



**REGULAR MEETING
OF CITY COUNCIL OF THE CITY OF CAPE MAY, NJ
Wednesday, September 3, 2025 at 5:00 P.M.**

The Meeting of City Council of the City of Cape May was called to order by Mayor Mullock at 5:00 P.M. on Wednesday, September 3, 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.

Notice was provided by the City Clerk that Cape May City Council Meetings are audio recorded and/or video streamed live. Live video streams are posted to the Cape May City website. The City of Cape May is not responsible if audio recording or live video streaming of a meeting is unavailable.

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| Present: | Councilmember Lorraine M. Baldwin 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.

ADDITIONS/DELETIONS: None.

EMPLOYEE OF THE MONTH

City Manager Paul Dietrich presents CMPD Officer Daniel Martinez with the employee of the month award.

UPDATES:

- City Manager – City Manager Dietrich provides an update on the Hazard Mitigation Plan, analyzing the hazards that could affect the City of Cape May, and what actions the City could take to mitigate those threats. Mr. Dietrich also provides an overview of the Memorial Bench Program, and how bench owners will be contacted.

- City Solicitor – City Solicitor Gillin-Schwartz provides an update on the workforce housing ordinance, stating that the Planning Board had many questions and comments, and provides an outline of those discussions and presents the path forward.

REVIEW OF INTEREST-BEARING ACCOUNTS AND BOND SALE SUMMARY/RECOMMENDATION

CFO Kevin Hanie provides Council with an update on the City's financial accounts. Mr. Hanie states that all the City's accounts are held by Sturdy Savings Bank, totaling \$33,000,000.00.

ORDINANCES FOR SECOND READING AND CONSIDERATION FOR ADOPTION:

574-2025 An Ordinance Amending Zoning Code to Confirm the Intent and Purpose of Pool Setback Requirements

PUBLIC HEARING:

Hunter Cochrane, 1429 New Jersey Avenue – Mr. Cochrane states that there should be specific noise ordinances in relation to pools.

Motion: Baldwin **Second:** McDade

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

575-2025 An Ordinance Amending Chapter 310 of the Code of the City of Cape May, Concerning Licensing and Permits to Update Fees and Costs Associated with Special Events and Use of Public Property

PUBLIC HEARING – None.

Motion: McDade **Second:** Bodnar

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

PUBLIC PORTION ON RESOLUTIONS ONLY

Jules Rauch, 1010 New York Avenue – Mr. Rauch raises concern about NJ ARM and the bond for \$20 million.

Stacy Sheehan, 928 Columbia Avenue – Ms. Sheehan is concerned that the City is using state contract for various projects, when staying local could help local businesses.

CONSENT AGENDA:

Minutes:

Cape May City Council Special Meeting Minutes dated August 19, 2025

Cape May City Council Closed Session Meeting Minutes dated August 19, 2025

Cape May City Council Regular Meeting Minutes dated August 19, 2025

Resolutions:

264-09-2025 Resolution Authorizing Agreement for 2025 Fall Recreation Program for Skyhawks & Supertots Academy

265-09-2025 Resolution Authorizing Memorial Bench Replacement Program in Connection with Promenade Preservation Project

266-09-2025 Resolution Approving the Investment of Funds in the New Jersey Asset & Rebate Management Program (NJ/ARM)

267-09-2025 Resolution Approving the Submission of a Corrective Action Plan to the State of New Jersey, Office of the State Comptroller

269-09-2025 Resolution Authorizing a Competitive Contracting Process for the Hiring of a Vendor for Credit Card Payment Processing

270-09-2025 Resolution for Appointment of a Member to the Bicycle and Pedestrian Advisory Committee of the City of Cape May

271-09-2025 Resolution Authorizing Contracts with Certain Approved State Contract Vendors for Contracting Units Pursuant to N.J.S.A. 40a:11-12a – Under Bid Threshold

272-09-2025 Resolution Authorizing Contracts with Certain Approved State Contract Vendors for Contracting Units Pursuant to N.J.S.A. 40a:11-12a – In Excess of Bid Threshold

273-09-2025 Resolution for Release of Performance Guarantee for 401 Lafayette Street, Block 1046, Lot 8

274-09-2025 Resolution Amending Chapter 310 of the Code of the City of Cape May, Concerning Licensing and Permits to Update Fees and Costs Associated with Special Events and Use of Public Property

275-09-2025 Resolution Authorizing a Contract with Remington & Vernick Engineers for Planning and Design Services for the Lead Service Line Replacement Program

276-09-2025 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

268-09-2025 Resolution Authorizing the Sale of Surplus City Property No Longer Needed for Public Use through Fireline Equipment, LLC

Motion to amend to include minimum bids: McDade **Second:** Bodnar

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

Motion to adopt as amended: Baldwin **Second:** Meier

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

NEW BUSINESS:

- City Solicitor – None.
- City Manager – City Manager Dietrich corrects the number of unlicensed short term rentals in the City, stating that there are approximately 40 at this time, as opposed to the 900 previously stated.
- City Clerk – None.
- Councilmembers:
 - **Councilmember Baldwin** – None.
 - **Deputy Mayor McDade** – None.
 - **Mayor Mullock** – Mayor Mullock thanks the City staff and the hospitality industry for their service to the community this summer.
 - **Councilmember Bodnar** – Councilmember Bodnar welcomes Gerry Hathaway to the BAPAC, as well as thanked the outgoing members for their service to the committee.
 - **Councilmember Meier** – None.

PUBLIC PORTION

Stacy Sheehan, 928 Columbia Avenue – Ms. Sheehan asks about the DEP approval for the lot that the police station will be located on, and would like to know if the space has been cleared for use.

Hunter Cochrane, 1429 New Jersey Avenue – Mr. Cochrane commends the City for use of the NJ ARM account.

Laura Callahan, Cape May – Ms. Callahan presents two coins for Council to view, to serve as a potential path forward for a coin for the 50th anniversary of the City's National Landmark status. Ms. Callahan raises concern over the potentially contaminated property of the future police station.

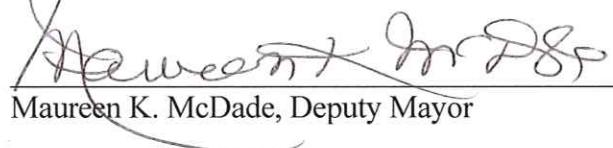
Dekon Fashaw, Police Chief – Chief Fashaw states that while he appreciates residents' concerns over the safety of the future police station property, he is of the belief that the property is safe, after having it explained by City management. Mr. Fashaw states that it was a busy summer in the City of Cape May and addresses some of the traffic concerns in the City.

ADJOURNMENT

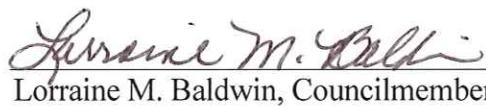
Motion is made to adjourn by Councilmember Meier with all in favor. The Regular Meeting adjourns at 6:03 PM.



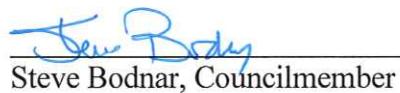
Zachary Mullock, Mayor



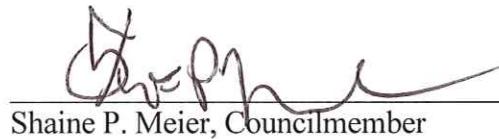
Maureen K. McDade, Deputy Mayor



Lorraine M. Baldwin, Councilmember



Steve Bodnar, Councilmember



Shaine P. Meier, Councilmember



Erin C. Burke, City Clerk