

**BOROUGH OF LONGPORT WORKSHOP COMMISSION MEETING
MUNICIPAL BUILDING, 2305 ATLANTIC AVE
LONGPORT, NJ 08403
WEDNESDAY, FEBRUARY 21, 2024 – 4:00 PM**

The meeting was called to order at 4:03 pm. There was a technical issue getting the audio started for remote members of the public.

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 February 16, 2024. 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, Chief Clayton, and Municipal Clerk Kyle also present.

Mayor Russo stated the location of the emergency exits and discussed opportunities for public comment.

A proclamation was presented to Carl N. Tripician, Esq., on his retirement as the Borough of Longport's Municipal Prosecutor. A position he has held for the past 25 years.

Administrator Porter:

Administrator Porter discussed the budget process and that that a preliminary municipal budget should be prepared soon. He also noted that the capital budget would be ready next week. He explained that the Longport Public Library is working on a Bacharach building exhibit to mark the 100th Anniversary of Borough Hall. He also noted that the library would like to place a permanent plaque in front of the building to mark this special occasion. The Governing Body was supportive of the library's plans.

He also discussed a possible modified shared service agreement with Ventnor for Uniform Construction Code (UCC) services. He said that the Borough has had a shared services agreement with Ventnor for the past 17 years. He said that the current Construction Official has announced his plans to retire. He said once he has the new cost for the service, he will share it with the Governing Body. There was further discussion on this topic, including other potential ideas including hiring someone in-house, a possible shared service agreement with another municipality, or contracting with a private agency. It was noted that an advertisement for the opening has been posted internally at this time. It was also noted that numerous municipalities are facing a similar situation in hiring UCC officials. There was further discussion on this topic.

Borough Solicitor Affanato:

Borough Solicitor Affanato discussed a resolution on the regular meeting agenda to accept the properties willed to the Borough by the late Dorothy S. McGee. He noted that there are specific restrictions on accepting the properties as stated in the attachment to the resolution. He explained that the estate is not responsible for the creation or maintenance of the park. He also noted that a

Memorandum of Understanding (MOU) has been drafted to address potential scenarios in the future including what would happen if a hurricane destroyed the park. It was noted that if the Borough does not abide by the estate's wishes, the property would return to the estate. There was additional discussion regarding whether dogs are permitted in the park and various public uses such as for marriage ceremonies. Borough Solicitor Affanato also noted that the attorney for the estate asked if the Borough would be purchasing title insurance. Solicitor Affanato said that he thought that the lineage is clear and that he did not recommend purchasing the insurance as it is very costly. He added that his only possible concern would be any potential riparian issues. Commissioner Leeds questioned if the area would have property insurance. Solicitor Affanato explained that once the Borough took ownership of the properties it would have insurance through the Atlantic County MEL-JIF.

Commissioner Leeds discussed his views on the park. He said that he is not against accepting the donated park; however, he is thinking of all the residents with his concerns. He previously stated that he believes the deed is very restrictive, more so than other open space that the Borough owns. He discussed a recent playground donation that came with no restrictions. He added that the donation of the property for a park will be at a cost to the Borough. He expressed concern for those living on fixed incomes. He also expressed his wish that memorial benches (with plaques) be permitted in the park. Solicitor Affanato said that neighbors of the property may be funding the entire cost for the park. He also added that the McGee estate has been clear in stating that no other memorial donations are permitted in the park. Commissioner Leeds expressed his wish to have less restrictions at the park. He also discussed the costs associated with the upkeep and maintenance of the park.

Commissioner Lawler noted that benches can be donated without memorial plaques. He also said that the potential tax increase per property was minimal and that having an additional park area in the Borough was great. He also discussed the park's neighbors who expressed interested in paying for the park. Solicitor Affanato said that they are exploring a funding mechanism and that it was possible that they (the group of neighbors) would soon approach the Borough on this topic.

Mayor Russo noted that he has not heard of anyone that is against the donation. He called it a 'once in a lifetime' opportunity for the Borough. He noted that the neighboring property values would increase as a result of the new park. He also commended Solicitor Affanato for drafting a comprehensive memorandum of understanding (MOU) with the McGee estate.

Solicitor Affanato also discussed the upcoming municipal election. He discussed the current political sign ordinance and how it needed clarification to take into account the early voting period.

Solicitor Affanato also discussed a change to Borough Code to amend Uniform Construction Code fees. He also mentioned a resolution on the agenda to rescind a contract to paint the fire house.

Borough Engineer Dennis:

Borough Engineer Dennis discussed two ordinances on the agenda for adoption at the regular meeting. One pertained to the storage of ice melt and regulations to help keep it out of the water. The second pertains to State regulations regarding stormwater management and drainage calculations.

Engineer Dennis also discussed the Amherst Avenue raised crosswalk project, noting that the project would soon be closed out. He said the crosswalk is three inches off the roadway, which is the maximum elevation according to the NJ Department of Transportation.

He also noted that he, Administrator Porter, and Chief Culmone met with representatives of the State Police to review the police holding cells upgrade project. He explained that once the specifications are compliant with State regulations, the Borough could then go out to bid on this project.

Mayor Russo:

Mayor Russo noted that the Borough now has a Community Rating System classification of five (5).

Chief Clayton discussed the idea of having a junior fire corporation or auxiliary that would allow high-school aged students to become members of the Longport Volunteer Fire Department. He explained that the Borough could establish regulations and procedures either through ordinance or resolution. He also noted that the department has reviewed State and Mel-JIF regulations on this topic. Commissioner Leeds noted that the Borough has a junior lifeguard program and thought it would be a good idea to do the same with the fire department. Commissioner Lawler also thought that the program was a good idea. There was further discussion on this topic.

Commissioner Leeds:

Commissioner Leeds – no additional reports.

Commissioner Lawler:

Commissioner Lawler discussed the reverse-angled parking on Atlantic Avenue. There was discussion on changing the angle of the parking so that vehicles could pull straight in instead of backing in. It was noted that the ordinance would not need to be amended to change the angle of the parking spaces.

Commissioner Lawler also discussed the raised crosswalk on Amherst Avenue. He noted that it looks great and that it is working well. Engineer Dennis noted that once the capital budget is in place that work can begin on the rest of the street from the Margate border to the bridge. There was further discussion on this topic.

Municipal Clerk Kyle:

Municipal Clerk Kyle – discussed a letter from the County regarding an agreement for aerial mosquito spraying.

Miscellaneous:

None.

Motion to Adjourn – Commissioner Leeds, seconded by Commissioner Lawler. All in Favor – Yes. None Opposed. Meeting adjourned at 4:57 pm.

**BOROUGH OF LONGPORT COMMISSION MEETING
MUNICIPAL BUILDING, 2305 ATLANTIC AVE
LONGPORT, NJ 08403
WEDNESDAY, FEBRUARY 21, 2024**

The meeting was called to order with the flag salute at 4:30 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 February 16, 2024. 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, Chief Clayton, and Municipal Clerk Kyle also present.

Mayor Russo provided emergency exit and public comment information.

Approval of Minutes:

Municipal Clerk Kyle requested a motion to approve the minutes from the January 17, 2024, Workshop and Regular Commission Meeting. Mayor Russo made a motion, seconded by Commissioner Leeds, to approve the minutes. All in Favor - ALL AYES. None opposed.

The following ordinances had a second reading and public hearing:

ORDINANCES – SECOND READING/ PUBLIC HEARING: O2024-01 – An Ordinance Creating Chapter 132.1 Privately-Owned Salt Storage

No one wished to speak on this ordinance.

ORDINANCES – SECOND READING/ PUBLIC HEARING: O2024-02 – An Ordinance Amending the Code of the Borough of Longport, Chapter 167-33 Stormwater Management

No one wished to speak on this ordinance.

ORDINANCES – SECOND READING/ PUBLIC HEARING: O2024-03 – An Ordinance Amending Chapter 20 – Fire Department of the Code of the Borough of Longport, Atlantic County, New Jersey

No one wished to speak on this ordinance.

ORDINANCES – SECOND READING/ PUBLIC HEARING: O2024-04 – An Ordinance Amending Article 1 Chapter 61-2

No one wished to speak on this ordinance.

ORDINANCES:

Number	Title
<p>2024-01</p> <p>Purpose</p> <p>Motion</p> <p>Roll Call Vote</p>	<p>An Ordinance Creating Chapter 132.1 Privately-Owned Salt Storage</p> <p>The purpose of this ordinance is to prevent stored salt and other de-icing materials from being exposed to stormwater.</p> <p>Motion – Commissioner Leeds seconded by Commissioner Lawler to adopt Ordinance #O2024-01.</p> <p>Mayor Russo – YES. Commissioner Leeds – YES. Commissioner Lawler – YES. ALL AYES. None opposed.</p>
<p>2024-02</p> <p>Purpose</p> <p>Motion</p> <p>Roll Call Vote</p>	<p>An Ordinance Amending the Code of the Borough of Longport, Chapter 167-33 Stormwater Management</p> <p>The purpose of this ordinance is to amend Borough Code regarding Flood control, groundwater recharge, and pollutant reduction shall be achieved through the use of stormwater management measures, including green infrastructure Best Management Practices (GI BMPs) and nonstructural stormwater management strategies. The purpose of this ordinance is to establish minimum stormwater management requirements and controls for “major development,” as defined in the Ordinance.</p> <p>Motion – Mayor Russo, seconded by Commissioner Lawler to adopt Ordinance #O2024-02.</p> <p>Mayor Russo – YES. Commissioner Leeds – YES. Commissioner Lawler – YES. ALL AYES. None opposed.</p>
<p>2024-03</p> <p>Purpose</p> <p>Motion</p>	<p>An Ordinance Amending Chapter 20 – Fire Department of the Code of the Borough of Longport, Atlantic County, New Jersey</p> <p>The purpose of this ordinance is amending the Borough’s Code pertaining to the Fire Department. Some amendments include the addition of the duties for the EMS Lieutenant/ Director, addressing, procedures, terms, and eligibility for officer positions, and amending the duties of fire lieutenants in the absence of fire captains.</p> <p>Motion – Commissioner Lawler, seconded by Mayor Russo to adopt Ordinance #O2024-03.</p>

Roll Call Vote	Mayor Russo – YES. Commissioner Leeds – YES. Commissioner Lawler – YES. ALL AYES. None opposed.
2024-04	An Ordinance Amending Article I Chapter 61-2
Purpose	The purpose of this ordinance is to amend the fees for Preseason and Seasonal Senior Beach Tags. Preseason fees would increase from \$5.00 to \$10.00 each and season fees would increase from \$10 to \$15.00.
Motion	Motion – Commissioner Leeds, seconded by Mayor Russo to adopt Ordinance #O2024-04.
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: O2024-05 – An Ordinance Authorizing the Salaries, Wages and Compensation in Year 2024 for Employees Not Covered by Previous Ordinance or Union Contracts and Ordinance 2024-06 – An Ordinance Amending Part II Chapter 75-5 Fees. *A second reading and public hearing will be held at the March 20, 2024, Regular Commission Meeting that will follow the 4 pm workshop meeting.*

ORDINANCES:

Number	Title
2024-05	An Ordinance Authorizing the Salaries, Wages and Compensation in Year 2024 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 2024.
Motion	Motion – Mayor Russo, seconded by Commissioner Lawler to Introduce Ordinance #O2024-05.
All in Favor	ALL AYES. None opposed.
2024-06	An Ordinance Amending Part II Chapter 75-5 Fees
Purpose	The purpose of this ordinance is to amend the fees pertaining to Uniform Construction Code permits.
Motion	Motion – Commissioner Lawler, seconded by Mayor Russo to Introduce Ordinance #O2024-06.
All in Favor	ALL AYES. None opposed.

Public Comment or questions on listed resolutions: R2024-09, and R2024-12 through R2024-24:

Chief Levon Clayton of Longport discussed Resolution 2024-09 pertaining to the properties willed to the Borough by the McGee estate. He said he understood Commissioner Leeds' concerns, but also noted that gifts of land have created parks throughout the country. He also acknowledged a tax burden of approximately \$25 to \$30 per property, but he added that as a resident and taxpayer, he did not feel it was unreasonable to pay for open space for current and future generations to enjoy.

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 Resolution R2024-09, and Resolutions R2024-12 through R2024-24:

Number	Title
2024-09	A Resolution Accepting the Properties Willed to the Borough of the Longport by Dorothy McGee MOTION – RUSSO, SECOND- LAWLER, All AYES- none opposed.
2024-12	A Resolution Setting Dates and Hours for Beach Picnicking and Barbecuing 2024 MOTION – RUSSO, SECOND- LAWLER, All AYES- none opposed.
2024-13	Resolution Authorizing Adoption of Written Indoor Air Quality Program MOTION – RUSSO, SECOND- LAWLER, All AYES- none opposed.
2024-14	A Resolution Approving the Application of the Longport Volunteer Fire Department for Conducting a Coin Drop on Ventnor Avenue, A County Road MOTION – RUSSO, SECOND- LAWLER, All AYES- none opposed.
2024-15	Resolution Recognizing Carl N. Tripician, Esq., for Years of Service on the Longport Board of Education MOTION – RUSSO, SECOND- LAWLER, All AYES- none opposed.
2024-16	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 35 th Avenue MOTION – RUSSO, SECOND- LAWLER, All AYES- none opposed.
2024-17	Approval of Final Change Order – Amherst Avenue Raised Crosswalk MOTION – RUSSO, SECOND- LAWLER, All AYES- none opposed.
2024-18	Approval of Change Order Number 1 – Supply and Installation of New Pump at 33 rd Avenue Pump Station MOTION – RUSSO, SECOND- LAWLER, All AYES- none opposed.
2024-19	Governing Body Certification of Compliance with the United States Equal Employment Opportunity Commission's "Enforcement Guidance on the

	Consideration of Arrest and Conviction Records in Employment Decisions Under Title VII of the Civil Rights Act of 1964” MOTION – RUSSO, SECOND- LAWLER, All AYES- none opposed.
2024-20	A Resolution Rescinding and Voiding Resolution R2023-120 MOTION – RUSSO, SECOND- LAWLER, All AYES- none opposed.
2024-21	Award of Contract to Cirignano Contracting, Inc., 750 W. California Avenue, Absecon, NJ 08201, for the Painting of Interior of Firehouse at the Longport Firehouse MOTION – RUSSO, SECOND- LAWLER, All AYES- none opposed.
2024-22	Authorizing Execution of Shared Services Agreement Rider with the Atlantic County Utilities Authority for Solid Waste, Bulky Waste, and Recycling Collection Services MOTION – RUSSO, SECOND- LAWLER, All AYES- none opposed.
2024-23	Authorizing a Non Fair and Open Professional Services Contract with James M. Rutala Associates, LLC of Linwood, NJ, for Planning and Grant Assistance MOTION – RUSSO, SECOND- LAWLER, All AYES- none opposed.
R2024-24	A Resolution Authorizing the Disposal of Surplus Property MOTION – RUSSO, SECOND- LAWLER, 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 – 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:

Nothing further to report.

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 – nothing further to report.

PUBLIC COMMENT

There were no questions or comments from the public.

ADJOURNMENT

MOTION – COMMISSIONER LEEDS, SECOND – MAYOR RUSSO. All AYES- none opposed. Adjournment – 5:08 pm.