

**DECEMBER 7, 2023  
REGULAR MEETING MINUTES**

The Regular Meeting of the Board of Commissioners of the Borough of Cape May Point was called to order by Clerk Wallace at 6:00 PM. The Open Public Meetings Statement was read by the Deputy Clerk who then led those present in the flag salute. Mayor Moffatt, Commissioner vanHeeswyk, and Commissioner Busch answered roll call. Also in attendance: 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' REPORTS:**

Presentation by Energy Consultant: Commissioner Busch introduced Ben Parvey, CEO of Blue Sky Power, the firm hired by the borough to develop its Community Energy Plan (CEP) which was funded by a \$25,000 grant from the BPU. Mr. Parvey was joined by his colleagues Andrew Fallon and Fred Brody. The CEP is an action plan to increase the use of clean energy throughout the borough. The borough chose 5 strategies to help become more solar and EV friendly, more climate resilient and reduce greenhouse gas emissions. On the municipal level, implementation of the strategies could mean solar power for municipal buildings, installation of on-site battery energy storage systems, upgrading energy efficiency of public buildings, purchase of alternative fuel vehicles, installation of EV charging station, and decreased energy costs. Property-owners could see zoning changes and incentives to support solar energy installations, use of clean energy, the ability to purchase energy through a community solar program, community outreach, especially to low- and moderate-income residents, to increase awareness of and accessibility to community solar purchasing, and the ability to install on-site battery energy storage for resiliency. At the conclusion of the slide show, Commissioner vanHeeswyk asked if there were any initiatives for streetlights, which represent a large expense for the borough. Mr. Parvey did not have a firm answer but said he'd look into some options with regard to solar-powered streetlights and whether the electric company would allow the borough to purchase its own. Mr. Fallon also advised Sustainable Jersey will be making a grant available for the purchase of streetlighting, which Blue Sky can submit for the borough. Commissioner Busch commented that LEDs are much brighter than traditional lights and wasn't sure if the borough would want such bright streetlights. The presentation was opened to the public for questions.

Larry Gershel stated he had investigated installing solar panels and the salesperson told him they wouldn't be effective due to the number of tall trees that would block the sun from reaching the rooftop. That would be an issue for many places in Cape May Point. Mr. Parvey said he wouldn't recommend cutting down trees, but it's a prime example of why NJ has community solar projects. It allows people to buy clean energy at a discount through the project. More information will be made available on that soon.

Sandy Allison expressed concern over the disposition of solar units at the end of their useful life clogging landfills and was skeptical that they would be recycled. She was also concerned about underprivileged children mining materials for batteries. Mr. Parvey felt her concerns were valid, but asserted that solar recycling was becoming a substantial industry and is monetarily beneficial. In addition, the battery industry was

rapidly expanding and the companies are figuring out ways to change battery chemistry so that materials won't have to be mined in disadvantaged countries.

When no one else wished to speak, Commissioner Busch thanked Mr. Parvey and his team for their excellent presentation.

Public Works Building Renovations: Commissioner Busch explained there is a resolution on the agenda to authorize bids for renovations to the public works building. The building was built in 1981 and had a minor addition in 2002, and needs upgrades to the roof, siding, windows, doors and HVAC. The project will also add a new, taller bay to accommodate the backhoe and a generator to ensure operations in power outage. The project is expected to cost over \$1 million, but the borough has been setting aside capital funds toward the project since 2018. The bids will be opened in January with construction to begin in August 2024.

Commissioner vanHeeswyk commented on how pleased she was to be reappointing Jim Craft as CFO by resolution later in the meeting. Lastly, she wished everyone happy holidays.

Mayor Moffatt announced the borough is hopeful about receiving funding to be able to train a lifeguard as an EMT.

**ADMINISTRATOR'S REPORT:** None

**PUBLIC QUESTIONS ON AGENDA ITEMS:** None

**APPROVAL OF MINUTES:**

November 9, 2023 Regular Meeting

November 21, 2023 Work Session

*Motion: vanHeeswyk, Moffatt*

*Roll call: all in favor*

**ORDINANCES FOR INTRODUCTION/PUBLICATION:** None

**RESOLUTIONS:**

121-23 Authorizing the Transfer of Funds

*Motion: vanHeeswyk, Moffatt*

*Roll call: all in favor*

122-23 Reappointing James Craft as the Chief Financial Officer in Accordance with N.J.S.A. 40A:9-140.10

*Motion: vanHeeswyk, Moffatt*

*Roll call: all in favor*

123-23 Authorizing Membership in a Mutual Aid and Assistance Agreement with Other County Participating Units

*Motion: Busch, vanHeeswyk*

*Roll call: all in favor*

- 124-23 Authorizing the Application for and the Execution of a Subcontract for the Municipal Alliance Program – Form 1B FY Lower Cape Alliance  
*Motion: Moffatt, vanHeeswyk*  
*Roll call: all in favor*
- 125-23 Authorization to Advertise for Bids for Public Works Building Addition and Renovations  
*Motion: Busch, Moffatt*  
*Roll call: all in favor*
- 126-23 Approval of Bill List  
*Motion: vanHeeswyk, Moffatt*  
*Roll call: all in favor*

**ORDINANCES FOR SECOND READING AND PUBLIC HEARING:**

- 08-2023 An Ordinance Amending the Code of the Brough of Cape May Point to Repeal Chapter 90; to Adopt a New Chapter 90 “Flood Damage Prevention”  
*Motion to open public hearing: vanHeeswyk, Moffatt*  
*Roll call: all in favor*

When no one wished to speak, the public hearing was closed.  
*Motion to adopt: vanHeeswyk, Moffatt*  
*Roll call: all in favor*

- 09-2023 Ordinance Establishing a New Chapter 41 in the Code of the Borough of Cape May Point to Designate Restricted Areas on Borough Property, in Buildings, Structures and Other Facilities Limited to Authorized Employees Only to Protect and Safeguard Public Records Containing Personally Identifiable Information and to Provide a Safe and Secure Work Space Free from Intrusion and Disruption for Borough Officials and Employees  
*Motion to open public hearing: vanHeeswyk, Moffatt*  
*Roll call: all in favor*

When no one wished to speak, the public hearing was closed.  
*Motion to adopt: vanHeeswyk, Moffatt*  
*Roll call: all in favor*

**PUBLIC PORTION:**

When no one wished to speak, the meeting was adjourned at 6:38 pm on motion of Commissioner vanHeeswyk, seconded by Mayor Moffatt.

Respectfully submitted,

Accepted:

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Elaine L. Wallace, RMC, CMR  
Municipal Clerk

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Commissioner Busch

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Mayor Moffatt

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Commissioner vanHeeswyk