



**REGULAR MEETING
OF CITY COUNCIL OF THE CITY OF CAPE MAY, NJ
Tuesday, February 3, 2026 at 5:00 P.M.**

The Meeting of City Council of the City of Cape May was called to order by Mayor Mullock at 5:03 P.M. on Tuesday, February 3, 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 – Absent 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.

UPDATES:

- City Manager – City Manager gives a presentation on the proposed First Avenue pedestrian and bicycle bridge between the City and the Borough of West Cape May. Mr. Dietrich provides an update on various projects in the City, including Harborview Park.
- City Solicitor – City Solicitor Gillin-Schwartz gives a summary of the affordable housing ordinances on the agenda for introduction.
- City Council – None.

ORDINANCES FOR INTRODUCTION:

City Solicitor Gillin-Schwartz explains that proposed ordinances 591-2026; 592-2026; and 593-2026 all relate to the City's 4th round obligations for affordable housing. These ordinances will be provided to the Planning Board for Master Plan Consistency review.

591-2026	Ordinance Amending Chapter 525 of the City Zoning Code to Promote Affordable Housing in the C-5 Zoning District
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Motion: Baldwin **Second:** McDade

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

592-2026 Ordinance Repealing and Replacing Chapter 59, Article V Entitled “Affordable Housing” of the City Code

Motion: McDade **Second:** Bodnar

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

593-2026 Ordinance Repealing and Replacing Chapter 59, Article VI Entitled “Development Fee Requirements” of the City Code

Motion: McDade **Second:** Baldwin

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

594-2026 Ordinance Amending Chapter 7 of the Cape May City Code Regarding Metered Parking Fees at the Cape Island Baptist Church Parking Lot Pursuant to the City Use Agreement

Motion: McDade **Second:** Bodnar

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

595-2026 Ordinance of the City of Cape May Amending the Revised General Ordinances of the City of Cape May to Provide For Restricted Handicapped Parking Space at or Adjacent to 212 Stockton Place for Rebecca Walder

Motion: Baldwin **Second:** McDade

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

ORDINANCES FOR SECOND READING AND CONSIDERATION FOR ADOPTION:

585-2026 Ordinance to Exceed the Municipal Budget Appropriation Limits and to Establish A Cap Bank – Calendar Year 2026 (N.J.S.A. 40a: 4-45.14)

PUBLIC HEARING – None.

Motion: Bodnar **Second:** Baldwin

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

586-2026 Ordinance Authorizing Conveyance of Deeds of Easement to the County of 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

PUBLIC HEARING – None.

Motion: Baldwin **Second:** McDade

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

587-2026 Ordinance 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

PUBLIC HEARING – None.

Motion: McDade **Second:** Baldwin

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

- 588-2026 Ordinance Amending Chapter 7 of the Code of the City of Cape May Regarding On-Street Parking Permits to Confirm a Residency Requirement (*City Council intends to table indefinitely as per the discussion that occurred at the January 21, 2026 Regular City Council Meeting*)

PUBLIC HEARING:

Martin VanWalsum, 329 Congress Street – Mr. VanWalsum appreciates Council’s decision to table the ordinance, and makes suggestions on parking spaces in the City.

Motion to table indefinitely: McDade **Second:** Baldwin

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

PUBLIC PORTION ON RESOLUTIONS ONLY

Paul Johnston, 11 S. Broadway – Mr. Johnston questions the boundary of the C-5 District, voicing concerns about wetland areas. Mr. Johnston recommends workforce housing provided by the federal government near the Coast Guard base.

CONSENT AGENDA:

Reports:

Tax Collector Report for the month of December 2025

Minutes:

Cape May City Council Regular Meeting Minutes dated October 21, 2025

Cape May City Council Closed Session Meeting Minutes dated October 21, 2025

Cape May City Council Special Meeting Minutes dated November 3, 2025

Cape May City Council Closed Session Meeting Minutes dated November 3, 2025

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

Cape May City Council Special Meeting Minutes dated November 17, 2025

Cape May City Council Closed Session Meeting Minutes dated November 17, 2026

Resolutions:

92-02-2026 Resolution Issuing An Amusement Game License For Joseph Chiarello – 406 Beach Avenue

93-02-2026 Resolution Issuing An Amusement Game License For Joseph Chiarello– 732 Beach Avenue

94-02-2026 Resolution Authorizing Award of Contract to Northeast Mechanical Services, INC. for the Project Known as “City of Cape May – Convention Hall Theater Lighting Upgrade”

95-02-2026 Resolution Authorizing the Adoption of the 2026 Cape May County, New Jersey Hazard Mitigation Update

96-02-2026 Resolution Amending the Prototypical Deferred Compensation Plan and Approving a Service Agreement

97-02-2026 Resolution Awarding Beach Concessions for the Years 2026 through 2030

98-02-2026 Resolution for Transfers of Appropriations – 2025 Budget

99-02-2026 Resolution Authorizing Change Order #1 To Contract for Alterations and Additions to Cape May Beach Patrol Station

100-02-2026 Resolution for the Payment of Bills

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

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

REGULAR AGENDA – None.

NEW BUSINESS:

- City Solicitor – None.
- City Manager – None.
- City Clerk – None.
- **Councilmembers**
 - **Councilmember Baldwin** – None.
 - **Deputy Mayor McDade** – Deputy Mayor McDade commends Mayor Mullock's comments on social media calling for peace and democracy.
 - **Mayor Mullock** – Mayor Mullock thanks DPW for their work during the snow storm.
 - **Councilmember Bodnar**– Councilmember Bodnar commends Mayor Mullock's comments on social media calling for peace and democracy.
 - **Councilmember Meier** – None.

PUBLIC PORTION:

Jules Rauch, 1010 New York Avenue – Mr. Rauch commends DPW for their work during the winter months. Mr. Rauch recommends painting the patchwork of the seawall.

Stacy Sheehan, 928 Columbia Avenue – Ms. Sheehan questions the availability of the affordable housing ordinances prior to the meeting for public review.

Roz Johnson, 826 Lafayette Street – Ms. Johnson would like to know the Cape May Police Department's role as it pertains to Department of Homeland Security operations. Lieutenant Walker reads a statement and answers questions relating to the subject. Ms. Johnson recommends a Town Hall meeting.

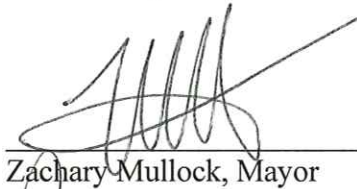
Paul Johnston, 11 S. Broadway – Mr. Johnston requests clarity on the purpose of the proposed pedestrian bridge.

Brett Blythe, 1313 Massachusetts Avenue – Mr. Blythe would like to know who will be responsible for maintaining the proposed pedestrian bridge, and what material the decking will be made of. Mr. Blythe inquires as to the City's interest earned from beach tags and the City's debt.

Stacy Sheehan, 928 Columbia Avenue – Ms. Sheehan questions the affordable housing ordinances, and City Solicitor Gillin-Schwartz explains that much of the the language is repealing and replacing existing code.

ADJOURNMENT

Motion is made to adjourn by Councilmember Baldwin, with all in favor. The Regular Meeting adjourns at 6:23 PM.



Zachary Mullock, Mayor



Maureen K. McDade, Deputy Mayor



Lorraine M. Baldwin, Councilmember



Steve Bodnar, Councilmember

Absent from meeting; abstains from adoption.

Shaine P. Meier, Councilmember



Erin C. Burke, City Clerk

