



**REGULAR MEETING
OF CITY COUNCIL OF THE CITY OF CAPE MAY, NJ
Tuesday, March 3, 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 5:00 P.M. on Tuesday, March 3, 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 – Present via telephone 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

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

ADDITIONS/DELETIONS – None.

UPDATES:

- City Manager – City Manager Dietrich presents the budget for 2026, highlighting changes from 2025 to 2026; the budget adoption timeline; and detailing figures for the various utilities. The City Manager shows a slide that illustrates the process of infrared asphalt paving. Mr. Dietrich announces the many celebrations taking place this year. On March 10, the City is celebrating 175 years a City, with churches encouraged to ring their bells at 2:55P.M. The City is showcasing 175 photos across social media for 175 years a City. The City Manager announces that there will be a time capsule, and to drop items off at the City Manager's office to be included in the capsule. Mr. Dietrich announces that there will be a "Wish Wall" at the Community Center, and encourages public participation. The City Manager announces that capemayfirstandonly.com is live online, to showcase the City and its anniversaries.

- City Solicitor – City Solicitor Gillin-Schwartz gives a summary of the affordable housing ordinances on the agenda for second reading, which will be tabled to allow for the required review by the Planning Board. Mr. Gillin-Schwartz provides an update on the Middle Management contract negotiations.
- City Council – None.

ORDINANCE FOR INTRODUCTION:

600-2026 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 \$17,220,000 Therefor and Authorizing the Issuance of \$17,220,000 Bonds or Notes of the City to Finance the Costs Thereof

Motion: Bodnar **Second:** Meier

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

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 - *tabled to 3/13/2026 or 3/17/2026 with adequate noticing provided*

PUBLIC HEARING – None.

Motion to table: Baldwin **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 - *tabled to 3/13/2026 or 3/17/2026 with adequate noticing provided*

PUBLIC HEARING – None.

Motion to table: Baldwin **Second:** Meier

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 - *tabled to 3/13/2026 or 3/17/2026 with adequate noticing provided*

PUBLIC HEARING – None.

Motion to table: Baldwin **Second:** Meier

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

594-2026 Ordinance Amending Chapter 7 of the Cape May City Code Regarding Metered Parking Fees at the Cape Island Baptist Church Parking Lot Pursuant to the City Use Agreement

PUBLIC HEARING – None.

Motion: Meier **Second:** Bodnar

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

595-2026 Ordinance of the City of Cape May Amending the Revised General Ordinances of the City of Cape May to Provide For Restricted Handicapped Parking Space at or Adjacent to 212 Stockton Place for Rebecca Walder

PUBLIC HEARING – None.

Motion: Baldwin **Second:** Meier

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

PUBLIC PORTION ON RESOLUTIONS ONLY

Sean Carney on behalf of Carney's Cares – Mr. Carney outlines the plans for the Carney's Cares St. Patrick's Day Polar Plunge (Resolution 132-03-2026)

CONSENT AGENDA:

Resolutions:

- 122-03-2026 Resolution for Transfers of Appropriations – 2025 Budget
- 123-03-2026 Resolution Increasing an Existing Change Fund
- 124-03-2026 Requesting Permission for the Dedication By Rider for Storm Recovery Trust (P.L. 2013, C.271 and N.J.S. 40a: 4-62.1)
- 125-03-2026 Resolution Amending the 2026 Temporary Budget
- 126-03-2026 Resolution for Governing Body Certification of Compliance with the United States Equal Employment Opportunity Commission's "Enforcement Guidance On the Consideration of Arrest and Conviction Records in Employment Decisions Under Title VII of the Civil Rights Act of 1964"
- 127-03-2026 Resolution Authorizing an Auction Bid for Lease of City-Owned Property Known as a Portion of the Canning House Lane Water Tower Located At 830 Canning House Lane, Cape May, New Jersey, Block 1061, Lot 137 and 139
- 128-03-2026 Resolution Authorizing the Payment of Accrued Benefits to Retiring Employee - Police Captain John Bobik
- 129-03-2026 Resolution Approving A Memorandum of Agreement Between the City of Cape May and the Government Workers Union, Middle Management Unit, and Authorizing the Execution of a New Collective Bargaining Agreement Between the Parties Covering the Period January 1, 2025 Through December 31, 2027
- 130-03-2026 Resolution Authorizing Change Orders #3 and #4 to Contract for the Promenade Preservation Project
- 131-03-2026 Resolution Establishing a Policy for the Responsible Use of Artificial Intelligence (AI) by Municipalities in the Atlantic County Municipal Joint Insurance Fund (ACMJIF)
- 132-03-2026 Resolution Regarding Temporary Open Container and Public Consumption in Connection with Carney's Cares St. Patrick's Day Plunge and the Waiver of Special Event Fees
- 133-03-2026 Resolution for the Payment of Bills
- 134-03-2026 Resolution Appointing Honorary Non-Voting Members to the Cape May City Environmental Commission

Motion to adopt Consent Agenda: Baldwin

Second: Bodnar

Meier: Yes

McDade: Yes

Bodnar: Yes

Baldwin: Yes

Mullock: Yes

REGULAR AGENDA – None.

MAYORAL APPOINTMENTS:

Mayor Mullock appoints Dr. Rose Traficante to the Environmental Commission as Alternate 2, and appoints Steve Bodnar as Mayor's Designee on the Planning Board.

NEW BUSINESS:

- City Solicitor – None.
- City Manager – None.
- City Clerk – Ms. Burke announces that the emails containing mercantile license renewal invoices will be going out by the end of the week, and are due back by April 30th.
- **Councilmembers**
 - **Councilmember Baldwin** – Councilmember Baldwin announces that the City's Open House will be on May 20th from 5PM-7PM at Convention Hall.
 - **Deputy Mayor McDade** – Deputy Mayor McDade commends the City's OEM team and DPW for their work during the recent winter storm.
 - **Mayor Mullock** – Mayor Mullock congratulates the newly promoted police officers, as well as Ret. Captain John Bobik on his retirement. Mayor Mullock thanks DPW, Fire, and Police for their help in the most recent winter storm.
 - **Councilmember Bodnar** – Councilmember Bodnar congratulates Chief Fashaw for being elected president of the Chief of Police Association and congratulates Ret. Captain John Bobik on his retirement from the Cape May Police Department. Mr. Bodnar congratulates the newly promoted officers within the department, and wishes them the best in their new roles.
 - **Councilmember Meier** – Councilmember Meier commends the City's first responders and DPW staff for their work during the recent winter storm.

PUBLIC PORTION:

Dekon Fashaw, Chief of Police – Chief Fashaw thanks Council for their comments on storm recovery, as well as recent police retirements and promotions. Chief Fashaw comments on the Carney's Cares St. Patrick's Day Polar Plunge, and their involvement with No Limits Academy.

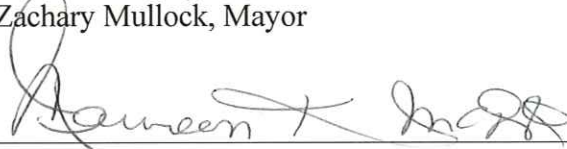
Stacy Sheehan, 928 Columbia Avenue – Ms. Sheehan would like to know where the \$17,000,000 bond for the desalination building will be pulled from, and would like to know where the rest of the money from the project will be coming from.

ADJOURNMENT

Motion is made to adjourn by Councilmember Meier, with all in favor. The Regular Meeting adjourns at 6:14 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

