



**REGULAR MEETING
OF CITY COUNCIL OF THE CITY OF CAPE MAY, NJ
Tuesday, June 17, 2025 at 3:00 P.M.**

The Meeting of City Council of the City of Cape May was called to order by Mayor Mullock at 3:05 P.M. on Tuesday, June 17, 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 – Arrived during Closed Session 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 Deputy City Manager Justin Riggs City Clerk Erin C. Burke Deputy City Clerk Brian Turner CFO Kevin Hanie

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

RESOLUTION

206-06-2025 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 – Bargaining Negotiations for the following units: GWU Upper Management; UAW Local 2327 Middle Management; CWA Local 1036 White Collar; CWA Local 1036 Blue Collar; PBA Local 59 - Cape May City Superior Officers Association
609 Lafayette Street Welcome Center Lease

Motion: McDade **Second:** Meier

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

Council enters Executive Session at 3:06 PM

The Open Public Meeting resumes at 4:02PM with multiple resolutions to be added to the Regular agenda.

ADDITIONS/DELETIONS:

218-06-2025 Resolution Authorizing Approval to Submit a Grant Application and Execute a Grant Agreement with the New Jersey Department of Transportation for the Reconstruction of Grant Street Project

Motion to add: Meier **Second:** McDade

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

219-06-2025 Resolution Approving a memorandum of Agreement Between the City of Cape May and the Communications Workers of America, Local 1036, Blue Collar Unit

Motion to add: Baldwin **Second:** Meier

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

220-06-2025 Resolution Approving a Memorandum of Agreement Between the City of Cape May and the Government Workers Union, Upper Management Unit, and Authorizing the Execution of a New Collective Bargaining Agreement Between the Parties Covering the Period January 1, 2025 through December 31, 2027

Motion to add: McDade **Second:** Baldwin

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

221-06-2025 Resolution Approving a Memorandum of Agreement Between the City of Cape May and PBA Local 59, as the Bargaining Agent for City of Cape May Police Department Lieutenants and Captain, and Authorizing the Execution of a New Collective Bargaining Agreement between the Parties Covering the Period January 1, 2025 through December 31, 2025

Motion to add: Baldwin **Second:** McDade

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

UPDATES:

- City Manager – City Manager Dietrich provides an update on the promenade preservation project, stating that construction has wrapped up for the summer, and the promenade has fully reopened. Mr. Dietrich states that the City has received a letter from the NJDCA allowing the City to start the second phase of ADA improvements in the area of the Physick Estate and the Tennis Club. Manager Dietrich provides an update on lifeguard staffing, stating that they have one of the largest rookie classes that they've had in years. The City Manager provides Council with an update on facility use fees, stating that they are working to update them via resolution.
- City Solicitor – None.
- City Council
 - Deputy Mayor McDade provides an overview of the Citizenship Award.

ORDINANCES FOR INTRODUCTION

568-2025 An Ordinance Amending Chapter 194 of the City Code Regarding Construction Activities to Require Notification of Work to Adjoining Owners Sharing a Party Wall

Motion to amend to include statement of purpose: McDade **Second:** Bodnar

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

Motion to introduce as amended: McDade

Second: Baldwin

Meier: Yes **McDade:** Yes

Bodnar: Yes

Baldwin: Yes

Mullock: Yes

569-2025 An Ordinance Amending Chapter 417 of the City Code to Clarify Exemptions from Site Plan Review

Motion: McDade

Second: Baldwin

Meier: Yes

McDade: Yes

Bodnar: Yes

Baldwin: Yes

Mullock: Yes

570-2025 An Ordinance Amending Chapter 525 of the City Zoning Code to Clarify Design Standards for Exterior Air Conditioning Units in the R4 Zone

Motion: McDade

Second: Meier

Meier: Yes

McDade: Yes

Bodnar: Yes

Baldwin: Yes

Mullock: Yes

571-2025 Ordinance Designating an Unnamed Public Right-of-Way as "Dempsey Drive" in Honor of Emily Dempsey

Motion: Baldwin

Second: Bodnar

Meier: Yes

McDade: Yes

Bodnar: Yes

Baldwin: Yes

Mullock: Yes

572-2025 Ordinance Amending Chapter 7 of the Cape May City Code Regarding Metered Parking and Incorporating the Oceanview Parking Lot Pursuant to the City Use Agreement

Motion: McDade

Second: Meier

Meier: Yes

McDade: Yes

Bodnar: Yes

Baldwin: Yes

Mullock: Yes

ORDINANCES FOR SECOND READING AND CONSIDERATION FOR ADOPTION:

560-2025 Ordinance Amending Chapter 7 of the Cape May City Code Regarding Metered Parking Incorporating the AME Church Parking Lot

Motion: Bodnar

Second: Baldwin

Meier: Yes

McDade: Yes

Bodnar: Yes

Baldwin: Yes

Mullock: Yes

PUBLIC HEARING – None.

561-2025 An Ordinance Amending Sections 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

Motion: Meier

Second: Baldwin

Meier: Yes

McDade: Yes

Bodnar: Yes

Baldwin: Yes

Mullock: Yes

PUBLIC HEARING – None.

PUBLIC PORTION ON RESOLUTIONS ONLY

Roz Johnson, 826 Lafayette Street – Ms. Johnson would like to know who holds the lease for the Welcome Center, and encourages the City to update the exterior of the building.

Jules Rauch, 1010 New York Avenue – Mr. Rauch requests clarification on the resolution authorizing application for the social affairs permit associated with the Convention Hall Summer Concert Series.

Cape May Police Department – Captain Bobik, on behalf of the Superior Officers, thanks Council for approving their union contract.

CONSENT AGENDA:

Reports:

Fire Incident Report for the month of May 2025

Police Incident Report for the month of May 2025

Resolutions:

- 207-06-2025 Resolution Approving Alcoholic Beverage License Renewals for the 2025-2026 License Year
- 208-06-2025 Resolution Approving Alcoholic Beverage Club License Renewals for the 2025-2026 License Year
- 209-06-2025 Resolution Authorizing Renewal of Alcoholic Beverage License No. 0502-36-016-004 to Be Considered by the Director of Alcoholic Beverage Control Pursuant to the Conflict License Provisions for the 2026-2026 License Year
- 210-06-2025 Resolution Approving Parking Lot Use Agreement with Ocean View Restaurant Inc.
- 211-06-2025 Resolution Authorizing Application for Social Affairs Permit in Connection with Convention Hall Summer Concert Series
- 212-06-2025 Resolution Approving Professional Services Agreement for Special Project Engineer – Engineering Design Associates, P.A. for Engineering and Environmental Services Relating to Elmira Street Flood Resiliency Structure NJDEP Permit Applications
- 213-06-2025 Resolution Authorizing Approval to Submit a Grant Application and Execute a Grant Agreement with the New Jersey Department of Transportation for the Reconstruction of Howard Street Project
- 214-06-2025 Resolution Authorizing Change Order #1 To Contract for the Promenade Preservation Project
- 215-06-2025 Resolution of the City of Cape May, in the County of Cape May, State of New Jersey, Authorizing a \$8,750,000 Emergency Appropriation Pursuant to N.J.S.A. 40a:4-49 to Pay for Certain Water and Sewer Utility Improvements in Connection with the New Jersey Infrastructure Bank Financing Program (Over 3% Limitation)
- 216-06-2025 Resolution of the City of Cape May, in the County of Cape May, State of New Jersey, Determining the form and Other Details of its “Note Relating To the Construction Financing Program of the New Jersey infrastructure Bank (F/K/A New Jersey Environmental Infrastructure Trust)”, to be Issued in the Principal Amount of up to \$8,750,000 (in One Or More Series), and Providing for the Issuance and Sale of Such Note (in One Or More Series) to the New Jersey Infrastructure Bank, And Authorizing the Execution and Delivery of Such Note (in One Or More Series) by the City of Cape May in Favor of the New Jersey Infrastructure Bank, all Pursuant to the New Jersey Infrastructure Bank Construction Financing Program
- 217-06-2025 Resolution for the Payment of Bills

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

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

REGULAR AGENDA

- 218-06-2025 Resolution Authorizing Approval to Submit a Grant Application and Execute a Grant Agreement with the New Jersey Department of Transportation for the Reconstruction of Grant Street Project

Motion: Meier **Second:** Baldwin

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

219-06-2025 Resolution Approving a memorandum of Agreement Between the City of Cape May and the Communications Workers of America, Local 1036, Blue Collar Unit

Motion: Meier **Second:** McDade

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

220-06-2025 Resolution Approving a Memorandum of Agreement Between the City of Cape May and the Government Workers Union, Upper Management Unit, and Authorizing the Execution of a New Collective Bargaining Agreement Between the Parties Covering the Period January 1, 2025 through December 31, 2027

Motion: Baldwin **Second:** Bodnar

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

221-06-2025 Resolution Approving a Memorandum of Agreement Between the City of Cape May and PBA Local 59, as the Bargaining Agent for City of Cape May Police Department Lieutenants and Captain, and Authorizing the Execution of a New Collective Bargaining Agreement between the Parties Covering the Period January 1, 2025 through December 31, 2025

Motion: McDade **Second:** Baldwin

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

NEW BUSINESS:

- City Solicitor – None.
- City Manager – Manager Dietrich announces that on June 19th, City offices will be closed in observance of the Juneteenth holiday. Mr. Dietrich states that South Jersey Gas will be doing roadwork on Canning House Lane, and there will be a recycling only drop-off location at Lafayette Street Park.
- City Clerk – None.
- Councilmembers:
 - **Councilmember Baldwin** – Councilmember Baldwin announces that Beach Patrol will be holding their fourth annual open house, from 8AM-10AM on June 22nd.
 - **Deputy Mayor McDade** – Deputy Mayor McDade announces that herself, Councilmember Bodnar, and members of the OEM team will be participating in the wellness walk on the beach mats, at 11AM on Wednesday June 16th, behind Convention Hall.
 - **Mayor Mullock** – Mayor Mullock states that the City took members of the NJDCA around the City, and shares that they were pleased with the results of the grant funding provided to the City.
 - **Councilmember Bodnar** – None.
 - **Councilmember Meier** – Councilmember Meier encourages residents and visitors to eliminate lantern flies if they are spotted. Mr. Meier states that the Shade Tree Commission is looking to create a tree bank.

PUBLIC PORTION

Edward Quiggly, 5521 Cottage Street, Richmond, Virginia – Mr. Quiggly presents the dangers of airborne umbrellas on the beach, and provides the City with resources to receive signage and other materials aimed at educating the public.

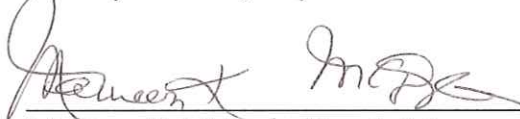
Jules Rauch, 1010 New York Avenue – Mr. Rauch would like to know how the cuts in federal funding will affect the beach replenishment project.

ADJOURNMENT

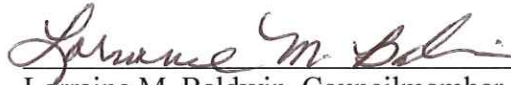
Motion is made to adjourn by Councilmember Meier. The Regular Meeting adjourns at 5:09PM.



Zachary Mullock, Mayor



Maureen K. McDade, Deputy Mayor



Lorraine M. Baldwin, Councilmember



Steve Bodnar, Councilmember



Shaine P. Meier, Councilmember



Erin C. Burke, City Clerk