



**REGULAR MEETING
OF CITY COUNCIL OF THE CITY OF CAPE MAY, NJ
Tuesday, March 4, 2025 at 5:00 P.M.**

The Meeting of City Council of the City of Cape May was called to order by Mayor Mullock at 5:02 P.M. on Tuesday, March 4, 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 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 Manager Paul Dietrich
City Solicitor Chris Gillin-Schwartz
City Clerk Erin C. Burke
City Manager Paul Dietrich
Deputy City Manager Justin Riggs
Deputy City Clerk Brian Turner

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

ADDITIONS/DELETIONS

118-03-2025 Resolution Authorizing Amendment to the Lease for City-Owned Property known as 702 Beach Avenue to Amend the List of Items Eligible for Tenant Improvement Credit

Motion to add: Meier **Second:** McDade

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

111-03-2025 Resolution Authorizing Invitation for Bid for Tree Trimming, Maintenance and Stump Grinding Services in the City of Cape May

115-03-2025 Resolution Awarding Bid# 24-30 Lighting Replacement Cape May Convention Hall Bid to Pichardo Electric, LLC

Motion to remove: Meier **Second:** McDade

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

EMPLOYEE OF THE MONTH

City Manager Paul Dietrich presents Jessica Gittle with the employee of the month award.

UPDATES:

- City Manager – City Manager Dietrich states that work is starting on the promenade, and that the City will be ordering benches as part of the promenade preservation project. Mr. Dietrich clarifies resolution 118-03-2025, stating that the Mermaids restaurant will be adding a new roof, which has already received HPC approval, and they are in the process of receiving quotes.
- City Solicitor – None.

ORDINANCES FOR INTRODUCTION:

554-2025 An Ordinance Amending the City Code to Require Covering of Dumpsters in Transit

Motion: Bodnar **Second:** McDade

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

PUBLIC PORTION ON RESOLUTIONS ONLY

Susan Tischler, 504 Washington Street – Ms. Tischler compliments the work happening at the Allen AME Church, and thanks Council and City management for their work on the project.

Jules Rauch, 1010 New York Avenue – Mr. Rauch would like to express his concerns over the bench replacements around the City.

CONSENT AGENDA:

Reports:

Tax Collector Annual Report for the Year 2024

Minutes:

Cape May City Council Regular Meeting Minutes dated October 29, 2024

Resolutions:

107-03-2025 Resolution of Authorization and Support of an Application to The United States Coast Guard for Official Re-designation as a “Coast Guard Community”

108-03-2025 Resolution Authorizing the City Clerk to Issue Bingo and Raffle Licenses throughout the Year to Qualified Organizations

109-03-2025 Resolution Authorizing Submission of a Strategic Plan for the Cape May County Municipal Alliance Grant Program for FY2026

110-03-2025 Resolution Authorizing Procurement of Recreational Benches – New Jersey State Contract – Division of Purchase and Property Contract #16-Fleet-00130

Motion to amend to 400 units: Meier **Second:** McDade

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

112-03-2025 Resolution Regarding City of Cape May City-Wide Bi-Annual Sidewalk Sales

113-03-2025 Resolution Endorsing East Lynne Theatre Company Application for Historic Site Management Grant Regarding the Allen A.M.E. Church

114-03-2025 Resolution Rejecting Submittal from Visual Computer Solutions for CC# 25-02, Police Outside Duty Services Competitive Contract

116-03-2025 Resolution for the Payment of Bills

117-03-2025 Resolution Opposing Atlantic City Electric’s 17.23% Electricity Rate Increase and Calling on Atlantic City Electric to Withdraw their Application to the NJBPU for an Additional 8% Increase up for Consideration in April of 2025

Motion to adopt consent agenda: Baldwin **Second:** Meier

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

REGULAR AGENDA

118-03-2025 Resolution Authorizing Amendment to the Lease for City-Owned Property known as 702 Beach Avenue to Amend the List of Items Eligible for Tenant Improvement Credit

Motion: McDade **Second:** Bodnar

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

NEW BUSINESS:

- City Solicitor – None.
- City Manager – City Manager Dietrich presents the plan to construct the First Avenue Pedestrian Bridge, and states that he was asked if the City would cosign the DEP application. Mr. Dietrich states that MTRAC member Sarah Stevenson, researched short term rentals in the City, and discovered that approximately 20% of the current listings do not have a mercantile license. The City Manager believes that the City has found a company that could assist in locating the properties that do not have a mercantile license. The City Manager provides an update on the recent graffiti in the City, stating that the individuals have been identified, and commends the Police Department and DPW on their work to rectify the situation.
- City Clerk – City Clerk Erin Burke states that Mercantile License renewals will be sent out soon via email.
- Councilmembers:
 - **Councilmember Baldwin** – None.
 - **Deputy Mayor McDade** – Deputy Mayor McDade provides an update on the new Community Center, stating that the classes held in the space are well received, and that there will be a grand opening, with details soon to follow.
 - **Mayor Mullock** – Mayor Mullock explains resolution 117-03-2025 on Atlantic City's 17.23% electricity rate increase, and thanks Council for opposing the rate increases. The Mayor announces that on March 15th at 4:30PM, at the Franklin Street Library, there will be a presentation titled "From the Depths" with multiple speakers, and encourages residents and visitors to attend.
 - **Councilmember Bodnar** – None.
 - **Councilmember Meier** – Mr. Meier states that the Shade Tree Commission has received a \$20,000 grant, to assist residents in the removal of the Tree of Heaven, known for hosting the spotted lantern flies. Councilmember Meier states that residents should expect a flyer in the mail, meant to guide residents on identifying the Tree of Heaven.

PUBLIC PORTION

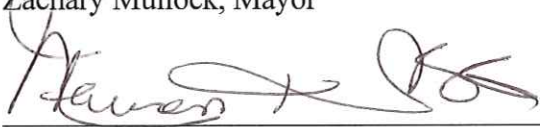
Roz Johnson, 826 Lafayette Street – Ms. Johnson asks City Manager Dietrich to explain the Quality of Life work group that the City has, and suggests reporting back to the residents on the details of the meetings.

ADJOURNMENT

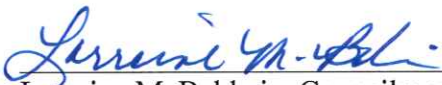
Motion is made to adjourn by Councilmember Meier with all in favor. The Regular Meeting adjourns at 5:45PM.



Zachary Mullock, Mayor



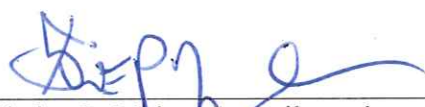
Maureen K. McDade, Deputy Mayor



Lorraine M. Baldwin, Councilmember



Steve Bodnar, Councilmember



Shaine P. Meier, Councilmember



Erin C. Burke, City Clerk