

**BOROUGH OF LONGPORT COMMISSION WORKSHOP MEETING
MUNICIPAL BUILDING, 2305 ATLANTIC AVE
LONGPORT, NJ 08403
THURSDAY, SEPTEMBER 5, 2019 – 9 AM**

Meeting was called to order and Municipal Clerk Kyle read the Opening Statement pursuant to the Open Public Meetings Act. Official Action will be taken at this meeting. It was also announced that the meeting is being held at the same time and place as advertised with the exception that it is being held on the second floor of the Municipal Building. This is due to an unforeseen environmental constraint that prevents the use of Commission Chambers. A notice of the relocation to the second floor was posted on the bulletin board and the borough website and on the door of the Commission Chambers on Wednesday, August 30, 2019.

ROLL CALL:

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

Engineer Carter, CFO Kelly, Chief Culmone, Richard Hirsch, and Municipal Clerk Kyle also in attendance.

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

Ordinances – First Reading/ Introduction of Ordinances. The Second Reading and Public Hearing is scheduled for September 18, 2019 at 4:30 pm.

ORDINANCE

Number	Title
15	An Ordinance Amending Ordinance #95-05 – An Ordinance Providing for the Creation of the Position of Municipal Administrator, Fixing and Defining the Duties, and Qualifications thereof, and Fixing the Salary Range for the Aforesaid Position
Purpose	The purpose of this Ordinance is to amend certain sections of Ordinance #95-05 including the duties and hours of the Municipal Administrator.
Motion	Motion – Mayor Russo, seconded by Commissioner Leeds to introduce Ordinance #O2019-15.
All in Favor	ALL AYES. None opposed.
16	An Ordinance Amending 2019-04 – An Ordinance Authorizing the Salaries, Wages and Compensation in Year 2019 for Employees Not Covered by Previous Ordinance or Union Contracts

Purpose	The purpose of this Ordinance is to amend the compensation from salary to hourly for the position of the Municipal Administrator.
Motion	Motion – Commissioner Leeds, seconded by Commissioner Lawler to introduce Ordinance #O2019-16.
All in Favor	ALL AYES. None opposed.

Public Comment on listed resolution:
No public comment on the listed resolution.

RESOLUTION

Number	Title
2019-103	<i>A Resolution Authorizing the Appointment of a Municipal Administrator</i> MOTION - RUSSO, SECOND- LEEDS, All AYES- none opposed.

MAYOR RUSSO

Mayor Russo noted that he received a phone call from a resident on 22nd Avenue and that Borough Engineer recommended that the resident’s concern be discussed at a workshop. Engineer Carter explained that the request pertained to a ‘Do Not Enter’ or ‘Dead End’ sign to be placed on the alley near 21st and 22nd avenue. According to the resident, there are vehicles traveling up an alley near 21st and 22nd and the only way out is through an easement that is privately owned. According to the owner, this vehicular activity has caused safety concerns. Engineer Carter discussed the history of the property and the easement in question. He requested time to look into the issue with the Police Chief.

Mayor Russo discussed the Atlantic County/ Atlantic City Fishing Derby. He discussed the history of the event. Mayor Russo noted that recently several changes have occurred that contribute to allowing vehicles access to the beach. He listed several municipalities, as well as state and federal parks that allow vehicles on the beach during the off season. Mayor Russo added that with the completion of the dune and beach fill project, Longport’s beaches are now wider and could therefore accommodate vehicles on the beach. He added that the police department now has better equipment for enforcement of rules and regulations on the beach. He also discussed providing more public access to the beach. He said that several Longport residents have indicated that they would be interested in participating in this event. Mayor Russo also discussed the opioid epidemic and how the State promotes a program called ‘Hooked on Fishing, Not on Drugs’ and that this event promotes a wholesome family activity. He added that he was concerned that Longport may be viewed as being ‘elite’ by not participating in this event. He also noted that this might be a good opportunity for the police department to further its community policing initiative by interacting with derby participants. He also said that in the past vehicles were permitted to park at street ends, but he said with the addition of the dunes it might be challenging for some older participants or those with mobility issues to access the beach. He also noted that some agencies require that certain equipment be on the vehicle – he noted that Longport would need an ordinance to address these issues. He said that the Police Chief could issue a permit, but added that there currently is nothing in writing that would address some of the issues discussed. Mayor Russo noted that he had a resolution prepared by the Borough Solicitor that would

allow the vehicles on the beach, but that an ordinance would be required going forward to protect the beach and residents, while still allowing people to enjoy the beach.

Police Chief Culmone prepared a packet of information for the governing body pointing out concerns that he had with allowing vehicles on the beach. He discussed how in the past he and the mayor had agreed to prohibit the vehicles on the beach due to the fragility of the beach. He discussed the borough's past experience with the three times that the borough participated in the derby. He noted violations and numerous complaints that occurred during the events. Chief Culmone discussed that the borough still does not have a beach maintenance permit and that he believed that allowing vehicles on the beach would be contrary to what the NJ DEP and EPA wants. He said that the Borough Solicitor has indicated that the borough could be fined for having vehicles maintaining the beach. He stated that it is currently hurricane season and noted the impact that these storms have on the beach, including erosion concerns. He stated that public works cannot maintain the beach to address any issues that might arise due to storm activity. He also said that NJ Fish and Wildlife may want to close a portion of the beach to protect wildlife. He noted that when vehicles were permitted on the beach, vehicles got stuck in the sand, were speeding (there is no current ordinance addressing speeds on the beach), access area sand was being moved, that there was no tow company to remove vehicles from the beach, and he also said he received more complaints than requests for the permits. He also said that many of those requesting the permits are simply used for joy riding on the beach. He noted that these are some of the issues to consider when granting vehicular access to the beach. He also noted that if the borough does allow this that the Governing Body should consider charging a fee for the permit. He provided samples of other municipal ordinances and applications. He stated that he was not in favor of allowing vehicles on the beach this year. He also said that the event does not really have an impact on Longport's economy. Chief Culmone also said that he believed allowing vehicles on the beach was counter-indicative to what the State wants and the borough's ability to obtain a Beach Maintenance Permit.

Engineer Carter said that with the revetment project completed, participants could fish at the Point area and that there is parking available there. He also added that there is a beach area there now that the fishermen could use.

Mayor Russo agreed that the derby might not be an economic plus for Longport, but that Longport often utilizes other municipalities' restaurants, etc., adding that opening the beaches for vehicle access would be for the greater good.

Commissioner Lawler was not in favor of allowing vehicles on the beach this year. He also discussed the Beach Maintenance Permit and noted that there are also issues with beach erosion. He wanted to be sure the permit was handled properly and discussed having time to prepare an ordinance to allow for proper regulations.

Mayor Russo noted that he spoke to Dave Rosenblatt of the NJ DEP about the fishing tournament and he noted that Mr. Rosenblatt did not indicate that the borough was not permitted to participate in this event.

Commissioner Leeds said that during the summer season the beach is extremely busy and crowded. He felt that this time of the year is for residents to enjoy the beach without the danger of vehicles speeding on the beach. He also noted that the sand is different on the beach and even experienced drivers are getting stuck in it. He suggested that fishing derby participants can park at street ends and walk to the beach.

Mayor Russo said he would like to make a proposal to allow vehicles on the beach during the derby and noted for the record that he is supportive of a resolution that he had Solicitor Agnellini prepare that would permit vehicle access to the beach during the derby event. Mayor Russo said he would like to make a motion and that he supports fishing and these types of activities. Commissioner Leeds questioned why participants needed to drive on the beach in order to fish? Commissioner Lawler noted that he needed more time and as was not ready to support the resolution. He also said that he had concerns with the NJ DEP and the Beach Maintenance Permit. He stated that he was not against the event, but not ready to support it this year. He also felt that the request from organizers should have been provided sooner so that the Governing Body would have time to properly address it.

COMMISSIONER'S LEEDS

Commissioner Leeds suggested preparing a resolution to support Knock Out Opioid Abuse Day.

Commissioner Leeds also discussed several venues for getting information to the public regarding the Wounded Warrior Event and the 9-11 Ceremony. Municipal Clerk Kyle noted that the information had been posted on the borough's website, Facebook page and Local Access Channel 97.

Commissioner Leeds also discussed a memo from Bruce Funk on beach boxes, adding that he was not in favor of adding more items on the beach. Mr. Funk noted that he was forwarding an email to the Governing Body that was sent to him, but should have been directed to the Governing Body. Engineer Carter noted that there might be some issues with maintaining the beach if these types of boxes are allowed and that the idea should be studied first if the governing body is interested.

Commissioner Leeds also asked for an update on Borough Hall security. Chief Culmone discussed several steps taken to increase security at Borough Hall. Commissioner Leeds discussed security measures for the Tax Collector's office. Chief Culmone noted that this office has been included in the security measures.

Commissioner Leeds also discussed Air BnB rentals and said that he would like to set up a meeting with the Borough Solicitor to address this topic. Mayor Russo noted that he drafted a letter to address this and it needs to be decided who gets the letter. Commissioner Leeds also noted that the Borough's Code regarding rental regulations requires revision. Engineer Carter emphasized that physical inspections need to be considered in the process.

Commissioner Leeds discussed bond ordinance items and stated that the bond had been approved. He requested an update on what is occurring regarding the bonded items.

Commissioner Leeds said that he would like to hold discussion on regulations regarding use of borough facilities until the Municipal Administrator is on board so he could be included in those discussions.

COMMISSIONER LAWLER

Commissioner Lawler discussed that he has heard from several residents on Sunset Avenue between 32nd and 33rd avenues that have concerns with vehicles not stopping at the Stop signs located in that area. Commissioner Lawler noted that he visited the area with Engineer Carter and Chief Culmone and that the recommendation was to change that section of Sunset Avenue to one-way traffic towards Margate. He also discussed adding parking on the ocean side of the one-way area. Engineer Carter discussed the flow of traffic and asked Chief Culmone if he had any concerns. Chief Culmone noted that

he did not, and mentioned two recent accidents that occurred on the same day in the area discussed. He felt that it was a safer alternative. Engineer Carter noted that he would have an ordinance prepared for the next commission meeting.

Commissioner Lawler also discussed 36th Avenue and the bay. He noted that he has received a lot of complaints about the condition of the area and that the bulkhead there is falling into the bay. Engineer Carter noted that the area had been vacated by the borough some time ago. Engineer Carter suggested securing the area, and approaching the property owners.

ENGINEER'S REPORT

Engineer Carter reviewed the Engineer's Report of September 5, 2019. He also discussed Longport Seaview's proposal for lighting improvements and landscaping improvements to Beach Terrace from 15th to 16th avenues near the bulkhead.

Sheila Stone, Manager, of the Longport Seaview Condominiums located at 111 S. 16th Avenue, discussed the lighting proposal and landscaping proposal. Marjorie Wilson, President, Townhouses of Longport, also discussed the landscaping improvements and the association's donation of \$5,000 for the improvements. The Longport Seaview also would be donating \$5,000 towards the improvement project.

Engineer Carter noted that he provide a drawing that was similar to the design of the boardwalk area located along the bulkhead behind Borough Hall.

Jamie Lloyd, landscape design profession for the project, discussed some different options for the area. His main concern was irrigation for the area. He noted that on Beach Terrace there is a hydrant that could be used. An irrigation representative discussed water supply options for the area including drip irrigation.

Commissioner Lawler noted the need to look at the project overall financially. He felt that the area needed a boardwalk or sidewalk area to help define it. Engineer Carter did not recommend irrigation and plantings in that area. He suggested that the area could become an additional maintenance task for Public Works. Commissioner Lawler would like to see a final cost for the project.

Engineer Carter recommended creating pockets with circular irrigation. Commissioner Leeds asked about a fence and gate in the area that was on the drawing provided by the engineer.

Mr. Lloyd discussed a stepping stone walkway to reduce project costs. He suggested berm type plantings, hydrangeas, dune grass and perennials. He noted that he has a lot of landscaping experience on the island and knows what grows well. Engineer Carter asked to have a sketch prepared including a total cost for project and maintenance expenses. Mr. Lloyd noted that he would cover a large portion of the maintenance costs. Mr. Lloyd discussed a project that he just finished in another town. He said that the key is irrigation. It was noted that there may be some additional funding from neighbors for the beautification measures.

A letter from the Townhouses of Longport was also presented to the Governing Body to have volley ball or another recreational sport on the other side of the bulkhead.

Engineer Carter noted that the Planning and Zoning Board recently had an application regarding pool walkways. He noted that the borough does not have an ordinance addressing setbacks for pool

walkways. He also discussed an application regarding connections between buildings and accessory buildings. He noted that he would like to prepare an ordinance for the next commission meeting to address these issues. Commissioner Leeds also discussed placement of mailboxes with the engineer.

SOLICITOR'S REPORT

Absent.

RICHARD HIRSCH – COURT ROOM REMEDIATION

Mr. Hirsch noted that he met with Engineer Carter to discuss the remediation of the court room. Engineer Carter noted that the air conditioning unit failed and added that the unit has had issues over the past eight years. He noted that when it failed, it allowed for conditions for mold growth. He also said that when the carpet is removed that there is asbestos underneath and that would also need to be addressed as part of the remediation process. Engineer Carter discussed installing an air handler unit for the court room. He noted that this would help address the on-going HVAC issues.

Mayor Russo spoke to Municipal Court Administrator Brady regarding a contingency plan for future court sessions. Municipal Court Administrator Brady noted that the upcoming court session would be held in the Margate court room. She was interested in when the court room might be remediated so she could make appropriate arrangements. Mayor Russo suggested that Municipal Court Administrator Brady make arrangements to hold court sessions in Margate until further notice.

Engineer Carter noted that the required remediation work should be relatively quick, once started. He added that he is concerned about the reliability of the air conditioner in the court room and would like to move forward with installing an air handler.

MUNICIPAL CLERK

Municipal Clerk Kyle stated that there will be a General Election in November and that she would need to have direction as to where to have the voting machines placed, in the event that court room is still being remediated.

Commissioner Leeds discussed meetings and workshops and if there was any interest in changing the format of the meeting and workshop schedule. Commissioner Lawler suggested having two meetings a month, one at 9 am and one at 4:30 pm and eliminate workshop meetings as it seemed that workshop meetings were becoming more like regular commission meetings.

Municipal Clerk Kyle noted that the reorganization meeting is generally on the first Wednesday in January and this year that happens to be January 1st which is a holiday. The governing body recommended holding the reorganization meeting on Friday, Jan. 3rd.

Municipal Clerk Kyle also discussed a recommendation from the MEL-JIF to address ADA compliance requirements on municipal websites. She noted that the MEL-JIF recommended language was added to the borough's website. She said she is waiting for a proposal from the web provider to update the borough's website to meet ADA compliance recommendations.

MISCELLANEOUS

None.

PUBLIC COMMENT

Trish English of 130 N. 32nd Avenue discussed the one-way traffic change on Sunset Avenue and thanked the governing body for addressing this safety concern. Ms. English asked who maintained the bulkhead at 32nd Avenue. It was noted that the borough maintains the bulkhead. She noted that the bulkhead needed repair.

Jamie Lloyd discussed the street islands at 22nd Avenue. He noted that one homeowner in the area is looking to get a budget together to have private maintenance of those islands.

ADJOURNMENT

MOTION- LAWLER, SECOND- LEEDS. ALL IN FAVOR - All AYES- none opposed. (10:30 am)