

**JANUARY 28, 2025  
REGULAR MEETING MINUTES**

The Regular Meeting of the Board of Commissioners of the Borough of Cape May Point was called to order by Mayor vanHeeswyk at 12:00 PM. The Open Public Meetings Statement was read by the Mayor who then led those present in the flag salute. Mayor vanHeeswyk, Commissioner Geiger and Commissioner Yunghans 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.

**DISCUSSION ITEMS/COMMISSIONERS' REPORTS:**

Commercial and Construction Trailer Parking: The Commissioners discussed the issue of construction and commercial trailers parking on the streets, often with several trailers for a single property. The trailers are left in place, sometimes for as long as a year, while work is being done on a property. The wide trailers combined with narrow streets create a safety concern, particularly during the busy season. The Commissioners discussed whether limiting overnight parking, as Cape May City does, would be a good way to limit trailers, the argument being contractors won't bring them back and forth if they aren't being used. The borough attorney will draft an ordinance for further discussion at a future meeting.

Commissioner Geiger reviewed the highlights of the 2024 incident report she received from the police chief. She also reminded everyone that beach tags are available for online sales. She'll be looking at tag trends and benchmarking them to Cape May. The number of tags have been consistent over the years, but she will look to see what potential improvements there are. Ms. Geiger has met with Ben Swan of the Beach Patrol and will be delving into competitive compensation with an eye toward retaining 3-4 year guards. She is hoping to find a way to close the gap between what Cape May Point pays compared to Cape May. Ms. Geiger attended newly elected officials training. She was hoping the Commissioners would rededicate themselves to having work sessions where they can openly discuss topics so the community at large can see what is happening and provide input along the way. She believed the process only works if everyone commits to it. She would like to see each person bring their ideas and issues to work sessions. In addition to the tree ordinance that still needs some work, she was aware of several things sent by the Planning Board and Environmental Commission that haven't been addressed.

Mayor vanHeeswyk commented on the ordinance for introduction explaining the purpose is to establish a fee for a permit when placing one on the street. The most important item on the agenda was the resolution committing to the borough's fourth round affordable housing numbers. The current need number is 0 with a prospective need of 5 units in 10 years. Once the resolution is approved, the

Borough Solicitor will file a declaratory judgement with the court. Once that is done, it will be up to the borough's planner to update the borough's plan.

Commissioner Yunghans stated she learned a lot at the newly elected officials training and looked forward to learning from Mayor vanHeeswyk as well as the community. She looks forward to work sessions where she can really engage with the other commissioners. She thanked Bill Gibson and his team who have been very busy and doing an excellent job keeping roads clear. They have also been paying special attention to watermains, curb stops and homes during the extreme cold to detect leaks or freezing. She reminded homeowners to winterize their homes and irrigation systems since they are responsible for the lines from the meter to their house. As a courtesy, Public Works periodically monitor's meters through both software and visual inspection, to notify owners of possible leaks so they can contact a plumber quickly. The Public Works Department has met with the borough engineer about grant funding to rebuild the ADA beach entrance at Coral Avenue. The construction work on the public works building is stalled due to a delay from the gas company in moving the gas hookup. Once Lake Lily has thawed, Clean Flow will be out to service the bubblers. Once the bubblers are working, additional treatment will be applied as agreed to by Friends of Lake Lily. Lastly, Ms. Yunghans was sad to announce that Anthony Famiano will be leaving the borough of February 7<sup>th</sup>. She wished him luck with his new position of fire inspector in Lower Township.

**ADMINISTRATOR'S REPORT:**

Mr. Grant reported JIF cyber training is underway and annual safety committee forms have been filed. The 2025 budget worksheets have been provided to the CFO. The sale of 512 Pearl has been finalized and funds received. The next veterans memorial committee meeting has not yet been scheduled. The group is working toward a phased plan.

**PUBLIC QUESTIONS ON AGENDA ITEMS:** None

**APPROVAL OF MINUTES:**

January 2, 2025

January 15, 2025

*Motion: vanHeeswyk, Yunghans*

*Roll call: all in favor*

**ORDINANCES FOR INTRODUCTION/PUBLICATION:**

01-2025 An Ordinance Amending the Code of the Borough of Cape May Point Chapter 76 "Construction Site Standards"

Public Hearing/Consideration for Adoption – Feb. 25, 2025 at 12 pm

*Motion: vanHeeswyk, Geiger*

*Roll call: all in favor*

**RESOLUTIONS:**

29-25 Resolution Committing the Borough of Cape May Point to Comply with DCA's Fourth Round Affordable Housing Present Need and Prospective

Need Numbers

*Motion: vanHeeswyk, Yunghans*

*Roll call: all in favor*

30-29 Approval of Bill List

*Motion: vanHeeswyk, Geiger*

*Roll call: all in favor*

31-25 Authorizing Executive/Closed Session in Accordance with the Provisions of the Open Public Meetings Act N.J.S.A. 10:4-12(b) – Potential Litigation – Lighthouse Avenue water/sewer damage

*Motion: vanHeeswyk, Yunghans*

*Roll call: all in favor*

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

**MAYORAL APPOINTMENTS**

**Planning Board**

Andy Rusnak – Class IV – unexpired 4-year term expiring April 8, 2028

Dee Shaw – Alt. #1 – unexpired 2-year term expiring April 8, 2026

*Motion to receive and file: Geiger, Yunghans*

*Roll call: all in favor*

**PUBLIC PORTION:**

When no one else wished to speak, the meeting was recessed into closed session at 12:51 pm on motion of Mayor vanHeeswyk, seconded by Commissioner Geiger. The regular meeting was reconvened at 1:20 pm on motion of Mayor vanHeeswyk, seconded by Commissioner Yunghans.

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

Respectfully submitted,

Accepted:

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Elaine L. Wallace, RMC, CMR  
Municipal Clerk

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Commissioner Geiger

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Mayor vanHeeswyk

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Commissioner Yunghans