

**JANUARY 7, 2020  
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.

**PRELIMINARY BUDGET DISCUSSION WITH CFO JIM CRAFT:** CFO Craft reviewed the 2019 budget balances. The general fund balance at year end was in good condition. There may be a need for a rate adjustment in the water/sewer budget. Mr. Craft will email budget work sheets and will attend the next work session to review them. The auditor is working on the Annual Financial Statement.

**ADMINISTRATOR'S REPORT:** There was a preconstruction meeting for the Pearl/Brainard/Yale road project earlier in the week. There was nothing new to report on other projects.

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

Commissioner Mullock reported the Lake Lily project is finished for the year. Work will resume in the spring. He was pleased with the work the Environmental Commission has done with the management of the lake, which is very healthy. The joint, invasive plant project with NJ Audubon and US Fish and Wildlife is also taking place around the lake. Some corrections had to be made to make sure native trees weren't being cut down, and closer oversight will be necessary. In the spring, new native plantings will be done in the areas where the vines have been removed. Mr. Mullock stressed the purpose of all the projects are to restore the habitat and keep the lake in its natural state. Commissioner Mullock also reported on the water/sewer budget, which is largely dependent on water and sewer charges which are out of the Borough's control. He expressed some concern about the future of the water supply, stating Cape May had to purchase water from Lower Township several times in 2019.

Commissioner vanHeeswyk was pleased to hear the Borough's surplus was healthy at the end of 2019, putting the Borough in an enviable position. The 2020 budget would use some of the surplus to keep the tax rate as close to the same as possible.

Commissioner Moffatt advised the code enforcement officer will be sending a letter to real estate offices reminding them about the Borough's sign ordinance.

**REVIEW OF NEXT REGULAR MEETING AGENDA:** The Clerk reviewed the agenda for the January 9, 2020 annual meeting.

**PUBLIC PORTION:**

Mary Kelly was pleased to see Code Red now allows for text messages, but noticed they won't accept P.O. boxes. That led to discussion about the recent delivery problems at the post office. Commissioner vanHeeswyk feels the Borough has done as much as it can do, having spoken to the post office and Congressman.

Hlen Chezem also commented on the issues at the post office and the particulars of how letter have to be addressed in order to be delivered.

Catherine Busch commented that flood insurance letters are only sent to a street address because FEMA won't send to PO boxes. People must know to ask the post office for them. Commissioner vanHeeswyk also observed census forms being bundled up for return because they weren't addressed with PO boxes. In light of these issues, Ms. Busch asserted the Borough need home delivery, not PO boxes, to ensure residents get the federal documents.

Jeff Sowers asked if the Borough could take action on abandoned houses. The Borough has already looked into what could be done with the property in question. The construction office performed an inspection and it didn't rise to the necessary level to take action. The Borough does not have a property maintenance ordinance. Mayor Moffatt will look into what can be done from a public safety perspective.

Connie Campanella asked for a cleared description of the purpose for the closed session. Solicitor Russell clarified the purpose is to discuss a proposed contract with Solitude Lake Management for 2020. The minutes will be prepared and made available once the need for discretion is finished.

Mary Kelly expressed frustration with construction vehicles blocking the street and preventing trash collection. She was pleased that public works took care of it, but would like to see something done about the contractors parking on both sides of the street and blocking traffic. She like to see the community ensure the rules are being followed.

### **RESOLUTIONS:**

00-20 Authorizing Executive/Closed Session in Accordance with the Provisions of the Open Public Meetings Act, Specifically N.J.S.A. 10:4-12(b) – Attorney/Client Privilege – Friends of Lake Lily

*Motions: vanHeeswyk, Mullock*

*Roll call: all in favor*

The meeting was recessed into closed session at 12:40 pm and reconvened at 1:20 pm on motion of Commissioner vanHeeswyk, seconded by Mayor Moffatt. No action was taken as a result of closed session.

There being no further business, the meeting was adjourned at 1:20 pm on motion of Commissioner vanHeeswyk, seconded by Mayor Moffatt.

Respectfully submitted,

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Elaine L. Wallace, RMC, CMR  
Municipal Clerk

Accepted:

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Commissioner Mullock

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Commissioner vanHeeswyk

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Mayor Moffatt