

**BOROUGH OF LONGPORT WORKSHOP COMMISSION MEETING  
MUNICIPAL BUILDING, 2305 ATLANTIC AVE  
LONGPORT, NJ 08403  
WEDNESDAY, JULY 17, 2024 – 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 July 12, 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 – via telephone |

Borough Solicitor Affanato (via telephone), Administrator Porter, CFO Kelly, Engineer Dennis, and Municipal Clerk Kyle also present.

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

Municipal Clerk Kyle noted that there was a technical issue with the recording system and that for the record the Open Public Meetings Act statement had been announced and that roll call was taken.

OATH OF OFFICE – Mayor Russo administered the Oath of Office for Longport Beach Patrol Lieutenant to Daniel Gordon.

Administrator Porter:

Administrator Porter provided an update on beach tag sales. He noted that the Borough sold approximately \$256,600 in beach tags sales, adding that this is an estimated \$6,500 less than this time last year. He also discussed a gazebo and bench donation from a resident. The gazebo and benches are located at the playground at 33<sup>rd</sup> and Atlantic avenues. Mayor Russo asked if a plaque had been ordered for the gazebo. CFO Kelly noted that it was. Administrator Porter also discussed the donation of a shade component for the playground and explained that delivery of the equipment has been delayed to mid-August. It was noted that the shade equipment was also made possible through a donation from a resident.

Administrator Porter also discussed possible changes at the tennis and pickle ball courts to possibly remove one tennis court and add two padel courts. There was further discussion on this topic including different layouts and costs for potential reconfiguration of the recreational area. Engineer Dennis also added that padel courts are enclosed courts. He noted that it could cost approximately \$100,000 to convert one tennis court to padel courts. Engineer Dennis said he would provide the Governing Body with the cost to convert a tennis court to two pickle ball courts. It was noted that any changes would be considered for next year. There was discussion about potentially conducting another survey of residents regarding changes at the recreation complex. Recreation Supervisor Maripat McKenna discussed the popularity of pickle ball. She noted that she has been asked if there will be more pickle ball courts added. Although, she noted, those who play tennis would like to keep the tennis courts. She added that

she was not familiar with padel. Administrator Porter said that he has been told that it is an up-and-coming sport that will become as popular as pickle ball. Recreation Supervisor McKenna said she could provide the Governing Body with a report regarding tennis and pickle ball court usage. There was also discussion regarding the addition of wind screens at the recreation complex. Administrator Porter said they were installed and that there was only one that still needed to be installed.

He also discussed a resident's request to have a fireworks display from a barge off of the beach on August 9<sup>th</sup>. He discussed the permit process for it and noted that a resolution of support from the Governing Body would be required. Administrator Porter noted that he had prepared a resolution in the event that the Governing Body would like to move forward with approving the request. Mayor Russo noted that he would like to hear residents' opinions before approving the request. Commissioner Lawler asked the Solicitor what his thoughts were regarding the request. Solicitor Affanato explained that there is a permitting process that has to be completed that also includes permission from the Longport Fire Chief. Solicitor Affanato noted that the request could be legally approved as new business, and that if the Governing Body wished to do so, they would need to make a motion to add a resolution to the agenda during the regular meeting. He added that since the resolution was not previously listed on the agenda, many members of the public would not have been aware that the Governing Body was going to vote on the request. There was further discussion that once this type of request was approved, it could lead to numerous similar requests in the Borough. It was noted that this request did not give the Borough much time to make a decision or to draft any needed regulations for private fireworks displays. There was further discussion on this topic, including Commissioner Leeds noting that he may have a potential conflict regarding the request. He explained that many of the homes built near where the request has been made were built by his son. He explained that he would abstain from voting if the resolution moved forward. The Governing Body decided to not move forward with adding a resolution to the agenda regarding the fireworks request as it would like to have more time to discuss these types of requests.

Borough Solicitor Affanato:

Borough Solicitor Affanato noted that he did not have anything further to report.

Borough Engineer Dennis:

Borough Engineer Dennis said that survey work is in progress for Atlantic Avenue. He noted that the project is scheduled to go out for bid and be awarded for construction in the fall. He also said that last week, a meeting was held with Federal Emergency Management Agency (FEMA) and NJ Office of Emergency Management representatives to discuss phase 2 of the Winchester Avenue project. He noted that money was received from FEMA for phase 1 that included a new stormwater station at Winchester and 31<sup>st</sup> avenues and a bayside one at 34th Avenue. He said the projects would be merged into one large project for cost efficiency. He anticipated that the project would begin in the fall of 2025.

Mayor Russo asked for an update regarding Lamberti's bulkhead. Solicitor Affanato explained that he sent a letter to a PO Box and directly to the restaurant, but hasn't received a response, yet, unless it came recently. He said the letter is requiring him to replace the bulkhead.

Mayor Russo:

Mayor Russo – nothing further to report.

Commissioner Leeds:

Commissioner Leeds – nothing further to report.

Commissioner Lawler:

Commissioner Lawler – nothing further to report.

Municipal Clerk Kyle:

Municipal Clerk Kyle – no further report.

Miscellaneous:

None.

**Motion to Adjourn** – Commissioner Leeds, seconded by Mayor Russo. All in Favor – Yes. None Opposed. Meeting adjourned at 4:34 pm.

**BOROUGH OF LONGPORT COMMISSION MEETING  
MUNICIPAL BUILDING, 2305 ATLANTIC AVE  
LONGPORT, NJ 08403  
WEDNESDAY, JULY 17, 2024**

The meeting was called to order with the flag salute at 4:34 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 July 12, 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 – via telephone |

Borough Solicitor Affanato (via telephone), Administrator Porter, CFO Kelly, Engineer Dennis, and Municipal Clerk Kyle also present.

Mayor Russo noted that the emergency exit information had been previously announced and provided public comment opportunities.

Approval of Minutes:

Municipal Clerk Kyle requested a motion to approve the minutes from the July 3, 2024, Workshop and Regular Commission Meeting. Commissioner Leeds made a motion, seconded by Commission Lawler, to approve the minutes. All in Favor - ALL AYES. None opposed.

The following ordinances had a second reading and public hearing:

**ORDINANCE – SECOND READING/ PUBLIC HEARING: O2024-15 – An Ordinance Amending Chapter 161-14 Schedule 2A**

No one wished to speak on this ordinance.

**ORDINANCE – SECOND READING/ PUBLIC HEARING: Ordinance 2024-16 – An Ordinance for the Borough of Longport Code, Chapter 117, Construction General Requirements, to Promote Clean and Safe Worksites within the Borough of Longport**

No one wished to speak on this ordinance.

**ORDINANCE – SECOND READING/ PUBLIC HEARING: Ordinance 2024-17 – An Ordinance Amending O2024-14 – An Ordinance Authorizing the Salaries, Wages and Compensation in Year 2024 for Employees Not Covered by Previous Ordinance or Union Contracts**

No one wished to speak on this ordinance.

**ORDINANCE – SECOND READING/ PUBLIC HEARING: O2024-18 – Bond Ordinance Appropriating Four Million Two Hundred Twenty-Five Thousand Dollars (\$4,225,000) and Authorizing the Issuance of Four Million Thirteen Thousand Seven Hundred and Fifty Dollars (\$4,013,750) in Bonds and Notes of the Borough of Longport for Various Capital Improvements or Purposes Authorized to be Undertaken by the Borough of Longport, in the County of Atlantic, New Jersey**

No one wished to speak on this ordinance.

**ORDINANCE – SECOND READING/ PUBLIC HEARING: O2024-19 – Bond Ordinance Providing for Various Water/Sewer Utility Capital Improvements in and by the Borough of Longport, in the County of Atlantic, New Jersey, Appropriating One Million Five Hundred Ten Thousand Dollars (\$1,510,000) Bonds or Notes of the Borough for Financing the Cost Thereof**

No one wished to speak on this ordinance.

**ORDINANCE – SECOND READING/ PUBLIC HEARING: O2024-20 – Bond Ordinance Providing for Phase 1 of the Lead Service Lines Replacement Project and by the Borough of Longport, in the County of Atlantic, New Jersey, Appropriating Four Million Five Hundred Thousand Dollars (\$4,500,000) therefor and Authorizing the Issuance of up to Four Million Five Hundred Thousand Dollars (\$4,500,000) Aggregate Principal Amount Bonds or Notes of the Borough of Longport, County of Atlantic, New Jersey to Finance the Cost Thereof**

Bob English of Longport expressed his concern that homeowners who have already replaced their service lines will have to pay for others' line replacements. He said that there was a municipality in northern New Jersey that was requiring homeowners to pay for the replacement of their line from the curb to their home. He explained that the Governing Body could make a policy decision that would require homeowners to pay for the replacement of their own lead or galvanized service lines. He felt that this was a fairer way to approach the financing of this project. Engineer Dennis noted that his firm is doing a lot of the replacement work in southern New Jersey and he is not aware of any municipality that is individually requiring homeowners to pay for pipe replacement.

Commissioner Leeds discussed having Mr. English's comments taken into consideration regarding the lead service line replacement project.

**ORDINANCES:**

| Number  | Title  |
|---------|--|
| 2024-15 | An Ordinance Amending Chapter 161-14 Schedule 2A   |
| Purpose | The purpose of this ordinance is to remove a handicapped parking space at 10 South Manor Avenue. |
| Motion  | Motion – Mayor Russo, seconded by Commissioner Leeds to adopt Ordinance #O2024-15.               |

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| Roll Call Vote | Mayor Russo – YES. Commissioner Leeds – YES. Commissioner Lawler – YES. ALL AYES. None opposed.  |
| 2024-16        | An Ordinance for the Borough of Longport Code, Chapter 117, Construction General Requirements, to Promote Clean and Safe Worksites within the Borough of Longport  |
| Purpose        | The purpose of this ordinance is to create a new Chapter, Chapter 117, in the Borough of Longport’s Code Book to govern Clean and Safe Worksites and to control dust and plastic contaminants on worksites in the Borough of Longport.   |
| Motion         | Motion – Commissioner Leeds, seconded by Mayor Russo to adopt Ordinance #O2024-16.   |
| Roll Call Vote | Mayor Russo – YES. Commissioner Leeds – YES. Commissioner Lawler – YES. ALL AYES. None opposed.  |
| 2024-17        | An Ordinance Amending O2024-14 – 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 amend Ordinance O2024-14 – An Ordinance Authorizing the Salaries, Wages and Compensation in Year 2024 for Employees Not Covered by Previous Ordinance or Union Contracts   |
| Motion         | Motion – Mayor Russo, seconded by Commissioner Lawler to adopt Ordinance #O2024-17.  |
| Roll Call Vote | Mayor Russo – YES. Commissioner Leeds – YES. Commissioner Lawler – YES. ALL AYES. None opposed.  |
| 2024-18        | Bond Ordinance Appropriating Four Million Two Hundred Twenty-Five Thousand Dollars (\$4,225,000) and Authorizing the Issuance of Four Million Thirteen Thousand Seven Hundred and Fifty Dollars (\$4,013,750) in Bonds and Notes of the Borough of Longport for Various Capital Improvements or Purposes Authorized to be Undertaken by the Borough of Longport, in the County of Atlantic, New Jersey |
| Purpose        | The purpose of this bond ordinance is to appropriate \$4,225,000 and authorize the issuance of \$4,013,750 in bonds and notes for various capital improvements and other authorized purposes.  |

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| Motion         | Motion – Mayor Russo, seconded by Commissioner Lawler to adopt Ordinance #O2024-18.   |
| Roll Call Vote | Mayor Russo – YES. Commissioner Leeds – NO. Commissioner Lawler – YES. TWO AYES, ONE NAY.   |
| 2024-19        | Bond Ordinance Providing for Various Water/Sewer Utility Capital Improvements in and by the Borough of Longport, in the County of Atlantic, New Jersey, Appropriating One Million Five Hundred Ten Thousand Dollars (\$1,510,000) Bonds or Notes of the Borough for Financing the Cost Thereof  |
| Purpose        | The purpose of this bond ordinance is to appropriate \$1,510,000 in bonds or notes for various water/sewer utility capital improvements in the Borough of Longport.   |
| Motion         | Motion – Commissioner Leeds, seconded by Mayor Russo to adopt Ordinance #O2024-19.  |
| Roll Call Vote | Mayor Russo – YES. Commissioner Leeds – YES. Commissioner Lawler – YES. ALL AYES. None opposed.   |
| 2024-20        | Bond Ordinance Providing for Phase 1 of the Lead Service Lines Replacement Project and by the Borough of Longport, in the County of Atlantic, New Jersey, Appropriating Four Million Five Hundred Thousand Dollars (\$4,500,000) therefor and Authorizing the Issuance of up to Four Million Five Hundred Thousand Dollars (\$4,500,000) Aggregate Principal Amount Bonds or Notes of the Borough of Longport, County of Atlantic, New Jersey to Finance the Cost Thereof |
| Purpose        | The purpose of this bond ordinance is to appropriate \$4,500,000 in aggregate principal bonds or notes for Phase 1 of the Lead Services Line Replacement Project in the Borough of Longport.  |
| Motion         | Motion – Mayor Russo, seconded by Commissioner Leeds to adopt Ordinance #O2024-20.  |
| Roll Call Vote | Mayor Russo – YES. Commissioner Leeds – YES. Commissioner Lawler – YES. ALL AYES. None opposed.   |

**Public Comment or questions on listed Consent Agenda Resolutions: R2024-95 through R2024-98:**

There were no comments or questions from the public on the Consent Agenda Resolutions.

A motion was made by Commissioner Leeds, seconded by Mayor Russo, to adopt the Consent Agenda. All in Favor - All Ayes. None Opposed.

**RESOLUTIONS – CONSENT AGENDA Resolution R2024-95 through R2024-98:**

| Number  | Title  |
|---------|--|
| 2024-95 | Resolution to Allow Solicitor to Handle a Matter on Behalf of the Borough on an Hourly Basis<br>MOTION – LEEDS, SECOND- RUSSO, All AYES- none opposed. |
| 2024-96 | Authorizing a Water/Sewer Refund Due to Overpayment<br>MOTION – LEEDS, SECOND- RUSSO, All AYES- none opposed.  |
| 2024-97 | Resolution to Extend 3 <sup>rd</sup> Quarter 2024 Tax Due Date<br>MOTION – LEEDS, SECOND- RUSSO, All AYES- none opposed.                               |
| 2024-98 | Authorizing Reappointment of Lifeguard Pension Committee Board Member Scott Stetzer<br>MOTION – LEEDS, SECOND- RUSSO, All AYES- none opposed.          |

**BILL LIST**

Commissioner Leeds asked if there were any questions on the Bill List. There were none. MOTION – LEEDS, SECOND – RUSSO. ALL IN FAVOR - 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.

**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**

Nothing further to report.

**COMMISSIONER LEEDS**

Nothing further to report.

**COMMISSIONER LAWLER**

Nothing further to report.



## **PUBLIC COMMENT**

Bob English of Longport noted that while his family was on the 32<sup>nd</sup> Avenue beach watching the Margate fireworks display on July 4<sup>th</sup> there were a lot of illegal fireworks being set off. He said it was a dangerous situation with children running around the beach. He requested a police presence for next time. Mayor Russo requested that Administrator Porter touch base with Chief Culmone on this topic.

Mr. English also questioned if the Governing Body was aware of the rat problem prior to it being raised at a previous commission meeting. He was concerned as there are numerous people who use the area on a regular basis. He added that if the Governing Body was aware of the situation, it should have provided the public with information about the rats. He requested that the Governing Body alert the public of the situation. It was noted that holes were being repaired in the boat house and that the Borough had an old metal dumpster replaced with a new one so that there were no holes in it. Glenn Davis of Longport noted that some holes had been filled at the boathouse, but there were more to go. Administrator Porter explained that Western was still working on addressing the rat situation and that there are a great deal fewer than when the concern was first brought to the Borough's attention.

Mr. English noted that he would hold his questions regarding affordable housing till the solicitor returned to the meeting in person.

Mayor Russo noted that the Borough has signage discouraging residential/commercial use of the dumpster near the boat house. He explained that it is for municipal use only.

Commissioner Leeds questioned if the Community Garden was an issue in attracting rats. It was noted that maybe the Borough could check with Western to determine if it was a concern.

## **ADJOURNMENT**

MOTION – COMMISSIONER LEEDS, SECOND – MAYOR RUSSO. All AYES- none opposed. Adjournment – 4:54 pm.