



**REGULAR MEETING
OF CITY COUNCIL OF THE CITY OF CAPE MAY, NJ
Tuesday, October 21, 2025 at 5:30 P.M.**

The Meeting of City Council of the City of Cape May was called to order by Mayor Mullock at 5:32 P.M. on Tuesday, October 21, 2025 in the Cape May City Hall Auditorium and streamed live on the City's website (capemaycity.com). The City Clerk called the roll and the Pledge of Allegiance was recited.

Erin C. Burke, City Clerk announced that under the Open Public Meetings Law, notice of this Special Meeting was sent to the Cape May County Herald and The Press of Atlantic City and a copy of the agenda was delivered to each Member of Council and was posted on the City Hall Bulletin Board.

Present: Councilmember Lorraine M. Baldwin
Councilmember Steve Bodnar
Councilmember Maureen K. McDade
Councilmember Shaine P. Meier
Mayor Zachary Mullock

Also Present: City Solicitor Chris Gillin-Schwartz
City Manager Paul Dietrich
Deputy City Manager Justin Riggs
City Clerk Erin C. Burke
Deputy City Clerk Brian Turner

Minutes do not reflect the actual order in which the events occurred.

ADDITIONS/DELETIONS:

305-10-2025 Resolution Authorizing Amendment to Lease with East Lynne Theatre Company Regarding the Allen A.M.E. Church

Motion to add: Baldwin **Second:** McDade

Meier: Yes **McDade:** Yes **Bodnar:** Yes **Baldwin:** Yes **Mullock:** Yes

306-10-2025 Resolution Award of Contract Extraordinary, Unspecifiable Services – Delta Dental

Motion to add: Baldwin **Second:** McDade

Meier: Yes **McDade:** Yes **Bodnar:** Yes **Baldwin:** Yes **Mullock:** Yes

307-10-2025 Resolution for Award of Contract Extraordinary, Unspecifiable Services – Delta Vision

Motion to add: Baldwin **Second:** McDade

Meier: Yes **McDade:** Yes **Bodnar:** Yes **Baldwin:** Yes **Mullock:** Yes

308-10-2025 Resolution for Appointment of Health Benefits Consultant Marsh & McLennan Agency in A Required Disclosure Manner

Motion to add: Baldwin **Second:** McDade

Meier: Yes **McDade:** Yes **Bodnar:** Yes **Baldwin:** Yes **Mullock:** Yes

309-10-2025 Resolution Authorizing Group Enrollment for All Medicare Eligible Retired City Employees into the Hartford Group Retiree Insurance Plan 1 and into the Express Scripts Medicare Pharmacy Drug Plan with Enrollment Facilitated by Benistar Employer Services Trust

Motion to add: Baldwin **Second:** McDade

Meier: Yes **McDade:** Yes **Bodnar:** Yes **Baldwin:** Yes **Mullock:** Yes

UPDATES:

- City Manager – City Manager Dietrich states that Joel Hatch has been sworn in as Cape May's newest firefighter. Mr. Dietrich states that from 6PM on October 21, 2025-8AM October 22, 2026, Washington Street from Jefferson to the Physic Estate will be experiencing intermittent closures and detours for crosswalk painting. The City Manager states that there has been a preconstruction meeting for the police headquarters building, with fencing going up soon, and the dog park closing on Monday, November 3rd. Manager Dietrich anticipates a groundbreaking ceremony for the police headquarters on Wednesday, November 13th at 3:30PM.
- City Solicitor – None.

ORDINANCES FOR INTRODUCTION

581-2025 An Ordinance Amending Chapter 7 of the Code of the City of Cape May Regarding On-Street Parking Permits

Motion: Baldwin **Second:** Meier

Meier: Yes **McDade:** Yes **Bodnar:** Yes **Baldwin:** Yes **Mullock:** Yes

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

Motion: Bodnar **Second:** McDade

Meier: Yes **McDade:** Yes **Bodnar:** Yes **Baldwin:** Yes **Mullock:** Yes

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

Motion: Baldwin **Second:** McDade

Meier: Yes **McDade:** Yes **Bodnar:** Yes **Baldwin:** Yes **Mullock:** Yes

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

Council discusses whether to amend the proposed ordinance to expand the subject area to include the entire C-1 district, recalling prior Planning Board discussions. Mayor Mullock states for the record that this ordinance is not intended for the City to profit—it's meant to help provide long-term housing for the local workforce.

Motion to amend to include the entire C-1 district: Baldwin **Second:** McDade

Meier: Yes **McDade:** Yes **Bodnar:** Yes **Baldwin:** Yes **Mullock:** Yes

Motion to introduce as amended: McDade **Second:** Baldwin

Meier: Yes **McDade:** Yes **Bodnar:** Yes **Baldwin:** Yes **Mullock:** Yes

PUBLIC PORTION ON RESOLUTIONS ONLY

Roz Johnson, 826 Lafayette Street – Ms. Johnson would like to know if the City’s Civil Rights Policy includes discipline for violation, and Solicitor Gillin-Schwartz cites the Personnel Policy.

Jules Rauch, 1010 New York Avenue – Mr. Rauch would like to recommend background checks to supervisory positions with the City. Mr. Rauch asks for clarification on the scope of services provided by Taylor Engineering for the beachfill project. Mr. Rauch requests an explanation of the lease with the Allen AME Church.

Jim Moffatt, 681 New England Road, Lower Township – Mr. Moffatt encourages regulation on E-Bikes and E-scooters, encouraging strict enforcement of ordinance 582-2025. Lieutenant Walker of the Cape May Police Department explains the enforcement process in regard to enforcing regulations on E-Bikes and E-scooters.

CONSENT AGENDA:

Reports:

Tax Collector Report for the month of April 2025

Fire Incident Report for the month of September 2025

Minutes:

Cape May City Council Regular Meeting Minutes dated September 3, 2025

Cape May City Council Regular Meeting Minutes dated September 16, 2025

Cape May City Council Special Meeting Minutes dated October 7, 2025 – **Meier Abstains**

Cape May City Council Closed Meeting Minutes dated October 7, 2025 – **Meier Abstains**

Resolutions:

300-10-2025 Resolution Certifying Review of the Local Government Best Practices Check List

301-10-2025 Resolution Authorizing and Adopting a Personnel Policies and Employee Manual for the City of Cape May

302-10-2025 Resolution to Affirm the City of Cape May’s Civil Rights Policy with Respect to All Officials, Appointees, Employees, Prospective Employees, Volunteers, Independent Contractors, and Members of the Public that Come into Contact with City Employees, Officials and Volunteers

303-10-2025 Resolution Authorizing Professional Services Agreement with Taylor Engineering Inc. for Engineering Services

304-10-2025 Resolution for the Payment of Bills

Motion to adopt consent agenda: McDade **Second:** Bodnar

Meier: Yes **McDade:** Yes **Bodnar:** Yes **Baldwin:** Yes **Mullock:** Yes

REGULAR AGENDA

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NEW BUSINESS:

- City Solicitor – None.
- City Manager – City Manager Dietrich requests authorization for approval through the RFP process, (non-fair and open), for a Professional Services contract to Remington and Vernick Engineers in the amount of \$63,000 to prepare bid specifications for repainting of the Madison Avenue water tower, with a memorializing resolution of award expected on the November 3rd City Council Meeting.

Verbal motion to authorize the professional services contract with RVE for engineering services relating to the Madison Avenue water tank repainting project: McDade
Second: Bodnar

Meier: Yes **McDade:** Yes **Bodnar:** Yes **Baldwin:** Yes **Mullock:** Yes

- City Clerk – The City Clerk announces the Trick or Trails cleanup October 30, 2025 3:00PM-5:00PM. Ms. Burke states that Trick-or-Treat night will be on October 31, 2025 5:00PM-8:00PM with closure of a portion of Washington Street anticipated during event hours. The City Clerk announces that the next Council meeting will be Monday, November 3, 2025 at 5:30pm, followed by Election Day on Tuesday, November 4th, with polls open 6:00AM – 8:00PM
- **Councilmembers**
 - **Councilmember Baldwin** – Councilmember Baldwin announces that Jazz fest will take place November 7-9, with a fundraiser on Thursday, November 6th.
 - **Deputy Mayor McDade** – None.
 - **Mayor Mullock** – Mayor Mullock commends the Cape May Fire Department's 150th anniversary event. The Mayor commends City staff and judges for a successful Halloween parade.
 - **Councilmember Bodnar** – Councilmember Bodnar states that there will be a

wellness walk on the nature trails with himself, and members of the recreation department, at 11AM.

- **Councilmember Meier** – Mr. Meier commends the City on the Cape May Fire Department's 150th celebration. Councilmember Meier states that Shade Tree Commission members went to the Tree Federation, celebrating it's 100-year anniversary, celebrating the protection of trees. Mr. Meier thanks City staff and residents for a successful Halloween parade.

PUBLIC PORTION:

Julie Sheen, 5 Jackson Street – Ms. Sheen suggests that the fee for peloton usage at the Community Center be removed.

Jules Rauch, 1010 New York Avenue – Mr. Rauch raises concern over electric bikes, and would like to see helmet regulations amended to 21 years of age. Mr. Rauch suggests adding regulation on where electric bikes and e-scooters can and cannot access. Mr. Rauch states concerns over the workforce housing ordinance.

Martin VanWalsum, 325 Congress Street – Mr. VanWalsum would like to see Ordinance 582-2025 encompass all make and models of electric bikes.

Roz Johnson, 806 Lafayette Street – Ms. Johnson recommends educating employers so employees that utilize e-bikes can be informed of their rules and regulations.

ADJOURNMENT

Motion is made to adjourn by Councilmember Meier with all in favor. The Regular Meeting adjourns at 7:14 PM.



Zachary Mullock, Mayor



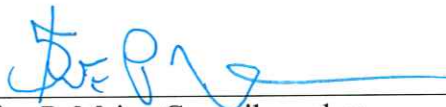
Maureen K. McDade, Deputy Mayor



Lorraine M. Baldwin, Councilmember



Steve Bodnar, Councilmember



Shaine P. Meier, Councilmember



Erin C. Burke, City Clerk

