

**BOROUGH OF LONGPORT WORKSHOP COMMISSION MEETING
MUNICIPAL BUILDING, 2305 ATLANTIC AVE
LONGPORT, NJ 08403
WEDNESDAY, SEPTEMBER 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 September 18, 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, Chief Culmone, Fire Chief Clayton, 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.

Mayor Russo commended all the individuals attending for the life-saving awards presentation on their life-saving actions, which included members of Longport’s police, fire, beach patrol, and EMT departments.

A life-saving awards presentation was held to commend those who saved the life of an individual who was a victim of cardiac arrest on August 18, 2023. Fire Chief Levon Clayton presented certificates to several individuals including: Longport Volunteer Fire Chief Levon Clayton, Longport Volunteer Fire Assistant Chief Bruce A. Funk, Longport Volunteer Fire Captain Patrick Armstrong, Longport Volunteer Fire Acting Captain Thomas Kresz, Longport Volunteer Fire Acting Captain Dante Vespertino, Longport Volunteer Fire Firefighter Joseph Dougherty, Beach Patrol Lieutenant Michael McGrath and Joann Miller, a nurse on the scene.

Fire Capt. Armstrong, also Deputy Fire Chief of the Margate City Fire Department, thanked the Governing Body for equipping beach patrol vehicles with light bars and sirens.

Mayor Russo called for a five-minute recess to allow those in attendance for the presentation to take photographs. A recess was held from 4:09 to 4:11 pm.

Zoning Officer, Floodplain Administrator, Emergency Management Coordinator and Community Rating System coordinator, Bruce Funk provided the Governing Body with an update on Longport’s Flood Mitigation Plan and the Atlantic-Cape Multi-Jurisdictional Program for Public Information. He reviewed tentative grants received for mitigation projects in the Borough. He discussed a recent Hazard Mitigation Committee and Local Emergency Planning Committee meeting held on August 31, 2023, that

was open to the public to discuss several topics including: an update on hurricane season, an update on grants, a status update on current and proposed flood mitigation projects, a review of the Borough's Hazard Mitigation Plan, the County's Multi-Jurisdictional Hazard Mitigation Plan, Community Rating System (CRS) outreach projects, the NJ Coastal Coalition, the Atlantic Cape Multi-Jurisdictional Program of Public Information, an update on nuisance flooding, various flood and severe weather warning apps, and the emergency operations plan.

He also provided an update on the Borough's CRS class, adding that Longport is currently a Class 5, but is almost a Class 4. He said that a class 4 rating would help reduce insurance premiums. He said that the Emergency Operations Plan was last approved by the County and State in 2021. He said that it normally needs approval every five years. Although, he added in 2022, the State changed its rules and that approvals are needed every two years. He added that the Borough's had been approved this past July. He discussed the warning system process in the Borough. He noted that information is provided on Longport's website and social media. He discussed various flood mitigation projects throughout the Borough. He discussed the replacement of bayside bulkheads. He discussed bulkheads being replaced at properties that are undergoing substantial improvements or teardowns/ new homes, and that if they are replaced to a manageable height it would help protect properties by the bay. He also discussed the pros and cons of extending the jetty located at 11 Avenue. He also discussed a bayside federal project that would include a series of floodgates to protect bay side properties. He said this project could begin as early as 2025. He also noted that he was presented with the 'Outstanding Floodplain Manager of the Year' award for 2023 by the NJ Director of Floodplain Managers Association.

Mayor Russo had several questions including if the floodgate would serve the same purpose as extending the jetty. Zoning Officer Funk explained that the floodgates would address bayside flooding and that extending the jetty would help protect the beach side of the Borough. It was noted that federal funding appears to be available for mitigation projects. Mayor Russo also discussed flooding at 33rd and Pacific avenues and that a needed part for the pump there finally came in. He asked if Zoning Officer Funk could reach out to them to let them know. Mayor Russo noted that the New Jersey Coastal Coalition was formed by Longport, Margate and Ventnor after Superstorm Sandy. Zoning Officer Funk explained that the group was formed so that a consistent message would be shared with residents after the storm. Mayor Russo commended Zoning Officer Funk and officials from Margate and Ventnor on the coalition.

There was a discussion regarding the requirement to replace a bayside bulkhead as a result of a new home or substantial improvement to the property. It was noted that the discussion should start with the Planning and Zoning Board and then be presented to the Governing Body for consideration.

There was also discussion regarding the extension of the jetty at 11th Avenue. Zoning Officer Funk said he would reach out to the Army Corp of Engineers and New Jersey Department of Environmental Protection to open a dialogue on the project.

Dolores Wilson, Chairperson for the Longport Library Strategic Planning Committee, appeared before the Governing Body to discuss the expansion of the Longport Public Library. Ms. Wilson thanked the Governing Body for adding the library's request to speak on the Workshop Agenda. She noted that when she previously appeared before the Governing Body with the library's request to expand, that the only roadblock appeared to be the potential relocation of Longport's United States Postal Service Office. She noted that once it was clear that the post office was not relocating the library sent a letter requesting to move forward with expanding into the second floor of Borough Hall. She added that she

received an email from the Mayor stating that additional space for the library to expand could be not identified without disrupting the ability to provide mandated city services. He added that it is difficult to retrofit a 100-year old building to accommodate significant changes. He further explained in his email that his main concerns are the health and safety of the community.

Ms. Wilson then provided several examples of when the Mayor had previously expressed support of the library expanding into the second floor of Borough Hall. She explained that the library has been very busy and surveys consistently show the need to expand. She questioned the Mayor why he had previously expressed support for the library's expansion. Mayor Russo explained that he was supportive of the library using the second floor Centennial Room. He noted that the space the library was looking into on the second floor was needed by the Borough. He also suggested a joint effort with the Margate library for certain programs. He suggested a possible three-season room located to the rear of the library. Although, he noted that the three-season room would be contingent on Department of Justice approvals. He noted that library programs have caused some community groups to reschedule normally held meetings in Borough Hall due to lack of availability. He noted that installing a new elevator and re-doing stairs could cost a great deal of money. He questioned the library's need to spend \$1.5 million dollars to install an elevator in a 100-year old building. Ms. Wilson explained that the library has 150 overall programs that more than 3000 people attended in 2023 and that they need dedicated space for these programs. She added that the library has the funding for the expansion and requested that the Governing Body find a way to relocate the offices on the second floor where they would like to expand. She noted that the library has funding for project in the amount of \$500,000 to \$800,000. She noted that the library had addressed all of the Borough's concerns regarding the expansion.

Commissioner Leeds explained that the funding the library has to spend, that the public should have a say in that decision. He added that when the Board of Commissioners presented the idea of running an independent library outside of the Atlantic County Library System, it was explained to residents that there would be a savings after 10 years of operation that would be returned to the taxpayers in some meaningful way, such as a reduction in taxes.

Library Director Ricky Gerhardt explained that Longport did reach out to Margate for some joint programming, but that residents preferred to have large events outdoors due to COVID. Director Gerhardt discussed how library funding is regulated by the State. He noted that it has always been the goal of the library to return some of the money to the Borough.

Mayor Russo discussed how the library budget is up 55 percent. Library Director Gerhardt explained that funding is based on State law. He thought that the expansion would have been a win-win for the Borough and Library. Library Director Gerhardt explained that the library has invested in a sound system in Commission Chambers, is running quality programs, and that the overall plan is to return money to the Borough.

Commissioner Lawler added that the Borough has always been under the impression that at the end of eight years of operation, the library would be returning some funds to the Borough for tax payers. Director Gerhardt explained that the library is audited and that it must have funds for a capital plan, and a technology plan. He noted that the law is not that simple and that the library is now at year five of the eight years. He added that when the handicapped ramp fell apart at the historical museum, the library replaced it. He said that State law has to approve funding and any monies returned to the Borough. He also noted that there were issues with the area proposed for the three-season room and there were also issues with the Centennial Room.

Commissioner Lawler felt that the second floor Centennial Room was a much better location for the library to expand into, rather than the proposed area where the CFO and Solicitor have offices. He asked for an engineering plan from the library and reiterated his support of the use of the Centennial Room for the library. He noted that he needs more information on the proposed expansion. He commended the library on the job it has been doing.

Mayor Russo noted that the municipality is facing some large expenses. Engineer Dennis reviewed some of the projects including the need to raise water and sewer rates to help cover costs regarding a Federal and State mandated replacement of lead and galvanized service pipes. As well as some additional capital expenses such as the next phase of Atlantic Avenue, street opening repairs, a new Public Works Building, and HVAC repairs. Commissioner Leeds also discussed the 11th Avenue turnaround area as an additional project.

Ms. Wilson thanked the Governing Body for their time and said that the library would look at some other ideas for library expansion.

Administrator Porter:

Administrator Porter reminded everyone that beaches would soon be closing for the season. He discussed the playground equipment. He noted that it was ordered last year and that it just arrived today. He explained that there would be a bid opening on Friday for the installation of the equipment. He asked if the Governing would approve holding a special meeting on September 28, 2023 at 9 am to potentially award the contract. He explained that the playground will soon be closed so that the current playground can be demolished. He added that the goal is to have the playground equipment installed by October. He added that a resident made a donation with a request to have a shaded area included and that the area is still being determined. He also added that the Borough would soon move forward with street opening repairs.

Borough Solicitor Affanato:

Borough Solicitor Affanato noted that there is an ordinance on for first reading that amends the Electric Vehicle ordinance. He explained that the amendment includes a violation if someone uses the area as a parking space and is not charging their vehicle. He also noted that he is working on strengthening the Borough's alcohol on the beach, disorderly conduct, and curfew ordinances.

Borough Engineer Dennis:

Engineer Dennis provided an update on the Atlantic Avenue project, adding that milling and paving should begin next week. He added that there is ongoing corrective work that the Borough is not paying for. He noted that there will be a bid opening for the playground equipment on Friday and that the following week there will be a bid opening for the raised crosswalk project on Amherst Avenue.

Mayor Russo:

Mayor Russo asked Administrator Porter if he was aware of a resident who wanted to donate street lights in the commercial area. Administrator Porter noted that he is waiting for confirmation.

Commissioner Leeds:

Commissioner Leeds complimented the Longport American Legion Post 469 on a job well done on the Wounded Warrior parade and event.

Commissioner Lawler:

Commissioner Lawler – nothing further to report.

Municipal Clerk Kyle:

Municipal Clerk Kyle announced that the Borough does not have a Twitter account. It does have Facebook and a website.

Miscellaneous:

None.

Motion to Adjourn – Commissioner Lawler, seconded by Commissioner Leeds. All in Favor – Yes. None Opposed. Meeting adjourned at 5:05 pm.

**BOROUGH OF LONGPORT COMMISSION MEETING
MUNICIPAL BUILDING, 2305 ATLANTIC AVE
LONGPORT, NJ 08403
WEDNESDAY, SEPTEMBER 20, 2023**

The meeting was called to order with the flag salute at 5:06 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 September 18, 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, Chief Culmone, Library Director Gerhardt, and Municipal Clerk Kyle also present.

Mayor Russo noted that there was no one new in the audience, so there was no need to repeat the emergency exits. He announced public comment information.

Flood Hazard Mitigation Plan and Atlantic-Cape Multi-Jurisdictional Program for Public Information Update was covered during the workshop meeting.

Approval of Minutes:

Municipal Clerk Kyle requested a motion to approve the minutes from the July 5, 2023, and August 16, 2023, Workshop and Regular Commission Meetings. Commissioner Leeds made a motion, seconded by Commissioner Lawler, to approve the minutes. All in Favor - ALL AYES. None opposed.

ORDINANCES – SECOND READING/ PUBLIC HEARING: O2023-21 – An Ordinance Amending Part II Chapter 112 Sections 17 and 20

No one wished to speak on this ordinance.

ORDINANCES – SECOND READING/ PUBLIC HEARING: O2023-22 – An Ordinance Adding Article III Section 135-15

No one wished to speak on this ordinance.

ORDINANCES:

Number	Title
2023-21	An Ordinance Amending Part II Part II Chapter 112 Sections 17 and 20

Purpose	The purpose of this ordinance is amend where signs and posters are not permitted to be placed in the Borough. It also increases the fine for those who violate the ordinance from \$100 to \$500.
Motion	Motion – Mayor Russo, seconded by Commissioner Lawler to adopt Ordinance #O2023-21.
Roll Call Vote	Mayor Russo – YES. Commissioner Leeds – YES. Commissioner Lawler – YES. ALL AYES. None opposed.
2023-22	An Ordinance Adding Article III Section 135-15
Purpose	The purpose of this ordinance is add a section for lead paint inspections that are required for certain rental properties. The ordinance establishes rules and regulations as well as a shared services agreement for lead inspections with the Atlantic County Improvement Authority.
Motion	Motion – Commissioner Lawler, seconded by Commissioner Leeds to adopt Ordinance #O2023-22
Roll Call Vote	Mayor Russo – YES. Commissioner Leeds – YES. Commissioner Lawler – YES. ALL AYES. None opposed.

ORDINANCES:

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

First Reading/ Introduction of the following Ordinances: O2023-23 – An Ordinance Amending Article II Chapter 85, and O2023-24 – An Ordinance Authorizing the Salaries, Wages and Compensation in Year 2023 for Employees not Covered by Previous Ordinance or Union Contracts. *A second reading and public hearing will be held at the October 18, 2023, Regular Commission Meeting that will follow the 4 pm workshop meeting.*

ORDINANCES:

Number	Title
2023-23	An Ordinance Amending Article II Chapter 85
Purpose	The purpose of this ordinance is amend the Borough’ Code for use of the Electric Vehicle Public Charging Station to include a violation for vehicles parked, stopped or standing in the charging spaces while not undergoing a charge.
Motion	Motion – Commissioner Leeds, seconded by Mayor Russo to Introduce Ordinance #O2023-23.
All in Favor	ALL AYES. None opposed.

2023-24	An Ordinance Authorizing the Salaries, Wages and Compensation in Year 2023 for Employees not Covered by Previous Ordinance or Union Contracts.
Purpose	The purpose of this ordinance is to establish the salaries, wages and compensation for employees who are not covered by previous ordinances or union contracts for the year 2023
Motion	Motion – Mayor Russo, seconded by Commissioner Lawler to Introduce Ordinance #O2023-24.
All in Favor	ALL AYES. None opposed.

Public Comment or questions on listed resolutions: R2023-114 through R2023-124:

There were no comments or questions from the public regarding the consent agenda resolutions 2023-114 through 2023-124.

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 (R2023-114 through R2023-124):

Number	Title
2023-114	A Resolution Proclaiming the Month of September 2023 as Prostate Cancer Awareness Month MOTION – RUSSO, SECOND- LAWLER, All AYES- none opposed.
2023-115	A Resolution Authorizing a Shared Services Agreement with the Atlantic County Utilities Authority to Perform Basin Clean Out Services MOTION – RUSSO, SECOND- LAWLER, All AYES- none opposed.
2023-116	Authorizing a Tax Refund Due to Overpayment MOTION – RUSSO, SECOND- LAWLER, All AYES- none opposed.
2023-117	Resolution Awarding a Professional Service Contract – Fire Department Medical Examinations MOTION – RUSSO, SECOND- LAWLER, All AYES- none opposed.
2023-118	Authorizing a Change Order to a Non-Fair and Open Professional Services Contract with ARH Associates of Hammonton, NJ, for Design and Construction Management Phase II – Installation of New Well and Well Building at the Public Works Complex 31 st and Devon Avenue MOTION – RUSSO, SECOND- LAWLER, All AYES- none opposed.
2023-119	Knock Out Opioid Abuse Day – October 6, 2023 MOTION – RUSSO, SECOND- LAWLER, All AYES- none opposed.
2023-120	Award of Contract to Marchese’s Painting, LLC, 605 N. Burghely Avenue, Ventnor, NJ, 08406, for the Painting of Interior of Firehouse at Longport

	Firehouse MOTION – RUSSO, SECOND- LAWLER, All AYES- none opposed.
2023-121	A Resolution for the Governing Body of Certification of the Annual Audit MOTION – RUSSO, SECOND- LAWLER, All AYES- none opposed.
2023-122	A Resolution Establishing and Adopting a Complete Streets Policy for the Borough of Longport MOTION – RUSSO, SECOND- LAWLER, All AYES- none opposed.
2023-123	Authorizing a Refund of Tennis Court Fees Due to Closure of Tennis Courts Due to Weather MOTION – RUSSO, SECOND- LAWLER, All AYES- none opposed.
2023-124	Establishment of an Emergency ‘No Parking’ Area and Other Emergency Traffic Regulations on Atlantic Avenue between 22 nd Avenue and 27 th Avenue During the Milling and Paving MOTION – RUSSO, SECOND- LAWLER, All AYES- none opposed.

Public Comment or questions on listed resolution: R2023-125:

There were no comments or questions from the public regarding resolution 2023-125.

RESOLUTION R2023-125:

Number	Title
2023-125	A Resolution to President Joseph Biden Opposing the Suggestion to Utilize the Atlantic City International Airport as a Shelter Space for Immigrants MOTION – LEEDS, SECOND- LAWLER. AYES – LEEDS, LAWLER. NO - RUSSO.

FINANCIAL SUMMARY REPORT

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

Administrator Porter said that the audio system was recently replaced in Commission Chambers and he thanked Library Director Gerhardt for spearheading the effort and making sure everything was working properly. It was noted that another microphone might be needed for the public.

SOLICITOR’S REPORT:

Nothing further to report.

ENGINEER’S REPORT:

Nothing further to report.

COMMISSIONERS REPORTS:

MAYOR RUSSO

Mayor Russo – nothing further to report.

COMMISSIONER LEEDS

Commissioner Leeds – nothing further to report.

COMMISSIONER LAWLER

Commissioner Lawler discussed an electrical box at the 36th Avenue bulkhead and said that the box was being installed by the Borough and not a neighboring property owner. Administrator Porter said that the Borough would have to apply to the NJ Department of Environmental Protection for permission to use the area as a park, again, and then a new gazebo could be installed.

PUBLIC COMMENT

No one from the public wished to speak.

ADJOURNMENT

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

Adjournment – 5:16 pm.