

**FEBRUARY 10, 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 6:00 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: 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:

Health Benefits for Borough Employees: CFO Jim Craft reviewed the need to change from participation in the State Health Benefits Plan due to steeply rising costs. He spoke with an insurance consultant and found a private, small-provider plan that will bring this year's costs to within 17% of last year, versus the 35.29% increase under SHBP. In an effort to minimize some of the additional costs to employees under the new plan, he proposed a Health Reimbursement Arrangement (HRA) which would reimburse employees for certain expenses with set annual limits. The new system would help bridge the gap for the employees without being too cost prohibitive for the Borough. Any HRA funds not used would roll over into the following year. The commissioners were in favor of the new health insurance plan and the HRA.

NJPACT/REAL Impacts and Next Steps: Commissioner Geiger printed the NJPACT/REAL Technical Manual and reviewed them. She will also put the Technical Manual in the Borough Hall Conference Room for anyone interested in reviewing them. Her takeaways were that a new regulatory inundation zone has been created which appears to include roughly 40% of Cape May Point properties. The inundation zone, in some models, is projected to be underwater by 2100. Ms. Geiger felt more information would be needed and communicated to the public. The second big impact is the CAFE which would add 4' to house elevations, which she felt would require homes to be at 13' minimum. She felt the Planning Board, Zoning Officer, and Borough Engineer may have to review and come up with impacts on the Borough's regulations and zoning. Another area of concern is storm water and dry access to buildings during flood events. The goal is to come up with a plan to review, understand and communicate what these changes mean. Commissioner Geiger noted that homeowners who are currently raising their homes now should be aware of the impact, and the Borough needs to consider whether these properties should be allowed to raise the houses to the anticipated new elevation.

Mayor vanHeeswyk felt Ms. Geiger raised good points. She pointed out there is a little ambiguity with whether the NJPACT/REAL rules would go into effect or not as a result of Executive Order #7 which paused the adoption of new rules and regulations, but did not specifically list NJPACT/REAL. In addition, the County

has joined with other affected shore counties to file against the rules in court. To be safe, Mrs. vanHeeswyk has reached out to the Borough Planner who will give a presentation at the Planning Board meeting in April. She is scheduling a meeting with the Borough's CRS Coordinator, Zoning Officer, and Engineer to review areas of concern and potential changes to the Borough's codes. Mrs. vanHeeswyk will be attending the mayors' roundtable meeting on February 27th where the topic will be discussed at length. She has also spoken with environmental consultant Peter Lomax who prepared the rules review for the County. Mayor vanHeeswyk asserted there was a lot in the new regulations that won't have any effect on the Borough but it would, as always, make the appropriate changes to its code. Commissioner Yunghans felt the Borough Engineer is very involved in reviewing changes as they impact roads, water/sewer infrastructure, etc., and Public Works will be looking to him for good advice.

PUBLIC QUESTIONS ON AGENDA ITEMS: None

APPROVAL OF MINUTES:

January 27, 2025

Motion: vanHeeswyk, Geiger

Roll call: all in favor

ORDINANCES FOR INTRODUCTION/PUBLICATION:

03-2026 An Ordinance Amending the Code of the Borough of Cape May Point, to Repeal and Replace Chapter 52, Affordable Housing

Motion: vanHeeswyk, Yunghans

Roll call: all in favor

04-2026 An Ordinance Amending the Code of the Borough of Cape May Point Chapter 150, Section 150-11 Permitted Uses

Motion: vanHeeswyk, Geiger

Roll call: all in favor

05-2026 An Ordinance Amending Chapter 150 Zoning of the Code of the Borough of Cape May Point

Motion: vanHeeswyk, Yunghans

Roll call: all in favor

06-2026 An Ordinance Mending Section 35, Police Department, to Add Section 3, Procedures for Extra Duty Police Details

Motion: Geiger, Yunghans

Roll call: all in favor

RESOLUTIONS:

30-26 Resolution of the Board of Commissioners of the Borough of Cape May Point Adopting the 2026 Cape May County Hazard Mitigation Plan

Motion: Yunghans, vanHeeswyk

Roll call: all in favor

31-26 Award of Professional Services Contract for Bond Counsel – Fleishman

Daniels Law Offices, LLC

Motion: vanHeeswyk, Geiger

Roll call: all in favor

32-26 Resolution Authorizing the Transfer of Funds

Motion: vanHeeswyk, Yunghans

Roll call: all in favor

33-26 Approval of Bill List

Motion: vanHeeswyk, Geiger

Roll call: all in favor

34-26 Authorizing Executive/Closed Session in Accordance with the Provisions of the Open Public Meetings Act N.J.S.A. 10:4-12(b) – Litigation – Lighthouse Avenue Water/Sewer Damage

Motion: Yunghans, vanHeeswyk

Roll call: all in favor

35-26 Designation of the Official Newspaper for Publication of Legal Notices

Motion: vanHeeswyk, Geiger

Roll call: all in favor

ORDINANCES FOR SECOND READING AND PUBLIC HEARING: None

PUBLIC PORTION:

When no one else wished to speak, the meeting was recessed into Closed Session at 6:28 pm on motion of Mayor vanHeeswyk, seconded by Commissioner Yunghans. The meeting was reconvened at 6:45 pm on motion of Mayor vanHeeswyk, seconded by Commissioner Yunghans.

RESOLUTION

36-26 Authorizing the Terms and Conditions of an Agreement Reached between the Borough of Cape May Point and Lawrence A. Pray Builders, Inc., et. als, in Settlement of Docket No. CPM-L-199-25

There being no additional business, the meeting was adjourned at 6:46 pm on motion of Mayor vanHeeswyk, seconded by Commissioner Yunghans.

Respectfully submitted,

Accepted:

Elaine L. Wallace, RMC, CMR
Municipal Clerk

Commissioner Geiger

Mayor vanHeeswyk

Commissioner Yunghans