

MARCH 23, 2021
WORK SESSION MINUTES

The Work Session of the Board of Commissioners of the Borough of Cape May Point was called to order by Clerk Wallace 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 Busch and Commissioner vanHeeswyk answered roll call. Also in attendance: Administrator Ed Grant, Clerk Elaine Wallace, and Solicitor John Amenhauser.

COMMISSIONERS' DISCUSSION (NEW BUSINESS/OLD BUSINESS)

Application for Right-of-Way Permits for Verizon: The Board of Commissioners was in favor of approving the applications with the Borough Engineer's conditions.

Traffic Calming Measures on County Roads: Administrator Grant asked the Commissioner if they were satisfied with the latest plans received from the County Engineer. Commissioner Busch asked that the proposed medians on Lighthouse be hardscaped as originally proposed by the County Engineer, rather than landscaped. With that change, the Board approved the plans. Mr. Grant will follow up with the County Engineer.

Commissioner Busch reported the pavement has already been cut the entire length of the Yale project. She also reported Cape May City notified the Borough will be increasing bulk water rates by 10%. In addition, the Borough has already determined that it must raise its own water rates to replenish depleted surplus. It is anticipated the new rates will be in effect for the second half of the year. Ms. Busch also reported Mr. Craft is looking into a bond to fund the Yale Avenue water main project, which is currently being paid out of the capital fund. Lastly, the Borough looked into purchasing an electric mower, but the cost was prohibitive at 2 ½ times the price of the Scag mower that being authorized for purchase on the agenda.

Commissioner vanHeeswyk reported the annual audit will begin later in the week. She is hoping for another clean audit this year.

Mayor Moffatt reported the Beach Patrol Captain has preliminary plans to get the junior lifeguard program up and running for this summer.

ADMINISTRATOR'S REPORT

Administrator Grant continues to work on the revised employee manual which includes many policies not in the current manual. In addition, JIF will be rolling out multiple trainings. He is also working with Ocean City for emergency debris removal through a national coop. The Borough had a contract with the vendor in the past.

QUESTIONS ON AGENDA ITEMS :

Helen Chezem asked if the small cell antennas being installed are the size of a refrigerator. Clerk Wallace reported the application complies with the Borough

ordinance which limits the size at 3 cubic feet. The proposed equipment is smaller than the maximum allowed. Commissioner vanHeeswyk suggested Ms. Chezem look at the one recently installed near Borough Hall. The new ones won't be larger than that.

RESOLUTIONS:

- 51-21 Supporting S-1071 and A-639 Increasing State Funding for Shore Protection
Motions: vanHeeswyk, Moffatt
Roll call: all in favor
- 52-21 Authorizing Purchase of Scag 52" Tiger Cat Mower through HGACBuy Purchasing Cooperative
Motions: Busch, Moffatt
Roll call: all in favor
- 53-21 Authorizing Demolition Construction by Custom Carpentry Creations, LLC, in Borough-owned Right of Way
Motions: Moffatt, vanHeeswyk
Roll call: all in favor
- 54-21 Approval of Right-of-Way Permit for Small Cell Projects by Cellco Partnership d/b/a Verizon Wireless for Various Locations within the Borough
Motions: Busch, vanHeeswyk
Roll call: all in favor
- 55-21 Approval of Bill List
Motions: vanHeeswyk, Moffatt
Roll call: all in favor
- 56-21 Authorizing Executive Session – information falling under Attorney-Client Privilege/Potential Litigation – Volunteer Fire Company
Motions: Moffatt, Busch
Roll call: all in favor

PUBLIC PORTION:

Roland Bullard asked about the height of the poles for the small cell antennas, whether they emit sounds, and whether they would be in addition to existing poles. The applications were for replacing existing poles, which might be slightly higher but not more than 35'. The installations may contain fans to keep the equipment cool, but the Borough doesn't know how loud they might be. Mr. Bullard asked if the Borough ascertained what impact the equipment would have on neighbors. The Borough has regulated every aspect it can within FCC regulations. The applications met the Borough's ordinance requirements.

Jim Imbriaco asked if the ordinance encourages colocation. The ordinance encourages colocation by limiting where new poles could be placed and requiring Planning Board approval for any new poles. So far, all applications have been for colocation, not new poles. Mr. Imbriaco asked if the traffic calming plans are posted

on the website and when the work is expected to be done. Administrator Grant explained the final step is waiting for the County Commission to approve a bond ordinance to fund the project, with work beginning possibly this fall.

Mary Kelly asked if the Board has given any thought to posting recordings of the meetings on the website for people who can't attend. There has been no discussion. Ms. Kelly also asked if there has been any movement on the landscape/tree ordinance. Commissioner Busch and Clerk Wallace have met and made some progress toward moving forward.

Sandy Allison asked what the benefit of the small cell antennas is. The purpose is to increase internet and streaming speeds and may eventually lead to more user choice in the area. Ms. Allison noted a year or so ago there was talk about scheduling someone to come speak to residents about wind farms. There have been numerous newspaper articles lately, but no presentations have been scheduled. Commissioner Busch suggested reading the recent Philadelphia Inquirer article which explains the entire process. Another concern of Ms. Allison is how they will be recycled when they come to the end of their life cycle. Solicitor Amenhauser stated the wind company has community outreach programs in the northern part of the county and interested parties could attend one of those sessions. Ms. Allison asked if the Borough Solicitor has any news on the bamboo ordinances. Mr. Amenhauser is waiting for a return call from an Atlantic County municipality that has the same ordinance to discuss their enforcement and regrowth, then he'll get back to the commissioners.

Bob Mullock spoke about the wind power lease site off the bay that will be significant to the Borough. He would like to make sure protections are in place for marine life, particularly for whales, dolphins and other mammals.

When no one else wished to speak, the meeting was recessed into closed session at 12:50 pm and reconvened at 1:26 pm on motion of commissioner vanHeeswyk, seconded by Mayor Moffatt.

No action was taken as a result of closed session. The meeting was adjourned at 1:28 pm on motion of Commissioner vanHeeswyk, seconded by Mayor Moffatt.

Respectfully submitted,

Accepted:

Elaine L. Wallace, RMC, CMR
Municipal Clerk

Commissioner Busch

Mayor Moffatt

Commissioner vanHeeswyk