

CAPE MAY POINT ENVIRONMENTAL COMMISSION MINUTES

February 11, 2026

Start Time: 10:00 AM

End Time: 11:02 AM

The Environmental Commission of the Borough of Cape May Point was called to order by Chair PM at 10:00 AM and the Open Public Meetings Statement was read. This meeting was held electronically via ZOOM under local operation guidance from the NJDCA pursuant to P.L. 2020, c. 11. Sandy Alison, Rich Johnson, Mary Lynn Mackenzie, Paula Massanari, and Tom Reilly were present. Emelia Olsen and Sean Burcher were absent.

APPROVAL OF MINUTES

On motion of TR, seconded by MLM, the minutes of the January 7, 2026 EC meeting were approved by all present.

ON-GOING BUSINESS

Commissioner Liaison Report: Following up on the revised tree ordinance, SY reported that the public discussion will be on Feb 24th. SY found a geospatial map to determine existing tree canopy and discovered that the Point has 42% tree cover. The revised ordinance more closely mirrors the NJ model. It will not require people to replace a hazard tree, but it will require replacement after the removal of a healthy tree. Public Works (PW) can identify hazard trees for community members. The southern magnolia and the eastern red bud were added to the tree list. White fringe trees and others will be tested for their ability to thrive at the Point

All the lake mats have been received and are continuing to be installed. NJ Forest Service is still planning to do a burn on the island dependent on weather conditions.

Veterans Memorial Park will continue to move forward with soliciting donations.

Regarding stormwater testing, Pace Labs will be unable to do it. They suggested EMSL Analytical. SY has contacted EMSL but hasn't heard back.

SY received a call from the DEP regarding the watershed drainage issues with the pond. Phragmites has impaired the drainage causing a backup into Lake Lily. DEP is aware of the issues and will get back to SY soon.

PW's annual report has been completed and will be mailed out to community members. It includes future plans for 2026.

There was a community member concerned about street lights, requesting one be removed. SY is in conversation with the electric company on what can be done. PM shared that Atlantic County Electric previously intended to replace the lights and the EC was in touch with them then, asking if the replacements would be dark sky compliant. The EC was told that the replacements would be compliant. PM can follow-up on this prior correspondence and will share with SY.

Questions/Feedback for SY:

- RJ asked about the Memorial, clarifying if the estimate was only for the walkways or for all the future aspects of the park. SY shared that based on the previous budget, they'd be able to do the loop walkway based on the contributions from the Taxpayers Association. The current quote includes the oak walkway, loop walkway, podiums, and pergola, using the same materials used in other areas of the park. The only piece not included in the current quote is the more complex pergola.
- SA asked who is responsible for the outfall pipes. SY believes the state owns them but will find out for sure. DEP shared if there is work or repair to be done, that the Borough should apply for state grants for funds, but they are still evaluating the agreement for who needs/should be involved and responsible.

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Triangle Park: PM reported that the quote was signed by SY and sent to Audubon. The event will be on May 26th, at 9am-11am, and PM strongly encouraged EC members to add it to their calendars.

Planning Board: MLM shared the light trespass ordinance recommendation previously submitted. The work group has researched several different sources and documentations including the Master Plan conservation elements, City of Cape May light trespass ordinance, and the community education materials from Dark Sky International. They indicated that CMP doesn't have a significant dark sky problem. To the extent there are problems, it may be due to lack of awareness. There is also a lack of ability to enforce the ordinance. The group recommended the following:

- CMP add guidance to the landscape plan when the light ordinance is triggered. All plans should be in alignment with the Principles for Responsible Lighting and should be designed to not infringe on a neighbor's property.
- The Borough should commit to making all lighting consistent with principles of lighting and the principles should be shared on the website.
- The EC should develop an outreach campaign/FAQs on what is light trespass and what are the principles (refer to Dark Sky International).

These recommendations will be passed to the Commissioners by the PB.

Matt Brown is leading the formation of a Master Plan team. The team will have representation from the EC and will meet two hours per month starting in March/April. In addition, there will be some sub meetings and offline work. Matt will need someone (ideally two members) from the EC to serve on the team.

Mayors' Monarch Pledge: The proclamation was signed and it was shared with the community. PM signed CMP up for 13 actions items in the NWF. MLM and PM will divide responsibilities for leading the action items.

Native tree List: As members of the Tree Committee, PM and SY met with the rest of the committee and shared the resulting meeting minutes. They are considering an EC-run tree giveaway sometime in early May. SY and PM are in the early planning stages to make this happen.

If any EC members have a recommendation on tree species, PM asked them to reach out. SA was concerned about the care young trees need to be successful. SY and Kelly Reddington are discussing data collection moving forward, emphasizing the importance of encouraging the planting of trees and following up with those required to replace the tree or otherwise. There is room to be more proactive to plant on public property and encourage community members to do the same. PM shared there are discussions about trees aging out at Circle Park and if/how to prepare for their replacement or revitalizing.

NEW BUSINESS

FLL draft three year plan: TR presented the draft three year plan from the Friends of Lake Lily (FLL), which encompassed all the action items revolving around the island and the lake itself. It was decided that there should be a formal plan to follow and guide the collaboration on the management of the lake. TR shared this plan with SY and Bill Gibson, highlighting that the management of the lake and the island has been done by and for the community before. TR emphasized the follow-up and management of the plan.

SY wondered if there would be a way to collect the community members' "vision" of the island, such as asking during a Commissioners meeting or sent out in an email. MLM suggested maybe the Taxpayers newsletters could

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survey what the people want to see. TR added that volunteer requests could be included in that correspondence as well. Regarding the plan, PM commented that responsible parties could be directly added/assigned to the action items in the plan and TR agreed.

CORRESPONDENCE: None.

ANNOUNCEMENTS

PM has asked CL to begin working on a brochure for trees and shrubs to provide information on growth and benefits to encourage planting. It will be based on a similar resource published by the Avalon Commission.

PUBLIC PORTION/ADJOURNMENT

On motion of MLM, seconded by TR, the meeting was opened to the public. Two members of the public were present, but no one wished to speak

On motion of MLM, seconded by TR, the meeting was adjourned at 11:02 am.

PM will be looking ahead and making a decision on whether the March meeting will be held due to a limited agenda. If there are any changes, it will be communicated to the EC and sent out as a Public Notice for the community.

Respectfully submitted, Courtney R. Lacombe, EC Secretary