

**FEBRUARY 26, 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 12:04 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: Clerk Elaine Wallace. Absent: Administrator Steve O'Connor and Solicitor Brock Russell.

**ADMINISTRATOR'S REPORT:** None

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

Amendment to Cape May Point Chapter of County Water Quality Management Plan:

The Board discussed the comments provided by Borough Engineer Bruce Graham. Commissioner Mullock didn't think it was advisable to reduce the figures regarding flow and allocations to the Borough. Commissioner vanHeeswyk confirmed that there are over 900 lots in Cape May Point according to the floodplain administrator and the Borough's affordable housing requirement is officially 70 units. She was worried that the County could call a moratorium on sewer connections if lower figures were used and reached and what the impact would be on new construction. She worked on this project in 2012 and 2013 with Brian O'Conner and Leslie Gimeno of the County Planning Department. She was worried that some of the changes she suggested to the map in 2013 didn't get incorporated into the plan at that time, even though Brian O'Conner provided a map reflecting them. She felt the map still needs some minor tweaking to make it accurate. She offered to contact the County to discuss. Bruce Graham is the Borough's appointed liaison, which is why the comments are going through him. Clerk Wallace advised the County is hoping to have the Borough's support by March 12<sup>th</sup>. The Board did not approve the amendment at this time and would like Bruce Graham to revise his comments and submit them to the County on the Borough's behalf.

Jersey Shore Partnership: Mayor Moffatt would like the Borough to become part of the partnership. All the commissioners were in favor of joining.

Commissioner Mullock asked if the Board would have a special meeting prior to March 6<sup>th</sup> to introduce the budget, since he will be on vacation during the regular meeting. Clerk Wallace will check to see if the Auditor and CFO will be able to have the documents ready in time for a March 5<sup>th</sup> special meeting. The second reading and public hearing would still be on April 11<sup>th</sup>.

Commissioner Mullock reported he had spoken to the owners of 310 Cape Avenue. The homeowners are planning to move ahead with their plans, but are willing to allow floorboards to be taken out and provided to the upcoming Harriet Tubman museum in Cape May. He was planning to wait until after the demolition permit is issued to remove the floorboards. Commissioner vanHeeswyk clarified that the Borough cannot

be involved; Mr. Mullock would have to approach as a private citizen. Mr. Mullock agreed he would not be going as a Borough representative. He felt the real problem was the lack of time to be able to work toward an alternative that could have saved the building by moving it elsewhere and using it for educational and tourism purposes as other historic sites in the area have been done. He suggested the Borough look into the requirements for demolition, especially on historic properties, feeling the town should have the right to ask for additional time of 60 days or so to allow application to go through the planning/zoning process. Mr. Mullock feels it is not good for the community to lose these properties without serious evaluation. He thought perhaps there is a way to make preservation beneficial to the property owner as well as the community, maybe through zoning incentives. He thought the Planning Board should be asked to get a sense of the community's feelings on the topic. Commissioner vanHeeswyk agreed that the place to start is with the Planning Board and explained it is all spelled out in the Municipal Land Use Law (MLUL). She also gave a quick synopsis of the two previous failed attempts to have historic preservation in the Point in 1986 and 2008. Lastly, she expressed sadness at all the mean-spirited comments that have been posted online about the situation.

Mayor Moffatt announced there will be a Press Conference on March 18<sup>th</sup> at noon at Cape May Convention Hall to oppose seismic testing in the Atlantic Ocean waters. He also announced the Macedonia Baptist Church will be having its annual Ethnic/Diversity Feast on March 3<sup>rd</sup> at 12:30 pm. Commissioner Mullock agreed to attend on behalf of the Borough.

Commissioner vanHeeswyk addressed Connie Campanella, Taxpayers Association president, about the problem people have experienced registering with Nextdoor. She thought the problem might have something to do with the fact that people use PO Box addresses here, maybe they need to make sure they are using their street address. Ms. Campanella explained the problem is when people have second homes and are already registered with Nextdoor for their primary home. These situations require a secondary verification process that includes sending mail, but they won't send to a PO Box. The Taxpayers Association is working through a solution.

#### **RESOLUTIONS:**

39-19 Tonnage Grant Application 2018

*Motions: Mullock, Moffatt*

*Roll call: all in favor*

40-19 Consenting to the Cape May County Proposed Water Quality Management Amendment - **REMOVED FROM CONSIDERATION**

41-19 Approval of Bill List

*Motions: vanHeeswyk, Moffatt*

*Roll call: all in favor*

**PUBLIC PORTION:**

Chris Wimberg commented on how the Mid-Atlantic Center for the Arts has moved historic houses in the past. He also mentioned that he's had deliveries go astray because of a central database somewhere being wrong. Mr. Wimberg commented on problems with Verizon telephone landlines, and how when it is rainy, phone service is sketchy at best. The firehouse has had problems recently because of this. Previously, when speaking with Verizon, he threatened to call the BPU (at Commissioner vanHeeswyk's suggestion) and that got quick action. Lastly, he commented on having poor cellphone reception in Cape May Point.

Connie Campanella thanked Mr. Mullock for everything he tried to do to save the house at 310 Cape Avenue. She believed the community will be happy with today's discussion about historic preservation. She would like to see the Planning Board encouraged to expedite discussion on this topic, stating there are a lot of open items on that board's plate and it might be good to set a deadline. Commissioner vanHeeswyk stated the Borough can't do that. Ms. Campanella reported the Taxpayers posted the 2008 report and had 30% click-thru from the membership and every one clicked that link. She thought the Borough should strike while the iron is hot. Mrs. vanHeeswyk stated 3 members of the Planning Board were currently present and she was sure that they will expedite the topic as best they can.

Helen Chezem asked how many historic homes there were that need preserving. Commissioner Mullock thought the most recent historic study could be reviewed and the most precious properties looked at. Commissioner vanHeeswyk stated there is a specific process for historic preservation set-out in the Municipal Land Use Law and any property that fits the criteria selected is bound by the rules created. Ms. Chezem wondered if there were a way to restrict what can be done to a property that would go with any sale. Commissioner vanHeeswyk explained the details of a sale are not always known and can't always be predicted, particularly when a will is involved. Commissioner Mullock felt there are things the borough can do to endorse preservation. Lastly, Ms. Chezem asked that the vegetation planting plan that the Friends of Lake Lily paid for be used to help guide planting when the landscaping portion of the Lake Lily project is reached. Commissioner Mullock asserted the plan was reviewed by the Environmental Commission and the Borough is definitely basing the landscaping on the plan.

Ned Hood spoke on behalf of historic preservation and feels the public is currently motivated to move forward with it. He is happy to participate as a member of the Planning Board. He was particularly interested in the community historical areas of pavilion circle, the lake, and the beach entrances and would like to see those areas addressed. He also wanted to know if there could be a moratorium on demolitions until historic preservation is addressed. The Borough Attorney was not present to be able to answer that question. Commissioner vanHeeswyk told Mr. Hood he is perfectly placed on the Planning Board to bring the matter to discussion and start the process. Commissioner Mullock also clarified that once property owners follow the Borough's requirements properly and get approval, the Borough can not take it back.

The owners of 310 Cape followed the rules and can't be faulted, but Mr. Mullock felt the rules are faulty and need to be changed.

When no one else wished to speak, the meeting was adjourned at 1:13 pm on motion of Commissioner Mullock, seconded by Commissioner vanHeeswyk.

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