

City of Cape May Planning Board Meeting Minutes
Tuesday, October 14, 2025

Opening: The meeting of the City of Cape May Planning Board was called to order by Acting Chairperson Bob Gorgone at 6:05 PM in the City Hall Auditorium. In compliance with the Open Public Meetings Act, adequate notice was provided.

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

Also Present: Rich King, Esquire, Board Solicitor
Karen Keenan, Board Secretary

Acting Chairperson:

Motion made by Deputy Mayor McDade to appoint Bob Gorgone as Acting Chairperson for the meeting, seconded by Mrs. Reed and **carried 7-0**. Those in favor: Mr. Gorgone, Deputy Mayor McDade, Mrs. Reed, Mr. Crowley, Mr. Lundholm, Mr. Padussis, Mr. Crippen. Those opposing: None. Those abstaining: None.

Resolution(s):

Motion made by Deputy Mayor McDade to adopt Resolution number 10-14-2025: 1 Ocean Club Hotel CM LLC, 1035 Beach Avenue, Block 1101 Lot(s) 2, 3 & 4, seconded by Mrs. Reed and **carried 6-0**. Those in favor: Mr. Gorgone, Deputy Mayor McDade, Mrs. Reed, Mr. Crowley, Mr. Lundholm, Mr. Crippen. Those opposing: None. Those abstaining: Mr. Padussis.

Motion made by Deputy Mayor McDade to adopt Resolution number 10-14-2025: 2 Master Plan Consistency Review of Ordinance _____-2025 An Ordinance Amending Chapter 525 of City Zoning Code to Promote Workforce and Long-Term Housing Opportunities in the C-1 Zoning District, seconded by Mr. Crippen and **carried 6-1**. Those in favor: Mr. Gorgone, Deputy Mayor McDade, Mrs. Reed, Mr. Crowley, Mr. Padussis, Mr. Crippen. Those opposing: Mr. Lundholm. Those abstaining: None.

Minutes:

Motion made by Deputy Mayor McDade to approve the meeting minutes of September 23, 2025, seconded by Mr. Crippen and **carried 6-0.** Those in favor: Mr. Gorgone, Deputy Mayor McDade, Mrs. Reed, Mr. Crowley, Mr. Lundholm, Mr. Crippen. Those opposing: None. Those abstaining: Mr. Padussis.

Application(s):

**Swain's Property Management LLC
305 Jackson Street, Block 1040 Lot(s) 2.01 & 3
313 Jackson Street, Block 1040 Lot(s) 4**

Solicitor King announced this application to be adjourned to be heard at the October 28, 2025 meeting with no further notice required except submission of the required proof of legal notice to property owners within two hundred feet.

Discussion:

Payment of Bills

Motion made by Mr. Padussis to approve the payment of bills of the Board Engineer, seconded by Mr. Lundholm, and **carried 7-0.** Those in favor: Mr. Gorgone, Deputy Mayor McDade, Mrs. Reed, Mr. Crowley, Mr. Lundholm, Mr. Padussis, Mr. Crippen. Those opposing: None. Those abstaining: None.

Motion made by Deputy Mayor McDade to approve the payment of bills of the Board Solicitor, seconded by Mr. Crippen, and **carried 7-0.** Those in favor: Mr. Gorgone, Deputy Mayor McDade, Mrs. Reed, Mr. Crowley, Mr. Lundholm, Mr. Padussis, Mr. Crippen. Those opposing: None. Those abstaining: None.

Motion made to adjourn by Mr. Crippen at 6:13 PM with all in favor.

Respectfully submitted: Karen Keenan, Board Secretary