



**REGULAR MEETING  
OF CITY COUNCIL OF THE CITY OF CAPE MAY, NJ  
Tuesday, July 15, 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 3:08 P.M. on Tuesday, July 15, 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 – ABSENT 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

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

**ADDITIONS/DELETIONS:**

240-07-2025 Resolution Approving a Memorandum of Agreement Between the City of Cape May and the Communications Workers of America, Local 1036

**Motion to add:** Meier                      **Second:** McDade  
**Meier:** Yes    **McDade:** Yes    **Bodnar:** Yes    **Baldwin:** Absent    **Mullock:** Yes

**EMPLOYEE OF THE MONTH**

City Manager Paul Dietrich presents Lifeguard Xavier Moran with the employee of the month award.

**PRESENTATION**

John Boecker and Myles Martel present new proposed plans for the U.S.S. Jacob Jones Memorial, with a new location cited at Poverty Beach at Wilmington Avenue. Mr. Boecker details the proposed scope of work, addressing concerns of height; parking; and environmental impacts to wildlife and the dunes. Mr. Martel affirms that this proposed project is privately fundraised, with no expenditure of City funds requested.

## UPDATES:

- City Manager – City Manager Dietrich provides an update on beach tag sales for the season. Mr. Dietrich states that the Clerk's Office is actively working with Code Enforcement to enforce mercantile license compliance. The City Manager lists various quality of life improvements identified by the committee.
- City Solicitor – None.

## ORDINANCES FOR SECOND READING AND CONSIDERATION FOR ADOPTION:

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:** McDade

**Second:** Bodnar

**Meier:** Yes

**McDade:** Yes

**Bodnar:** Yes

**Baldwin:** Absent

**Mullock:** Yes

**PUBLIC HEARING – None.**

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

**Motion:** McDade

**Second:** Bodnar

**Meier:** Yes

**McDade:** Yes

**Bodnar:** Yes

**Baldwin:** Absent

**Mullock:** Yes

**PUBLIC HEARING – None.**

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:** Bodnar

**Meier:** Yes

**McDade:** Yes

**Bodnar:** Yes

**Baldwin:** Absent

**Mullock:** Yes

**PUBLIC HEARING – None.**

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

**Motion:** Meier

**Second:** McDade

**Meier:** Yes

**McDade:** Yes

**Bodnar:** Yes

**Baldwin:** Absent

**Mullock:** Yes

**PUBLIC HEARING – None.**

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:** Bodnar

**Meier:** Yes

**McDade:** Yes

**Bodnar:** Yes

**Baldwin:** Absent

**Mullock:** Yes

**PUBLIC HEARING – None.**

**PUBLIC PORTION ON RESOLUTIONS ONLY – None.**

## CONSENT AGENDA:

### Reports:

Tax Collector Report for the months of February and March 2025

Police Incident Report for the month of June 2025

### Resolutions:

236-07-2025 Resolution to Increase Bid Threshold

237-07-2025 Resolution Approving and Authorizing the Use of the Purchasing Procedures Manual and Vendor Manual



238-07-2025 Resolution Authorizing the City Clerk to Issue Bingo and Raffle Licenses  
Throughout the Year to Qualified Organizations

239-07-2025 Resolution for the Payment of Bills

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

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

## **REGULAR AGENDA**

240-07-2025 Resolution Approving a Memorandum of Agreement Between the City of Cape May  
and the Communications Workers of America, Local 1036

**Motion:** McDade

**Second:** Bodnar

**Meier:** Yes

**McDade:** Yes

**Bodnar:** Yes

**Baldwin:** Absent

**Mullock:** Yes

## **NEW BUSINESS:**

- City Solicitor – None.
- City Manager – The City Manager states that the City is anticipating putting the new Police Headquarters building out to bid next week, with a fall groundbreaking.
- City Clerk – City Clerk Erin Burke announces that the August 5<sup>th</sup> Council Meeting will take place at 1PM due to National Night Out at 5:30 PM that evening.
- Councilmembers:
  - **Councilmember Baldwin** – None.
  - **Deputy Mayor McDade** – Deputy Mayor McDade states that commends the progress and interagency partnership on the new Police Headquarters building.
  - **Mayor Mullock** – Mayor Mullock thanks the police station task force for their work on the new Police Headquarters, and thanks the police department for their patience on making the project a reality. The Mayor thanks local first responders for their work during the July 4<sup>th</sup> weekend.
  - **Councilmember Bodnar** – Councilmember Bodnar commends Convention Hall staff for Movies on the Beach. Mr. Bodnar reminds residents and visitors of bike safety in the City.
  - **Councilmember Meier** – None.
- Deputy City Manager – Deputy City Manager Riggs congratulates John Thomas on his retirement from the Cape May school board.

## **PUBLIC PORTION**

Alice Morris, 1621 Beach Avenue – Ms. Morris states her opposition to the location of the proposed U.S.S. Jacob Jones Memorial citing environmental concerns.

Lee Snyder, 1 Wilmington Ave – Mr. Snyder expresses concern over the proposed U.S.S. Jacob Jones Memorial, and how weather patterns will effect the safety of the structure.

Gary Snyder, 105 First Avenue – Mr. Snyder objects to the proposed cape May/West Cape May Pedestrian Bridge, citing safety concerns.

Jeff Gott, 201 West Grant, West Cape May – Mr. Gott states his opposition to the proposed cape May/West Cape May Pedestrian Bridge, citing safety concerns.

Jeff Morris, 1621 Beach Avenue – Mr. Morris states his opposition to the location of the proposed U.S.S. Jacob Jones Memorial citing environmental concerns.

Hunter Cochrane, 1613 Beach Avenue – Mr. Cochrane states his opposition to the location of the proposed U.S.S. Jacob Jones Memorial, suggesting it be located in Cape May Point.

Peter Cecinni, representing Elizabeth Trucksess, 724 New York Avenue – Mr. Cecinni states his client's opposition to the location of the proposed U.S.S. Jacob Jones Memorial, citing emotional concerns related to the location.

Elizabeth Trucksess, 724 New York Avenue – Ms. Trucksess states her opposition to the location of the U.S.S. Jacob Jones Memorial, stating that vacationers would not want to be forced to confront the memorial.

Holly Brown, 1302 Massachusetts Avenue – Ms. Brown presents a zoning question to Council, and is directed to speak to the City Manager and City Solicitor after the meeting.

Beth Jeffery, 1621 Beach Avenue – Ms. Jeffery states her opposition to the location of the U.S.S. Jacob Jones Memorial, stating that there are already enough projects planned for the area, and that the City should wait to see what the impacts of the project are before they move forward with the memorial.

Ted Mlynarski, 109 W Grant Street, West Cape May – Mr. Mlynarski states his opposition to the proposed Cape May/West Cape May Pedestrian Bridge, citing environmental concerns.

Myles Martel, Founder and Chair of U.S.S. Jacob Jones Memorial Project – Mr. Martel states that his organization is committed to a fair, democratic process, while keeping the project in the City of Cape May.

Beth Jeffery, 1621 Beach Avenue – Ms. Jeffery would like to know if the City will be responsible for managing the memorial once it is built.

Hunter Cochrane, 1613 Beach Avenue – Mr. Cochrane asks for clarification as to why the U.S.S. Jacob Jones Memorial would need to be placed in the City of Cape May, and not in Cape May Point.


Lee Snyder, 1 Wilmington Ave – Mr. Snyder would like to know how the location of the proposed U.S.S. Jacob Jones Memorial will affect future beach replenishment.

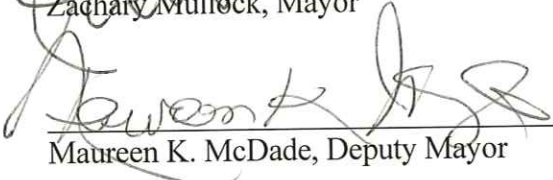
Elizabeth Trucksess, 724 New York Avenue – Ms. Trucksess states her concerns over bike safety in the City.

Alice Morris, 1621 Beach Avenue – Ms. Morris again states her opposition to the location of the proposed U.S.S. Jacob Jones Memorial


**ADJOURNMENT**


Motion is made to adjourn by Councilmember Meier with all in favor. The Regular Meeting adjourns at 5:12PM.


  
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Zachary Mullock, Mayor

  
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Maureen K. McDade, Deputy Mayor

Absent from meeting; abstains from adoption  
Lorraine M. Baldwin, Councilmember

  
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Steve Bodnar, Councilmember

  
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Shaine P. Meier, Councilmember

  
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Erin C. Burke, City Clerk

