



**REORGANIZATION MEETING
OF CITY COUNCIL OF THE CITY OF CAPE MAY, NJ
Tuesday, January 6, 2026 at 4:00 P.M.**

The Reorganization Meeting of City Council of the City of Cape May was called to order by Mayor Mullock at 4:05 P.M. on Tuesday, January 6, 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

Also Present: City Manager Paul Dietrich
City Clerk Erin C. Burke
Deputy City Manager Justin Riggs
Deputy City Clerk Brian Turner
City Solicitor Christopher Gillin-Schwartz

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

INVOCATION

Rev. Peggy E. Holder of the Cape May United Methodist Church delivers the invocation.

Nominations for Deputy Mayor – Maureen K. McDade is nominated for Deputy Mayor
01-01-2026 Resolution for Election of Deputy Mayor

Motion: Bodnar **Second:** Baldwin

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

Oath of Office administered to Deputy Mayor McDade – Sworn in by City Clerk Erin C. Burke

02-01-2026 Resolution Appointing City Solicitor and Authorizing the Execution of
Professional Services Contract for Same – Christopher Gillin-Schwartz, Esquire

Motion: Baldwin **Second:** Meier

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

Nominations for Various Board and Commission Liaison Members

- 03-01-2026 Resolution for Appointment of Class III Planning Board Member – Maureen K. McDade
- 04-01-2026 Resolution for Appointment of Washington Street Mall Business Improvement District Management Company, Inc. Board Member – Lorraine M. Baldwin
- 05-01-2026 Resolution for Appointment of City of Cape May Historic Preservation Commission Board Liaison – Lorraine M. Baldwin
- 06-01-2026 Resolution for Appointment of City of Cape May Shade Tree Liaison – Shaine P. Meier
- 07-01-2026 Resolution for Appointment of City of Cape May Environmental Commission Liaison - Steve Bodnar
- 08-01-2026 Resolution for Appointment of City of Cape May Beach Safety Committee Liaison - Lorraine M. Baldwin
- 09-01-2026 Resolution for Bicycle Pedestrian Advisory Committee Liaison – Steve Bodnar
- 10-01-2026 Resolution for Municipal Taxation and Revenue Advisory Committee Liaison- Maureen K. McDade

Motion to adopt all: Meier **Second:** McDade

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

CONSENT AGENDA

- 11-01-2026 Resolution Designating Official Newspapers for the Year 2026 in the City of Cape May- Cape May County Herald, Cape May Star and Wave, and Press of Atlantic City
- 12-01-2026 Resolution Establishing 2026 Business Hours for City Hall in the City of Cape May
- 13-01-2026 Resolution Designating Meeting Day and Place for Council Meetings of the City of Cape May
- 14-01-2026 Resolution Establishing 2026 Scheduled Holidays for the City of Cape May
- 15-01-2026 Resolution Authorizing the City Clerk to Issue Bingo and Raffle Licenses throughout the Year to Qualified Organizations
- 16-01-2026 Resolution Approving list of Peddlers' Designated Locations
- 17-01-2026 Resolution Authorizing the Tax Assessor to File a Petition of Appeal and Stipulation of Settlement for the Tax Year 2026 with the Cape May County Board of Taxation
- 18-01-2026 Resolution Designating Public Agency Compliance Officer
- 19-01-2026 Resolution for Appointing Members of Various Boards and Commissions of the City of Cape May
- 20-01-2026 Resolution Supporting Continued Participation in the Sustainable Jersey TM Municipal Certification Program – Cape May City Green Team
- 21-01-2026 Resolution Appointing Members of the Cape May City Creative Team
- 22-01-2026 Resolution for the Appointment of a Volunteer Harbor Master in the City of Cape May
- 23-01-2026 Resolution Appointing Honorary Non-Voting Members to the Cape May City Environmental Commission
- 24-01-2026 Resolution Confirming City Advisory Committees for the 2026 Calendar Year and a Uniform Policy for Annual Confirmation of Committees and their Membership

- 25-01-2026 Resolution Proclaiming Dr. Sylvia Kuhner Baer as the Cape May City Poet Laureate for the Year 2026
- 26-01-2026 Resolution Recognizing the Congress Street Brass Band as the Official Band for the City of Cape May
- 27-01-2026 Resolution Authorizing and Encouraging Unpaid Internship and Volunteer Opportunities within All Cape May City Departments
- 28-01-2026 Resolution Affirming Rate of Interest on Delinquent Taxes and Assessments and Fixing a Six (6%) Percent Penalty on Delinquent Taxes and Municipal Charges for the Year 2026
- 29-01-2026 Resolution Authorizing Contracts with Certain Approved State Contract Vendors for Contracting Units Pursuant to N.J.S.A. 40a:11-12a
- 30-01-2026 Resolution Granting Authority for Approval of Certain Purchases through New Jersey State Contracts and/or Purchasing Cooperatives for 2026
- 31-01-2026 Resolution Granting Authority for Approval of Certain Purchases in Excess of the Bid Threshold Through New Jersey State Contracts and/or Purchasing Cooperatives for 2026
- 32-01-2026 Resolution Concerning Deferred School Tax Levy – City of Cape May School District
- 33-01-2026 Resolution Concerning Deferred School Tax Levy – City of Cape May – Lower Cape May Regional School District
- 34-01-2026 Resolution Approving the 2026 Cash Management Plan for the City of Cape May
- 35-01-2026 Resolution Approving the 2026 Temporary Budget
- 36-01-2026 Resolution Authorizing Payment of 2026 County Taxes (First & Second Quarters) and 2025 Added Taxes
- 37-01-2026 Resolution Authorizing Electronic Payment of 2026 Debt Service
- 38-01-2026 Resolution Authorizing 2026 Animal Shelter Payments to Cape May County
- 39-01-2026 Resolution Authorizing Electronic Payment of 2026 Pension Amounts Due April 1, 2026
- 40-01-2026 Resolution Authorizing Electronic Payment of 2026 School Taxes to Lower Cape May Regional Board of Education
- 41-01-2026 Resolution Authorizing Electronic Payment of 2026 Local School Taxes to Cape May Board of Education
- 42-01-2026 Resolution Designating Cape Regional Urgent Care as the Official Physician for the City of Cape May and Authorizing a One-Year Contract Therefor
- 43-01-2026 Resolution Authorizing the Appointment of Paul J. Baldini, Esquire, as Conflict Counsel for the City of Cape May
- 44-01-2026 Resolution for Appointment of Municipal Public Defender and Authorizing the Execution of Professional Services Contract for Same - Michael A. Sorenson, Esquire
- 45-01-2026 Resolution for Appointment of City Prosecutor and Authorizing Execution of Professional Services Contract for Same- Kyle D. Weinberg, Esquire
- 46-01-2026 Resolution for Appointment of Bond Counsel, Archer and Greiner P.C. as the Cape May City Bond Counsel and Authorizing the Execution of Professional Services Contract for Same

- 47-01-2026 Resolution Approving and Authorizing the Execution of an Agreement for Professional Services with Brown & Connery for Labor Counsel Services
- 48-01-2026 Resolution Approving Professional Services Agreement for Special Projects Engineer- Engineering Design Associates, P.A.
- 49-01-2026 Resolution Approving Professional Services Agreement for Special Projects Engineer- DeBlasio & Associates
- 50-01-2026 Resolution for Appointment of Engineer for Inspection of Projects Approved by Cape May City Planning and/or Zoning Board of Adjustment – Hurless Planning & Engineering, LLC
- 51-01-2026 Resolution Approving an Agreement between the City of Cape May and James M. Rutala Associates, LLC for Consulting Services
- 52-01-2026 Resolution for Appointment of Risk Management Consultant Atlantic County Municipal Joint Insurance Fund – Charles Pessagno of Marsh & McLennan Agency in a Required Disclosure Manner
- 53-01-2026 Resolution for Appointment of Municipal Auditor and Authorizing the Execution of a Professional Services Contract for Same- Leon P. Costello, CPA, RMA
- 54-01-2026 Resolution Appointing Sean P. Canning as the Qualified Purchasing Agent to Exercise the Duties of a Purchasing Agent Pursuant to N.J.S.A. 40a:11-9 in the City of Cape May
- 55-01-2026 Resolution Authorizing Award of Contract for Technology Management Services to Barber Consulting Services, LLC
- 56-01-2026 Resolution Authorizing Professional Services Contract for Animal Control Services – Animal Control of South Jersey
- 57-01-2026 Resolution Authorizing a Contract for Professional Services to Surenian, Edwards, Buzak & Nolan LLC for Affordable Housing Counsel to the City of Cape May
- 58-01-2026 A Resolution Approving an Agreement between the City of Cape May and Triad Associates for Consulting Services
- 59-01-2026 Resolution Authorizing the Appointment of Triad Advisory Services, Inc. as the Affordable Housing Administrative Agent and Authorizing the Execution of an Agreement for Professional Services
- 60-01-2026 Resolution Affirming Authorization for CME Associates as Special Projects Engineer for Ongoing City Projects
- 61-01-2026 Resolution Affirming Authorization for Colliers Engineering & Design as Special Project Engineer for Ongoing City Projects
- 62-01-2026 Resolution Approving Professional Services Agreement for Special Projects Architect - Robbie Conley Architect, LLC
- 63-01-2026 Resolution Authorizing Professional Services Agreement with Taylor Engineering Inc. for Engineering Services
- 64-01-2026 Resolution Authorizing a Contract for Professional Services to CBIZ Benefits & Insurance Services, Inc. to Provide Actuarial Services for the Lifeguard Pension Plan and Other Post-Employment Benefits
- 65-01-2026 Resolution for Appointment of Ancillary Benefits Consultant Gallagher in a Required Disclosure Manner
- 66-01-2026 Resolution for Appointment of Health Benefits Consultant Marsh & McLennan Agency in a Required Disclosure Manner

- 67-01-2026 Resolution for Award of Contract for Extraordinary Unspecifiable Services – Mutual of Omaha
- 68-01-2026 Resolution for Appointment of Flex Facts as Third-Party Administrator for Consolidated Omnibus Budget Reconciliation Act (Cobra) and Flexible Spending Account Benefit Administration in a Required Disclosure Manner
- 69-01-2026 Resolution Authorizing Renewal of Shared Services Agreement for the Services of a Municipal Court Administrator with the Borough of West Cape May
- 70-01-2026 Resolution Authorizing Jersey Cape Diagnostic, Training, and Opportunity Center, Inc. to Sell Seasonal Beach Tags via its Website
- 71-01-2026 Resolution Approving Parking Lot Use Agreement with Cape Island Baptist Church
- 72-01-2026 Resolution Authorizing CC#25-03 to AutoAgent Data Solutions in a Fair and Open Manner for Credit Card Processing Service
- 73-01-2026 Resolution For Transfers of Appropriations – 2025 Budget
- 74-01-2026 Resolution for the Payment of Bills

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

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

MAYORAL APPOINTMENTS (attached)

Historic Preservation Commission
 Environmental Commission
 Shade Tree Commission
 Library Advisory Committee
 Office of Emergency Management
 Class II Planning Board Member

STATE OF THE CITY ADDRESS BY MAYOR ZACHARY MULLOCK

Mayor Mullock delivers the State of the City Address, attached in full.

NEW BUSINESS

- **Councilmembers**
 - **Councilmember Baldwin** – None.
 - **Deputy Mayor McDade** – None.
 - **Mayor Mullock** – None.
 - **Councilmember Bodnar**– None.
 - **Councilmember Meier** – None.

BENEDICTION

Rev. Nicole Wilkinson of the Cape May Presbyterian Church Delivers the benediction.

Reorganization concludes at 4:49 P.M.

REGULAR AGENDA:

**PUBLIC HEARING ON THE WASHINGTON STREET MALL MANAGEMENT CO.,
INC PROPOSED 2026 BUDGET – None.**

PUBLIC PORTION ON RESOLUTIONS ONLY – None.

Resolution 77-01-2026 is removed from the consent agenda.

RESOLUTIONS:

- 75-01-2026 Resolution Adopting the Washington Street Mall Management Co., Inc., Business Improvement District 2026 Annual Budget
- 76-01-2025 Resolution Establishing a Task Force to Explore Celebratory Opportunities and Plan for Various Anniversaries Occurring in 2026
- 78-01-2026 Resolution Authorizing an Extension of the Shared Services Agreement for the City of Cape May to Provide Municipal Court Services for the Borough of Cape May Point
- 79-01-2026 Resolution Authorizing Approval of a Required Disclosure Award to Flying Fish Studio
- 80-01-2026 Resolution Providing for a Meeting Not Open to the Public in Accordance with the Provisions of the New Jersey Open Public Meetings Act, N.J.S.A. 10:4-12 – Discussion on Law Enforcement and Dispatching Shared Services Agreements with the Borough of Cape May Point and the Borough of West Cape May

Motion to adopt all: Baldwin Second: McDade

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

- 77-01-2026 Resolution of the City of Cape May Approving Agreement with the Borough of Cape May Point for Law Enforcement and Dispatching Services

City Solicitor Gillin-Schwartz highlights the details of the 5-year agreement.

Motion: McDade Second: Baldwin

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

ORDINANCES FOR INTRODUCTION:

- 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)

Motion: Meier Second: McDade

Meier: Yes 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

City Manager Dietrich and City Solicitor Gillin-Schwartz explain the terms of the easement agreements, detailing that the County needs various temporary and permanent easements to complete and maintain the improvements.

Motion: Meier **Second:** Baldwin

Meier: Yes **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

Motion: McDade **Second:** Meier

Meier: Yes **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

Motion: Bodnar **Second:** Baldwin

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

PUBLIC PORTION:

Tom Carroll, 625 Hughes Street – Mr. Carroll compliments Council and the City on their friendliness and transparency.

Mike Barker, 1017 New Jersey Avenue – Mr. Barker voices opposition to introduced ordinance 588-2026, citing parking hardships for second homeowners in the City.

Public portion is closed and Council enters Closed Session at 5:19 P.M.

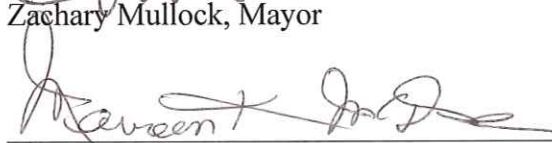
The open public meeting resumes at 5:54 P.M. with no official action taken as a result of the Closed Session.

ADJOURNMENT

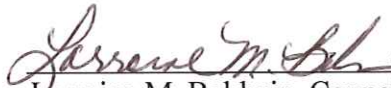
Motion is made to adjourn the regular meeting by Councilmember Meier with all in favor. The Regular Meeting adjourns at 5:54 P.M.



Zachary Mullock, Mayor



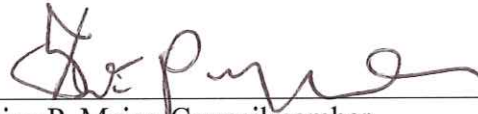
Maureen K. McDade, Deputy Mayor



Lorraine M. Baldwin, Councilmember



Steve Bodnar, Councilmember



Shaine P. Meier, Councilmember



Erin C. Burke, City Clerk