

**DECEMBER 17, 2019  
WORK SESSION MINUTES**

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

**ADMINISTRATOR'S REPORT:** Mr. O'Connor had no updates since the last meeting.

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

**County Initiative to Recertify the "Coast Guard Community" Designation:** The Board was in favor of supporting the recertification efforts. The Clerk will prepare a resolution for the next regular meeting.

Commissioner Mullock gave an update on the Lake Lily project. The trees are being planted but he's not satisfied with the stone wall. The cost to have it redone by the contract was \$28,000, so he is planning to let them finish it as designed. His intention is to redo it in-house in the spring with larger rocks. Mr. Mullock is overall very pleased with the project and believes the lake is in the best condition in years and the variety and quantity of wildlife this year is incredible. Mr. Mullock also reported on the bids for Pearl/Brainard road and drainage project. He also mentioned a public question on the 2020 ballot concerning funding for lead remediation, which the Borough will look into in connection with the future Yale Avenue project.

Mayor Moffatt asked if there were any plans for the existing rocks when the wall is redone in the spring. There were several suggestions, but the rocks cannot be given to the public because they were purchased with grant funds. If they can't be exchanged, they would have to be used for other purposes on public lands.

Commissioner vanHeeswyk encouraged the public to form a Historic Society in Cape May Point. It could collect information and photos of older properties in town. In the same way the Taxpayers Association's Garden Awards have encouraged people to plant gardens, perhaps the group could have awards or plaques for historic homes as a way to recognize and bring attention to preserving historic homes. While it wouldn't be a formal entity of the Borough, it could bring attention to the benefits of preservation and raise the consciousness of property owners. Commissioner Mullock liked the idea. He would like to see the community come together over the topic. He would like to find a way to encourage preservation.

**MINUTES:**

- November 12, 2019 Work Session
- November 14, 2019 Regular Meeting
- November 26, 2019 Work Session

*Motions: vanHeeswyk, Moffatt*  
*Roll call: all in favor; Mullock abstained on meetings when he did not attend*

**RESOLUTIONS:**

114-19 Award of Contract for Pearl and Brainard Avenues Drainage and Road Project

*Motions: Mullock, vanHeeswyk*  
*Roll call: all in favor*

115-19 Acceptance of Project and Approval of Final Payment Lake Lily Park Walkway Contract #2

*Motions: Mullock, vanHeeswyk*  
*Roll call: all in favor*

116-19 Approval of Bill List

*Motions: vanHeeswyk, Moffatt*  
*Roll call: all in favor*

**CERTIFICATE OF APPRECIATION to ED GRANT:** Clerk Wallace read the certificate, which will be hand-delivered to Mr. Grant.

**PUBLIC PORTION:**

Catherine Busch asked what the law is regarding demolitions and if there is a waiting period. Clerk Wallace explained while there currently is no waiting period, there is a noticing process that takes a few weeks and notices must be sent to properties within 100' a minimum of 14 days before demolition can begin. Mr. Mullock said he'd like to see a 60-day delay to allow for the possibility of saving historic structures. Ms. Busch expressed concern that an all-encompassing requirement would delay anyone who wishes to build. Solicitor Russell didn't think an age restriction could be imposed without having a Historic Preservation Commission. Discussion ensued regarding Historic Preservation, historic properties, possible ways of having delayed demolition permits, private property deed restrictions, and new construction.

Lynne Smith asked, in light of discussions about Historic Preservation, if there was any news on St. Mary's. There was nothing new, the sisters still have reservations through 2022.

Connie Campanella spoke with Mr. Kinney from the state about Historic Preservation. He described surveying the community as an essential first step to understanding the goals of the community before anything is done. Ms. Campanella hopes the governing body encourages the Planning Board to get together and draft a survey for community opinion because if the community isn't behind the idea of preservation, then these conversations are for naught. Commissioner vanHeeswyk would like to first have Mr. Kinney attend the Planning Board meetings as planned so everyone will have a better understanding of what is involved in historic

preservation. She feels that is necessary before questions can be put out to the public.

Catherine Busch thanked the commissioners for the extra information. She was frustrated with the process and has been characterized on social media as being against preservation. She stated she has not formed an opinion yet and is waiting for more information from the Planning Board subcommittee.

When no one else wished to speak, the meeting was adjourned at 12:59 pm on motion of Commissioner Mullock, seconded by Mayor Moffatt.

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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Mayor Moffatt