This meeting will be conducted via electronic conferencing using Zoom
or by phone +1 646 558 8656 (New York), Meeting ID: 897 5776 9059 Passcode: 533950

In addition, members of the public may send questions or comments for inclusion during the public portion to the Borough Clerk at by 12:00 Noon the Monday before the meeting.

AGENDA
BOROUGH OF CAPE MAY POINT
BOARD OF COMMISSIONERS

BOROUGH MEETING OF NOVEMBER 24, 2026 – 12:00 PM

MEETING CALLED TO ORDER / SUNSHINE STATEMENT / FLAG SALUTE

In compliance with the Open Public Meeting Act, Chapter 231, Public Laws of 1975, this meeting was properly advertised in the annual notice and this agenda was properly distributed and duly posted on the Borough Hall bulletin board as the required notice under law.

ROLL CALL: Commissioner Geiger, Mayor vanHeeswyk, Commissioner Yunghans

COMMISSIONERS' DISCUSSION AND REPORTS

- Follow-up re: Lighting and Signs
- Follow-up re: Beach Regulations

PUBLIC QUESTIONS ON RESOLUTIONS ONLY

APPROVAL OF MINUTES

November 10, 2026

ORDINANCES FOR INTRODUCTION AND PUBLICATION:

RESOLUTIONS

126-26 Authorizing the Cancellation of Old Escrow Balances and Transferring the Balances to the Current Fund
127-26 Authorizing the Transfer of Funds
128-26 Approval of Bill List

ORDINANCES FOR SECOND READING / PUBLIC HEARING / ADOPTION:

PUBLIC PORTION

ADJOURNMENT

The Board of Commissioners welcomes the participation of interested parties during the public portions of its meetings. For the Board to conduct the business of the Borough in the most productive and open manner possible, questions and comments may be limited to four (4) minutes per person. In addition, each person may only speak once per meeting on a single topic. If you wish to address the Board, please unmute yourself when the Clerk calls for public input and wait to be recognized. The Borough will try to accommodate everyone in the order in which they are recognized.

BOROUGH OF CAPE MAY POINT
COUNTY OF CAPE MAY
STATE OF NEW JERSEY

RESOLUTION 126-26

AUTHORIZING THE CANCELLATON OF OLD ESCROWS BALANCES AND TRANSFERRING THE BALANCES TO THE CURRENT FUND

WHEREAS, old escrow balances remain on the books of the Borough of Cape May Point for pas Planning and Zoning Board applications; and

WHEREAS, the Planning Board Secretary has sent numerous requests to the applicants in an effort to close out and return the escrow balances, but they have gone unanswered; and

WHEREAS, it is necessary to formally cancel said old escrow balances which are to be, thereafter, transferred to the Current Fund.

NOW, THEREFORE, BE IT RESOLVED the Board of Commissioners of the Borough of Cape May Point, County of Cape May, State of New Jersey that the following old escrow balances be cancelled and transferred to the Current Fund and that the old accounts be closed.

Application ID	Block	Lot	Address	Amount
ZB2006-07 / ZB 2011-02	18	5	508 Cedar	$207.74
PB 2020-02	1	64.01	502 Oak	$447.00

	MOTION	SECOND	YES	NO	ABSTAIN	ABSENT
Geiger						
vanHeeswyk						
Yunghans						

I hereby certify that the foregoing is a true copy of a Resolution duly passed and adopted by a majority of full membership of the Board of Commissioners of the Borough of Cape May Point, County of Cape May, New Jersey, at a meeting held on November 10, 2026.

_____
Municipal Clerk

BOROUGH OF CAPE MAY POINT
COUNTY OF CAPE MAY
STATE OF NEW JERSEY

RESOLUTION NO. 127-26

AUTHORIZING THE TRANSFER OF FUNDS

BE IT RESOLVED by the Commissioners of the Borough of Cape May Point that the following transfers of 2026 appropriations are hereby approved in accordance with N.J.S.A 40A:4-58

Current Fund

From:

6-01-28-232-012 Beach Tag Inspector S/W	$1,000.00
	$1,000.00

To:

6-01-28-232-023 Beach Tag Inspectors OE	$1,000.00
	$1,000.00

	MOTION	SECOND	YES	NO	ABSTAIN	ABSENT
Geiger						
vanHeeswyk						
Yunghans						

I hereby certify that the foregoing is a true copy of a Resolution duly passed and adopted by a majority of full membership of the Board of Commissioners of the Borough of Cape May Point, County of Cape May, New Jersey, at a meeting held on November 24, 2026.

_____
Municipal Clerk

BOROUGH OF CAPE MAY POINT
COUNTY OF CAPE MAY
STATE OF NEW JERSEY

RESOLUTION 128-26

APPROVAL OF BILL LIST

WHEREAS, the Borough of Cape May Point has received certain claims against it by way of voucher, which have been duly reviewed by the Board of Commissioners.

NOW THEREFORE BE IT RESOLVED, by the Board of Commissioners of the Borough of Cape May Point, County of Cape May, State of New Jersey that the attached claims are hereby approved for payment in the total amount of $126,810.36.

	MOTION	SECOND	YES	NO	ABSTAIN	ABSENT
Geiger						
vanHeeswyk						
Yunghans						

I hereby certify that the foregoing is a true copy of a Resolution duly passed and adopted by a majority of full membership of the Board of Commissioners of the Borough of Cape May Point, County of Cape May, New Jersey, at a meeting held on November 24, 2026.

_____
Municipal Clerk

Range of Checking Accts: OTHER to OTHER Range of Check Ids: 19640 to 19676
Report Type: All Checks Report Format: Condensed Check Type: Computer: Y Manual: Y Dir Deposit: Y

Check #	Check Date	Vendor		Amount Paid	Reconciled/Void	Ref Num
PO #		Description				Contract
19640	11/24/26	ACE01	ACE PLUMBING & HEATING SUPPLY			1989
26-00618			CTS MALE ADAPTR	340.92		
19641	11/24/26	ATL01	ATLANTIC CITY ELECTRIC			1989
26-00604			ELECTRIC BILLS	2,420.57		
26-00612			ELECTRIC BILLS	2,628.12		
				5,048.69		
19642	11/24/26	AUT02	AUTO ZONE, INC.			1989
26-00611			STATEMENT	1,351.15		
19643	11/24/26	BIRCH005	BIRCH'S COMMUNICATIONS			1989
26-00625			2 NEW REAR LIGHTS	1,170.00		
19644	11/24/26	CAP03	CAPE MAY STAR & WAVE			1989
26-00620			LEGAL ADS	171.00		
26-00632			PLANNING BOARD	40.50		
				211.50		
19645	11/24/26	CAS01	CASA PAYROLL SERVICE			1989
26-00602			PAYROLL	310.50		
19646	11/24/26	CIT03	CITY OF CAPE MAY			1989
26-00600			SEPT WATER 2026	27,528.93		
26-00630			OCTOBER WATER	23,659.00		
				51,187.93		
19647	11/24/26	CJOSE005	C. JOSEPH BUILDERS LLC			1989
26-00607			Replace Doors	9,720.00		
19648	11/24/26	CNA01	CNA SURETY			1989
26-00613			NJ STREET OPENING PERMIT	100.00		
19649	11/24/26	COU02	COURT HOUSE OFFICE SUPPLIES			1989
26-00621			OFFICE SUPPLIES	59.95		
19650	11/24/26	COU03	COUNTY OF CAPE MAY			1989
26-00631			OCTOBER FUEL	1,732.93		
19651	11/24/26	CUM01	CUMMINS SALES AND SERVICE			1989
26-00627			PLANNED MAINTENANCE	943.60		
19652	11/24/26	DAV01	DAVE'S TRASH REMOVAL			1989
26-00633			DUMP FEE	511.72		
19653	11/24/26	ELAIN005	ELAINE WALLACE			1989
26-00624			REIMBURSEMENT	294.62		
19654	11/24/26	GARDE005	GARDEN STATE LABORATORIES, INC			1989
26-00628			WATER TESTING	190.00		

Check #	Check Date	Vendor		Reconciled/Void	Ref Num
PO #	Description		Amount Paid		Contract
19655	11/24/26	GEMEC005	GE MECHANICAL		1989
26-00609	WATER PUMP SERVICE		1,018.41		
19656	11/24/26	GREEN005	GREENMAN-PEDERSEN, INC.		1989
26-00037	Alexander Ave Const Eng		660.00		
26-00176	Design/Lake Drive		6,963.39		
26-00629	BOROUGH ENGINEER		5,338.38		
			12,961.77		
19657	11/24/26	HER02	HERITAGE TOWERS		1989
26-00623	NEW FLANGE WATER TOWER		225.00		
19658	11/24/26	HORIZ005	HORIZON BCBS OF NJ		1989
26-00616	HEALTH BENEFITS		5,026.72		
19659	11/24/26	IWORQ005	iWorQ Systems		1989
26-00626	RENTAL LICENSE SOFTWARE MGNT		2,250.00		
19660	11/24/26	LOW01	LOWE'S		1989
26-00619	STATEMENT		231.68		
19661	11/24/26	NAT04	VAN EMBDEN, NATHAN, ESQUIRE		1989
26-00592	HARRIS/KOFF LITIGATION		1,255.00		
19662	11/24/26	NEW02	NEW JERSEY PLANNING OFFICIALS		1989
26-00593	TRAINING CLASS BOOK BUNDLE		105.00		
19663	11/24/26	NJR01	NJ WATER ASSOCIATION		1989
26-00622	MEMBERSHIP DUES 1/26-1/27		500.00		
19664	11/24/26	NJS01	NJ ST. LEAGUE OF MUNICIPALITIE		1989
26-00594	LEAGUE REG DENNIS WADE		75.00		
19665	11/24/26	PHOEN005	PHOENIX ADVISORS		1989
26-00635	CONTINUING DISCLOSE SERVICES		1,600.00		
19666	11/24/26	PINEL005	PINELAND CONSTRUCTION, LLC		1989
26-00588	TRASH RECYCLING OCTOBER 2026		9,989.76		
19667	11/24/26	PLANE005	PLANET TECHNOLOGIES		1989
26-00634	LICENSES		85.36		
19668	11/24/26	SEA05	SEA GEAR MARINE		1989
26-00603	STATEMENT		743.84		
19669	11/24/26	SKYLI005	SKYLINE EQUIPMENT LLC		1989
26-00587	EQUIPMENT TRAILER		15,885.00		
19670	11/24/26	SOU06	SOUTH JERSEY GAS		1989
26-00617	GAS BILLS		331.47		
19671	11/24/26	STA02	STATE OF NEW JERSEY PWT		1989
26-00601	4TH QU WATER TAX		169.42		

Check #	Check Date	Vendor		Amount Paid	Reconciled/Void	Ref Num
PO #		Description				Contract
19672	11/24/26	TED01	TED KINGSTON INC.			1989
26-00608				245.00		
19673	11/24/26	VIL01	NAPA AUTO PARTS			1989
26-00610			STATEMENT	751.81		
19674	11/24/26	WEI01	WEINSTEIN SUPPLY CORPORATION			1989
26-00615			SUPPLIES	121.30		
19675	11/24/26	WIL01	WILLIAM GIBSON			1989
26-00637			PARKING REIMBURSEMENT	25.00		
19676	11/24/26	XTE01	XTEL COMMUNICATIONS INC			1989
26-00614			TELEPHONE	40.31		

Report Totals	Paid	Void	Amount Paid	Amount Void
Checks:	37	0	126,810.36	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	37	0	126,810.36	0.00

Totals by Year-Fund Fund Description	Fund	Budget Total	Revenue Total	G/L Total	Total
CURRENT	6-01	30,597.10	0.00	0.00	30,597.10
	6-05	61,659.53	0.00	0.00	61,659.53
Year Total:		92,256.63	0.00	0.00	92,256.63
	C-04	25,605.00	0.00	0.00	25,605.00
	G-02	8,251.23	0.00	0.00	8,251.23
TRUST ACCOUNT EXPENDITURES	T-13	697.50	0.00	0.00	697.50
Total Of All Funds:		126,810.36	0.00	0.00	126,810.36