

This meeting will be conducted via electronic conferencing using [Zoom](#)
or by phone +1 646 558 8656 (New York), Meeting ID: 897 5776 9059 Passcode: 533950

In addition, members of the public may send questions or comments for inclusion during the public portion to the [Borough Clerk](#) at by 12:00 Noon the Monday before the meeting.

**AGENDA
BOROUGH OF CAPE MAY POINT
BOARD OF COMMISSIONERS**

BOROUGH MEETING OF APRIL 28, 2026 – 12:00 PM

MEETING CALLED TO ORDER / SUNSHINE STATEMENT / FLAG SALUTE

In compliance with the Open Public Meeting Act, Chapter 231, Public Laws of 1975, this meeting was properly advertised in the annual notice and this agenda was properly distributed and duly posted on the Borough Hall bulletin board as the required notice under law.

ROLL CALL: Commissioner Geiger, Mayor vanHeeswyk, Commissioner Yunghans

COMMISSIONERS' DISCUSSION/REPORTS

- Consideration of Using an Online Platform for Donations
- Planning Board Recommendations for Light Trespass Considerations
- Consideration of Joining County Litigation on NJPACT REAL

PUBLIC QUESTIONS ON RESOLUTIONS ONLY

APPROVAL OF MINUTES

April 14, 2026

ORDINANCES FOR INTRODUCTION AND PUBLICATION:

10-2026 Ordinance Appropriating \$95,000 from the Capital Improvement Fund for New Loader Backhoe

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
- 67-26 Resolution to Increase the Fixed Asset Limit Threshold as Defined in N.J.A.C. 5:30-5.6
- 68-26 Resolution Requesting Approval for the Inclusion of Revenue: NJDOT Grant – Lake Drive in the Amount of \$174,280.00
- 69-26 Resolution Requesting Approval for the Inclusion of Revenue: NJDOT Grant – JIF Safety Incentive Program \$2,000.00
- 70-26 Amending Personnel Policies and Procedures Manual and Employee Handbook of the Borough of Cape May Point
- 71-26 Authorizing Special Event Permits to Julia and Rose D'Ippolito
- 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
- 73-26 Approval of Bill List

ORDINANCES FOR SECOND READING / PUBLIC HEARING / ADOPTION: None

PUBLIC PORTION

ADJOURNMENT

The Board of Commissioners welcomes the participation of interested parties during the public portions of its meetings. For the Board to conduct the business of the Borough in the most productive and open manner possible, questions and comments may be limited to four (4) minutes per person. In addition, each person may only speak once per meeting on a single topic. If you wish to address the Board, please unmute yourself when the Clerk calls for public input and wait to be recognized. The Borough will try to accommodate everyone in the order in which they are recognized.

**BOROUGH OF CAPE MAY POINT
COUNTY OF CAPE MAY
STATE OF NEW JERSEY**

RESOLUTION 66-26

**A 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**

WHEREAS, N.J.A.C. 5:30-9A.6 and 5:31-4.1 and Local Finance Notice 2018-13 gives local units discretion to not require claimant certification by enacting a standard policy by resolution for vendors or claimants; and allowing local units greater flexibility in implementing the claimant certification requirement; and

WHEREAS, as continued internal control, N.J.S.A. 40A:5-16(b) still requires local units "a written or electronic certification of some officer or duly designated employee of the local unit having knowledge of the facts that the goods have been received by, or the services rendered to, the local unit" prior to any disbursements of funds; and

- (a) The person claiming or receiving payment first presents a detailed bill of items or demand, specifying particularly how the bill or demand is made up (the Invoice), with the certification of the using department (Supervisor) claiming payment that the bill or demand is correct.

- (b) The payment (Purchase Order) a written or electronic certification of some officer or duly designated employee of the local unit having knowledge of the facts that the goods have been received by, or the services rendered to the local unit (Signature of the using department).

WHEREAS, pursuant to N.J.A.C. 5:30-9A.6 and 5:31-4.1 the Borough of Cape May Point, wishes to set forth the revised requirements for Claimant "Vendor" Certifications; and the Chief Financial Officer has determined that the following circumstances will no longer require a vendor (claimant certification) signature on a purchase order:

- (a) Payment to State or Federal governments;
- (b) Membership in a nonprofit organization
- (c) Educational courses
- (d) Website hosting, including registration and maintenance of a domain name
- (e) Debt Service
- (f) Utilities regulated by tariff
- (g) Non-Municipal Taxes
- (h) Vendor or claimant does not provide, as part of its normal course of business, a certification from an individual with knowledge of the transaction that a bill or demand is correct.
- (i) When ordering, billing, and payment transaction for goods or services are

made through a computerized electronic transaction utilizing standard electronic funds transfer technologies.

WHEREAS, the Claimant certification cannot be waived per N.J.A.C. 5:30-9A.6(d) for reimbursement of employee reimbursement expenses, retirees' reimbursements, tax/revenue refunds, professional services, Individual/Sole Proprietor or Single Member LLC; No employee expenses shall be reimbursed, unless the employee provides a detailed statement, certified in writing by the employee, along with original documentation in support of each expense.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Borough of Cape May Point, County of Cape May, State of New Jersey that the above vendor claimant circumstances recommended by the Chief Financial Officer be enacted effective immediately.

	MOTION	SECOND	YES	NO	ABSTAIN	ABSENT
Geiger						
vanHeeswyk						
Yunghans						

I hereby certify that the foregoing is a true copy of a Resolution duly passed and adopted by a majority of full membership of the Board of Commissioners of the Borough of Cape May Point, County of Cape May, New Jersey, at a meeting held on April 28, 2026.

Municipal Clerk

**BOROUGH OF CAPE MAY POINT
COUNTY OF CAPE MAY
STATE OF NEW JERSEY**

RESOLUTION 67-26

**RESOLUTION TO INCREASE THE FIXED ASSET LIMIT
THRESHOLD AS DEFINED IN N.J.A.C. 5:30-5.6**

WHEREAS, the threshold for “non-expendable, tangible personal property”, as defined in N.J.A.C. 5:30-5.6 “Accounting for Governmental Fixed Assets”, has been increased from \$1,000.00 to \$5,000.00 for both municipalities and counties, effective January 1, 1997 and brings the threshold to a level comparative with the federal government; and

WHEREAS, the local unit may establish a capitalization level other than the revised threshold, provided that it does not exceed \$5,000.00 per unit; and

WHEREAS, a fixed assets threshold limit for the Borough of Cape May Point be adjusted to \$5,000.00 in accordance with N.J.A.C. 5:30-5.6; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Borough of Cape May Point, in the County of Cape May, State of New Jersey hereby sets forth the fixed assets limit as defined by N.J.A.C. 5:30-5.6 “Accounting for Governmental Fixed Assets, to a maximum limit of \$5,000.00 for all non-expendable, tangible personal property effective January 1, 2026.

	MOTION	SECOND	YES	NO	ABSTAIN	ABSENT
Geiger						
vanHeeswyk						
Yunghans						

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Municipal Clerk

**BOROUGH OF CAPE MAY POINT
COUNTY OF CAPE MAY
STATE OF NEW JERSEY**

RESOLUTION NO. 68-26

**RESOLUTION REQUESTING APPROVAL FOR THE INCLUSION OF REVENUE:
NJDOT GRANT – LAKE DRIVE IN THE AMOUNT OF \$174,280.00**

WHEREAS, N.J.S.A. 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any county or municipality when such item shall have been made available by law and the amount there of was not determined at the time of the adoption of the budget, and

WHEREAS, the Director may also approve that insertion of any item of appropriation for an equal amount, and

NOW, THEREFORE, BE IT RESOLVED, that the Commissioners of the Borough of Cape May Point, New Jersey, hereby request the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the budget of the year 2026 in the total sum of \$174,280.00 now available as a revenue pursuant to the provisions of the statute under the State of New Jersey.

Revenue: **New Jersey Department of Transportation**

BE IT FURTHER RESOLVED, that the like sum of \$174,280.00 is hereby appropriated under the caption of:

Appropriation: **Public and Private Programs Offset by Revenues: NJDOT Grant, Lake Drive.**

	MOTION	SECOND	YES	NO	ABSTAIN	ABSENT
Geiger						
vanHeeswyk						
Yunghans						

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Municipal Clerk

**BOROUGH OF CAPE MAY POINT
COUNTY OF CAPE MAY
STATE OF NEW JERSEY**

RESOLUTION NO. 69-26

**RESOLUTION REQUESTING APPROVAL FOR THE INCLUSION OF REVENUE:
JIF SAFETY INCENTIVE PROGRAM \$2,000**

WHEREAS, N.J.S.A. 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any county or municipality when such item shall have been made available by law and the amount there of was not determined at the time of the adoption of the budget, and

WHEREAS, the Director may also approve that insertion of any item of appropriation for an equal amount.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Borough of Cape May Point, New Jersey, hereby requests the Director of the Division of Local Government Services to approve the insertion of the following items of revenue in the budget of the year 2026 in the total sum of \$2,000.00 now available as revenues pursuant to the provisions of the statute of the State of New Jersey:

Revenue: **JIF Safety Incentive Program**

BE IT FURTHER RESOLVED, that the like sum of \$2,000.00 is hereby appropriated under the caption of:

Appropriations: Public and Private Programs Offset by Revenues: **JIF Safety Incentive Program**

	MOTION	SECOND	YES	NO	ABSTAIN	ABSENT
Geiger						
vanHeeswyk						
Yunghans						

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Municipal Clerk

**BOROUGH OF CAPE MAY POINT
COUNTY OF CAPE MAY
STATE OF NEW JERSEY**

RESOLUTION 70-26

**AMENDING PERSONNEL POLICIES AND PROCEDURES MANUAL
AND EMPLOYEE HANDBOOK OF THE BOROUGH OF CAPE MAY POINT**

WHEREAS, the Board of Commissioners of the Borough of Cape May Point has previously adopted both a Policies and Procedures Manual and an Employee handbook; and

WHEREAS, the Borough is insured through the Atlantic County Municipal Joint Insurance Fund and the Municipal Excess Liability Joint Insurance Funds, which have recommended changes to the policy manual and employee handbook to bring them into compliance with recently adopted New Jersey regulations; and

WHEREAS, the Borough has incorporated the recommended changes into the previously approved manual and handbook.

NOW THEREFORE, BE IT RESOLVED the Board of Commissioners of the Borough of Cape May Point, County of Cape May, State of New Jersey hereby amends the Personnel Policies and Procedures Manual and the Employee Handbook to remain compliant with Atlantic County Municipal Joint Insurance Fund and Municipal Excess Liability Joint Insurance Fund recommendations.

	MOTION	SECOND	YES	NO	ABSTAIN	ABSENT
Geiger						
vanHeeswyk						
Yunghans						

CERTIFICATION

I hereby certify that the foregoing is a true copy of a Resolution duly passed and adopted by a majority of full membership of the Board of Commissioners of the Borough of Cape May Point, County of Cape May, New Jersey, at a meeting held on April 28, 2026.

Municipal Clerk

**BOROUGH OF CAPE MAY POINT
COUNTY OF CAPE MAY
STATE OF NEW JERSEY**

RESOLUTION 71-26

AUTHORIZING SPECIAL EVENT PERMIT FOR JULIA AND ROSE D'IPPOLITO

WHEREAS, Julia and Rose D'Ippolito have applied for a Special Event Permit for the purpose of having a wedding on Saturday, August 8, 2026 on Lehigh Avenue beach from 4:30 pm to 6:30 pm; and

WHEREAS, the applicants have supplied all documentation required under Ordinance No. 551-08, including the requisite Certificate of Insurance, and has further pledged to comply with all applicable rules and regulations pertaining to the conduct of said Special Event.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Borough of Cape May Point, County of Cape May, New Jersey that the Borough Clerk is hereby authorized to issue Special Event Permit to Julia and Rose D'Ippolito for a wedding to be held Saturday, August 8, 2026, on Lehigh Avenue beach from 4:30 pm and 6:30 pm.

	MOTION	SECOND	YES	NO	ABSTAIN	ABSENT
Geiger						
vanHeeswyk						
Yunghans						

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Municipal Clerk

**BOROUGH OF CAPE MAY POINT
COUNTY OF CAPE MAY
STATE OF NEW JERSEY**

RESOLUTION 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**

WHEREAS, the Borough of Cape May Point strongly supports the expansion of broadband access to all residents and acknowledges the importance of infrastructure deployment, particularly in underserved areas; and

WHEREAS, H.R. 2289 (119th Congress) has been introduced, which would fundamentally alter local authority over the siting and permitting of wireless, wireline, and cable infrastructure; and

WHEREAS, the proposed legislation would impose strict, unrealistic "shot clocks" for approvals resulting in "deemed granted" applications, even for incomplete applications, if local governments cannot meet these timelines, effectively removing the ability of local officials to perform thorough safety reviews; and

WHEREAS, H.R. 2289 removes the requirement for environmental, tribal, and historic preservation reviews for significant categories of projects, preventing local input on projects affecting community character and ecosystems; and

WHEREAS, the legislation would undermine public safety, force local taxpayers to subsidize private corporations, force local governments to allow private antenna placement on public, community-owned structures and disrupt the very broadband deployment progress it aims to accelerate; and

WHEREAS, local governments are closest to the people and are best equipped to make decisions on local land use, permitting, and franchise agreements, while protecting roads and residents from harm caused by poorly planned or executed construction; and

WHEREAS, H.R. 2289 is a federal overreach that violates the principals of local control and creates a framework that prioritizes communication companies' value at the expense of the safety and financial interests of the communities and taxpayers they serve.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Borough of Cape May Point, County of New Jersey, State of New Jersey hereby voices

its strong opposition to H.R. 2289 and urges Congress to protect the rights of local governments to manage their own rights-of-way and infrastructure.

BE IT FURTHER RESOLVED, that a copy of this resolution be transmitted to our representatives in the U.S. House of Representatives and the U.S. Senate.

	MOTION	SECOND	YES	NO	ABSTAIN	ABSENT
Geiger						
vanHeeswyk						
Yunghans						

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Municipal Clerk

**BOROUGH OF CAPE MAY POINT
COUNTY OF CAPE MAY
STATE OF NEW JERSEY**

RESOLUTION 73-26

APPROVAL OF BILL LIST

WHEREAS, the Borough of Cape May Point has received certain claims against it by way of voucher, which have been duly reviewed by the Board of Commissioners.

NOW THEREFORE BE IT RESOLVED, by the Board of Commissioners of the Borough of Cape May Point, County of Cape May, State of New Jersey that the attached claims are hereby approved for payment in the total amount of \$111,056.86.

	MOTION	SECOND	YES	NO	ABSTAIN	ABSENT
Geiger						
vanHeeswyk						
Yunghans						

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Municipal Clerk

April 27, 2026
12:05 PM

BOROUGH OF CAPE MAY POINT
Check Register By Check Id

Page No: 1

Range of Checking Accts: OTHER to OTHER Range of Check Ids: 19260 to 19283
Report Type: All Checks Report Format: Condensed Check Type: Computer: Y Manual: Y Dir Deposit: Y

Check #	Check Date	Vendor	Reconciled/Void	Ref Num
PO #	Description	Amount Paid	Contract	
19260	04/28/26	ACE01 ACE PLUMBING & HEATING SUPPLY		1973
26-00204	WELL X TROL TANK	453.87		
19261	04/28/26	ANCOA005 ANCO ACE HARDWARE		1973
26-00190	STATEMENT	1,310.14		
19262	04/28/26	ATL01 ATLANTIC CITY ELECTRIC		1973
26-00211	ELECTRIC BILLS	2,404.42		
19263	04/28/26	CAP03 CAPE MAY STAR & WAVE		1973
26-00171	LEGAL AD ONLINE PUBLICATION	48.00		
26-00217	LEGAL ADVERTISING	48.00		
		<u>96.00</u>		
19264	04/28/26	CAP14 CAPE MAY COUNTY MUA		1973
26-00210	1ST QU WATEWATER CHARGE	63,265.50		
19265	04/28/26	CAP31 CAPE MINING & RECYCLING LLC		1973
26-00197	STUMPS/TREE PARTS	178.18		
26-00220	STUMPS/TREE PARTS	1,050.00		
		<u>1,228.18</u>		
19266	04/28/26	CIT03 CITY OF CAPE MAY		1973
26-00219	MARCH WATER	10,420.65		
19267	04/28/26	CLA01 CLARKE CATON HINTZ		1973
26-00198	NJ REAL ANALYSIS/AFFORD HOUSIN	1,794.75		
19268	04/28/26	COD01 CODY'S POWER EQUIPMENT		1973
26-00205	BLADES/FILTER OIL	353.68		
19269	04/28/26	DAT01 DATA NETWORK SOLUTIONS		1973
26-00159	TELEPHONE	310.11		
19270	04/28/26	DAV01 DAVE'S TRASH REMOVAL		1973
26-00212	DUMP FEE	993.80		
19271	04/28/26	FREED005 FREEDOM AND GLORY		1973
26-00199	FLAGS AND POLES	4,224.62		
19272	04/28/26	GREEN005 GREENMAN-PEDERSEN, INC.		1973
26-00193	BOROUGH ENGINEER	6,009.34		
19273	04/28/26	HORIZ005 HORIZON BCBS OF NJ		1973
26-00214	HEALTH BENEFITS	5,026.72		
19274	04/28/26	MCP01 MC PHERSON'S FUEL SERVICE		1973
26-00222	DIESEL	1,281.81		

April 27, 2026
12:05 PM

BOROUGH OF CAPE MAY POINT
Check Register By Check Id

Page No: 2

Check #	Check Date	Vendor	Reconciled/Void	Ref Num
PO #	Description	Amount Paid	Contract	
19275	04/28/26	MGL01 MGL PRINTING SOLUTIONS		1973
	26-00235	TAX BILLS	263.00	
19276	04/28/26	NAT04 VAN EMBDEN, NATHAN, ESQUIRE		1973
	26-00218	SOLICITOR ADMIN BILLING	350.00	
19277	04/28/26	SIGNS005 SIGNS PLUS PRINTING		1973
	26-00223	SAFETY OPEN HOUSING CARDS	179.00	
19278	04/28/26	SOU06 SOUTH JERSEY GAS		1973
	26-00213	GAS BILLS	717.21	
19279	04/28/26	THEDE005 THE DeWEESE LAW FIRM, P.C.		1973
	26-00216	MARCH 2026 SOLICITOR	2,377.11	
19280	04/28/26	TRIAD005 TRIAD ASSOCIATES		1973
	26-00200	OPERATING MANUAL 2026	740.00	
	26-00207	AFFORDABLE HOUSING	1,425.00	
			<u>2,165.00</u>	
19281	04/28/26	USA01 USA BLUE BOOK		1973
	26-00184	W/S SUPPLIES	2,003.87	
	26-00208	BUBA HOUSING/FILTERS	3,061.02	
			<u>5,064.89</u>	
19282	04/28/26	VER01 VERIZON		1973
	26-00209	TELEPHONE	448.54	
19283	04/28/26	VER03 VERIZON WIRELESS		1973
	26-00215	CELL PHONE/CAMERAS	318.52	

Report Totals	<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
Checks:	24	0	111,056.86	0.00
Direct Deposit:	<u>0</u>	<u>0</u>	<u>0.00</u>	<u>0.00</u>
Total:	24	0	111,056.86	0.00

Totals by Year-Fund Fund Description	Fund	Budget Total	Revenue Total	G/L Total	Total
CURRENT	6-01	26,734.06	0.00	0.00	26,734.06
	6-05	<u>81,105.30</u>	<u>0.00</u>	<u>0.00</u>	<u>81,105.30</u>
Year Total:		107,839.36	0.00	0.00	107,839.36
	G-02	179.00	0.00	0.00	179.00
TRUST ACCOUNT EXPENDITURES	T-13	3,038.50	0.00	0.00	3,038.50
Total of All Funds:		<u>111,056.86</u>	<u>0.00</u>	<u>0.00</u>	<u>111,056.86</u>

**BOROUGH OF CAPE MAY POINT
COUNTY OF CAPE MAY
STATE OF NEW JERSEY**

RESOLUTION 74-26

**RESOLUTION AUTHORIZING EXECUTION OF A SHARED
SERVICES AGREEMENT WITH CAPE MAY COUNTY**

WHEREAS, the Borough of Cape May Point is opposed to the proposed Protecting Against Climate Threat (PACT)/ Resilient Environments and Landscape (REAL) Rules and dedicated resources to opposing adoption and implementation of same; and

WHEREAS, on January 5, 2026 the PACT/REAL rules were published without any meaningful revision to address the substantive, well-supported concerns raised by the County of Cape May, all sixteen (16) municipalities within Cape May County, and multiple other counties, municipalities, and statewide organizations — including Monmouth and Ocean Counties; the New Jersey Association of Counties; the New Jersey State League of Municipalities; and the New Jersey Business & Industry Association; and

WHEREAS, on March 5, 2026 a Notice of Appeal was filed on behalf of Cape May, Ocean, and Monmouth Counties on the grounds that: (1) the NJDEP lacks legislative authority to adopt the Rules; (2) the Rules are unreasonable, arbitrary and capricious; (3) NJDEP failed to comply with the Administrative Procedures Act; (4) the Rules violate New Jersey Constitution Article IV, Section VII, Paragraph 9; (5) the rules violate the Fair Housing Act and Mount Laurel doctrine; and (6) certain requirements constitute a regulatory taking without just compensation;

WHEREAS, the Borough of Cape May Point finds that the PACT/REAL rules will have a negative impact on its residents and visitors and desires to join in the litigation to enjoin implementation the regulations; and

NOW, THEREFORE, BE IT RESOLVED the Board of Commissioner of the Borough of Cape May Point, County of Cape May, State of New Jersey here hereby authorizes and directs the Mayor and Clerk to execute a shared services agreement with the County of Cape May to join in the litigation

	MOTION	SECOND	YES	NO	ABSTAIN	ABSENT
Geiger						
vanHeeswyk						
Yunghans						

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Municipal Clerk