



**REGULAR MEETING
OF CITY COUNCIL OF THE CITY OF CAPE MAY, NJ
Tuesday, February 17, 2026 at 5:00 P.M.**

The Meeting of City Council of the City of Cape May was called to order by Deputy Mayor McDade at 5:00 P.M. on Tuesday, February 17, 2026 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 Deputy Mayor Maureen K. McDade Councilmember Shaine P. Meier Mayor Zachary Mullock – via telephone until 5:38 PM
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 Chief Financial Officer Lauren Read

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

FY2026 SMALL CITIES COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM PUBLIC HEARING – Mark Blauer, of Blauer Associates holds a public hearing to determine what projects would be good candidates for the 2026 DCA Community Block Grant Development Program grant funding. Initiatives to remove mobility barriers at various streets and at the Emlen Physick Estate Museum in order to comply with the Americans with Disabilities Act (ADA) are discussed.

PUBLIC HEARING at 5:06 P.M.:

Jules Rauch, 1010 New York Avenue – Mr. Rauch questions the City's match of potential funds, as well as the MAC's contribution to the proposed project(s). Mr. Blauer states that the City is required to fund a 10% match of whatever grant funds are received, and City Manager Dietrich clarifies that the MAC will be contributing to some fees.

Public hearing closes at 5:13 P.M.

CONSENT AGENDA FOR FY 2026 NJ DCA CDBG ITEMS ONLY:

- 101-02-2026 Resolution Authorizing Professional Services Agreement Between the City of Cape May and Blauer Associates for FY 2026 NJ DCA Public Facilities Grant
- 102-02-2026 Resolution for the Adoption of a State Model Citizen Participation Plan for DCA Small Cities Program
- 103-02-2026 Resolution Identifying Small Cities Fair Housing Officer
- 104-02-2026 Resolution for the Approval of Public Facilities Grant Management Plan
- 105-02-2026 Resolution Approving Submission of Fiscal Year 2026 Small Cities Public Facilities Application

Motion to adopt FY2026 DCA CDBG consent agenda items: Baldwin **Second:** Bodnar
Meier: Yes **McDade:** Yes **Bodnar:** Yes **Baldwin:** Yes **Mullock:** Yes

RESOLUTION:

- 106-02-2026 Resolution Recognizing Cape May Police Captain John Bobik

City Council recognizes Captain Bobik's over 30 years of service to the City of Cape May, and congratulates him on his well-earned retirement.

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

ADDITIONS/DELETIONS – None.

ORDINANCE FOR INTRODUCTION:

596-2026 Bond Ordinance Providing for Various Beach Utility Improvements, by and in the City of Cape May, in the County of Cape May, State of New Jersey; Appropriating \$300,000 Therefor and Authorizing the Issuance of \$300,000 Bonds or Notes of the City to Finance the Costs Thereof

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

597-2026 Bond Ordinance Providing for Various 2026 Capital Improvements, by and in the City of Cape May, in the County of Cape May, State of New Jersey; Appropriating \$3,780,000 Therefor and Authorizing the Issuance of \$3,605,997 Bonds or Notes of the City to Finance Part of the Cost Thereof

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

598-2026 Bond Ordinance Providing for Various Water-Sewer Utility Improvements, by and in the City of Cape May, in the County of Cape May, State of New Jersey; Appropriating \$400,000 Therefor and Authorizing the Issuance of \$400,000 Bonds or Notes of the City to Finance the Costs Thereof

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

599-2026 Bond Ordinance Providing Supplemental Funding for Various Water-Sewer Utility Improvements, by and in the City of Cape May, in the County of Cape May, State of New Jersey; Appropriating \$1,475,000 Therefor and Authorizing the Issuance of \$1,475,000 Bonds or Notes of the City to Finance the Costs Thereof

Motion: Meier **Second:** Baldwin

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

MAYORAL APPOINTMENT:

Kathy Drake – Shade Tree Commission Alternate 1

UPDATES/OLD BUSINESS:

City Manager – City Manager Dietrich presents the proposed capital budget for 2026, as well as the results of the Stockton Coastal Research Center Fall 2025 beach surveying report.

City Solicitor – None.

City Council – None.

PUBLIC COMMENT ON 2026 CAPITAL BUDGET

Jules Rauch, 1010 New York Avenue – Mr. Rauch questions how the funds for the bonds will be paid.

Stacy Sheehan, 928 Columbia Avenue – Ms. Sheehan inquires if the City is still leasing with Enterprise or if the City will be buying out the vehicles.

Mayor Mullock exits the meeting via telephone at 5:38P.M.

ORDINANCES FOR SECOND READING AND CONSIDERATION FOR ADOPTION:

589-2026 Ordinance Confirming the Appointing Authority for the Shade Tree Commission

PUBLIC HEARING – None.

Motion: Meier **Second:** McDade

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

590-2026 Ordinance Amending Section 482 of the City of Cape May Code to Update the Policies and Procedures for the Protection of Trees in the City of Cape May

PUBLIC HEARING – None.

Motion: Meier **Second:** Baldwin

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

PUBLIC PORTION ON RESOLUTIONS ONLY – None.

CONSENT AGENDA:

Reports:

Manager's Monthly Departmental Report for the month of January 2026

Minutes:

Cape May City Council Regular Meeting Minutes dated November 17, 2026

Resolutions:

- 107-02-2026 Resolution Authorizing Cape May's Participation in the 2026 Safety Incentive Program of the Atlantic County Municipal Joint Insurance Fund
- 108-02-2026 Resolution Authorizing City of Cape May to Execute Permits Related to the Pedestrian and Bicycle Bridge Borough of West Cape May (West Grant Street) to City of Cape May (First Avenue)
- 109-02-2026 Resolution for the Refund of Overpaid 2026 Property Taxes
- 110-02-2026 Resolution Authorizing Procurement of Janitorial Services New Jersey State Contract – Division of Purchase and Property Contract #T-1480/77110
- 111-02-2026 Resolution for Release of Performance Guarantee and to Establish Maintenance Guarantee for Lafayette Street Park Phase 1 Improvements
- 112-02-2026 Resolution Authorizing Change Orders 1,2, and 3 to Contract for Lafayette Street Park Phase 1
- 113-02-2026 Resolution Authorizing Change Order #2 to Contract for Alterations and Additions to Cape May Beach Patrol Station
- 114-02-2026 Resolution Authorizing Change Order #3 to Contract for 2023 Utility & Road Program (FY 2023 NJDOT Municipal Aid Program, Reconstruction of Trenton Avenue)
- 115-02-2026 Resolution for Release of Maintenance Guarantee for Cape Coachman Realty, LLC "Beach Shack" – 205-211 Beach Avenue, Block 1019, Lots 26 & 40
- 116-02-2026 Resolution for Release of Maintenance Guarantee for Paul, Susan, & Edward Johnston – 405 S. Beach Avenue, Block 1012, Lots 13 & 14
- 117-02-2026 Resolution Authorizing Invitation for Bids for the Madison Avenue Water Storage Tank Rehabilitation Project
- 118-02-2026 Resolution for the Payment of Bills
- 119-02-2026 Resolution Amending Scheduled Council Meeting Date for the Year 2026
- 120-02-2026 Resolution Authorizing the Filing of an Application for Municipal Recycling Tonnage Grant for the Year 2026

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

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

NEW BUSINESS:

- City Solicitor – None.
- City Manager – City Manager Dietrich states that there is a resident on Washington Street requesting a street opening, which would require an approval by City Council since Washington Street is under moratorium until January 2030. The Manager recommends that this opening request be a test-run for utilizing a road repair method include infrared technology. The City Manager announces the retirement of Captain Bobik, with a walkout ceremony on February 27th at 3:30P.M, with the swearing-in of new officers on Monday, March 2nd at 3:30P.M.
- City Clerk – The City Clerk announces that the April 7th City Council Meeting has been moved to March 31st. Ms. Burke announces that as of March 1st, the City will be posting legal notices to the City website.
- **Councilmembers**
 - **Councilmember Baldwin** – Councilmember Baldwin announces that the HPC

Awards banquet will be held on May 13th, 2026. Ms. Baldwin announces that the public should get involved with the Stewardship and Leadership awards.

- **Deputy Mayor McDade** – None.
- **Councilmember Bodnar**– None.
- **Councilmember Meier** – None.
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PUBLIC PORTION:

Stacy Sheehan, 928 Columbia Avenue – Ms. Sheehan would like to know the timeframe of publications on the website. Ms. Sheehan recommends the City utilizing the infrared technology to repair roads with their City projects. Ms. Sheehan asks if there is an update on the U.S.S. Jacob Jones Memorial; and inquires if there are any permits required for the Bank Street retaining wall.

Jules Rauch, 1010 New York Avenue – Mr. Rauch would like to know if the DEP is required to approve the planning process for the Bank Street retaining wall. Mr. Rauch asks if the Borough of West Cape May has to approve the construction of the desalination plant.

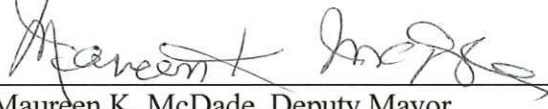
Peter Cole, 1075 Michagan Avenue – Mr. Cole announces that there will be a TPA meeting at City Hall on Thursday, February 19th at 5:00P.M.

ADJOURNMENT

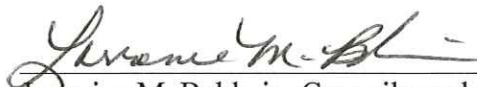
Motion is made to adjourn by Councilmember Baldwin with all in favor. The Regular Meeting adjourns at 6:08 PM.



Zachary Mullock, Mayor



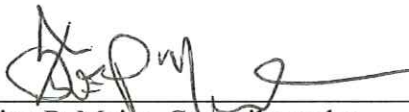
Maureen K. McDade, Deputy Mayor



Lorraine M. Baldwin, Councilmember



Steve Bodnar, Councilmember



Shaine P. Meier, Councilmember



Erin C. Burke, City Clerk

