



**REGULAR MEETING
OF CITY COUNCIL OF THE CITY OF CAPE MAY, NJ
Tuesday, December 2, 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 5:54 P.M. on Tuesday, December 2, 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
City Clerk Erin C. Burke
Deputy City Clerk Brian Turner

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

ADDITIONS/DELETIONS – None.

BEACH TAG COMPETITION WINNERS:

Seasonal: Hannah Stevenson

Weekly: Anthony Monaghan

Veteran/Active-Duty Military: Lena Shepanski

The winning designs are presented and winners receive a certificate and gift card.

WASHINGTON STREET MALL BUSINESS IMPROVEMENT DISTRICT PROPOSED 2026 BUDGET PRESENTATION – Carolyn Zebrowski presents the 2026 Washington Street Mall Budget in the amount of \$305,166.50.

329-12-2025 Resolution Introducing and Approving the 2026 Budget of the Washington Street Mall Business Improvement District of the City of Cape May

Motion: Baldwin **Second:** McDade

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

PRESENTATIONS:

Columbia University student report on sustainability of drinking water under desalination in Cape May – Justine Magariel, Environmental Commission Member – **REMOVED for a future date.**

Desalinization/Water Treatment Plant project update – Mike Dziubeck with CME presents preliminary plans for the proposed desalination plant. Permitting and bidding timeline are discussed.

UPDATES:

- City Manager – None.
- City Solicitor – None.
- City Council – None.

PUBLIC PORTION ON RESOLUTIONS ONLY

Stacy Sheehan, 928 Columbia Avenue – Ms. Sheehan requested clarification on the transfers in resolution 332-12-2025. Ms. Sheehan would like to know the plan to prevent erosion on Delaware Avenue, and what the design is. Ms. Sheehan asks for clarification on the easement agreement with the County of Cape May, which is explained by City Solicitor Gillin-Schwartz.

Jules Rauch, 1010 New York Avenue – Mr. Rauch would like to know who the construction management company will be for the desalination plant. Mr. Rauch asks for specifics in relation to the construction of the desalination plant, including elevation of the plant, what is grant funded, and how much funding the City is responsible for.

Resolutions 323-11-2025; 330-12-2025; and 331-12-2025 are removed from the Consent Agenda.

CONSENT AGENDA:

Resolutions:

- 332-12-2025 Resolution for Transfers of Appropriations – 2025 Budget
- 333-12-2025 Resolution Authorizing City of Cape May Authorizing Agreements with the County of Cape May Cape May to Accommodate the Delaware Avenue (County Road 640) Revetment Project: Block 1184, Lot 1 & 1.01; Block 1195, Lot 1.01; Block 1206, Lot 1.01; Block 1217, Lot 1.01
- 334-12-2025 Resolution Awarding a Contract For Professional Engineering Services To Consulting And Municipal Engineers Associates (CME) For Water Treatment Plant – Phase 1 Final Design
- 335-12-2025 Resolution for Release of Performance Guarantee for 1209 Lafayette Street, Block 1061, Lot 83.02
- 336-12-2025 Resolution of the City of Cape May Supporting RevolutionNJ
- 337-12-2025 Resolution Authorizing Utility Easement Agreement with the Atlantic City Electric Company to Accommodate Relocation of Electric Poles, Equipment, and Overhead Lines in the Area of the New Police Station and Lafayette Street Park Block 1061, Lots 42 & 51
- 338-12-2025 Resolution for the Payment of Bills

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

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

REGULAR AGENDA:

330-12-2025 Resolution Reappointing Deborah A. Lindholm as City Tax Collector

Motion: McDade **Second:** Meier

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

331-12-2025 Resolution Authorizing the Installation of The Black Heritage Trail Marker at the AME Church

Motion: Baldwin **Second:** McDade

Meier: Yes **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 amend price and quantity as follows: first 500 tags available at a cost of \$50.00 each; the subsequent 500 tags available at a cost of \$75.00 each.: McDade **Second:** Baldwin

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

Motion to adopt as amended: Meier **Second:** Baldwin

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

NEW BUSINESS:

- City Solicitor – None.
- City Manager – Mr. Dietrich reminds the public about the Cape May Police Department's annual Toy Drive, and encourages everyone to participate.
- City Clerk – The City Clerk makes the following announcements: Angelous Community Singers will be at Convention Hall on December 3, 2025 at 7PM; Christmas Tree lighting ceremony Rotary Park on December 5, at 7:00PM; the West Cape May Community Christmas Parade start at 5:00PM on December 6; and that the Captain Nick Federoff Community Christmas Celebration will take place at Convention Hall on December 14, from 12PM-3PM. Ms. Burke states that 2026 beach tags are on presale in the tax office from December 1, 2025 through April 30, 2026.
- **Councilmembers**
 - **Councilmember Baldwin** – Councilmember Baldwin commends the City on Christmas decorations throughout the town.
 - **Deputy Mayor McDade** – None.
 - **Mayor Mullock** – Mayor Mullock thanks DPW for their work to decorate the City for the holidays.
 - **Councilmember Bodnar** – Councilmember Bodnar states that the City of Cape May has been recertified for the Mayor's Monarch Pledge, for the protection of monarch butterflies.
 - **Councilmember Meier** – Councilmember. Meier recognizes City Clerk Erin Burke for ten years of service to the City.

PUBLIC PORTION:

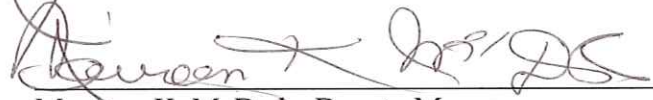
Stacy Sheehan, 928 Columbia Avenue – Ms. Sheehan would like to know if the HPC will have a favorable recommendation on the desalination plant. Ms. Sheehan informs Council of a safety hazard posed by a tree on Franklin Street. Ms. Sheehan would like to know if the City will be subsidizing proposed apartments above the mall. Ms. Sheehan would like an update on litigation with the Cove Restaurant.

Jules Rauch, 1010 New York Avenue – Mr. Rauch presents a letter and reads a statement opposing the proposed draft workforce housing regulations.

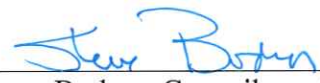
ADJOURNMENT

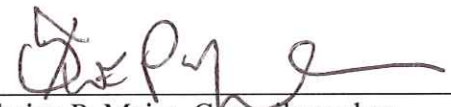
Motion is made to adjourn by Councilmember Meier with all in favor. The Regular Meeting adjourns at 6:54 PM.

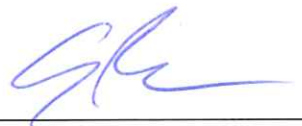


Zachary Mullock, Mayor

Maureen K. McDade, Deputy Mayor

Lorraine M. Baldwin, Councilmember

Steve Bodnar, Councilmember

Shaine P. Meier, Councilmember

Erin C. Burke, City Clerk