

**WORKSESSION/REGULAR MEETING  
OF CITY COUNCIL OF THE CITY OF CAPE MAY, NJ  
Tuesday, February 2, 2016, 1:00 P.M.**

Present: Councilmember Roger M. Furlin  
Mayor Edward J. Mahaney, Jr.  
Councilmember Shaine P. Meier  
Deputy Mayor Beatrice Gauvry Pessagno  
Councilmember Terri L. Swain

Also Present: City Attorney Anthony Monzo  
City Manager Bruce MacLeod  
City Clerk Louise Cummiskey  
Deputy City Clerk Patricia Harbora

Mayor Mahaney announced that under the Open Public Meetings Law, notice of this meeting was sent to the Cape May County Herald and The Press and a copy of the agenda was delivered to each Member of Council and was posted on the City Hall Bulletin Board.

**Minutes do not reflect the actual order in which the events occurred.**

**COUNCIL COMMENTS**

Mayor Mahaney asks for a moment of silence following the Pledge of Allegiance in remembrance of Fredrick Palmer, a twenty nine year employee of the Cape May City Public Works Department.

Mayor Mahaney reports on Storm Jonas. The Mayor thanks Rick Lundholm, the Cape May City Fire Department, Joe Picard, the Cape May City Public Works Department and the Cape May County Office of Emergency Management for their participation during the storm. The Mayor announces that anyone suffering property damage as a result of the storm should contact FEMA in order to set up a claim. For additional information, contact the Cape May City Public Works Department at 884-9570.

**AGENDA ADDITION/DELETION OF LATE AGENDA ITEMS TO BE CONSIDERED FOR ACTION:**

**ENGINEER REPORT**

Thomas R. Thornton, PE, CME, of Hatch, Mott, McDonald, presents his report as follows:

Welcome Center Lighting and Parking – Mr. Thornton reports that NJ Transit does not oppose the project. Hatch Mott MacDonald has revised the original plan to enter closer to St. John Street, as well as adding a second entrance/exit.

Councilmember Furlin asks if the parking area will have meters and Mayor Mahaney confirms that it will. Mr. MacLeod asks if the increase in the cost of lighting is due to an increase in the number or lights or the particular light that was chosen. Mr. Meier asks Mr. Thornton to provide cost estimates in all future reports.

feasibility of extending an existing gravity main to allow for future restrooms at the Park. The next step will be to sit down with the City Manager to provide information and suggestions.

Kiwanis Park Drainage Investigation – Mr. Thornton advises that HMM gathered information on the drainage problem at Kiwanis Park tennis courts and will submit his findings to City Manager.

Fire Museum Climate Control – HMM met with City and Fire Officials to discuss the feasibility of installing climate control in the museum for the preservation of the antique fire truck. A memorandum has been prepared and provided to Mayor and Council. Mr. Thornton advises that the building is not designed for heating and air conditioning and the project will be expensive to complete.

Councilmember Furlin comments that if we are proceeding with climate control in the building, the doors will need to be closed at all times.

Mayor Mahaney advises that the Fire truck will be going out for service for a few months. Mayor Mahaney would like a meeting with the Fire Department so that the entire project can be discussed.

Water System Master Plan – Mr. Thornton advises that HMM is preparing a proposal to develop a water system master plan with a geographic information system to assist the City in locating utility locations.

## **DISCUSSION**

Mayor Mahaney states that for several years, the Best Practices questionnaire included a question as to whether or not a municipality meets with their Housing Authority on a yearly basis to discuss mutual concerns and challenges. To satisfy that condition, the Mayor has asked members of the Housing Authority to attend the meeting and introduces Carol Hackenberg, Executive Director, Tom Hynes, Chairperson and Pat Swain, Vice Chairperson of the Cape May Housing Authority.

Ms. Hackenberg presents Council with an abridged copy of her five year agency plan which currently expires June 30, 2017. Ms. Hackenberg reports that the Quality Housing and Work Responsibility Act of 1998 (QHWRA) requires authorities to provide a statement of the housing needs of very low income elderly families and families with disabilities in the jurisdiction served. Ms. Hackenberg advises that the Cape May Housing Authority is 100% Federally-funded.

Mr. MacLeod inquires as to the number of housing units, how the units are funded and the number of members on the Housing Authority Board. Ms. Hackenberg responds and advises that a news letter is available quarterly.

Mayor Mahaney asks of the major challenges for the Housing Authority in the next five years and Mr. Hynes responds that in the past, the Housing Authority had a nice surplus and currently it is low. Money is always a challenge.

**ORDINANCE FOR SECOND READING AND ADOPTION:**

**300-2016 AN ORDINANCE OF THE CITY OF CAPE MAY AMENDING  
CHAPTER 525-5 AND 525-6 OF THE REVISED GENERAL  
ORDINANCES OF THE CITY OF CAPE MAY**

Mr. Monzo explains that the four blocks in question in this Ordinance are part of the Sewell Point Track but are not owned by the East Cape May Associates. Mr. Monzo advises that he attended the recent Planning Board Meeting and the Board reviewed the Zoning map and reported that this change is consistent with the Master Plan.

**OPEN PUBLIC HEARING**

Motion: Meier  
Second: Pessagno

Jerry Gaffney, 810 Columbia Avenue, Cape May asks who owns the four blocks and advises that the area is wetlands.

Mr. Monzo replies that he believes a corporation out of Florida owns the four blocks.

Mr. Gaffney asks of the current zoning for the area in question and whether or not it can be developed.

Mr. Monzo advises that the current zoning is a planned residential conservation district. Based on the City's R-1 zoning standards the area can be developed but the DEP would need to approve development.

Patricia Hendricks, 106 Trenton Avenue, Cape May asks what surrounds the four parcels of land that are the object of this change and Mr. Monzo responds.

**CLOSE PUBLIC HEARING**

Motion: Meier  
Second: Pessagno

Motion: Pessagno  
Second: Furlin

Roll Call:

Furlin Yes  
Meier No  
Pessagno Yes  
Swain Yes  
Mahaney Yes

Pessagno Yes  
Swain Yes  
Mahaney Yes

**NEW BUSINESS:**

- A) City Attorney
- B) City Manager
- C) City Clerk
- D) Councilmembers – Councilmember Meier gives his reasons for his “No” vote on the adoption of Ordinance 300-2016.

Councilmember Furlin talks about the recent meeting at the Cape May Elementary School and the remediation work to be performed at the dog park.

Mayor Mahaney announces that the City of Cape May and the Borough of Cape May Point recently met with the New Jersey Department of Transportation regarding a State funded planning grant for a bicycle and pedestrian path. The Mayor advises that the City met with Johnson Controls regarding the City’s Energy Savings Improvement Program and that a final plan will be provided by Johnson Controls by the end of February. The Mayor talks about the Beach Slope study plan.

**PUBLIC PORTION:** Those wishing to publicly comment shall come forward, give their name and address and speak into the microphone. Each speaker will be limited to five (5) minutes.

Bob Boyd, 1009 Washington Street, Cape May asks City Manager if Lieutenant Chuck Lear’s position will be replaced.

Mr. MacLeod advises that after the adoption of the budget, the process will get started.

Mr. Boyd talks about Police Department promotions and training.

Jerry Gaffney, 810 Columbia Avenue, Cape May talks about storm damage and asks who to contact. Mayor Mahaney again mentions that anyone who suffered damage during the storm should contact FEMA or the Department of Public Works at (609) 884-9570.

Mr. Gaffney comments on an article in the AC Press on legal matters and law suits within municipalities. Mr. Gaffney is concerned that the Joint Insurance Fund will not insure the City due to legal fees. Mr. Gaffney would like the Sheehan matter resolved.

Mayor Mahaney advises that JIF is pro-active and will let municipalities know if they are in jeopardy of large claims or settlements against them. Mayor Mahaney advises that the City of Cape May is not in that situation.

Patricia Hendricks, 106 Trenton Avenue, Cape May, would like Council to be more aware of the detailed line items in the 2016 Budget. Also, Ms. Hendricks would like the 2016 Budget