



PAUL E. 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*  
SHAINA P. MEIER  
*Councilmember*

## MAYORAL APPOINTMENTS 2025

(2025 changes bolded)

### Historic Preservation Commission

<b>Judy Decker</b> (filling Kevin Hammeran's unexpired term)	<b>Class B Member</b>	12/31/2028
Tom Carroll	<b>Class C Member</b>	12/31/2025
John Boecker	Class A Member	12/31/2028
Joseph Stevenson	Class C Member	12/31/2027
James Testa	<b>Vice Chairperson - Class C</b>	12/31/2026
Beatrice Gauvry-Pessagno	Class C Member	12/31/2027
Janice Wilson Stridick	<b>Class B Member</b>	12/31/2026
<b>Kevin Hammeran</b> (filling Steve Johnson's unexpired term)	Alternate I	12/31/2026
William "Yogi" Kurtz	Alternate II	12/31/2025

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Zachary Mullock, Mayor  
November 17, 2025

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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.capecity.com](http://www.capecity.com)



**CITY OF CAPE MAY, COUNTY OF CAPE MAY, STATE OF NEW JERSEY**

**ORDINANCE NO. 580-2025**

**AN ORDINANCE TO UPDATE THE UNIFORM SALARY  
AND CLASSIFICATION PLAN FOR THE DEPARTMENT  
OF PERSONNEL POSITIONS IN THE CITY OF CAPE MAY**

**WHEREAS**, New Jersey Statutes and regulations promulgated by the New Jersey Department of Personnel require the governing body to adopt by ordinance an updated Uniform Salary and Classification Plan for all positions of employment in the municipal government of the City of Cape May. Said regulations provide that copies of the following schedules and specifications be placed on file in the Office of the City Clerk upon the introduction of this ordinance, which copies are to remain on file, are made a part hereof without the inclusion of the test thereof herein, and they are to be available during all regular business hours for examination by the public:

**Schedule 1** – Alphabetical listing of titles and salary ranges in the classified and unclassified service, with statutory provisions placing positions in said unclassified service

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Cape May as follows:

**Section 1.** All ordinances concerning salary, wages, and payroll classifications heretofore adopted are specifically repealed, and any titles not listed herein are abolished.

**Section 2.** The following alphabetical listings of all positions and salary ranges are hereby adopted and are applicable to all employees of the City of Cape May. (See Schedule 1)

**Section 3.** The adoption of this ordinance shall operate to establish minimum and maximum limits of salary ranges for each title only to those employees who have satisfactorily performed the duties of their positions; and that any changes in salary may be granted or withheld at the discretion of the appointing authority.

**Section 4.** Payments on the basis of the salary ranges and titles hereby adopted for each and every class on the schedules are contingent upon budgetary appropriations and availability of funds.

**Section 5.** This ordinance shall take effect after publication, public hearing, and final passage as required by law.

ATTEST:

CITY OF CAPE MAY, a municipal corporation  
of the State of New Jersey

BY:

Erin C. Burke, City Clerk

Zachary M. Mullock, Mayor

**NOTICE**

Ordinance 580-2025 was introduced at a regular meeting of the City Council of the City of Cape May, held on October 7, 2025, was tabled on November 3, 2025, and was further considered for final passage during a meeting of the City Council, held at the Cape May City Hall Auditorium, 643 Washington Street, Cape May, New Jersey, on November 17, 2025 at 5:30 P.M. at which time a Public Hearing was held.

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Erin C. Burke, City Clerk

Roll Call	Ayes	Nays	Absent	Abstain	Motion	Second
<b>Meier</b>						
<b>McDade</b>						
<b>Bodnar</b>						
<b>Baldwin</b>						
<b>Mullock</b>						

Introduced: October 7, 2025  
1<sup>st</sup> Publication: October 15, 2025  
Tabled: November 3, 2025  
2<sup>nd</sup> Reading & Adoption: November 17, 2025  
Final Publication: November 26, 2025  
Effective Date: December 16, 2025

Cc: All departments  
City Manager

## SCHEDULE 1

N.J.S.A	CACD	TITLE	MIN.	MAX.
40:69a-122	07451	Chief Financial Officer	100,000.00	165,000.00
40:69A-93	01233	City Manager	10,000.00	200,000.00
	06977	Confidential Assistant	40,000.00	85,000.00
	5500	Confidential Aide	40,000.00	85,000.00
40:69A-117	01381	Council Member	8,000.00	10,000.00
	01509	Deputy Municipal Clerk	35,000.00	70,000.00
		Deputy City Manager	10,000.00	165,000.00
2A:8-5	02219	Judge of Municipal Court	30,000.00	50,000.00
40:69A-117	02428	Mayor	8,000.00	15,000.00
40:69A-133	02521	Municipal Clerk	50,000.00	130,000.00
40:69A-122	05079	Municipal Emergency Management	2,000.00	8,000.00
		Coordinator - (PT- Per Year)		
	06328	Municipal Engineer	75,000.00	200,000.00
	06935	Recreation Director	50,000.00	130,000.00
		(Director of Mktg, Comm & Event Sales)		
	03125	School Traffic Guard (P/T)	50.00 per day	
40:69A-122	06895	Special Law Enforcement Officer (P/T per hour)	16.00	21.00
40:69A-122	06895	Special Law Enforcement Officer	45,000.00	45,321.00
40:69A-122	04120	Tax Assessor	50,000.00	100,000.00
40:69A-122	04124	Tax Collector	50,000.00	115,000.00
	00001	Account Clerk	43,000.00	68,000.00
	00020	Administrative Clerk	49,000.00	74,000.00
	01245	Assessing Clerk- Clerk 1	38,000.00	63,000.00
	00317	Assistant Assessor	20.00	30.00

AS INTRODUCED FOR POTENTIAL ADOPTION

		Assistant Director of Marketing Comm & Event Sales	65,000.00	85,000.00
	05728	Assistant Construction Official	36,000.00	61,000.00
	00624	Assistant Municipal Manager	10,000.00	165,000.00
	00627@	Assistant Municipal Tax Collector	44,000.00	69,000.00
	<u>00628@</u>	Assistant Municipal Treasurer	45,000.00	90,000.00
	00671	Assistant Public Works Superintendent	50,000.00	110,000.00
	00682@	Assistant Recreation Supervisor	45,000.00	75,000.00
	06467	Assistant Supervisor Building Service	50,000.00	75,000.00
	06467	Assistant Supervising Carpenter	50,000.00	75,000.00
	07337	Assistant Supervising Maintenance Repairer	50,000.00	75,000.00
	06728	Assistant Supervising Mechanic	50,000.00	75,000.00
	06651	Assistant Supervisor Public Works	55,000.00	100,000.00
	06817	Assistant Supervisor Traffic Maintenance	50,000.00	75,000.00
	00811	Assistant Water/Sewer Utility Superintendent	50,000.00	75,000.00
		Beach Tag Inspector (Seasonal- per Hour)	15.49	24.00
		Beach Tag Supervisor	30,000.00	70,000.00
	00924	Building Inspector	32,000.00	85,000.00
	05048	Building Subcode Official- Part Time (per hour)	24.52	55.00
	00952	Business Manager	70,000.00	90,000.00
	00970	Carpenter	44,000.00	70,000.00
	01220	Chief Water Treatment Plant Operator	60,000.00	125,000.00
	01245	Clerk 1	38,000.00	63,000.00
	02147	Clerk 2	41,000.00	66,000.00
	02773	Clerk 3	43,000.00	68,000.00
	07594	Code Enforcement Officer Trainee	45,000.00	60,000.00
	07594	Code Enforcement Officer (Seasonal - Per hour)	19.00	30.00
	07594	Code Enforcement Officer (P/T -Per Hour)	20.00	30.00
	01285	Code Enforcement Officer	47,000.00	72,000.00
	05045	Construction Official	60,000.00	160,000.00
	01453	Custodial Worker	38,000.00	63,000.00
	01506	Deputy Fire Chief	60,000.00	165,000.00
	07796	Deputy Municipal Court Admin.	51,000.00	76,000.00

AS INTRODUCED FOR POTENTIAL ADOPTION

	01520	Deputy Registrar of Vital Statistics	43,000.00	68,000.00
	01699	Electrical Inspector (P/T- Per Hour)	25.00	50.00
	05046	Electrical Sub-Code Official (P/T - Per Hour)	25.00	50.00
	01706	Electrician	47,000.00	72,000.00
	01710	Electricians Helper	38,000.00	63,000.00
	01746	Equipment Operator	44,000.00	69,000.00
	05947	Equipment Operator/Water Repairer	44,000.00	69,000.00
		Event Sales & Operations Coordinator	42,000.00	75,000.00
	01837	Fire Chief	80,000.00	175,000.00
	01839	Fire Fighter	50,000.00	145,000.00
	01839	Fire Fighter (P/T- Per Hour)	17.00	50.00
	01843	Fire Lieutenant	112,000.00	135,000.00
	06350	Fire Official (P/T)	38,000.00	100,000.00
	06555	Fire Official/Housing Inspector (P/T)	38,000.00	100,000.00
	06536	Fire Prevention Specialist (P/T)	33,000.00	55,000.00
	06536	Fire Prevention Specialist (Seasonal- Per Hour)	15.49	30.00
	05013	Fire Protection Sub-Code Official	51,000.00	76,000.00
	01883	Gardener	40,000.00	65,000.00
	02001@	Heavy Equipment Operator	47,000.00	72,000.00
	01268	Keyboarding Clerk 1	38,000.00	63,000.00
	03256@	Keyboarding Clerk 2	41,000.00	66,000.00
	02781	Keyboarding Clerk 3	45,000.00	70,000.00
	02248	Laborer 1	38,000.00	63,000.00
	02248	Laborer 1 (P/T- Per Hour)	18.27	30.29
	02248	Laborer 1 (Seasonal)	18.27	30.29
	06634	Laborer 2	40,000.00	65,000.00
	06633	Laborer 3	42,000.00	67,000.00
	02297	Lifeguard (Seasonal- Per Hour)	18.75	26.00
	02297	Lifeguard (Captain)(Seasonal)	33,000.00	58,000.00
	02297	Lifeguard (Chief) (Seasonal)	40,000.00	75,000.00
	00297	Lifeguard (Lieutenant) (Seasonal - Per Hour)	21.60	27.18
	02434	Mechanic	44,000.00	69,000.00
	02440	Mechanic (Diesel)	47,000.00	72,000.00
	02456@	Mechanics Helper	38,000.00	63,000.00
	05565	Motor Broom Driver	42,000.00	67,000.00

AS INTRODUCED FOR POTENTIAL ADOPTION

	07795	Municipal Court Administrator	50,000.00	90,000.00
	02589	Painter	44,000.00	69,000.00
	07305	Parking Enforcement Officer (P/T- Per Hour)	15.49	24.00
	02634	Payroll Clerk	43,000.00	68,000.00
	<u>02648@</u>	Personnel Assistant	60,000.00	90,000.00
	02693	Plumber	45,000.00	70,000.00
	05056	Plumbing Subcode Official (P/T- Per Hour)	25.00	50.00
	02718	Police Captain	140,000.00	185,000.00
	02719	Police Chief	140,000.00	195,000.00
	02727	Police Lieutenant	138,000.00	165,000.00
	02728	Police Officer	45,322.00	113,000.00
	02739	Police Sergeant	120,382.00	135,000.00
	02755	Principal Account Clerk	47,000.00	72,000.00
	04939	Principal Payroll Clerk/Clerk 3	43,000.00	93,000.00
	04399	Program Coordinator Special Events	54,000.00	79,000.00
	06925	Program Development Specialist Human Resources	80,000.00	100,000.00
	02923	Public Information Assistant	54,000.00	79,000.00
	02927	Public Information Officer	54,000.00	91,000.00
	02935	Public Works Repairer	45,000.00	70,000.00
	02936	Public Works Superintendent	60,000.00	128,000.00
	02948	Purchasing Agent	57,000.00	82,000.00
	56562	Records Support Technician 1	38,000.00	63,000.00
	56563	Records Support Technician 2	41,000.00	66,000.00
	56564	Records Support Technician 3	43,000.00	68,000.00
	<u>56565</u>	Records Support Technician 4	45,000.00	70,000.00
	02983	Recreation Aide	38,000.00	63,000.00
	02983	Recreation Aide (P/T- Per Hour)	15.39	30.29
	02983	Recreation Aide (Seasonal- Per Hour)	15.39	30.29
	02983	Recreation Aide (Pool Lifeguard)	22.00	32.00
	02993	Recreation Leader	45,000.00	70,000.00
	03018	Recreation Program Coordinator	47,000.00	72,000.00
	07419	Secretary Board/Commission (40:55D-24)	43,000.00	68,000.00
	07419	Secretary Board/Commission (Per Mtg.)	40.00	200.00

AS INTRODUCED FOR POTENTIAL ADOPTION

	03165	Senior Account Clerk	45,000.00	70,000.00
	05009	Senior Carpenter	47,000.00	72,000.00
	07379	Senior Code Enforcement Officer	51,000.00	76,000.00
		Senior Equipment Operator	47,000.00	72,000.00
	03459	Senior Mechanic	47,000.00	72,000.00
	03496	Senior Payroll Clerk	40,000.00	80,000.00
	03515	Senior Plumber	47,000.00	72,000.00
	03541@	Senior Public Works Repairer	47,000.00	72,000.00
	03625	Senior Traffic Maintenance Worker	47,000.00	72,000.00
	03641	Senior Water Meter Reader (Meter Worker 2)	47,000.00	72,000.00
	05875	Sewer Repairer 1/Water Repairer 1	44,000.00	69,000.00
	05295	Sewer Repairer 2/Water Repairer 2	47,000.00	72,000.00
	06705	Sewer Repairer 2/Water Repairer 3 (Asst. Supv. S/W)	50,000.00	75,000.00
	03647	Senior Water Treatment Plant Operator	40,000.00	80,000.00
	06707	Sewer Repairer Supv./Water Repairer Supv.	50,000.00	100,000.00
	03987@	Supervisor Buildings & Grounds	50,000.00	120,000.00
	06664	Supervising Equipment Operator	50,000.00	75,000.00
	06544	Supervising Water Treatment Plant Operator	50,000.00	75,000.00
	06650	Supervisor Public Works	50,000.00	120,000.00
	06816	Supervisor Traffic Maintenance	47,000.00	72,000.00
	04189	Traffic Maintenance Worker	42,000.00	67,000.00
	05193	Technical Assistant to the Construction Official	49,000.00	74,000.00
	04222	Truck Diver	42,000.00	67,000.00
	04244	Violations Clerk	43,000.00	68,000.00
	04244	Violations Clerk (P/T- Per Hour)	20.67	32.69
	02500	Water Meter Reader (Meter Worker 1)	40,000.00	65,000.00
	04278	Water Meter Repairer	40,000.00	65,000.00
	04263	Water & Sewer Utilities Superintendent	60,000.00	130,000.00
	04296	Water Treatment Plant Operator	47,000.00	72,000.00
	04338	Zoning Officer	40,000.00	80,000.00
		<b>Stipends</b>		
		Claims Coordinator	5,000.00	
		Switchboard/Weddings	10,000.00	
		Deputy Chief Financial Officer	5,000.00	

*AS INTRODUCED FOR POTENTIAL ADOPTION*

	Website Administrator	10,000.00	
	COAH Administrator/ Municipal Housing Liaison	5,000.00	
	Community Rating System Coordinator	4,000.00	
	Floodplain Manager	5,000.00	
	Land Use Board Meetings	10,000.00	
	Housing Inspector	10,000.00	
	Recycling Coordinator	5,000.00	
	Public Information Officer	4,000.00	
	Deputy OEM Coordinator	4,000.00	
	Safety Coordinator	5,000.00	
	Fund Commissioner	5,000.00	
	Alt. Fund Commissioner	2,500.00	
	After Hours Water/Sewer Response	3,500.00	
	Emergency Management Coordinator	8,000.00	
	Fire Subcode	16,000.00	
	WCM CRS Coordinator	2,500.00	
	Cape May Point CRS Coordinator	2,500.00	

**CITY OF CAPE MAY, COUNTY OF CAPE MAY, STATE OF NEW JERSEY**

**ORDINANCE NO. 580-2025**

**AN ORDINANCE TO UPDATE THE UNIFORM SALARY  
AND CLASSIFICATION PLAN FOR THE DEPARTMENT  
OF PERSONNEL POSITIONS IN THE CITY OF CAPE MAY**

**WHEREAS**, New Jersey Statutes and regulations promulgated by the New Jersey Department of Personnel require the governing body to adopt by ordinance an updated Uniform Salary and Classification Plan for all positions of employment in the municipal government of the City of Cape May. Said regulations provide that copies of the following schedules and specifications be placed on file in the Office of the City Clerk upon the introduction of this ordinance, which copies are to remain on file, are made a part hereof without the inclusion of the test thereof herein, and they are to be available during all regular business hours for examination by the public:

**Schedule 1** – Alphabetical listing of titles and salary ranges in the classified and unclassified service, with statutory provisions placing positions in said unclassified service

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Cape May as follows:

**Section 1.** All ordinances concerning salary, wages, and payroll classifications heretofore adopted are specifically repealed, and any titles not listed herein are abolished.

**Section 2.** The following alphabetical listings of all positions and salary ranges are hereby adopted and are applicable to all employees of the City of Cape May. (See Schedule 1)

**Section 3.** The adoption of this ordinance shall operate to establish minimum and maximum limits of salary ranges for each title only to those employees who have satisfactorily performed the duties of their positions; and that any changes in salary may be granted or withheld at the discretion of the appointing authority.

**Section 4.** Payments on the basis of the salary ranges and titles hereby adopted for each and every class on the schedules are contingent upon budgetary appropriations and availability of funds.

**Section 5.** This ordinance shall take effect after publication, public hearing, and final passage as required by law.

ATTEST:

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Erin C. Burke, City Clerk

CITY OF CAPE MAY, a municipal corporation  
of the State of New Jersey

BY:

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Zachary M. Mullock, Mayor

**NOTICE**

Ordinance 580-2025 was introduced at a regular meeting of the City Council of the City of Cape May, held on October 7, 2025, was tabled on November 3, 2025, was amended and reintroduced on November 17, 2025, and was further considered for final passage during a meeting of the City Council, held at the Cape May City Hall Auditorium, 643 Washington Street, Cape May, New Jersey, on December 16, 2025 at 5:30 P.M. at which time a Public Hearing was held.

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Erin C. Burke, City Clerk

<b>Roll Call</b>	<b>Ayes</b>	<b>Nays</b>	<b>Absent</b>	<b>Abstain</b>	<b>Motion</b>	<b>Second</b>
<b>Meier</b>						
<b>McDade</b>						
<b>Bodnar</b>						
<b>Baldwin</b>						
<b>Mullock</b>						

Introduced: October 7, 2025  
1<sup>st</sup> Publication: October 15, 2025  
Tabled: November 3, 2025  
Amended and Reintroduced: November 17, 2025  
2<sup>nd</sup> Reading & Adoption: December 16, 2025  
Final Publication: December 24, 2025  
Effective Date: January 13, 2025

Cc: All departments  
City Manager

**SCHEDULE 1**

<b>N.J.S.A</b>	<b>CACD</b>	<b>TITLE</b>	<b>MIN.</b>	<b>MAX.</b>
40:69a-122	07451	Chief Financial Officer	100,000.00	<del>165,000.00</del> <ins>159,000.00</ins>
40:69A-93	01233	City Manager	10,000.00	<del>200,000.00</del> <ins>168,000.00</ins>
	06977	Confidential Assistant	40,000.00	85,000.00
	5500	Confidential Aide	40,000.00	85,000.00
40:69A-117	01381	Council Member	8,000.00	10,000.00
	01509	Deputy Municipal Clerk	35,000.00	70,000.00
		Deputy City Manager	10,000.00	<del>165,000.00</del> <ins>135,000.00</ins>
2A:8-5	02219	Judge of Municipal Court	30,000.00	50,000.00
40:69A-117	02428	Mayor	8,000.00	15,000.00
40:69A-133	02521	Municipal Clerk	50,000.00	<del>130,000.00</del> <ins>123,000.00</ins>
40:69A-122	05079	Municipal Emergency Management	2,000.00	8,000.00
		Coordinator - (PT- Per Year)		
	06328	Municipal Engineer	75,000.00	200,000.00
	06935	Recreation Director	50,000.00	<del>130,000.00</del> <ins>123,000.00</ins>
		(Director of Mktg, Comm & Event Sales)		
	03125	School Traffic Guard (P/T)	50.00 per day	
40:69A-122	06895	Special Law Enforcement Officer (P/T per hour)	16.00	21.00
40:69A-122	06895	Special Law Enforcement Officer	45,000.00	45,321.00
40:69A-122	04120	Tax Assessor	50,000.00	<del>100,000.00</del> <ins>95,000.00</ins>
40:69A-122	04124	Tax Collector	50,000.00	<del>115,000.00</del> <ins>109,000.00</ins>

	00001	Account Clerk	43,000.00	68,000.00
	00020	Administrative Clerk	49,000.00	74,000.00
	01245	Assessing Clerk- Clerk 1	38,000.00	63,000.00
	00317	Assistant Assessor	20.00	30.00
		Assistant Director of Marketing Comm & Event Sales	65,000.00	85,000.00
	05728	Assistant Construction Official	36,000.00	61,000.00
	00624	Assistant Municipal Manager	10,000.00	165,000.00
	00627@	Assistant Municipal Tax Collector	44,000.00	69,000.00
	<u>00628@</u>	Assistant Municipal Treasurer	45,000.00	90,000.00
	00671	Assistant Public Works Superintendent	50,000.00	110,000.00
	00682@	Assistant Recreation Supervisor	45,000.00	75,000.00
	06467	Assistant Supervisor Building Service	50,000.00	75,000.00
	06467	Assistant Supervising Carpenter	50,000.00	75,000.00
	07337	Assistant Supervising Maintenance Repairer	50,000.00	75,000.00
	06728	Assistant Supervising Mechanic	50,000.00	75,000.00
	06651	Assistant Supervisor Public Works	55,000.00	100,000.00
	06817	Assistant Supervisor Traffic Maintenance	50,000.00	75,000.00
	00811	Assistant Water/Sewer Utility Superintendent	50,000.00	75,000.00
		Beach Tag Inspector (Seasonal- per Hour)	15.49	24.00
		Beach Tag Supervisor	30,000.00	70,000.00
	00924	Building Inspector	32,000.00	85,000.00
	05048	Building Subcode Official- Part Time (per hour)	24.52	55.00
	00952	Business Manager	70,000.00	<u>90,000.00</u> <u>76,000.00</u>
	00970	Carpenter	44,000.00	70,000.00
	01220	Chief Water Treatment Plant Operator	60,000.00	125,000.00
	01245	Clerk 1	38,000.00	63,000.00
	02147	Clerk 2	41,000.00	66,000.00
	02773	Clerk 3	43,000.00	68,000.00
	07594	Code Enforcement Officer Trainee	45,000.00	60,000.00
	07594	Code Enforcement Officer (Seasonal - Per hour)	19.00	30.00
	07594	Code Enforcement Officer (P/T -Per Hour)	20.00	30.00
	01285	Code Enforcement Officer	47,000.00	72,000.00

	05045	Construction Official	60,000.00	160,000.00
	01453	Custodial Worker	38,000.00	63,000.00
	01506	Deputy Fire Chief	60,000.00	165,000.00
	07796	Deputy Municipal Court Admin.	51,000.00	76,000.00
	01520	Deputy Registrar of Vital Statistics	43,000.00	68,000.00
	01699	Electrical Inspector (P/T- Per Hour)	25.00	50.00
	05046	Electrical Sub-Code Official (P/T - Per Hour)	25.00	50.00
	01706	Electrician	47,000.00	72,000.00
	01710	Electricians Helper	38,000.00	63,000.00
	01746	Equipment Operator	44,000.00	69,000.00
	05947	Equipment Operator/Water Repairer	44,000.00	69,000.00
		Event Sales & Operations Coordinator	42,000.00	75,000.00
	01837	Fire Chief	80,000.00	175,000.00
	01839	Fire Fighter	50,000.00	145,000.00
	01839	Fire Fighter (P/T- Per Hour)	17.00	50.00
	01843	Fire Lieutenant	112,000.00	135,000.00
	06350	Fire Official (P/T)	38,000.00	100,000.00
	06555	Fire Official/Housing Inspector (P/T)	38,000.00	100,000.00
	06536	Fire Prevention Specialist (P/T)	33,000.00	55,000.00
	06536	Fire Prevention Specialist (Seasonal- Per Hour)	15.49	30.00
	05013	Fire Protection Sub-Code Official	51,000.00	76,000.00
	01883	Gardener	40,000.00	65,000.00
	02001@	Heavy Equipment Operator	47,000.00	72,000.00
	01268	Keyboarding Clerk 1	38,000.00	63,000.00
	03256@	Keyboarding Clerk 2	41,000.00	66,000.00
	02781	Keyboarding Clerk 3	45,000.00	70,000.00
	02248	Laborer 1	38,000.00	63,000.00
	02248	Laborer 1 (P/T- Per Hour)	18.27	30.29
	02248	Laborer 1 (Seasonal)	18.27	30.29
	06634	Laborer 2	40,000.00	65,000.00
	06633	Laborer 3	42,000.00	67,000.00
	02297	Lifeguard (Seasonal- Per Hour)	18.75	26.00
	02297	Lifeguard (Captain)(Seasonal)	33,000.00	58,000.00

	02297	Lifeguard (Chief) (Seasonal)	40,000.00	75,000.00
	00297	Lifeguard (Lieutenant) (Seasonal - Per Hour)	21.60	27.18
	02434	Mechanic	44,000.00	69,000.00
	02440	Mechanic (Diesel)	47,000.00	72,000.00
	02456@	Mechanics Helper	38,000.00	63,000.00
	05565	Motor Broom Driver	42,000.00	67,000.00
	07795	Municipal Court Administrator	50,000.00	90,000.00
	02589	Painter	44,000.00	69,000.00
	07305	Parking Enforcement Officer (P/T- Per Hour)	15.49	24.00
	02634	Payroll Clerk	43,000.00	68,000.00
	<u>02648@</u>	Personnel Assistant	60,000.00	90,000.00
	02693	Plumber	45,000.00	70,000.00
	05056	Plumbing Subcode Official (P/T- Per Hour)	25.00	50.00
	02718	Police Captain	140,000.00	185,000.00
	02719	Police Chief	140,000.00	195,000.00
	02727	Police Lieutenant	138,000.00	165,000.00
	02728	Police Officer	45,322.00	113,000.00
	02739	Police Sergeant	120,382.00	135,000.00
	02755	Principal Account Clerk	47,000.00	72,000.00
	04939	Principal Payroll Clerk/Clerk 3	43,000.00	93,000.00
	04399	Program Coordinator Special Events	54,000.00	79,000.00
	06925	Program Development Specialist Human Resources	80,000.00	<u>100,000.00</u> <u>88,000.00</u>
	02923	Public Information Assistant	54,000.00	79,000.00
	02927	Public Information Officer	54,000.00	91,000.00
	02935	Public Works Repairer	45,000.00	70,000.00
	02936	Public Works Superintendent	60,000.00	128,000.00
	02948	Purchasing Agent	57,000.00	82,000.00
	56562	Records Support Technician 1	38,000.00	63,000.00
	56563	Records Support Technician 2	41,000.00	66,000.00
	56564	Records Support Technician 3	43,000.00	68,000.00
	<u>56565</u>	Records Support Technician 4	45,000.00	70,000.00
	02983	Recreation Aide	38,000.00	63,000.00
	02983	Recreation Aide (P/T- Per Hour)	15.39	30.29

	02983	Recreation Aide (Seasonal- Per Hour)	15.39	30.29
	02983	Recreation Aide (Pool Lifeguard)	22.00	32.00
	02993	Recreation Leader	45,000.00	70,000.00
	03018	Recreation Program Coordinator	47,000.00	72,000.00
	07419	Secretary Board/Commission (40:55D-24)	43,000.00	68,000.00
	07419	Secretary Board/Commission (Per Mtg.)	40.00	200.00
	03165	Senior Account Clerk	45,000.00	70,000.00
	05009	Senior Carpenter	47,000.00	72,000.00
	07379	Senior Code Enforcement Officer	51,000.00	76,000.00
		Senior Equipment Operator	47,000.00	72,000.00
	03459	Senior Mechanic	47,000.00	72,000.00
	03496	Senior Payroll Clerk	40,000.00	80,000.00
	03515	Senior Plumber	47,000.00	72,000.00
	03541@	Senior Public Works Repairer	47,000.00	72,000.00
	03625	Senior Traffic Maintenance Worker	47,000.00	72,000.00
	03641	Senior Water Meter Reader (Meter Worker 2)	47,000.00	72,000.00
	05875	Sewer Repairer 1/Water Repairer 1	44,000.00	69,000.00
	05295	Sewer Repairer 2/Water Repairer 2	47,000.00	72,000.00
		Sewer Repairer 2/Water Repairer 3 (Asst. Supv. S/W)		
	06705		50,000.00	75,000.00
	03647	Senior Water Treatment Plant Operator	40,000.00	80,000.00
	06707	Sewer Repairer Supv./Water Repairer Supv.	50,000.00	100,000.00
	03987@	Supervisor Buildings & Grounds	50,000.00	120,000.00
	06664	Supervising Equipment Operator	50,000.00	75,000.00
	06544	Supervising Water Treatment Plant Operator	50,000.00	75,000.00
	06650	Supervisor Public Works	50,000.00	120,000.00
	06816	Supervisor Traffic Maintenance	47,000.00	72,000.00
	04189	Traffic Maintenance Worker	42,000.00	67,000.00
	05193	Technical Assistant to the Construction Official	49,000.00	74,000.00
	04222	Truck Diver	42,000.00	67,000.00
	04244	Violations Clerk	43,000.00	68,000.00
	04244	Violations Clerk (P/T- Per Hour)	20.67	32.69
	02500	Water Meter Reader (Meter Worker 1)	40,000.00	65,000.00
	04278	Water Meter Repairer	40,000.00	65,000.00
	04263	Water & Sewer Utilities Superintendent	60,000.00	130,000.00
	04296	Water Treatment Plant Operator	47,000.00	72,000.00

	04338	Zoning Officer	40,000.00	<del>80,000.00</del> <ins>74,000.00</ins>
		<b>Stipends</b>		
		Claims Coordinator	5,000.00	
		Switchboard/Weddings	10,000.00	
		<del>Deputy Chief Financial Officer</del>	<del>5,000.00</del>	
		<del>Website Administrator</del>	<del>10,000.00</del>	
		COAH Administrator/ Municipal Housing Liaison	5,000.00	
		Community Rating System Coordinator	4,000.00	
		Floodplain Manager	5,000.00	
		Land Use Board Meetings	10,000.00	
		<del>Housing Inspector</del>	<del>10,000.00</del>	
		Recycling Coordinator	5,000.00	
		<del>Public Information Officer</del>	<del>4,000.00</del>	
		Deputy OEM Coordinator	4,000.00	
		Safety Coordinator	5,000.00	
		<del>Fund Commissioner</del>	<del>5,000.00</del>	
		<del>Alt. Fund Commissioner</del>	<del>2,500.00</del>	
		After Hours Water/Sewer Response	3,500.00	
		Emergency Management Coordinator	8,000.00	
		Fire Subcode	16,000.00	
		WCM CRS Coordinator	2,500.00	
		Cape May Point CRS Coordinator	2,500.00	

**CITY OF CAPE MAY, COUNTY OF CAPE MAY, STATE OF NEW JERSEY**

**ORDINANCE NO. 581-2025**

**AN ORDINANCE AMENDING CHAPTER 7 OF THE CODE OF THE CITY OF CAPE MAY REGARDING ON-STREET PARKING PERMITS**

**WHEREAS**, Section 7-56 of the City of Cape May Municipal Code establishes a permitting process for reserved on-street parking for persons that reside in the City; and

**WHEREAS**, the City Council of the City of Cape May has deemed it in the City's best interest to make amendments to the on-street parking permitting regulations.

**NOW, THEREFORE BE IT ORDAINED** by the City Council of the City of Cape May in the County of Cape May and State of New Jersey as follows:

**SECTION 1.** Section 7-56 of the City of Cape May Code is amended as follows (strikethrough portions indicating deletions and underline portions indicating new language):

**§ 7-56. Permit parking — On-street.<sup>1</sup> [Added 5-18-2010 by Ord. No. 204-2010]**

**§ 7-56.1. Qualifications and criteria.**

- A. Any person who owns residential property or resides in the City and whose property has no off street parking prior to June 16, 2010 (effective date of this ordinance), and who because of the present condition of the property on which the home is located does not have the ability under the zoning regulations to create at least one off street parking space on the site, may be eligible for an on-street parking permit. An on-street parking permit may be issued to the owner or occupant of any residential property that does not have an existing off-street parking space and cannot, under current zoning regulations, create at least one off-street parking space on the site. No applicant shall be eligible for an on-street parking permit if the property is required to be licensed as a Short-Term Rental under Chapter 310, Article IV. For the avoidance of any doubt, a property may not simultaneously be licensed under Chapter 310 Article IV and hold an on-street parking permit under this section.
- B. In order to further meet the eligibility requirements, there must be a distance of no more than eight feet from the property line to the home on each side and no access to the rear of the home by vehicle. A property shall not qualify for an on-street parking permit if it has an area of at least nine feet by eighteen feet (9' x 18') usable for a conforming off-street parking space in the side yard beyond the front façade of the building, or if the property has vehicle access to the rear.
- C. If the criteria in Subsection B. cannot be met and the only reason for not being able to park one vehicle on the site is a violation of the zoning regulations, the person seeking the permit must first seek relief from the Zoning Board and, if applicable, the Historic Preservation Commission, as a condition to qualification.
- D. C. The space for which the permit is to be issued is in front of the person's home or, if there is no space in front of such home, at such other location the next appropriate closest space as determined by the City.

D. No more than one on-street permit may be issued for any one building or tax lot regardless of the number of residential units contained in the building. This shall include multi-family development within one building, apartment buildings, and apartments over detached garages (to the extent otherwise permitted under the zoning regulations). ~~There shall also be one space allocated for a business property that has one or more residential units within it, such as a tourist guest house, provided that it otherwise satisfies the requirements set forth in this section.~~

E. Any one homeowner or building or property cannot hold both an on-street parking permit and an on-street reserved handicapped parking permit simultaneously.

E.F. For the avoidance of any doubt, this section is not intended to provide on-street parking permits for commercial properties.

#### **§ 7-56.2. Application for permit.**

A completed application for a permit must be filed in the Office of the City Clerk by the person to whom the permit shall be issued. The application shall include the following information:

- A. The name and address of the person who resides in the property for which the permit is to be issued;
- B. The name and address of the owner of the property;
- C. A copy of the applicant's driver's license;
- D. ~~A copy of the vehicle registration card for the vehicle to which the permit is to be affixed pursuant to § 7-56.5A; Certification of ownership and acknowledgement that the property is not utilized for Short-Term Rental. This certification shall be required upon any renewal.~~
- E. An accurate survey of the property; and
- F. ~~If applicable, proof that a request for a variance from the zoning regulations to allow on-site parking for one vehicle was denied.~~
- G. ~~If the application is for more than one dwelling unit occupying one tax lot, a resolution of the condominium association authorizing the application, in which case the permit will be issued to the association, which shall also specify which unit owner/tenant shall be entitled to utilize the permit during the year. See § 7-56.5B for additional regulations regarding condominium associations.~~

H.F. The permit shall be valid from ~~May~~ ~~February~~ 1 through ~~October 31~~ ~~January 31~~ and must be renewed annually of each calendar year for which it is issued. Any qualified person shall also have the right to extend the permit for the full calendar year (January 1 through December 31) by paying an additional permit fee in the amount of \$150, thus making the total permit fee, subject to any adjustments required under § 7-56.3C below, \$500. The full calendar year permit shall also be subject to all other provisions contained in this entire § 7-56. ~~[Amended 12-17-2013 by Ord. No. 272-2013]~~

I.G. The permit shall be issued only on a calendar year basis and shall not create a right with respect to any property for which the permit is issued. Upon the transfer of any such property, the new owner shall be required to apply for a permit to be reviewed and, if acceptable, issued in accordance with the terms and conditions of this section. Upon transfer, the new owner

shall initially be required to only pay the non-refundable application fee. The City also reserves the right, in its governmental discretion, to repeal this § 7-56, in which case all permits issued shall automatically terminate.

### **§ 7-56.3. Application and permit fee.**

- A. A nonrefundable application fee of \$25 shall be paid at the time that the application is filed to defray the cost of processing the application.
- B. The application shall be reviewed by the Police ChiefSuperintendent of Public Works (or his/her designee) and Zoning Officer and sent to the City Clerk with a recommendation for issuance or denial. Such recommendation shall be based solely on the qualifications and criteria set forth in this section and the state and local parking regulations. Unless there is reason stated by the Zoning Officer or Police ChiefSuperintendent of Public Works (or his/her designee) for nonissuance, the permit shall then be issued by the City Clerk, subject to payment of the applicable permit fee.
- C. If approved, the permit fee shall be paid prior to the issuance of the permit. The annual permit fee shall initially be \$350, and shall be recalculated and determined by December 1 of each year by resolution of City Council for the next calendar year based upon the anticipated cost and lost revenue due to the issuance of parking permits in metered areas. It is the intent of this section to make the issuance of parking permits revenue neutral so that all lost revenue from the loss of metered parking and the costs incurred in implementing this program are paid solely by the persons to whom the permits are issued. be categorized as follows:
  1. Year-round Residential with no parking meter: \$500 annually
  2. Year-round Residential metered space: \$750 annually

### C. § 7-56.4. Renewal; expiration; revocation.

- A. The on-street parking permit expires at the end of each calendar year February 1 annually and an application for renewal, meeting all of the requirements contained in § 7-56.2, and applicable permit fee shall be submitted before any permit is reissued by January 31 annually. If the applicable fee and renewal application are not paid and submitted in full prior to February 1 annually, a late charge of \$150 will be assessed to the applicant If there has been no change in the information provided in the previous year, the applicant can provide a certification to the City Clerk that there has been no change, in which case the application fee shall be waived.
- B. Upon the renewal of any permit, the full annual permit fee for the entire calendar year shall be paid to the City Clerk.
- C. B. If the holder of any permit for the property at which the permit is issued no longer meets the criteria and qualifications contained in this section, the permit shall be revoked. The filing of an application for a Short-Term Rental License for the property shall constitute cause for immediate revocation of the permit.
- D. C. The permit may also be revoked for cause in accordance with the provisions and procedures contained in §§ 310-9 through 310-12, provided that there shall be no appeal rights to City Council. The provisions regarding Appeal to City Council pursuant to §310-13 shall not be applicable to a revocation under this Section.

**§ 7-56.5. Display of permit; Ssignage.**

- A. The permit shall be in the form of a sticker that is to be affixed to the driver's side of the rear bumper of the vehicle identified in the application.
- B. Only the vehicle listed on the application will be permitted to park in the reserved space and the parking permit sticker, once issued, shall not be used with any other vehicle for the entire calendar year. Each subsequent year the applicant shall be entitled to identify another vehicle owned by the applicant or someone in his/her household. Condominium associations shall be permitted to identify one vehicle owned by any of the unit owners (or year round residential tenants) or anyone in their respective households. Any applicant can change the designated vehicle one time during a calendar year by submitting a request form and vehicle registration card to the City Clerk with a processing fee of \$25 provided that such vehicle otherwise satisfies the requirements of this subsection. The new permit parking sticker will then be issued subject to the applicant returning the previously issued permit parking sticker for the same year.
- C.A. The City shall place signs at each reserved space identifying it as a reserved parking space and subjecting violators to fines and towing.

**SECTION 2.** All other ordinances in conflict or inconsistent with this Ordinance are hereby repealed, to the extent of such conflict or inconsistency.

**SECTION 3.** Should any section, paragraph, sentence, clause or phrase of this Ordinance be declared unconstitutional or invalid for any reason, the remaining portions of this Ordinance shall not be affected thereby and shall remain in full force and effect, and to this end the provisions of this Ordinance are hereby declared to be severable.

**SECTION 4.** This Ordinance shall become effective 20 days after final passage and publication, according to law.

ATTEST:

Erin C. Burke, City Clerk

CITY OF CAPE MAY, a municipal corporation of  
the State of New Jersey

BY:

Zachary M. Mullock, Mayor

## NOTICE

Ordinance 581-2025 was introduced at a Regular meeting of the City Council of the City of Cape May, held on October 21, 2025 and was further considered for final passage during a Regular meeting of the City Council, held at the Cape May City Hall Auditorium, 643 Washington Street, Cape May, New Jersey, on November 17, 2025 at 5:30P.M. at which time a Public Hearing was held.

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Erin C. Burke, City Clerk

Roll Call	Ayes	Nays	Absent	Abstain	Motion	Second
Meier						
McDade						
Bodnar						
Baldwin						
Mullock						

Introduced: October 21, 2025  
1<sup>st</sup> Publication: October 29, 2025  
2<sup>nd</sup> Reading & Adoption: November 17, 2025  
Final Publication: November 26, 2025  
Effective Date: December 16, 2025

cc: DPW  
      CMPD



**CITY OF CAPE MAY, COUNTY OF CAPE MAY, STATE OF NEW JERSEY**

**ORDINANCE NO. 582-2025**

**AN ORDINANCE OF THE CITY OF CAPE MAY AMENDING AND  
SUPPLEMENTING CHAPTER 7 “VEHICLES AND TRAFFIC” TO REGULATE THE  
OPERATION OF ELECTRIC BICYCLES AND SCOOTERS**

**WHEREAS**, in accordance with N.J.S.A. 39:4-197, municipalities are afforded the authority to regulate traffic and parking on municipal public rights-of-way throughout their jurisdiction; and

**WHEREAS**, Chapter 7 of the City Code entitled “Vehicles and Traffic” does not specifically address the use and operation of electric bicycles and electric scooters; and

**WHEREAS**, over the course of the past several years the use and operation of electric bicycles and electric scooters have become more prevalent on public streets, sidewalks, bike paths, boardwalks, and other shared public spaces, often in close proximity to pedestrians, children, seniors, and motor vehicles; and

**WHEREAS**, the use and operation of electric bicycles and electric scooters in high-traffic pedestrian areas and on sidewalks throughout the City significantly increases the risk of serious injury to the operators, as well as to pedestrians and motorists navigating these congested areas; and

**WHEREAS**, the City Council of the City of Cape May finds it to be necessary and appropriate in the interest of public safety to prohibit the use of electric bicycles and electric scooters on the sidewalks throughout the City.

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Cape May as follows:

**Section 1.** Section 7 of the City of Cape May Code regarding “Vehicles and Traffic” shall be amended to include the following **NEW SECTION**:

**ARTICLE VI – Electric Bicycles and Scooters**

**§ 7-62 Purpose.**

The provisions of this Article shall apply whenever an electric bicycle or electric scooter is operated upon any street or upon any public way within the City of Cape May. In the event any of the provisions of this Article conflicts with applicable State Laws, the State Laws shall control.

**§ 7-63 Definitions.**

All words and phrases set forth herein shall be afforded their ordinary meanings as defined and outlined within N.J.S.A. 39:1-1. However, the following specific definitions are incorporated herein for ease of reference:

### **Low-Speed Electric Bicycle**

A two or three-wheeled vehicle with fully operable pedals and an electric motor of less than 750 watts, that meets the requirements of one of the following classifications: "class 1 low-speed electric bicycle" which means a low-speed electric bicycle equipped with a motor that provides assistance only when the rider is pedaling, and that ceases to provide assistance when the bicycle reaches the speed of 20 miles per hour; or "class 2 low-speed electric bicycle" which means a low-speed electric bicycle equipped with a motor that may be used exclusively to propel the bicycle, and that is not capable of providing assistance when the bicycle reaches the speed of 20 miles per hour.

### **Low-Speed Electric Scooter**

A scooter with a floorboard that can be stood upon by the operator, with handlebars, and an electric motor that is capable of propelling the device with or without human propulsion at a maximum speed of less than 19 miles per hour.

### **Low-Speed Vehicle**

A four-wheeled low-speed vehicle, as defined in 49 C.F.R. s.571.3(b), whose attainable speed is more than 20 miles per hour but not more than 25 miles per hour on a paved level surface and which is not powered by gasoline or diesel fuel and complies with federal safety standards as set forth in 49 C.F.R. s.571.500.

### **Motorized Bicycle**

A pedal bicycle having a helper motor characterized in that either the maximum piston displacement is less than 50 cc. or said motor is rated at no more than 1.5 brake horsepower or is powered by an electric drive motor and said bicycle is capable of a maximum speed of no more than 25 miles per hour on a flat surface or a pedal bicycle having an electric motor that is capable of propelling the bicycle in excess of 20 miles per hour with a maximum motor-powered speed of no more than 28 miles per hour on a flat surface. This term shall not include a low-speed electric bicycle or low-speed electric scooter as defined in this section.

### **Motorized Scooter**

A miniature motor vehicle and includes, but is not limited to, pocket bikes, super pocket bikes, scooters, mini-scooters, sport scooters, mini choppers, mini motorcycles, motorized skateboards and other vehicles with motors not manufactured in compliance with Federal Motor Vehicle Safety Standards and which have no permanent Federal Safety Certification stickers affixed to the vehicle by the original manufacturer. This term shall not include: electric personal assistive mobility devices, motorized bicycles, low-speed vehicles, low-speed electric bicycles, or low-speed electric scooters; or motorized wheelchairs, mobility scooters or similar mobility assisting devices used by persons with physical

disabilities, or persons whose ambulatory mobility has been impaired by age or illness.

§ 7-64 Traffic Laws/Regulations.

Any person operating a low-speed electric bicycle, low-speed electric scooter, low-speed vehicle, motorized bicycle, or motorized scooter shall obey all state traffic statutes, laws, and regulations, and the instructions of official traffic control signals, signs, and other control devices applicable to vehicles.

§ 7-65 Electric Bicycle/Scooter Regulations

1. Any person operating a low-speed electric bicycle, low-speed electric scooter, low-speed vehicle, motorized bicycle, or motorized scooter shall obey the instructions of official traffic control signs, and other control devices applicable to vehicles, unless otherwise directed by a police officer.
2. Whenever authorized signs are erected indicating that a turning movement is restricted, no person operating a low-speed electric bicycle, low-speed electric scooter, low-speed vehicle, motorized bicycle, or motorized scooter shall disobey the direction of any such sign, except where that person dismounts from the electric scooter or electric bicycle to make the turn in which event such person shall then obey regulations applicable to pedestrians.
3. No person shall ride or operate a low-speed electric bicycle, low-speed electric scooter, low-speed vehicle, motorized bicycle, or motorized scooter in any direction except in the same direction as vehicular traffic traveling on the same side of the roadway.
4. Any person operating a low-speed electric bicycle, low-speed electric scooter, low-speed vehicle, motorized bicycle, or motorized scooter shall stop for pedestrians in crosswalks.
5. The operator of a low-speed electric bicycle, low-speed electric scooter, low-speed vehicle, motorized bicycle, or motorized scooter shall ride as close to the right-hand side of a public street or roadway as practicable.
6. All operators of a low-speed electric bicycle, low-speed electric scooter, low-speed vehicle, motorized bicycle, or motorized scooter under the age of 17 are required to wear a protective helmet while operating a low-speed electric bicycle, low-speed electric scooter, low-speed vehicle, motorized bicycle, or motorized scooter.
7. No person shall use or operate a low-speed electric bicycle, low-speed electric scooter, low-speed vehicle, motorized bicycle, or motorized scooter on a sidewalk, defined in N.J.S.A. 39:1-1 as "that portion of a highway intended for the use of pedestrians, between the curb line or the lateral line of a shoulder, or

if none, the lateral line of the roadway and the adjacent right-of-way line," within the City of Cape May.

8. Low-speed electric bicycle, low-speed electric scooter, low-speed vehicle, motorized bicycle, or motorized scooter in use at nighttime shall be equipped with a lamp on the front which shall emit a white light visible from a distance of at least 500 feet to the front and with a lamp emitting a red light visible from a distance of 500 feet to the rear.
9. No person shall ride or operate a low-speed electric bicycle, low-speed electric scooter, low-speed vehicle, motorized bicycle, or motorized scooter in a reckless or careless manner which endangers or is likely to endanger the safety or welfare of themselves or other persons or property.
10. It shall be prohibited for a person operating a low-speed electric bicycle, low-speed electric scooter, low-speed vehicle, motorized bicycle, or motorized scooter to allow another person to ride as a passenger, unless the person is carried in a proper seat, trailer or other accessory that complies with current regulations and contains adequate provision for retaining the passenger in place and for protecting the passenger.

#### § 7-66 Violations and Penalties.

Any individual who violates the terms and provisions of this Article shall be subject to a fine of \$100.00 for a first offense and a fine of \$200.00 for a second and/or subsequent violation.

**Section 2.** For purposes of clarity and consistency with related provisions of the City Code, City Council hereby directs the following renumbering within Chapter 7:

- (1) The New Section entitled "Minimum Parking Limitations and Regulations for All Vehicles," adopted pursuant to Ordinance No. 563-2025 on July 1, 2025, shall be codified as § 7-58, as proposed in the body of this Ordinance Amendment; and
- (2) The existing Article V of Chapter 7, entitled "Exhibition Driving," shall be amended solely for purposes of renumbering its provisions to § 7-59, § 7-60, and § 7-61.

**Section 3.** All other ordinances in conflict or inconsistent with this Ordinance are hereby repealed, to the extent of such conflict or inconsistency. Should any portion of this Ordinance be adjudged by a court of competent jurisdiction to be invalid, such judgment shall not affect, impair or repeal the remainder of this Ordinance.

**Section 4.** This ordinance shall take effect 20 days after passage and publication, according to law.

ATTEST:

Erin c. Burke, City Clerk

CITY OF CAPE MAY, a municipal corporation of  
the State of New Jersey

BY:

Zachary M. Mullock, Mayor

**NOTICE**

Ordinance 582-2025 was introduced at a regular meeting of the City Council of the City of Cape May, held on October 21, 2025 and was further considered for final passage during a meeting of the City Council, held at the Cape May City Hall Auditorium, 643 Washington Street, Cape May, New Jersey, on November 17, 2025 at 5:30 P.M. at which time a Public Hearing was held.

Erin C. Burke, City Clerk

Roll Call	Ayes	Nays	Absent	Abstain	Motion	Second
Meier						
McDade						
Bodnar						
Baldwin						
Mullock						

Introduced: October 21, 2025  
1<sup>st</sup> Publication: October 29, 2025  
2<sup>nd</sup> Reading & Adoption: November 17, 2025  
Final Publication: November 26, 2025  
Effective Date: December 16, 2025



**CITY OF CAPE MAY, COUNTY OF CAPE MAY, STATE OF NEW JERSEY**

**ORDINANCE NO. 583 - 2025**

**AN ORDINANCE AUTHORIZING AN AMENDMENT AND EXTENSION OF LEASE  
AGREEMENT WITH NEW JERSEY TRANSIT CORPORATION  
FOR BLOCK 1060, LOTS 4.01 AND 4.02  
COMMONLY KNOWN AS THE WELCOME CENTER**

**WHEREAS**, N.J.S.A. 40A:12-5 provides that a municipality may by ordinance provide for the acquisition of any lease of real property; and

**WHEREAS**, New Jersey Transit Corporation (“NJ Transit”) is the owner of the property known as Block 1060, Lots 4.01 and 4.02, including a portion of the adjacent railroad right-of-way between Broad Street and Lafayette Street, on the official Tax Map of the City of Cape May; and

**WHEREAS**, NJ Transit and the City originally entered into a lease agreement on May 1, 1985 (the “Original Lease”) with a term of twenty (20) years for a parcel of land located at Block 1060, Lots 4.01 and 4.02, including a portion of the adjacent railroad right-of-way between Broad Street and Lafayette Street, on the official Tax Map of the City of Cape May. The Lease was revised pursuant to that certain Rider dated May 1, 1985 (the “Rider”); and

**WHEREAS**, thereafter, the City exercised its option to extend the term the Original Lease for an additional twenty (20) years to April 30, 2025 (the “Option”); and

**WHEREAS**, NJ Transit and the City have agreed to extend the term of the Original Lease, as extended by the Option, for an additional twenty (20) years, subject to the terms and conditions included in this Amendment (the Original Lease, the Rider, and this Amendment are hereinafter referred to as the “Lease”). As a result of the Lease Amendment, the Lease term will be extended to April 30, 2045. The Lease Amendment is attached hereto as EXHIBIT A and incorporated herein by reference;

**NOW, THEREFORE BE IT ORDAINED** by the City Council of the City of Cape May in the County of Cape May and State of New Jersey as follows:

**SECTION 1.** The City is hereby authorized to enter the Lease Amendment with NJ Transit attached hereto as EXHIBIT A and incorporated herein by reference.

**SECTION 2.** The Mayor and City Clerk are hereby authorized to execute any and all instruments and to do all things necessary to effectuate the purposes hereof.

**SECTION 3.** If the provision of any article, section, subsection, paragraph, subdivision or clause of this Ordinance shall be judged invalid by any Court of competent jurisdiction, such Order or Judgment shall not effect or invalidate the remainder of any such article, section, subsection, paragraph or clause, and, to this end, the provisions of this Ordinance are hereby declared to be severable.

**SECTION 4.** This Ordinance shall become effective 20 days after final passage and publication, according to law.

ATTEST:

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Erin C. Burke, City Clerk

CITY OF CAPE MAY, a municipal corporation  
of the State of New Jersey

BY:

---

Zachary M. Mullock, Mayor

### **NOTICE**

Ordinance 583-2025 was introduced at a regular meeting of the City Council of the City of Cape May, held on October 21, 2025 and was further considered for final passage during a meeting of the City Council, held at the Cape May City Hall Auditorium, 643 Washington Street, Cape May, New Jersey, on November 17, 2025 at 5:30 P.M. at which time a Public Hearing was held.

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Erin C. Burke, City Clerk

Roll Call	Ayes	Nays	Absent	Abstain	Motion	Second
Meier						
McDade						
Bodnar						
Baldwin						
Mullock						

Introduced: October 21, 2025  
1<sup>st</sup> Publication: October 29, 2025  
2<sup>nd</sup> Reading & Adoption: November 17, 2025  
Final Publication: November 26, 2025  
Effective Date: December 16, 2025

## LEASE AMENDMENT

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This Lease Amendment (hereinafter this “Amendment”) made this \_\_\_\_\_ day of \_\_\_\_\_, 2025 between New Jersey Transit Corporation, an instrumentality of the State of New Jersey, whose address is 283-299 Market Street, Gateway Two, Newark, NJ 07102 (hereinafter “NJ Transit” or “Lessor”) and the City of Cape May, a Municipal Corporation in the County of Cape May and the State of New Jersey with offices at 643 Washington Street, Cape May, New Jersey 08204 (hereinafter “Lessee” or “Municipality”).

WHEREAS, NJ Transit and Lessee originally entered into a lease agreement on May 1, 1985 (the “Original Lease”) with an original term of twenty (20) years for a parcel of land located at Block 1060, Lots 4.01 and 4.02, including a portion of the adjacent railroad right-of-way between Broad Street and Lafayette Street, on the official Tax Map of the City of Cape May; and

The Lease was revised pursuant to that certain Rider dated May 1, 1985 (the “Rider”); and

WHEREAS, the initial term of the Original Lease expired on April 30, 2005; provided that Lessee exercised its option to extend the term the Original Lease for an additional twenty (20) years to April 30, 2025 (the “Option”); and

WHEREAS, Lessor and Lessee have agreed to extend the term of the Original Lease, as extended by the Option, for an additional twenty (20) years, subject to the terms and conditions included in this Amendment (the Original Lease, the Rider and this Amendment are hereinafter referred to as the “Lease”);

NOW, THEREFORE, in consideration of the mutual covenants, terms and conditions set forth herein, the Parties hereto agree as follows (all capitalized terms not defined herein shall have the meanings set forth in the Original Lease):

1. Subject to the terms and conditions of the Lease, the Term of the Lease is hereby extended to April 30, 2045.
2. Paragraph 17(a) (“Indemnification” and Subparagraph 13(i) are hereby deleted and are replaced with the following:

### **Indemnity**

To the fullest extent permitted by law, Lessee, at its sole cost and expense, shall indemnify, defend with counsel approved by the Atlantic County Municipal Joint Insurance Fund (ACMJIF) and agreed to by Lessor. Lessee shall save harmless the State of New Jersey, NJ Transit and its operating divisions, their agents, officials, employees, servants, and invitees and any other operating authorities NJ Transit may designate, (collectively, the “Indemnified Parties”) against any and all claims, fines, liens, suits, administrative proceedings, liabilities, judgments, costs or expenses, including legal costs and expenses and attorneys’ fees, just or unjust, made against the

Indemnified Parties or Lessee arising out of any personal injury, death, property loss or damage, or other losses or damages of any kind whatsoever, which may in any way be incurred by or accrue against the Indemnified Parties, and arise in connection with this Lease, the failure of Lessee to perform any of its obligations under or any breach of the terms of this Lease, and/or the use or operation of the Leased Area hereunder or which may in any way result therefrom, and whether or not it shall be alleged or determined that the cause thereof was the negligence, acts or omissions of the Indemnified Parties or Lessee or of persons (except if due to the willful misconduct or gross negligence of Lessor).

In the event that NJ Transit shall file any claim or bring an action against the Lessee in connection with a default hereunder or an eviction proceeding, if NJ Transit prevails in any such action, Lessee shall reimburse NJ Transit for all legal costs and expense, and reasonable attorneys' fees incurred by NJ Transit.

3. The entirety of Paragraph 17 (b) ("Insurance") including all unnumbered Paragraphs therein, and Subparagraph 13(k), are deleted and replaced with the following:

The Municipality shall procure and maintain, and shall require its assignees, contractor(s), and sublessee(s), if any, to procure and maintain, during the entire term, and any holdover period, insurance against claims for injuries to persons or damages to property which may arise from or in connection with the tenant's operation and use of the leased premises.

**Coverage shall be at least as broad as the following kinds and minimum amounts during any period of use and occupancy:**

**(a) Property Insurance.** Lessee shall maintain property insurance covering against all risks of loss, including but not limited to the perils of fire, flood, windstorm, terrorism, and including business interruption for a period of up to one (1) year and extended period of indemnity for a period of one hundred eighty (180) days, covering the real property for full replacement cost including any tenant improvement or betterments, equipment installations, fixtures, and contents. The property insurance shall not include any coinsurance penalty provision, and shall cover all perils, including,

but not limited to fire, flood, theft, terrorism, and any damage or destruction. This policy shall name Lessor as loss payee as our interests appear in this Agreement.

(b) **Commercial General Liability (CGL):** Insurance Services Office Form CG 00 01 10/93 covering CGL on an “occurrence” basis, including products and completed operations, property damage, bodily injury and personal & advertising injury with limits no less than **\$5,000,000** per occurrence. If a general aggregate limit applies, either the general aggregate limit shall apply separately to this project/location (ISO CG 25 03 or 25 04 or the equivalent) or the general aggregate limit shall be twice the required occurrence limit. Coverage provided under this liability policy shall include premises operations liability, blanket contractual liability, independent contractor’s liability, mobile equipment, damage from explosion, collapse and underground hazards, and cross liability and severability of interests clause. There shall be no coverage exceptions for property containing or adjacent to railroad facilities or other transportation facilities and the policies shall be endorsed evidencing the contractual exclusion related to construction activity, or any access whatsoever, within fifty (50) feet of the railroad has been deleted. The Municipality's policy shall cover all incidents occurring on the station parcel with the exception of those accidents directly related to railroad operations. The policy shall indemnify and hold harmless the Lessor, the State and the Lessor's contractual operators from such claims as set forth in subparagraph (a) above.

c. **Automobile Liability Insurance:** Lessee shall maintain automobile liability insurance with a minimum of

\$2,000,000 combined single limit per accident for bodily injury and property damage. Such coverage shall be maintained for any auto used by the Lessee, also known as Symbol 1. This policy shall name the Lessor as additional insured

**(d) Workers' Compensation and Employer's Liability**

**Insurance:** Lessee shall and shall require its assignees and/or contractor(s), if any, to purchase and maintain during the term of this Agreement, a policy of worker's compensation insurance within the statutory limits of the State of New Jersey. In case any class of employees is not protected under the Worker's Compensation Statute, Lessee shall provide and shall cause each contractor to provide employer's liability insurance for the protection of each of its employees as are not otherwise protected. Such policy shall cover any disease, including communicable disease, occupational and bacterial, and, if permitted by law, shall contain a waiver of subrogation in the benefit of the Indemnified Parties. Employer's Liability

Insurance with limits of no less than:

Employer's Liability      \$1,000,000 each accident

                                  \$1,000,000 each employee  
                                  disease

                                  \$1,000,000 policy limit disease

Any repairs or improvements performed under the direction or auspices of the Municipality, or its sublessees shall be covered by the appropriate types of insurance including but not limited to:

**(e) Insurance During Alterations, Additions Or Improvements**

Lessee or sublessee shall or shall cause any contractor retained to perform work in furtherance of any Improvements as defined in Section 5 performed on the Licensed Area to procure or cause to be procured and maintained until completion of the work or otherwise required in this Section, the types of insurance and in the minimum limits specified below

**Commercial General Liability Insurance:** Commercial General Liability Insurance with a minimum amount of \$10,000,000 combined single limit per occurrence, in a per project aggregate, shall be maintained, for damages arising out of bodily injuries or death and/or property damage. This policy shall name the Indemnified Parties as additional insureds. The liability policy(ies) shall be written on a form as broad as ISO Form CG 20 10 10 01 for ongoing operations work, and ISO Form CG 20 37 10 01 for completed operations work, and shall include a cross-liability coverage providing severability of interests so that coverage will respond as if separate policies were in force for each insured. Coverage provided under this liability policy shall be on an occurrence basis and shall include, but not be limited to, premises operations liability, personal injury liability, property damage liability, contractual liability, independent contractors' liability, products liability, and completed operations extending two years following completion of the work. There shall be no coverage exceptions for property containing or adjacent to railroad facilities and the policies shall be endorsed evidencing the contractual exclusion related to construction activity, or any access whatsoever, within fifty (50) feet of the railroad has been deleted. All hazards to be covered shall include the so-called "XCU" coverage for

explosion, collapse, and damage where work is to be done over or under NJ Transit's property.

**(g)Workers' Compensation and Employer's Liability Insurance:**

Lessee shall and shall require its assignees and/or contractor(s), if any, to purchase and maintain during the term of this Agreement, a policy of worker's compensation insurance within the statutory limits of the State of New Jersey. In case any class of employees is not protected under the Worker's Compensation Statute, Lessee shall provide and shall cause each contractor to provide employer's liability insurance for the protection of each of its employees as are not otherwise protected. Such policy shall cover any disease, including communicable disease, occupational and bacterial, and, if permitted by law, shall contain a waiver of subrogation in the benefit of the Indemnified Parties.

Employer's Liability Insurance with limits of no less than:

Employer's Liability	\$1,000,000 each accident
	\$1,000,000 each employee
	disease
	\$1,000,000 policy limit disease

**(h)Builder's Risk Insurance Coverage:** Shall include terrorism coverage, for 100% of the construction value of the Licensed Area on which the work is to be executed or which is to be constructed, and shall also cover materials that will eventually form a permanent part of the finished improvements, stored in temporary structures, at off-site facilities, or in the open. The Indemnified Parties are to be named on the policy as Loss Payees, as their interests appear in this Agreement. Fire Insurance with Extended Coverage Endorsement: Fire insurance covers damage or loss to a

property because of fire. An extended coverage endorsement provides coverage beyond fire damage. It protects property against losses caused by the perils of windstorm, hail, explosion, civil commotion, riot and riot attending a strike, aircraft damage, vehicle damage, and smoke damage.

**(i)Commercial Automobile Liability Insurance:**

Automobile Liability Insurance with a minimum of \$2,000,000 combined single limit per accident, covering any auto, for bodily injury and property damage liability shall be maintained during the period work is performed on the Licensed Area and any future work to be performed on the Licensed Area.

**(j)Contractor's Pollution Legal Liability and/or Asbestos Legal Liability (if applicable) Insurance:** If at any time any party is performing environmental removal or remediation work, or removal of any Asbestos Containing Material {ACM}, Lessee shall cause the performing party to procure and maintain throughout their entire period of the performance of work, Contractor's Pollution Legal Liability and/or Asbestos Legal Liability Insurance, including lead abatement if required, and removal operations with a minimum amount of \$5,000,000 per occurrence and \$10,000,000 per project aggregate. Transport of any hazardous waste generated pursuant to the performance of work Articles IV or V shall require Hazardous Waste Haulers Insurance (MCS90) in an amount of \$5,000,000 per occurrence or statutory minimum, whichever is greater. Such policy shall contain a six (6) year extended reporting period.

**(k)Railroad Protective Liability Insurance:** Where work performed pursuant to Section 5 includes work across, under or within 50 feet of railroad tracks or the right-of-way, Lessee shall or shall cause the Contractor to procure and maintain Railroad

Protective Liability Insurance (AAR – AASHTO Form) in the name of NJ Transit Rail Operations and other affected railroads providing for bodily injury limits of not less than **\$2,000,000** per occurrence for damage arising out of bodily injury or death, and railroad protection property damage limits of not less than \$2,000,000 for damages to or destruction of property, including the loss of use thereof, in any one occurrence, and not less than **\$6,000,000** In the aggregate. (Reference: “Standard Provisions for General Liability Policies” as contained in U.S. Department of Transportation, Federal Highway Administration, Federal-Aid Highway Program Manual Volume 6, Chapter 6, Section 2, Sub-Section 2, Attachment 1).

The Railroad Protection Policy must contain the following endorsements:

I.S.O. (Insurance Services) Office Endorsement: GL 00 30 03

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Manuscript endorsement with the following wording: “It is understood and agreed that Insuring Agreements, Section II, Definitions (c) (3) is amended to read: ‘Any employee of the insured not within (1) or (2) who is specifically loaned or assigned to the work of the Contractor for prevention of accidents or protection of property, regardless at whose cost those services are provided.’

The Contractor shall furnish to NJ Transit and other specified railroads a Certificate of Insurance for Contractor’s Public Liability Insurance and the original of the AAR-AASHTO policy for Railroad Protective Liability Insurance and all other insurance as required, prior to Execution of the Contract.

Each policy shall include specific endorsements to said policy or policies as stated in this Article providing for thirty (30) days written notice to NJ Transit of any cancellation or material change in the policy.

In lieu of requiring its assignees or contractors to carry this coverage, Lessee may elect to cover them under its policies of insurance with advance written approval of NJ Transit. If any loss is paid to Lessee, it will be held by Lessee in trust for application to the cost of restoring, repairing, replacing or rebuilding the Licensed Area, and will be disbursed promptly upon receipt by Lessee.

If the Lessee, or any of its Contractors, maintains broader coverage or policies, and/or higher limits than the minimum shown above, then the full limits of that insurance coverages or policies will be available to respond to any claims asserted against NJ Transit or the Indemnified Parties.

The foregoing insurance coverage is not intended to, nor does it limit the liability of the Lessee to hold the Indemnified Parties harmless as set forth in Section 16.

**(l) General Insurance Requirements**

**Other Insurance Provisions:** The insurance policies are to contain, or be endorsed to contain, the following provisions:

**(n)Additional Insured Status: NJ Transit, the State of New Jersey,**  
other railroad(s) operating on the affected property, the State of New Jersey, their successors, assigns, agents, employees, servants, and officials, and each and every one of the Indemnified Parties are to be covered as additional insureds on the CGL policy with respect to liability arising out of Licensed premises or any work or operations performed by or on behalf of the Lessee including materials, parts, or equipment furnished in connection

with such work or operations. General liability coverage can be provided in the form of an endorsement to the Lessee's insurance (at least as broad as ISO Form CG 20 10). Additional insured endorsement CG2026 11/85, CG 2010 11/85 or CG 2010 10/93 (but only if modified to include both ongoing and completed operations) naming the Indemnified Parties.

**(o)Primary Coverage:** For any claims related to this contract, the Lessee's insurance coverage shall be primary insurance coverage which the City maintains through the Atlantic County Municipal Joint Insurance Fund (ACMJIF) as respects to the NJ Transit, its officers, officials, employees, volunteers, and any indemnified Party. Any insurance or self-insurance maintained by the NJ Transit, its officers, officials, employees, or volunteers shall not contribute to any loss or claim. The liability insurance required can be satisfied with any combination of primary and follow form umbrella/excess liability insurance. Any Umbrella/Excess liability insurance shall be no less than follow form of the Commercial General Liability, Automobile Liability, and Employer's Liability policies.

**(p)Notice of Cancellation:** Each insurance policy required above shall provide that coverage shall not be canceled, and shall be endorsed stating the following cancellation notice:

"This policy is not subject to cancellation or material change until thirty (30) days after NJ Transit has received written notice thereof as evidenced by return receipt of a registered letter addressed to NJ Transit, Attn: Greystone Management Solutions, One Penn Plaza East, Real Estate Department, 7th Floor, Newark, NJ 07105-2246."

**(q)Waiver of Subrogation:** Lessee hereby grants to NJ Transit a waiver of any right to subrogation which any insurer of said Lessee may acquire against the NJ Transit by virtue of the payment of any loss under such insurance. Lessee agrees to obtain any endorsement that may be necessary to affect this waiver of subrogation, but this provision applies regardless of

whether or not the NJ Transit has received a waiver of subrogation endorsement from the insurer.

**(r)Acceptability of Insurers:** Insurance is to be placed with insurers authorized to conduct business in the state of New Jersey with a current A.M. Best's rating of no less than A: VIII.

**(s)Self-Insured Retentions:** Self-insured retentions must be evidenced to NJ Transit. At the option of the NJ Transit, the Lessee shall provide a financial guarantee satisfactory to the NJ Transit, guaranteeing payment of losses and related investigations, claim administration, and defense expenses. If any such program is approved by NJ Transit, the Lessee and any of its Contractors represent that such program provides the Indemnified Parties with all rights, immunities and protections that would be provided by traditional independent insurance required under the License, including, but not limited to, the defense obligations that insurers are required to undertake in the liability policies pursuant to the terms of the License.

**(t)Verification of Coverage:** Lessee, and any of its contractors, shall furnish the NJ Transit with original Certificates of Insurance including all required amendatory endorsements and a copy of the Declarations and Endorsement Page of the CGL policy listing all policy endorsements to NJ Transit prior to occupancy or commencement of any work, including the Lot Construction or any other alterations as outlined in this Agreement. However, failure to obtain the required documents prior to occupancy or commencement of any work or Improvements shall not waive the Lessee's obligation to provide them. The NJ Transit reserves the right to require complete, certified copies of all required insurance policies, including endorsements, required by these specifications, at any time. Said certificates and endorsements shall be delivered to NJ Transit, Attn: Greystone Management Solutions, One Penn Plaza East, Real Estate Department, 7th Floor, Newark, NJ 07105-2246. The Certificate of Insurance must state in the description of operations section the License number.

**(u)Special Risks or Circumstances:** NJ Transit reserves the right to modify these requirements at any time, including limits, based on the nature of the risk, prior experience, insurer, coverage, or other special circumstances, and is customarily maintained for buildings of similar construction, use and class in the area in which the Licensed Area is located. Each insurance policy required to be maintained under this Agreement shall state that with respect to the interest of NJ Transit and the Additional Insureds, the insurance maintained pursuant to each such policy shall not be invalidated by any action or inaction of Lessee and shall insure NJ Transit and the Additional Insureds regardless of any breach or violation of any warranties, declarations, conditions or exclusions by Lessee. It is understood and agreed that the procurement of insurance in the amounts required does not in any way or manner whatsoever limit Lessee's liability to NJ Transit. In the event the insurance so provided by Lessee does not apply to or cover a particular loss, Lessee shall be liable to NJ Transit for the full amount of any and all loss and/or damage as provided herein. Lessee shall also be liable to NJ Transit for the full amount of any and all loss and/or damage for which Lessee is responsible.

**(v)**The Lessor shall be included as additional insured on all insurance coverage which is the responsibility of the Municipality and its sublessees. The Lessor shall have the right to require the Municipality to add other additional insureds as circumstances require.

**(w)**The Municipality shall furnish the Lessor with a certificate or certificates of insurance indicating coverage of at least the amounts set forth above. No action shall be taken to cancel or otherwise

change or alter the insurance so certified without the Lessor's prior written approval.

(x)The maintenance of insurance shall not release the Municipality from any liability when such liability for injury, death and/or property damage is either within deductible policy limits or is greater than the insurance coverage.

4. Effective as of the date hereof, Section 16.1 of the Lease Agreement is hereby amended to provide that Notice to Lessor be sent to the following, and correspondence with either party may, as an alternative to Certified Mail, may be sent by a recognized overnight courier service:

NJ Transit:           New Jersey Transit Corporation  
                          2 Gateway  
                         283-299 Market Street  
                         Suite 900  
                         Newark, NJ 07102  
                         Attn.: Chief of Real Estate

With a simultaneous copy to:

New Jersey Transit Corporation  
2 Gateway  
283-299 Market Street  
Suite 1800  
Newark, NJ 07102  
Attn.: General Counsel

5. The following provision shall be added to the Lease:

### **Environmental Regulations and Indemnity**

(a) Without limiting any other provisions of this Lease, Lessee shall maintain and keep, at its sole cost, the Demised Premises and all facilities thereon in compliance with all applicable federal, state and local environmental laws, rules and regulations including, but not limited to, the New Jersey Spill Compensation and Control Act, N.J.S.A. 58:10-23.11 et seq. (the "Spill Act") the Industrial Site Recovery Act, N.J.S.A. 13:1K-6 et seq. ("ISRA") and the Underground Storage of Hazardous Substances Act, N.J.S.A. 58:10A-21 et seq. Lessee, however, shall not be required to bring the Demised Premises into such compliance for conditions existing on the Demised Premises prior to Lessee's initial occupancy of the Demised Premises existing except to the extent that any such conditions were caused or exacerbated due to Lessee's activities thereon such as soil disturbances. Lessee shall also comply with all registration and disclosure provisions of laws and regulations designed to prevent, control or respond to the discharge of hazardous substances into the land, water and air. Lessee shall be responsible for all remedial, investigatory and corrective measures and other such actions as may be required in connection with such laws, rules and regulations resulting from or during Lessee's use and occupancy of the Demised Premises.

(b) Lessee shall take all necessary precautions to prevent the spilling of hazardous waste and substances, including petroleum products. If it is determined by Lessor that adequate steps are not being taken by Lessee, the Lessor may terminate the Lease immediately, without benefit of prior notice to Lessee, and the use of the Demised Premises will cease until such time as a plan is accepted and agreed to by Lessor to ensure the environmental security of the Demised Premises.

(c) Lessee shall perform and pay, as Additional Rent, any registration, testing or remediation required under any federal, state or local law, regulation or rule concerning hazardous wastes and substances and/or underground storage tanks, or above-ground tanks as may be applicable. It shall be Lessee's responsibility and obligation to register storage tanks, to pay fees to test, to clean up or pay to clean up all contamination of the Demised Premises and abutting lands, and to indemnify, hold harmless and defend Lessor. This Section shall survive cancellation or early termination of this Lease.

(d) Lessee hereby agrees to execute such documents Lessor deems necessary and to make such applications as Lessor reasonably requires assuring compliance with ISRA and the Underground Storage of Hazardous Substances Act. Lessee shall bear all costs and expenses incurred by Lessor associated with any required compliance of such acts resulting from Lessee's use or occupancy of the Demised Premises including, but not limited to, state agency fees, engineering fees, cleanup costs, filing fees and suretyship expenses. As used in this Lease, ISRA compliance shall include applications for determination of non-applicability by the appropriate governmental authority. The foregoing undertaking shall survive the termination or sooner expiration of the Lease and surrender of the Demised Premises and shall also survive sale, lease or assignment of the Demised Premises by Lessor. Lessee shall immediately provide Lessor with copies of all correspondence, reports, notices, orders, findings, declarations and other materials pertinent to Lessee's compliance with New Jersey Department of Environmental Protection's (NJDEP) requirements under ISRA or any other law, rule or regulation as they are issued or received by Lessee.

(e) In addition to the provisions set forth herein, Lessee shall not generate, store, manufacture, refine, transport, treat, dispose of or otherwise permit hazardous substances to be present on or about the Demised Premises. As used herein, Hazardous Substances shall be defined as all materials and substances which have been determined to be hazardous to health or the environment, including those defined as a “hazardous chemical,” “hazardous substance” or a similar term in the Comprehensive Environmental Responsibility Compensation and Liability Act, 42 U.S.C. 9601, et seq., the Resource Conservation and Recovery Act, 42 U.S.C. 6901, et seq., ISRA, the Spill Act, any rules or regulations promulgated thereunder, or in any other present or future applicable federal, state or local law, rule or regulation relating to environmental protection.

(f) Lessee, at its sole cost and expense, agrees to defend, indemnify and hold harmless Lessor and the other Indemnified Parties identified in Article VI, Section 6.01 of this Lease from and against any and all just or unjust liabilities, damages, claims, losses, judgments, causes of action, costs and expenses (including, but not limited to, the fees and expenses of counsel and expert witnesses) which may be incurred by the Indemnified Parties or threatened against the Indemnified Parties, relating to or arising out of any breach by Lessee of this Section relating to environmental responsibilities, said indemnity and obligations under this Section survive the expiration or early termination of the Lease

6. All other terms and conditions of said Original Lease shall remain in full force and effect. In the event of an inconsistency between this Amendment and the Original Lease, the terms of this Amendment shall control.

#### **7. Authority to Sign**

Lessee represents that the individual executing this Amendment on behalf of Lessee is authorized to do so, and that the execution of this Amendment on the part of such individual shall bind Lessee to its obligations set forth in this Amendment.

In witness whereof, each of the parties hereto agrees to be bound by the foregoing terms and conditions of this Amendment.

8. This Amendment is hereby made a part of the Lease Agreement.

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**NEW JERSEY TRANSIT CORPORATION**

**WITNESS**

By: \_\_\_\_\_ Date \_\_\_\_\_  
Michael P. Murphy  
Acting Chief of Real Estate

**LESSEE: CITY OF CAPE MAY**

**WITNESS**

By: \_\_\_\_\_ Date \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

**CITY OF CAPE MAY, COUNTY OF CAPE MAY, STATE OF NEW JERSEY**

**ORDINANCE NO. 584-2025**

**AN ORDINANCE AMENDING CHAPTER 525 OF THE CITY  
ZONING CODE TO PROMOTE WORKFORCE AND LONG-TERM  
HOUSING OPPORTUNITIES IN THE C-1 ZONING DISTRICT**

**WHEREAS**, the C-1 Primary Business District is located in the center of the City of Cape May and includes the area of the Washington Street Mall; and

**WHEREAS**, among the permitted uses in the C-1 District are “apartments above commercial uses”. See Section 525-22(A)(1)(a); and

**WHEREAS**, the parking requirements for those uses are currently governed by the Residential Site Improvement Standards (RSIS); and

**WHEREAS**, the 2019 Master Plan Reexamination for the City of Cape May recommended the following change to the City’s development regulations:

*Comprehensively reexamine and address standards for C-1 District §525-22 (Washington Street and Mall Primary Business District). Availability of off street parking in this area is extremely lacking and the ability to develop new parking is problematic due to land availability. Availability of work force housing has also been cited as a concern. This area is pedestrian friendly and complementary to apartments over commercial uses which are permitted currently. Ability to convert unused areas above commercial uses has been curtailed by lack of parking. Relaxing or eliminating the parking requirements for apartment uses in this district should be investigated.*

See Section 3.10, Item No. 22, Pg. 74, 2019 Master Plan Reexamination Report; and

**WHEREAS**, having considered the matter, the City Council has determined that it is appropriate to amend the Code to promote the creation and preservation of housing to be used for those working or living long-term in the City, in lieu of apartments that might otherwise be used for short-term rentals, particularly in the area of the Washington Street Mall, where off-street parking is limited and opportunities to create additional off-street parking are scarce; and

**WHEREAS**, pursuant to N.J.S.A. 5:10A-84, a “transient accommodation” is defined to exclude leases of real property for a term of at least 90 consecutive days; and

**WHEREAS**, pursuant to N.J.S.A. 40:52-1, the City has the authority to license the rental of real property for a term less than 175 consecutive days for residential purposes by a person having a permanent place of residence elsewhere; and

**WHEREAS**, pursuant to N.J.S.A. 40:55D-26, prior to the final adoption of this development regulation, the City Council has reviewed the report and any recommendation of the Planning Board.

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Cape May as follows:

**Section 1.** Section 525-4 of the Cape May City Code is hereby amended to include the following **NEW LANGUAGE**:

### **WORKFORCE HOUSING**

As used in this section, “Workforce Housing” means apartments located above commercial uses that are either (a) owner occupied, or (b) leases of real property with a term of at least 90 consecutive days. In either case, the property shall be used as a place of residence for the occupant(s). Accordingly, no developer, applicant, owner, or operator of Workforce Housing shall be permitted to use such units as a Short-Term Rental or to obtain a mercantile license for such use pursuant to Chapter 310, Article IV.

The durational limitations in this definition are intended to encourage the creation of long-term housing opportunities in the City of Cape May which includes for example, owner occupancy, employee and workforce housing, and long-term housing opportunities for those who may work and live within the City, or who work elsewhere but choose to make the City their place of residence. Note that while this definition references “workforce” it is not intended to limit long term housing opportunities only to employees of the owner of the building, but to encourage places of residence generally through duration and residence requirements.

All Workforce Housing shall be subject to applicable fire inspection requirements. Applicants, developers, or owners of Workforce Housing shall, on an annual basis in connection with the annual fire inspection, submit to the Zoning Officer and City Clerk a certification of compliance with the provisions of this section, together with copies of any leases demonstrating such compliance. Any Workforce Housing landlord shall be required to register pursuant to N.J.S.A. 46:8-28 but shall not be required to obtain a mercantile license.

Specific standards applicable to Workforce Housing are as follows: Consistent with the International Property Maintenance Code (IPMC 404.4.1), each bedroom for one person shall be a minimum of 70 square feet and any bedroom proposing two persons shall be a minimum of 100 square feet. There shall be no more than two persons per bedroom regardless of size. Overall a “Workforce Housing” dwelling unit shall not be occupied by more occupants than permitted under the following formula:

- 150 square feet of habitable floor area shall be required for the first occupant; and
- 100 additional square feet of habitable floor area shall be required for each additional occupant.

Workforce Housing shall be exempt from the parking requirements otherwise applicable to residential space located above commercial uses. No apartment dedicated to Workforce Housing may be subleased or otherwise assigned in a manner that contravenes the limitations set forth herein.

For the avoidance of doubt, this definition is intended to provide long-term housing opportunities for individuals who intend to make the City of Cape May their place of residence and is not intended to allow for three-month vacation rentals. Any person, firm, or corporation violating these restrictions shall be subject to the violations and penalties set forth in § 525-84.

**Section 2.** Section 525-22(A) of the Cape May City Code is hereby amended as follows (with ~~strikethrough~~ portions indicating deleted language and **bold/underlined** portions indicating new language):

§ 525-22 C-1 Primary Business District

A. Use regulations.

- (1) Uses by right. In any C-1 District, land, buildings or premises may be used by right for the following purposes:
  - (a) Apartments above commercial uses. **Apartments above commercial uses shall be limited to “Workforce Housing” as defined in § 525-4.**
  - (b) Art, crafts, fine arts and other studios for training.
  - (c) Auto rental offices.
  - (d) Bicycle rental.
  - (e) Business, administrative and professional offices.
  - (f) Clubs, lodges and fraternal organizations subject to § 525-65.
  - (g) Drinking establishments licensed for on-premises consumption.
  - (h) Eating establishments designed for on-premises consumption, including those having outdoor table facilities, provided that such facilities are portable and within 10 feet of the principal building. Drive-in facilities with window or curb service are not permitted.
  - (i) Financial institutions, including banks, savings and loan companies and investment companies.

- (j) Libraries, art galleries, museums.
- (k) Personal services such as, but not limited to, beauty and barber shops.
- (l) Public parking lot or garage except that no automobile service facilities or gasoline sales are permitted.
- (m) Retail sale of goods or prepared food.
- (n) Service businesses such as, but not limited to, shoe repair, tailor, jewelry repair, travel agency, duplicating service, or small appliance repair.
- (o) Shopping centers.
- (p) Taxi stations.
- (q) Theaters, excluding drive-in theaters.
- (r) Churches, synagogues or similar places of worship and related religious facilities subject to § 525-63.

**Section 3.** Section 525-68 of the Cape May City Code is hereby amended as follows (with ~~strikethrough~~ portions indicating deleted language and **bold/underlined** portions indicating new language):

§ 525-68 Continuation and restoration.

Any nonconforming use or structure existing at the time of the passage of this chapter may be continued upon the lot or in the structure so occupied, and any such structure may be restored or repaired in the event of partial destruction thereof to the extent permitted by law.

**Pursuant to N.J.S.A. 40:55D-68, the prospective purchaser, prospective mortgagee, or any other person interested in any land upon which a nonconforming use or structure exists may apply in writing for the issuance of a certificate certifying that the use or structure existed before the adoption of the ordinance which rendered the use or structure nonconforming. The applicant shall have the burden of proof. Application pursuant hereto may be made to the Zoning Officer within one (1) year of the adoption of the ordinance which rendered the use or structure nonconforming, or, at any time to the Zoning Board of Adjustment. Any denial by the Zoning Officer shall be appealable to the Zoning Board of Adjustment.**

**The fee for an application to the Zoning Officer shall be \$150.00. Any application to the Zoning Board of Adjustment for an appeal or determination pursuant to this section shall be subject to the Application Fee and Escrow requirements for “Appeals” as set forth in Section 211-1 of the City Code.**

**Section 4. Courtesy Notice to Affected Property Owners Regarding Eligibility to Apply for Preexisting Nonconforming Use.** Pursuant to N.J.S.A. 40:55D-68, any nonconforming use or structure existing at the time of the passage of an ordinance may be continued upon the lot or in the structure so occupied.

This ordinance eliminates “apartments above commercial uses” as a permitted use in the C-1 District for those Blocks referenced as being part of the “Washington Street Mall Workforce Housing Overlay” and replaces it with those limited to Workforce Housing as defined herein.

For the avoidance of any doubt, this amendment shall have prospective effect only. Any apartments above commercial uses that are lawfully in use as of the date of adoption of this ordinance may be “grandfathered” and deemed a preexisting nonconforming use as of the effective date of this ordinance.

The City Council hereby directs the City Clerk to provide a courtesy notice to the property owners within the above referenced overlay with (1) a copy of this ordinance and (2) advising that an application for a *Certificate of Preexisting Nonconforming Use* may be made to the Zoning Officer within one (1) year of the adoption of this ordinance, or, at any time to the Zoning Board.

**Section 5.** Section 417-3 of the Cape May City Code is hereby amended as follows (with strikethrough portions indicating deleted language and **bold/underlined** portions indicating new language):

**§ 417-3      Applicability of requirements; exemptions; waiver of requirements.**

A. Application of requirements. No development shall take place within the City nor shall any land be cleared or altered, nor shall any watercourse be diverted or its channel or floodplain dredged or filled, nor shall any parking areas, accessory or otherwise or accessways thereto, be constructed, installed or enlarged, nor shall any building permit, certificate of occupancy or other required permit be issued with respect to any such structure, land or parking area, except in accordance with an approval of such development granted pursuant to this chapter, unless exempted in accordance with Subsection B. Any exemption granted from this chapter shall not exempt an applicant from any applicable provisions of the Historic Preservation District or review by the Historic District Commission. [Amended 6-21-2005 by Ord. No. 37-2005]

B. Exemptions. Site plan approval shall not be required for any of the following:

(1) Detached single-family dwellings, structures designed for occupancy by two families, quads, or accessory uses thereto permitted as of right under applicable zoning districts; but this shall not limit the requirements for submission and

approval of subdivision plats as otherwise required by City ordinances. Notwithstanding the above, any application for development of a quad that requires variance relief shall be subject to site plan review and heard by the Planning Board unless "D" variance is implicated by the application in which case the Zoning Board will hear the application.

- (2) The construction of a parking area for less than three vehicles.
- (3) Any structure or use for which a site plan review application was approved by the Planning Board prior to the effective date of this chapter or under City ordinances and regulations then in effect and superseded by this chapter, land that is developed in accordance with an approval of such application heretofore given by the Planning Board pursuant to the prior ordinances and regulations, provided that such approval is less than three years old.
- (4) A proposed development not involving a change in use and not affecting existing circulation, drainage, building arrangements, landscaping, buffering, lighting and other considerations of site plan review.
- (5) Any undertaking which involves only normal maintenance or replacement such as a new roof, painting, new siding or similar activity.
- (6) In any zone where "Workforce Housing" is a permitted use, the conversion of existing interior building area to "Workforce Housing" as defined in § 525-4, shall be exempt from Site Plan review, provided the applicant fully complies with the requirements set forth therein. This exemption does not apply if the application involves any exterior expansion or addition to create Workforce Housing, or, if Workforce Housing is included as part of a larger application for conversion or change of use that is otherwise subject to Site Plan review.

**Section 6.** All other ordinances in conflict or inconsistent with this Ordinance are hereby repealed, to the extent of such conflict or inconsistency. Should any portion of this Ordinance be adjudged by a court of competent jurisdiction to be invalid, such judgment shall not affect, impair or repeal the remainder of this Ordinance.

**Section 7.** This ordinance shall take effect 20 days after passage and publication, according to law.

ATTEST:

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Erin C. Burke, City Clerk

CITY OF CAPE MAY, a municipal corporation of  
the State of New Jersey

BY:

---

Zachary M. Mullock, Mayor

**NOTICE**

Ordinance 584-2025 was introduced at a regular meeting of the City Council of the City of Cape May, held on October 21, 2025 and was further considered for final passage during a meeting of the City Council, held at the Cape May City Hall Auditorium, 643 Washington Street, Cape May, New Jersey, on November 17, 2025 at 5:30 P.M. at which time a Public Hearing was held.

---

Erin C. Burke, City Clerk

<b>Roll Call</b>	<b>Ayes</b>	<b>Nays</b>	<b>Absent</b>	<b>Abstain</b>	<b>Motion</b>	<b>Second</b>
<b>Meier</b>						
<b>McDade</b>						
<b>Bodnar</b>						
<b>Baldwin</b>						
<b>Mullock</b>						

Introduced: October 21, 2025  
1<sup>st</sup> Publication: October 29, 2025  
2<sup>nd</sup> Reading & Adoption: November 17, 2025  
Final Publication: November 26, 2025  
Effective Date: December 16, 2025



**CITY OF CAPE MAY, COUNTY OF CAPE MAY, STATE OF NEW JERSEY**

**ORDINANCE NO. 584-2025**

**AN ORDINANCE AMENDING CHAPTER 525 OF THE CITY  
ZONING CODE TO PROMOTE WORKFORCE AND LONG-TERM  
HOUSING OPPORTUNITIES IN THE C-1 ZONING DISTRICT**

**WHEREAS**, the C-1 Primary Business District is located in the center of the City of Cape May and includes the area of the Washington Street Mall; and

**WHEREAS**, among the permitted uses in the C-1 District are “apartments above commercial uses”. See Section 525-22(A)(1)(a); and

**WHEREAS**, the parking requirements for those uses are currently governed by the Residential Site Improvement Standards (RSIS); and

**WHEREAS**, the 2019 Master Plan Reexamination for the City of Cape May recommended the following change to the City’s development regulations:

*Comprehensively reexamine and address standards for C-1 District §525-22 (Washington Street and Mall Primary Business District). Availability of off street parking in this area is extremely lacking and the ability to develop new parking is problematic due to land availability. Availability of workforce housing has also been cited as a concern. This area is pedestrian friendly and complementary to apartments over commercial uses which are permitted currently. Ability to convert unused areas above commercial uses has been curtailed by lack of parking. Relaxing or eliminating the parking requirements for apartment uses in this district should be investigated.*

See Section 3.10, Item No. 22, Pg. 74, 2019 Master Plan Reexamination Report; and

**WHEREAS**, having considered the matter, the City Council has determined that it is appropriate to amend the Code to promote the creation and preservation of housing to be used for those working or living long-term in the City, in lieu of apartments that might otherwise be used for short-term rentals, particularly in the area of the Washington Street Mall, where off-street parking is limited and opportunities to create additional off-street parking are scarce; and

**WHEREAS**, pursuant to N.J.S.A. 5:10A-84, a “transient accommodation” is defined to exclude leases of real property for a term of at least 90 consecutive days; and

**WHEREAS**, pursuant to N.J.S.A. 40:52-1, the City has the authority to license the rental of real property for a term less than 175 consecutive days for residential purposes by a person having a permanent place of residence elsewhere; and

**WHEREAS**, pursuant to N.J.S.A. 40:55D-26, prior to the final adoption of this development regulation, the City Council has reviewed the report and any recommendation of the Planning Board.

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Cape May as follows:

**Section 1.** Section 525-4 of the Cape May City Code is hereby amended to include the following **NEW LANGUAGE**:

### **WORKFORCE AND LONG-TERM HOUSING**

As used in this section, “**Workforce and Long-Term Housing**” means apartments located above commercial uses that are either (a) owner occupied, or (b) leases of real property with a term of at least 90 consecutive days. In either case, the property shall be used as a place of residence for the occupant(s). Accordingly, no developer, applicant, owner, or operator of **Workforce and Long-Term Housing** shall be permitted to use such units as a Short-Term Rental or to obtain a mercantile license for such use pursuant to Chapter 310, Article IV.

The durational limitations in this definition are intended to encourage the creation of long-term housing opportunities in the City of Cape May which includes for example, owner occupancy, employee and workforce housing, and long-term housing opportunities for those who may work and live within the City, or who work elsewhere but choose to make the City their place of residence. Note that while this definition references “workforce” it is not intended to limit long term housing opportunities only to employees of the owner of the building, but to encourage places of residence generally through duration and residence requirements.

All **Workforce and Long-Term Housing** shall be subject to applicable fire inspection requirements. Applicants, developers, or owners of **Workforce and Long-Term Housing** shall, on an annual basis in connection with the annual fire inspection, submit to the Zoning Officer and City Clerk a certification of compliance with the provisions of this section, together with copies of any leases demonstrating such compliance. Any **Workforce and Long-Term Housing** landlord shall be required to register pursuant to N.J.S.A. 46:8-28 but shall not be required to obtain a mercantile license.

Specific standards applicable to **Workforce and Long-Term Housing** are as follows: Consistent with the International Property Maintenance Code (IPMC 404.4.1), each bedroom for one person shall be a minimum of 70 square feet and any bedroom proposing two persons shall be a minimum of 100 square feet. There shall be no more than two persons per bedroom regardless of size. Overall a “**Workforce and Long-Term Housing**” dwelling unit shall not be occupied by more occupants than permitted under the following formula:

- 150 square feet of habitable floor area shall be required for the first occupant; and

- 100 additional square feet of habitable floor area shall be required for each additional occupant.

Workforce and Long-Term Housing shall be exempt from the parking requirements otherwise applicable to residential space located above commercial uses. No apartment dedicated to Workforce and Long-Term Housing may be subleased or otherwise assigned in a manner that contravenes the limitations set forth herein.

For the avoidance of doubt, this definition is intended to provide long-term housing opportunities for individuals who intend to make the City of Cape May their place of residence and is not intended to allow for three-month vacation rentals. Any person, firm, or corporation violating these restrictions shall be subject to the violations and penalties set forth in § 525-84.

**Section 2.** Section 525-22(A) of the Cape May City Code is hereby amended as follows (with ~~strikethrough~~ portions indicating deleted language and **bold/underlined** portions indicating new language):

§ 525-22 C-1 Primary Business District

A. Use regulations.

- (1) Uses by right. In any C-1 District, land, buildings or premises may be used by right for the following purposes:
  - (a) Apartments above commercial uses. **Apartments above commercial uses shall be limited to “Workforce and Long-Term Housing” as defined in § 525-4.**
  - (b) Art, crafts, fine arts and other studios for training.
  - (c) Auto rental offices.
  - (d) Bicycle rental.
  - (e) Business, administrative and professional offices.
  - (f) Clubs, lodges and fraternal organizations subject to § 525-65.
  - (g) Drinking establishments licensed for on-premises consumption.
  - (h) Eating establishments designed for on-premises consumption, including those having outdoor table facilities, provided that such facilities are portable and within 10 feet of the principal building. Drive-in facilities with window or curb service are not permitted.

- (i) Financial institutions, including banks, savings and loan companies and investment companies.
- (j) Libraries, art galleries, museums.
- (k) Personal services such as, but not limited to, beauty and barber shops.
- (l) Public parking lot or garage except that no automobile service facilities or gasoline sales are permitted.
- (m) Retail sale of goods or prepared food.
- (n) Service businesses such as, but not limited to, shoe repair, tailor, jewelry repair, travel agency, duplicating service, or small appliance repair.
- (o) Shopping centers.
- (p) Taxi stations.
- (q) Theaters, excluding drive-in theaters.
- (r) Churches, synagogues or similar places of worship and related religious facilities subject to § 525-63.

**Section 3.** Section 525-68 of the Cape May City Code is hereby amended as follows (with ~~strikethrough~~ portions indicating deleted language and **bold/underlined** portions indicating new language):

§ 525-68 Continuation and restoration.

Any nonconforming use or structure existing at the time of the passage of this chapter may be continued upon the lot or in the structure so occupied, and any such structure may be restored or repaired in the event of partial destruction thereof to the extent permitted by law.

**Pursuant to N.J.S.A. 40:55D-68, the prospective purchaser, prospective mortgagee, or any other person interested in any land upon which a nonconforming use or structure exists may apply in writing for the issuance of a certificate certifying that the use or structure existed before the adoption of the ordinance which rendered the use or structure nonconforming. The applicant shall have the burden of proof. Application pursuant hereto may be made to the Zoning Officer within one (1) year of the adoption of the ordinance which rendered the use or structure nonconforming, or, at any time to the Zoning Board of Adjustment. Any denial by the Zoning Officer shall be appealable to the Zoning Board of Adjustment.**

**The fee for an application to the Zoning Officer shall be \$150.00. Any application to the Zoning Board of Adjustment for an appeal or determination pursuant to this section shall be subject to the Application Fee and Escrow requirements for “Appeals” as set forth in Section 211-1 of the City Code.**

**Section 4. Courtesy Notice to Affected Property Owners Regarding Eligibility to Apply for Preexisting Nonconforming Use.** Pursuant to N.J.S.A. 40:55D-68, any nonconforming use or structure existing at the time of the passage of an ordinance may be continued upon the lot or in the structure so occupied.

This ordinance eliminates “apartments above commercial uses” as a permitted use in the C-1 District ~~for those Blocks referenced as being part of the “Washington Street Mall Workforce Housing Overlay”~~ and replaces it with those limited to **Workforce and Long-Term Housing** as defined herein.

For the avoidance of any doubt, this amendment shall have prospective effect only. Any apartments above commercial uses that are lawfully in use as of the date of adoption of this ordinance may be “grandfathered” and deemed a preexisting nonconforming use as of the effective date of this ordinance.

The City Council hereby directs the ~~City Clerk~~ **City Manager** and all other appropriate City Officials to provide a courtesy notice to the property owners within the above referenced ~~overlay~~ **C(1) Zoning District** with (1) a copy of this ordinance and (2) advising that an application for a *Certificate of Preexisting Nonconforming Use* may be made to the Zoning Officer within one (1) year of the adoption of this ordinance, or, at any time to the Zoning Board.

**Section 5.** Section 417-3 of the Cape May City Code is hereby amended as follows (with strikethrough portions indicating deleted language and **bold/underlined** portions indicating new language):

**§ 417-3      Applicability of requirements; exemptions; waiver of requirements.**

A. Application of requirements. No development shall take place within the City nor shall any land be cleared or altered, nor shall any watercourse be diverted or its channel or floodplain dredged or filled, nor shall any parking areas, accessory or otherwise or accessways thereto, be constructed, installed or enlarged, nor shall any building permit, certificate of occupancy or other required permit be issued with respect to any such structure, land or parking area, except in accordance with an approval of such development granted pursuant to this chapter, unless exempted in accordance with Subsection B. Any exemption granted from this chapter shall not exempt an applicant from any applicable provisions of the Historic Preservation District or review by the Historic District Commission. [Amended 6-21-2005 by Ord. No. 37-2005]

B. Exemptions. Site plan approval shall not be required for any of the following:

- (1) Detached single-family dwellings, structures designed for occupancy by two families, quads, or accessory uses thereto permitted as of right under applicable zoning districts; but this shall not limit the requirements for submission and approval of subdivision plats as otherwise required by City ordinances. Notwithstanding the above, any application for development of a quad that requires variance relief shall be subject to site plan review and heard by the Planning Board unless “D” variance is implicated by the application in which case the Zoning Board will hear the application.
- (2) The construction of a parking area for less than three vehicles.
- (3) Any structure or use for which a site plan review application was approved by the Planning Board prior to the effective date of this chapter or under City ordinances and regulations then in effect and superseded by this chapter, land that is developed in accordance with an approval of such application heretofore given by the Planning Board pursuant to the prior ordinances and regulations, provided that such approval is less than three years old.
- (4) A proposed development not involving a change in use and not affecting existing circulation, drainage, building arrangements, landscaping, buffering, lighting and other considerations of site plan review.
- (5) Any undertaking which involves only normal maintenance or replacement such as a new roof, painting, new siding or similar activity.
- (6) In any zone where “Workforce and Long-Term Housing” is a permitted use, the conversion of existing interior building area to “Workforce and Long-Term Housing” as defined in § 525-4, shall be exempt from Site Plan review, provided the applicant fully complies with the requirements set forth therein. This exemption does not apply if the application involves any exterior expansion or addition to create Workforce and Long-Term Housing, or, if Workforce and Long-Term Housing is included as part of a larger application for conversion or change of use that is otherwise subject to Site Plan review.

**Section 6.** All other ordinances in conflict or inconsistent with this Ordinance are hereby repealed, to the extent of such conflict or inconsistency. Should any portion of this Ordinance be adjudged by a court of competent jurisdiction to be invalid, such judgment shall not affect, impair or repeal the remainder of this Ordinance.

**Section 7.** This ordinance shall take effect 20 days after passage and publication, according to law.

ATTEST:

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Erin Burke, City Clerk

CITY OF CAPE MAY, a municipal corporation of  
the State of New Jersey

BY:

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Zachary M. Mullock, Mayor

## **NOTICE**

Ordinance 584-2025 was introduced at a regular meeting of the City Council of the City of Cape May, held on October 21, 2025, was amended and reintroduced on November 17, 2025, and was further considered for final passage during a meeting of the City Council, held at the Cape May City Hall Auditorium, 643 Washington Street, Cape May, New Jersey, on December 16, 2025 at 5:30 P.M. at which time a Public Hearing was held.

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Erin C. Burke, City Clerk

<b>Roll Call</b>	<b>Ayes</b>	<b>Nays</b>	<b>Absent</b>	<b>Abstain</b>	<b>Motion</b>	<b>Second</b>
<b>Meier</b>						
<b>McDade</b>						
<b>Bodnar</b>						
<b>Baldwin</b>						
<b>Mullock</b>						

Introduced: October 21, 2025  
1<sup>st</sup> Publication: October 29, 2025  
Amended and Reintroduced: November 17, 2025  
2<sup>nd</sup> Reading & Adoption: December 16, 2025  
Final Publication: December 24, 2025  
Effective Date: January 13, 2025





**643 Washington Street Cape May, NJ 08204  
609-884-9500**

## **Monthly Activity and Arrest Summary- October 2025 (Cape May Only)**

<b>Total Calls For Service</b>	<b>877</b>
<i>Calls for service requiring multiple officers.</i>	417
<b>INVESTIGATIONS</b>	
ASSAULTS	1
BURGLARIES	1
MALICIOUS MISCHIEF	3
DISORDERLY CONDUCT	28
FAMILY OFFENSE	1
THEFTS	7
SUSPICIOUS PERSONS/VEHICLES	19
<b>SERVICE CALLS</b>	
ALARMS	39
CITIZEN ASSISTS	29
MEDICAL ASSISTS	45
SCHOOL RELATED ACTIVITIES	25
PROPERTY CHECKS	162
PUBLIC SERVICE/ MISCELLANEOUS	261
<b>TRAFFIC</b>	
MOTOR VEHICLE STOPS	198
TRAFFIC SUMMONS ISSUED	56
PARKING SUMMONS	1276
DWI	0
ACCIDENTS	12
TRAFFIC ENFORCEMENT/RADAR	261
TRAFFIC SERVICES	7
<b>ADMINISTRATIVE</b>	
ADMINISTRATIVE DUTIES	163
FIREARM PERMITS	4
COURT SERVICES	4

**Chief Dekon Fashaw      Captain John Bobik      Lieutenant Joseph Walker      Lieutenant Kris Mazza**



**CITY OF CAPE MAY, COUNTY OF CAPE MAY, STATE OF NEW JERSEY**

**RESOLUTION NO. 321-11-2025**

**RESOLUTION AUTHORIZING CONTRACT FOR EMERGENT REPAIRS TO  
BENTON AVENUE PUMP STATION DISCHARGE PIPE**

**WHEREAS**, the stormwater discharge pipe from the Benton Ave Pump Station developed a hole in the pipe which created a sink hole in Jefferson Street on October 14, 2025; and

**WHEREAS**, the City Engineer reviewed the condition and directed that urgent repairs are necessary to repair the hole in the pipe and loss of a portion of Jefferson St; and

**WHEREAS**, N.J.S.A. 40A:11-6 permits a contract to be negotiated or awarded without public advertisement for bids and bidding therefor, notwithstanding the contract price will exceed the bid threshold, when an emergency affecting the public health, safety or welfare requires the immediate delivery of goods or the performance of services; and

**WHEREAS**, the City Engineer contacted Perna Finnigan Inc., 1921 E. Sherman Ave, Vineland, NJ 08361 to complete the emergency work on an emergent basis and will bill the City based on Time and Materials. The Contractor was able can commence the emergency work on October 15, 2025; and

**WHEREAS**, City Council has reviewed the matter and concurs there is a need for emergency repairs to the Benton Ave Pump Station Discharge pipe which substantially impacts the public health and safety of the City of Cape May, and therefore, such contract may be awarded without competitive bidding as permitted by N.J.S.A. 40A:11-6.

**NOW, THEREFORE, BE IT RESOLVED**, by the City Council of the City of Cape May, County of Cape May, State of New Jersey, that:

6. The Recital paragraphs are incorporated as if fully set forth.
2. The Cape May City Council hereby authorizes a contract for emergency repairs to the Benton Ave Pump Station Discharge pipe to Perna Finnigan Inc on a Time and Materials basis.
3. The Mayor, City Manager, and all other appropriate city officials are hereby authorized to take all action and execute all documents required to consummate this contract award.
4. The City Chief Financial Officer has certified the availability of adequate funds to pay this contract.
5. The Contractor shall provide a Business Disclosure Entity Certification and Political Contribution Disclosure Certification which shall be placed on file with this resolution, and that the Contractor will be prohibited from making any reportable contributions through the term of the contract.
6. This Resolution shall take effect immediately upon passage, according to law.

I, Erin C. Burke, City Clerk of the City of Cape May, County of Cape May, State of New Jersey, do hereby certify the foregoing is a correct and true original Resolution adopted by the City Council of the City of Cape May at a meeting held on November 17, 2025.

---

Erin C. Burke, City Clerk

Roll Call	Ayes	Nays	Absent	Abstain	Motion	Second
<b>Meier</b>						
<b>McDade</b>						
<b>Bodnar</b>						
<b>Baldwin</b>						
<b>Mullock</b>						

cc:      QPA  
          Manager  
          CFO  
          Perna

**Resolution:** 321-11-2025

**Amount:** \$15,998.32

TREASURER'S CERTIFICATION

The undersigned, Treasurer of the City of Cape May, does hereby certify to the Mayor and Council that sufficient funds are appropriated from the 5-09-55-310-257 account, to satisfy the award of the referenced contract and further, that all expenses on account of the aforesaid contract shall be charged to that account and shall be encumbered on same.



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Lauren Read, CFO





Respond To: 1921 E. Sherman Ave.  
Vineland, NJ 08361  
Voice: (856) 691-6158  
Fax: (856) 691-0310

**Invoice No.: 0502E005**

Attention: Paul Dietrich  
City of Cape May  
643 Washington St.  
Cape May, NJ 08204  
Prepared by: Lou Benedetti

Date: 10/30/2025  
Project: Force Main Repair  
Location: Queen St.  
Cape May, NJ  
Status: Complete

**Description of Work:**

Provide material, equipment and labor to repair the 16" Storm Force Main at the 105 Queen St Storm Pump Station on 10/15/2025 per the following breakdown:

**Total Amount**

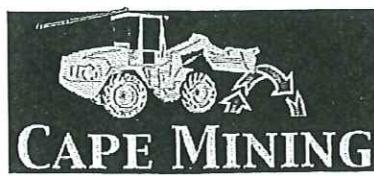
**\$15,998.32**

**105 Queen St Storm Force Main Repair Worksheet**

Labor	Cost per hr	Qty	Hours	Amount
<u>Regular Time</u>				
172 Foreman	\$ 114.18	1.00	10.00	\$1,141.76
172 Laborer	\$ 102.99	3.00	10.00	\$3,089.61
825 Operator A	\$ 116.71	1.00	10.00	\$1,167.07
825 Operator B	\$ 114.74	1.00	10.00	\$1,147.41
<u>Over Time</u>				
172 Laborer	\$ 131.91	1.00	2.00	\$263.82
			<b>Total</b>	<b>\$6,809.67</b>
Equipment - FHWA Rates	Cost per Hr	Qty	Hours	Amount
F350 Utility	\$ 18.02	1.00	10.00	\$180.20
Box Truck w/Tools	\$ 65.49	1.00	10.00	\$654.90
Mack Dump & Trailer	\$ 84.74	1.00	10.00	\$847.40
Excavator .87CY	\$ 77.46	1.00	10.00	\$774.60
Loader SD 2.0CY	\$ 57.17	1.00	10.00	\$571.70
			<b>Total</b>	<b>\$3,028.80</b>
Materials	Qty	Units	Unit Cost	Total
3/4 Stone - PFI Supplied	8	TN	\$41.00	\$328.00
DGA - Cape Mining	28.02	TN	\$11.00	\$308.22
Disposals - Cape Mining	18.97	TN	\$4.00	\$75.88
Asphalt - Seashore	12.19	TN	\$75.70	\$922.78
16" x 24" Repair Clamp - PFI Stock	1	UN	\$1,173.54	\$1,173.54
			<b>Total</b>	<b>\$2,808.42</b>

Bare Cost EQ, Labor & Material **\$12,646.89**

Total Cost EQ, Labor & Material:	\$12,646.89
Overhead	15% \$1,897.03
	<b>\$14,543.92</b>
Profit	10% \$1,454.39
	<b>\$15,998.32</b>



RECEIVED OCT 27 2025

## INVOICE

Invoice #:	58220
Date:	10/17/25
Customer No:	1496

From: Cape Mining & Recycling, LLC  
P.O. Box 246  
Cape May Court House NJ 08210 US

Sold To: Perna Finnigan, Inc.  
1921 E. Sherman Ave  
Vineland, NJ 08361 US

## Delivered To:

Sale Date	Ticket	Units	UM	Unit Price	Matl Total	Haul Total	Tax Code	Tax	Total
<b>MATERIAL: Asphalt</b>									
10/15/25	6656	18.970	TON	4.0000E	75.88	0.00	NT	0.00	75.88
<b>Total : Material Asphalt</b>									
<b>MATERIAL: I5 Recycled Blend Picked Up</b>									
10/15/25	6658	21.850	TON	11.0000E	240.35	0.00	NT	0.00	240.35
10/15/25	6694	6.170	TON	11.0000E	67.87	0.00	NT	0.00	67.87
<b>Total : Material I5 Recycled Blend Picked Up</b>									
<b>Total Invoice:</b> 384.10 0.00 0.00 384.10									

Payment Type: On Account

30 Pay Terms Net 30

Total: 384.10



Ticket #: 6694  
Date: 10/15/25  
Time: 12:34 pm

Weighmaster: Keri Jones #32249

**CUSTOMER INFORMATION**

ID: 1496  
Name: Perna Finnigan, Inc.  
Address: 1921 E. Sherman Ave  
Vineland, NJ 08361  
Phone: 856-691-6158  
Municipality: Cape May City

**JOB INFORMATION**

ID: *Cape May*  
Name: *0*  
Address: *0*  
P.O.: 0502-E005

**TRUCK AND CARRIER WEIGHTS**

Carrier: Perna #1054  
Truck: GNRIK55

**TRUCK WEIGHTS**

	<u>Gross</u>	<u>Stored</u>	<u>Tare</u>	<u>Net</u>
Carrier:	38140	25800	*	12340
Truck:	19.07	12.90	*	6.17

\* P. T.

**PRODUCT AND DAILY TOTALS**

15 Recycled Blend Picked Up 6.17 Ton  
15RBP 2 / Today  
28.02 Ton

Signature \_\_\_\_\_



Ticket #: 6656  
 Date: 10/15/25  
 Time: 9:09 am

Weighmaster: Keri Jones #32249

**CUSTOMER INFORMATION**

ID: 1496  
 Name: Perna Finnigan, Inc.  
 Address: 1921 E. Sherman Ave  
 Vineland, NJ 08361  
 Phone: 856-691-6158  
 Municipality: Cape May City

**JOB INFORMATION**

ID: *Cape May*  
 Name: *Cape May*  
 Address:  
 P.O.: 0502-8005

**TRUCK AND CARRIER WEIGHTS**

Carrier:	Perna #1054	Gross	Stored Tare	Net
Truck:	GNRIK55	63740	25800 *	37940
		31.87	12.90 *	18.97

\* P. T.

**PRODUCT AND DAILY TOTALS**

Asphalt	18.97	Ton
ASPH	1	/ Today
	18.97	Ton

Signature \_\_\_\_\_



Ticket #: 6658  
 Date: 10/15/25  
 Time: 9:20 am

Weighmaster: Keri Jones #32249

**CUSTOMER INFORMATION**

ID: 1496  
 Name: Perna Finnigan, Inc.  
 Address: 1921 E. Sherman Ave  
 Vineland, NJ 08361  
 Phone: 856-691-6158  
 Municipality: Cape May City

**JOB INFORMATION**

ID: *Cape May*  
 Name: *Cape May*  
 Address:  
 P.O.: 0502-8005

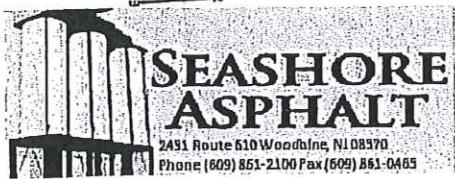
**TRUCK AND CARRIER WEIGHTS**

Carrier:	Perna #1054	Gross	Stored Tare	Net
Truck:	GNRIK55	69500	25800 *	43700
		34.75	12.90 *	21.85

\* P. T.

15 Recycled Blend Picked Up	21.85	Ton
15RBP	1	/ Today
	21.85	Ton

Signature \_\_\_\_\_



RECEIVED OCT 22 2025

## INVOICE

Invoice #:	77414
Date:	10/15/25
Customer No:	1496
Job #:	CAPEMAY

From: Seashore Asphalt Corporation  
2451 Route 610  
Woodbine NJ 08270

Sold To: Perna Finnigan, Inc.  
1921 E. Sherman Ave  
Vineland, NJ 08361 US

Delivered To:

Sale Date	Ticket	Carrier	Units	UM	Unit Price	Material Total	Surcharge Unit Rate	Surcharge Total	Total
PO #: .									
MATERIAL: HMA 9.5M64									
10/15/25	190941 ✓		12.19	TON	75.70	922.78	0.00	0.00	922.78
Total:	Material	HMA 9.5M64		TON		922.78	0.00	0.00	922.78
Taxes (Included in Total):						Tax Code	NT		0.00
Total Invoice:						922.78		0.00	922.78

0502E005  
503.06, m

Remit to: P.O. Box 763, Bridgeton, NJ 08302

Payment Type: On Account

30 Pay Terms Net 30

Total: 922.78

**SEASHORE  
ASPHALT**

Weighmaster: Edma Paredes #32793

Ticket #: 190941  
Date: 10/15/25  
Time: 2:28 pm**CUSTOMER INFORMATION**

ID: 1496  
Name: Perna Finnigan, Inc.  
Address: 1921 E. Sherman Ave  
Vineland, NJ 08361  
Phone: 856-691-6158

**JOB INFORMATION**

503.05

ID: CAPEMAY  
Name: CAPE MAY  
Address: CAPE MAY  
0502-8005

**TRUCK AND CARRIER WEIGHTS**

Carrier: PERNA FINNIGAN  
Truck: PF1054

**TRUCK WEIGHTS**

	<u>Gross</u>	<u>Stored Tare</u>	<u>Net</u>
50080 -lb	25700 -lb *	24380 -lb	
25.04 -tn	12.85 -tn *	12.19 -tn	

\* P. T.

**PRODUCT AND DAILY TOTALS**

HMA 9.5M64 1 / Today  
95M64 12.19 Ton

Signature \_\_\_\_\_



## Cape May Emergency - 16x24 Repair Clamp

PERNA FINNIGAN, INC.

Job Location: Vineland, NJ

Bid Date: 10/30/2025

Core & Main Bid #: 4541838

Core & Main

300 Freeway Drive

Blackwood, NJ 08012

Phone: 8567535566

Fax: 8567535455

Seq#	Qty	Description	Units	Price	Ext Price
20	1	FS2-1790-24 16X24 REP CLP	EA	1,173.54	1,173.54
40		12-14 DAY LEAD TIME			
				Sub Total	1,173.54
				Tax	0.00
				Total	1,173.54

UNLESS OTHERWISE SPECIFIED HEREIN, PRICES QUOTED ARE VALID IF ACCEPTED BY CUSTOMER AND PRODUCTS ARE RELEASED BY CUSTOMER FOR MANUFACTURE WITHIN THIRTY (30) CALENDAR DAYS FROM THE DATE OF THIS QUOTATION. CORE & MAIN LP RESERVES THE RIGHT TO INCREASE PRICES TO ADDRESS FACTORS, INCLUDING BUT NOT LIMITED TO, GOVERNMENT REGULATIONS, TARIFFS, TRANSPORTATION, FUEL AND RAW MATERIAL COSTS. DELIVERY WILL COMMENCE BASED UPON MANUFACTURER LEAD TIMES. ANY MATERIAL DELIVERIES DELAYED BEYOND MANUFACTURER LEAD TIMES MAY BE SUBJECT TO PRICE INCREASES AND/OR APPLICABLE STORAGE FEES. THIS BID PROPOSAL IS CONTINGENT UPON BUYER'S ACCEPTANCE OF SELLER'S TERMS AND CONDITIONS OF SALE, AS MODIFIED FROM TIME TO TIME, WHICH CAN BE FOUND AT: <https://coreandmain.com/terms-of-sale/>

THIS BID MAY INCLUDE GLOBALLY SOURCED (IMPORTED) MATERIALS THAT ARE SUBJECT TO CHANGING TARIFFS. PRICES ARE SUBJECT TO CHANGE DUE TO POTENTIAL ADDITIONAL TARIFFS IMPOSED BY THE U.S. GOVERNMENT. IF IMPOSED, PRICES WILL INCREASE BY THE SAME PERCENTAGE AND WILL BE EFFECTIVE ON THE DATE THAT THE NEW TARIFFS ARE IMPLEMENTED. THESE ITEMS SHOULD BE PURCHASED WITH HASTE TO AVOID ANY ADDITIONAL RISING TARIFF COSTS.

**CITY OF CAPE MAY, COUNTY OF CAPE MAY, STATE OF NEW JERSEY**

**RESOLUTION NO. 322-11-2025**

**RESOLUTION OF AWARD OF HARBORVIEW PARK BID**

**WHEREAS**, the City of Cape May publicly advertised in a fair and open manner consistent with N.J.S.A.19:44A-20.5, for bid known as Bid for Harborview Park; and

**WHEREAS**, the City received and opened on October 28, 2025, in a fair and open manner two (2) bids to wit:

<b>Vendor</b>	<b>Base Bid</b>
Fred Schiavone Construction	\$1,748,956.13
Think Pavers Hardscaping LLC	\$1,908,833.00

; and

**WHEREAS**, the City's design engineer, City Manager and Qualified Purchasing Agent have determined Fred M. Schiavone Construction, Inc., P.O. Box 416, Malaga, New Jersey 08328, as submitting the lowest responsible combined base and alternate bid in accordance with N.J.S.A.40A:11-4a, in the amount of \$1,748,956.13; and

**WHEREAS**, City Council has reviewed and determined that the proposed award of contract is in the best interests of the public health, safety, and general welfare of the City residents and visitors; and

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Cape May, County of Cape May, as follows:

1. The averments of the preamble are hereby incorporated.
2. The Cape May City Council hereby awards bid known as the Harborview Park Bid to Fred Schiavone Construction, in the amount of \$1,748,956.13
3. The Mayor, City Manager, and all other appropriate city officials are hereby authorized to take all action and execute all documents required to consummate this contract award.
4. The City Chief Financial Officer has certified the availability of adequate funds to pay this contract.
5. This resolution shall take effect immediately, according to law.

I, Erin C. Burke, City Clerk of the City of Cape May, County of Cape May, State of New Jersey, do hereby certify the foregoing is a correct and true original Resolution adopted by the City Council of the City of Cape May at a meeting held on November 17, 2025.

---

Erin C. Burke, City Clerk

<b>Roll Call</b>	<b>Ayes</b>	<b>Nays</b>	<b>Absent</b>	<b>Abstain</b>	<b>Motion</b>	<b>Second</b>
<b>Meier</b>						
<b>McDade</b>						
<b>Bodnar</b>						
<b>Baldwin</b>						
<b>Mullock</b>						

cc:        QPA  
          City Manager  
          Fred M. Schiavone Construction, Inc.

**Resolution:**

**Amount: \$1,748,956.13**

TREASURER'S CERTIFICATION

The undersigned, Treasurer of the City of Cape May, does hereby certify to the Mayor and Council that sufficient funds are appropriated from the following accounts:

<u>\$1,397,366.10</u>	<u>Open Space – Harborview: G-02-40-644-303</u>
<u>\$ 340,269.25</u>	<u>Ord #538-2023: C-04-55-924-101</u>
<u>\$ 11,320.78</u>	<u>Ord #252-2012: C-04-55-912-106</u>

to satisfy the award of the referenced contract and further, that all expenses on account of the aforesaid contract shall be charged to that account and shall be encumbered on same.



---

Lauren Read, CFO





October 28, 2025

**VIA EMAIL**

City of Cape May  
643 Washington Street  
Cape May, NJ 08204

ATTN: Erin Burke, City Clerk

**Re: Harborview Park  
City of Cape May, Cape May County, NJ  
EDA # CM-124**

Dear Erin:

Enclosed please find a bid tabulation sheet for the above referenced project. The bids were reviewed for mathematical correctness. There were two (2) bidders for this project. The results are listed below:

<b><u>Contractor</u></b>	<b><u>Bid Amount</u></b>
Think Pavers Hardscaping, LLC	\$1,908,833.00
Fred M. Schiavone Construction, Inc.	\$1,748,956.13

We recommend that the contract be awarded to Fred M. Schiavone Construction, Inc. If you have any questions or require any additional information, please do not hesitate to contact me.

Sincerely,

Vincent C. Orlando, PE, PP, LLA

VCO/new  
Enclosure

cc: Paul Dietrich, *City of Cape May Manager / Engineer*  
Nicholas Furfari, *Think Pavers Hardscaping, LLC*  
Fred Schiavone, *Fred M. Schiavone Construction, Inc.*



**CITY OF CAPE MAY, COUNTY OF CAPE MAY, STATE OF NEW JERSEY**

**RESOLUTION NO. 323-11-2025**

**RESOLUTION ESTABLISHING A 2026 COMMEMORATIVE BEACH TAG FOR THE  
CITY OF CAPE MAY**

**WHEREAS**, 2026 marks the City's 50<sup>th</sup> anniversary of receiving its National Historic Landmark designation, as well as the 175<sup>th</sup> anniversary incorporation as the "City of Cape May"; and

**WHEREAS**, the City desires to create a 2026 commemorative seasonal beach tag available for purchase at a cost of \$100.00 each to celebrate said anniversaries.

**NOW, THEREFORE, BE IT RESOLVED**, by the City of Cape May, County of Cape May, State of New Jersey, that:

1. The Recital paragraphs are hereby incorporated into this Resolution as if set forth at length.
2. City Council hereby authorizes the selling of a commemorative seasonal beach tag for the 2026 season at a cost of \$100.00 per tag.
3. The City Manager and all appropriate City Officials are hereby authorized and directed to take any and all other actions necessary to effectuate the purposes thereof and advertise the above rate for sale of said commemorative beach tag, effective for the December 2025 presale and throughout 2026.

I, Erin C. Burke, City Clerk of the City of Cape May, County of Cape May, State of New Jersey, do hereby certify the foregoing is a correct and true original Resolution adopted by the City Council of the City of Cape May at a meeting held on November 17, 2025.

---

Erin C. Burke, City Clerk

Roll Call	Ayes	Nays	Absent	Abstain	Motion	Second
Baldwin						
Bodnar						
Meier						
McDade						
Mullock						

cc: Beach Tag  
Accounts Payable



**CITY OF CAPE MAY, COUNTY OF CAPE MAY, STATE OF NEW JERSEY**

**RESOLUTION NO. 324-11-2025**

**RESOLUTION AUTHORIZING CHANGE ORDER #5 TO CONTRACT FOR CONSTRUCTION OF THE LAFAYETTE STREET PARK NATURE TRAILS**

**WHEREAS**, pursuant to Resolution No. 311-11-2024 and after public bidding, the City Council authorized an award of contract to Massett Building Company for construction of the Lafayette Street Park Nature Trails project; and

**WHEREAS**, on October 30, 2025, the contractor proposed a change order to address adjustments for fuel and asphalt pricing resulting in a net reduction to the contract in the amount of \$10,000.00 pursuant to the Change Order attached hereto as EXHIBIT A and incorporated herein by reference; and

**WHEREAS**, the City Engineer, has reviewed and concurred with the proposed change orders in scope and amount; and

**WHEREAS**, City Council has determined that the proposed change orders are reasonable and necessary for completion of this important public project; and

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Cape May, County of Cape May, State of New Jersey, as follows:

1. The averments of the preamble are hereby incorporated.
2. City Council hereby authorizes the Change Order to the contract for construction of the Lafayette Street Park Nature Trails with Massett Building Company in accordance with the terms and conditions of the contract specifications, and in accordance with EXHIBIT A attached hereto and incorporated herein by reference. The Contract shall be amended as follows:

Original Award Amount:	\$1,869,475.00
Net Change by previous Change Order(s):	\$ 124,692.00
<b>Current Change Order:</b>	<b>\$ -10,000.00</b>
<u>Total Change Orders (6.13%):</u>	<u>\$ 114,692.00</u>
<b>Total Contract including Change Order(s):</b>	<b>\$1,984,167.00</b>

3. The Mayor and all other appropriate City officials are authorized to execute the change orders and further authorized and directed to take all other steps necessary to effectuate this Resolution.

4. The City Chief Financial Officer has certified the availability of adequate funds to pay this contract.

5. This resolution shall take effect immediately, according to law.

I, Erin C. Burke, City Clerk of the City of Cape May, County of Cape May, State of New Jersey, do hereby certify the foregoing is a correct and true original Resolution adopted by the City Council of the City of Cape May at a meeting held on November 17, 2025.

---

Erin C. Burke, City Clerk

Roll Call	Ayes	Nays	Absent	Abstain	Motion	Second
<b>Meier</b>						
<b>McDade</b>						
<b>Bodnar</b>						
<b>Baldwin</b>						
<b>Mullock</b>						

cc:      EDA  
          Massett  
          City Engineer  
          Accounts Payable

# ENGINEERING DESIGN ASSOCIATES, P.A.

## CHANGE ORDER # 5

Project: Lafayette Trails

City of Cape May, Cape May County, New Jersey

October 21, 2025

EDA # CM-102

Client: City of Cape May

Contractor: Massett Building Company, PO Box 1457, 6815 Delilah Road, Pleasantville, NJ 08232

TYPE OF CHANGE	ITEM #	DESCRIPTION	UNITS	QUANTITY	UNIT PRICE	AMOUNT		
<b>SUPPLEMENTAL</b>								
					<b>SUBTOTAL</b>	<b>\$0.00</b>		
<b>EXTRA</b>								
					<b>SUBTOTAL</b>	<b>\$0.00</b>		
<b>REDUCTION</b>								
	#21	Fuel Price Adjustment	Dollar	1.00	\$5,000.00	\$5,000.00		
	#22	Asphalt Price Adjustment	Dollar	1.00	\$5,000.00	\$5,000.00		
					<b>SUBTOTAL</b>	<b>\$10,000.00</b>		
<b>PREVIOUS CHANGE ORDERS</b>			<b>CURRENT CHANGE ORDER</b>					
No.	AMOUNT	REASON FOR CHANGE						
1	\$17,492.00	Upgrade Hardware			+ SUPPLEMENTAL	\$0.00		
2	\$29,802.00	Additional Piles/Cap			+ EXTRA	\$0.00		
3	\$61,177.00	Concrete & Fence			- REDUCTION	-\$10,000.00		
4	\$16,221.00	Benches, Banners, Sign			NET CONTRACT CHANGE THIS CHANGE ORDER			
5					-\$10,000.00			
6								
7								
8								
<b>OVERALL CHANGE ORDER SUMMARY</b>								
<b>ORIGINAL CONTRACT AMOUNT</b>			\$1,869,475.00					
<b>AMENDED CONTRACT AMOUNT</b>			\$1,984,167.00					
<b>TOTAL CONTRACT CHANGE (AMOUNT)</b>			\$114,692.00					
<b>TOTAL CONTRACT CHANGE (PERCENT)</b>			6.13%					

Accepted by:

*Richard P. Nugent*

10/30/25

Richard P. Nugent, President  
(Contractor)

Approved by:

*Massett Building Company*

10/30/25

Massett Building Company  
Vincent C. Orlando, P.E.



**CITY OF CAPE MAY, COUNTY OF CAPE MAY, STATE OF NEW JERSEY**

**RESOLUTION NO. 325-11-2025**

**RESOLUTION FOR THE PAYMENT OF BILLS**

**BE IT RESOLVED** by the City Council of the City of Cape May, that the following bills, approved for payment by the City Manager, be paid and that the Chief Financial Officer/Treasurer of the City of Cape May, is hereby authorized to draw orders for the amounts of same, as shown on bill list updated on November 14, 2025 for the amount of: \$2,150,829.65

Current Fund Appropriations	\$294,717.67
Water/Sewer Utility Operating Fund	\$363.99
Tourism Utility Fund	\$302.28
General Capital Improvements	\$320,358.21
Water/Sewer Capital Improvements	\$446,455.63
Escrow Special Account	\$18,536.25
Trust Fund	\$1,497.00
Grant Fund	\$996,551.64
Beach Utility Fund Appropriations	\$72,046.98
Beach Utility Capital Improvements	
	<u>\$ 2,150,829.65</u>

I, Erin C. Burke, City Clerk of the City of Cape May, County of Cape May, State of New Jersey, do hereby certify the foregoing is a correct and true original Resolution adopted by the City Council of the City of Cape May at a meeting held on November 17, 2025.

---

Erin C. Burke, City Clerk

Roll Call	Ayes	Nays	Absent	Abstain	Motion	Second
Meier						
McDade						
Bodnar						
Baldwin						
Mullock						



November 14, 2025  
09:59 AM

City of Cape May  
Bill List By Vendor Id

Page No: 1

P.O. Type: All  
Range: First to Last  
Format: Condensed  
Vendors: All Include Non-Budgeted: Y  
Rcvd Batch Id Range: First to Last

Open: N Paid: N Void: N  
Rcvd: Y Held: Y Aprov: N  
Bid: Y State: Y Other: Y Exempt: Y

Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
00055	CMC TREASURER'S OFFICE	25-02601	11/06/25	4TH QTR 2025 DISPATCH	Open	61,250.00	0.00		
00077	ATLANTIC CITY ELECTRIC	25-02576	10/31/25	OCTOBER ELECTRIC CHARGES	Open	64.71	0.00		
		25-02683	11/10/25	OCTOBER ELECTRIC CHARGES	Open	<u>13,608.33</u>	0.00		
						13,673.04			
00293	KIWANIS CLUB OF CAPE MAY	25-02607	11/06/25	DISTRICT 5 POLLING PLACE	Open	75.00	0.00		
00358	VERIZON	25-02637	11/07/25	ACCT# 250-431-142-0001-85	Open	134.87	0.00		
		25-02684	11/10/25	ACCT# 756-237-794-0001-86	Open	<u>40.14</u>	0.00		
						175.01			
00401	R & R RADAR, INC.	25-02561	10/29/25	R&R Radar Maintenance MPH III	Open	631.80	0.00		
00420	SAFETY-KLEEN CORPORATION	25-02656	11/10/25	OCTOBER 2025 INVOICE	Open	502.00	0.00		
		25-02675	11/10/25	OCT 12, 2025 INVOICE	Open	<u>565.90</u>	0.00		
						1,067.90			
00429	SEA GEAR MARINE SUPPLY INC	25-02465	10/17/25	JACKET/VEST SAFETY	Open	538.50	0.00		
00457	SHOPRITE MARKETS	25-02570	10/30/25	CANDY FOR TRICK OR TRAILS	Open	114.92	0.00		
00462	SWAIN'S/ACE HARDWARE INC	25-02392	10/06/25	CHRISTMAS LIGHTS	Open	7,796.88	0.00		
		25-02642	11/10/25	TRAFFIC MAINT 30841 SEPT INVS	Open	203.36	0.00		
		25-02643	11/10/25	S/R SEPT 2025 INVOICES	Open	484.18	0.00		
		25-02644	11/10/25	B&G SEPTEMBER INVOICES 2025	Open	<u>1,728.58</u>	0.00		
						10,213.00			
00478	GT MID ATLANTIC	25-02681	11/10/25	LOADER OIL CHANGE & SERVICE	Open	2,010.19	0.00		
00519	CAPE MAY COUNTY HERALD	25-02585	11/06/25	Herald Invoices	Open	334.68	0.00		
		25-02597	11/06/25	PB & ZB LEGALS SEP & OCT 2025	Open	<u>146.08</u>	0.00		
						480.76			
00756	NJ EMERGENCY MANAGEMENT ASSOC	25-02604	11/06/25	MEMBER IND REG APP FEE	Open	150.00	0.00		

Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
00828	CODY'S POWER EQUIPMENT			25-02652 11/10/25 CHAINSAW BLADES - STOCK	Open	388.91	0.00		
00906	OUR LADY STAR OF THE SEA			25-02606 11/06/25 PRIMARY ELECTION POLLING PLACE	Open	225.00	0.00		
00910	SOUTH JERSEY WELDING SUPPLY CO			25-02557 10/29/25 Oxygen	Open	234.24	0.00		
01220	VINELAND AUTO ELECTRIC, INC			25-02674 11/10/25 POLICE DEPT 8 VEHICLES	Open	1,000.00	0.00		
01237	THOMSON WEST			25-02665 11/10/25 Clear bill, Det's December	Open	393.72	0.00		
01536	DELL MARKETING L.P.			25-02668 11/10/25 Black Drum Kit S5840 cdn	Open	82.81	0.00		
01590	CORINTHIAN YACHT CLUB			25-02608 11/06/25 DISTRICT 4 POLLING PLACE	Open	75.00	0.00		
01764	TREASURER - STATE OF NJ 417			25-02571 10/30/25 ANNUAL SITE REMEDIATION FEE	Open	950.00	0.00		
02060	NJ DEPT OF HEALTH CN369			25-02631 11/07/25 DOG LICENSES OCT 2025	Open	12.00	0.00		
02389	GENTILINI FORD, LLC			25-02496 10/22/25 AUG & SEPTEMBER GENTILINI FORD	Open	616.69	0.00		
02464	H.A.DEHART & SON			25-02421 10/14/25 STREET SWEEPER BROOMS	Open	2,263.50	0.00		
03207	GAINES, HOPE			25-02623 11/06/25 GENERL ELECTION POLL WORKER	Open	300.00	0.00		
03242	AMBASSADOR MEDICAL SERVICES			25-02680 11/10/25 DRUG TESTING OCT 10, 2025	Open	65.00	0.00		
03295	FASHAW, DEKON			25-02560 10/29/25 IACP 2025 Denver Chief Lodging	Open	1,664.75	0.00		
03471	KEEN COMPRESSED GAS CO INC			25-02651 11/10/25 ACETYLENE & OXYGEN CYLS	Open	44.40	0.00		
03512	NJ STATE ASSOC CHIEFS POLICE			25-02603 11/06/25 NJ State Chief's Training 2025	Open	180.00	0.00		
03567	SOUTH JERSEY PAPER PRODUCTS			25-02315 09/30/25 SEPT 2025 B&G	Open	10,495.20	0.00		
03639	VECTOR SECURITY, INC			25-02562 10/29/25 FD Security	Open	506.10	0.00		

Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
03724	CAPE ISLAND GARDENS	25-02676	11/10/25	TRAFFIC ISLAND & OTHER GROUNDS	Open	318.84	0.00		
03893	COMCAST	25-02575	10/30/25	ACCT# 8499 05 006 0283955	FH Open	338.72	0.00		
		25-02633	11/07/25	ACCT# 8499 05 007 0019530	PD Open	673.12	0.00		
		25-02634	11/07/25	ACCT# 8499 05 007 0019548	Open	422.37	0.00		
		25-02635	11/07/25	ACCT# 8499 05 006 0060643	Open	362.93	0.00		
		25-02636	11/07/25	ACCT# 8499 05 007 0019548	Open	356.74	0.00		
		25-02685	11/10/25	ACCT# 8499 05 006 0059850	Open	681.62	0.00		
		25-02686	11/10/25	ACCT# 8499 05 007 0020348	PD Open	60.04	0.00		
		25-02687	11/10/25	8499 05 006 0070147	Open	<u>982.83</u>	0.00		
						3,878.37			
03985	RICOH USA, INC.	25-02583	11/03/25	COPIER SERVICES	10/23-11/22/25 Open	193.13	0.00		
		25-02632	11/07/25	COPIER SERVICES	10/27-11/26/25 Open	<u>557.68</u>	0.00		
						750.81			
04402	STATE TOXICOLOGY LAB	25-02581	11/03/25	STATE TOXICOLOGY TESTS	Open	1,965.00	0.00		
04537	W.B. MASON COMPANY, INC.	25-02400	10/08/25	Tax/WS/Beach Tag Supplies	Open	141.55	0.00		
		25-02500	10/23/25	CHAIR (BB) & SUPPLIES	Open	322.64	0.00		
		25-02509	10/23/25	OFFICE SUPPLIES	Open	<u>91.35</u>	0.00		
						555.54			
04635	CAPE REGIONAL URGENT CARE	25-02578	11/03/25	PHYSICAL - PD JOANNE KNIGHT	Open	60.00	0.00		
04637	BLAUSER ASSOCIATES, INC	25-02582	11/03/25	DCA#25-0735 TENNIS CLUB PHASE2	Open	4,400.00	0.00	B	
04868	GEN-EL SAFETY PRODUCTS, LLC	25-02272	09/26/25	Cal Gas	Open	363.24	0.00		
04987	L. FERIOZZI CONCRETE COMPANY	25-02404	10/08/25	FY2025 NJIB Project	Open	432,786.62	0.00	B	
05191	FRANKLIN ALARM COMPANY	25-02663	11/10/25	SERVICE 3 INVS OCTOBER 2025	Open	1,100.00	0.00		
05333	COLONIAL ELECTRIC	25-02660	11/10/25	2 INVS WASH ST MALL& FISHERMAN	Open	457.23	0.00		
05704	GENTILINI CHEVROLET	25-02498	10/22/25	SEPT 2025 INVOICE	Open	315.72	0.00		
05803	COLON, MRS. SONIA H.	25-02614	11/06/25	GENERAL ELECTION POLL WORKER	Open	300.00	0.00		

Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
06072	CAPE MINING AND RECYCLING			25-02664 11/10/25 CONCRETE - 10/8/2025	Open	179.73	0.00		
06126	FALASCA MECHANICAL INC			25-02678 11/10/25 SEPT & OCTOBER 2025 INVOICES	Open	16,495.06	0.00		
06210	AT&T MOBILITY			25-02638 11/07/25 COMMAND KIT-ACCT# 287349717841	Open	38.24	0.00		
06616	AMERICAN RED CROSS			25-02671 11/10/25 CPR/1st Aid Certs	Open	844.80	0.00		
06826	FRED M. SCHIAVONE CONSTRUCTION			25-00388 02/26/25 Reconstruction of Promenade	Open	959,986.72	0.00	B	
06832	PHOENIX ADVISORS, LLC			25-02599 11/06/25 CONTINUING DISCLOSURE 2025	Open	2,100.00	0.00		
06964	FIREFLOW SERVICES, INC			25-02564 10/29/25 Annual Hose Testing	Open	3,580.30	0.00		
07214	MULTI-TEMP MECHANICAL INC.			25-02219 09/15/25 CONVENTION HALL HVAC	Open	372,359.03	0.00	B	
07323	LEADER PRINTERS			25-01845 08/07/25 McDade business cards	Open	64.00	0.00		
07384	JPMONZO MUNICIPAL CONSULT, LLC			25-02596 11/06/25 WEBINAR REGISTRATIONS	Open	100.00	0.00		
07657	ROBBIE CONLEY ARCHITECT LLC			24-01964 06/28/24 ARCH SERVICES POLICE STATION	Open	16,244.45	0.00	B	
07670	SUSAN A. KAVADAS			25-02620 11/06/25 GENERAL ELECTION POLL WORKER	Open	300.00	0.00		
07704	BLANEY, DONOHUE & WEINBERG, PC			25-01855 08/08/25 PROSECUTOR SERVICES	Open	2,880.00	0.00	B	
07768	JACQUELINE A. MAGEE			25-02627 11/06/25 GEN ELECT POLL WORKER & JUDGE	Open	325.00	0.00		
07823	PAUL J. BALDINI, P.A.			25-02647 11/10/25 PURCHASE OF PROPERTY 2025	Open	610.00	0.00		
				25-02670 11/10/25 PB HEARING/PREP/RES *CHG TO ZB	Open	2,700.00	0.00		
						3,310.00			
07906	BARBER CONSULTING SERVICES			25-02646 11/10/25 MIS OVERTIME SERVICES	Open	2,010.00	0.00		
07907	HELEN MASHUDA			25-02628 11/06/25 GENERAL ELECTION POLL WORKER	Open	300.00	0.00		

Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
08002	RED APPLE PAINTING RESTORATION								
	25-00566	03/20/25	City Hall	interior balcony	Open	1,725.00	0.00		
08269	JC EHRLICH								
	25-02679	11/10/25	SEPT 29 & OCT 2025 INVOICES		Open	574.45	0.00		
08651	EVELYN LOVITZ								
	25-02626	11/06/25	GENERAL ELECTION POLL WORKER		Open	300.00	0.00		
08811	CME ASSOCIATES, INC								
	24-01056	04/12/24	CME DESAL PLANT - EPA GRANT		Open	13,669.01	0.00	B	
08844	NANCY FADER								
	25-02618	11/06/25	GEN ELECT POLL WORKER & JUDGE		Open	325.00	0.00		
08845	MARYANN CRESTA								
	25-02609	11/06/25	GEN ELECTION POLL WRKR & JUDGE		Open	325.00	0.00		
08858	AMAZON CAPITAL SALES, INC.								
	25-02494	10/22/25	supplies fortags/desk/chairofc		Open	1,341.53	0.00		
	25-02649	11/10/25	Fuel Pump	2204852	Open	49.50	0.00		
	25-02669	11/10/25	BATTERY BACKUP	1500VA	Open	623.72	0.00		
						2,014.75			
08986	RANDOLPH SCOTT								
	25-02617	11/06/25	GENERAL ELECTION POLL WORKER		Open	300.00	0.00		
08987	DARLENE PALUMBO								
	25-02611	11/06/25	GEN POLL WORKER		Open	300.00	0.00		
08995	KINGBARNES, LLC								
	25-02667	11/10/25	PB & ZB	LEGAL SVCS[PB CHGtoZB]	Open	4,110.00	0.00		
09221	GETLER, GERTRUDE								
	25-02619	11/06/25	GENERAL ELECTION POLL WORKED		Open	300.00	0.00		
09222	PERKINS, KEITH								
	25-02616	11/06/25	GENERAL ELECTION POLL WORKER		Open	300.00	0.00		
09372	SUNBELT RENTALS, INC								
	25-02677	11/10/25	OCTOBER PARKS & GROUNDS	S/R	Open	64.80	0.00		
09384	CINTAS CORPORATION NO.2								
	25-02662	11/10/25	DPW	SAFETY BOX REFILL	Open	179.00	0.00		
09479	ARIZENT								
	25-02673	11/10/25	LEGAL ADV BOND	BUYER 8/20/25	Open	2,278.00	0.00		
09481	THE CANNING GROUP, LLC								
	25-02033	08/27/25	MONTHLY QPA SERVICES		Open	2,200.00	0.00	B	
09485	NORTHEAST ELECTRICAL SERVICES								
	25-02648	11/10/25	DUCK POND - METER	CABINET	Open	7,123.00	0.00		

Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
09485	NORTHEAST ELECTRICAL SERVICES			Continued					
	25-02661	11/10/25	OCTOBER 2025 INVOICE	LAF ST PK Open		1,043.07	0.00		
						8,166.07			
09525	DOCUTREND INC	25-02655	11/10/25	PHONE & VOICE CHARGES	Open	2,718.42	0.00		
09527	BIRCH'S COMMUNICATIONS LLC	25-02666	11/10/25	Birchs repair Ford Lightning	Open	149.50	0.00		
09563	JULIA CARTER	25-02612	11/06/25	GEN ELECTION POLL WORKER	Open	300.00	0.00		
09564	PAMELA DELENICK	25-02621	11/06/25	GEN ELECTION POLL WRKR & JUDGE	Open	325.00	0.00		
09565	CHARLES PRIAR	25-02629	11/06/25	GENERAL ELECTION POLL WORKER	Open	300.00	0.00		
09619	MARCIA GROFF	25-02625	11/06/25	GENERAL ELECTION POLL WORKER	Open	300.00	0.00		
09621	MICHAEL CURTIN	25-02610	11/06/25	GENERAL ELECTION POLL WORKER	Open	300.00	0.00		
09622	WILLIAM MULLIGAN	25-02624	11/06/25	GENERAL ELECTION POLL WORKER	Open	300.00	0.00		
09718	J.P. Morgan - P Card	25-02584	11/06/25	P CARD PURCHASES 6/25-10/25	Open	1,732.76	0.00		
09743	ROBERT KINSELLA	25-02613	11/06/25	GEN ELECTION POLL WRKR & JUDGE	Open	325.00	0.00		
09744	DIANNE KELLY	25-02615	11/06/25	GENERAL ELECTION POLL WORKER	Open	300.00	0.00		
09746	JANE SHAW	25-02622	11/06/25	GENERAL ELECTION POLL WORKER	Open	300.00	0.00		
09750	GEESE CHASERS SJ LLC	25-01772	08/04/25	ANNUAL SERVICES 8/2025-8/2026	Open	1,099.00	0.00	B	
09764	MASSETT BUILDING COMPANY	24-03719	12/27/24	LAFAYETTE TRAILS	Open	51,587.00	0.00	B	
09805	EQUIPMENTSHARE.COM INC	25-02650	11/10/25	UTILITY VEHICLES - THRO 9/30	Open	618.73	0.00		
09877	TANA HADAR	25-02630	11/06/25	GENERAL ELECTION POLL WORKER	Open	300.00	0.00		

November 14, 2025  
09:59 AM

City of Cape May  
Bill List By Vendor Id

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Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
9592	HURLESS PLANNING & ENGINEERING								
	25-02598	11/06/25	AFFORD. HOUSING & PB/ZB WORK		Open	21,431.25	0.00		
	25-02659	11/10/25	AFFORDABLE HOUSING 1206.10		Open	<u>270.00</u>	0.00		
						21,701.25			
9647	CORONIS HEALTH RCM, LLC								
	25-02580	11/03/25	EMERGENCY MEDICAL BILLIN	9/25	Open	1,602.10	0.00		
<hr/>									
Total Purchase Orders:		117	Total P.O. Line Items:		0	Total List Amount:	2,059,635.98	Total Void Amount:	0.00

Totals by Year-Fund

Fund Description	Fund	Budget Rcvd	Budget Held	Budget Total	Revenue Total	G/L Total	Total
CURRENT FUND	5-01	267,510.38	0.00	267,510.38	0.00	0.00	267,510.38
WATER UTILITY OPE	5-09	363.99	0.00	363.99	0.00	0.00	363.99
TOURISM UTILITY	F 5-20	302.28	0.00	302.28	0.00	0.00	302.28
BEACH UTILITY FUN	5-30	72,046.98	0.00	72,046.98	0.00	0.00	72,046.98
Year Total:		340,223.63	0.00	340,223.63	0.00	0.00	340,223.63
GENERAL CAPITAL	C-04	256,371.83	0.00	256,371.83	0.00	0.00	256,371.83
BUILDER ESCROWS -	E-16	18,536.25	0.00	18,536.25	0.00	0.00	18,536.25
GRANT FUND	G-02	996,551.64	0.00	996,551.64	0.00	0.00	996,551.64
TRUST FUND	T-15	1,497.00	0.00	1,497.00	0.00	0.00	1,497.00
WATER UTILITY CAP	U-06	446,455.63	0.00	446,455.63	0.00	0.00	446,455.63
Total of All Funds:		2,059,635.98	0.00	2,059,635.98	0.00	0.00	2,059,635.98

Wire Payments 11/6/25:

NJSHB (#03073) 5-01 \$27,207.29  
Enterprise (#09464) C-04 \$63,986.38

Total all payments: \$2,150,829.65

**CITY OF CAPE MAY, COUNTY OF CAPE MAY, STATE OF NEW JERSEY**

**RESOLUTION NO. 326-11-2025**

**RESOLUTION OF AWARD OF CONTRACT FOR CAPE MAY BEACH PATROL  
ADDITION AND ALTERATIONS BID**

**WHEREAS**, the City of Cape May publicly advertised in a fair and open manner consistent with N.J.S.A.19:44A-20.5, for bid known as Bid for Cape May Beach Patrol Addition and Alterations; and

**WHEREAS**, the City received and opened on November 13, 2025, in a fair and open manner two (2) bids; and

**WHEREAS**, the City determined that one of the bids contained a material deviation for not including a Public Works Contractor Registration Act Certificate for all contractors proposing to perform public work prior to submitting a bid pursuant to N.J.S.A. 34:11-56.48 to 56.57; and

**WHEREAS**, the City's design engineer, City Manager and Qualified Purchasing Agent have determined that Marino General Construction, Inc., 707 Radix Road, Williamstown, New Jersey 08094 (Marino) submitted the lowest responsible bid in accordance with N.J.S.A.40A:11-4a and N.J.S.A. 34:11-56.48 et seq., in the amount of \$1,168,645.00; and

**WHEREAS**, City Council has reviewed and determined that the proposed award of contract is in the best interests of the public health, safety, and general welfare of the City residents and visitors; and

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Cape May, County of Cape May, as follows:

1. The averments of the preamble are hereby incorporated.
2. The Cape May City Council hereby awards the bid known as Cape May Beach Patrol Addition and Alterations Bid to Marino General Construction, Inc., in accordance with the terms and conditions of the contract specifications and the terms and conditions of the bid submitted by Marino, for the contract, all of which are incorporated herein by reference.
3. The amount of the contract as specified in Marino General Construction, Inc.'s successful bid shall be the base bid amount of \$1,168,645.00 and excluding any alternate pricing proposed.
4. The Mayor, City Manager, and all other appropriate city officials are hereby authorized to take all action and execute all documents required to consummate this contract award.
5. The City Chief Financial Officer has certified the availability of adequate funds to pay this contract.

6. This resolution shall take effect immediately, according to law.

I, Erin C. Burke, City Clerk of the City of Cape May, County of Cape May, State of New Jersey, do hereby certify the foregoing is a correct and true original Resolution adopted by the City Council of the City of Cape May at a meeting held on November 17, 2025.

---

Erin C. Burke, City Clerk

Roll Call	Ayes	Nays	Absent	Abstain	Motion	Second
<b>Baldwin</b>						
<b>Bodnar</b>						
<b>Meier</b>						
<b>McDade</b>						
<b>Mullock</b>						

cc:      QPA  
Accounts Payable  
City Engineer  
Marino General Construction, Inc.

Resolution: 326-11-2025

Amount: \$1,168,645.00

TREASURER'S CERTIFICATION

The undersigned, Treasurer of the City of Cape May, does hereby certify to the Mayor and Council that sufficient funds are appropriated from ORD#565-2025: B-08-55-925-101 account, to satisfy the award of the referenced contract and further, that all expenses on account of the aforesaid contract shall be charged to that account and shall be encumbered on same.



Lauren Read, CFO





November 14, 2025

The City of Cape May  
Attn: Paul Dietrich, City Manager, City Engineer  
Cape May City  
643 Washington Street  
Cape May, New Jersey 08204

Re: PN:25019  
New Cape May Beach Patrol Station

Mr. Dietrich:

Please be advised that we have reviewed the bid proposals for the referenced project, which were received by the City of Cape May at 11:00 am on November 13, 2025, and opened shortly thereafter in the Auditorium. Below, we have listed the lowest responsive bidder.

<u>NAME</u>	<u>AMOUNT</u>
Marino General Construction Inc. 707 Radix Road Williamstown, NJ 08094 P: (856) 629-1830 F: (856) 629-2829	One Million, One Hundred Sixty Eight Thousand, Six Hundred Forty Five Dollars (\$1,168,645.00)
<b>TOTAL CONTRACT VALUE</b>	<b>\$ 1,168,645.00</b>

The city determined that one of the bids contained a material deviation for not including a Public Works Contractor Registration Act Certificate for all contractors proposing to perform public work.

The bid proposal submitted by the Contractor noted above appears to be properly executed with regards to the technical portion of the bid package. We have researched the Contractor's previous Work in the City and are satisfied with our findings.

Trusting you will find the above satisfactory, and the City's Attorney and purchasing concurs, we recommend the project be awarded as noted above. Please advise us of the City's final decision.

If you have any questions, please feel free to contact our office.

Robbie Conley, Architect



