

## CAPE MAY POINT ENVIRONMENTAL COMMISSION MINUTES

April 8, 2026

Start Time: 10:00 AM

End Time: 10:41 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. Sean Burcher, Rich Johnson, Mary Lynn Mackenzie, Paula Massanari, Emelia Olsen, and Tom Reilly were present. Sandy Allison was absent.

### APPROVAL OF MINUTES

On motion of TR, seconded by MLM, the minutes of the February 11, 2026 EC meeting were approved by all present.

### ON-GOING BUSINESS

**Commissioner Liaison Report:** PW has been around twice to clean up tree debris from the winter storm. An estimated  $\frac{1}{3}$  of trees and shrubs in CMP were impacted. The Civic Club provided a generous gift to PW for their efforts in cleaning up during and after the storm.

Beach clean up is currently going on. SY had to contact Chris Contantino about the Coral Beach accessibility ramp which has been obstructed by sand. A permit is needed to trench the sand.

SY is currently in discussion about the dune signage with PW at the four beach entrances.

The tree replacement status was discussed at the Commissioners' meeting. There was a desire for more specific language on timeframes. Due to storm damage, there is currently a 60 day moratorium in place. The permit expires April 24th. PW is keeping a list of downed trees including tree species. Private property owners were asked to report what/how many trees came down and whether they intend to replant them.

SY intended to get closer to the state model for the tree ordinance, but the storm may have given a different perspective for moving forward.

A total of twelve lake mats have been put in with more to come. The prescribed burn was unsuccessful due to weather conditions, so the island will be cut instead. Friends of Lake Lily and CMP Taxpayers have given invaluable financial support to make these efforts possible.

CleanFlo is coming in April and will be bringing more enzymes, checking the bubblers, doing sonar scans, and taking a water sample.

A fringe tree and a maple tree will be added around the lake. They will be planted once the sprinklers are up and running for the season.

SY received a letter from the Planning Board about the light trespass. Their recommendations will come up on the April 24th Commissioners' meeting and will include specific reference to the five lighting principles for the construction application packet and a recommendation for an educational forum. AC Electric has been contacted about the street lighting and the lighting replacement plan, but SY has not heard back.

There also needs to be a public lighting review to ensure the current lighting meets the lighting principles.

There have been no further updates regarding the impact of the creek overgrowth on stormwater drainage.

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EMSL has provided a quote for the self-sampling for stormwater testing. The pricing is \$114 and \$227 per sample to test total phosphorus and total organic nitrogen respectively. SY is considering 4-6 storm drains.

Concerns about dead trees within the dunes have been reported to the Tree Committee.

The circle will be planted with three black gum trees once the sprinklers are on. A filter has been purchased for the well to address the high iron concentration in the water.

Triangle Park will be planted with one sweet gum and one black cherry.

A PW is drafting their Annual Report including a summary for impacts of water and sewer for rental properties.

There were no questions/feedback for SY.

**Triangle Park:** PM applied for the ANJEC grant to cover costs related to the volunteer workday. This includes trees for the park as well as the tree collars. The results of the application will be announced May 15th. PM is still looking for an EC member to take the lead on the tree giveaway including managing the communications and collaborating with PW to organize the giveaway on May 26th and greet the recipients to handout their trees.

**Planning Board:** They did not meet in March so there were no updates.

**Mayors' Monarch Pledge:** CL will be doing a mockup for the butterfly sign. The sign would be placed in the horseshoe portion of Circle Park. PM will report back once she has a quote. Community members have been submitting photos to help build a slideshow that will become a part of our MMP webpage on the NWF platform.

**Native Tree List:** Update under the Commissioner's Report. An article is queued for the fringe tree which will be planted along Lake Lily.

**Dune Preservation: Update on communication plan:** MLM and TR have developed a communication for local photographers and homeowners in the Borough to share with renters highlighting dune preservation. MLM has been researching local photographers and gathering contacts to share the letter with. The next step will be to finalize the contact list and send the letter out.

SY requested a copy of the letter for KR who does all the marriage licenses and can share with those working through their application. TR suggested sharing the letter with the Star and Wave for additional reach. EO included that Exit Zero would also do a gratis ad for the Borough on a space available basis.

### NEW BUSINESS

**Earth Day 2026:** The fringe tree article will go out on Earth Day and the Arbor Day article will also go out accordingly depending on communication availability.

**Tree Committee Training:** The tree committee will meet Friday, May 1st. There is an October training for those that are interested in being a member in the future. Those interested were asked to reach out to PM by April 15. PM is currently the only EC member on the Committee.

**Stormwater Project:** RJ and TR sent out the first flush letter for feedback. TR suggested adding the portion about the stormwater testing. RJ and TR will collaborate with SY to update the letter and prepare it to be sent in May.

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**CORRESPONDENCE:** Matt Brown with the Master Planning Team will be in touch and this item will be added under On-going Business.

The 15 minute training for volunteers will be a part of the EC meeting in May.

PM shared a draft article for the native plant sale which will go out prior to the sale.

### **ANNOUNCEMENTS:**

#### **PUBLIC PORTION/ADJOURNMENT**

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

On motion of RJ, seconded by EO, the meeting was adjourned at 10:41 am.

Respectfully submitted, Courtney R. Lacombe, EC Secretary