

**April 23, 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 12:00 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: Administrator Steve O'Connor, Clerk Elaine Wallace, and Solicitor Brock Russell.

**TRAFFIC CALMING ON COUNTY ROADS – County Engineer Bob Church:**

Bob Church joined the Board with plans detailing recommendations at various intersections on County roads within the Borough. He introduced Ronald Lotrecchio, the engineer who designed the plans. Mr. Lotrecchio went over the proposed plans for the two intersections of Cape and Pavilion, which would modify the turn radii, do some regrading, curbing and drainage. The Borough Engineer, Bruce Graham, suggested connecting the County drain to the one the Borough will be constructing on Ocean Avenue, near Cape. Bob Church agreed with the suggestion and will coordinate with Bruce Graham on that area. Next, Mr. Lotrecchio reviewed the plans for Lighthouse and Coral Avenue intersection. The recommendation is to bump out the turn radius and put in a sloping curb with pavers behind it that would match those at the Circle. The existing striping is not slowing traffic. Similarly, sloped curbing with pavers would be installed at the existing white line at the turn from Lighthouse onto East Lake. The edge of the paver area may have to be modified to taper more to allow bikes to ride off it. Lastly, Mr. Lotrecchio reviewed the plan for the Seagrove and Lighthouse intersection. Due to the turning radii of various trucks, islands could only be installed behind the crosswalks on Lighthouse Avenue. The islands would be concrete and all other markings would be striping and double yellow lines until the taper down into the center line. The islands would be 6' wide, with a 4' interior. After some discussion, it was decided the centers should be planted with no-maintenance ground cover, rather than pavers. Bob Church advised the striping will be wider than it looks on the plans – 2' wide thermoplast. When asked if pavers could be used instead, Mr. Church suggested stamped epoxy over the pavement on the Seagrove side of each island, with only the tapered ends being striped. Administrator O'Connor asked if there is funding for the work to which Mr. Church replied there is money in a bond ordinance that could be used. The estimated cost for all the work is about \$300,000. Mr. Church stated there is about 30 days of work left to do before going out to bid, but the objective would be to do so in September or October. Commissioner Mullock proposed a resolution approving the plans, with changes agreed to by all parties, and looking forward to construction in late fall. Mayor Moffatt seconded the motion and Resolution 66-19 was approved unanimously on roll call vote.

Commissioner Mullock asked the status of the Sunset Boulevard project, which includes bike paths. Bob Church advised the last progress meeting was early in the year. The plans are being revised based on recommendations. It appears the bike

path will be a separate path in the meadow area, then come back to the road. In addition, the roadway may be shifted near Seagrove to limit impact on the houses in that area. Once the plans are revised, the next step will be a public hearing.

**ADMINISTRATOR'S REPORT:** None

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

Extension of Center Designation until 2020: Mayor Moffatt made a motion, seconded by Commissioner vanHeeswyk, to request an extension from the State. The motion was carried unanimously on roll call vote.

Requests received re: gravel in public right-of-way:

At 305 Stites Avenue, the property owner would like to put gravel in the right-of-way so people could pull onto shoulder without creating rut. After some discussion Commissioner Mullock make a motion, seconded by Commissioner vanHeeswyk, to permit the gravel. The motion was carried unanimously.

At 506 Ocean Avenue, the property owner already installed a gravel driveway/parking pad as part of a larger improvement project. The right-of-way on the property is 20', so most of the front yard is actually Borough right-of-way. Commissioner vanHeeswyk would like to see the width decreased more in keeping with a normal driveway at 10'-12', rather than the 22' width of the parking pad. Mayor Moffatt did not find it objectionable and sited several other properties nearby with equally wide gravel or paving. Commissioner Mullock suggested asking the owner to reduce the driveway by 213 sf, which is the amount the property exceeds the lot coverage limit. He recommended tabling any action until after the Borough speaks to the property owner to try to resolve the issues. Commissioner vanHeeswyk agreed.

Planning Board recommendations re: Noise and Construction Ordinance: The Board discussed the recommended changes to the Construction Site Standards and Peace and Good order chapters of the Borough code. Solicitor Russell felt the Borough could have a problem with enforcement if it didn't adopt the State model noise ordinance. After some discussion, the Board agreed to incorporate the Planning Board recommendations into the model noise ordinance and try to get it approved by the State. Members of the Planning Board subcommittee on noise and construction activities were present and spoke in favor of adopting the regulations as nuisances, rather than noise infractions, citing various towns that have successfully done the same thing. Mayor Moffatt made a motion, seconded by Commissioner Mullock, to move forward with the recommendations as presented, rather than incorporating them into the State's model noise ordinance. The motion was carried unanimously.

Commissioner Mullock reported the new lights are in at the Circle. Lake Lily is progressing on schedule and should be finished by the end of May. Mr. Mullock explained how the bulkhead will be finished with a wooden cap that will fit with the natural appeal of the lake and surrounding area. Commissioner vanHeeswyk expressed concern that the bulkhead looks lower than the road and she worried water would flow from the street into the lake. Mr. Mullock explained there will be another 2 feet of material above the top of the bulkhead.

Mayor Moffatt announced beach tag information is available on the website and sales will start May 1<sup>st</sup>. He invited Mike Keosky to speak about Franklin Street School in Cape May.

Mike Keosky gave a little background on Center for Community Arts' lease agreement with Cape May City for the use of the Franklin Street School. The CCA has raised approximately \$2 million to stabilize the school building so it can be used for various programs. Cape May County has come forward with a proposal to put the library branch in the building. If the library is built there, the Borough would still have the book-mobile. A presentation on the plan is scheduled for May 1<sup>st</sup> at Cape May Convention Hall. He urged everyone to attend and support the project.

#### **RESOLUTIONS:**

59-19 Approval of Bill List

*Motion to open Public Hearing: vanHeeswyk, Moffatt*

*Roll call: all in favor*

#### **PUBLIC PORTION:**

Bob Mullock spoke, as a member of the public, about St Mary's, which is scheduled to be demolished in 2022. In the fall of 2018, the Borough supported the Sisters of St. Joseph's open space application, which ultimately was put on hold. Ultimately, the nuns want the property to revert to nature. Mr. Mullock stated he feels there is an opportunity to use the building as a non-profit/non-commercial environmental and natural retreat center between now and when it might be returned to nature by an act of God. He felt it is a sizable undertaking, but there are many effective non-profit organizations in town. He would like to reach out to the Sisters and let them know the community is behind what has brought it to this point and continue to protect it. Anyone interested in the effort should contact Bob Mullock.

Catherine Busch reported on behalf of the Green Team that Rutgers has forwarded the proposed design for the Borough Hall rain garden. The Environmental Commission will review it and send it to the governing body with a recommendation. They proposed starting site work in July with planting in the fall. She also announced there is another opportunity sponsored by Sustainable Jersey for interested parties to tour the Cape May County MUA recycling facility on May 15<sup>th</sup>. The Green Team will follow up to discuss how to effectively educate residents on the proper way to recycle.

Helen Chezem complimented the Environmental Commission on the mosquito mailing. Catherine Busch shared the credit with Cathy Stambaugh.

Mayor Moffatt reminded everyone the beach cleanup is Saturday, April 27<sup>th</sup> beginning at 8:30 am at Borough Hall.

When no one else wished to speak, the meeting was adjourned at 1:35 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 Mullock

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Commissioner vanHeeswyk

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Mayor Moffatt