

**DECEMBER 3, 2019  
WORK SESSION MINUTES**

The Work Session of the Board of Commissioners of the Borough of Cape May Point was called to order by Deputy Mayor vanHeeswyk at 12:00 PM. The Open Public Meetings Statement was read by the Deputy Mayor who then led those present in the flag salute. Commissioner Mullock and Commissioner vanHeeswyk answered roll call. Mayor Moffatt was absent. Also in attendance: Administrator Steve O'Connor and Clerk Elaine Wallace.

**ADMINISTRATOR'S REPORT**

2020 NJDOT Grant Application for Yale Avenue: The Borough was awarded \$165,000 for the project. The Borough will have to decide how to handle funding the remaining portion of the project. Commissioner Mullock saw a special on NJ Channel 23 about so many towns discovering lead goosenecks and how the State is going to address the issue. The project has already been accounted for in the Borough's capital budget.

**COMMISSIONERS' DISCUSSION (NEW BUSINESS/OLD BUSINESS)**

Commissioner Mullock reported he has rejected the stones brought in for the small wall at Lake Lily because of the small size of the stones. The Engineer is going to have the contract provide larger stones and have them affixed in place using some type of cement or adhesive to keep them in place. Also, he wants the wall to be lower than planned because irrigation is on the grassy side and must be able to go over the wall. Mr. Mullock's position is that these changes not increase the cost of the contract.

On a related topic, Mr. Mullock commended the Environmental Commission on its efforts in preserving the quality and natural state of the Lake Lily. The EC stepped in to prevent any dangerous pesticides from being sprayed in the lake and any contracts or decisions regarding the lake will continue to flow through the EC for review. He made it very clear that only the Borough is permitted to enter into contracts affecting public land. Mr. Mullock feels the lake is the healthiest it's been in years because of this oversight and cited the numerous waterfowl currently being found there as proof. He also believes the bulkhead project, rather than adversely impacting the lake, has helped it return to a more natural setting. Commissioner vanHeeswyk concurred regarding the health of the lake, stating that was the goal of the original lake committee.

Commissioner vanHeeswyk commented that most towns in the county received similar NJDOT grant awards; and while it is nice that everyone was given something, she was disappointed in the amount of the Borough's grant in relation to the overall cost of the project. Hopefully there will be new funding for lead abatement projects and the Borough can get additional funds. Administrator O'Connor explained the grant amounts used to be based on miles of roadways, but now they are relying more on population. Comparing the amounts will show that less populous counties receive lower awards.

Commissioner vanHeeswyk was pleased to receive an email from Taylor Engineer, which is working with FEMA on the coastal surge reanalysis maps. The firm was requesting access to Stockton's beach profile data in order to accurately account for the Borough's beachline. Mrs. vanHeeswyk advised them that the most recent years information is available on the Borough's website, but the firm is looking for more detailed spatial data collected by Stockton. Commissioner Mullock agreed that they should have access to the information. Mrs. vanHeeswyk will tell both the engineering firm and Stockton that the Borough grants permission to share the data. The Borough has been having the beach surveys done for over 25 years. The main reason for doing them is to show a baseline each year so, in the event of a storm, the amount of lost sand can be accurately measured. In order to do so, the Borough would have to pay for another survey immediately after a storm. OEM Coordinator Bill Gibson agreed that the surveys are very important and the first thing that is asked in the case of an emergency event is whether the Borough has a Farrell report.

Commissioner vanHeeswyk announced there is information on the Borough's website concerning affordable housing, the annual report of activity, and how property owners can create an affordable apartment or unit on their property. Mrs. vanHeeswyk also commented on an article about how more than 35% of NJ shore properties are owned by people outside the state. It was specifically mentioned in the article that Cape May Point has property owners from 32 states, which is another way in which the Borough is unique. Lastly, in response to correspondence that was forwarded to her regarding a "grandfather charter", she stated that no such thing exists. The only thing in the Seagrove charter was a prohibition on farm animals. In addition, that charter would not have addressed anything historic since Seagrove was the original town.

**REVIEW OF NEXT REGULAR MEETING AGENDA:** The Clerk announced the December 5<sup>th</sup> meeting was cancelled due to anticipated lack of quorum and lack of agenda items.

**PUBLIC PORTION:**

Lynne Smith asked if the planting at the lake is being held back because of wall. The trees and shrubs and mulch are still on schedule to be planted by year-end, with the other plantings being done in the spring. Under the Open Space grant, the work must be completed by June.

Connie Campanella asked if the lake will be dredged. There are no plans to do so.

Catherine Busch thanked Mayor Moffatt and Commissioner vanHeeswyk for dealing with a noise issue she brought to them. She asked whether people are permitted to use generators before a saw pole is installed or if some new regulations need to be considered. Although a saw pole is required by ordinance, there is no requirement that it be used. In some instances, it may not be as productive as a generator.

When no one else wished to speak, the meeting was adjourned at 12:39 pm on motion of Commissioner Mullock, seconded by Commissioner vanHeeswyk.

Respectfully submitted,

Accepted:

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Elaine L. Wallace, RMC, CMR  
Municipal Clerk

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Commissioner Mullock

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Commissioner vanHeeswyk

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A B S E N T  
Mayor Moffatt