

**BOROUGH OF LONGPORT WORKSHOP COMMISSION MEETING
MUNICIPAL BUILDING, 2305 ATLANTIC AVE
LONGPORT, NJ 08403
WEDNESDAY, OCTOBER 19, 2022 – 4:00 PM**

The meeting was called to order at 4:00 pm.

Due to a technical error, the Opening Public Meetings Act statement and Roll Call were not recorded as part of the audio; however, the statement and roll call were announced at the meeting.

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 Ocean City Sentinel on October 14, 2022. 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, Engineer Dennis, CFO Kelly, Chief Culmone, 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 discussed purchasing new playground equipment and ground surfacing material for 33rd and Atlantic avenues. He said that the total estimated cost for the new playground is \$325,000. CFO Kelly explained that the equipment and material must be reviewed to ensure that it is on State contract before purchase.

Administrator Porter said that the Beach Patrol had finished up its work for the season.

He also discussed installing an electric vehicle charging station behind Borough Hall.

Administrator Porter announced an upcoming program on Elder Fraud hosted by the Longport Police Department and Longport Public Library on November 2nd at 2 pm and encouraged all to attend.

Borough Solicitor Affanato:

Borough Solicitor Affanato discussed the recent water tower rehabilitation bid opening, adding that this is the second set of bids the Borough received on this project. He explained that at the first bid opening, the low bidder had a material defect in the bid so the Borough had to reject all bids and received bids a second time. He explained that the same low bidder had the same material defect. He said that the Governing Body could choose to go out for bid, again, or to award the contract to the second lowest bidder. He said that both he and the engineer recommended awarding the bid to the second lowest bidder as means to get the project started so construction could be completed before the summer season.

Borough Solicitor Affanato discussed a recently completed vacant land analysis report. He said the analysis was required for the Fair Housing Act. He explained that the Borough does not have a fair share housing obligation due to the fact that the Borough has no vacant land available to build low and moderate income housing.

Borough Solicitor Affanato also discussed a license he prepared that allows a property owner to maintain a section of Borough land with vegetation on it by means of a revocable license for an encroachment on Borough property or right of way.

He also discussed a resolution on the regular meeting agenda that amends the Borough's employee sick time policy. He noted that the handbook must reflect State regulations regarding accrued sick time. The amendment caps payouts to \$15,000.

Borough Engineer Dennis:

Borough Engineer Dennis discussed the recent water tank rehabilitation project bid opening. He said he agrees with Borough Solicitor Affanato's recommendation to award the contract to the second lowest bidder. The contract could not be awarded to the lowest bidder due to a defect in their bid. Engineer Dennis added that the second lowest bid was significantly lower than the next three higher bids.

He discussed the NJ Department of Transportation's State Aid project for the reconstruction of Atlantic Avenue. He recommended awarding the bid to the lowest bidder, Marandino Construction.

Engineer Dennis provided an update on the Monmouth Avenue reconstruction project. He said work would begin the following week.

He said quotes had been received for the street opening repair project. He discussed having a resolution ready for approval at the next commission meeting.

Engineer Dennis also discussed the Winchester Avenue drainage project as well as potential grant funding to help offset costs for this and other projects.

He provided an update on the well house project. He explained that the delivery of the generator has been delayed.

He said he hoped to go out for bid in November for the 36th Avenue bayside bulkhead repair project.

Mayor Russo:

Mayor Russo asked CFO Kelly if she spoke to the tax assessor to find out if a Borough revaluation or reassessment would be necessary. She noted that the tax assessor said that there was an upcoming County meeting and that he would have more information after the meeting. It was noted that Borough equalized valuations are currently at 78% of true market value.

Mayor Russo also provided an update on possibly relocating the Longport branch of the United States Post Office to a space inside Borough Hall.

Commissioner Leeds:

Commissioner Leeds discussed a resident's concern with the corner of 11th Avenue and Point Drive. He explained that the resident said it was unsafe for pedestrians to cross the street in this area with cars driving around the corner and the street's setback. There was further discussion on this topic.

Commissioner Lawler:

Commissioner Lawler had nothing further to report.

Municipal Clerk Kyle:

Municipal Clerk Kyle said that she thought the Open Public Meeting Act statement and Governing Body Roll Call were not recorded as part of the audio due to a technical issue. She stated that the OPMA was announced at the start of the meeting and that all three Commissioners were in attendance. Borough Solicitor Affanato advised her to note the technical error on the disk.

She also asked the Governing Body if they had any changes or recommendations to the draft 2023 Board of Commissioners Meeting Schedule and the 2023 Employee Holiday Schedule.

Miscellaneous:

None.

Motion to Adjourn – Commissioner Lawler, seconded by Commissioner Leeds. All in Favor – Yes. None Opposed. Meeting adjourned at 4:21 pm.

**BOROUGH OF LONGPORT COMMISSION MEETING
MUNICIPAL BUILDING, 2305 ATLANTIC AVE
LONGPORT, NJ 08403
WEDNESDAY, OCTOBER 19, 2022**

The meeting was called to order with the flag salute at 4:22 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 Ocean City Sentinel on October 14, 2022. 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, Engineer Dennis, CFO Kelly, Chief Culmone, and Municipal Clerk Kyle also present.

Emergency exits and public comment information provided by Mayor Russo.

Approval of Minutes:

Municipal Clerk Kyle requested a motion to approve the minutes from the September 21, 2022, Workshop and Regular Commission Meetings. Commissioner Leeds made a motion, seconded by Commissioner Lawler, to approve the minutes from the September 21, 2022, meeting. ALL AYES- none opposed.

ORDINANCES – SECOND READING/ PUBLIC HEARING on Ordinance O2022-14 – An Ordinance Amending Article I Chapter 4-1

No one wished to speak on this ordinance.

ORDINANCE:

Number	Title
2022-14	An Ordinance Amending Article I Chapter 4-1
Purpose	The purpose of this ordinance is to amend the definition of “A Year of Service”
Motion	Motion – Commissioner Lawler, seconded by Mayor Russo to Adopt Ordinance #O2022-14.
Roll Call Vote	Mayor Russo – YES. Commissioner Leeds – YES. Commissioner Lawler – YES. ALL AYES. None opposed.

ORDINANCES – SECOND READING/ PUBLIC HEARING on Ordinance O2022-15 – An Ordinance Amending Ordinance 2021-07 – An Ordinance Providing for Agreement between the City of Margate City and the Borough of Longport for Shared Municipal Court Services Pursuant to N.J.S.A. 2B:12-1(c)

Bob English of 130 N. 32nd Avenue expressed his concern with the Governing Body’s decision to continue a shared services agreement with the City of Margate City adding that the cost is approximately 90% more than what Atlantic County proposed for similar services. Administrator Porter reviewed the cost of the shared services agreement. Mayor Russo discussed the history of the shared services agreement and explained that the Borough took steps to be proactive instead of reactive. He added that initial discussions were for a Downbeach Court that would have included Margate and Ventnor cities. Mr. English also expressed his concern that the Borough did not get prices from other municipalities before moving forward with Margate. There was further discussion on this topic.

ORDINANCE:

Number	Title
2022-15	An Ordinance Amending Ordinance 2021-07 – An Ordinance Providing for an Agreement Between the City of Margate City and the Borough of Longport for Shared Municipal Court Services Pursuant to N.J.S.A. 2B:12-(c)
Purpose	The purpose of this ordinance is to amend the terms and conditions regarding a shared services agreement with the City of Margate City for Municipal Court Services.
Motion	Motion – Mayor Russo, seconded by Commissioner Leeds to Adopt Ordinance #O2022-15.
Roll Call Vote	Mayor Russo – YES. Commissioner Leeds – YES. Commissioner Lawler – YES. ALL AYES. None opposed.

The following ordinance was introduced for a first reading/ introduction:

First Reading/ Introduction of Ordinance O2022-16 – An Ordinance Amending Chapter 161 – Vehicles and Traffic of the Code of the Borough of Longport, Atlantic County, New Jersey, as it Pertains to Handicapped Parking. *A second reading and public hearing will be held at the November 18, 2022, Regular Commission Meeting that will follow the 9 am workshop meeting.*

ORDINANCE:

Number	Title
2022-16	An Ordinance Amending Chapter 161 – Vehicles and Traffic of the Code of the Borough of Longport, Atlantic County, New Jersey, as it Pertains to Handicapped Parking
Purpose	The purpose of this ordinance is to amend Schedule 2A Handicapped Parking of Chapter 161 to remove a no longer needed handicapped parking space.

Motion	Motion – Commissioner Leeds, seconded by Commissioner Lawler to Introduce Ordinance #O2022-16.
All in Favor	ALL AYES. None opposed.

Public Comment or questions on listed resolutions:

Bob English of 130 N. 32nd Avenue asked about the bids received for rehabilitation of the water tank. It was noted that the difference between the lowest and second lowest bid was approximately \$75,000. He asked if it would be worthwhile to reach out to the low bidder regarding the defect before deciding to award the contract. Borough Solicitor Affanato explained that the low bidder was advised of the material defect the first time bids were received.

RESOLUTIONS – CONSENT AGENDA (R2022-112 through R2022-123):

Number	Title
2022-112	A Resolution Granting a Non-Exclusive Revocable License for An Encroachment on Borough Property or Right of Way MOTION – RUSSO, SECOND- LAWLER, All AYES- none opposed.
2022-113	Amendment of Longport Personnel Policy and Procedures Manual MOTION – RUSSO, SECOND- LAWLER, All AYES- none opposed.
2022-114	A Resolution Designating Official Borough of Longport Newspapers for the Remainder of Year 2022 MOTION – RUSSO, SECOND- LAWLER, All AYES- none opposed.
2022-115	Approval to Submit a Grant Application and Execute a Grant Agreement with the U.S. Department of Homeland Security for the FY 2022 FEMA Building Resilient Infrastructure and Communities (BRIC) Program MOTION – RUSSO, SECOND- LAWLER, All AYES- none opposed.
2022-116	Authorizing to Apply for Grant Funding through the FY 2022 Flood Mitigation Assistance (FMA) Program and Execute a Grant Agreement with the Federal Emergency Management Agency MOTION – RUSSO, SECOND- LAWLER, All AYES- none opposed.
2022-117	Resolution to Adopt the Longport Watershed Management Plan MOTION – RUSSO, SECOND- LAWLER, All AYES- none opposed.
2022-118	A Resolution Authorizing Award of Contract for the Provision of Natural Gas Service for the South Jersey Power Cooperative MOTION – RUSSO, SECOND- LAWLER, All AYES- none opposed.
2022-119	A Resolution Appointing a Member to the Board of Trustees of the Free Public Library of the Borough of Longport Pursuant to New Jersey Statutes Annotated Title 40 Section 54 Subsections 9 and 10 MOTION – RUSSO, SECOND- LAWLER, All AYES- none opposed.

2022-120	A Resolution Authorizing the Submission of an Application for Grant Funding and the Execution of a Grant Contract with the New Jersey Department of Transportation for the Bayfront East Traffic Calming Improvements MOTION – RUSSO, SECOND- LAWLER, All AYES- none opposed.
2022-121	Establishment of an Emergency ‘No Parking’ Area South Side of Atlantic Avenue from the Margate City Line to the South Easterly Corner of 24 th Avenue; also on the North Side of Atlantic Avenue from the Westerly Side of 35 th Avenue to the Easterly Side of 33 rd Avenue MOTION – RUSSO, SECOND- LAWLER, All AYES- none opposed.
2022-122	A Resolution to Award a Contract for Water Tank Rehabilitation to Allied Painting, Inc., of Cherry Hill, NJ MOTION – RUSSO, SECOND- LAWLER, All AYES- none opposed.
2022-123	A Resolution to Award a Contract for Roadway and Drainage Improvements to Atlantic Avenue to Charles Marandino, LLC., of Milmay, NJ 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:

Borough Solicitor Affanato discussed adding the sale of a daily beach tag and potentially raising other beach tag fees. He said he would like to discuss this at the next workshop meeting.

ENGINEER’S REPORT:

Nothing further to report.

COMMISSIONERS REPORTS:

MAYOR RUSSO

Mayor Russo said that next year, in 2023, Longport will celebrate its 125th anniversary on March 7, 2023. He discussed some of the events that were held for the 100th Anniversary Celebration. He said he is looking for volunteers for the 125th Anniversary Celebration Committee.

COMMISSIONER LEEDS

Commissioner Leeds - nothing further to report.

COMMISSIONER LAWLER

Commissioner Lawler – nothing further to report.

PUBLIC COMMENT

Bob English of 130 N. 32nd Avenue said he read an article that Margate and Atlantic County were facing a 20% increase for health insurance costs and questioned if Longport would have a similar increase. CFO Kelly addressed his question and said that Longport would be looking at an increase of approximately \$100,000.

Mary Nugent of 2604 Oberon Avenue had a question about angled parking and the bike path on Atlantic Avenue. Engineer Dennis addressed her question. She also expressed concern that it appeared that the Borough was appeasing businesses by widening the sidewalks on Atlantic Avenue and what this meant for other commercial locations in the Borough. Mayor Russo explained that the sidewalk change was based on safety. There was further discussion on this topic. Commissioner Lawler also explained that the sidewalk was being widened for safety reasons. Ms. Nugent also noted that the property where the post office is located was zoned as commercial without a residential underlay.

Ms. Nugent asked if the Borough was prepared to handle ATV issues. Chief Culmone addressed her question.

She asked if the Borough had electric vehicles. It was noted that it currently does not. There was further discussion on this topic. Ms. Nugent asked how much money the Borough had saved, if any, by having another municipality provide dispatch services. CFO Kelly and Chief Culmone addressed her question.

Ms. Nugent asked if the park at 33rd Avenue had a name. It was explained that there is a plaque there for a playground donation from the Katz family, but the area is not named.

Ms. Nugent also discussed her request for a service flag to be flown at Thomas Reed Park for first responders. She noted that complaints the Borough received about the service flags it had on poles was for a different type of flag. She discussed installing a plaque at the playground or gazebo to honor first responders. Commissioner Lawler suggested that Ms. Nugent present an idea to the Governing Body for a plaque or other ideas to honor first responders. It was further recommended that she discuss her ideas with Administrator Porter. There was further discussion on this topic.

ADJOURNMENT

MOTION – MAYOR RUSSO, SECOND – COMMISSIONER LEEDS. All AYES- none opposed. Adjournment – 5:05 pm.