

**City of Cape May Planning Board Meeting Minutes  
Tuesday, June 24, 2025**

**Opening:** The meeting of the City of Cape May Planning Board was called to order by Chairperson Bill Bezaire at 6:04 PM in the City Hall Auditorium. In compliance with the Open Public Meetings Act, adequate notice was provided.

|                   |                             |         |
|-------------------|-----------------------------|---------|
| <b>Roll Call:</b> | Mr. Bezaire, Chairperson    | Present |
|                   | Mr. Jones, Vice Chairperson | Present |
|                   | Mr. Crowley                 | Present |
|                   | Mr. Gorgone                 | Present |
|                   | Mr. Lundholm                | Present |
|                   | Deputy Mayor McDade         | Present |
|                   | Mayor Mullock               | Present |
|                   | Mrs. Reed                   | Present |
|                   | Mr. Riggs                   | Present |
|                   | Mr. Padussis     Alt # 1    | Present |
|                   | Mr. Crippen     Alt # 2     | Absent  |

**Also Present:** Rich King, Esquire, Board Solicitor  
Craig Hurless, Board Engineer and Planner  
Karen Keenan, Board Secretary

**Resolution(s):**

**Motion made by Deputy Mayor McDade to adopt Resolution number 06-24-2025: 1 1842 Investments Cape May LLC, 409 Elmira Street, Block 1060 Lot(s) 33**, seconded by Mrs. Reed and **carried 8-0**. Those in favor: Mr. Gorgone, Mayor Mullock, Deputy Mayor McDade, Mrs. Reed, Mr. Lundholm, Mr. Riggs, Mr. Jones, Mr. Bezaire. Those opposing: None. Those abstaining: Mr. Crowley.

**Motion made by Deputy Mayor McDade to adopt Resolution number 06-24-2025: 2 Adis Inc., 1317 Beach Avenue, Block 1146 Lot(s) 6-24**, seconded by Mrs. Riggs and **carried 8-0**. Those in favor: Mr. Gorgone, Mayor Mullock, Deputy Mayor McDade, Mrs. Reed, Mr. Lundholm, Mr. Riggs, Mr. Jones, Mr. Bezaire. Those opposing: None. Those abstaining: Mr. Crowley.

**Motion made by Deputy Mayor McDade to adopt Resolution number 06-24-2025: 3 Adis Inc., 1317 Beach Avenue, Block 1146 Lot(s) 6-24**, seconded by Mr. Riggs and **carried 8-0**. Those in favor: Mr. Gorgone, Mayor Mullock, Deputy Mayor McDade, Mrs. Reed, Mr. Lundholm, Mr. Riggs, Mr. Jones, Mr. Bezaire. Those opposing: None. Those abstaining: Mr. Crowley.

**Motion made by Mr. Riggs to adopt Resolution numbers 06-24-2025: 4 Master Plan Consistency Review of Ordinance \_\_\_\_-2025 An Ordinance Amending Chapter 417 of City Code to Clarify Exemptions From Site Plan Review and 06-24-2025: 5 Master Plan**

**Consistency Review of Ordinance \_\_\_\_\_-2025 An Ordinance Amending Chapter 417 of City Code to Clarify Design Standards for Exterior Air Conditioning Units in R-4 Zone**, seconded by Mr. Gorgone and **carried 9-0**. Those in favor: Mr. Gorgone, Mayor Mullock, Deputy Mayor McDade, Mrs. Reed, Mr. Crowley, Mr. Lundholm, Mr. Riggs, Mr. Jones, Mr. Bezaire. Those opposing: None. Those abstaining: None.

**Minutes:**

**Motion made by Mr. Gorgone to approve the meeting minutes of May 27, 2025**, seconded by Mr. Padussis and **carried 7-0**. Those in favor: Mr. Gorgone, Mayor Mullock, Deputy Mayor McDade, Mrs. Reed, Mr. Lundholm, Mr. Riggs, Mr. Bezaire. Those opposing: None. Those abstaining: Mr. Crowley, Mr. Jones.

**Discussion:**

**Adoption of City’s Fourth Round Housing Element and Fair Share Plan – Master Plan Update**

Engineer Hurless introduced the plan dated June 4, 2025 to the board. He said the plan sets forth the affordable housing requirements, how the city deals with the requirements, and is consistent with the housing element of the master plan.

**Motion made by Deputy Mayor McDade to adopt the Fourth Round Housing Element and Fair Share Plan as prepared by Engineer and Planner Hurless**, seconded by Mr. Lundholm and **carried 9-0**. Those in favor: Mr. Gorgone, Mayor Mullock, Deputy Mayor McDade, Mrs. Reed, Mr. Crowley, Mr. Lundholm, Mr. Riggs, Mr. Jones, Mr. Bezaire. Those opposing: None. Those abstaining: None.

**Resolution:**

**Motion made by Mrs. Reed to adopt Resolution numbers 06-24-2025: 6 Adoption of City’s Fourth Round Housing Element and Fair Share Plan – Master Plan Update**, seconded by Mr. Riggs and **carried 9-0**. Those in favor: Mr. Gorgone, Mayor Mullock, Deputy Mayor McDade, Mrs. Reed, Mr. Crowley, Mr. Lundholm, Mr. Riggs, Mr. Jones, Mr. Bezaire. Those opposing: None. Those abstaining: None.

**Discussion:**

**Adoption of City’s Municipal Public Access Plan – Master Plan Update**

Engineer Hurless presented the plan that was previously discussed by the board in January, adopted by the City of February 4, 2025 and has since been approved by the New Jersey Department of Environmental Protection. He said the plan is consistent with the master plan and recommended incorporating the plan into the conservation element of the master plan.

**Motion made by Mr. Jones to adopt the city’s Municipal Public Access Plan into the Master Plan**, seconded by Deputy Mayor McDade and **carried 9-0**. Those in favor: Mr. Gorgone, Mayor

Mullock, Deputy Mayor McDade, Mrs. Reed, Mr. Crowley, Mr. Lundholm, Mr. Riggs, Mr. Jones, Mr. Bezaire. Those opposing: None. Those abstaining: None.

**Resolution:**

**Motion made by Mr. Jones to adopt Resolution numbers 06-24-2025: 7 Adoption of City’s Municipal Public Access Plan – Master Plan Update**, seconded by Deputy Mayor McDade and **carried 9-0**. Those in favor: Mr. Gorgone, Mayor Mullock, Deputy Mayor McDade, Mrs. Reed, Mr. Crowley, Mr. Lundholm, Mr. Riggs, Mr. Jones, Mr. Bezaire. Those opposing: None. Those abstaining: None.

**Discussion:**

**Master Plan Recommendations for Implementation – Swimming Pools**

Engineer Hurless outlined his memorandum regarding an update to the board’s discussion and findings regarding swimming pool recommendations as found in the master plan reexamination, at the request of City Council. He said the current regulations regarding pools as previously discussed by the board found that the ordinance was appropriate, and no changes to the pool code requirements were recommended.

The board would like clarification on the purpose of restricting pools ten feet from any principal structure. Member Riggs asked that the Zoning Board be included in any communication to City Council regarding this subject.

**Motion made by Mr. Riggs for Solicitor King to prepare a resolution to send to City Council on the master plan consistency review and requesting clarification on the purpose of restricting pools ten feet from any principal structure with a copy to the Zoning Board**, seconded by Mr. Lundholm and **carried 9-0**. Those in favor: Mr. Gorgone, Mayor Mullock, Deputy Mayor McDade, Mrs. Reed, Mr. Crowley, Mr. Lundholm, Mr. Riggs, Mr. Jones, Mr. Bezaire. Those opposing: None. Those abstaining: None.

**Payment of Bills**

**Motion made by Mrs. Reed to approve the payment of bills**, seconded by Mr. Gorgone, and **carried 9-0**. Those in favor: Mr. Gorgone, Mayor Mullock, Deputy Mayor McDade, Mrs. Reed, Mr. Crowley, Mr. Lundholm, Mr. Riggs, Mr. Jones, Mr. Bezaire. Those opposing: None. Those abstaining: None.

**Motion made to adjourn by Mr. Crowley at 7:12 PM with all in favor.**

**Respectfully submitted: Karen Keenan, Board Secretary**