

**BOROUGH OF LONGPORT WORKSHOP COMMISSION MEETING  
MUNICIPAL BUILDING, 2305 ATLANTIC AVE  
LONGPORT, NJ 08403  
WEDNESDAY, August 19, 2020 – 4:00 PM**

The meeting was called to order.

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 Current on August 14, 2020. 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 Carter, CFO Kelly, Police Chief Culmone, Zoning Officer Funk, and Municipal Clerk Kyle also present.

The Mayor stated the location of emergency exits.

Mayor Russo:

Mayor Russo stated that he would provide his report at the regular Commission Meeting. He said that he would provide an update on the Wounded Warrior Program. He was also looking forward to updates on projects from the Borough Engineer and Municipal Administrator.

Commissioner Leeds:

Commissioner Leeds discussed a large amount of mud and silt in the street associated with a construction site near Pacific and Yarmouth avenues. He noted that the street black top has been stained with cement and that street drains are being clogged due to the debris. There was discussion on the role the building department has in enforcing Code regulations regarding construction sites. Administrator Porter said that he would work on addressing this issue. Engineer Carter also noted that the Cape Atlantic Soil Conservation District could be contacted to help with enforcement. Commissioner Leeds expressed his concern that this is a very serious issue that needs to be addressed.

Commissioner Lawler:

Commissioner Lawler discussed Resolution 2020-103 regarding an emergency repair at the 33<sup>rd</sup> Avenue bayside bulkhead. Engineer Carter explained that the bulkhead caved in and had been repaired. Engineer Carter noted that the resolution helped expedite the process for the repair. Commissioner Lawler also asked about repairing the sidewalk in the area.

Mayor Russo discussed drainage problems in the Borough. He also noted that he has concerns with landscapers not hauling away yard waste and that some continue to use leaf blowers with waste going into the storm drains. He discussed having a meeting with local landscapers at the end of the summer to

discuss these concerns. He felt that this might be a bigger issue in the Borough. He spoke to Zoning Officer Funk about a list of landscapers.

Municipal Administrator:

Administrator Porter discussed Ordinance 2020-06 that was introduced at the previous meeting and would have had a second reading today, but due to the Governing Body's concern with the ordinance, he worked with the Borough Solicitor to draft a new ordinance, O2020-07, that was more consistent with what the Governing Body was interested in doing. This new ordinance would take the place of O2020-06 and was on the agenda for the Governing Body's consideration at the regular meeting. Administrator Porter asked Police Chief Culmone to attend the meeting in the event there were any questions regarding the ordinance. Chief Culmone discussed the ordinance and provided an overview of how the need for an amendment came about. The Governing Body agreed that the sight triangle in the area needed to be addressed for safety concerns. Engineer Carter discussed sight triangles and how the Borough and other communities have addressed parking in shore communities. He explained that in general, providing parking was a driving force. The Governing Body noted that they would like to have input from the residents that would be directly impacted from the removal of the three parking spaces on Ventnor Avenue, but that it would be introduced for a first reading/ introduction. Chief Culmone also noted that a "No Parking" sign had been placed in the area by the County for nearly a month with no issues.

Administrator Porter said that work would soon be underway in Commission Chambers including the installation of new flooring and new chairs. He hoped that the flooring would be ready by the next meeting. He explained that resolutions were on the upcoming agenda for this work. He added that chairs for the dais still needed to be ordered.

Administrator Porter also discussed the proposed sidewalk project that would pave certain areas in the Borough that currently have grass instead of paved sidewalks. He said the estimated cost is \$187,000 and wanted to know if the Governing Body wished to address the project as a whole or if it should be addressed in stages. Engineer Carter also discussed the possibility of completing the project in two phases. He discussed doing in-fill areas first. There was discussion on how certain areas would be addressed regarding where the sidewalk would be installed, including areas that have a full sidewalk already on one side of the street. There was also discussion on using previously issued bond money for the Atlantic Avenue Point project to fund the sidewalk project. Administrator Porter also mentioned an outreach project that the Chief of Police is working that included crosswalks. He noted that this would be discussed in detail at a later time.

Administrator Porter explained that he has not received an update from the NJ Department of Environmental Protection regarding either the Municipal Public Access Plan, the Beach Maintenance Plan or the Fish and Wildlife aspect of the Beach Maintenance Plan for the last two months. Solicitor Affanato discussed ongoing furloughs at the State.

Solicitor:

Solicitor Affanato had nothing further to report.

Engineer Carter:

Engineer Carter said he provided a design of the well building. He added that costs are increasing due to code issues beyond the Borough's control. He discussed certain ramping changes including elevation requirements (13 feet) and changing of the ramp's slope. He provided an overview of the construction

process and noted that he is getting ready to go out for bid on this project. He said the well would be built first and then the building. Mayor Russo asked if the permitting was completed. Engineer Carter noted that he expected a sign off in the near future. He also noted that he anticipated that the project would be completed sometime next year. Commissioner Lawler also discussed the water tower and said that it needs to be painted. Engineer Carter noted that the Administrator was working on this issue. Administrator Porter said that it was something that would be addressed in the spring. Engineer Carter explained that he wanted to have everything in order before he left at the end of the year.

CRS Update on the Atlantic Cape Coalition – “Multi-Jurisdictional Program for Public Information”:

Zoning Officer and CRS coordinator Funk provided an annual update on the Community Rating System and the public information program. He discussed on-going public information campaigns including providing information to help inform residents of flood hazards, flood insurance, where to get copies of elevation certificates, how to protect themselves and their property, as well as how to sign up for assistance if they have special needs. He discussed how this had been historically done through the newsletter and via safety bags, but that has ended. He also discussed information available on the Borough website. He also noted that he created a booklet, an Emergency Preparedness Guide, containing much of the discussed information and that is scheduled to be provided to residents soon. He also reviewed the history of the Atlantic Cape Coalition, the Flood Hazard Mitigation Committee and the program’s success in the Borough. He also discussed the various stakeholders involved in the program. He noted that some of the goals included informing residents of flood risks, what is available information-wise and what tools the Borough has available to help residents. He also noted that the current proposed plan could change the Borough’s CRS rating from a Class 5 to a Class 3, equaling an approximate 35% reduction in flood insurance premiums. He discussed the need for a regional public outreach message.

Mayor Russo discussed the number of members in the coalition and how it grew from three members to an estimated 13 members. Engineer Carter recommended adopting the plans if it could be obtained without having to further elevate homes above current regulations. Zoning Officer Funk noted that he believed the benefits could be achieved without further requiring an additional elevation of homes. He also discussed a past nuisance flooding evaluation study with Stockton University that has been beneficial to the Borough. Commissioner Leeds asked if a public meeting could be held to help provide this information to residents. Zoning Officer Funk noted that there is a virtual community meeting scheduled for later on that day from 6 to 8 pm for anyone who is interested. Commissioner Leeds noted that he would like to, at some point, host an ‘open house’ for the public on this information.

Municipal Clerk:

Municipal Clerk Kyle noted that the ‘Key to the City’ had been ordered for the Wounded Warrior.

Miscellaneous:

No further reports.

**Motion to Adjourn** – Commissioner Leeds, seconded by Commissioner Lawler. All in Favor – Yes. None Opposed. Meeting adjourned at 4:55 pm.

**BOROUGH OF LONGPORT COMMISSION MEETING  
MUNICIPAL BUILDING, 2305 ATLANTIC AVE  
LONGPORT, NJ 08403  
WEDNESDAY, August 19, 2020**

The meeting was called to order with the flag salute at 4:56 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 Current on August 14, 2020. 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 Carter, Police Chief Culmone, and Municipal Clerk Kyle also present.

Emergency Exits, Public Speaking Announcement – announced by Mayor Russo.

Approval of minutes-

Municipal Clerk Kyle requested a motion for approval of the minutes from the August 5, 2020, Workshop and Regular Commission Meeting. Commissioner Lawler made a motion, seconded by Mayor Russo, to approve the minutes of the August 5, 2020, Workshop and Regular Commission Meeting. ALL AYES- none opposed.

Second Reading/ Public Hearing on Ordinance O2020-06 – An Ordinance Amending Chapter 161-13 – Vehicles and Traffic of the Code of the Borough of Longport, Atlantic County, New Jersey, as it Pertains to No Parking on Ventnor Avenue from JFK Bridge to 32<sup>nd</sup> Avenue.

Borough Solicitor Affanato discussed the ordinance and that the Governing Body wished to change this ordinance and that the change was significant enough to warrant the introduction of a new ordinance.

**The Governing Body indicated that it wished to withdraw this ordinance.**

Number	Title
2020-06	An Ordinance Amending Chapter 161-13 – Vehicles and Traffic of the Code of the Borough of Longport, Atlantic County, New Jersey, as it Pertains to No Parking on Ventnor Avenue from JFK Bridge to 32 <sup>nd</sup> Avenue.
Purpose	The purpose of this ordinance is to add a section of No Parking on Ventnor Avenue from the JFK Bridge to 32 <sup>nd</sup> Avenue.

Public Hearing	A public hearing was not held as this ordinance was withdrawn and a new ordinance #O2020-07 would be introduced and a public hearing held at the following meeting on September 16, 2020.
Motion	Motion to <u>WITHDRAW</u> –Mayor Russo, seconded by Commissioner Lawler to WITHDRAW Ordinance #O2020-06.
Roll Call Vote	Mayor Russo – Yes. Commissioner Leeds – Yes. Commissioner Lawler – Yes. ALL AYES. None opposed. <b>ORDINANCE 2020-06 WITHDRAWN.</b>

First Reading/ Introduction of Ordinance O2020-07 – An Ordinance Amending Chapter 161-13 – Vehicles and Traffic of the Code of the Borough of Longport, Atlantic County, New Jersey, as it Pertains to No Parking on Ventnor Avenue. A Second Reading/ Public Hearing is scheduled to be held on September 16, 2020, at the Regular Commission Meeting, following the 4 pm Workshop Meeting.

Number	Title
2020-07	An Ordinance Amending Chapter 161-13 – Vehicles and Traffic of the Code of the Borough of Longport, Atlantic County, New Jersey, as it Pertains to No Parking on Ventnor Avenue.
Purpose	<b>The purpose of this ordinance is to add a section of No Parking on Ventnor Avenue.</b>
Motion	Motion –Commissioner Leeds, seconded by Commissioner Lawler to introduce Ordinance #O2020-07.
All in Favor	ALL AYES. None opposed.

Public Comment or questions on listed resolutions:

No comment or questions from the public on the listed resolutions.

#### RESOLUTIONS

Number	Title
2020-101	A Resolution Authorizing a Tax Refund Pursuant to Tax Court of New Jersey Tax Appeal Resolution MOTION – LEEDS, SECOND- LAWLER, All AYES- none opposed.
2020-102	A Resolution Chapter 159 Budget Insertion for Non-Federal Cost Share Program for Improvement to Firehouse MOTION – LAWLER, SECOND- LEEDS, All AYES- none opposed.
2020-103	A Resolution of Declaration of Emergency at the 33 <sup>rd</sup> Avenue Bulkhead at the Bay MOTION – LAWLER, SECOND- RUSSO, All AYES- none opposed.

2020-104	A Resolution Authorizing Award of Contract for the Provision of Electric Generation Supply Service for the South Jersey Power Cooperative MOTION – LEEDS, SECOND- LAWLER, All AYES- none opposed.
2020-105	A Resolution Authorizing the Borough of Longport to Renew a Concession Agreement with an Electronic Seller and Distributor of Beach Badges MOTION – LEEDS, SECOND- LAWLER, All AYES- none opposed.
2020-106	A Resolution to Award a Contract to W.B. Mason Co., Inc., PO Box 981101, Boston, MA, 02298 for the Purchase and Installation of Flooring in Commission Chambers at 2305 Atlantic Avenue MOTION – RUSSO, SECOND- LAWLER, All AYES- none opposed.
2020-107	A Resolution Award of Contract to W.S. Goff Company, Inc., of 5104 Oakwood Blvd., Mays Landing, NJ 08330, for the Purchase of Furniture for Commission Chambers at 2305 Atlantic Avenue MOTION – LAWLER, SECOND- RUSSO, All AYES- none opposed.

**BILL LIST**

Commissioner of Finance and Revenue, Jim Leeds, Sr., asked if there were any questions on the Bill List of August 19, 2020. There were none. MOTION – LEEDS, SECOND – RUSSO. ALL IN FAVOR - ALL AYES. NONE OPPOSED.

**FINANCIAL SUMMARY REPORT**

Commissioner of Finance and Revenue, Jim Leeds, Sr., 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.

**COMMISSIONERS REPORTS:**

**MAYOR RUSSO**

Mayor Russo noted that final arrangements have been completed regarding the Wounded Warrior Program hosted by the American Legion Post 469 and that it would begin with a parade on September 15th. He also announced that the September 11<sup>th</sup> Memorial Ceremony would be held at 9 am at the Reed Park. He noted that event remembers those lost and that wreathes would be presented by the police, fire, EMT, the American Legion Post 469 and the Ladies Auxiliary that day.

**COMMISSIONER LEEDS**

Commissioner Leeds nothing further to report.

**COMMISSIONER LAWLER**

Commissioner Lawler nothing further to report.

**MUNICIPAL ADMINISTRATOR'S REPORT:**

Nothing further to report.

**SOLICITOR'S REPORT**

Nothing further to report.

### **ENGINEER'S REPORT**

Nothing further to report.

### **PUBLIC COMMENT**

Mr. Doug Farrell of 16 S. 32<sup>nd</sup> Avenue noted that he has been a Longport resident for nearly 40 years and that he was attending the meeting to provide compliments. He said he agreed with Mayor Russo that the Wounded Warrior program is excellent. He said he believed that the police department was doing an excellent job making itself available to the community and that they are also very friendly with the community. He especially commended Officer Lupperger for his outreach with children. He also said he agreed with Commissioner Leeds that having an open house regarding the information Zoning Officer Funk presented at the workshop meeting regarding the CRS program is a great idea. He also complimented the governing body on the new beach ice cream vendor, noting that the vendor travels to the Point and back several times during the day. He noted the vast amount of beach at the Point area and pointed out some safety issues that need to be addressed there. He also commended Engineer Carter on his work with the NJ DEP regarding the area. He asked if something could be done on a minimal basis. Engineer Carter noted that work is being done to address Mr. Farrell's concerns and he would like to have the area addressed before he leaves.

### **ADJOURNMENT**

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

Adjournment - 5:18 pm.