

JUNE 22, 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 Clerk 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. This meeting was held electronically via Zoom under local operation guidance from the NJDCA pursuant to P.L. 2020, c. 11.

COMMISSIONERS' DISCUSSION (NEW BUSINESS/OLD BUSINESS)

Full-time Employee Salaries and Benefits: Commissioner Busch was concerned about being able to fill the Public Works vacancy during the competitive labor market. It is important the Borough be able to hire someone by the fall, and the salaries and health benefits offered by the Borough are not competitive enough. There are necessary skills and physical requirements, but the pay for laborers isn't high. The Borough needs to be competitive to be able to hire skilled laborers or to retain the laborers it has trained who can take those skills elsewhere. Mayor Moffatt felt the Borough had no choice but to become more competitive. Commissioner vanHeeswyk understood the rapidly changing situation but asked for more time to consider the alternatives, remembering there was only 1 employee and 1 seasonal employee in Public Works when she first became a commissioner. She felt changes may be necessary but have to be done thoughtfully to work out best for the Borough and the employees. Commissioner Busch asked Administrator Grant and Solicitor Amenhauser to provide information. Mr. Grant felt it could be addressed during the budget process. In addition, the personnel manual will have to be updated.

Landscape Ordinance: Commissioner Busch gave background on the progression of the ordinance. It was originally discussed several years ago and then referred to the Environmental Commission to look at the current landscape ordinance with an eye toward tree protection. The EC hired an environmental consultant to prepare a native plant list and an invasive plant list, consulted the Borough's planner and discussed the matter. The EC forwarded recommendations in January 2020. As the Chair of the EC Ms. Busch met with each commissioner and John McGraw to go over the recommendations and get input and feedback. COVID-19 caused delays until last fall, when she and Clerk Wallace worked on it again to incorporate the feedback and draft a revision to the existing landscape section of the zoning regulations. There are still some outstanding questions that need to be discussed before an ordinance will be ready to introduce. In addition, revising the entire landscape section for clarity has been suggested because it is lengthy and confusing. It is now at the point that legal assistance is needed. Ms. Busch has provided all the background documents, the sample ordinances provided by the planner, and the draft ordinance to the Solicitor Amenhauser. There are still questions and enforcement matters to consider, that might become complicated,

particularly in light of the bamboo ordinance. The Commissioners were in favor of moving forward. Ms. Busch will work with Mr. Amenhauser, as well as Administrator Grant and Zoning Official McGraw.

Mayor Moffatt reported one-way signs are missing on E. Lake Drive. As a result, some traffic is going the wrong direction. Dr. Moffatt got an email concerning parking, which is a perennial issue. He spoke with the Police Chief and they will send a patrol on Saturday and Sunday afternoons to ticket illegally parked cars. Also, renters and residents should call the police at any time to report a parking issue.

Commissioner Busch reported the Yale Avenue project is wrapping up, although it's a month late. One question that arose from the project was whether the Borough should be restoring curbs and sidewalks as part of public projects when the Borough's Master Plan says there shouldn't be curbs and sidewalks. One person in the project area asked for permission to remove the sidewalk from his property. There are other sidewalks in disrepair within the Borough. The Borough may need to address this situation in some manner. There is no ordinance governing whether sidewalks can be installed and who is responsible for their maintenance. Administrator Grant suggested inventorying the areas where there are sidewalks and where there are maintenance issues as a starting point. Solicitor Amenhauser will look into the responsibilities involved and get together with Mr. Grant.

ADMINISTRATOR'S REPORT

Administrator Grant announced the Borough will be including a Historic Preservation questionnaire with this year's tax bills. All property owners will have the option to vote by returning the card or doing it online. A minimum yes response will be necessary to pursue and a response deadline will be set. There were reports during the last trash pickup that the workers were putting trash and recycling in the same truck. It has been addressed, but Mr. Grant asked anyone who sees it happening in the future to call Borough Hall to report it. The Borough is still working on selecting a company to perform background checks as required by JIF. He is hoping to get this resolved this week. Lastly, Mr. Grant, after consulting with the commissioners and staff, recommended moving to in-person meetings for the Thursday night meetings and continuing with Zoom meetings for the Tuesday afternoon meetings beginning in August. He also announced the Borough Hall building will continue to be locked, but people will be allowed to enter and go into the conference room if they need to meet with a member of the staff.

RESOLUTIONS:

84-12 Authorizing Closure of Certain Developer's Escrow Accounts and Refund of Unexpended Fees, where Necessary, as Recommended by the Planning Board

Motions: vanHeeswyk, Moffatt

Roll call: all in favor

85-21 Approval of Bill List

Motions: vanHeeswyk, Moffatt
Roll call: all in favor

PUBLIC PORTION:

Mary Kelly thanked the Commissioners for moving forward on the landscape ordinance. She also lauded the Public Works team for their work ethic and good humor. Lastly, she commented that one aspect of Zoom meetings is being able to have them online for people to see.

When no one else wished to speak, the meeting was adjourned at 12:48 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