

**MINUTES OF BOARD OF COMMISSIONERS  
WORK SESSION AND REGULAR MEETING  
APRIL 25, 2018**

The Work Session of the Board of Commissioners of the Borough of West Cape May was called to order by Mayor Sabo at 7:00pm. The Open Public Meetings Statement was read by Mayor Sabo who then led those present in the flag salute. Mayor Carol Sabo, Deputy Mayor Burke and Commissioner Francis answered roll call. Also in attendance: Municipal Clerk Suzanne Schumann, Solicitor Chris Gillin-Schwartz and Engineer Ray Roberts.

**WORK SESSION**

**OLD BUSINESS:**

NFIP Community Rating System:

Mayor Sabo indicated that CRS Coordinator Lou Belasco sent a letter to FEMA asking for their review of our properties. Once FEMA reviews the property, the Borough may be eligible for intermittent savings on flood insurance.

Verizon Wireless Proposal:

Nothing new to report, as the Borough is waiting for Cape May Point to adopt their Ordinance. This topic will be removed from the agenda until there is a need for further discussion.

Review of Properties with Municipal Liens:

Solicitor Gillin-Schwartz spoke with the Third Avenue attorney who is still working with his client to move forward. Solicitor Gillin-Schwartz indicated that it is still an option to move forward with the in-rem foreclosure process on these properties since there has been no progress and will provide a cost proposal for legal services relative to the in-rem foreclosure process.

Dark Skies - Downward Facing Lights:

Nothing new to report. This topic will be removed from the agenda until there is a need for further discussion.

Microbreweries and Distilleries:

Mayor Sabo asked if this use would be considered in the C-1 area along Broadway. It was determined that this use would be included in this area. Engineer Roberts questioned the bulk requirements such as parking and whether they would be similar to restaurants. Mayor Sabo indicated that the applicant would have to appear before the Planning Zoning Board and would most likely be required to have the same parking requirements as a restaurant, which would not include outdoor seating as that is only available for a limited time throughout the year and believes there would be more people walking and bike riding to these establishments during the summer season. Solicitor Gillin-Schwartz indicated that the municipality would be able to regulate operating hours and Mayor Sabo believes the hours should be consistent with restaurants and the available liquor license. Solicitor Gillin-Schwartz will revise the Ordinance for further review at the next meeting.

Protection of Borough Owned Property:

Nothing new to report.

Parking on Stevens Street:

Mayor Sabo spoke to the owner of Beach Plum Farm who shared the concerns with the impact of these events on the community and who plans to focus more on the quiet nature of farming.

The business owner expressed interest in addressing the Board of Commissioners or specific residents if needed.

Engineer Roberts asked about “no parking” on Stevens Street and Deputy Mayor Burke indicated that the Police Department provides no parking signage to the business to put up along Stevens Street during these events.

Mayor Sabo briefed Engineer Roberts on the previous meeting discussion and indicated that there are 100 parking spaces on the Beach Plum Farm property.

**NEW BUSINESS:**

Amendment to Alcoholic Beverage Control Ordinance (Ord. 541-18):

Mayor Sabo indicated that the amendment to this Ordinance would make West Cape May consistent with City of Cape May and Lower Township.

Review of EEOC Requirements (Res. 95-18):

Solicitor Gillin-Schwartz briefed the Commissioners on EEOC Compliancy and indicated that the Policy and Procedures Manual of the Borough of West Cape May is in compliance with these requirements.

**PUBLIC PORTION:**

There was no public comment during the Work Session.

**REGULAR MEETING:**

**BUDGET:**

91-18 Read by Title Only and Open Public Hearing on Amended 2018 Municipal Budget  
On motion by Commissioner Francis, seconded by Deputy Mayor Burke, Resolution 91-18 was adopted. The motion was carried unanimously on roll call vote and the Public Hearing for the Amended 2018 Municipal Budget was opened.

There was no public comment and the public hearing was closed.

92-18 Adopt 2018 Municipal Budget

Deputy Mayor Burke made a motion to approve Resolution 92-18, seconded by Commissioner Francis. The motion was carried unanimously on roll call vote.

**CONSENT AGENDA:** On motion of Commissioner Francis, seconded by Deputy Mayor Burke, the following Consent Agenda was unanimously approved on roll call vote.

Proclamation for Clara Harris

Minutes:

April 11, 2018 – Work Session and Regular Meeting

Ordinances for Introduction and Publication:

541-18 An Ordinance Amending Section 6 of the Borough Code regarding Alcoholic Beverage Control

Resolutions:

93-18 Authorizing the Mayor to Sign Memorandum of Understanding by and Between the State of New Jersey and the Borough of West Cape May

94-18 Release of Unexpended Escrow Fees – Budd’s Grading & Excavating

- 95-18 Authorizing Execution of a Governing Body Certification of the Compliance with the United States Equal Employment Opportunity Commission's "Enforcement Guidance on the Consideration of Arrest and Conviction Records in Employment Decisions Under Title VII of the Civil Rights Act of 1964"
- 96-18 Bill Payment

### **NON-CONSENT AGENDA**

#### Resolutions:

NONE

#### Ordinances for Second Reading and Public Hearing:

- 540-18 Bond Ordinance Providing for Various Capital Improvements in and by the Borough of West Cape May in the County of Cape May, New Jersey, Appropriating \$2,350,000 Therefor and Authorizing the Issuance of \$2,288,096 Bonds or Notes of the Borough to Finance Part of the Cost Thereof

*Mayor Sabo opened the public hearing. When no one wished to speak, the public hearing was closed and Deputy Mayor Burke made a motion, seconded by Commissioner Francis, to adopt Ordinance 540-18. The motion was carried unanimously on roll call vote.*

### **COMMISSIONER REPORTS**

Commissioner Francis spoke of concerns with the ability to recycle batteries in West Cape May and is looking into options to begin a program with the Environmental Commission and is hopeful that there will be grants available for such a program.

Deputy Mayor Burke spoke of the upcoming Field Day at Rea's Farm Beanery, hosted by the Borough's Environmental Commission and Shade Tree Commission. Deputy Mayor Burke also mentioned the Borough's Tree City USA Designation for the 20<sup>th</sup> consecutive year. Commissioner Francis will be attending the recognition event on Friday, April 27<sup>th</sup>.

Mayor Sabo mentioned that the Board of Commissioners meeting on May 9<sup>th</sup> will be held at 4:00pm.

### **SOLICITOR REPORT**

Solicitor Gillin-Schwartz provided an update on Resolution 83-18 from the March 28, 2018 meeting relative to the Borough's Fair Share Housing settlement.

### **PUBLIC PORTION**

There was no public comment during the Regular Meeting.

When no one wished to speak, the meeting was adjourned at 8:13pm on motion of Deputy Mayor Burke, seconded by Commissioner Francis.

Respectfully submitted,

Suzanne M. Schumann, RMC  
Municipal Clerk