

**MAY 28, 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.

**ADMINISTRATOR'S REPORT**

NJDOT Grant Application: Mr. O'Connor explained the new deadline for NJDOT Municipal Aid grants is now mid-July, instead of mid-October. The State recently changed the schedule and increased funding. Commissioner Mullock would like to apply this year to do the Yale Avenue water line to eliminate the lead goosenecks. The Borough plans to pursue additional funding from another grant source identified by the CFO which is specifically for lead abatement.

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

Lease with Volunteer Fire Company – Expiration and Renewal: Solicitor Russell prepared a renewal resolution and addendum to the agreement to extend the lease by another 10 years at the same rate. Commissioner vanHeeswyk explained it is really an increase because the Borough is only using the fire house for 2 meetings per month, instead of 3 as it originally was.

Commissioner Mullock presented a 32-gallon recycling container that he'd like to purchase for residents. The Borough can purchase in bulk for a price of \$40 per container. He anticipates purchasing 300 containers the first year using existing grant funds to defray a portion of the cost. Then 300 could be purchased the following year. Another option would be to purchase 600 at once and charge each owner \$20 per can to recoup the costs not covered by the grant. He plans to discuss the idea with the Environmental Commission. The sample he showed was made in the USA of recycled plastic, has an integrated lid, and is compatible with automated collection trucks. Commissioner vanHeeswyk suggested doing a one-time assessment to each property owner to fund the purchase. Solicitor Russell explained that would require an ordinance. He also wants to run the idea by the Environmental Commission. Mr. Mullock also gave a brief update on the progress of the Lake Lily bulkhead project. Commissioner vanHeeswyk asked if the Engineer has completed his design of inflow/outflow pipes. Commissioner Mullock reported he has done his onsite work, but he's not certain he has drafted them yet.

Commissioner vanHeeswyk announced the new bike maps are available at Borough Hall. Some have been put in the post office since people often ask directions there. They have been sent to all the real estate offices in the area. There is a lot of good information related to biking, safety, recreational areas, etc. The map has also been posted on the Borough's homepage. Mrs. vanHeeswyk reported a bill has been

introduced to amend the rental tax law that went into effect last October. The new law would exempt individual property owners who handle their own rentals directly from the new tax. Lastly, the annual beach report is complete and showed only small changes with eastern sites gaining slightly and western sites experiencing minor losses. Stew Farrell again recommended putting Mobi-Mats on the Pearl Avenue entrance. Mayor Moffatt pointed out that people could use the Cape Avenue entrance instead since both lead to the same beach. Lastly, Commissioner vanHeeswyk commented on an article she read on NJ.com that stated out-of-state residents own over 1/3 of the Jersey shore. In Cape May Point, 32 states are represented as well as some international owners. At the same time, Cape May Point's in-state ownership has increased by 15% over the course of the study.

Mayor Moffatt reported lifeguards are going to be sparse this summer due to the shifting school years and kids going back to school earlier and earlier. That will affect the number of beaches that can be open. Dr. Moffatt also reported the Code Enforcement Officer has written a summons for a property that did not install a saw-pole as required by Borough Ordinance. In consulting with the prosecutor, he learned the ordinance may not be enforceable as written. There was some discussion about whether and how the Borough could limit the use of generators by contractors, with Solicitor Russell saying it's possible to run afoul of the state noise ordinance.

Commissioner Mullock attended the pancake breakfast and found it to be wonderful and well-attended. He regretted not being able to attend the ice cream social, although he heard it was a great success.

### **RESOLUTIONS:**

67-19 Approval to Submit a Grant Application and Execute a Grant Contract with the New Jersey Department of Transportation for the Reconstruction of Portions of Yale Avenue

*Motion to open Public Hearing: Mullock, vanHeeswyk*

*Roll call: all in favor*

68-19 Declaring the Official Opening of Cape May Point Beaches to Bathing and Fishing for the 2019 Season

*Motion to open Public Hearing: Moffatt, vanHeeswyk*

*Roll call: all in favor*

69-19 Approval of Bill List

*Motion to open Public Hearing: vanHeeswyk, Moffatt*

*Roll call: all in favor*

### **PUBLIC PORTION:**

Helen Chezem cautioned the commissioners there is a limit to the length of an extension cord before there is a loss of power and possible safety issues and asked them to consider that when discussing generators and saw-poles. Contractors have to be able to operate equipment safely and although generators can be a nuisance, it doesn't last forever.

Cathy Stambaugh thanked the commissioners for their support of the mosquito program and for inviting Kyle Rossner to speak at the June 13<sup>th</sup> meeting. She reported a letter went out from the Environmental Commission to all residents asking them for cooperation in the battle against mosquitos. Kyle Rossner spoke at a recent Civic Club meeting. He had looked into mosquito traps and showed one to the Civic Club and recommended one in the backyard and one in the front yard. She and Sandy Allison organized the purchased of 15 traps for people willing to test them here. Mr. Rossner will give information about this at the June 13<sup>th</sup> meeting and she hopes the Borough will consider using them on public lands. Commissioner Mullock thought the Borough might be able to buy them in bulk and sell them to residents. Commissioner vanHeeswyk felt people will be willing to do it to help eradicate mosquitos. Both Cape May City and West Cape May expressed interest in our actions. The Taxpayers Association has purchased dunks that have been handed out, along with instructions and suggestions, at various functions and when people came in to buy beach tags.

Connie Campanella asked when the Borough will act on the construction activity ordinances. Clerk Wallace reported the will be ready for introduction at the June 13<sup>th</sup> meeting. Ms. Campanella reported over 30 volunteers worked on the ice cream social which had record attendance, with more children than previous years. She also announced the 5k run for the Volunteer Fire Company is June 15<sup>th</sup> and the next event in Pavilion Circle is the concert and picnic, featuring a Beatles tribute band.

Helen Chezem reported the Friends of Lake Lily met with Kristen Meistrell of the NJ Audubon Society to discuss the status of the project to remove vines from around the lake. They are waiting until fall to cut and treat the vines further because that is the best time since the nutrients are flowing into the roots for the winter. Activity will increase during the summer. It is expected to take 2 years to clear out the invasive vines, then a maintenance program will be started.

When no one else wished to speak, the meeting was adjourned at 12:45 pm on motion of Commissioner vanHeeswyk, seconded by Mayor Moffatt.

Respectfully submitted,

Accepted:

---

Elaine L. Wallace, RMC, CMR  
Municipal Clerk

---

Commissioner Mullock

---

Commissioner vanHeeswyk

---

Mayor Moffatt