

This meeting will be conducted via electronic conferencing using Zoom <https://www.zoom.us/> or by phone +1 646 558 8656 (New York), Meeting ID: 891 1354 7943 Passcode: 578389

Direct link: <https://us02web.zoom.us/j/89113547943?pwd=UDViKytZUW5UTjczWENKVnZRdEs0Zz09>

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 Noon the Monday before the meeting.

AGENDA
BOROUGH OF CAPE MAY POINT
BOARD OF COMMISSIONERS

BOROUGH MEETING OF JANUARY 27, 2026 – 12:00 PM

MEETING CALLED TO ORDER / SUNSHINE STATEMENT / FLAG SALUTE

In compliance with the Open Public Meeting 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 law.

ROLL CALL: Commissioner Geiger, Mayor vanHeeswyk, Commissioner Yunghans

COMMISSIONERS' DISCUSSION/REPORTS

- Amendments to Tree Removal and Replacement Ordinance
- Planning Board Recommendations re: Access Ramps and Asymmetric Houses

ADMINISTRATOR'S REPORT

PUBLIC QUESTIONS ON RESOLUTIONS ONLY

APPROVAL OF MINUTES

ORDINANCES FOR INTRODUCTION AND PUBLICATION:

01-2026 Ordinance Appropriating \$80,000 from the Capital Reserve for an Electric Truck to Purchase a Public Works Vehicle and a Water Softener
02-2025 Amending Chapter 138 "Tree Removal and Replacement" of the Code of the Borough of Cape May Point

Second Reading, Public Hearing, Consideration to Adopt – February 24 at 12:00 pm

RESOLUTIONS

26-26 Authorizing Closure of Certain Developer's Escrow Accounts and Refund of Unexpended Fees, Where Necessary, as Recommended by the Planning Board
27-26 Confirmation of Officials for Joint Insurance Fund and Municipal Excess Liability Fund
28-26 Authorizing the Borough Engineer to Provide Construction Engineering Services for Alexander Avenue Phase II and Surf Avenue Resurfacing Improvements Project for a Total Cost not to Exceed \$31,220.00
29-26 Approval of Bill List

ORDINANCES FOR SECOND READING / PUBLIC HEARING / ADOPTION:

14-2025 An Ordinance Amending Chapter 29, Article 1 Administrative and Appointed Officials, Section 1 Administrator

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 unmute yourself when the Clerk calls for public input and wait to be recognized. The Borough 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 26-26

**AUTHORIZING CLOSURE OF CERTAIN DEVELOPER'S ESCROW
ACCOUNTS AND REFUND OF UNEXPENDED FEES, WHERE NECESSARY,
AS RECOMMENDED BY THE PLANNING BOARD**

WHEREAS, the Borough of Cape May Point Planning Board has recommended to the Governing Body that escrow accounts be closed and unexpended fees be refunded, where necessary, to the following:

<u>Block</u>	<u>Lot</u>	<u>Name</u>	<u>Property Address</u>	<u>File #</u>	<u>Amount</u>
14	16.02	Robert Bump	415 Lincoln Avenue	PB 2020-01	\$316.60/close acct.
14	5 & 6	Cape May Point Volunteer Fire Company	412 Yale Avenue	PB 2022-03	\$1,050.00/close acct.

NOW, THEREFORE, BE IT RESOLVED the Board of Commissioners of the Borough of Cape May Point, County of Cape May, State of New Jersey, hereby approves the closure of the above referenced escrow accounts and refund of unexpended fees, where necessary.

	MOTION	SECOND	YES	NO	ABSTAIN	ABSENT
Geiger						
vanHeeswyk						
Yunghans						

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 January 27, 2021

Municipal Clerk

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

RESOLUTION NO. 27-26

**CONFIRMATION OF OFFICIALS FOR JOINT INSURANCE FUND
AND MUNICIPAL EXCESS LIABILITY FUND**

WHEREAS, it is necessary for the Borough to designate certain persons for the receipt of notices and processing of claims for the Joint Insurance Fund, and

WHEREAS, the Borough is desirous of updating the records of the Atlantic County Municipal Joint Insurance Fund with changes.

NOW, THEREFORE, BE IT RESOLVED by the Borough Commission that the following persons are named in the capacity listed for the Joint Insurance Fund for 2026 and shall remain in said positions until changed by resolution:

Fund Commissioner	Jim Craft
Alt. Fund Commissioner	Kelly Redington
Claims Coordinator	Elaine Wallace
Safety Coordinator	
EPL Hotline Contact	Jim Craft
Alt. EPL Hotline Contact	Elaine Wallace

	MOTION	SECOND	YES	NO	ABSTAIN	ABSENT
Geiger						
vanHeeswyk						
Yunghans						

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 January 27, 2026.

Municipal Clerk

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

RESOLUTION 28-26

**AUTHORIZING THE BOROUGH ENGINEER TO PROVIDE CONSTRUCTION
ENGINEERING SERVICES FOR ALEXANDER AVENUE PHASE II AND SURF
AVENUE RESURFACING IMPROVEMENTS PROJECT FOR A TOTAL COST NOT
TO EXCEED \$31,220.00**

BE IT RESOLVED, by the Board of Commissioners of the Borough of Cape May Point, County of Cape May, State of New Jersey, that Greenman Pedersen, Inc. be and is hereby authorized to provide construction engineering services for Alexander Avenue Phase II and Surf Avenue Resurfacing Improvements Project in an amount not to exceed \$31,220.00; and

BE IT FURTHER RESOLVED the proper Borough officials be and are hereby authorized to do all things necessary to carry out the intent of this Resolution.

	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 Grant Fund Account G-02-40-000-105 to award a contract for \$31,220.00 for construction engineering services for Alexander Avenue Phase II and Surf Avenue Resurfacing Improvements Project with GPI, Inc.

I further certify that this commitment together with all previously made commitments does not exceed the appropriation balance available for this purpose.

Dated: January 6, 2026

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 January 2, 2025.

Elaine L. Wallace, Municipal Clerk

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

RESOLUTION 29-26

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 \$594,300.70.

	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 January 27, 2026.

Municipal Clerk

January 23, 2026
11:01 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: 19093 to 19122
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	
19093	01/27/26	ACM01 ACMJIF 26-00034 1ST QU 2026 INSTALLMENT	13,629.01	1966
19094	01/27/26	ATL01 ATLANTIC CITY ELECTRIC 26-00031 ELECTRIC BILLS 26-00040 ELECTRIC BILLS	2,565.68 2,610.33 5,176.01	1966
19095	01/27/26	BAR02 BARBER CONSULTING SERVICES LLC 26-00022 ANNUAL CONTRACT 2026 26-00023 SOFTWARE SERV TO MEET JIF REQ	4,500.00 1,920.00 6,420.00	1966
19096	01/27/26	CAP03 CAPE MAY STAR & WAVE 26-00024 LEGAL ADVERTISING 26-00045 LEGAL ADVERTISING	12.00 54.00 66.00	1966
19097	01/27/26	CAP14 CAPE MAY COUNTY MUA 26-00027 SOLID WASTE DUP FEE DEC 2025	679.92	1966
19098	01/27/26	CAP22 CAPE ISLAND GARDENS, LLC 25-00674 WREATH	370.00	1966
19099	01/27/26	CAS01 CASA PAYROLL SERVICE 26-00030 PAYROLL	139.00	1966
19100	01/27/26	CMC04 C.M.COUNTY CLERK'S ASSN. 26-00028 2026 DUES	400.00	1966
19101	01/27/26	COM01 COMCAST 26-00042 INTERNET 801 LIGHTHOUSE 6 MNTH	2,352.60	1966
19102	01/27/26	COU02 COURT HOUSE OFFICE SUPPLIES 26-00048 OFFICE SUPPLIES	262.68	1966
19103	01/27/26	COU03 COUNTY OF CAPE MAY 26-00008 1ST QUARTER TAX/ADDED OMITTED 26-00047 FUEL DECEMBER 2025	477,375.79 422.94 477,798.73	1966
19104	01/27/26	DAVEA005 DAVE ADAMS ROOFING & SIDING 25-00382 Replace Roofing 25-00383 Replace Azek Trim on Boro Hall	11,500.00 5,500.00 17,000.00	1966
19105	01/27/26	DHYM0005 DHY MOTORSPORTS 26-00039 HONDA PIONEER 1000-5 DELUXE	18,780.00	1966

January 23, 2026
11:01 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	
19106	01/27/26	ELISE005 ELISE GEIGER 26-00029 REIMBURSEMENT	260.70	1966
19107	01/27/26	GREEN005 GREENMAN-PEDERSEN, INC. 24-00632 Design PHII Alexander/Surf 25-00001 Ocean/Lehigh Ave Const Eng 25-00381 Tax Maps/Water Sewer Map 26-00017 BOROUGH ENGINEER	1,085.25 330.00 33,308.80 3,529.21 38,253.26	1966
19108	01/27/26	JAC01 J & A CLEANING SERVICE 26-00049 JANUARY CLEANING	375.00	1966
19109	01/27/26	LANDB005 LANDBERG CONSTRUCTION LLC 25-00175 Ocean and Lehigh Ave	1,988.90	1966
19110	01/27/26	MGL01 MGL PRINTING SOLUTIONS 26-00021 2026 DOG TAGS	132.00	1966
19111	01/27/26	NAT04 VAN EMBDEN, NATHAN, ESQUIRE 26-00046 SOLICITOR ADMIN BILLING	350.00	1966
19112	01/27/26	REE01 REEL FIRE PROTECTION INV. 25-00699 CLEAN AGENT FIRE SUPPRESSION	170.00	1966
19113	01/27/26	REG01 REGISTRARS ASSN. OF NEW JERSEY 26-00026 ANNUAL DUES 2026	50.00	1966
19114	01/27/26	RUTGE005 RUTGERS CENTER FOR GOV SERVICE 26-00010 2026 CEC MUN CLERK'S	492.00	1966
19115	01/27/26	SOU06 SOUTH JERSEY GAS 26-00044 GAS BILLS	1,665.61	1966
19116	01/27/26	STA08 STATE OF NEW JERSEY 26-00018 HEALTH BENEFITS	4,486.05	1966
19117	01/27/26	SWA01 SWAIN'S ACE HARDWARE 26-00015 DECEMBER INVOICES	1,234.70	1966
19118	01/27/26	TRE07 TREASURER, STATE OF NEW JERSEY 26-00025 2025 4TH QU MARRIAGE CERT	25.00	1966
19119	01/27/26	VEC01 VECTOR SECURITY, INC. 26-00006 SERV 1/1/26-12/31/26	1,028.16	1966
19120	01/27/26	VER01 VERIZON 26-00043 TELEPHONE	359.02	1966
19121	01/27/26	VER03 VERIZON WIRELESS 26-00041 CELL PHONE CAMERAS	318.78	1966

January 23, 2026
11:01 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
19122	01/27/26	XTE01 XTEL COMMUNICATIONS INC 26-00032 TELEPHONE	1966 37.57
<hr/>			
Report Totals		<u>Paid</u>	<u>Void</u>
	Checks:	30	0
	Direct Deposit:	0	0
	Total:	<u>30</u>	<u>0</u>
		<u>Amount Paid</u>	<u>Amount Void</u>
		594,300.70	0.00
		0.00	0.00
		<u>594,300.70</u>	<u>0.00</u>

January 23, 2026
11:01 AM

BOROUGH OF CAPE MAY POINT
Check Register By Check Id

Page No: 4

Totals by Year-Fund
Fund Description

	Fund	Budget Total	Revenue Total	G/L Total	Total
CURRENT	5-01	29,729.12	0.00	0.00	29,729.12
	5-05	30,072.40	0.00	0.00	30,072.40
Year Total:		59,801.52	0.00	0.00	59,801.52
CURRENT	6-01	520,295.31	0.00	0.00	520,295.31
	6-05	8,582.72	0.00	0.00	8,582.72
Year Total:		528,878.03	0.00	0.00	528,878.03
	C-04	1,415.25	0.00	0.00	1,415.25
	G-02	1,988.90	0.00	0.00	1,988.90
ANIMAL CONTROL TRUST	T-12	132.00	0.00	0.00	132.00
TRUST ACCOUNT EXPENDITURES	T-13	2,085.00	0.00	0.00	2,085.00
Year Total:		2,217.00	0.00	0.00	2,217.00
Total of All Funds:		594,300.70	0.00	0.00	594,300.70

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

ORDINANCE NO. 14-2025

AN ORDINANCE AMENDING CHAPTER 29, ARTICLE I
ADMINISTRATIVE AND APPOINTED OFFICIALS, SECTION I ADMINISTRATOR

WHEREAS, Chapter 29, Section 1.1, establishes the office of Municipal Administrator to coordinate the administrative affairs of the Borough; and

WHEREAS, the Board of Commissioners wishes to remove the condition that the person appointed to the office of Municipal Administrator shall not also simultaneously hold the office of Municipal Clerk; and

WHEREAS, the inclusion of such a condition is not statutorily required to remain in the Borough's adopted ordinance if the removal of such language is approved by a majority of the Board of Commissioners upon presentation and after a public hearing on the proposed amendment to the ordinance.

NOW THEREFORE, BE IT ORDAINED by the Board of Commissioner of the Borough of Cape May Point, County of Cape May, State of New Jersey that Chapter 29, Section 1.1, of the Borough's Municipal Code is hereby amended as follows:

SECTION 1

29-1 ADMINISTRATOR

29-1.1 Creation of Position.

Pursuant to N.J.S.A. 40A:9-136 there is created the office of Municipal Administrator to coordinate the administrative affairs of the Borough of Cape May Point, and to have such powers and to receive such compensation as hereinafter provided. ~~The person so appointed as Municipal Administrator shall not, however, simultaneously hold the office of Municipal Clerk as established in Chapter 29, Section 15.~~

SECTION 2. All other ordinances in conflict or inconsistent with this Ordinance are hereby repealed, to the extent of such conflict or inconsistency. Should any portion of this Ordinance be adjudged by a court of competent jurisdiction to be invalid, such judgment shall not affect, impair or repeal the remainder of this Ordinance.

SECTION 3. This ordinance shall take effect twenty (20) days after passage and publication, according to law.

Final Adoption	MOTION	SECOND	YES	NO	ABSTAIN	ABSENT
Geiger						
vanHeeswyk						
Yunghans						

ATTEST:

Elaine L. Wallace, Borough Clerk

Elise Geiger, Commissioner

Anita vanHeeswyk, Mayor

Suzanne Yunghans, Commissioner

FIRST READING: December 23, 2025
PUBLICATION: December 30, 2025
PUBLIC HEARING: January 27, 2026
PUBLICATION: February 4, 2026