

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 by 12:00 PM the Wednesday before the meeting.

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

BOROUGH MEETING – FEBRUARY 11, 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 Budget Review – CFO Cifaloglio

ADMINISTRATOR'S REPORT

PUBLIC COMMENT ON AGENDA ITEMS ONLY

APPROVAL OF MINUTES

January 28, 2025

January 28, 2025 Closed Session

ORDINANCES FOR INTRODUCTION / PUBLICATION - None

RESOLUTIONS

32-25 Reappointing Thomas Keywood as Judge of the Cape May Point Municipal Court

33-25 Authorizing Special Event Permit for Good Day for a Run, LLC

34-25 Approval of Bill List

ORDINANCES FOR SECOND READING / PUBLIC HEARING / ADOPTION - None

TAX COLLECTOR'S ANNUAL REPORT

MAYORAL APPOINTMENTS

Environmental Commission

Mary Lynn MacKenzie – Member – 3-year term expiring 1/31/2028

Paula Massanari – Member – 3-year term expiring 1/31/2028

Emelia Oleson – Member – 3-year term expiring 1/31/2028

Tom Reilly – Member – 3-year unexpired term expiring 1/31/2026

Rich Johnson – Alt. #1 – 2-year term expiring 1/31/2027

Planning Board

Mary Lynn MacKenzie – Class II – 3-year term expiring 1/31/2028

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 NO. 32-25

**REAPPOINTING THOMAS KEYWOOD AS JUDGE OF
THE CAPE MAY POINT MUNICIPAL COURT**

WHEREAS, it is the desire of the Board of Commissioners of the Borough of Cape May Point to reappoint Thomas Keywood. as Municipal Court Judge for the established Cape May Point Shared Services Court; and

WHEREAS, pursuant to N.J.S.A. 2A:8-5 said appointment must be made by resolution and holds a three-year term.

NOW THEREFORE BE IT RESOLVED, by the Board of Commissioners of the Borough of Cape May Point, in the County of Cape May and State of New Jersey that Thomas Keywood is hereby appointed to a three (3) year term commencing February 28, 2025 as Judge of the Cape May Point Municipal Court.

	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 February 11, 2025.

Municipal Clerk

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

RESOLUTION 33-25

AUTHORIZING SPECIAL EVENT PERMIT FOR GOOD DAY FOR A RUN

WHEREAS, Good Day for a Run, LLC has applied for a Special Event Permits for the purpose of a having a race on Sunday, April 13, 2025 from 7:00 am to 11:00 am; 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 Good Day for a Run for a race on Sunday, April 13, 2025 from 7:00 am to 11:00 am.

	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 February 11, 2025.

Municipal Clerk

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

RESOLUTION 34-25

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 \$101,564.05.

	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 February 11, 2025.

Municipal Clerk

Range of Checking Accts: OTHER to OTHER Range of Check Ids: 18470 to 18502
Report Type: All Checks Report Format: Condensed Check Type: Computer: Y Manual: Y Dir Deposit: Y

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
PO #	Description				Contract
18470	02/11/25	ACM01 ACMJIF 25-00062 FIRST QU ASSESSMENT 2025	12,451.00		1943
18471	02/11/25	ATL01 ATLANTIC CITY ELECTRIC 25-00088 ELECTRIC BILLS	2,341.51		1943
18472	02/11/25	ATLAN005 ATLANTIC SALT, INC. 25-00043 SALT	2,259.76		1943
18473	02/11/25	AUT02 AUTO ZONE, INC. 25-00029 STATEMENT	520.27		1943
18474	02/11/25	CAP01 CAPE MAY POINT BOE 25-00099 2024-2025 SCHOOL TAX LEVY	51,559.00		1943
18475	02/11/25	CAP03 CAPE MAY STAR & WAVE 25-00078 LEGAL ADVERTISING	32.00		1943
18476	02/11/25	CAP31 CAPE MINING & RECYCLING LLC 25-00086 STUMPS/TREE PARTS	40.50		1943
18477	02/11/25	CAS01 CASA PAYROLL SERVICE 25-00071 PAYROLL	147.50		1943
18478	02/11/25	CLA01 CLARKE CATON HINTZ 25-00054 AFFORDABLE HOUSING	1,557.50		1943
18479	02/11/25	CLE01 CLEAN-FLO INTERNATIONAL 25-00061 WINTER WARRIOR	1,003.79		1943
18480	02/11/25	COOPE005 COOPER ELECTRIC SUPPLY, INC. 25-00067 WIC THHN 1/0 BLK MR	10.60		1943
18481	02/11/25	COPIE005 COPIERS PLUS 25-00063 COPIER MAINTENANCE	43.61		1943
18482	02/11/25	COU03 COUNTY OF CAPE MAY 25-00066 FUEL DECEMBER 2024	498.52		1943
18483	02/11/25	DAT01 DATA NETWORK SOLUTIONS 25-00069 TELEPHONE	310.11		1943
18484	02/11/25	DAV01 DAVE'S TRASH REMOVAL 25-00008 STATEMENT	489.80		1943
18485	02/11/25	DIS01 DISCOUNT HYDRAULICS CORP 25-00042 COILS ETC	412.80		1943
18486	02/11/25	ELAIN005 ELAINE WALLACE 25-00089 REIMBURSEMENT	504.43		1943

Check # PO #	Check Date	Vendor Description	Amount Paid	Reconciled/Void	Ref Num Contract
18487 25-00077	02/11/25	FOR01 FORD SCOTT AND ASSOCIATES, LLC 2024 AUDIT/2025 BUDGET	5,000.00		1943
18488 25-00079	02/11/25	JAC01 J & A CLEANING SERVICE CLEANING	375.00		1943
18489 25-00098	02/11/25	MARIE005 MARIE HOOD REIMBURSEMENT	60.00		1943
18490 25-00044	02/11/25	NJR01 NJ WATER ASSOCIATION 2025 DUES	480.00		1943
18491 25-00076	02/11/25	PINEL005 PINELAND CONSTRUCTION, LLC TRASH/RECYLCING	9,680.00		1943
18492 25-00083	02/11/25	RIO01 RIO SUPPLY, INC STATEMENT	360.00		1943
18493 25-00081	02/11/25	SHE01 SHEPANSKI'S AUTO REPAIR NEW TIRES DUMP TRUCK	1,201.80		1943
18494 25-00032	02/11/25	SOU05 SOUTH JERSEY WELDING SUPPLY ACET CYCL	390.50		1943
18495 25-00084	02/11/25	STA08 STATE OF NEW JERSEY HEALTH BENEFITS	3,861.99		1943
18496 25-00087	02/11/25	SWA01 SWAIN'S ACE HARDWARE JANUARY STATEMENT	722.96		1943
18497 25-00080	02/11/25	TCT02 TAX COLLECTOR/TRES.ASSN CM CO. 2025 DUES	150.00		1943
18498 25-00075	02/11/25	THEDE005 THE DeWEESE LAW FIRM, P.C. SOLICITOR SERVICES	3,812.49		1943
18499 25-00073	02/11/25	VER03 VERIZON WIRELESS CELL PHONE	40.01		1943
18500 25-00064	02/11/25	WEI01 WEINSTEIN SUPPLY CORPORATION SLOAN	269.00		1943
18501 25-00060	02/11/25	WES02 WESTERN TERMITE & PEST CONTROL ANNUAL MAINTENANCE	777.60		1943
18502 25-00085	02/11/25	WILBU005 WILBUR BATTERSBY WELDING	200.00		1943

Check #	Check Date	Vendor	Reconciled/Void	Ref Num
PO #	Description	Amount Paid	Contract	

18502	WILBUR BATTERSBY		Continued		
Report Totals		<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
	Checks:	33	0	101,564.05	0.00
	Direct Deposit:	<u>0</u>	<u>0</u>	<u>0.00</u>	<u>0.00</u>
	Total:	<u>33</u>	<u>0</u>	<u>101,564.05</u>	<u>0.00</u>

Totals by Year-Fund
Fund Description

Fund Description	Fund	Budget Total	Revenue Total	G/L Total	Total
CURRENT	4-01	2,793.81	0.00	0.00	2,793.81
	4-05	<u>360.00</u>	<u>0.00</u>	<u>0.00</u>	<u>360.00</u>
Year Total:		3,153.81	0.00	0.00	3,153.81
CURRENT	5-01	89,779.26	0.00	0.00	89,779.26
	5-05	<u>7,073.48</u>	<u>0.00</u>	<u>0.00</u>	<u>7,073.48</u>
Year Total:		96,852.74	0.00	0.00	96,852.74
TRUST ACCOUNT EXPENDITURES	T-13	1,557.50	0.00	0.00	1,557.50
Total of All Funds:		<u>101,564.05</u>	<u>0.00</u>	<u>0.00</u>	<u>101,564.05</u>

2024

TAX COLLECTOR'S ANNUAL REPORT

SUBMITTED BY: KIMBERLY STEVENSON
TAX COLLECTOR

CAPE MAY POINT
CAPE MAY COUNTY

This report is submitted in compliance with N.J.S.A. 54:4-91---Collector's Annual Statement of Receipts.
This report is filed with the CFO/Treasurer and the Governing Body as prescribed by statute.

CURRENT YEAR TAXES 2024

Current year tax levy	3,595,155.51	
Added Tax	<u>45,430.50</u>	3,640,586.01

Increased by:

NSF Reversals	0.00	
Overpayments	0.00	
Misc Adjustment	0.00	
Refunds	<u>6,216.23</u>	6,216.23

Decreased by:

Payments in 2023	91,401.36	
Payments in 2024	3,524,927.67	
Transfer Overpayments	8,642.77	
Pelim Adjustment	2,381.30	
Misc.	0.00	
Tax Appeal	0.00	
Veteran Allowed cancelled	7,031.89	
HOMESTEAD	<u>0.00</u>	3,634,384.99

Balance as of 12/31/2024	<u>12,417.25</u>
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DELINQUENT TAXES 2023

Balance as of 12/31/2023	24,069.21
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Increased by:

Refund Overpayment	0.00
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Decreased by:

Payments	24,069.21
Misc Adjustment(s)	0.00

Balance as of 12/31/2024	<u>0.00</u>
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Range of Block: First to Last Range of Util Accounts: First to Last
 Lot:
 Qual:
 Range of Codes: 001 to 001 Range of Years: 2022 to 2026 Range of Periods: 1 to 12
 Range of Batch Ids: First to Last Range of Dates: 01/01/24 to 12/31/24
 Range of Sections: First to Last Name to Print: Bill To
 Range of Spec Tax Codes: First to Last Print Ref Num: N Print Utility w/Block/Lot/Qual: N
 Payment Type Includes: Tax: Y Sp Charges: Y Lien: Y Sp Assmnt: Y Water: N Sewer: N
 Voucher Agency: Y Misc: Y
 Payment Method Includes: Cash: Y Check: Y Credit: Y Voucher: N
 Range of Installment Due Dates: First to Last
 Print Only Miscellaneous w/Block/Lot/Qual: N Sort Miscellaneous Payments by Block/Lot/Qual/Utility Account: N
 Print Only Miscellaneous w/Utility Id: N

Code Description	Count	Arrears/Other	Principal			Interest	Total
			2024	2025	2026		
001 Property Taxes	3284	24,069.21	3,524,927.67	125,637.55	0.00	5,330.60	3,679,965.03
Tax Payments	3284	24,069.21	3,524,927.67	125,637.55	0.00	5,330.60	3,679,965.03
Payments Total:	3284	24,069.21	3,524,927.67	125,637.55	0.00	5,330.60	3,679,965.03
Cash O/S Total:	0	0.00	0.00	0.00	0.00	0.00	0.00
NSF Reversals Total:	0	0.00	0.00	0.00	0.00	0.00	0.00
Total:	3284	24,069.21	3,524,927.67	125,637.55	0.00	5,330.60	3,679,965.03

Total Cash: 4,642.30
 Total Check: 3,637,538.46
 Total Credit: 37,784.27

Range: Block: First to Last Property Class Range: First to Last Include Zero Balances: Y
 Lot: Bill Year Range: 2024 to 2024 Include Prior Yr/Prd In Balance: Y
 Qual: Bill Period Range: 1 to 4 Direct Withdraw Accounts Only: N
 As Of Date: 12/31/24 Assessed Value/SPTX Code Year: 2024

	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	Total
Original Billed	874,198.52	874,194.94	920,589.81	926,172.24	3,595,155.51
Added/Omitted	15,886.40	15,886.35	0.00	13,657.75	45,430.50
Other Billing	1,190.65-	1,190.65-	0.00	0.00	2,381.30-
Balance Adjustments (Prin)	9,657.24-	1,771.01	6,500.76	8,072.96-	9,458.43-
Payments (Prin)	880,994.68	892,365.69	922,320.32	920,648.34	3,616,329.03
Payments (Pnlt)	0.00	0.00	0.00	0.00	0.00
NSF (Prin)	0.00	0.00	0.00	0.00	0.00
NSF (Pnlt)	0.00	0.00	0.00	0.00	0.00
Tax Balance (Prin + Pnlt)	1,757.65-	1,704.04-	4,770.25	11,108.69	12,417.25
Misc.Charge Adjustments (Prin)	0.00	0.00	0.00	0.00	0.00
Misc.Charge Payments (Prin)	0.00	0.00	0.00	0.00	0.00
Misc.Charge NSF (Prin)	0.00	0.00	0.00	0.00	0.00
Total Balance (Prin + Pnlt)	1,757.65-	1,704.04-	4,770.25	11,108.69	12,417.25
Payments (Intr)	1,311.67	1,291.95	1,034.46	504.74	4,142.82
NSF (Intr)	0.00	0.00	0.00	0.00	0.00
Balance Adjustments (Intr)	0.00	0.00	0.00	0.00	0.00

Prior Yr/Prd Balance: 0.00
 Current Balance: 12,417.25
 Total Balance: 12,417.25

2024 DEDUCTIONS

Number of Accts:	736	Senior Citizen	0
Land Value:	378,107,100	Disabled Person	0
Improvement Value:	157,059,000	Surviving Spouse	0
Limited Exemptions:	0	Veteran	9
Net Taxable Value:	535,166,100	Widow of Veteran	6

NOTE: Zero balance accounts ARE included on the total pages.

TAX YEAR 2024/1 - 2024/4
TAX LEVY

Original (Original Billed + Deduction Amounts)	3,598,905.51	
Added	45,430.50	
Omitted	0.00	
Omitted/Added	0.00	
Rollback	0.00	
Prelim Adjustments		
081 PRELIM	2,381.30-	
086 SUBDIVISION PRELIM	0.00	
EXV 100% EXEMPT VET	<u>0.00</u>	
TOTAL LEVY		3,641,954.71

2024 DEDUCTIONS

Senior Citizen	(0) x 250.00	0.00	
Disabled Person	(0) x 250.00	0.00	
Surviving Spouse	(0) x 250.00	0.00	
Veteran	(9) x 250.00	2,250.00	
widow of Veteran	(6) x 250.00	<u>1,500.00</u>	
TOTAL DEDUCTION AMOUNTS 2024/1 - 2024/4			(<u>3,750.00</u>)
TOTAL LEVY TO BE COLLECTED			3,638,204.71

COLLECTIONS

Prepaid from Prior Year (before 01/01/24)			
001	Property Taxes	<u>91,401.36</u>	
	Total from Prior Year		91,401.36
Current Year (01/01/24 - 12/31/24)			
001	Property Taxes	<u>3,524,927.67</u>	
	Total Current Year		3,524,927.67
Subsequent Year (after 12/31/24)			
	Total Subsequent Year	<u>0.00</u>	
TOTAL COLLECTIONS			3,616,329.03

NSF REVERSALS

TOTAL NSF REVERSALS	<u>0.00</u>	
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TOTAL COLLECTIONS less NSF REVERSALS (3,616,329.03)

COLLECTOR ADJUSTMENTS

	Debit	Credit	Net	Allow/Disallow
050 STATE AUDIT	0.00	0.00	0.00	
051 Src Allowed	0.00	0.00	0.00	0
052 Src Disallowed	0.00	0.00	0.00	0
053 Vet Allowed	0.00	0.00	0.00	0
054 Vet Disallowed	0.00	0.00	0.00	0
055 Dis Allowed	0.00	0.00	0.00	0
056 Dis Disallowed	0.00	0.00	0.00	0
057 Ssp Allowed	0.00	0.00	0.00	0
058 Ssp Disallowed	0.00	0.00	0.00	0
059 wid Allowed	0.00	0.00	0.00	0
060 wid Disallowed	0.00	0.00	0.00	0
061 Lien - Transfer Exst	0.00	0.00	0.00	
062 Forclosure	0.00	0.00	0.00	
063 Transfer Overpayment	9,076.59	17,719.36-	8,642.77-	
064 Refund Overpayment	6,216.23	0.00	6,216.23	

069	Cancelled - Resolutn	0.52	7,032.41-	7,031.89-	
070	County Board Judgmt	0.00	0.00	0.00	
071	Miscellaneous	3,408.08	3,408.08-	0.00	
072	State Tax Appeal	0.00	0.00	0.00	
073	Lien - Establish New	0.00	0.00	0.00	
074	Lien - Transfer O.B.	0.00	0.00	0.00	
075	Arrears - Transfer	0.00	0.00	0.00	
076	6% Penalty	0.00	0.00	0.00	
077	Lien Estab New Pnlty	0.00	0.00	0.00	
078	Lien Trnf Exst Pnlty	0.00	0.00	0.00	
079	Arrears Trnsfr Pnlty	0.00	0.00	0.00	
080	1998 AUDIT RESULTS	0.00	0.00	0.00	
082	nsf charge	0.00	0.00	0.00	
083	TAX APPEAL	0.00	0.00	0.00	
084	School Supplemental	0.00	0.00	0.00	
085	SUBDIVISION CURRENT	0.00	0.00	0.00	
152	Src PD5 Chargeback	0.00	0.00	0.00	0
156	Dis PD5 Chargeback	0.00	0.00	0.00	0
158	Ssp PD5 Chargeback	0.00	0.00	0.00	0
HB	HOMESTEAD	0.00	0.00	0.00	
HSC	HOMESTEAD BENEFIT	0.00	0.00	0.00	
RVR	RVRSL ADJ	0.00	0.00	0.00	
		<u>18,701.42</u>	<u>28,159.85-</u>	<u>9,458.43-</u>	<u>0</u>
	TOTAL ADJUSTMENTS			<u>9,458.43-</u>	
BALANCE	2024/1 - 2024/4				
	Credit Balances			9,113.49-	
	Debit Balances			<u>21,530.74</u>	
	TOTAL BALANCE 2024/1 - 2024/4			<u>12,417.25</u>	

	<u>Debit</u>	<u>Credit</u>	<u>Net</u>	
COLLECTOR INTEREST ADJUSTMENTS	0.00	0.00	0.00	
TOTAL INTEREST ADJUSTMENTS				<u>0.00</u>