



**REGULAR MEETING
OF CITY COUNCIL OF THE CITY OF CAPE MAY, NJ
Tuesday, March 17, 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 5:01 P.M. on Tuesday, March 17, 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 Solicitor Chris Gillin-Schwartz City Manager Paul Dietrich City Clerk Erin C. Burke Deputy City Clerk Brian Turner Chief Financial Officer Read City Auditor Leon Costello

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

ADDITIONS/DELETIONS – None.

UPDATES:

- City Manager – City Manager Dietrich provides an update from DPW on storm damage cleanup. The City Manager announces that Deputy City Manager Riggs will receive an award for the top 250 local public servants in the country by the National Manager's Association. Mr. Dietrich reports that the sign for the "Chatty Bench" will be in place tomorrow.
- City Solicitor – None.
- City Council – None.

BUDGET DISCUSSION

CFO Lauren Read and City Auditor Leon Costello introduce the 2026 budget, highlighting a \$0.02 local tax increase.

BUDGET RESOLUTION:

135-03-2026 Resolution for the Approval by Council of the Local Municipal Budget

Motion: McDade **Second:** Baldwin

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

PUBLIC COMMENT ON BUDGET PRESENTATION

Jules Rauch, 1010 New York Avenue – Mr. Rauch would like to know what the City’s total debt is, and recommends the use of bond anticipation notes.

ORDINANCES FOR SECOND READING AND CONSIDERATION FOR ADOPTION:

591-2026 Ordinance Amending Chapter 525 of the City Zoning Code to Promote Affordable Housing in the C-5 Zoning District

PUBLIC HEARING – None.

Motion: McDade **Second:** Meier

Meier: Yes **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

PUBLIC HEARING – None.

Motion: McDade **Second:** Baldwin

Meier: Yes **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

PUBLIC HEARING – None.

Motion: Bodnar **Second:** McDade

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

596-2026 Bond Ordinance Providing for Various Beach Utility Improvements, by and in the City of Cape May, in the County of Cape May, State of New Jersey; Appropriating \$300,000 Therefor and Authorizing the Issuance of \$300,000 Bonds or Notes of the City to Finance the Costs Thereof

PUBLIC HEARING – None.

Motion: Baldwin **Second:** McDade

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

597-2026 Bond Ordinance Providing for Various 2026 Capital Improvements, by and in the City of Cape May, in the County of Cape May, State of New Jersey; Appropriating \$3,780,000 Therefor and Authorizing the Issuance of \$3,605,997 Bonds or Notes of the City to Finance Part of the Cost Thereof

PUBLIC HEARING – None.

Motion: Bodnar **Second:** McDade

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

598-2026 Bond Ordinance Providing for Various Water-Sewer Utility Improvements, by and in the City of Cape May, in the County of Cape May, State of New Jersey; Appropriating \$400,000 Therefor and Authorizing the Issuance of \$400,000 Bonds or Notes of the City to Finance the Costs Thereof

PUBLIC HEARING – None.

Motion: Meier **Second:** McDade

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

599-2026 Bond Ordinance Providing Supplemental Funding for Various Water-Sewer Utility Improvements, by and in the City of Cape May, in the County of Cape May, State of New Jersey; Appropriating \$1,475,000 Therefor and Authorizing the Issuance of \$1,475,000 Bonds or Notes of the City to Finance the Costs Thereof

PUBLIC HEARING – None.

Motion: Meier **Second:** Baldwin

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

PUBLIC PORTION ON RESOLUTIONS ONLY – None.

CONSENT AGENDA:

Reports:

Manager's Monthly Departmental Report for the month of February 2026

Resolutions:

- 136-03-2026 Resolution of the City Council of the City of Cape May Adopting a Combined Affordable Housing Operating Manual (Including Accessory Apartments) and an Affirmative Marketing Plan
- 137-03-2026 Resolution of the City Council of the City of Cape May Endorsing an Amended Fourth Round Housing Element and Fair Share Plan
- 138-03-2026 Resolution Authorizing a Hardship Street Opening for Property at 1115 Washington Street in the City of Cape May
- 139-03-2026 Resolution Authorizing Amendment to Lease With MAC for a Portion of City Property Known as "The Welcome Center," 609 Lafayette Street, Cape May, New Jersey
- 140-03-2026 Resolution Authorizing a Professional Services Contract With Phoenix Advisors for Municipal Advisor and Continuing Disclosure Services
- 141-03-2026 Resolution Authorizing Change Order #1 to Contract for Construction of New Cape May Police Department Headquarters
- 142-03-2026 Resolution Amendment to Contract for Professional Services for Implementation of the Boardwalk Preservation Fund Program to Deblasio & Associates P.C. (Phase 1)
- 143-03-2026 Resolution Supporting Senate Resolution No. 106 (Scutari D-22) to Determine that the NJDEP's Proposed Coastal Regulation are Inconsistent with Legislative Intent
- 144-03-2026 Resolution for the Payment of Bills

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

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

REGULAR AGENDA – None.

NEW BUSINESS:

- City Solicitor – City Solicitor Gillin-Schwartz states that there was an HPC discussion on the new NJPACT regulations.
- City Manager – None.
- City Clerk – Ms. Burke announces that next City Council meeting will take place on March 31st at 5:00PM, and that mercantile license renewal invoices were emailed on March 6th and March 9th. The City Clerk encourages everyone to check all of their email folders, and reminds them of the required documentation.
- **Councilmembers**
 - **Councilmember Baldwin** – None.
 - **Deputy Mayor McDade** – None.
 - **Mayor Mullock** – Mayor Mullock wishes everyone a happy St. Patrick's Day.
 - **Councilmember Bodnar** – None.
 - **Councilmember Meier** – Councilmember Meier wishes everyone a happy St. Patrick's Day.

PUBLIC PORTION:

Stacy Sheehan, 928 Columbia Avenue – Ms. Sheehan would like clarification on construction work being done in the area of Mermaids, as it relates to the boardwalk preservation. Ms. Sheehan asks for an update on the status of the USS Jacob Jones Memorial.

Roz Johnson, 826 Lafayette Street – Ms. Johnson encourages education on e-bikes and scooters. Ms. Johnson thanks Council for scheduling an open house.

Jules Rauch, 1010 New York Avenue – Mr. Rauch states his appreciation for the City Manager's monthly report. Mr. Rauch raises concern over the City's debt.

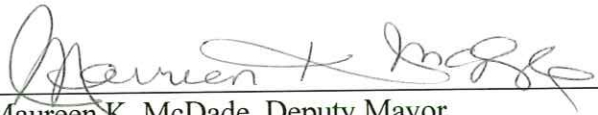
Brett Blythe, 1313 Massachusetts Avenue – Mr. Blythe suggests that employers should educate their staff on e-bike safety and regulations.

ADJOURNMENT

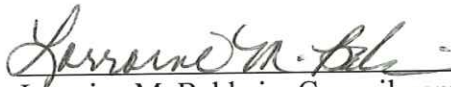
Motion is made to adjourn by Deputy Mayor McDade, with all in favor. The Regular Meeting adjourns at 6:01 PM.



Zachary Mullock, Mayor



Maureen K. McDade, Deputy Mayor



Lorraine M. Baldwin, Councilmember



Steve Bodnar, Councilmember



Shaine P. Meier, Councilmember



Erin C. Burke, City Clerk

