

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 JUNE 23, 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

- Bamboo Regulations
- Trash Regulations
- Treatment of Trees in Pavilion Circle

PUBLIC QUESTIONS ON RESOLUTIONS ONLY

APPROVAL OF MINUTES

June 9, 2026 Regular Meeting
June 9, 2026 Closed Session

ORDINANCES FOR INTRODUCTION AND PUBLICATION: None

RESOLUTIONS

88-26 Resolution Opposing S-3147
89-26 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 89-26

**RESOLUTION TO OPPOSE S-3174 AND A-2137 CONCERNING
PRIVATIZATION OF BUILDING INSPECTIONS**

WHEREAS, S-3174/A-2137 seek to fundamentally alter the New Jersey Uniform Construction Code (UCC) by allowing for the immediate privatization of building inspections; and

WHEREAS, while this bill is being framed as an "efficiency" measure, it represents a direct threat to the fiscal stability of municipalities and the safety of residents for the following reasons:

- **Erosion of Home Rule:** Current law in the Uniform Construction Code already provides a "safety valve" by allowing developers to hire private firms if a municipality fails to provide timely service. This new bill removes that common-sense guardrail, allowing developers to bypass professional municipal staff "for any reason". This strips the local governing body of its right to manage its own departments and oversee development in its own community.
- **Fiscal Instability for Taxpayers:** Construction offices operate on a budget funded by permit fees. These fees cover the salaries of certified inspectors, many of whom are dedicated, union-protected public servants. By allowing developers to opt-out "at will" and demand fee reimbursements, S-3174 creates a volatile revenue environment. Municipalities cannot effectively budget or maintain a professional workforce when revenue can be pulled away without cause, potentially shifting the financial burden of running these offices onto its taxpayers.
- **Safety and Long-Term Liability:** Municipal inspectors are neutral public servants whose only priority is the safety of the structure. Allowing a developer to hand-pick and pay their own inspector creates an inherent conflict of interest. Furthermore, because the municipality remains the custodian of record, the town will carry the administrative costs and the long-term legal liability for these projects, while the revenue needed to fund that oversight is handed back to the developer.

WHEREAS, public safety should not be a private industry; and

WHEREAS, municipal inspectors provide professional and timely service to residents and business owners alike; and,

WHEREAS, S-3174/A-2137 penalize high-performing municipalities and undermines the integrity of local government.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Borough of Cape May Point, County of Cape May, State of New Jersey strongly oppose S-3174/A-2137 and urge the Legislature to vote no; and

BE IT FURTHER RESOLVED that a copy of this resolution be sent to applicable Senators, Members of the Assembly, Governor Mikie Sherrill and New Jersey State League of Municipalities.

	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 June 23, 2026.

Municipal Clerk

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

RESOLUTION 90-26

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 \$115,099.29.

	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 June 23, 2026.

Municipal Clerk

Range of Checking Accts: OTHER to OTHER Range of Check Ids: 19365 to 19387
Report Type: All Checks Report Format: Condensed Check Type: Computer: Y Manual: Y Dir Deposit: Y

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
PO #	Description			Contract	
19365	06/23/26	ALL01 ALLEGRA MARKETING			1978
26-00337	ANNUAL WATER BROCHURE		736.76		
19366	06/23/26	ATL01 ATLANTIC CITY ELECTRIC			1978
26-00325	ELECTRIC BILLS		2,435.56		
26-00341	ELECTRIC BILLS		<u>2,637.72</u>		
			5,073.28		
19367	06/23/26	CAP03 CAPE MAY STAR & WAVE			1978
26-00321	LEGAL AD		26.50		
26-00329	LEGAL ADS		96.00		
26-00338	LEGAL ADVERTISING		<u>48.00</u>		
			170.50		
19368	06/23/26	CAP31 CAPE MINING & RECYCLING LLC			1978
26-00324	STUMPS/TREE PARTS AND ASPHALT		102.02		
19369	06/23/26	CAS01 CASA PAYROLL SERVICE			1978
26-00314	PAYROLL		372.50		
19370	06/23/26	CHU01 CHURCH'S GARDEN CENTER & FARM			1978
26-00327	PLANTS		1,303.46		
19371	06/23/26	CIT03 CITY OF CAPE MAY			1978
26-00323	MAY 2026 WATER		26,909.55		
26-00331	BULK WATER CHARGES		<u>31,190.76</u>		
			58,100.31		
19372	06/23/26	CLA01 CLARKE CATON HINTZ			1978
26-00137	AFFORDABLE HOUSING/GENERAL		2,930.75		
26-00292	NJ REAL ANALYSIS		<u>5,193.75</u>		
			8,124.50		
19373	06/23/26	COU02 COURT HOUSE OFFICE SUPPLIES			1978
26-00320	OFFICE SUPPLIES		64.65		
19374	06/23/26	FPM01 FP MAILING SOLUTIONS			1978
26-00313	POSTAGE MACHINE		149.85		
19375	06/23/26	HER02 HERITAGE TOWERS			1978
26-00332	BEACH WHEELS AND HUBS		614.00		
19376	06/23/26	HORIZ005 HORIZON BCBS OF NJ			1978
26-00345	HEALTH BENEFITS		5,026.72		
19377	06/23/26	LOW01 LOWE'S			1978
26-00347	STATEMENT		62.70		
19378	06/23/26	ONE02 ONE CALL CONCEPTS			1978
26-00310	MARK OUTS		57.00		

Check #	Check Date	Vendor	Reconciled/Void	Ref Num
PO #	Description	Amount Paid	Contract	
19379	06/23/26	PINEL005 PINELAND CONSTRUCTION, LLC		1978
26-00315	MAY TRASH RECYCLING	9,989.76		
19380	06/23/26	SEA01 SEASHORE ASPHALT CORPORATION		1978
26-00311	MATERIAL	452.92		
19381	06/23/26	SEA05 SEA GEAR MARINE		1978
26-00330	STATEMENT	501.72		
19382	06/23/26	SOU06 SOUTH JERSEY GAS		1978
26-00344	GAS BILLS	249.74		
19383	06/23/26	STO01 STOCKTON UNIVERSITY		1978
26-00302	TASK 1 MAIN SURVEY	18,468.71		
19384	06/23/26	THEDE005 THE DeWEESE LAW FIRM, P.C.		1978
26-00333	SOLICITOR	4,728.34		
19385	06/23/26	VEC01 VECTOR SECURITY, INC.		1978
26-00328	PERMIT FEE	181.00		
19386	06/23/26	VER01 VERIZON		1978
26-00339	TELEPHONE BILLS	529.54		
19387	06/23/26	XTE01 XTEL COMMUNICATIONS INC		1978
26-00326	TELEPHONE	39.31		

Report Totals	<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
Checks:	23	0	115,099.29	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	<u>23</u>	<u>0</u>	<u>115,099.29</u>	<u>0.00</u>

Totals by Year-Fund					
Fund Description	Fund	Budget Total	Revenue Total	G/L Total	Total
	5-05	16,886.22	0.00	0.00	16,886.22
CURRENT	6-01	48,860.70	0.00	0.00	48,860.70
	6-05	<u>46,421.62</u>	<u>0.00</u>	<u>0.00</u>	<u>46,421.62</u>
Year Total:		95,282.32	0.00	0.00	95,282.32
TRUST ACCOUNT EXPENDITURES	T-13	2,930.75	0.00	0.00	2,930.75
Total of All Funds:		<u><u>115,099.29</u></u>	<u><u>0.00</u></u>	<u><u>0.00</u></u>	<u><u>115,099.29</u></u>