



**REGULAR MEETING
OF CITY COUNCIL OF THE CITY OF CAPE MAY, NJ
Tuesday, October 7, 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 5:04 P.M. on Tuesday, October 7, 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 Councilmember Steve Bodnar Councilmember Maureen K. McDade Councilmember Shaine P. Meier - ABSENT 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:

298-10-2025 Resolution Approving a Memorandum of Agreement Between the City of Cape May and the UAW Local 2327 Cape May Lieutenant Lifeguards (UAW) and Authorizing the Execution of a New Collective Bargaining Agreement between the Parties Covering the Period January 1, 2023 through December 31, 2026

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

299-10-2025 Resolution Authorizing a Contract with DeBlasio & Associates Engineers for Planning and Design Services for the Lead Service Line Replacement Program

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

EMPLOYEE OF THE MONTH

City Manager Paul Dietrich presents Mike Grande from the Department of Public Works with the employee of the month award.

UPDATES:

- City Manager – City Manager Dietrich shares the results of the beach safety study, and provides his recommendations to Council. Mr. Dietrich provides an update on various projects within the City, including a preconstruction meeting next week for the Police Headquarters building.
- City Solicitor – Mr. Gillin-Schwartz provides an update on the workforce housing ordinance.
- Mayor Mullock – Mayor Mullock commends Acting CFO Kevin Hanie for his dedication to the City, stating that Lauren Read will be replacing him as the CFO.

ORDINANCES FOR INTRODUCTION

580-2025 An Ordinance to Update the Uniform Salary and Classification Plan for the Department of Personnel Positions in the City of Cape May

Motion: McDade **Second:** Baldwin

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

Councilmember Baldwin requests a redlined version of the ordinance to review prior to consideration for adoption.

ORDINANCES FOR SECOND READING AND CONSIDERATION FOR ADOPTION

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:** Bodnar

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

Public Comment – None.

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

Motion: McDade **Second:** Baldwin

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

Public Comment

Sharon Wendel, 506 Broad Street – Ms. Wendell states that she is in support of the proposed ordinance.

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: McDade **Second:** Baldwin

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

Public Comment – None.

PUBLIC PORTION ON RESOLUTIONS ONLY

Stacy Sheehan, 928 Columbia Avenue – Ms. Sheehan would like an explanation on the lead service line replacement program. Ms. Sheehan requests clarification on the term and appointment of CFO

Lauren Read. Ms. Sheehan asks for details on the resolution for the special event application for the Howard Street Ramble.

Jules Rauch, 1010 New York Avenue – Mr. Rauch is concerned about setting a precedent with the special event application for the Howard Street Ramble.

CONSENT AGENDA:

Reports:

Police Incident Report for the month of September 2025

Minutes:

Cape May City Council Special Meeting Minutes dated September 16, 2025

Cape May City Council Closed Meeting Minutes dated September 16, 2025

Resolutions:

- 289-10-2025 Resolution Appointing Member to the Housing Authority of the City of Cape May
290-10-2025 Resolution Providing for the Insertion of a Special Item of Revenue in the Budget Pursuant to Chapter 159 PL 1948 2024-2026 Spotted Lanternfly Population Reduction/Chemical Control Treatment Grant
291-10-2025 Resolution Authorizing a Shared Services Agreement with the Cape May County Municipal Utilities Authority for Solid Waste Disposal and Recycling Services
294-10-2025 Resolution Rejecting All Bids for 25R-08 Tree Trimming and Stump Grinding Services Bid
295-10-2025 Resolution Authorizing Award of Contract to Diversified Storage Solutions Inc. through Sourcewell National Cooperative Contract #110923-SPC New Facility Storage & Equipment
296-10-2025 Resolution for the Payment of Bills

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

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

REGULAR AGENDA

293-10-2025 Resolution Appointing Chief Financial Officer for the City of Cape May

Motion: Baldwin **Second:** McDade

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

Council welcomes Ms. Read.

297-10-2025 Resolution Amending Council Meeting Times for the Remainder of 2025

Motion to amend to include closed session will take place prior to start time: McDade

Second: Bodnar

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

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

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

298-10-2025 Resolution Approving a Memorandum of Agreement Between the City of Cape May and the UAW Local 2327 Cape May Lieutenant Lifeguards (UAW) and Authorizing the Execution of a New Collective Bargaining Agreement between the Parties Covering the Period January 1, 2023 through December 31, 2026.

Motion: McDade **Second:** Bodnar

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

299-10-2025 Resolution Authorizing a Contract with DeBlasio & Associates Engineers for Planning and Design Services for the Lead Service Line Replacement Program

Motion: Baldwin **Second:** McDade

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

Mayor Mullock and City Solicitor Gillin-Schwartz recuse themselves from the discussion on resolution 292-10-2025

292-10-2025 Resolution Regarding Temporary Open Container and Public Consumption in Connection with a Permitted Special Event

City Clerk Burke details the submitted application and applicant's request to expand the licensed premise to include City sidewalk during event hours.

PUBLIC COMMENT ON RESOLUTION 292-10-2025

Jules Rauch, 1010 New York Avenue – Mr. Rauch expresses concern over the event creating a precedent with other events in the City.

Stacy Sheehan, 298 Columbia Avenue – Ms. Sheehan wants to clarify if insurance is needed, what roads will be closed, and the duration of the special event permit.

Scott Silver, on behalf of King Edward Corp. – Mr. Silver explains the event taking place at the Chalfonte, addressing concerns of the members of the public.

Motion: McDade **Second:** Bodnar

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

NEW BUSINESS:

- City Solicitor – None.
- City Manager – City Manager Dietrich updates Council that the City has received plans for the lifeguard station renovations, and would like to go out to bid for the project.
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Motion to authorize bid for lifeguard headquarters renovations: McDade **Second:** Baldwin

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

- City Clerk – The City Clerk announces the Trick or Trails cleanup October 30, 2025 3:00PM-5:00PM, the Halloween Parade October 19, 2025 3:00PM, and Trick-or-Treat night October 31, 2025 5:00PM-8:00PM, with a closure of a portion of Washington Street anticipated during event hours. The City Clerk announces that the 150th anniversary of the Cape May Fire Department is on October 19th at 11AM.
- Councilmembers:
 - **Councilmember Baldwin** – Councilmember Baldwin states that the students from Columbia University had a great weekend in Cape May, with a Q and A, and a tour of the historical areas of the City. Councilmembers Baldwin and Bodnar will work on a community update forum, where people can come to receive updates on different initiatives throughout the City.
 - **Deputy Mayor McDade** – None.
 - **Mayor Mullock** – Mayor Mullock thanks everyone that participated in the Beach cleanup, and welcomes Lauren Read as the new CFO for the City of Cape May.
 - **Councilmember Bodnar** – None.

PUBLIC PORTION

Matt Moser, 1351 Delaware Avenue - Mr. Moser asks Council how he can see the rules changed in regards to the size of homes in the Village Green section of the City, in particular adding a second story

Peter Cole, 1075 Michigan Avenue – Mr. Cole addresses a letter between a local business owner and a member of Council. .

Stacy Sheehan, 928 Columbia Avenue – Ms. Sheehan would like to know where plans are for the U.S.S. Jacob Jones Memorial. Ms. Sheehan would like to see plans for the lifeguard headquarters project, before the authorization to go to bid.

Jules Rauch, 1010 New York Avenue – Mr. Rauch raises concern over electric bikes, and would like to see regulation on electric vehicles (bikes and scooters). Mr. Rauch addresses the free parking in Lafayette Street Park, with the suggestion to make it a paid lot.

Stacy Sheehan, 928 Columbia Avenue – Ms. Sheehan would like an update on the low income housing, and if the units have ben filled.

Roz Johnson, 806 Lafayette Street – Ms. Johnson points out that while she advocates for e-bike safety, people must remember that a lot of people using them are employees that work in Cape May.

Glenn Hulse 409 Jefferson Street – Mr. Hulse would like to know how the ordinance preventing demolition by neglect, will be enforced.

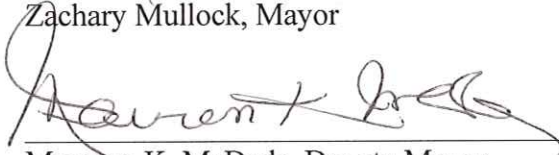
Dennis Crowley, 806 Lafayette Street – Mr. Crowley raises concern over the amount of time it is taking to complete Lafayette Street Park. Mr. Crowley suggests some changes to the free parking in Lafayette Street Park.

ADJOURNMENT

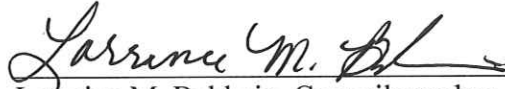
Motion is made to adjourn by Deputy McDade with all in favor. The Regular Meeting adjourns at 6:52 PM.



Zachary Mullock, Mayor



Maureen K. McDade, Deputy Mayor



Lorraine M. Baldwin, Councilmember



Steve Bodnar, Councilmember

Absent; abstains from adoption

Shaine P. Meier, Councilmember



Erin C. Burke, City Clerk