

**DECEMBER 20, 2022
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 Mayor 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 (NEW BUSINESS/OLD BUSINESS)

Gas Powered Leaf Blowers: Mayor Moffatt asked the commissioners to consider the future possibility of banning gas-powered leaf blowers, which are being phased on in over 100 communities nationwide. One article stated using one for just 20 minutes spews as much pollution as driving from Washington DC to Alaska. Newer battery-powered ones are quieter and safer for workers.

Trees in Pavilion Circle: In response to correspondence received concerning cedar trees being cut down in Pavilion Circle, Mayor Moffatt advised that only dead branches were trimmed and all the work was done under guidance and observation of the Environmental Commission. The EC meetings are open to the public and Dr. Moffatt encourage everyone to attend if they would like to know what is happening.

Commissioner Busch reported she has been working on her operating and capital budgets for 2023. Because there are several construction projects planned for 2023, she has initiated a monthly review process to track the projects over their lifespan and will provide updates at borough meetings. Currently, plans for the pole barn expansion have been submitted for review and approval. The plans expand the current building by 30 feet to add 2 bays. The exterior will match the existing buildings and it will fit within the setback and current cleared area. This project must be completed before work can begin on the maintenance building. Lastly, capital funds have already been budgeted for the project.

Commissioner vanHeeswyk asked Solicitor Amenhauser to announce recent action taken by the Zoning Officer. Mr. Amenhauser reported a Certificate of Compliance was issued by Mr. McGraw the previous week. Mrs. vanHeeswyk reported she has been working on her departments budget. She wished everyone a very merry Christmas and was looking forward to a positive new year.

Mayor Moffatt announced he will be working with the Administrator and other employees on how to implement the commercial beach tags.

ADMINISTRATOR'S REPORT

Mr. Grant reported he has also been working on the 2023 budget, the commercial tag program, and year-end reports for JIF.

PUBLIC QUESTIONS ON AGENDA ITEMS: None

RESOLUTIONS:

- 131-22 Award of Contract for Community Forestry Management Plan – Heartwood Ecological Consulting
Motions: Busch, Moffatt
Roll call: all in favor
- 132-22 Authorizing Participation in NASPO ValuePoint, a National Purchasing Cooperative
Motions: vanHeeswyk, Moffatt
Roll call: all in favor
- 133-22 Resolution Urging the New Jersey Turnpike Authority to Eliminate Tolls at Exit 4 Northbound and Southbound Entrance
Motions: vanHeeswyk, Moffatt
Roll call: all in favor
- 134-22 Approval of Bill List
Motions: vanHeeswyk, Moffatt
Roll call: all in favor

PUBLIC PORTION:

Hope Luken asked what the certificate of compliance for 106 Lehigh says. Solicitor Amenhauser reported the property was listed as a rooming house with 18 rooms and 1 caretaker apartment. When asked how many people could stay in the structure at one time, Mr. Amenhauser explained that couldn't be answer without additional information, such as size of the rooms, which no one had on hand at the meeting. Ms. Luken asked how the public could find out the information. Mr. Amenhauser suggested the information might be found on prior rental licenses. Clerk Wallace suggested Ms. Luken send her an email request and she would provide copies. Ms. Luken asked if there were any parking regulations, because if 2 people were in each room, plus a caretaker, there could be 37 cars parked on the streets. Mr. Amenhauser explained the use was a preexisting, nonconforming use, so there would be no new requirements. Ms. Luken expressed disappointment in the outcome of the certificate of compliance.

Bob Mullock stated he knew people were disappointed at the loss of the convent, but should appreciate the preservation of such a historic structure. He went on to say the Cape May Point Science Center would be something special for the Borough that would bring acclaim to our small town. He reported having many volunteers including people with various scientific backgrounds doing very important, world class research at the facility. Lastly, he stated little more than 2 years ago, there were three and four hundred guests staying at the building when the nuns were operating St. Mary by the Sea.

Helen Chezem commented on the expansion of the pole barn, saying the original plan was for 1 new bay, but that is now 2. She did not object to the need for 2 bays,

but since they will be going along the back of her property, she asked Commissioner Busch to consider placing a berm with plantings between her property and the new expansion, similar in fashion to the accommodation made for her neighbors. Ms. Busch said she misspoke when she said 1 bay, the plan was always for 2. She also explained she was hoping to put the addition going toward Sunset, but there was not enough room. Lastly, she said she had not immediate plans for landscaping or a berm, but she would consider it in yearly planning once the project is complete. Ms. Chezem thanked Commissioner Busch for her consideration and wished everyone a great Christmas.

Bob Mullock spoke again to say the Science Center has approximately 10 scientific projects going on at this time. He went into detail on one project – banding hawks with transmitters. Thanks to a donation from the Clemens family, the first sharp shinned hawk has been banded with a first-of-it's-kind transmitter. Typically, banded birds can only be tracked after banding when someone comes into contact with one. The new transmitting band allows the hawk's migration can be followed in real time. This first hawk's progress has been from Cape May, to the Delmarva peninsula, to Florida, to the Florida Keys and finally to Cuba where contact was lost as a result of governmental regulation. Mr. Mullock said these are the kinds of things the Science Center is going to provide, and thanked everyone for their patience and understanding. He stated the educational opportunities the Center will provide will be a boon to the community.

Hope Luken clarified that her comments were not about the Science Center, but the future use of Queen of the Sea.

When no one else wished to speak, the meeting was adjourned at 1:33 pm on motion of Commissioner vanHeeswyk, seconded by Mayor Moffatt.

Respectfully submitted,

Accepted:

Elaine L. Wallace, RMC, CMR
Municipal Clerk

Commissioner Busch

Mayor Moffatt

Commissioner vanHeeswyk