-the-art drip irrigation system, walkways and benches. He also discussed the fencing in the park explaining that it would remain an open area with no gates. Mr. Marrone discussed precision-type irrigation for the area. Mr. Lloyd noted that the proposed lawn area is less than 2500 square feet. He stated that the borough would not be responsible for the maintenance of the park.

Mayor Russo discussed having bike racks added there.

Mr. Lloyd explained that he had some concerns with obstacles in the way if the design requires keeping the curbing and sidewalk together.

Mr. Lloyd also discussed fundraising possibilities for maintenance of the park with the use of memorial benches, paver blocks, and sponsored bed plantings.

There was discussion on the height of the fence for the project. Engineer Carter discussed lawns versus ground covers. Mr. Lloyd noted that ground covers required more hand maintenance. Commissioner Leeds expressed concern regarding any trees or shrubs planted at street ends that could potentially block views. He wanted assurance that any greenery stays low to the ground.

Engineer Carter discussed any potential lighting included in the project. Mr. Lloyd noted that landscape lighting could address lighting requirements, including the use of downward lighting and spot lights.

Commissioner Lawler asked if Ms. Stone had approached neighbors in the area to alert them of the project. Engineer Carter recommended sending a letter based on a 200-foot list from the tax office regarding the project. Solicitor Agnellini questioned who is doing the project. Engineer Carter noted that if the borough builds it or if it donates money towards the improvement that certain rules and regulations must be adhered to. It was suggested that it be funded by private donations.

Mayor Russo requested that Engineer Carter meet with Mr. Lloyd to discuss safety concerns and work out details on this project.

Mr. Marrone discussed the need for a separate meter for irrigation for the area, as well as the possible need for another electric meter for lighting. Mr. Marrone discussed payment for water and electric usage and noted that the products being used would be extremely efficient. He noted that Longport would be a pioneer in the area for smart watering technology.

Commissioner Leeds requested that a proposal be drafted regarding what maintenance would be required now and in the future and who would be responsible for providing those services. Mr. Lloyd and Mr. Marrone committed the donation of their services to this project.

Mr. Lloyd further discussed funding for the project and donations. Solicitor Agnellini discussed a license agreement for the beautification project.

The governing body noted that it was in favor of the beautification project. Mr. Lloyd said his goal for completion of the project was in the spring.

Mr. Lloyd further discussed fencing for the project. Engineer Carter suggested that the licensing agreement be with the Longport Seaview and/or Costa Videre.

ENGINEER'S REPORT

Engineer Carter discussed the boat lift and noted that he would soon apply to the NJ DEP for the boat lift application. Mr. Carter noted that he would like to extend his contract with the borough for another year to address some of the large projects the borough has slated for completion including a new well.

He added that the CFO had asked him to work additional hours in the upcoming year and that he would have a new contract for the Governing Body to review.

SOLICITOR'S REPORT

Solicitor Agnellini discussed the Municipal Public Access Plan and noted that the revised plan eliminates the need for an easement and now has an ordinance in place. He said that he will submit it to the NJ DEP soon. Mayor Russo noted that he would follow up with the NJ DEP on the submission.

Solicitor Agnellini noted that numerous Municipal Public Access Plans had been submitted to the NJ DEP for review and he suggested that the borough prepare a request for an emergency maintenance permit in order to continue maintenance of the beach. Engineer Carter also discussed the emergency maintenance permit. Commissioner Leeds questioned the status of the easements. Solicitor Agnellini discussed the easement requirement and noted that it was something the NJ DEP was requiring due to some northern municipalities vacating street ends. He noted that the borough has revised its Municipal Public Access Plan to include an ordinance that requires that the borough to provide 90-days notice to the NJ DEP of its intention to vacate a street end for NJ DEP approval.

ADMINISTRATOR'S REPORT

Administrator Porter discussed the use of municipal facilities and the need to revise rules and guidelines for the use of the facilities. Solicitor Agnellini noted that the scope of the use of municipal facilities has expanded. Commissioner Leeds discussed placing an advertisement to hire someone to oversee the use of the basketball/ tennis courts, as well as beach badge inspectors.

MUNICIPAL CLERK

Municipal Clerk Kyle noted that she provided the governing body with a sample agenda for the upcoming combined workshop and regular meeting for review.

MISCELLANEOUS

Marc Hurvitz of 9 South 30th Avenue, asked if the borough had made any progress regarding the water tower issue. Engineer Carter noted that work on the tower is weather dependent and that he anticipated work on it in the spring.

ADJOURNMENT

MOTION- LAWLER, SECOND- LEEDS. ALL IN FAVOR - All AYES- none opposed.

(10:35 am)