

**JUNE 9, 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' REPORTS:**

Commissioner Geiger reported the Borough remained a peaceful May with only 62 calls for service, along with some traffic stops and radar enforcement. Code Enforcement did 14 patrols, with notices mainly consisting of trash, dumpster, and sign violations. Ms. Geiger also reported on beach season preparations including painting and maintenance of beach boxes, lifeguard boats. She thanked Public Works for their assistance in getting ready for summer. The Commissioner reported she would be sending out a bulletin regarding safety on the beach and the use and placement of tents and umbrellas. Safety is the #1 priority of the beach patrol and lifeguards must have unimpeded line of sight. As a result, tents or umbrellas must be at least 20' past the high tide mark. For safety reasons, umbrellas should be lowered when not in use or unattended as they can become dangerous projectiles. Commissioner Yunghans suggested putting information about tents and umbrellas in the letter given out to rental properties.

Mayor vanHeeswyk reported NJPACT REAL have been suspended. She would like to send a letter to the Governor and NJDEP thanking them for listening to the concerns and acknowledging their willingness to analyze the regulations and, hopefully, willingness to make better choices. Mrs. vanHeeswyk also reviewed some of the highlights of the annual beach survey, which was posted on the Borough website. Overall, the report showed a net gain of sand on beaches and the near shore over the last year, a reverse of the trend from 2020 through 2025. In particular, Brainard Avenue's dune now measures roughly 32' above sea level, making it the tallest dune and illustrating why the new stairs were necessary. The report concludes all the volume gains made were attributed to natural coastal occurrences. Commissioner Geiger added the report showed the Coral Avenue foredune rose 1 foot in one year.

Commissioner Yunghans read a report which is attached at the end of the minutes. She also reported that the new skid steerer was received and already helping with the beach cleanup. Flagpoles were installed just in time for Flag Day. The Annual Water report would be mailed out in the next 2 weeks. Lastly, she reviewed the items that are not accepted as bulk trash: metal, appliances, construction debris. Those items must be taken to the transfer station either by the homeowner or someone they hire. Homeowners with old refrigerators, freezers, or AC units can contact Atlantic City Electric for pickup and possible recycling rebate up to \$100.

**PUBLIC QUESTIONS ON AGENDA ITEMS:** None

**APPROVAL OF MINUTES:**

May 26, 2026

*Motion: vanHeeswyk, Geiger*

*Roll call: all in favor*

**ORDINANCES FOR INTRODUCTION/PUBLICATION:** None

**RESOLUTIONS:**

86-26 Resolution to Close a Portion of Yale Avenue on Saturday, August 29, 2026

*Motion: vanHeeswyk, Yunghans*

*Roll call: all in favor*

87-26 Approval of Bill List

*Motion: vanHeeswyk, Geiger*

*Roll call: all in favor*

88-26 Authorizing Executive/Closed Session in Accordance with the Provisions of the Open Public Meetings Act N.J.S.A. 10:4-12(b) – Potential Litigation – Code Enforcement

*Motion: vanHeeswyk, Yunghans*

*Roll call: all in favor*

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

**PUBLIC PORTION:**

When no one else wished to speak, the meeting was recessed into closed session at 6:21 pm on motion of Mayor vanHeeswyk, seconded by Commissioner Yunghans. The meeting was reconvened at 6:50 pm on motion of Mayor vanHeeswyk, seconded by Commissioner Yunghans.

There was no action taken as a result of Closed Session. There being no further business, the meeting was adjourned at 6:51 pm on motion of Mayor vanHeeswyk, seconded by Commissioner Geiger.

Respectfully submitted,

Accepted:

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Elaine L. Wallace, RMC, CMR  
Municipal Clerk

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Commissioner Geiger

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Mayor vanHeeswyk

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Commissioner Yunghans

## **Public Works report – June 9, 2026**

As I've mentioned in earlier meetings, we have a number of unanticipated problems this year at Pavillion Circle:

- 1) Irrigation: The previous 3 smaller wells were wearing out so the borough spent \$21,000 to have a new 6 inch, 104 foot deep well drilled at the end of last year. Unfortunately, and unexpectedly, a high level of iron was discovered in the well water. A micron filter was added but it was not able to mitigate the iron fast enough with a flow of 80 gallons/minute for the vast irrigation system in the Circle. Bill has been actively seeking a water softener solution but it is difficult to source a system that can remove the iron at that fast a rate. In the meantime, the irrigation system is off as the iron is impacting the leaves on the trees, burning some of the vegetation and browning the sidewalks.

As a reminder, we must use well water for our irrigation needs as the public city water would be astronomically expensive for the volume of water it takes to irrigate the entire circle.

This situation is compounded by the persistent drought in coastal south Jersey. NJ has issued a warning for extremely dry conditions.

We are in a Catch 22 here – leave the water on and the iron negatively impacts the vegetation; turn the water off and the plants and beautiful grass lawn dries up without sufficient rainfall.

As a reminder, all of us need to think more carefully about growing drought tolerant native plants/shrubs/trees to mitigate these tough coastal conditions – especially as our climate changes.

- 2) Trees: We have a cottony scale issue on 2 crape myrtle and most of the holly trees in Pavillion Circle. Cottony scale is a common sap-sucking insect. Arborcare, the local Licensed Tree Expert in Cape May County, recommends spraying an insecticide at the end of June or early July when the cottony scale eggs are hatching. The insecticide has precautions: no rain, not near storm drains, no people or animals in the vicinity until it dries which is usually within an hour. I have asked the Borough Tree Committee to weigh in and will ask the Environmental Commission to do the same at their meeting tomorrow. I will bring those recommendations to the Commissioners at our next meeting for a decision.

Please know we value the circle as a key public space and the bedfellows who work so hard to beautify the grounds for everyone to enjoy. As we know, life is not perfect and challenges persist despite our best efforts. Public Works does their utmost to make good, balanced decisions within the resources we have. Every effort is being made to resolve these concerns. We all have an enormous investment in the Circle plantings, grass and trees and are doing our utmost to resolve the issues as soon as possible.

Other topics of importance:

1. Public Works received the new skid steer voted on last month. It is an amazing piece of equipment which is already helping with the beach cleanup.
2. Flags, some of which were purchased with the County 250 celebration grant, are up on the utility poles – just in time for Flag Day this coming Sunday.
3. The Cape May Point Annual Water Report is going out in the next 2 weeks so look for that in the mail.
4. Lastly, there is still confusion about what is included in bulk trash pickup. Public Works cannot pick up metal, hazardous materials, construction debris and appliances. All of these items either require special handling or are recyclable. Residents can take these items themselves to the Cape May County MUA Transfer Station on Shunpike or call a junk hauler in the area. For an old, unwanted but still working refrigerator or freezer, call Atlantic City Electric. As a service to their customers, not only will they pick it up for free but they offer a \$100 reward for recycling it.