

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 SEPTEMBER 22, 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

- 2026 Dune Day Plan
- Proposed Tree Ordinance Revisions

PUBLIC QUESTIONS ON RESOLUTIONS ONLY

APPROVAL OF MINUTES

September 8, 2026 Regular Meeting and Closed Session

ORDINANCES FOR INTRODUCTION AND PUBLICATION:

RESOLUTIONS

- 114-26 Authorizing the Tax Collector to Refund Overpayment of Taxes
- 115-26 Authorizing a Contract with My Beach Tags, LLC a/n My Beach Mobile
- 116-26 Resolution Authorizing Bulk Water Rate Adjustment
- 117-26 Approval of Bill List

ORDINANCES FOR SECOND READING / PUBLIC HEARING / ADOPTION:

- 13-2026 An Ordinance Amending Chapter 130 "Streets and Sidewalks" 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 114-26

**AUTHORIZING THE TAX COLLECTOR TO REFUND
OVERPAYMENT OF TAXES**

WHEREAS, the property owners of 306 South Lake Drive (Block 27, Lot 6) paid their 3rd quarter 2026 taxes in the amount of \$1,342.49 on August 11, 2026; and

WHEREAS, the property taxes for block 27, Lot 6 are paid through CoreLogic on a quarterly basis, the 3rd quarter having been paid by CoreLogic on August 18, 2026; and

WHEREAS, the property owner has requested a refund of the overpaid taxes.

BE IT RESOLVED by the Board of Commissioners of the Borough of Cape May Point, County of Cape May, State of New Jersey, that a refund of overpaid 3rd Quarter 2026 taxes, as recommended by the Borough Tax Collector, be and is hereby authorized as follows:

<u>BLOCK/LOT</u>	<u>ADDRESS</u>	<u>NAME</u>	<u>AMOUNT</u>
27 / 6	306 South Lake Drive	Margot Putukian	\$1,342.49

	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 September 22, 2026.

Municipal Clerk

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

RESOLUTION 115-26

**AUTHORIZING A CONTRACT WITH MY BEACH TAGS, LLC a/n MY BEACH
MOBILE FOR DIGITAL BEACH TAG SALES**

WHEREAS, the Beach Director and Commissioner of Public Safety have researched options for accepting digital and electronic payment to allow better access to the public for purchasing beach tags; and

WHEREAS, the Board of Commissioners discussed the proposal of May Beach Tags, LLC for My Beach Mobile for the 2027 beach season which would allow the public the ability to purchase certain beach tags electronically by the use of the My Beach Mobile app which will collect a small user fee from the purchaser.

NOW, THEREFORE, BE IT RESOLVED the Board of Commissioners of the Borough of Cape May Point, County of Cape May, State of New Jersey, does hereby approve a contract with My Beach Tags, LLC a/n My Beach Mobile for digital sale of daily beach tags for the summer 2027 season at no cost to the Borough.

	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 116-26

RESOLUTION AUTHORIZING BULK WATER RATE ADJUSTMENT

WHEREAS, pursuant to N.J.S.A. 40:14B-21, the City of Cape May ("City") is authorized to charge and collect fees or other charges in connection with the use of the City's water system from any owner or occupant supplied or furnished with such use; and

WHEREAS, the City provides potable water to the Borough of Cape May Point ("CMP") on a bulk rate basis pursuant to a March 2, 2016 Interlocal Service Agreement and automatic renewal for five (5) year increments unless otherwise terminated ("the Agreement"); and

WHEREAS, the Agreement provides that the bulk rate shall be reviewed by the parties on each fifth-year interval beginning January 1, 2021, and if the Bulk Rate does not reasonably relate to the costs of supplying water on a bulk rate basis, then the parties shall negotiate the bulk rate; and

WHEREAS, CMP met with the City in March 2026 and agreed the fifth-year interval was the appropriate time to discuss the actual costs of producing water and to adjust the Bulk Rate accordingly effective on May 1, 2026; and

WHEREAS, CMP met with the City in September 2026 to review the data used by the City in determining the cost of generating water in order to set the bulk rate and agreed to a new rate; and

WHEREAS, the City adopted Resolution 324-09-26 setting the Total Rate for water services at \$7.85 per one thousand gallons commencing May 1, 2026, said rate including both the Bulk and Desalination Rates.

NOW, THEREFORE, BE IT RESOLVED the Board of Commissioners of the Borough of Cape May Point, County of Cape May, State of New Jersey, agrees to the new Total Rate of \$7.85 per one thousand gallons commencing May 1, 2026.

BE IT FURTHER RESOLVED the Borough of Commissioners authorizes the Mayor and Clerk to sign the Addendum to Interlocal Services Agreement, attached hereto, with the understanding the parties have agreed to work toward a new agreement to replace the 2016 Agreement, the 2021 Addendum, and this 2026 Addendum, in order to have a more streamlined and appropriate form of agreement.

	MOTION	SECOND	YES	NO	ABSTAIN	ABSENT
Geiger						
vanHeeswyk						
Yunghans						

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Municipal Clerk

ADDENDUM TO INTERLOCAL SERVICE AGREEMENT

THIS ADDENDUM, made this _____ day of _____ 2026, by and between:

CITY OF CAPE MAY, a municipal corporation of the State of New Jersey, with principal place of business located at 643 Washington Street, Cape May, New Jersey 08204, hereinafter referred to as “CAPE MAY”,

and

BOROUGH OF CAPE MAY POINT, a municipal corporation of the State of New Jersey, with principal place of business located at 215 Lighthouse Avenue, Cape May Point, New Jersey 08012, hereinafter referred to as “CMP”,

WHEREAS, the Interlocal Services Act, N.J.S.A. 40:8A-1, et seq., authorizes agreements between municipalities for the provision of services by one municipality for another; and

WHEREAS, CAPE MAY has provided potable water to CMP for many years on a bulk rate basis;

WHEREAS, CAPE MAY and CMP agree to amend and update the Interlocal Service Agreement dated March 2, 2016 (“Existing Agreement”) to address CAPE MAY’s projected costs and CMP’s current and projected demands for water supply; and

WHEREAS, pursuant to Paragraph 2 of the Agreement, a Bulk Rate is set but “shall automatically adjust for the term” in accordance with the prior year’s final federal consumer price index; and

WHEREAS, the Agreement provides that the bulk rate shall be reviewed by the parties on each fifth year interval beginning January 1, 2021, and if the Bulk Rate does not reasonably relate to the costs of supplying water on a bulk rate basis, then the parties shall negotiate the bulk rate; and

WHEREAS, in addition to the Bulk Rate, pursuant to Paragraph 6 of the Agreement, CMP pays a “Desalination Rate” for capital and operational costs of the desalination facility which is assessed to CMP through a prorated share of the annual debt service charges and operational costs to be estimated annually; and

WHEREAS, the Bulk Rate was last adjusted pursuant to an Addendum to Interlocal Service Agreement dated March 30, 2021 executed by the City of Cape May and the Borough of Cape May Point; and

WHEREAS, both parties are desirous of continuing an agreement pursuant to the Interlocal Services Act and revising the Bulk and Desalination Rate (“the total rate”) of potable water supplied by CAPE MAY to CMP;

NOW THEREFORE, it is hereby agreed as follows:

1. The Existing Agreement is amended as follows:

TOTAL RATE ADJUSTMENT: The Total Rate for water services to CMP shall be \$7.85 per one thousand gallons commencing May 1, 2026. Said rate is inclusive of both the Bulk and Desalination Rates provided in Paragraph 2 and Paragraph 6 of the Agreement.

2. All other non-conflicting provisions shall remain in full force and effect.

IN WITNESS WHEREOF, the parties have each hereunto caused their proper officers to sign and their respective corporate seals to be affixed hereto, the day and year first above written:

CITY OF CAPE MAY
A New Jersey municipal corporation

By: _____
Zachary M. Mullock, Mayor

Witness:

Erin C. Burke, Clerk

BOROUGH OF CAPE MAY POINT
A New Jersey municipal corporation

By: _____
_____, Mayor

Witness:

Elaine Wallace, Clerk

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

RESOLUTION 117-26

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						

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Municipal Clerk