

This meeting will be conducted via electronic conferencing using Zoom <https://www.zoom.us/>  
or by phone +1 646 558 8656 US (New York) Meeting ID: 860 4443 4025 Passcode: 003379

**Direct link:** <https://us02web.zoom.us/j/86044434025?pwd=UVlvU0ZlaTJ4d1pCTDd6TVlyTFVxUT09>

In addition, members of the public may send questions or comments for inclusion during the public portion to the Borough Clerk at [ewallace@capemaypoint.org](mailto:ewallace@capemaypoint.org) by 12:00 PM the Wednesday before the meeting.

**AGENDA  
BOROUGH OF CAPE MAY POINT  
BOARD OF COMMISSIONERS**

**BOROUGH MEETING – OCTOBER 14, 2025 – 6:00 PM**

**MEETING CALLED TO ORDER / SUNSHINE STATEMENT / FLAG SALUTE**

In compliance with the Open Public Meetings Act, Chapter 231, Public Laws of 1975, this meeting was properly advertised in the annual notice and this agenda was properly distributed and duly posted on the Borough Hall bulletin board as the required notice under the Statute.

**ROLL CALL:** Commissioner Geiger, Mayor vanHeeswyk, Commissioner Yunghans

**COMMISSIONERS' DISCUSSION/REPORTS**

- 2025 Best Practices Inventory

**ADMINISTRATOR'S REPORT**

**PUBLIC QUESTIONS ON RESOLUTIONS ONLY**

**APPROVAL OF MINUTES**

September 23, 2025

**ORDINANCES FOR INTRODUCTION / PUBLICATION**

**RESOLUTIONS**

- 110-25 Authorizing Special Event Permit – Cape May Running LLC
- 111-25 Authorizing a Shared Services Agreement with the Cape May County Municipal Utilities Authority for Solid Waste Disposal and Recycling Services
- 112-25 Approval of Bill List
- 113-25 Authorizing Executive/Closed Session in Accordance with the Provisions of the Open Public Meetings Act N.J.S.A. 104-12(b) – Contract Negotiations - Police and Professional Services

**ORDINANCES FOR SECOND READING / PUBLIC HEARING / ADOPTION**

**PUBLIC PORTION**

**ADJOURNMENT**

The Board of Commissioners welcomes the participation of interested parties during the public portions of its meetings. For the Board to conduct the business of the Borough in the most productive and open manner possible, questions and comments may be limited to four (4) minutes per person. In addition, each person may only speak once per meeting on a single topic. If you wish to address the Board, please raise your hand and the moderator will try to accommodate everyone in the order in which they are recognized.

**BOROUGH OF CAPE MAY POINT  
COUNTY OF CAPE MAY  
STATE OF NEW JERSEY**

**RESOLUTION 110-25**

**AUTHORIZING SPECIAL EVENT PERMIT  
FOR CAPE MAY RUNNING LLC**

**WHEREAS**, the Cape May Running LLC has applied for a Special Event Permit for a half marathon race that will be on Borough streets (Cape, to Alexander, to Crystal, to Stites, to Pearl, to Cape, to Lincoln, to Ocean, to Harvard, to Lehigh, to Lincoln, to Lighthouse to Seagrove) on Saturday, October 25, 2025 between 8:30 am and 12:30 pm; and

**WHEREAS**, the applicant has supplied all documentation required under Ordinance No. 551-08, including the requisite Certificate of Insurance, and has further pledged to comply with all applicable rules and regulations pertaining to the conduct of said Special Event.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Borough of Cape May Point, County of Cape May, New Jersey that the Borough Clerk is hereby authorized to issue a Special Event Permit to Cape May Running LLC for a half marathon on various Borough streets listed above on Saturday, October 25, 2025 between 8:30 am and 12:30 pm.

	MOTION	SECOND	YES	NO	ABSTAIN	ABSENT
Geiger						
vanHeeswyk						
Yunghans						

I hereby certify that the foregoing is a true copy of a Resolution duly passed and adopted by a majority of full membership of the Board of Commissioners of the Borough of Cape May Point, County of Cape May, New Jersey, at a meeting held on October 14, 2025.

\_\_\_\_\_  
Municipal Clerk

**BOROUGH OF CAPE MAY POINT  
COUNTY OF CAPE MAY  
STATE OF NEW JERSEY**

**RESOLUTION 111-25**

**AUTHORIZING A SHARED SERVICES AGREEMENT WITH THE CAPE MAY  
COUNTY MUNICIPAL UTILITIES AUTHORITY FOR SOLID WASTE DISPOSAL  
AND RECYCLING SERVICES**

**WHEREAS**, the Cape May County Municipal Utilities Authority (“CMCMUA”/“Authority”) has designed, financed, acquired, constructed, expanded, and currently operates a solid waste management system (“System”) which presently serves the entire County of Cape May in the State of New Jersey, for the disposal, transfer, and recycling of solid waste; and

**WHEREAS**, the Borough of Cape May Point has utilized and desires to continue to utilize the services of the CMCMUA’s System; and

**WHEREAS**, there presently exists a contract between the Borough of Cape May Point and the Authority for the use of the CMCMUA’s System for disposal, transfer, and recycling of solid waste entitled “Shared Services Agreement for Solid Waste Disposal and Recycling Services” (“Agreement”) which will expire on December 31, 2025; and

**WHEREAS**, the Borough of Cape May Point and the Authority desire to enter into a new agreement and to fix the expiration date of said Agreement to occur on December 31, 2026; and

**WHEREAS**, the Authority has offered the “Shared Services Agreement for Solid Waste Disposal and Recycling Services” to the Borough of Cape May Point in order to more efficiently provide and continue to offer municipalities within Cape May County the use of the CMCMUA’s System from January 1, 2026 through December 31, 2026; and

**WHEREAS**, the Authority has submitted the same proposed form of agreement to all Cape May County Municipalities which will provide for both Solid Waste disposal and certain recycling services through December 31, 2026; and

**WHEREAS**, N.J.S.A. 40A:65-1 et seq., the Uniform Shared Services and Consolidation Act, authorizes a municipality to enter into a contract with any other local unit for the sharing of governmental services.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Borough of Cape May Point, County of Cape May, and State of New Jersey, that the Borough of Cape May Point shall enter into a contract with the Authority entitled "Shared Services Agreement for Solid Waste Disposal and Recycling Services", effective January 1, 2026, in the form to be maintained on file in the office of the Borough Clerk, and that the appropriate Borough officials are hereby authorized and directed to execute said Agreement.

	MOTION	SECOND	YES	NO	ABSTAIN	ABSENT
Geiger						
vanHeeswyk						
Yunghans						

#### CERTIFICATION OF AVAILABILITY OF FUNDS

I, James V. Craft, Chief Finance Officer of the Borough of Cape May Point, hereby certify that funds are available in the Current Fund Account 5-01-26-306-021, MUA OE, to authorize a shared services agreement with the Cape May County Municipal Utilities Authority for solid waste disposal and recycling services through December 31, 2026. I further certify that this commitment together with all previously made commitments does not exceed the appropriation balance available for this purpose.

Dated: October 14, 2025

Signed: James V Craft

James V. Craft

Chief Financial Officer

#### Certification

I hereby certify that the foregoing is a true copy of a Resolution duly passed and adopted by a majority of full membership of the Board of Commissioners of the Borough of Cape May Point, County of Cape May, New Jersey, at a meeting held on October 14, 2025.

\_\_\_\_\_  
Municipal Clerk

**BOROUGH OF CAPE MAY POINT  
COUNTY OF CAPE MAY  
STATE OF NEW JERSEY**

**RESOLUTION 112-25**

**APPROVAL OF BILL LIST**

**WHEREAS**, the Borough of Cape May Point has received certain claims against it by way of voucher, which have been duly reviewed by the Board of Commissioners.

**NOW THEREFORE BE IT RESOLVED**, by the Board of Commissioners of the Borough of Cape May Point, County of Cape May, State of New Jersey that the attached claims are hereby approved for payment in the total amount of \$261,806.86.

	MOTION	SECOND	YES	NO	ABSTAIN	ABSENT
Geiger						
vanHeeswyk						
Yunghans						

I hereby certify that the foregoing is a true copy of a Resolution duly passed and adopted by a majority of full membership of the Board of Commissioners of the Borough of Cape May Point, County of Cape May, New Jersey, at a meeting held on October 14, 2025.

\_\_\_\_\_  
Municipal Clerk

October 10, 2025  
11:36 AM

BOROUGH OF CAPE MAY POINT  
Check Register By Check Id

Page No: 1

Range of Checking Accts: OTHER to OTHER Range of Check Ids: 18910 to 18952  
Report Type: All Checks Report Format: Condensed Check Type: Computer: Y Manual: Y Dir Deposit: Y

Check #	Check Date	Vendor	Reconciled/Void	Ref Num
PO #	Description	Amount Paid	Contract	
18910	10/14/25	ACM01 ACMJIF		1959
25-00547	FOURTH QU ASSESSMENT	16,516.00		
18911	10/14/25	ANCOA005 ANCO ACE HARDWARE		1959
25-00500	STATEMENT	545.76		
18912	10/14/25	ATL01 ATLANTIC CITY ELECTRIC		1959
25-00554	ELECTRIC BILLS	2,165.10		
18913	10/14/25	BEA02 BEAVER SUPPLY COMPANY		1959
25-00553	SUPPLIES	125.35		
18914	10/14/25	BRTTE005 BRT TECHNOLOGIES,LLC		1959
25-00546	POSTCARDS	531.18		
18915	10/14/25	CAP01 CAPE MAY POINT BOE		1959
25-00549	2025-2026 SCHOOL TAX LEVY	51,559.00		
18916	10/14/25	CAP03 CAPE MAY STAR & WAVE		1959
25-00527	LEGAL ADVERTISING	8.50		
18917	10/14/25	CAP14 CAPE MAY COUNTY MUA		1959
25-00537	SOLID WASTE DUMP FEE	2,536.16		
18918	10/14/25	CAP31 CAPE MINING & RECYCLING LLC		1959
25-00540	STUMPS/TREE PARTS	84.60		
18919	10/14/25	CAS01 CASA PAYROLL SERVICE		1959
25-00529	PAYROLL	531.00		
18920	10/14/25	CIT02 CITY OF CAPE MAY		1959
25-00561	POLICE PROTECTION 4TH QU	84,381.50		
25-00562	MUNICIPAL COURT 4TH INSTALLMNT	<u>4,017.12</u>		
		88,398.62		
18921	10/14/25	CLA01 CLARKE CATON HINTZ		1959
25-00519	AFFORDABLE HOUSING	33.96		
18922	10/14/25	COAST005 COASTAL LANDSCAPING		1959
25-00521	PAVILLION CIRCLE PARK	1,180.48		
25-00545	PAVILLION PARK CIRCLE	<u>1,087.45</u>		
		2,267.93		
18923	10/14/25	COM01 COMCAST		1959
25-00526	INTERNET	1,109.37		
25-00550	INTERNET	<u>410.70</u>		
		1,520.07		
18924	10/14/25	COU02 COURT HOUSE OFFICE SUPPLIES		1959
25-00528	OFFICE SUPPLIES	632.75		

October 10, 2025  
11:36 AM

BOROUGH OF CAPE MAY POINT  
Check Register By Check Id

Page No: 2

Check #	Check Date	Vendor	Reconciled/Void	Ref Num
PO #	Description	Amount Paid	Contract	
18924	COURT HOUSE OFFICE SUPPLIES	Continued		
25-00536	OFFICE SUPPLIES	<u>749.95</u>		
		1,382.70		
18925	10/14/25 COU03 COUNTY OF CAPE MAY			1959
25-00541	FUEL AUGUST 2025	916.35		
18926	10/14/25 DAT01 DATA NETWORK SOLUTIONS			1959
25-00544	TELEPHONE	310.11		
18927	10/14/25 DAV01 DAVE'S TRASH REMOVAL			1959
25-00522	DUMP FEE	570.38		
25-00551	TRASH REMOVAL	<u>520.38</u>		
		1,090.76		
18928	10/14/25 DNDRI005 DN DRILLING LLC			1959
25-00502	New Irrigation Well	18,947.00		
18929	10/14/25 GARDE005 GARDEN STATE LABORATORIES, INC			1959
25-00520	WATER TESTING	540.00		
18930	10/14/25 GREEN005 GREENMAN-PEDERSEN, INC.			1959
25-00539	MAIN BUILDING ADDITION/RENO	820.25		
25-00555	BOROUGH ENGINEER	<u>1,025.00</u>		
		1,845.25		
18931	10/14/25 GRR01 GRR CONSULTING SERVICES LLC			1959
25-00560	CONSULTING SERV SEPT 2025	4,512.50		
18932	10/14/25 HER02 HERITAGE TOWERS			1959
25-00518	Aluminum Dump Truck Bed Repair	6,876.00		
18933	10/14/25 JAC01 J & A CLEANING SERVICE			1959
25-00542	CLEANING	300.00		
18934	10/14/25 KRI01 KRISTEN MOORBY			1959
25-00543	WOMEN'S RACE REIMBURSEMENT	10,451.26		
18935	10/14/25 KYBRA005 KYBRAN DESIGN			1959
25-00534	SALEM OAK TREE DISPLAY PRINTED	96.00		
18936	10/14/25 LOW01 LOWE'S			1959
25-00564	STATEMENT	2,988.80		
18937	10/14/25 MGL01 MGL PRINTING SOLUTIONS			1959
25-00533	UTILITY BILL SHEET	869.00		
18938	10/14/25 MOHRM005 MOHR MASONRY, INC.			1959
25-00538	FLAG POLE VETERANS MEMORIAL	6,500.00		
18939	10/14/25 NAT04 VAN EMBDEN, NATHAN, ESQUIRE			1959
25-00565	SOLICITOR ADMIN BILLING	350.00		

October 10, 2025  
11:36 AM

BOROUGH OF CAPE MAY POINT  
Check Register By Check Id

Page No: 3

Check #	Check Date	Vendor	Reconciled/Void	Ref Num
PO #	Description	Amount Paid	Contract	
18940	10/14/25	ONE02 ONE CALL CONCEPTS		1959
25-00510	MARK OUTS	57.00		
18941	10/14/25	PINEL005 PINELAND CONSTRUCTION, LLC		1959
25-00556	SEPTEMBER TRASH/RECYCLE	9,680.00		
18942	10/14/25	SEA05 SEA GEAR MARINE		1959
25-00548	INVOICE	311.96		
18943	10/14/25	STA08 STATE OF NEW JERSEY		1959
25-00552	HEALTH BENEFITS	4,486.05		
18944	10/14/25	SWA01 SWAIN'S ACE HARDWARE		1959
25-00507	STATEMENT	502.53		
25-00558	STATEMENT	<u>1,023.84</u>		
		1,526.37		
18945	10/14/25	THEDE005 THE DeWEESE LAW FIRM, P.C.		1959
25-00557	SOLICITOR SERVICES	2,154.16		
18946	10/14/25	TOMLI005 TOMLIN FUNERAL SUPPLY LLC		1959
25-00335	Memorial Inscription Arc	16,560.00		
18947	10/14/25	TRE02 TREASURER ST OF NEW JERSEY		1959
25-00535	SAFE DRINKING WATER	60.00		
18948	10/14/25	TRE07 TREASURER, STATE OF NEW JERSEY		1959
25-00559	MARRIAGE LIC REPORT	175.00		
18949	10/14/25	TRIAD005 TRIAD ASSOCIATES		1959
25-00530	AFFORDABLE HOUSING	150.00		
25-00531	LAKE LILY COMPREHENSIVE PLAN	<u>1,137.50</u>		
		1,287.50		
18950	10/14/25	VER01 VERIZON		1959
25-00523	TELEPHONE BILLS	349.87		
18951	10/14/25	VER03 VERIZON WIRELESS		1959
25-00524	CELL PHONE/CAMERAS	318.95		
18952	10/14/25	XTE01 XTEL COMMUNICATIONS INC		1959
25-00563	TELEPHONE	41.04		

Report Totals	<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
Checks:	43	0	261,806.86	0.00
Direct Deposit:	<u>0</u>	<u>0</u>	<u>0.00</u>	<u>0.00</u>
Total:	43	0	261,806.86	0.00



Totals by Year-Fund					
Fund Description	Fund	Budget Total	Revenue Total	G/L Total	Total
CURRENT	5-01	207,874.95	0.00	0.00	207,874.95
	5-05	<u>16,957.53</u>	<u>0.00</u>	<u>0.00</u>	<u>16,957.53</u>
Year Total:		224,832.48	0.00	0.00	224,832.48
	C-04	1,829.70	0.00	0.00	1,829.70
	G-02	311.96	0.00	0.00	311.96
TRUST ACCOUNT EXPENDITURES	T-13	34,832.72	0.00	0.00	34,832.72
Total of All Funds:		<u>261,806.86</u>	<u>0.00</u>	<u>0.00</u>	<u>261,806.86</u>

**BOROUGH OF CAPE MAY POINT  
COUNTY OF CAPE MAY  
STATE OF NEW JERSEY**

**RESOLUTION 113-25**

**AUTHORIZING EXECUTIVE/CLOSED SESSION IN ACCORDANCE WITH THE  
PROVISIONS OF THE OPEN PUBLIC MEETINGS ACT N.J.S.A. 10:4-12(b)**

**WHEREAS**, the Open Public Meetings Act (N.J.S.A. 10:4-6 et. seq.) requires all meetings of the Board of Commissioners of the Borough of Cape May Point to be held in public, except that N.J.S.A. 10:4-12(b) sets forth nine (9) types of matters that may lawfully be discussed in "Executive or Closed Session," i.e., without the public being permitted to attend; and

**WHEREAS**, the Board of Commissioners of the Borough of Cape May Point has determined that **ONE (1)** issue is permitted by N.J.S.A. 10:4-12(b) to be discussed without the public in attendance during the Executive or Closed Session to be held on **Tuesday, October 14, 2025 at approximately 6:30 PM.**; and

**WHEREAS**, the nine (9) exceptions to public meetings set forth in N.J.S.A. 10:4-12(b) are listed below, and next to each exception is a box within which the number of issues to be privately discussed that fall within that exception shall be written, and after each exception is a space where additional information that will disclose as much information about the discussion as possible without undermining the purpose of the exception shall be written:

- \_\_\_\_\_ **"(1) Any matter which, by express provision of Federal law, State statute or rule of court shall be rendered confidential or excluded from public discussion."** The legal citation to the provision(s) at issue is: \_\_\_\_\_ and the nature of the matter, described as specifically as possible without undermining the need for confidentiality is \_\_\_\_\_
- \_\_\_\_\_ **"(2) Any matter in which the release of information would impair a right to receive funds from the state or federal government."** The nature of the matter, described as specifically as possible without undermining the need for confidentiality is \_\_\_\_\_
- \_\_\_\_\_ **"(3) Any material the disclosure of which constitutes an unwarranted invasion of individual privacy such as any records, data, reports, recommendations, or other personal material of any educational, training, social service, medical, health, custodial, child protection, rehabilitation, legal defense, welfare, housing, relocation, insurance and similar program or institution operated by a public body pertaining to any specific individual admitted to or served by such institution or program, including but not limited to information relative to the**

individual's personal and family circumstances, and any material pertaining to admission, discharge, treatment, progress or condition of any individual, unless the individual concerned (or, in the case of a minor or incompetent, his guardian) shall request in writing that the same be disclosed publicly." The nature of the matter, described as specifically as possible without undermining the need for confidentiality is \_\_\_\_\_

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\_\_\_\_\_  
“(4) Any collective bargaining agreement, or the terms and conditions of which are proposed for inclusion in any collective bargaining agreement, including the negotiation of terms and conditions with employees or representatives of employees of the public body.” The collective bargaining contract(s) discussed are between the Borough and \_\_\_\_\_

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\_\_\_\_\_  
“(5) Any matter involving the purchase, lease or acquisition of real property with public funds, the setting of bank rates or investment of public funds where it could adversely affect the public interest if discussion of such matters were disclosed.” The nature of the matter, described as specifically as possible without undermining the need for confidentiality is \_\_\_\_\_

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\_\_\_\_\_  
“(6) Any tactics and techniques utilized in protecting the safety and property of the public provided that their disclosure could impair such protection. Any investigations of violations or possible violations of the law.” The nature of the matter, described as specifically as possible without undermining the need for confidentiality is \_\_\_\_\_

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X

\_\_\_\_\_  
“(7) Any pending or anticipated litigation or contract negotiation in which the public body is or may become a party. Any matters falling within the attorney-client privilege, to the extent that confidentiality is required in order for the attorney to exercise his ethical duties as a lawyer.” The parties to and docket numbers of each item of litigation and/or the parties to each contract discussed is \_\_\_\_\_

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Police and Professional Service Contracts

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\_\_\_\_\_  
“(8) Any matter involving the employment, appointment, termination of employment, terms and conditions or employment, evaluation of the performance, promotion or disciplining of any specific prospective public officer or employee or current public officer or employee employed or appointed by the public body, unless all individual employees or appointees whose rights could be adversely affected request, in writing, that such matter or matters be discussed at a public meeting.” Subject to the balancing of the public's interest and the employee's privacy rights under *South Jersey Publishing Co. v. New Jersey*

*Expressway Authority*, 124 N.J. 478, the employee(s) and nature of the discussion, described as specifically as possible without undermining the need for confidentiality is \_\_\_\_\_

\_\_\_\_\_  
“(9) Any deliberation of a public body occurring after a public hearing that may result in the imposition of a specific civil penalty upon the responding party or the suspension or loss of a license or permit belonging to the responding party as a result of an act or omission for which the responding party bears responsibility.” The nature of the matter, described as specifically as possible without undermining the need for confidentiality is \_\_\_\_\_

**WHEREAS**, the Board of Commissioners shall reconvene the public meeting at the conclusion of the authorized closed or executive session, which may or may not include formal action as a result of the discussion(s) held.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Borough of Cape May Point, assembled in public session on the date of the meeting of the governing body set forth herein above, that a closed session shall be held for the discussion of matters relating to the specific items designated above involving the Borough of Cape May Point. The governing body shall convene a closed session discussion immediately upon passage of this resolution and it is anticipated that the deliberations conducted in closed session shall be disclosed to the public upon conclusion of the matter and/or after determination of the Board of Commissioners that the public interest will no longer be served by such confidentiality and that the meeting will return to open session at the conclusion of the discussion and formal action may be taken if/as authorized.

**BE IT FURTHER RESOLVED** that the Municipal Clerk, at the present public meeting, shall read aloud enough of this resolution so that members of the public in attendance can understand, as precisely as possible, the nature of the matters that will be privately discussed.

**BE IT FURTHER RESOLVED** that the Municipal Clerk, on the next business day following this meeting, shall furnish a copy of this resolution to any member of the public who requests one at the fees authorized by N.J.S.A. 47:1A-1, et. seq.

	MOTION	SECOND	YES	NO	ABSTAIN	ABSENT
Geiger						
vanHeeswyk						
Yunghans						

I hereby certify that the foregoing is a true copy of a Resolution duly passed and adopted by a majority of full membership of the Board of Commissioners of the Borough of Cape May Point, County of Cape May, New Jersey, at a meeting held on October 14, 2025.

\_\_\_\_\_  
Municipal Clerk