October 27, 2026
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: Solicitor John Amenhauser and Clerk Administrator Elaine Wallace. This meeting was held electronically via ZOOM under local operation guidance from the NJDCA pursuant to P.L. 2020, c.11.

COMMISSIONERS' DISCUSSION:

Disposition of Fire Truck: The Borough discussed the two options available to them – selling the old truck on GovDeals or donating it to the Cape May County Fire Academy. Sales for comparable trucks averaged around $10,000. The Fire Academy provides free firefighter training to all companies in Cape May County, when other counties charge roughly $3,800 per person. The Academy doesn't have a fire truck for training and the Fire Chief was in favor of donating the old truck in the spirit of goodwill and cooperation. In addition, the Fire Academy would keep the truck up to date with inspections and testing and would allow the Borough to borrow it back in a time of need. The Commissioners were in favor of donating the truck and the Clerk will prepare a resolution formalizing the decision.

Best Practices Inventory: Clerk Wallace reviewed the results of the 2026 Best Practices Inventory. The inventory was completed, certified by the Chief Financial and Chief Administrative Officers, and filed by the Clerk using the State Portal. The Boroughs final score was 45.5. A minimum score of 34 was required to receive 100% of the final state aid payment. There was general discussion on disaster preparedness and whether a 20% fund balance policy should be implemented.

Request for Curb Cut and Eco-Paver Strips in Right of Way: The Commissioners discussed the request and approved a curb cut and eco-paver driveway strips. The Clerk will notify the applicant and Zoning Officer of the decision.

COMMISSIONERS REPORTS:

Commissioner Yunghans' detailed report on Lake Lily and continued tree trimming along roadways can be found at the end of the minutes. Commissioner Geiger asked Commissioner Yunghans if Public Works could provide a list of the top 10 intersections that need to be addresses for sightline trimming. As the Commissioner for Public Safety, she would like to send letters to those homeowners advising them of the issue and asking them to fix it. If they do not, then the Borough will do the trimming. Commissioner Yunghans agreed with the plan.

PUBLIC QUESTIONS ON AGENDA ITEMS: None

APPROVAL OF MINUTES:

October 13, 2026

Motion: vanHeeswyk, Geiger
Roll call: all in favor

ORDINANCES FOR INTRODUCTION/PUBLICATION: None

RESOLUTIONS:

121-26 Approval of Bill List

Motion: vanHeeswyk, Yunghans
Roll call: all in favor

ORDINANCES FOR SECOND READING AND PUBLIC HEARING:

14-2026 Amending Chapter 138 "Tree Removal and Replacement" of the Code of the Borough of Cape May Point

Motion to open public hearing: vanHeeswyk, Geiger
Roll call: all in favor

When no one wished to speak, the public hearing was closed.

Motion to adopt: vanHeeswyk, Yunghans
Roll call: all in favor

MAYORAL APPOINTMENTS

Planning Board

Jerrilyn Hobdy – Alt. 1 – unexpired 2-year term expiring 4/8/2028
Susan Shufelt – Alt. 2 – unexpired 2-year term expiring 4/8/2027

Motion to receive and file: vanHeeswyk, Yunghans
Roll call: all in favor

PUBLIC PORTION:

When no one wished to speak, the meeting was adjourned at 12:36 pm on motion of Mayor vanHeeswyk, seconded by Commissioner Yunghans.

Respectfully submitted,

Elaine L. Wallace, RMC, CMR
Municipal Clerk

Accepted:

Commissioner Geiger

Mayor vanHeeswyk

Commissioner Yunghans

Public Works Report

Lake Lily update: I have good news and bad news. The good news is Dr. Stephen Souza, has informally agreed to consult with the Borough of Cape May Point on Lake Lily. This is significant because he is a respected expert on lakes and ponds and teaches the Rutgers course on lake and pond management for NJ municipalities. He has been gracious to give us hours of his time to date and will continue. It was at his recommendation that we did a follow up water sample at the lake on September 3. The comparative analysis to the water sample done in April was stark. The bad news is we had a dramatic increase in phosphorus over the summer resulting in a harmful algae bloom. The level was well below the threshold making it a reportable event to DEP but still a concern for the health of the lake. Remember that our lake water is made up of ground water and stormwater runoff which protects our town from flooding. We can be grateful that we do not flood like many other shore towns precisely because we have the lake as a stormwater retention basin and have the ability to pump it out as needed. There are several likely causes of phosphorus buildup: what naturally occurs in soil and lake sediment, what is carried in stormwater from landscaping fertilizer, pesticides and animal waste, and what may backwash into Lake Lily from Lighthouse Pond. Interestingly, a particularly high source of phosphorus is carried into lakes throughout NJ, including ours, from Canadian geese. In one day, 4 geese produce enough phosphorus-including excrement as an entire septic system.
So, to sum up our plan of action at this stage: Dr. Souza recommended that we pump some of the lake water out now given how full it is, that we inspect and clean the bubblers to ensure they are in good working order to maintain maximum diffused oxygen and consider pivoting from Clean-Flo enzymes to phosphorus-binding products to mitigate algae blooms in the future. We will continue to do water sampling next summer so we have comparisons. Not having the benefit of historical water sampling makes it challenging as we have no idea if this past summer was a typical seasonal cycle or not.
I will note that Dr. Souza said all lakes in NJ are struggling. Climate change has brought shorter winters which gives longer time periods of warmer air and water temperatures which in turn spur algae and aquatic vegetative growth. The South Jersey drought exacerbated the situation as well. So, we will diligently press on with our lake management.

Tree Trimming along roadways: The trimming of trees and other vegetation along our roadways is done by Public Works personnel annually to keep sightlines clear and to comply with NJ Department of Transportation requirements. NJDOT standards require there to be vertical clearance of at least 13’ 9” above the edge of any roadway to allow larger vehicles to safely pass without damage to vehicles or trees.

It is the Borough’s duty to comply with these standards, and it is in our best interest to have the necessary clearance to avoid damage to our own Borough equipment and fire engines, one of which was recently delivered at a cost of over $900,000.

Public Works personnel only trim tree and shrub branches in the right of way that hang over into the street in order to maintain this necessary clearance. Public Works does not go onto private property.

Please note that homeowners are free to pay the expense of having their own contractor trim the branches along the edge of their property in the borough right of way to the required 13' 9" above the edge of the street, if they so choose.
While we try to reach all streets -- not every area is possible to complete every year. In particular, sightlines at intersections are a safety concern – not only for vehicles but for pedestrians and bicyclists too.