

MARCH 25, 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. Mayor vanHeeswyk read the Open Public Meetings Statement and then led those present in the flag salute. Commissioner Geiger, Mayor vanHeeswyk, 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.

COMMISSIONERS' DISCUSSION/REPORTS:

Environmental Commission's Light Trespassing Ordinance Memo: Mayor vanHeeswyk said the Environmental Commission's memo would be forwarded to the Planning Board which has been doing a great job working on issues that need to be addressed. Commissioner Geiger questioned whether some direction or guidance should be provided by the governing body. She thought the first steps might be education in conjunction with requiring a lighting plan as part of the zoning permit application process for new construction, major renovation, or a landscaping plan. Those steps could be done before tackling a full-fledged light trespass ordinance. Mayor vanHeeswyk agreed that those were things the Planning Board could consider, and said the larger board would be better suited to the task. Solicitor Amenhauser asserted that a lighting ordinance would be part of site plans and part of the land use regulations so the Planning Board would have to weigh in on them. Mrs. vanHeeswyk had already advised the Planning Board the item would be coming to them.

Commissioner Geiger reported on a Low-Speed Vehicle (LSV) update meeting hosted by Cape May Police on March 20th. The goal was to bring together the rental companies and people from the towns to educate them on how to use LSV safely. The police enforce the rules island-wide and have brochures and flyers available to inform the public. The Borough would modify the Cape May brochure to be more Cape May Point-centric. Once the Police Chief approves the changes, copies would be provided to all rental licensees so they can post them for their visitors. Lastly, she reported beach preparations were underway

Mayor vanHeeswyk reported on a meeting she and Administrator Grant attended regarding the electric rate increase resolution being considered later in the meeting. In addition, she would be attending a county-wide cross acceptance meeting the following day. Mrs. vanHeeswyk announced she added her name and the Borough to a letter from the County to Governor Murphy expressing how bad the NJPACT/REAL rules would be for Cape May County. Lastly, she reported the challenge period for the Borough's affordable housing filing has passed. It is likely the Borough will get a court order setting the obligation, rather than holding a hearing. Solicitor Amenhauser concurred that a hearing was unlikely since the

Borough accepted the State's recommendation. The Borough's planner has begun developing the Borough's plan for complying with the obligation.

Commissioner Yunghans reported Public Works was working hard, as always, to get ready for the spring and summer seasons. Seasonal employees will begin March 31st. They have been checking sprinklers. In the circle, 6 valves needed replacing and there was an issue with 1 well. The renovation project on the Public Works building was underway. Clean-Flo completed repairs on the bubblers and applied Winter Warrior to Lake Lily last week. Ms. Yunghans is awaiting their report on the lake. Landberg construction began concrete work on Ocean and Lehigh Avenues. Lastly, Ms. Yunghans thanked Mayor vanHeeswyk for signing the Mayor's Monarch Pledge.

Mayor vanHeeswyk advised Sandy Allison that the Commissioners received her list of items and it would be incorporated where possible in the list of dos and don'ts that will be posted.

ADMINISTRATOR'S REPORT:

Mr. Grant reported Borough employees are in the process of completing cybersecurity training which is a requirement for the Borough maintaining a \$0 deductible on cyber claims. He has also begun reviewing insurance options for 2026 or earlier if comparable coverage can be obtained. The State Health Benefits Plan increased 17% in 2025 and is expected to go up 19.5% for 2026. He continued to research shared services information. He said solicitation plans for the veterans' memorials project were being finalized. He reported on attending the mayor's roundtable meeting on electric rates. The County asked the Borough to adopt the resolution they circulated in February. There was concern over the wording on the resolution after one town adopted it, but he discovered they had altered the wording provided by the County. The resolution on the agenda did not alter the language that has been adopted by most other towns without a problem. Commissioner Geiger stated the 17% increase resulted from a formal BPU bid. Mr. Grant felt the purpose of the resolution was to take a position against the 8% increase being heard by the BPU in April.

PUBLIC QUESTIONS ON AGENDA ITEMS: None

APPROVAL OF MINUTES:

March 11, 2025

Motion: vanHeeswyk, Geiger

Roll call: all in favor

ORDINANCES FOR INTRODUCTION/PUBLICATION:

03-2025 An Ordinance Amending the Code of the Borough of Cape May Point Chapter 76 "Construction Site Standards"

Motion: vanHeeswyk, Yunghans

Roll call: all in favor

- 04-2025 An Ordinance Amending the Code of the Borough of Cape May Point Chapter 150, Section 150-12 "Area, Yard and Height Regulations" and Section 150-21 Landscaping and Vegetative Plan
Motion: vanHeeswyk, Geiger
Roll call: all in favor

RESOLUTIONS:

- 47-25 Salary Resolution
Motion: vanHeeswyk, Geiger
Roll call: all in favor
- 48-25 Approval of Bill List
Motion: vanHeeswyk, Yunghans
Roll call: all in favor
- 49-25 A Resolution Opposing Atlantic City Electric's 17.23% Electricity Rate Increase and Calling on AC Electric to Withdraw their Application to the NJBPU for an Additional 8% Increase up for Consideration in April, 2025
Motion: vanHeeswyk, Yunghans
Roll call: vanHeeswyk and Yunghans in favor, Geiger opposed

ORDINANCES FOR SECOND READING AND PUBLIC HEARING: None

MAYORAL APPOINTMENT

Environmental Commission

Dr. Sean Burcher – Alt. 2 – unexpired 2-year term expiring Jan. 31, 2026

PUBLIC PORTION:

Sandy Allison hoped the trailer ordinance includes other construction vehicles, stating there are often lots of other trucks parked on both side of the street making it difficult for regular cars to pass between them let alone trash or fire trucks. She also worried about debris from sawing and drilling, etc. being left around construction sites and ending up in the wind or in the lake. She said other towns have started addressing it. Mayor vanHeeswyk heard some towns are regulating dust from plastic by requiring bags on saws, etc. to capture most dust and thought it could be investigated.

Mary Kelly said when she was chair of the Planning Board, she reached out to Borough Planner Michael Sullivan who had lots of great ideas. He noted the Borough owns a significant portion of property on which many of the light standards are placed and could possibly take a more radical approach to control them. She said she'd be happy to share the information with Matt Brown. Mayor vanHeeswyk hoped Ms. Kelly attend the Planning Board meeting when the topic would be discussed.

When no one else wished to speak, the meeting was adjourned at 12:34 pm on motion of Mayor vanHeeswyk, seconded by Commissioner Geiger.

Respectfully submitted,

Elaine L. Wallace, RMC, CMR
Municipal Clerk

Accepted:

Commissioner Geiger

Mayor vanHeeswyk

Commissioner Yunghans