



Town of Cedar Point Board of Commissioners  
Regular Meeting  
January 25, 2022

The Town of Cedar Point Board of Commissioners held their regularly scheduled monthly meeting on Tuesday, January 25, 2022 at 6:30 PM at Town Hall. Mayor Hatsell determined a quorum to be present and opened the meeting.

PRESENT: Mayor Hatsell, Commissioners Bray, Castellano, Nash, Winberry, Town Manager Rief, Town Attorney Whitford, Town Clerk Calhoun and public

Commissioner Josh Reilly provided the Invocation, followed by Mayor Hatsell leading the Pledge of Allegiance.

The Agenda and the Consent Agenda consisting of the December 9, 2021 Agenda Work Session Minutes, and the December 14, 2021 Regular Meeting Minutes, was presented for Board consideration and approval. Mayor Hatsell added item c, Personnel Policy amendment to eliminate dependent coverage on the Town health insurance policy.

Commissioner Reilly made a **Motion** to approve the Agenda and Consent Agenda as presented. The Motion carried 5-0.

Annexation Petitions were next to be considered on the Agenda. 144 Hickory Hills Road, 238 White Oak Street and 133 Boat Landing Drive were submitted for Board consideration. Mayor Hatsell directed Town Clerk Calhoun to investigate the sufficiency of the petitions and asked for a Motion to set the Public Hearing date to Thursday, February 17, 2022. Commissioner Castellano made a **Motion** to set the Public Hearing date for the Annexation Petitions. The Motion passed 5-0.

The Final Plat Review for Bridgeview Subdivision was the next Agenda item. Mr. Rief noted that the Restrictive Covenants were received and included in the Agenda Packet. Mr. Rief noted that language in the covenants should clarify the responsibility for the fence along the boundary between Magens Bay and Bridgeview should be the HOA's and not individual lot owners. The stormwater permit is in hand. As built will be available at completion of construction.

37 Fee in lieu of payment is still outstanding as is the bond. Commissioner Nash made a **Motion** to  
38 approve the final plat contingent upon of fees in lieu payment being made and securing of bond.  
39 The Motion carried 5-0.

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41 The final plat for Flippers Cove Subdivision followed. The developer presented proposals for an  
42 observation platform. This area would be deeded to the Town and would be an area of respite  
43 for pedestrian traffic only, no vehicle parking will be available. This project will offset the  
44 amount due of the fee in lieu of payment. West Carteret Water Corporation and West Carteret  
45 Fire Department will decide the location for a hydrant in the subdivision. The engineering  
46 certificate for the streets will be submitted once they are completed.

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48 Commissioner Winberry made a **Motion** to approve the final plat for Flippers Cove subdivision  
49 contingent upon the outstanding items listed being presented to the Town. The Motion carried  
50 5-0.

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52 The Mayor opened the floor to public comment. Ms. Dianna Mazza complimented Town Staff  
53 and the Deputy for their quick response to an incident that occurred.

54  
55 Mr. Rief presented his Manager's Report, beginning with the DOT's sidewalk project. Crews  
56 are improving the ramps at the sidewalks along Highway 24 to make them ADA compliant.

57  
58 An email was received from Taylor Massey, who is Drew Lutheran's daughter. The email was  
59 an inquiry as to the amount due for past fines at the Cedar Point Tavern location. The two  
60 locations had a total of \$16,800 in unpaid fines. Mr. Rief asked the Board to either waive or  
61 reduce the fines since the majority of the property has been cleaned up.

62  
63 Commissioner Nash made a **Motion** to waive the fees for the properties with the confirmation  
64 that the property is completely cleaned up. The Motion carried 4-1, with Commissioner Reilly  
65 voting Nay.

66  
67 Mayor Hatsell cautioned residents to secure their homes, garages and sheds and vehicles always.  
68 Crime is present in Cedar Point, and no one is immune from being a victim of crime.

69  
70 There being no further business to discuss, the meeting was adjourned. Commissioner Winberry  
71 made a **Motion** to adjourn the meeting. The Motion carried 5-0.

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73 The meeting Adjourned at 7:07 PM.

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81   
82 Scott Hatsell, Mayor

  
Jayne Calhoun, Town Clerk