

APRIL 28, 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.

COMMISSIONERS' DISCUSSION/REPORTS:

Consideration of Using an Online Platform for Donations: Commissioner Geiger explained Kristen Moorby was hoping to be able to use an online platform such as Zeffy to help facilitate donations to the Women's Lifeguard Challenge. CFO Jim Craft explained that New Jersey is a very regulated state. Any entity that collects money for the Borough would be required to provide an audit following specific procedures, and funds would have to be passed to the Borough immediately. Aside from regulatory concerns, he has concerns over the possibility of spoofing and scams. Mayor vanHeeswyk shared the CFO's concerns and agreed with his recommendations, saying additional research could be done into possibilities for future implementation. Commissioner Geiger will reach out to Cape May for information on how they handle credit card payments. CFO Craft said he would check with the Borough's bank about accepting credit cards, which could be tailored to the Borough's needs and would be a more secure method. Commissioner Yunghans appreciated the well-made points and could see moving in that direction. With regard to accepting donations via an online platform, it would be important for donors to get a receipt showing it was tax deductible.

Planning Board Recommendations for Light Trespass Considerations: Commissioner Geiger worked on this topic as part of the Environmental Commission and of the Planning Board. The Planning Board considered adding a lighting plan to the landscape plan requirement and require the lighting to be dark sky compliant. Ultimately, that Board recommended education of the public to the benefits of dark skies and eliminating light trespass, saying a light trespass ordinance would be hard to enforce. Mayor vanHeeswyk was on the Planning Board decades before when light trespass was originally discussed. The recommendation at that time was education not legislation. She would like to see the Commission look at drafting an ordinance regarding lighting on new construction. Commissioner Geiger cited the Master Plan which says there shouldn't be uplighting and only have pathway illumination. Mayor vanHeeswyk would like Solicitor Amenhauser to draft something for consideration. Commissioner Yunghans said the Environmental Commission welcomes the opportunity to educate the community. She has spoken with Public Works Superintendent Bill Gibson about evaluating lighting on public lands and how it can be improved. She's already reached out to Atlantic City Electric regarding street

lighting, but they have a stockpile of existing lighting that will be used before they will move toward dark skies. Ms. Yunghans thanked the Planning Board for looking into the matter and hoped that, through education, people will be encouraged to think about how light impacts neighbors and wildlife. Mr. Amenhauser sought clarification on how far the commissioners wanted to go with dark skies and pathway lighting regulations. He will prepare a draft for discussion.

Consideration of Joining County Litigation on NJPACT REAL: Mayor vanHeeswyk believe the Borough should join the litigation. Solicitor Amenhauser stated the shared services agreement was very straight forward and joining would strengthen the cause, but might require the Borough to sign a retainer agreement with the law firm handling the case.

REPORTS:

Commissioner Geiger announced beach tags go on sale Friday, May 1st. The office is open every day from 9 am to 12 pm, except Memorial Day. She also reported on the Safety Open House which she followed up with an email blast and articles in the Taxpayers Bulletin. She reminded everyone that more “Who do I Call” cards are available at Borough Hall. She thanked the Police for attending and providing an opportunity for public interaction. Lastly, she announced the Borough was awarded the Land of the Free, Celebration 250 grant. The Borough will be purchasing additional flags and hiring Rita’s Water Ice to serve red, white, and blue water ice at the bike parade. The grant will cover 50% of the costs.

Mayor vanHeeswyk commented on the 2nd quarter tax payment being sent to the County. The total was \$470,000 which included \$61,000 in library taxes and \$23,000 in open space taxes. She felt most people weren’t aware of how much of the taxes the pay to the Borough are sent on to the County.

Commissioner Yunghans reported Public Works has doing beach prep which includes redoing the Brainard Avenue beach entrance. She also explained the ordinance being introduced on the agenda was to purchase new equipment. The decision was made after discovering trying to purchase equipment to retrofit to the existing backhoe wasn’t financially feasible. In addition, the bulldozer the Borough rents for beach work doubled in price and is not as flexible as needed. The ordinance will allow the Borough to purchase a multi skid steer, which has tracks, a smaller bucket, and a mulching arm. It would be a nice asset for the borough. Money was already set aside in capital to fund it.

PUBLIC QUESTIONS ON AGENDA ITEMS: None

APPROVAL OF MINUTES:

April 14, 2026

Motion: vanHeeswyk, Geiger

Roll call: all in favor

ORDINANCES FOR INTRODUCTION/PUBLICATION:

- 10-2026 Ordinance Appropriating \$95,000 from the Capital Improvement Fund for New Loader Backhoe
Motion, Yunghans, vanHeeswyk
Roll call: all in favor

RESOLUTIONS:

- 66-26 Resolution Establishing Revision of Policies and Procedures for Claimant's "Vendor" Certification Signature for Payments Pursuant to N.J.S.A. 40A:5-16, N.J.A.C. 5:30-9A.6 and N.J.A.C. 5:31-4.1
Motion: vanHeeswyk, Yunghans
Roll call: all in favor
- 67-26 Resolution to Increase the Fixed Asset Limit Threshold as Defined in N.J.A.C. 5:30-5.6
Motion: vanHeeswyk, Geiger
Roll call: all in favor
- 68-26 Resolution Requesting Approval for the Inclusion of Revenue: NJDOT Grant – Lake Drive in the Amount of \$174,280.00
Motion, Yunghans, vanHeeswyk
Roll call: all in favor
- 69-26 Resolution Requesting Approval for the Inclusion of Revenue: NJDOT Grant – JIF Safety Incentive Program \$2,000.00
Motion: vanHeeswyk, Geiger
Roll call: all in favor
- 70-26 Amending Personnel Policies and Procedures Manual and Employee Handbook of the Borough of Cape May Point
Motion: vanHeeswyk, Yunghans
Roll call: all in favor
- 71-26 Authorizing Special Event Permits to Julia and Rose D'Ippolito
Motion: vanHeeswyk, Yunghans
Roll call: all in favor
- 72-26 Opposing H.R. 2289 (American Broadband Deployment Act of 2025) due to the Preemption of Local Authority, Threats to Public Safety, and Reduction of Environmental/Historic Reviews
No motion made to introduce
- 73-26 Approval of Bill List
Motion: vanHeeswyk, Yunghans
Roll call: all in favor
- 74-26 Resolution Authorizing Execution of a Shared Services Agreement with Cape May County
Motion: vanHeeswyk, Geiger
Roll call: all in favor

ORDINANCES FOR SECOND READING AND PUBLIC HEARING: None
PUBLIC PORTION:

Helen Selsdon asked if there were rules for spraying weed killer. The Borough doesn't have any regulations. Commissioner Geiger believed if someone saw drift from a neighboring property, they could contact NJDEP. Commissioner Yunghans said the Environmental Commission sent out a communication about mosquito spraying and she would be happy to forward it. Ms. Selsdon was concerned with the health effects of herbicides and pesticides. When she spoke to her neighbor, they were not even aware their contractor was spraying.

Debbie Johnson asked about the mats in the lake, saying they appeared to be floating on the surface. Bill Gibson explained where vegetation is thicker, the mats float on top of it and sink as the vegetation dies off. The mats have begun to sink more, which means they are working.

Sandy Allison thanked Commissioner Geiger for holding the Safety Open House and sending the follow up email. With regard to light trespass, Ms. Allison expressed concern with grandfathering existing lights that shine into adjoining properties.

When no one else wished to speak, the meeting was adjourned at 12:57 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