



A G E N D A
REGULAR MEETING
OF THE CITY COUNCIL OF THE CITY OF CAPE MAY, NJ
Tuesday, March 17, 2026 at 5:00 P.M

CALL TO ORDER – Pledge of Allegiance to the Flag

CLERK’S ANNOUNCEMENTS

Open Public Meetings Law P.L. 1975, Chapter 231 of the State of New Jersey (Sunshine Law)

Under the Open Public Meetings Law, notice of this meeting was sent to the Cape May County Herald and the Press of Atlantic City, and a copy of the agenda was delivered to each member of City Council, and posted on the Cape May City website and Cape May City Hall bulletin board.

Notice is hereby provided that Cape May City Council Meetings are audio recorded and video streamed live. Live video streams are posted to the Cape May City website. The City of Cape May is not responsible if audio recording or live video streaming of a meeting is unavailable.

ROLL CALL

ADDITIONS/DELETIONS:

UPDATES/OLD BUSINESS:

City Manager
City Solicitor
City Council

BUDGET DISCUSSION – Lauren Read, CFO and Leon Costello, City Auditor

BUDGET RESOLUTION:

135-03-2026 Resolution for the Approval by Council of the Local Municipal Budget

ORDINANCES FOR SECOND READING AND CONSIDERATION FOR ADOPTION:

591-2026 Ordinance Amending Chapter 525 of the City Zoning Code to Promote Affordable Housing in the C-5 Zoning District

PUBLIC HEARING

592-2026 Ordinance Repealing and Replacing Chapter 59, Article V Entitled “Affordable Housing” of the City Code

PUBLIC HEARING

593-2026 Ordinance Repealing and Replacing Chapter 59, Article VI Entitled “Development Fee Requirements” of the City Code

PUBLIC HEARING

- 596-2026 Bond Ordinance Providing for Various Beach Utility Improvements, by and in the City of Cape May, in the County of Cape May, State of New Jersey; Appropriating \$300,000 Therefor and Authorizing the Issuance of \$300,000 Bonds or Notes of the City to Finance the Costs Thereof

PUBLIC HEARING

- 597-2026 Bond Ordinance Providing for Various 2026 Capital Improvements, by and in the City of Cape May, in the County of Cape May, State of New Jersey; Appropriating \$3,780,000 Therefor and Authorizing the Issuance of \$3,605,997 Bonds or Notes of the City to Finance Part of the Cost Thereof

PUBLIC HEARING

- 598-2026 Bond Ordinance Providing for Various Water-Sewer Utility Improvements, by and in the City of Cape May, in the County of Cape May, State of New Jersey; Appropriating \$400,000 Therefor and Authorizing the Issuance of \$400,000 Bonds or Notes of the City to Finance the Costs Thereof

PUBLIC HEARING

- 599-2026 Bond Ordinance Providing Supplemental Funding for Various Water-Sewer Utility Improvements, by and in the City of Cape May, in the County of Cape May, State of New Jersey; Appropriating \$1,475,000 Therefor and Authorizing the Issuance of \$1,475,000 Bonds or Notes of the City to Finance the Costs Thereof

PUBLIC HEARING

PUBLIC PORTION ON RESOLUTIONS ONLY: Those wishing to publicly comment shall come forward, give their name and address and speak into the microphone. Please limit comments to a **5-minute** timeframe.

CONSENT AGENDA:

Reports:

Manager's Monthly Departmental Report for the month of February 2026

Resolutions:

- 136-03-2026 Resolution of the City Council of the City of Cape May Adopting a Combined Affordable Housing Operating Manual (Including Accessory Apartments) and an Affirmative Marketing Plan
- 137-03-2026 Resolution of the City Council of the City of Cape May Endorsing an Amended Fourth Round Housing Element and Fair Share Plan
- 138-03-2026 Resolution Authorizing a Hardship Street Opening for Property at 1115 Washington Street in the City of Cape May
- 139-03-2026 Resolution Authorizing Amendment to Lease With MAC for a Portion of City Property Known as "The Welcome Center," 609 Lafayette Street, Cape May, New Jersey
- 140-03-2026 Resolution Authorizing a Professional Services Contract With Phoenix Advisors for Municipal Advisor and Continuing Disclosure Services
- 141-03-2026 Resolution Authorizing Change Order #1 to Contract for Construction of New Cape May Police Department Headquarters
- 142-03-2026 Resolution Amendment to Contract for Professional Services for Implementation of the Boardwalk Preservation Fund Program to Deblasio & Associates P.C. (Phase 1)

143-03-2026 Resolution Supporting Senate Resolution No. 106 (Scutari D-22) to Determine that the NJDEP's Proposed Coastal Regulation are Inconsistent with Legislative Intent

144-03-2026 Resolution for the Payment of Bills

NEW BUSINESS:

- City Solicitor
- City Manager
- City Clerk –
 - Next Regular Council Meeting is March 31, 2026 at 5:00 P.M.
 - Mercantile License renewal invoices were emailed March 6th and 9th, 2026. Please check junk folder then reach out to the City Clerk's Office at licensing@capemaycity.com if you did not receive the email(s).
- City Council

PUBLIC PORTION: Those wishing to publicly comment shall come forward, give their name and address and speak into the microphone. Please limit comments to a **5-minute** timeframe.

ADJOURNMENT

CAPE MAY CITY COUNCIL

NOTICE OF LIVE-STREAMED, IN-PERSON MEETINGS AND INSTRUCTIONS

Please be advised that the City of Cape May is now holding all scheduled City Council meetings in-person at the Cape May City Hall auditorium, 643 Washington Street, Cape May, NJ 08204. Meetings will also be streamed live on the City's YouTube account (instructions on how to watch below).

To watch and listen to the Council Meeting:

- Prior to the start of the meeting, visit the City's website, www.capemaycity.com, and click the yellow "Livestream" tab on the left-hand side of the screen, or;
- Select the meeting you wish to observe (may have to click "Videos" for a full listing)

Please note that written submissions and comments made via telephone will no longer be accepted. You must attend the scheduled meeting in-person to make your public comment. Public comments will be limited to a five-minute timeframe.

Further notice is given that this notice and relevant meeting documents are posted with each Council Meeting Agenda on the "Meeting Calendar" page of the Cape May City website, www.capemaycity.com, and also posted on the municipal bulletin board.

Erin C. Burke, City Clerk
The City of Cape May