



**PAUL DIETRICH**  
City Manager  
City Engineer  
**ERIN C. BURKE**  
City Clerk

**ZACK MULLOCK**  
Mayor

**MAUREEN K. MCDADE**  
Deputy Mayor

**LORRAINE M. BALDWIN**  
Councilmember

**STEVE BODNAR**  
Councilmember

**SHAIPE P. MEIER**  
Councilmember

**Zoning Board of Adjustment  
City Hall Auditorium  
Meeting Agenda  
Thursday, January 22, 2026 at 6:00 PM  
SUNSHINE**

**Opening:** In compliance with the Open Public Meetings Act of 1975, adequate notice of this meeting has been provided. If any member has reason to believe this meeting is being held in violation of this act, they should state so at this time.

**Pledge of Allegiance**

**Roll Call**

**Reorganization:** Oaths of Office  
Election of Chairperson  
Election of Vice Chairperson  
Appointment of Board Attorney  
Appointment of Board Engineer & Planner  
Appointment of Conflict Engineer & Planner  
Appointment of Secretary  
Adoption of Meeting Dates and Time  
Designation of Official Newspaper(s) for Public Notice

**Resolution(s):** 01-22-2026: 1 Board Attorney  
01-22-2026: 2 Board Engineer & Planner  
01-22-2026: 3 Conflict Engineer & Planner  
01-22-2026: 4 Official Newspaper(s) for 2026  
01-22-2026: 5 Patti and Jason Topczij  
1003 Lafayette Street—Unit A, Block 1061 Lot(s) 59 C-1

**Minutes:** December 18, 2025

**Application(s):** Matthew & Susan Mazzitelli, 307 Congress Street, Block 1031 Lot(s) 55 & 56  
*Variance Relief (Hardship & Substantial Benefit)*

**Discussion:** Discussion on 2024 and 2025 Zoning Board of Adjustment Decisions with possible action taken.

Payment of Bills

Any and all matters deemed necessary by the Board, with possible action taken.

**Adjournment**

**Karen Keenan, Board Secretary**

**All applications and decisions of the Board are on file in City Hall  
City of Cape May**

**National Historic Landmark**

City Hall • 643 Washington Street • Cape May, New Jersey 08204-2397 • (609) 884-9525 • Fax: (609) 884-8589

[www.capemaycity.com](http://www.capemaycity.com)