

APRIL 14, 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.

2026 BUDGET:

Presentation by Auditor Mike Garcia

Auditor Garcia provided a slide show and reviewed the highlights of the budget which would result in a 3-cent tax increase. Spending was increased by \$163,000 resulting from increases in capital (17%), debt service (2%), salaries (32%), shared services agreements (12%), and taxes (2%). The tax increase would equate to an increase of \$30 per \$100,000 in assessed value. The fund balances in general and utility were both healthy. The budget was below both the spending cap and tax levy cap.

BUDGET RESOLUTIONS AND PUBLIC HEARING

58-26 Local Unit Self-Examination of the Budget

Motion: vanHeeswyk, Geiger

Roll call: all in favor

59-26 Read by Title Only and Open a Public Hearing on 2026 Municipal Budget

Motion: vanHeeswyk, Yunghans

Roll call: all in favor

When no one from the public wished to speak, the Public Hearing was closed on motion of Mayor vanHeeswyk, seconded by Commissioner Geiger.

60-26 Adoption of Municipal Budget for the Year 2026

Motion: vanHeeswyk, Yunghans

Roll call: all in favor

COMMISSIONER DISCUSSION: None

COMMISSIONER REPORTS:

Commissioner Geiger thanked everyone for pulling together concepts and information for the 250 Land of the Free Grant application which was submitted to the County on April 9. She announced the Safety Open House will take place Friday, April 17th at 2 pm. There will be informal discussion and representatives from the police, code enforcement, fire, and emergency management. "Who do I call?" information cards were printed with phone numbers for the various departments. The cards will be available at the open house as well as from Borough Hall. Ms. Geiger questioned the need for Resolution 62-26, stating some

of the whereas clauses weren't applicable to Cape May Point and she wasn't sure about asking the state for model ordinances when one was received recently. She wasn't in favor of considering the resolution. Mayor vanHeeswyk explained that the sample stormwater ordinance is only a small part of the impact of NJPACT-REAL. She felt the "whereas" clauses weren't as important as the "be it resolved" paragraphs. The purpose is to ask the State to give towns guidelines to follow. Commissioner Yunghans felt the resolution is meant to provide consistency throughout the state. Clerk Wallace said the Commissioners could vote their conscience when the resolution is read.

Mayor vanHeeswyk expressed appreciation for the finance team, including the Auditor, CFPO, Clerk and Deputy Clerk, for all their work on the budget.

Commissioner Yunghans reported that a total of 36 muck mats were installed in the shallow end of the lake. She also reported NJ Forest Service tried to burn the brush on the island but it was too wet to burn, so it was manually cut down. The next step will be how to dispose of the debris and tackle the roots, all labor-intensive work. Clean Flo will be in later in the month to test it, treat the muck, and do a sonar scan. Lake Lily is a treasure that needs care and attention. Ms. Yunghans also reminded everyone the tree ordinance moratorium ends on Friday, April 24. After that date tree removal will once again require a permit. Lastly, she reminded everyone bulk trash is now done by appointment and each property can have 2 items picked up twice per year.

PUBLIC QUESTIONS ON AGENDA ITEMS: None

APPROVAL OF MINUTES:

March 24, 2026

Motion: vanHeeswyk, Geiger

Roll call: all in favor

ORDINANCES FOR INTRODUCTION/PUBLICATION: None

RESOLUTIONS:

61-26 Approval of Right of Way Permits for Small Cell Projects by Crown Castle Fiber LLC

Motion: vanHeeswyk, Yunghans

Roll call: all in favor

62-26 Resolution Supporting the Goals of the New Jersey Resilient Environments and Landscapes (REAL) Regulations and Requesting Model Ordinance Language, Implementation Guidance, Infrastructure Coordination, Regional Resilience Planning, and an Extension of Municipal Compliance Deadlines

Motion: vanHeeswyk, Yunghans

Roll call: vanHeeswyk & Yunghans in favor; Geiger opposed

- 63-26 Authorizing the Borough Engineer to Provide Design Engineering Services for Lake Drive Resurfacing Improvements Project for a Total Cost Not to Exceed \$71,400.00
Motion: Yunghans, Geiger
Roll call: all in favor
- 64-26 Approval of Change Order No. 4 Final – Public Works Building Renovations and Addition Contract
Motion: Yunghans, vanHeeswyk
Roll call: all in favor
- 65-26 Approval of Bill List
Motion: vanHeeswyk, Geiger
Roll call: all in favor

ORDINANCES FOR SECOND READING AND PUBLIC HEARING:

- 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 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

- 09-2026 Ordinance Amending Chapter 146, Article II, Water, of the Code of the Borough of Cape May Point
Motion to open public hearing: Yunghans, vanHeeswyk
Roll call: all in favor

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

PUBLIC PORTION:

Sandy Allison asked if the Safety Open House would be on Zoom. Commissioner Geiger explained it will be an information discussion format that wouldn't work well via Zoom. Mrs. Allison asked if the other half of Alexander would be done before summer. Clerk Wallace reported the anticipated date of completion is May 8th.

When no one else wished to speak, the meeting was adjourned at 6:34 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