

**MARCH 24, 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 and Commissioner Yunghans answered roll call. Mayor vanHeeswyk was absent. 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.

COMMISSIONERS' DISCUSSION:

Report from Mayors' Roundtable: Commissioner Geiger gave a report on the topics discussed at the meeting held March 13. The Cape May County is offering "Land of the Free" matching grants in celebration of the Country's 250th birthday. Applications can be made to create a new or expanded celebration. One suggestion she had was to purchase more flags and holders to expand the streets that are festooned with flags on July 4th and other patriotic days or possible getting an ice cream truck to add to the bike parade. She asked the Taxpayers Association to reach out to her if they had any ideas. The next topic discussed was the revamped 2026 Open Space application and process. It might be possible to get funds for beach access. The program is a reimbursement grant, and the County recommends a pre-meeting prior to applying. Another topic was a Coastal Fund Act being proposed by Congressman Van Drew that would create permanent federal funding for coastal communities. A resolution is on the agenda to support the bill. Also, the proposed State 2027 budget includes an additional \$94 million on state aid and a resolution will be considered asking for fair distribution of the funds to all communities. Lastly, State Senate Leader Scutari has proposed a concurrent resolution to rescind the NJPACT REAL regulations that were adopted by NJDEP. A resolution of support of the Scutari bill will be considered later in the meeting. In addition, Cape May, Ocean and Monmouth Counties have filed suit against the regulations. The County has asked all municipalities to join the litigation. Solicitor Amenhauser wasn't certain if joining would have any benefit since the County is already representing us. He will update the Borough as he learns more. Related to the NJPACT REAL rules, already went into effect, some changes to the Borough's zoning regulations would be necessary. Mr. Amenhauser suggested having the Planning Board look at the rules and make recommendations.

Proposed Ordinance 09-2026: Commissioner Yunghans explained the purpose of the proposed ordinance is to make it clear that all properties with meters, even those disconnected while under construction, are required to pay the minimum quarterly rate. Often contractors will connect to the system during construction to use water and the Borough bears the costs.

REPORTS:

Commissioner Geiger reported the Code Enforcement Officer has made a sweep of town to move signs that are within the right of way. Borough ordinance requires all signs to be 15' from the right of way, which means any signs typically have to be 5' from the house.

Commissioner Yunghans reported Public Works has gotten to each street in town at least once but tree branch clean up continues, particularly on public lands. The storm left an enormous amount of clean up. The clean up comes at the busiest time for beach preparation. The dune has swallowed much of the ADA beach access ramp at Coral Avenue. The NJDEP Coastal Manager observed the situation and has determined which permits will have to be submitted to remediate. Lastly, more lake mats were installed in Lake Lily to control the aquatic invasive vegetation. Clean Flo will be in next month to do the annual assessment of the Lake and make sure the bubblers are working properly.

PUBLIC QUESTIONS ON AGENDA ITEMS:

Bob Mullock commented on Resolution 54-26. The Coastal States Association of 40 US State and Territories met at the Cape May Point Arts and Science Center in 2025. During that meeting, the language for resolution 54-26 was proposed, debated and approved, all just 300' from Borough Hall where the Borough Commission would be taking action in support.

APPROVAL OF MINUTES:

March 10, 2026

Motion: Geiger, Yunghans

Roll call: all those present in favor

ORDINANCES FOR INTRODUCTION/PUBLICATION:

08-2026 Ordinance Approving Revised Land Use Development Application, Checklists, and Fee Schedule in Chapter 105, Land Use Procedures, of the Code of the Borough of Cape May Point

Motion: Geiger, Yunghans

Roll call: all those present in favor

09-2026 Ordinance Amending Chapter 146, Article II, Water, of the Code of the Borough of Cape May Point

Motion: Geiger, Yunghans

Roll call: all those present in favor

RESOLUTIONS:

49-26 Resolution Establishing a Policy for the Responsible Use of AI in the Borough of Cape May Point

Motion: Geiger, Yunghans

Roll call: all those present in favor

50-26 Authorizing Special Event Permit to Taylor Montgomery – ALS Assoc. of Greater Philadelphia

Motion: Geiger, Yunghans
Roll call: all those present in favor

- 51-26 Authorizing Special Event Permits to Cape May Point Taxpayers Association
Motion: Geiger, Yunghans
Roll call: all those present in favor
- 52-26 Authorizing Special Event Permit to Center for Community Arts
Motion: Geiger, Yunghans
Roll call: all those present in favor
- 53-26 Appointment to the Cape May Point Volunteer Fire Company No. 1
Motion: Geiger, Yunghans
Roll call: all those present in favor
- 54-26 Authorizing Support of Congressman Jefferson Van Drew's H.R. 7459
Motion: Geiger, Yunghans
Roll call: all those present in favor
- 55-26 Urging that the \$94 Million Increase in State Aid in the FY 2027 State Budget be Fairly Distributed to All Municipalities and Not Just a Select Few
Motion: Geiger, Yunghans
Roll call: all those present in favor
- 56-26 Supporting Senate Concurrent Resolution (SCR) No. 106
Motion: Geiger, Yunghans
Roll call: all those present in favor
- 57-26 Approval of Bill List
Motion: Geiger, Yunghans
Roll call: all those present in favor

ORDINANCES FOR SECOND READING AND PUBLIC HEARING:

- 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 to open public hearing: Geiger, Yunghans
Roll call: all those present in favor

When no one wished to speak, the public hearing was closed.
Motion to adopt: Geiger, Yunghans
Roll call: all those present in favor

MAYORAL REAPPOINTMENTS

Planning Board

Joseph Remy – Class IV – 4-year term expiring 4/8/2030
William Wallace – Class IV - 4-year term expiring 4/8/2030
Dee Shaw – Alt. 1 – 2-year term expiring 4/8/2028
Susan Shufelt – Alt. 3 – 2-year term expiring 4/8/2028

*Motion to receive and file: Geiger, Yunghans
Roll call: all those present in favor*

PUBLIC PORTION:

Sandy Allison asked if people with laterals but no meters would still be charged a flat amount for water/sewer. Clerk Administrator Wallace explained properties with laterals but no meter would be charged a reduced rate. The proposed Ord. 09-26 would require properties with meters to pay the regular quarterly rates during construction.

Bob Mullock applauded the Borough for doing such a great job with the lake, saying he knew how much work it takes. He also wanted to Borough to check with its insurance carrier to see if the policy covers debris removal and cleanup work for the dunes and other areas. He said such activities are often covered by insurance. Homeowners can do the same.

When no one else wished to speak, the meeting was adjourned at 12:33 pm on motion of Commissioner Geiger, seconded by Commissioner Yunghans.

Respectfully submitted,

Accepted:

Elaine L. Wallace, RMC, CMR
Municipal Clerk

Commissioner Geiger

A B S E N T
Mayor vanHeeswyk

Commissioner Yunghans