

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 JULY 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 AND REPORTS

- Right of Way Regulations

PUBLIC QUESTIONS ON RESOLUTIONS ONLY

APPROVAL OF MINUTES

July 14, 2026 Regular Meeting

ORDINANCES FOR INTRODUCTION AND PUBLICATION: None

RESOLUTIONS

- 96-26 Amending Professional Services Contract for Borough Engineer – Greenman-Pedersen, Inc., Dale Foster
- 97-26 Authorizing the Extension of the Grace Period for the August 2026 Tax Quarter – August 21, 2026
- 98-26 Authorizing a Shared Services Agreement with the Cape May County Municipal Utilities Authority for Solid Waste Disposal and Recycling Service
- 99-26 Authorizing Water Bill Adjustment in Accordance with Ch. 146-20.d “Water Leakage Policy”
- 100-26 Approval of Bill List

ORDINANCES FOR SECOND READING / PUBLIC HEARING / ADOPTION:

- 12-2026 An Ordinance Amending Chapter 109 “Litter; Maintenance of Property” of the Code of the Borough of cape May Point

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 96-26

**AMENDING PROFESSIONAL SERVICES CONTRACT FOR
BOROUGH ENGINEER – GREENMAN-PEDERSEN, INC., DALE FOSTER**

WHEREAS, the Board of Commissioners of the Borough of Cape May Point adopted Resolution 13-26 appointing Dale Foster of Greenman-Pedersen, Inc. as Borough Engineer for the performance of engineering work and related duties associated therewith as a non-fair and open contract pursuant to the provisions of N.J.S.A. 19:44A-20.5; and

WHEREAS, the original contract approval was for an amount not to exceed \$25,000.00; and

WHEREAS, additional work required for NJDEP Permitting and other work has caused costs to date to reach the \$25,000 maximum limit, resulting in the need to increase the original contract amount to provide for work through the end of 2026.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Borough of Cape May Point, the governing body thereof, that the contract amount for Dale Foster of Greenman-Pedersen, Inc. be increased by \$15,000, resulting in an amended contract amount of \$40,000.

BE IT FURTHER RESOLVED that a notice of this decision shall be published according to N.J.S.A. 40A:11-5(1)(a)(i).

	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 January 6, 2026.

Municipal Clerk

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

RESOLUTION 97-26

**AUTHORIZING THE EXTENSION OF THE GRACE PERIOD
FOR THE AUGUST 2026 TAX QUARTER**

WHEREAS, Chapter 72, Public Laws of 1992 requires a minimum of twenty-five (25) days to pay the August tax quarter from the date the Tax Collector certifies the mailing of the tax bills; and

WHEREAS, Kim Stevenson, Certified Tax Collector of the Borough of Cape May Point has advised the Borough that all tax bills including those marked advice only were mailed on or before July 27, 2026.

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Borough of Cape May Point, the governing body thereof, authorizes the grace period for the August 2025 tax quarter to be extended until August 21, 2026.

BE IT FURTHER RESOLVED, this Resolution applies only to the tax quarter due August 1, 2026. Interest will revert from August 1, 2026 for any property tax not paid by August 21, 2026. All subsequent quarterly tax installments will be due and payable as stated on the tax bill.

	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 July 28, 2026.

Municipal Clerk

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

RESOLUTION 98-26

**AUTHORIZING A SHARED SERVICES AGREEMENT WITH THE CAPE MAY
COUNTY MUNICIPAL UTILITIES AUTHORITY FOR SOLID WASTE DISPOSAL
AND RECYCLING SERVICES**

WHEREAS, the Cape May County Municipal Utilities Authority (“CMCMUA”/“Authority”) has designed, financed, acquired, constructed, expanded, and currently operates a solid waste management system (“System”) which presently serves the entire County of Cape May in the State of New Jersey, for the disposal, transfer, and recycling of solid waste; and

WHEREAS, the Borough of Cape May Point has utilized and desires to continue to utilize the services of the CMCMUA’s System; and

WHEREAS, there presently exists a contract between the Borough of Cape May Point and the Authority for the use of the CMCMUA’s System for disposal, transfer, and recycling of solid waste entitled “Shared Services Agreement for Solid Waste Disposal and Recycling Services” (“Agreement”) which will expire on December 31, 2026; and

WHEREAS, the Borough of Cape May Point and the Authority desire to enter into a new agreement and to fix the expiration date of said Agreement to occur on December 31, 2027; and

WHEREAS, the Authority has offered the “Shared Services Agreement for Solid Waste Disposal and Recycling Services” to the Borough of Cape May Point in order to more efficiently provide and continue to offer municipalities within Cape May County the use of the CMCMUA’s System from January 1, 2027 through December 31, 2027; and

WHEREAS, the Authority has submitted the same proposed form of agreement to all Cape May County Municipalities which will provide for both Solid Waste disposal and certain recycling services through December 31, 2027; and

WHEREAS, N.J.S.A. 40A:65-1 et seq., the Uniform Shared Services and Consolidation Act, authorizes a municipality to enter into a contract with any other local unit for the sharing of governmental services.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Borough of Cape May Point, County of Cape May, and State of New Jersey, that the Borough of Cape May Point shall enter into a contract with the Authority entitled “Shared Services Agreement for Solid Waste Disposal and Recycling Services”, effective January 1, 2027, in the form to be maintained on file in the office of the Borough Clerk, and that the appropriate Borough officials are hereby authorized and directed to execute said Agreement.

	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 July 28, 2025.

Municipal Clerk

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

RESOLUTION 99-26

**AUTHORIZING WATER BILL ADJUSTMENT IN ACCORDANCE WITH
CH. 146-20.d "WATER LEAKAGE POLICY"**

WHEREAS, Chapter 146, Section 17.d of the Code of the Borough of Cape May Point establishes the process for relief of the excess water and sewer usage fees under certain circumstances; and

WHEREAS, it has been determined by the Water Sewer Clerk that the following property owner has met the conditions necessary to qualify for relief of certain sewer charges and the Water Sewer Clerk has calculated the appropriate water bill adjustment:

<u>Account #</u>	<u>Name/ Address</u>	<u>Amount Billed</u>	<u>Adjustment Granted</u>	<u>Adjusted Bill Amount</u>
261-0	Harris & Koff-Sklar 317 Alexander	\$1,510.39	\$369.34	\$1,141.05

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Borough of Cape May Point hereby approve the aforementioned adjusted water/sewer bill in accordance with Chapter 146-20.d of the Code of the Borough of Cape May Point.

	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 the 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 July 28, 2026.

Municipal Clerk

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

RESOLUTION 100-26

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 \$.

	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 July 28, 2026.

Municipal Clerk

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

ORDINANCE NO. 12-2026

**AN ORDINANCE AMENDING CHAPTER 109 “LITTER; MAINTENANCE OF
PROPERTY” OF THE CODE OF THE BOROUGH OF CAPE MAY POINT**

BE IT ORDAINED by the Board of Commissioners of the Borough of Cape May Point, County of Cape May, State of New Jersey, that Chapter 109 “Litter; Maintenance of Property” of the Code of the Borough of Cape May Point be and is hereby amended as follows (deletions in ~~strike through~~ and additions in underline):

Section 1.

**146-1 PROHIBITED ACTIVITIES; STORAGE ON PROPERTIES;
CONSTRUCTION SITE DEBRIS.**

- k. Location and Storage of Trash and Approved Receptacles. Location of trash and recyclable storage shall be in the side or rear yard of the structure, screened from public view from the street. In the case of corner lots that front on two (2) or more streets, thereby making strict compliance with the requirement to store trash receptacles in a side or rear yard impractical, storage shall be located in a yard area that ~~is does not front on a street~~ screened from public view and which is not visible from the street. No trash shall be placed at the curb for collection that is not placed in an approved receptacle. An approved receptacle is defined as an ANSI Type B receptacle with suitable handles, wheels, metal bar, and tight-fitting attached cover, holding up to 96 gallons. Only trash in an approved receptacle will be collected. All set out receptacles which contain trash shall be placed, prior to collection, between the curb and the sidewalk, or in the absence of curb and sidewalk, as near to the street as not to constitute a danger, where such receptacles shall be readily accessible to the collector without providing obstruction to pedestrians. The owner or occupant of the premises shall keep all receptacles clean and in safe handling condition. Trash receptacles shall be placed as noted above any time after 3:00 p.m. of the day immediately preceding the day of collection, but no later than 6:00 a.m. of the day of collection. After collection, any containers shall be removed from the curbside by no later than 7:00 p.m. of the day of collection.

Section 2. All other ordinances in conflict or inconsistent with this Ordinance are hereby repealed, to the extent of such conflict or inconsistency. Should any portion of

this Ordinance be adjudged by a court of competent jurisdiction to be invalid, such judgment shall not affect, impair, or repeal the remainder of this Ordinance.

Section 3. This ordinance shall take effect twenty (20) days after passage and publication, according to law.

Final Adoption	MOTION	SECOND	YES	NO	ABSTAIN	ABSENT
Geiger						
vanHeeswyk						
Yunghans						

ATTEST:

Elaine L. Wallace, Borough Clerk

Elise Geiger, Commissioner

Anita vanHeeswyk, Mayor

Suzanne Yunghans, Commissioner

FIRST READING: July 14, 2026
1ST PUBLICATION: July 14, 2026
PUBLIC HEARING
AND ADOPTION: July 28, 2026
2ND PUBLICATION: July 28, 2026
EFFECTIVE DATE: August 17, 2026