



**REGULAR MEETING
OF CITY COUNCIL OF THE CITY OF CAPE MAY, NJ
Monday, November 17, 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 5:44 P.M. on Monday, November 17, 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

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

ADDITIONS/DELETIONS:

327-11-2025 Resolution Authorizing Group Enrollment for All Active Employees and Eligible Pre-65 City Retirees into the Amerihealth 15 Group Health Insurance Plan and Prescription Drug Coverage Plan

Motion to add: Baldwin **Second:** McDade
Meier: Yes **McDade:** Yes **Bodnar:** Yes **Baldwin:** Yes **Mullock:** Yes

UPDATES:

- City Manager – City Manager Dietrich states that on Friday, November 21, the new tower ladder with the Cape May Fire Department will be arriving around 3:30PM. Mr. Dietrich informs Council that foundation work will begin during the first week in December for the new police headquarters building. Deputy City Manager Riggs announces that the City of Cape May will be receiving the 2025 Innovation in Governance Award at the 2025 League of Municipalities.
- City Solicitor – City Solicitor Gillin-Schwartz states that ordinance 582-2025 will be amended to include additional defining language.

MAYORAL APPOINTMENTS: Mayor Mullock appoints Judy Decker to the Historic Preservation Commission.

PRESENTATIONS

Marc Deblasio, Special Project Engineer, presents on the Lead Service Line Rehabilitation Program, explaining that the City is offering to partner with homeowners who wish to switch out their existing lead or galvanized lines. Mr. Deblasio then provides several updates on current road projects.

Eric Prusinski, Superintendent of Department of Public Works, provides an update on the recycling ordinance enacted earlier in the year, reporting that the entire City was in compliance by July 4, 2025.

ORDINANCES FOR SECOND READING AND CONSIDERATION FOR ADOPTION:

580-2025 An Ordinance to Update the Uniform Salary and Classification Plan for the Department of Personnel Positions in the City of Cape May

PUBLIC HEARING – None.

Motion to make various amendments to maximum salaries; delete various stipends, and amend and the Deputy City Manager's salary: McDade

Second: Meier

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

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

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

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

Motion: Meier **Second:** Baldwin

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

PUBLIC HEARING:

Chris Bezaire, 228 Windsor Avenue – Mr. Bezaire states that there are parking permits being issued to second homeowners, and that they are not being utilized most of the year.

Stacy Sheehan, 928 Columbia Avenue – Ms. Sheehan requests clarification on what areas the parking ordinance applies to, specifically commercial use versus residential.

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

PUBLIC HEARING:

Roz Johnson, 826 Lafayette Street – Ms. Johnson would like to know how the City plans to educate the public on the new regulations.

Motion to amend to include definitions of vehicles: Bodnar **Second:** Baldwin

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

Motion to reintroduce as amended: Meier **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

PUBLIC HEARING – None.

Motion: McDade **Second:** Meier

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

PUBLIC HEARING

Jules Rauch, 1010 New York Avenue – Mr. Rauch states opposition to the ordinance as presented, voicing numerous concerns, including rental fees and occupancy limits.

Chris Bezaire, 228 Windsor Avenue – Mr. Bezaire believes the ordinance should apply strictly to the mall area, as opposed to the entire C-1 zone. The scope of the ordinance is discussed at length by Council.

Stacy Sheehan, 928 Columbia Avenue – Ms. Sheehan voices concerns about workforce housing being affordable enough for workers in the City.

Council enters recess at 7:50PM.

Deputy Manager Justin Riggs exits meeting at 7:50PM.

Council resumes meeting at 8:00PM.

Motion to amend to include prior Planning Board comments; revisions to the preamble; a duration change to one year; an On-street Parking Permit ineligibility; with ambivalence regarding the scope of the impacted location within the C-1 district, defaulting back to only including the Washington Street Mall blocks: McDade

Second: Bodnar

Meier: No **McDade:** Yes **Bodnar:** Yes **Baldwin:** Yes **Mullock:** Yes

Motion to refer to Planning Board as amended: McDade **Second:** Baldwin

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

Motion is made by Deputy Mayor McDade to revisit reintroduced Ordinance 580-2025: An Ordinance to Update the Uniform Salary and Classification Plan for the Department of Personnel Positions in the City of Cape May, **seconded** by Councilmember Meier

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

580-2025 An Ordinance to Update the Uniform Salary and Classification Plan for the Department of Personnel Positions in the City of Cape May

Motion to amend the maximum salary of the Assistant City Manager to \$125,000 to match the Deputy City Manager title: McDade **Second:** Meier

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

Motion to reintroduce as amended: Baldwin **Second:** McDade
Meier: Yes **McDade:** Yes **Bodnar:** Yes **Baldwin:** Yes **Mullock:** Yes

PUBLIC PORTION ON RESOLUTIONS ONLY

Stacy Sheehan, 928 Columbia Avenue – In reference to Resolution 321-11-2025: Ms. Sheehan would like to know if this is the same pipe that had broken previously, and what can be done to prevent a similar issue in the future. City Manager/Engineer Dietrich reports that it is a different pipe.

CONSENT AGENDA:

Reports:

Police Incident Report for the month of October 2025

Resolutions:

- 321-11-2025 Resolution Authorizing Contract for Emergent Repairs to Benton Avenue Pump Station Discharge Pipe
- 324-11-2025 Resolution Authorizing Change Order #5 to Contract for Construction of the Lafayette Street Park Nature Trails
- 325-11-2025 Resolution for the Payment of Bills
- 326-11-2025 Resolution of Award of Contract for Cape May Beach Patrol Addition and Alterations Bid

Motion to adopt consent agenda: McDade **Second:** Meier
Meier: Yes **McDade:** Yes **Bodnar:** Yes **Baldwin:** Yes **Mullock:** Yes

REGULAR AGENDA

322-11-2025 Resolution of Award of Harborview Park Bid

Motion: McDade **Second:** Bodnar

Meier: No **McDade:** Yes **Bodnar:** Yes **Baldwin:** Yes **Mullock:** Yes

323-11-2025 Resolution Establishing a 2026 Commemorative Beach Tag for the City of Cape May

Motion to table: Meier **Second:** McDade

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

327-11-2025 Resolution Authorizing Group Enrollment for All Active Employees and Eligible Pre-65 City Retirees into the Amerihealth 15 Group Health Insurance Plan and Prescription Drug Coverage Plan

Motion: McDade **Second:** Baldwin

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

NEW BUSINESS:

- City Solicitor – None.
- City Manager – None.
- City Clerk – The City Clerk announces that the League of Municipalities will be taking place in Atlantic City for the remainder of the week, with multiple City staff attending. Ms. Burke reminds the public that City offices will be closed on Thursday, November 27 and Friday, November 28 for the Thanksgiving holiday.
- **Councilmembers**
 - **Councilmember Baldwin** – None.
 - **Deputy Mayor McDade** – None.
 - **Mayor Mullock** – Mayor Mullock states that he does not want to see short term rentals on the Washington Street Mall.

- **Councilmember Bodnar**– None.
- **Councilmember Meier** – Mr. Meier addresses voting on behalf of the people in the community.


PUBLIC PORTION:

Stacy Sheehan, 928 Columbia Avenue – Ms. Sheehan asks the solicitor for an update on Lokal Hotel, as well as an update on the West Cape May pedestrian bridge.

Peter Garcia, 705 Kearney Avenue – Mr. Garcia states that some of the memorial benches should be converted to “chatty benches.”

ADJOURNMENT

Motion is made to adjourn by Councilmember Meier with all in favor. The Regular Meeting adjourns at 8:25 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

