

City of Cape May Planning Board Meeting Minutes
Tuesday, January 13, 2026

Opening: The meeting of the City of Cape May Planning Board was called to order by Chairperson Bill Bezaire at 6:00 PM in the City Hall Auditorium. In compliance with the Open Public Meetings Act, adequate notice was provided.

Roll Call:	Mr. Bezaire, Chairperson	Present	
	Mr. Jones, Vice Chairperson	Present	
	Mr. Crowley	Present	
	Mr. Gorgone	Present	
	Mr. Lundholm	Present	
	Deputy Mayor McDade	Present	
	Mayor Mullock	Absent	
	Mrs. Reed	Absent	
	Mr. Riggs	Present	
	Mr. Padussis	Alt # 1	Present
	Mr. Crippen	Alt # 2	Present

Also Present: Richard King, Esquire, Board Solicitor
Craig Hurless, Board Engineer and Planner
Karen Keenan, Board Secretary

Reorganization:

Oaths of Office: Members with expiring terms took the Oath of Office as administered by Board Solicitor King.

Election of Chairperson:

Motion made by Mr. Jones to appoint William Bezaire as Chairperson of the Board, seconded by Mr. Lundholm and **carried 9-0**. Those in favor: Mr. Gorgone, Deputy Mayor McDade, Mr. Crowley, Mr. Lundholm, Mr. Riggs, Mr. Padussis, Mr. Crippen, Mr. Jones, Mr. Bezaire. Those opposing: None. Those abstaining: None.

Election of Vice Chairperson:

Motion made by Mr. Gorgone to appoint Michael Jones as Vice Chairperson of the Board, seconded by Mr. Crippen and **carried 9-0**. Those in favor: Mr. Gorgone, Deputy Mayor McDade, Mr. Crowley, Mr. Lundholm, Mr. Riggs, Mr. Padussis, Mr. Crippen, Mr. Jones, Mr. Bezaire. Those opposing: None. Those abstaining: None.

Appointment of Board Attorney:

Motion made by Mr. Lundholm to appoint Richard King, Esquire, as Board Attorney, seconded by Mr. Crippen and carried 9-0. Those in favor: Mr. Gorgone, Deputy Mayor McDade, Mr. Crowley, Mr. Lundholm, Mr. Riggs, Mr. Padussis, Mr. Crippen, Mr. Jones, Mr. Bezaire. Those opposing: None. Those abstaining: None.

Appointment of Board Engineer/Planner:

Motion made by Mr. Lundholm to appoint Craig R. Hurless of Hurless Planning & Engineering LLC as Engineer and Planner to the Board, seconded by Mr. Crippen and carried 9-0. Those in favor: Mr. Gorgone, Deputy Mayor McDade, Mr. Crowley, Mr. Lundholm, Mr. Riggs, Mr. Padussis, Mr. Crippen, Mr. Jones, Mr. Bezaire. Those opposing: None. Those abstaining: None.

Conceptual Review Committee:

Chairperson Bezaire appointed Mr. Gorgone, Mr. Crowley and Mr. Riggs to serve with him on the Conceptual Review Committee.

Appointment of Conflict Board Engineer/Planner:

Motion made by Mr. Riggs to appoint City Engineer Paul Dietrich, PE, CFM as Conflict Engineer and Planner to the Board, seconded by Mr. Crippen and carried 9-0. Those in favor: Mr. Gorgone, Deputy Mayor McDade, Mr. Crowley, Mr. Lundholm, Mr. Riggs, Mr. Padussis, Mr. Crippen, Mr. Jones, Mr. Bezaire. Those opposing: None. Those abstaining: None.

Appointment of Secretary:

Motion made by Deputy Mayor McDade to appoint Karen Keenan as Secretary to the Board, seconded by Mr. Riggs and carried 9-0. Those in favor: Mr. Gorgone, Deputy Mayor McDade, Mr. Crowley, Mr. Lundholm, Mr. Riggs, Mr. Padussis, Mr. Crippen, Mr. Jones, Mr. Bezaire. Those opposing: None. Those abstaining: None.

Adoption of Meeting Dates and Time for 2026:

Motion made by Mr. Gorgone to adopt the Planning Board 2026 meeting dates and 6:00 PM start time, seconded by Deputy Mayor McDade and carried 9-0. Those in favor: Mr. Gorgone, Deputy Mayor McDade, Mr. Crowley, Mr. Lundholm, Mr. Riggs, Mr. Padussis, Mr. Crippen, Mr. Jones, Mr. Bezaire. Those opposing: None. Those abstaining: None.

Adoption of Robert's Rules of Order:

There was a brief discussion on the board's rules of order.

Motion made by Mr. Riggs to adopt Robert's Rules of Order. There was no second. Solicitor King explained the board has operated under city ordinance, municipal land use law and the

chairperson's discretion and suggested bylaws may be helpful. The board decided to discuss the topic at a future meeting.

Designation of Official Newspapers for Public Notice:

Motion made by Mr. Gorgone to designate Cape May County Herald official newspaper for public notification purposes and the Press of Atlantic City specifically as the newspaper only in the event the Cape May County Herald is unable to publish for public notification purposes, seconded by Mr. Riggs and **carried 9-0**. Those in favor: Mr. Gorgone, Deputy Mayor McDade, Mr. Crowley, Mr. Lundholm, Mr. Riggs, Mr. Padussis, Mr. Crippen, Mr. Jones, Mr. Bezaire. Those opposing: None. Those abstaining: None.

Resolutions:

Motion made by Deputy Mayor McDade adopt Resolution number 01-13-2026: 1, appointing the Planning Board Attorney, seconded by Mr. Crippen and **carried 9-0**. Those in favor: Mr. Gorgone, Deputy Mayor McDade, Mr. Crowley, Mr. Lundholm, Mr. Riggs, Mr. Padussis, Mr. Crippen, Mr. Jones, Mr. Bezaire. Those opposing: None. Those abstaining: None.

Motion made by Deputy Mayor McDade to adopt Resolution number 01-13-2026: 2, appointing the Planning Board Engineer and Planner, seconded by Mr. Crippen and **carried 9-0**. Those in favor: Mr. Gorgone, Deputy Mayor McDade, Mr. Crowley, Mr. Lundholm, Mr. Riggs, Mr. Padussis, Mr. Crippen, Mr. Jones, Mr. Bezaire. Those opposing: None. Those abstaining: None.

Motion made by Deputy Mayor McDade to adopt Resolution number 01-13-2026: 3, appointing the Planning Board Conflict Engineer and Planner, seconded by Mr. Crippen and **carried 9-0**. Those in favor: Mr. Gorgone, Deputy Mayor McDade, Mr. Crowley, Mr. Lundholm, Mr. Riggs, Mr. Padussis, Mr. Crippen, Mr. Jones, Mr. Bezaire. Those opposing: None. Those abstaining: None.

Motion made by Deputy Mayor McDade to adopt Resolution number 01-13-2026: 4, designate Cape May County Herald official newspaper for public notification purposes and the Press of Atlantic City specifically as the newspaper only in the event the Cape May County Herald is unable to publish for public notification purposes, seconded by Mr. Riggs and **carried 9-0**. Those in favor: Mr. Gorgone, Deputy Mayor McDade, Mr. Crowley, Mr. Lundholm, Mr. Riggs, Mr. Padussis, Mr. Crippen, Mr. Jones, Mr. Bezaire. Those opposing: None. Those abstaining: None.

Minutes:

Motion made by Mr. Jones to approve the meeting minutes of December 9, 2025, seconded by Mr. Lundholm and **carried 8-0**. Those in favor: Mr. Gorgone, Deputy Mayor McDade, Mr. Crowley, Mr. Lundholm, Mr. Riggs, Mr. Padussis, Mr. Crippen, Mr. Jones. Those opposing: None. Those abstaining: Mr. Bezaire.

Discussion:

Payment of Bills

Motion made by Mr. Gorgone to approve the payment of bills, seconded by Mr. Riggs and **carried 9-0**. Those in favor: Mr. Gorgone, Deputy Mayor McDade, Mr. Crowley, Mr. Lundholm, Mr. Riggs, Mr. Padussis, Mr. Crippen, Mr. Jones, Mr. Bezaire. Those opposing: None. Those abstaining: None.

Motion made to adjourn by Deputy Mayor McDade at 6:25 PM with all in favor.

Respectfully submitted: Karen Keenan, Board Secretary