



ZACK MULLOCK
Mayor

MAUREEN K. MCDADE
Deputy Mayor

LORRAINE M. BALDWIN
Councilmember

STEVE BODNAR
Councilmember

SHAINE P. MEIER
Councilmember

PAUL DIETRICH
City Manager
City Engineer

ERIN C. BURKE
City Clerk

City of Cape May Zoning Board of Adjustment Legal Notice

Public Notice is hereby given to all persons that the following action was taken by the City of Cape May Zoning Board of Adjustment at their meeting held on January 22, 2026:

The Reorganization and Oath of Office of the Board were undertaken which included the election of Theresa Werner as Chairperson, and Samuel Venuto as Vice Chairperson. Professional appointments were Richard M. King, Jr., Esquire of KingBarnes LLC as Board Attorney, Craig R. Hurless, PE, PP, CME, of Hurless Planning & Engineering LLC as Board Engineer and Planner and Paul Dietrich, PE, CFM as Conflict Engineer and Planner. Karen Keenan was appointed as Board Secretary. The meeting dates and time for 2026 were adopted, with the meeting time of 6:00 PM. The Board designated the Cape May County Herald as the official newspaper for public notification purposes and the Press of Atlantic City and Cape May Star and Wave specifically as the newspapers only in the event the Cape May County Herald is unable to publish for public notification purposes.

Resolution numbers 01-22-2026: 1 Appointment of Board Attorney, 01-22-2026: 2 Appointment of Board Engineer and Planner, 01-22-2026: 3 Appointment of Conflict Engineer and Planner, 01-22-2026: 4 Official Newspaper(s) for 2026 and 01-22-2026: 5 Patti and Jason Topczij, 1003 Lafayette Street—Unit A, Block 1061 Lot(s) 59 C-1 were adopted by the membership.

The meeting minutes of December 18, 2025 were adopted by the membership.

The application for Matthew & Susan Mazzitelli, 307 Congress Street, Block 1031 Lot(s) 55 & 56 received approval for: §525-19B(1) Table 1 Lot Size, §525-19B(1) Table 1 Lot Width & Lot Frontage, §525-19B(1) Table 1 Building Setback, §525-19B(1) Table 1 Rear Yard Setback, §525-19B(1) Table 1 Side Yard Setback and §525-73D Nonconforming structure on nonconforming lot subject to conditions 19 and 33 on page two and conditions 1-14 on pages four and five in the November 18, 2025 memorandum by Craig R. Hurless, PE, PP, CME, as well as the issues discussed regarding the trees, the location of the outdoor shower on the plans and subject to all conditions discussed at the hearing.

Members discussed and adopted the Board's 2024 and 2025 Decisions Reports.

All documents, application(s), actions and decisions of the Board are on file and available for review in our City Hall Land Use Office, 643 Washington Street, Cape May, NJ. The Board's meeting dates, minutes and legal notices are also posted on the City's website. This notice is being given in compliance with the Open Public Meetings Act and The Municipal Land Use Law, Chapter 291, of the State of New Jersey.

Karen Keenan
Board Secretary
January 23, 2026

City of Cape May
National Historic Landmark

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

www.capemaycity.com