



**REGULAR MEETING
OF CITY COUNCIL OF THE CITY OF CAPE MAY, NJ
Tuesday, September 16, 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 5:02 P.M. on Tuesday, September 16, 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.

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

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

ADDITIONS/DELETIONS: None.

UPDATES:

- City Manager – City Manager Dietrich explains the resolution for lead water service line replacement, stating that there is a two million dollar grant available through the DEP to continue an enhanced program for lead service line replacement. Mr. Dietrich explains that the City will be contracting DeBlasio for the Clean Water application for 2026.
- City Solicitor – None.

ORDINANCES FOR INTRODUCTION

577-2025 An Ordinance Amending Chapter 199 of the City Code Regarding the Certificate of Zoning Compliance to Include Information Regarding the Applicability of the Local Historic District

Motion: Baldwin **Second:** McDade

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

578-2025 An Ordinance Amending City Code to Include a Prohibition on Demolition by Neglect

City Solicitor Gillin-Schwartz amends to add “*No owner or person responsible for a historic landmark, or a Key or Contributing property in Cape May’s Historic District, may permit it to remain damaged or in a state of disrepair that is likely to result in its destruction, cause significant damage to its exterior, diminish its historical value, harm the Historic District, or otherwise endanger the public safety and general welfare of the City’s residents.*”

Motion to amend: Baldwin **Second:** McDade

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

Motion to introduce as amended: Meier **Second:** McDade

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

579-2025 Bond Ordinance Providing for Various Improvements to the Water Treatment System, by and in the City of Cape May, in the County of Cape May, State of New Jersey; Appropriating \$350,000 Therefor and Authorizing the Issuance of \$350,000 Bonds or Notes of the City to Finance the Costs Thereof

Motion: Meier **Second:** McDade

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

PUBLIC PORTION ON RESOLUTIONS ONLY

Stacy Sheehan, 928 Columbia Avenue – Ms. Sheehan has a question on resolution 277-09-2025 and Mayor Mullock makes a motion to remove it, seconded by Councilmember Baldwin, with all in favor. Ms. Sheehan questions the City Manager about the emergency appropriation for the water treatment system, and what equipment the City will be acquiring. Ms. Sheehan asks about the Ocean Wind Pro Grantor Trust, and the City’s position on offshore wind.

277-09-2025 Resolution Authorizing a Contract with Remington & Vernick Engineers for Planning and Design Services for the Lead Service Line Replacement Program

Motion to remove: Mullock **Second:** Baldwin

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

Jules Rauch, 1010 New York Avenue – Mr. Rauch would like to know if JCP&L and the DEP have approved the plans for the new police headquarters building. Manager Dietrich outlines the approvals received thus far.

CONSENT AGENDA:

Reports:

Police Incident Report for the month of August 2025

Fire Incident Report for the month of August 2025

Minutes:

Cape May City Council Special Meeting Minutes dated September 3, 2025

Cape May City Council Closed Session Meeting Minutes dated September 3, 2025

Resolutions:

276-09-2025 Resolution Awarding Contract for Construction of a New Headquarters for the Cape May Police Department

278-09-2025 Resolution Authorizing Change Order Number 1 to Contract for FY2024 NJDOT Municipal Aid & FY2023 Local Transportation Project – Reconstruction of Ohio Avenue

279-09-2025 Resolution Authorizing Change Order Number 3 to Contract for Franklin Street Reconstruction with Charles Marandino, LLC

280-09-2025 Resolution Authorizing a Contract for Professional Services to Deblasio & Associates P.C. for Services relating to New Jersey Infrastructure Bank Application (NJIB)-FY2026 Clean Water Application

281-09-2025 Resolution Authorizing a \$350,000 Emergency Appropriation Pursuant to N.J.S.A. 40a:4-49 To Pay for Certain Improvements to the Water Treatment System (Over 3% Limitation)

282-09-2025 Resolution Urging the New Jersey Governor and Legislature to Enact Regulations Governing the Operation of Electric Bicycles and Scooters on Public Streets, Sidewalks, Bike Paths, and Other Public Areas to Enhance Public Safety

283-09-2025 Resolution Authorizing Application for Ocean Wind Pro-NJ Grantor Trust Grant

284-09-2025 Resolution Recognizing October 6, 2025 as Knock Out Opioid Abuse Day in Cape May County

285-09-2025 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

286-09-2025 Resolution Regarding Trick-or-Treat Night in the City of Cape May

287-09-2025 Resolution for the Payment of Bills

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

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

REGULAR AGENDA – None.

NEW BUSINESS:

- City Solicitor – None.
- City Manager – City Manager Dietrich updates Council on the bench replacement program, stating that contact has been attempted with everyone the City has information for.
- City Clerk – The City Clerk encourages residents and visitors to visit capemaycity.com for a list of fall activities taking place in the City.
- Councilmembers:
 - **Councilmember Baldwin** – None.
 - **Deputy Mayor McDade** – Deputy Mayor McDade announces that the City of Cape May will be receiving the “Honor Award,” for their work with Cape May MAC, specifically for maintaining the Physic Estate. Ms. McDade states that there will be an award ceremony on November 13th.
 - **Mayor Mullock** – Mayor Mullock thanks the City staff, the police department, and the police headquarters taskforce for their work on making the new police headquarters a reality.
 - **Councilmember Bodnar** – None.
 - **Councilmember Meier** – None.
 - **Chief Dekon Fashaw** – Police Chief Dekon Fashaw thanks everyone involved in planning the new Police Headquarters building.

PUBLIC PORTION

Anne Augustyn, 619 Lafayette Street – Ms. Augustyn raises concern over damaged property at her home.

Geni Smith, 925 Columbia Avenue – Ms. Smith states that there should be electronic speed reader signs on Columbia Avenue. Ms. Smith would like to recommend more restroom/changing space on the beachfront, citing long lines for not only visitors, but employees as well.

Stacy Sheehan, 928 Columbia Avenue – Ms. Sheehan suggests changing stalls for people to use, in order to alleviate lines at the restrooms. Ms. Sheehan asks about the school study being done between Cape May City and West Cape May elementary schools.

Roz Johnson, 826 Lafayette Street – Ms. Johnson makes suggestions for rules and regulations for the Lafayette Street Park.

Jules Rauch, 1010 New York Avenue – Mr. Rauch would like a financial update on the Firehouse HVAC repairs.

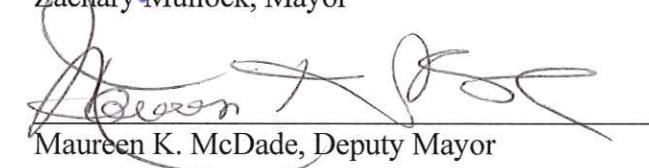
Brett Blythe, 1313 Massachusetts Avenue – Mr. Blythe raises concern over the upkeep of Harbor View Park, and encourages the City to address maintenance concerns as two million is being invested into it.

ADJOURNMENT

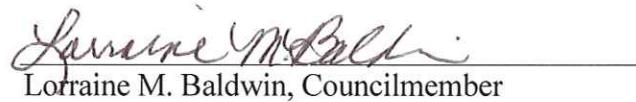
Motion is made to adjourn by Deputy McDade with all in favor. The Regular Meeting adjourns at 6:00 PM.



Zachary Mullock, Mayor



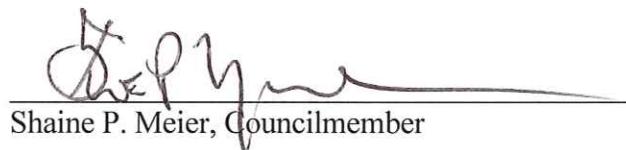
Maureen K. McDade, Deputy Mayor



Lorraine M. Baldwin, Councilmember



Steve Bodnar, Councilmember



Shaine P. Meier, Councilmember



Erin C. Burke, City Clerk