

**BOROUGH OF LONGPORT COMMISSION WORKSHOP MEETING
MUNICIPAL BUILDING, 2305 ATLANTIC AVE
LONGPORT, NJ 08403
THURSDAY, October 10, 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. 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 Bulletin Board, the door of Commission Chambers and the door of the Centennial Room on Monday, September 30, 2019 and on the borough website on October 1, 2019.

ROLL CALL:

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

Engineer Carter, Administrator Porter, Zoning Officer Funk, and Municipal Clerk Kyle also in attendance.

Mayor Russo - emergency exits and public speaking time limit announcement. Mayor Russo stated that the meeting was moved into the library due to remediation efforts in the commission chambers/ court room and Centennial Room of borough hall.

Prior to public comment on the listed resolution, Commissioner Leeds questioned the need for the resolution. Mayor Russo addressed his question.

Public Comment on listed resolution:

There was no public comment on the listed resolution.

RESOLUTION

Number	Title
2019-108	<i>A Resolution Authorizing the Establishment of an Emergency 'No Parking' Area Along Atlantic Avenue – Easterly Side of 11th Avenue on the Southerly Side of Atlantic Avenue to the City of Margate – AC Marathon</i> MOTION - LEEDS, SECOND- RUSSO, All AYES- none opposed. LAWLER – absent.

MAYOR RUSSO

Mayor Russo requested that Administrator Porter provide an update on remediation work within Borough Hall.

Administrator Porter discussed the history of the HVAC unit failing in mid-August, which allowed for mold to grow on the floor and chairs. He noted that the commission chambers/ court room was sealed off and that remediation efforts are underway. He also discussed issues in the police department and explained that the building was tested, which also resulted in the Centennial Room also being sealed off

for remediation. Mold issues were discovered in the carpeting of both rooms, which also revealed a secondary issue of asbestos. He noted that some test results were pending and that arrangements are being made as to what needs to be done to address these conditions.

Engineer Carter noted that the HVAC system went down at the same time that Well #3 went down and this was believed to be related to power supply. He noted that the weekend when this occurred was an exceptionally humid weekend. He explained that when the carpet was originally put over the asbestos, it was acceptable at that time and was considered a form of encapsulation. He explained that when removing carpet, the glue can stick to the asbestos and disturb it and this requires asbestos remediation.

Mayor Russo asked the status of the police department regarding mold issues. Administrator Porter noted that there is mold in the crawl space. Engineer Carter discussed that some equipment in the crawl space was damaged during Super Storm Sandy and that it will be repaired.

Administrator Porter stated that the humidity in the building had to be maintained at 60 percent or lower. He also noted that it is recommended to re-insulate the piping in the building due to leaks. There was discussion on remediating the building when employees were not present. Engineer Carter also discussed temporarily moving the police department.

Mayor Russo asked about a contingency plan and stated that he wanted to be sure that all employees were safe and not exposed to anything that could be potentially harmful. Administrator Porter and Engineer Carter discussed what steps are being taken to protect employees and address the mold issues in the building.

Mayor Russo asked Municipal Clerk Kyle about a contingency plan for the social luncheons. Municipal Clerk Kyle noted that Ms. Kelly is working on the luncheons and will have more information soon.

COMMISSIONER LEEDS

Commissioner Leeds noted that there might be a need to cancel the luncheons for the remainder of the year due to remediation work. He also discussed some concerns with potentially moving the luncheon to different locations.

Commissioner Leeds noted that he would hold discussion on rental regulations in the solicitor's absence.

Commissioner Leeds said that that items bonded through a bond ordinance may need to be re-prioritized due the recent issue with mold in borough hall and water tower repairs.

He also discussed code enforcement issues that may require the enactment of new ordinances to address certain violations. He noted that he would like to have Administrator Porter involved in this process. Administrator Porter said that he had a meeting planned with code enforcement to discuss how to address enforcement issues.

Administrator Porter provided an update on Borough Hall security including the recently updated camera surveillance system at the municipal building.

Commissioner Leeds discussed public use of municipal facilities such as the playground, community building and borough hall and the need to revise the rules and regulations pertaining to use of these facilities with the municipal administrator.

Commissioner Leeds suggested that the municipal administrator hold regular meetings with municipal department heads to discuss borough projects.

Administrator Porter noted that he has met with most departments and plans to have additional meetings during the budget process.

COMMISSIONER LAWLER

Absent.

ENGINEER'S REPORT

Engineer Carter reviewed the Engineer's Report of October 10, 2019. He discussed two capital bonds that were adopted this year. He noted that one was for a new well and he discussed that he is finishing up the permitting process and would be moving on to construction of the building that is included in that project. He explained that this is the first phase of the well project, the second phase includes replacing sewer lines from 22nd through 27th avenues on Atlantic Avenue. He noted that the CFO requested that he delay the sewer project pending the cost for the new well. Engineer Carter discussed the permitting process and explained that Well #1's motor had failed and that it had exceeded its lifespan and needs to be repaired.

Engineer Carter discussed the water tower including estimated costs for repairs. He discussed another municipality's experience with water tower inspections, adding that if the company used is qualified, he suggested having the company prepare a proposal for the borough.

Engineer Carter discussed sewer main work and road replacement work that is included as part of the capital bond. He noted that a new administrative office will be built as the second phase of the well replacement project and that it would be built behind the existing Well #2 building.

Engineer Carter discussed new fencing and the resurfacing of recreation areas. He noted that he has completed the design of the fencing and that he would be getting RFPs soon and that the re-surfacing would need to be done in the spring. Mayor Russo said that he has been approached by residents who live in the public works area regarding certain types of fencing around the public works building.

Engineer Carter also noted that he had completed the rescue boat lift project permit application and that it was ready for the Mayor's signature.

Commissioner Leeds shared his concern regarding two new issues that the borough must address, including remediation areas in borough hall and water tower repairs, and that there might be a need to reallocate monies and re-advertise. He noted that he would like to be included in any discussion regarding bond money.

Engineer Carter discussed a roof leak along 24th Avenue of Borough Hall.

Engineer Carter discussed the bulkhead at 36th Avenue and contacting property owners there.

Engineer Carter noted that the municipal hall electrical relocation project has been completed. He also explained that the new generators are able to service the entire building.

Engineer Carter discussed State-aid grant funded work on 29th Avenue and noted that the sidewalk had been poured and that drainage work is underway. He noted that additional state-aid grant funded work between 32nd and 36th of Atlantic Avenue should be completed by May of next year. Mayor Russo asked about the status of the pedestrian crossing on Ventnor Avenue. Engineer Carter noted that he would follow up on that project. He added that there were some issues with traffic control.

Engineer Carter said that the municipal clerk received a response from the Planning Board Secretary stating that the Longport Planning/ Zoning Board does not have any issues pertaining to an upcoming zoning ordinance that is scheduled to have a second reading on October 23, 2019.

Engineer Carter discussed the Council on Affordable Housing and the hiring of a consultant for a vacant land analysis and noted that any potential consultant's qualifications should be reviewed.

He also discussed the Beach Maintenance Permit and noted that once the Municipal Public Access Plan is addressed that the NJ Division of Fish and Wildlife aspect would be need to be worked on. He also noted that Solicitor Agnellini would be preparing to re-introduce the Municipal Public Access Plan Street End ordinance.

Engineer Carter also discussed a Victorian lighting request from the Longport Seaview. He recommended that the Longport Seaview locate the light on its property.

Engineer Carter discussed a new HVAC system for the Centennial Room. He said he had the design work completed for the system. It was suggested that the borough improve circulation in that room. He also discussed mold found in the Centennial Room. He explained that an HVAC system could quickly be installed in this room. He discussed different HVAC options for the room.

Engineer Carter discussed the electric vehicle car charging station and noted that it might be better to move the station closer to the electric generator. Engineer Carter shared his concerns with moving ADA parking spaces. Mayor Russo requested that Mr. Funk provide Engineer Carter with the space specifications on the electric charging station.

SOLICITOR'S REPORT

Absent.

ADMINISTRATOR'S REPORT

Administrator Porter discussed that the borough must increase its water-sewer rates and that the total increase is \$100. He noted that the increase was recommended by the borough's auditors. He added that rates have not increased since 2009. Mayor Russo noted that he would like to have seen the increase covered by overages, but that was not viable due to water conservation measures implemented. Mayor Russo said that he would like to see the increase be less than \$100.

Administrator Porter also thanked everyone for a warm welcome to the borough.

BRUCE FUNK – FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD MITIGATION GRANT PROGRAM

Mr. Funk noted that it was time to update the borough flood hazard mitigation plan in order to apply for FEMA grant funds. He noted that he would need to have a resolution placed on the agenda for the next meeting.

MUNICIPAL CLERK

Municipal Clerk Kyle discussed draft resolutions for the borough holiday schedule for 2020 and the commission meeting schedule for 2020.

Administrator Porter noted that the borough's towing contract expires this year and that it would need to be renewed for years 2020 and 2021. He said that Chief Culmone put out a RFP and received one response from Providence Towing and recommended renewing with them for 2020 and 2021.

Municipal Clerk Kyle also discussed a contingency plan for the upcoming General Election.

Municipal Clerk Kyle also discussed a new initiative that would allow Longport residents with proper identification to take paper that needs to be shredded to Margate as part of its paper shredding event on November 16th. Municipal Clerk Kyle was given approval to move forward with scheduling the event.

MISCELLANEOUS

None.

PUBLIC COMMENT

Scott Stetzer of 25 S. 33rd Avenue discussed a potential traffic change on Sunset Avenue between 32nd and 33rd avenues. He said that he, along with numerous neighbors, did not think that this was a good idea and that he is opposed to the change. He also had concerns with adding new parking in that area. He discussed the curb cuts in that area. He also noted that 33rd Avenue receives a great deal of traffic and that adding more traffic to 33rd Avenue would impact far more people than the proposed change to Sunset Avenue. He also noted that there is some discussion that Margate might be considering changing traffic direction on a section of Amherst Avenue and that the Governing Body might want to take this into consideration when deciding on any traffic changes on Sunset Avenue.

Mayor Russo noted that at this time he was not in favor of making any changes to the direction of traffic on Sunset Avenue.

Joel Goldman of 108 S. 15th Avenue noted that he has spoken to a number of people regarding the proposed traffic change on Sunset Avenue and that he agrees with Mr. Stetzer's comments. He said he was happy to hear that the Mayor was against the proposed change.

ADJOURNMENT

MOTION- LEEDS, SECOND- RUSSO. ALL IN FAVOR - All AYES- none opposed. LAWLER – absent.
(10:06 am)