

**FEBRUARY 21, 2023  
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/REPORTS:**

2023 Budget Discussion with CFO Jim Craft:

CFO Jim Craft and the Commissioners went through the budget worksheets and discussed each department and its proposed appropriations for 2023. As proposed, the budget calls for a tax increase of .5 cents. The budget will be introduced at the March 9 meeting, with the second reading and public hearing on April 13. The commissioners thanked Mr. Craft for his work on the budget.

Cape May Bird Observatory Springwatch Migration Count:

Tom Reed of the Cape May Bird Observatory presented a brief slide show and described the Springwatch project that has been occurring on the Coral Avenue beach platform since spring 2019. This watch is the only operating bird migration watch being performed in the spring on the eastern seaboard. The watch will be conducted daily beginning at sunrise and lasts between 4 and 6 hours. He thanked the borough for allowing them to conduct the watch and invited the public to drop by to see it in action. The commissioners thanked Mr. Reed for his presentation.

Commissioner Busch reported an award would be made on the pole barn project at the water utility yard which is estimated to take six months to complete. The Yale Avenue road project should be closed out soon now that asphalt test results have met specifications. She also reported the Borough has identified necessary water and sewer utility projects that would qualify for American Rescue Plan Act Infrastructure funds recently announced by the county. The borough engineer will prepare applications for upgrading the water pump station and replacing two cast iron water mains on Lehigh and Ocean Avenues between Yale and Lincoln Avenues.

Commissioner vanHeeswyk was pleased with the budget progress and thanked Jim Craft and Ed Grant for their excellent work.

Mayor Moffatt announced beach tags will be sold in Borough Hall during the month of May from 9 am to noon, except Memorial Day.

**ADMINISTRATOR'S REPORT:**

Ed Grant reported he has been working on multiple annual reports for the Joint Insurance Fund.

**PUBLIC QUESTIONS ON AGENDA ITEMS ONLY:**

Sandy Allison asked if the pole barn was for the beach patrol or public works. Commissioner Busch explained the building was a public works facility, but it houses beach patrol equipment. Ms. Allison asked if the project included landscaping. It did not.

Helen Chezem expressed surprise over the resolution to award a contract for the pole barn since it had been first mentioned less than 8 months ago and wasn't listed as a discussion item during that time, nor was it listed as an discussion item on the current meeting agenda. Commissioner Busch explained it was discussed at multiple meetings and details could be found in the minutes of those meetings. Solicitor Amenhauser explained topics do not need to be listed to be discussed. Ms. Chezem stated she would be severely impacted by the addition. She questioned the need for the addition and whether it could be scaled back or reduced in size or height. She asked the commissioners to consider her comments when voting on the resolution.

Solicitor Amenhauser reported the Borough of West Cape May would adopt a resolution at its next meeting to finalize the sale of the small trash truck. Cape May Point authorized the purchase at its February 9<sup>th</sup> meeting.

**APPROVAL OF MINUTES:**

February 9, 2023 Regular Meeting

*Motions: vanHeeswyk, Moffatt*

*Roll call: all in favor*

**ORDINANCES FOR INTRODUCTION AND PUBLICATION: None**

**RESOLUTIONS:**

38-23 Authorizing the Amendment to the 2023 Temporary Budget

*Motions: vanHeeswyk, Moffatt*

*Roll call: all in favor*

39-23 Authorizing Special Event Permit for Good Day for a Run

*Motions: Moffatt, vanHeeswyk*

*Roll call: all in favor*

40-23 Recycling Tonnage Grant Application 2022

*Motions: vanHeeswyk, Moffatt*

*Roll call: all in favor*

41-23 Award of Contract - Beach Patrol Pole Barn

*Motions: Busch, Moffatt*

*Roll call: all in favor*

42-23 Authorizing Application for a Cape May County American Rescue Plan Act (ARPA) Infrastructure Grant

*Motions: Busch, vanHeeswyk*

*Roll call: all in favor*

43-23 Authorizing Special Event Permit to Cape May Bird Observatory / New Jersey Audubon Society

*Motions: vanHeeswyk, Moffatt*

*Roll call: all in favor*

44-23 Approval of Bill List

*Motions: vanHeeswyk, Moffatt*

*Roll call: all in favor*

Commissioner Busch reiterated the purpose of the pole barn approved by resolution 41-23 is to shelter vehicles and equipment from the elements. As the commissioner in charge of public works, she has assessed existing equipment and found it necessary to borough operations. The pole barn project has been discussed and voted upon at several meetings since last summer.

**ORDINANCES FOR SECOND READING/ PUBLIC HEARING/ ADOPTION:** None

**PUBLIC PORTION:**

Sandy Allison expressed concern over the removal of vegetation around the north end of the lake. This added to the decreased vegetation at the south end, resulting from replacing the bulkhead and planting new native plants, resulted in loss of habitat, shelter, and hiding places for wildlife. She asked the commissioners what their vision was for Lake Lily and the surrounding grounds over the next five years and how it will keep and protect wildlife. Commissioner Busch explained that several years ago the Borough entered into a 10-year agreement with NJ Audubon and US Fish and Wildlife to remove invasive and replant native species to restore the waterside habitat around the northern end of the lake. The three-year contract with NJ Audubon and Friends of Lake Lily to fund the work will be expiring and she wasn't sure if it would be renewed. Ms. Busch's plan is to fulfill the original plan and restore the habitat. Commissioner vanHeeswyk hated to see the plants being lost in the short term but believed the resulting native, densely-vegetated shoreline to be worth it. Ms. Allison questioned labor intensity of maintaining the south end of the lake and wondered if irrigation would ever end. Commissioner vanHeeswyk stated it takes time for plants to become established. Ms. Allison worried the lake would become another area like Triangle Park that needs constant maintenance. Commissioner Busch explained she is trying to transition some areas to things that need less care and balance that against the desire of people to have color in the summer.

Helen Chezem followed up on Sandy Allison's comments on the north end of the lake and wondered what can be done with some of the vegetation. Commissioner Busch explained the phragmites require a DEP permit to address. The Borough's federal partner did not obtain a permit and the borough does not have the expertise to apply for one. As a result, the Borough can't treat them and they are not part of the current plans. Ms. Chezem then stated she did not object to the borough's need for a place to store beach patrol equipment, but was concerned with the size of the building and the red roof. She was asked by a neighbor to read a letter into the record, but she was advised by Solicitor Amenhauser that the

borough could not consider her reading the letter as his participation in the meeting, rather he'd have to present it himself. Commissioner Busch explained the letter in question was sent via email and responded to in the same manner. Ms. Chezem asked if there was any way to change the color of the roof and height of the addition. Ms. Busch responded the height is needed to meet the needs of the equipment being stored and the color could not be changed without revising the project nor does the roof on the existing building need to be replaced. Lastly, Ms. Chezem stated she was not made aware that the plans for the building were available before learning the project was being awarded.

Bob Mullock commented on how great Lake Lily looks. Concerns had been raised when work was proposed to connect additional storm drains to the lake, but the project has replenished the lake. In addition, there was a lot of community input prior to the project to replace the bulkhead and relandscape the south end. At that time, it was agreed to keep the other two-thirds of the lake natural to allow habitat for waterfowl and songbirds. He felt equal attention should be given to revegetating those areas as is put into removing the invasive species. Mr. Mullock also addressed the importance of the pole barn addition to the safety of borough equipment in the event of storm flooding. He hoped it would be coordinated with the facility on Lighthouse. He felt it important to have an area where people can be assisted and protected and to move fire equipment since the firehouse is below the base flood elevation.

When no one else wished to speak, the meeting was adjourned at 1:14 pm on motion of Mayor Moffatt, seconded by Commissioner vanHeeswyk.

Respectfully submitted,

Accepted:

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Elaine L. Wallace, RMC, CMR  
Municipal Clerk

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Commissioner Busch

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Mayor Moffatt

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Commissioner vanHeeswyk