

MARCH 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 Administrator 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.

AFFORDABLE HOUSING ACTIONS:

RESOLUTIONS:

42-26 Resolution Adopting an Operating Manual in Accordance with the Fourth Round Housing Element and Fair Share Plan

Motion: vanHeeswyk, Geiger

Roll call: all in favor

43-26 Resolution adopting an “Affirmative Marketing Plan”

Motion: vanHeeswyk, Yunghans

Roll call: all in favor

ORDINANCES FOR SECOND READING AND ADOPTION:

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

Motion to Amend: vanHeeswyk, Geiger

Roll call: all in favor

Motion to Open Public Hearing: vanHeeswyk, Yunghans

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

04-2026 An Ordinance Amending the Code of the Borough of Cape May Point Chapter 150, Section 150-11 Permitted Uses – *Amend Prior to Public Hearing*

Motion to Amend: vanHeeswyk, Geiger

Roll call: all in favor

Motion to Open Public Hearing: vanHeeswyk, Yunghans

Roll call: all in favor

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

Motion to adopt: vanHeeswyk, Geiger

Roll call: all in favor

COMMISSIONERS’ DISCUSSION/REPORTS:

Review of Proposed Revised Land Use Development Application: Commissioner Geiger noted the proposed revision as completed before the NJPACT/REAL

regulations were adopted by the State, so some changes may be necessary. Mayor vanHeeswyk was confident adopting as is since the Borough Engineer and CRS Coordinator are working on how NJPACT/REAL will affect the Borough's zoning. Clerk Wallace will list it for approval at the next meeting.

REPORTS:

Commissioner Geiger announced she will be holding an Safety Open House on Friday, April 17, starting at 2 pm at the Fire House and via Zoom. She will have representatives of the Police, Code Enforcement, and hopefully Fire Department to answer questions and explain who is responsible for what. Commissioner Yunghans suggested Bill Gibson also be included and Ms. Geiger agreed. She will put together a flyer as well as a FAQ on who to call for certain services.

Mayor vanHeeswyk reported a state representative has introduced legislation saying the DEP acted against state law when it implemented the NJREAL/PACT regulations, with a vote possible this month. In addition, several court actions have been taken against the act. Mrs. vanHeeswyk also announced Atlantic City Electric has reached out saying the extreme cold has driven higher energy use and ACE is available to support customers challenged with paying their bills through several programs. Lastly, she commented that the headline in the Star & Wave saying the Borough's taxes were increasing by 10% was incorrect and she was very disappointed.

Commissioner Yunghans appealed to the public to be patient with the storm cleanup, which is expected to take many weeks to complete. The Public Works department is chipping branches Monday, Wednesday, and Friday, weather permitting, but the process is slow because the truckloads have to be driven to Woodbine. Ms. Yunghans also reported the Coral Avenue accessible ramp has been swallowed up by the dune and Bill Gibson is working with NJDEP to help figure out how it can be remedied, hopefully in time for the summer season.

PUBLIC QUESTIONS ON AGENDA ITEMS: None

APPROVAL OF MINUTES:

February 24, 2026

Motion: vanHeeswyk, Geiger

Roll call: all in favor

ORDINANCES FOR INTRODUCTION/PUBLICATION:

07-2026 Calendar Year 2026 Ordinance to Exceed the Municipal Budget Appropriation Limits and to Establish a Cap Bank N.J.S.A. 40A:4-45.14)

Motion: vanHeeswyk, Yunghans

Roll call: all in favor

RESOLUTIONS:

44-26 Authorizing the Award of a Contract with Horizon Blue Cross Blue Shield of New Jersey for Health Insurant Coverage for the Borough of Cape May

Point as an Extraordinary Unspecifiable Service

Motion: vanHeeswyk, Geiger

Roll call: all in favor

45-26 Adopting Health Reimbursement Arrangement Plan of the Borough of Cape May Point

Motion: vanHeeswyk, Yunghans

Roll call: all in favor

46-26 Resolution Authorizing Contracts with Certain Approved State Contract Vendors from January 1, 2026 through December 31, 2026

Motion: vanHeeswyk, Geiger

Roll call: all in favor

47-26 Introduction of the 2026 Municipal Budget

Motion: vanHeeswyk, Yunghans

Roll call: all in favor

48-26 Payment of Bills

Motion: vanHeeswyk, Geiger

Roll call: all in favor

PROCLAMATION:

March – Developmental Disabilities Awareness Month

ORDINANCES FOR SECOND READING AND PUBLIC HEARING:

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

Motion to open public hearing: vanHeeswyk, Yunghans

Roll call: all in favor

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

Motion to adopt: vanHeeswyk, Geiger

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 to open public hearing: Geiger, vanHeeswyk

Roll call: all in favor

Sandy Allison asked for an overview of the ordinance. Commissioner Geiger explained under the ordinance private citizens, non-profits, or others who have an event or situation requiring police coverage, they would have to contract with the Borough and City and pay an hourly rate for that coverage. Any of the pre-existing events that the Police have been covering routinely in the past will not be subject to this ordinance.

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

Motion to adopt: Geiger, vanHeeswyk

Roll call: all in favor

PUBLIC PORTION:

When no one else wished to speak, the meeting was adjourned at 6:31 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