City of Cape May Planning Board Meeting Minutes
Tuesday, December 9, 2025

Opening: The meeting of the City of Cape May Planning Board was called to order by Vice Chairperson Michael Jones at 6:03 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	Present
Mr. Crowley	Present
Mr. Gorgone	Present
Mr. Lundholm	Present
Deputy Mayor McDade	Present
Mayor Mullock	Present
Mrs. Reed	Present
Mr. Riggs	Present
Mr. Padussis Alt # 1	Present
Mr. Crippen Alt # 2	Absent

Also Present: Rich King, Esquire, Board Solicitor
Craig Hurless, Board Engineer and Planner
Karen Keenan, Board Secretary

Resolution(s):

Motion made by Mr. Crowley to adopt Resolution number 12-09-2025: 1 Swain's Property Management LLC, 305 Jackson Street, Block 1040 Lot(s) 2.01 & 3 and 313 Jackson Street, Block 1040 Lot(s) 4, seconded by Deputy Mayor McDade and **carried 6-0.** Those in favor: Mr. Gorgone, Deputy Mayor McDade, Mr. Crowley, Mr. Lundholm, Mr. Riggs, Mr. Jones. Those opposing: None. Those abstaining: Mayor Mullock, Mrs. Reed, Mr. Padussis.

Minute(s):

Motion made by Mr. Riggs to approve the meeting minutes of October 28, 2025, seconded by Mr. Gorgone and **carried 6-0**. Those in favor: Mr. Gorgone, Deputy Mayor McDade, Mr. Crowley, Mr. Lundholm, Mr. Riggs, Mr. Jones. Those opposing: None. Those abstaining: Mayor Mullock, Mrs. Reed, Mr. Padussis.

Motion made by Deputy Mayor McDade to approve the meeting minutes of November 10, 2025, seconded by Mr. Gorgone and **carried 5-0**. Those in favor: Mr. Gorgone, Deputy Mayor McDade, Mr. Crowley, Mr. Padussis, Mr. Jones. Those opposing: None. Those abstaining: Mayor Mullock, Mrs. Reed, Mr. Lundholm, Mr. Riggs.

Application(s):

SP Cape May Marina LLC
124 Rosemans Lane, Block 1061 Lot(s) 101.05

Mayor Mullock recused himself from the application and departed the meeting at 6:08 PM.

Present for this application for preliminary and final site plan approval and waiver from site plan submission requirements were Attorney William Kaufmann of Nehmad Davis Goldstein PC, Sean Scarborough, Managing Member of the SP Cape May Marina LLC and Executive Officer and Trustee of the Cape May Paddle Club, and Engineer and Planner Jason Sciullo of Sciullo Engineering Services, LLC.

Manager Scarborough, Engineer Sciullo and Board Engineer and Planner Craig Hurless were sworn in by Solicitor King. Engineer Sciullo presented his credentials and was accepted as an expert in engineering and planning by Vice Chairperson Jones.

Attorney Kaufmann explained that the application is to renovate a portion of the first floor of the marina building and clubhouse into a dining area for members and the addition of a porch roof above the first floor entrance. Manager Scarborough described the building as consisting of the first floor patio porch area and interior and the second floor is the office for the operation of the marina and paddle club. He provided a history of the ownership of the property and described the 2022 approval to reconfigure the third floor from paddle club use to boatel use. Manager Scarborough explained that a liquor license was granted for exterior and second floor use with the first floor to be used for storage only. He referred to Sheet A-101 with 375 square feet shaded to show the proposed first floor member seating and bar. He said there will be no cooking inside, and the operation will be from the weekend prior to Memorial Day and into the fall, weather depending. The Paddle Club is a private membership club limited to a maximum of 160 families.

There was a discussion on the third floor boatel and parking.

Engineer Sciullo explained the parking calculations have not changed since 2014. Manager Scarborough said the parking is sufficient for the 160 families that have memberships in the Paddle Club. Deputy Mayor McDade asked that the records for the nonprofit status of the club be forwarded to Solicitor King. Manager Scarborough testified that he would limit the membership to 160 families.

Engineer Hurless said a parking analysis has not been done for the club. He said the parking calculation in his review memo is based on the information provided. He described the code for the parking requirements.

Motion made by Mr. Crowley for a ten-minute recess, seconded by Mr. Riggs and **carried 8-0**. Those in favor: Mr. Gorgone, Deputy Mayor McDade, Mrs. Reed, Mr. Crowley, Mr. Lundholm, Mr. Riggs, Mr. Padussis, Mr. Jones. Those opposing: None. Those abstaining: None.

The meeting resumed at 7:35 PM.

Attorney Kaufmann said officially limiting the number of club members must be approved by the board of trustees. They offered to initiate that process and return to the board with the results. The board asked that the mercantile license be provided.

Engineer Hurless said there may be a need for a parking variance; he did not recall a previous parking analysis.

Solicitor King announced the application to be adjourned to the January 27, 2026 meeting with no further notice required unless a variance is sought.

Discussion:

Member Padussis commented that he would like to see enforcement of board resolutions going forward. Member Riggs suggested members can contact the Zoning Officer if they see something out of compliance.

Payment of Bills

Motion made by Deputy Mayor McDade to approve the payment of bills of the solicitor, seconded by Mr. Lundholm and **carried 8-0.** Those in favor: Mr. Gorgone, Deputy Mayor McDade, Mrs. Reed, Mr. Crowley, Mr. Lundholm, Mr. Riggs, Mr. Padussis, Mr. Jones. Those opposing: None. Those abstaining: None.

Motion made by Mr. Lundholm to approve the payment of bills of the engineer/planner, seconded by Mrs. Reed and **carried 8-0.** Those in favor: Mr. Gorgone, Deputy Mayor McDade, Mrs. Reed, Mr. Crowley, Mr. Lundholm, Mr. Riggs, Mr. Padussis, Mr. Jones. Those opposing: None. Those abstaining: None.

Motion made to adjourn by Deputy Mayor McDade at 7:51 PM with all in favor.

Respectfully submitted: Karen Keenan, Board Secretary