CAPE MAY POINT ENVIRONMENTAL COMMISSION MINUTES

September 9, 2026

Start Time: 10: 00 AM End Time: 10:40 AM

The Environmental Commission of the Borough of Cape May Point was called to order by Chair PM at 10:00 AM and the Open Public Meetings Statement was read. This meeting was held electronically via ZOOM under local operation guidance from the NJDCA pursuant to P.L. 2020, c. 11. Sandy Allison, Sean Burcher, Rich Johnson, Mary Lynn Mackenzie, Paula Massanari, Emelia Oleson, and Tom Reilly were present.

APPROVAL OF MINUTES

On motion of SB, seconded by MLM, the minutes of the August 12, 2026 EC meeting were approved by all present.

ON-GOING BUSINESS

Commissioner Liaison Report: Another water sample was taken on the recommendation of Dr. Sousa. The results are expected in the next few weeks. There were complaints made to DEP about the invasive vines work around the lake. A DEP employee took pictures and reached out to the Borough regarding a permit. CMP had a permit with Fish and Wildlife previously that remained until 2028. While a permit is not needed for hand removal, the use of the skid steer or other machinery needs to be cleared by the DEP. There will need to be further clarification for machine usage especially in areas heavy with phragmites.

Due to generous donations, all the money for the Memorial Park work has been raised.

At the Tree Committee Meeting, 29 different plants and bushes were listed that will be planted in the recently cleared areas around the lake, as well as the black cherry for Triangle Park (all sourced from Tuckahoe Nursery). They've asked the Civic Club to help support the purchase of these plants. If the plants can be ordered in time, then they can potentially be planted on Dune Day with volunteer assistance. Also discussed was the Audubon quote to treat the English ivy around the lake, which must be addressed with an herbicide. Their quote was a two-day, $500 per day, treatment with herbicide. RJ asked about the permit for application. SA asked about the application method. PM will follow-up and ask if CMP will need an additional permit for themselves to cover the herbicide application.

PM called for a motion to approve the cost of $1000 for Audubon to apply the herbicide to English ivy around the lake. On motion of TR, seconded by MLM, the cost was approved by MLM, TR, PM, RJ, and SB.

SY spoke with Bill about getting a water tank with a pump to use with the gator to aid in watering trees. He is looking into it, and SY will report back with more information.

SY has continued to be in discussion with DEP about the stormwater runoff to Cape Island Creek which is currently impaired with phragmites. SY heard from the coastal engineer that they are aware of the issues and it is on their radar to address. Additionally, the pumping station with a pipe that releases to the Delaware Bay has a hole in it. As part of the Hazard Mitigation Plan, their team has grant funding available and CMP now knows what they need to do to be a part of next year's grant cycle. Once it is established who owns the pipe, they will be able to get the engineering work done over the winter and be able to apply for the grant next year.

Questions/feedback for SY:

- PM asked if the pipe can still be used with the hole. SY responded that yes the pipe can and is still used.

Triangle Park: The asters are much improved with fencing to protect them from wildlife. PM watered the sweet gum and the sweetbay magnolia. All the trees are looking good.

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Planning Board: There will be a hearing next meeting for 203 Lighthouse, a property seeking two variances. Their revised calculations for the vegetated lot coverage now aligns with Borough regulations, so they're now only seeking variants for side-yard setbacks.

Based on current plans, there is nothing for the EC to weigh in on. PM recommended replying to encourage the planting of a native vegetation over lawn if possible. EO asked if there were any wetlands involved and PM confirmed there were not. RJ brought up the narrative parts of the application were dated in 2020 and concerns over if it was relevant. MLM will double check with Matt Brown to ensure the information is all still relevant.

Mayors' Monarch Pledge: MLM still needs to put together the slideshow and will be working on it. PM shared they will be including the new native garden beds around the pillars on the northwest corners of Sunset and Cape within the pledge actions. The work will hopefully be done on Sept 19.

NEW BUSINESS

Tree Committee Report: The dead trees in the dunes were further discussed and PW's plan is to remove the dead trees over the winter while leaving the roots. The Committee discussed focusing the removal along paths and roadlines. Everything will need to be handcut since machinery cannot be brought onto the dunes. Arborists could potentially be hired to bring in long reaching equipment to remove the trees. PM recommended a communication be put out when the removal begins so the community is aware.

CORRESPONDENCE:

PM received an updated Dune Day Plan from Jonathan. Golden rod was added and they will be looking into getting seed from USDA to add to the wildflower garden between Sunset and Cape. He will also add a focus on the dune in front of the Science Center and has removed the plantings around Lake Lily. If the plants previously mentioned are able to come together, those plants will be placed by the Tree Committee around the lake and then planted by Dune Day volunteers. SY updated that Jonathan will need to send the plan to be approved by the Commissioners.

ANNOUNCEMENTS:

CL announced to members that the meeting links to join the Zoom call for the remaining three 2026 meetings (Oct, Nov, and Dec) will all be different. She recommended accessing the correct link via the individual agendas that are uploaded to the website or through the emails sent out by Kelly from the Borough.

PUBLIC PORTION/ADJOURNMENT

On motion of EO, seconded by SB, the meeting was opened to the public. One member of the public was present but did not wish to speak.

On motion of MLM, seconded by RJ, the meeting was adjourned at 10:40 am.

Respectfully submitted, Courtney R. Lacombe, EC Secretary