

City of Cape May Planning Board Meeting Minutes
Tuesday, January 27, 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

Minutes:

Motion made by Mr. Jones to approve the meeting minutes of January 13, 2026, 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.

Application:

SP Cape May Marina LLC
124 Rosemans Lane, Block 1061 Lot(s) 101.05

Solicitor King announced the application to be adjourned to the March 10, 2026 meeting with no further notice required unless a variance is sought.

Discussion:

Recommendations for Improving Parking Initiatives

Member Crowley introduced the topic studied by the board subcommittee consisting of Member Riggs, Member Padussis and him. He shared the subcommittee met several times, referenced the

master plan and reviewed other municipalities' plans. They found Ocean City commissioned a study regarding parking. The subcommittee members believe that the city could benefit from a similar study, since the last study which was done in 2002. They obtained a sample proposal prepared by Desman and distributed it to board. They recommend the city commission a comprehensive study that reviews parking demand on a multi-seasonal basis and the current capacity to meet the demand. The cost of the sample study to be determined by the final scope of work. Member Riggs echoed Member Crowley's comments and noted that Desman is the firm used by Ocean City for their study. Member Padussis said subcommittee members do not have a background in parking, so professionals are needed to do the study.

Member Gorgone felt the city should take bold steps regarding parking, as there are citizens of differing views.

Engineer Hurless said an argument can be made that a parking solution is not needed; it is a balancing question. He explained that the master plan has a traffic and parking element, and some issues identified in the element have been resolved. He indicated the element is outdated, and the information from a study could be valuable for the next master plan or reexamination. He said parking controls the identity of the city.

Solicitor King said mall visitors find their way there, and the restaurants do not have a problem if one cannot get a reservation in the summer. He thought the proposal does not include the notion of streetscape, and perhaps Cape May should not be compared to Ocean City which has no streetscape. Solicitor King said the problem must be identified before one can ask for a solution.

Deputy Mayor McDade explained municipal requests for proposals must be put out to bid, and demand parking on location needs to be included in any study. She added that employees and employers have different goals for parking and need to be considered. She said there is no parking issue on the east side of the city. Chairperson Bezaire agreed and said there is also no parking problem on the west side along the beachfront after visitors leave the beach each day.

Motion made by Mr. Crowley to recommend to City Council to commission a study to examine the demand for parking, the current resources to meet that demand, and consider the recommendation and input of all major stakeholders in the city which would include but not be limited to the business community, the Historic Preservation Commission, taxpayers of the city, visitors of the city, and employees who work in the city, seconded by Mr. Crippen and carried 8-0. Those in favor: Mr. Gorgone, Mr. Crowley, Mr. Lundholm, Mr. Riggs, Mr. Padussis, Mr. Crippen, Mr. Jones, Mr. Bezaire. Those opposing: None. Those abstaining: Deputy Mayor McDade.

Motion made to adjourn by Deputy Mayor McDade at 6:52 PM with all in favor.

Respectfully submitted: Karen Keenan, Board Secretary