REGULAR MEETING
OF CITY COUNCIL OF THE CITY OF CAPE MAY, NJ
Tuesday, April 21, 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 5:05 P.M. on Tuesday, March 17, 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
	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 Manager Justin Riggs
	Deputy City Clerk Brian Turner
	Chief Financial Officer Lauren Read
	City Auditor Leon Costello

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

ADDITIONS/DELETIONS

187-04-2026 Resolution Reauthorizing 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

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

164-04-2026 Resolution Authorizing a Contract for Professional Services to Consulting & Municipal Engineers for Services Relating to Construction Management Services for Water Treatment Plant

Motion to remove: Meier **Second:** Baldwin
Meier: Yes **McDade:** Yes **Bodnar:** Yes **Baldwin:** Yes **Mullock:** Yes

163-04-2026 Resolution Authorizing Approval of a Required Disclosure Award to DKC Contractors for Landscaping Services

Motion to remove: Meier **Second:** McDade
Meier: Yes **McDade:** Yes **Bodnar:** Yes **Baldwin:** Yes **Mullock:** Yes

2026 MUNICIPAL BUDGET:
161-04-2026 Resolution Authorizing the Reading of the 2026 Annual Municipal Budget by Title Only
Motion: Baldwin **Second:** Meier
Meier: Yes **McDade:** Yes **Bodnar:** Yes **Baldwin:** Yes **Mullock:** Yes

PUBLIC HEARING ON THE 2026 MUNICIPAL BUDGET – None.

162-04-2026 Resolution Adopting the 2026 Municipal Budget
Motion: McDade **Second:** Baldwin
Meier: Yes **McDade:** Yes **Bodnar:** Yes **Baldwin:** Yes **Mullock:** Yes

UPDATES:

- City Manager – City Manager Dietrich provides an update on multiple projects in the City, including the sanitary sewer project, paving from Cove to the Lifeguard Headquarters, and bench placement. The City Manager is anticipating a ribbon cutting at the Lifeguard Headquarters on May 1. Mr. Dietrich states that the school board is working on a consolidation study.
- City Solicitor – None.
- City Council – None.

MUNICIPAL TAXATION AND REVENUE ADVISORY COMMITTEE PRESENTATION
Martin Van Walsum, Chair, presents a review of parking fees to Council, recommending fee increases to retore "performance pricing" zones.

PUBLIC COMMENT
Dennis Crowley, 806 Lafayette Street – Mr. Crowley states that the Planning Board has done a recent parking study as it relates to the master plan.

ORDINANCES INTRODUCTION:
601-2026 An Ordinance Amending the City of Cape May Code and Establishing Procedures and Regulations for Memorial Program
Motion: McDade **Second:** Meier
Meier: Yes **McDade:** Yes **Bodnar:** Yes **Baldwin:** Yes **Mullock:** Yes

PUBLIC PORTION ON RESOLUTIONS ONLY
Jules Rauch, 1010 New York Avenue – Mr. Rauch states concern over closing streets for special events in the City.

Chief of Police, Dekon Fashaw – Chief Fashaw address road closures due to special events.

CONSENT AGENDA:

Reports:

Manager's Monthly Departmental Report for the month of March 2026

Resolutions:

165-04-2026 Resolution Authorizing Change Order #1 to Contract for Sidewalk Refurbishment

166-04-2026 Resolution Authorizing Change Order to Contract for Harborview Park Improvements

168-04-2026 Resolution of Award for Bid #26-03 – Madison Avenue Water Storage Tank Rehabilitation

169-04-2026 Resolution Authorizing Approval of a Required Disclosure Award to Bella Office Furniture INC. for Lifeguard Locker Supply

170-04-2026 Resolution Regarding Temporary Open Container and Public Consumption in Connection with a Permitted Special Event – Taco Caballito Cinco De Mayo Celebration

171-04-2026 Resolution Authorizing Application for Social Affairs Permit in Connection with Convention Hall Summer Concert Series

172-04-2026 Resolution Authorizing Contract for Professional Booking and Production Services for Cape May Convention Hall Summer Concert Series for the Year 2026 with Rose Relations

173-04-2026 Resolution Authorizing Contract for Professional Booking and Production Services for Cape May Convention Hall Summer Concert Series for the Year 2026 with Spy Boy Productions

174-04-2026 Resolution Authorizing Award of Contract to Defender Emergency Products, Sales & Service through Sourcewell National Cooperative Contract #122123-MDX for 2025 Medix, ME-157, Type III, Ford E-450, Ambulance and Accessories

175-04-2026 Resolution Requesting Permission for the Dedication by Rider for Animal Control Fees Required by N.J.S.A. 40A:4-39

176-04-2026 Resolution Requesting Permission for the Dedication by Rider for Accumulated Absences Fees Required by N.J.S.A. 40A:4-39

177-04-2026 Resolution Requesting Permission for the Dedication by Rider for Self Insurance Fees Required by N.J.S.A. 40A:4-39

178-04-2026 Resolution Providing for the Insertion of a Special Item of Revenue in the Budget Pursuant to Chapter 159 PL 1948-2026 NJDOT Municipal Aid for Reconstruction of Howard Ave.

179-04-2026 Resolution Providing for the Insertion of a Special Item of Revenue in the Budget Pursuant to Chapter 159 PL 1948-2026 NJDOT Municipal Aid for Reconstruction of Wenonah Ave.

180-04-2026 Resolution Recognizing April as Autism Awareness Month

181-04-2026 Resolution Authorizing Change Orders 3 and 4 to Contract for Alterations and Additions to Cape May Beach Patrol Station

182-04-2026 Resolution Authorizing Advertisement for Bids for FY2026 NJ Water Bank No. S340258-04 Various Sanitary Sewer and Water Main Improvements

183-04-2026 Resolution Authorizing Advertisement for Bids for the Water Treatment Plant Project – Phase 1A

184-04-2026 Resolution Authorizing a Contract for Professional Services to Consulting & Municipal Engineers for Services Relating to Construction Administration Services for Water Treatment Plant – Phase 1A

185-04-2026 Resolution Recognizing Cape May Police Lieutenant Kris P. Mazza

186-04-2026 Resolution for the Payment of Bills

Motion to adopt consent agenda: Meier **Second:** McDade
Meier: Yes **McDade:** Yes **Bodnar:** Yes **Baldwin:** Yes **Mullock:** Yes

REGULAR AGENDA

167-04-2026 Resolution Authorizing Change Order to Contract for Convention Hall Theater Lighting Upgrade

Motion to amend to replace any reference to "Harborview Park" to "Convention Hall Theater Lighting Upgrade": McDade **Second:** Meier
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

187-04-2026 Resolution Reauthorizing 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

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

NEW BUSINESS:

- City Solicitor None.
- City Manager – City Manager Ditrich acknowledges that April is autism awareness month. Mr. Dietrich announces the retirement of Lt. Mazza, with a walkout planned on May 1st at 3:30PM.
- City Clerk – Ms. Burke announces that there will be an open house for DPW job vacancies on April 29th, from 9AM-11AM, at 830 Canning House Lane. Ms. Burke states that the run through history 5K will take place on Saturday, May 9th. Ms. Burke announces the Lifeguard Headquarters ribbon cutting will take place on May 1st, at 4:00PM. The City Clerk states that the City's open house will take place on Wednesday, May 20th from 5:00PM-7:00PM with the City's various boards and commissions. Ms. Burke announces that on Friday, May 24th, the City will be dedicating a Liberty Tree, as well as a tree dedicated to Jay Schatz at 11:00AM in Lafayette Street Park.
- **Councilmembers**
    - **Councilmember Baldwin** – Councilmember Baldwin congratulates Lt. Mazza on his retirement. Ms. Baldwin announces that Jazz Fest will take place May 15-17 in the City, and that the HPC Stewardship Awards will take place on May 13th at the Chalfonte Hotel, from 7:00PM-9:00PM. Councilmember Bodnar congratulates Lt. Mazza on his retirement.

    - **Deputy Mayor McDade** – Deputy Mayor McDade congratulates Lt. Mazza on his retirement. The Deputy Mayor commends DPW for their work on the lifeguard stands. Ms. McDade praises progress at Harborview Park, with a tentative June ribbon cutting.

    - **Mayor Mullock** – Mayor Mullock congratulates Lt. Mazza on his retirement. The Mayor commends DPW on their season preparations.

    - **Councilmember Bodnar–** Councilmember Bodnar states that at 3:00PM on Poverty Beach, on April 22nd, there will be a beach cleanup. Mr. Bodnar announces

that on May 2, the native plant sale will be taking place at the Nature Center.

- **Councilmember Meier –** Councilmember Meier congratulates Lt. Mazza on his retirement.

PUBLIC PORTION:
Jules Rauch, 1010 New York Avenue – Mr. Rauch would like to know what color the promenade sealant will be. City Manager Dietrich responds that it is still under consideration.

Roz Johnson, 826 Lafayette Street – Ms. Johnson states that she is pleased with recent developments with the USS Jacob Jones project, and offers plant suggestions for the area.

ADJOURNMENT
Motion is made to adjourn by Councilmember Meier, with all in favor. The Regular Meeting adjourns at 6:23 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