CITY OF CAPE MAY, COUNTY OF CAPE MAY, STATE OF NEW JERSEY

ORDINANCE NO. 602-2026

AN ORDINANCE AMENDING CHAPTER 7 OF THE CITY CODE REGARDING METERED PARKING IN THE CITY OF CAPE MAY

WHEREAS, Section 7-44.3 provides for metered parking areas in the City of Cape May; and

WHEREAS, on April 21, 2026, the Municipal Taxation and Revenue Advisory Committee (MTRAC) presented a recommendation to the City Council that parking rates across the City increase parking rates, not simply as a revenue mechanism, but to encourage performance parking as a strategy to incentivize turnover and availability of spaces in high-traffic areas; and

WHEREAS, having considered the matter, the Cape May City Council has determined that it is appropriate to amend the City Code regarding metered parking areas to reflect the current conditions; and

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Cape May as follows:

Section 1. Section 7-44 of the City of Cape May Code is amended as follows (~~strikethrough~~ portions indicating deletions and **bold/underline** portions indicating new language):

§ 7-44 Parking Meter Zones.

§ 7-44.1 Established.

The streets or parts of streets described in Subsection 7-44.3, are hereby established as parking meter zones with parking meters installed to accept the proper payment for designated schedules and time limits.

§ 7-44.2 Metered street parking.

Parking along streets and parts of streets at metered locations within the City shall be subject to the hourly time limits schedule during which parking meters are in effect and parking meter fees set forth in Subsection 7-44.3.

§ 7-44.3 Parking meter zones.

A. There are hereby established in the City "Parking Meter Zones" in accordance with the attached map, incorporated into this ordinance.[2]

[2] Editor's Note: Said map is on file in the City offices.

B. Except as set forth below, metered parking hours in the City shall be as set forth of the attached map **of Metered Parking Zones as amended by Ordinance No. 602-2026.**

C. ~~The parking meter rate in the "red," "green," "orange," and "blue" zones on the attached map, and in any other zones hereafter established for pay parking, shall be $1.50 per hour, or $0.25 per 10 minutes~~ **The parking meter rate in the "green" and "orange" zones on the attached map, and in any other zones hereafter established for pay parking shall be $2.00 per hour, payable in 10-minute increments unless otherwise determined by City Administration in a manner consistent with the hourly rate. All on-street metered parking areas shall be enforced daily from 10:00 a.m. to 6:00 p.m. between April 1 and October 31 each year.**

D. ~~Parking on Beach Avenue east of Philadelphia Avenue (the "blue" zone), and on any side streets off Beach Avenue east of Philadelphia Avenue shall remain free after 5:00 p.m., whether or not the spaces are meters.~~ **The parking meter rate in the "blue" zone on the attached map (east of Philadelphia Avenue) shall be $2.00 per hour, payable in 10-minute increments unless otherwise determined by City Administration in a manner consistent with the hourly rate. Metered parking in this zone shall be enforced daily from 10:00 a.m. to 5:00 p.m. between April 1 and October 31 each year.**

E. The parking of motor homes, trailers, and campers is prohibited in ~~the Jackson/Perry Street~~ **all City** parking lots.

F. Permits to park at the City's Bank Street Parking Lot shall be available on a year-round basis. No heavy equipment of any kind, whether owned by the City, its contractors, or otherwise, shall be parked in the Bank Street lot at any time.

~~G. All metered parking in the City of Cape May will be active from April 1 to October 31 of each year, unless otherwise set forth below:~~

~~(1) The following areas in the vicinity of the Washington Street Mall (Yellow Zone) will have an extended meter "season" beginning April 1 and ending December 31 of each year, and shall be $2 per hour or $0.25 per 10 minutes.~~

G. The "yellow" zone generally incorporates the areas in close proximity to the Washington Street Mall Business Improvement District as depicted in the attached map. This area shall be subject to performance pricing at $3.00 per hour, payable in 10-minute increments unless otherwise determined by City Administration in a manner consistent with the hourly rate. Metered parking in the "yellow" zone shall be enforced from 10:00 a.m. to 10:00 p.m. between April 1 and December 31 each year.

H. The parking meter rate in the "red" zone on the attached map shall be $2.00 per hour, payable in 10-minute increments unless otherwise determined by City Administration in a manner consistent with the hourly rate. All on-street metered parking areas shall be enforced daily from 10:00 a.m. to 10:00 p.m. between April 1 and December 31 each year.

Section 2. All other ordinances in conflict or inconsistent with this Ordinance are hereby repealed, to the extent of such conflict or inconsistency. Should any portion of this Ordinance be adjudged by a court of competent jurisdiction to be invalid, such judgment shall not affect, impair or repeal the remainder of this Ordinance.

Section 3. This ordinance shall take effect 20 days after passage and publication, according to law.

ATTEST:

CITY OF CAPE MAY, a municipal corporation of the State of New Jersey

_____
Erin C. Burke, City Clerk

BY:_____
Zachary M. Mullock, Mayor

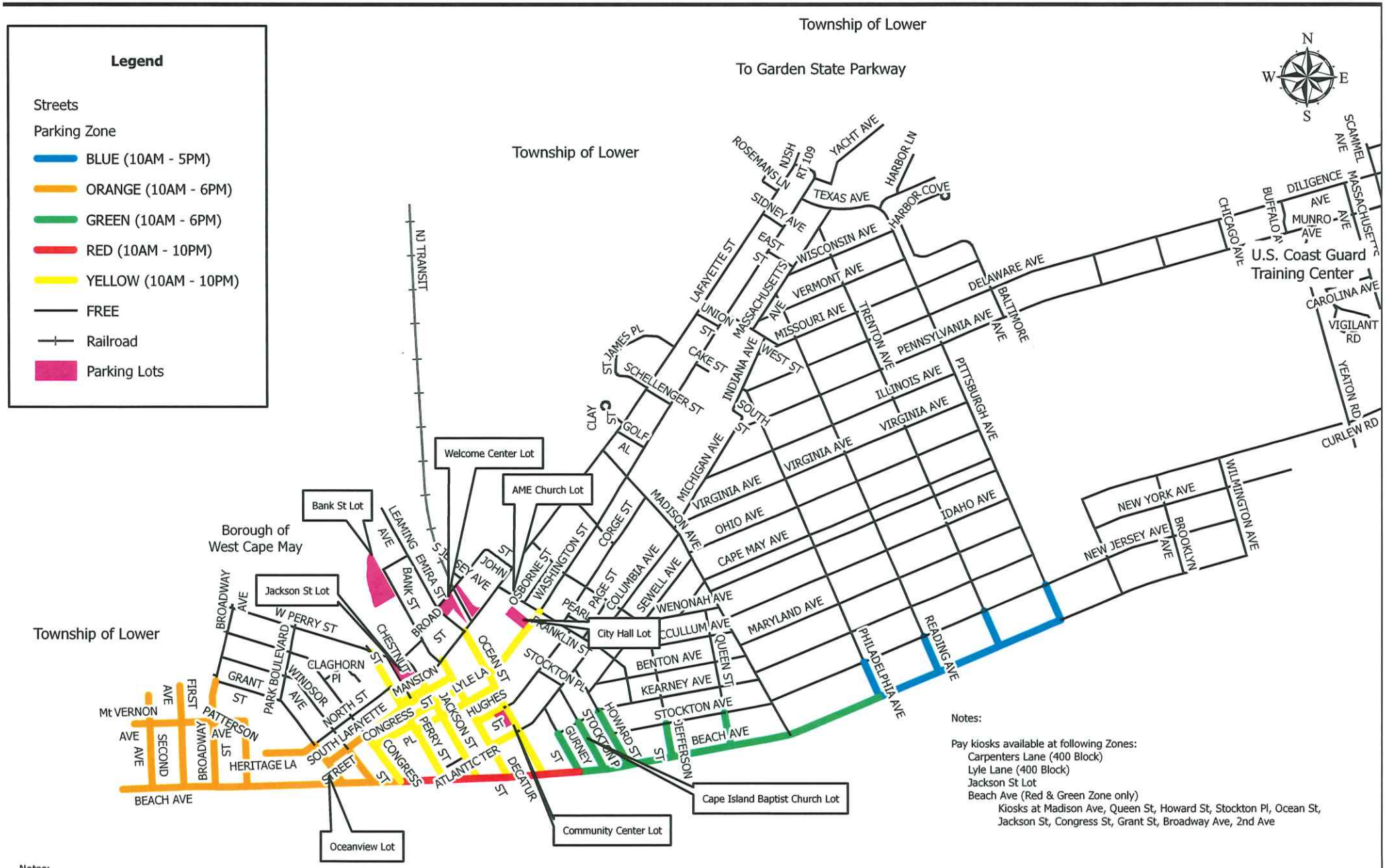
NOTICE

Ordinance 602-2026 was introduced at a Regular meeting of the City Council of the City of Cape May, held on May 5, 2026, amended and reintroduced on May 19, 2026, and was further considered for final passage during a Regular meeting of the City Council, held at the Cape May City Hall Auditorium, 643 Washington Street, Cape May, New Jersey, on June 1, 2026, 2026 at 3:30 P.M. at which time a Public Hearing was held.

_____
Erin C. Burke, City Clerk

Roll Call	Ayes	Nays	Absent	Abstain	Motion	Second
Meier						
McDade						
Bodnar						
Baldwin						
Mullock						

Introduced: May 5, 2026
1st Online Publication: May 6, 2026
Amended and reintroduced: May 19, 2026
2nd Reading & Adoption: June 1, 2026
Final Online Publication: June 2, 2026
Effective date: June 22, 2026



Notes:
Parking Zones - Yellow and Red - Parking fee required April 1 - December 31
Parking Zones - Orange, Green and Blue - Parking fee required April 1 - October 31
Jackson Street Parking Lot - Parking fee required April 1 - October 31
Welcome Center Parking Lot - Parking fee required April 1 - October 31
AME Church Parking Lot - Parking fee required April 1 - October 31
Cape Island Baptist Church Parking fee required April 1 - December 31
City Hall Parking Lot - Parking fee required April 1 - December 31, special times & days of the week.
Bank Street Lot - Parking by permit only. Contact Clerks Office
Oceanview Lot - Parking fee required April 1- October 31

Welcome Center & City Hall Parking Lot - Electrical Vehicle charging stations available.

Notes:

Pay kiosks available at following Zones:
Carpenters Lane (400 Block)
Lyle Lane (400 Block)
Jackson St Lot
Beach Ave (Red & Green Zone only)
Kiosks at Madison Ave, Queen St, Howard St, Stockton Pl, Ocean St, Jackson St, Congress St, Grant St, Broadway Ave, 2nd Ave

Revised May 19, 2026
Dated February 19, 2025
Map Prepared By: Paul Dietrich, City Engineer

PUBLIC PARKING & PAY PARKING ZONES

Cape May City
643 Washington Street
Cape May, NJ 08204

CITY OF CAPE MAY, COUNTY OF CAPE MAY, STATE OF NEW JERSEY

ORDINANCE NO. 603-2026

BOND ORDINANCE PRVIDING FOR VARIOUS FLOOD MITIGATION IMPROVEMENTS, BY AND IN THE CITY OF CAPE MAY, IN THE COUNTY OF CAPE MAY, STATE OF NEW JERSEY; APPROPRIATING $35,000,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF $35,000,000 BONDS OR NOTES OF THE CITY TO FINANCE THE COSTS THEREOF

BE IT ORDAINED AND ENACTED BY THE CITY COUNCIL OF THE CITY OF CAPE MAY, IN THE COUNTY OF CAPE MAY, STATE OF NEW JERSEY (not less than two-thirds of all the members thereof affirmatively concurring), **AS FOLLOWS:**

SECTION 1. The improvements or purposes described in Section 3 of this bond ordinance are hereby authorized to be undertaken by the City of Cape May, in the County of Cape May, State of New Jersey (the "City") as general improvements. For the said improvements or purposes stated in Section 3, there is hereby appropriated the principal amount of $35,000,000. Pursuant to the provisions of N.J.S.A. 40A:2-7 and 40A:2-11(c) of the Local Bond Law, N.J.S.A. 40A:2-1 et seq., as amended and supplemented (the "Local Bond Law"), no down payment is required. It is anticipated that a portion of this project will be funded via one or more grants from Federal Emergent Management Agency and/or the County of Cape May, New Jersey.

SECTION 2. For the financing of said improvements or purposes described in Section 3 hereof, negotiable bonds of the City are hereby authorized to be issued in the aggregate principal amount not exceeding $35,000,000 pursuant to the Local Bond Law. In anticipation of the issuance of said bonds and to temporarily finance said improvements or purposes, negotiable notes of the City in an aggregate principal amount not exceeding $35,000,000 are hereby authorized to be issued pursuant to and within the limitations prescribed by said Local Bond Law.

SECTION 3. (a) The improvements hereby authorized and purposes for the financing of which said obligations are to be issued are various flood mitigation improvements including, but not limited to, the construction of a sea-wall and all related beach replenishment improvements related thereto.

(b) The aggregate estimated maximum amount of bonds or notes to be issued for said improvements or purposes is $35,000,000.

(c) The aggregate estimated cost of said improvements or purposes is $35,000,000.

(d) All such improvements or purposes set forth in Section 3(a) shall include, but are not limited to, as applicable, engineering, architectural and design work, surveying, construction planning, preparation of plans and specifications, permits, bid documents, construction inspection and contract administration; and also shall include all work, materials, equipment, accessories, labor and appurtenances necessary therefor or incidental thereto.

SECTION 4. In the event the United States of America, the State of New Jersey, the County of Cape May and/or a private entity make a contribution or grant in aid to the City for the improvements and purposes authorized hereby and the same shall be received by the City prior to the issuance of the bonds or notes authorized in Section 2 hereof, then the amount of such bonds or notes to be issued shall be reduced by the amount so received from the United States of America, the State of New Jersey, the County of Cape May and/or a private entity. In the event, however, that any amount so contributed or granted by the United States of America, the State of New Jersey, the County of Cape May and/or a private entity shall be received by the City after the issuance of the bonds or notes authorized in Section 2 hereof, then such funds shall be applied to the payment of the bonds or notes so issued and shall be used for no other purpose. This Section 4 shall not apply, however, with respect to any contribution or grant in aid received by the City as a result of using funds from this bond ordinance as "matching local funds" to receive such contribution or grant in aid.

SECTION 5. All bond anticipation notes issued hereunder shall mature at such time as may be determined by the Chief Financial Officer of the City, provided that no note shall mature later than one (1) year from its date unless such bond anticipation notes are permitted to mature at such later date in accordance with applicable law. The notes shall bear interest at such rate or rates and be in such form as may be determined by the Chief Financial Officer. The Chief Financial Officer of the City shall determine all matters in connection with the notes issued pursuant to this bond ordinance, and the signature of the Chief Financial Officer upon the notes shall be conclusive evidence as to all such determinations. All notes issued hereunder may be renewed from time to time in accordance with the provisions of the Local Bond Law. The Chief Financial Officer is hereby authorized to sell part or all of the notes from time to time at public or private sale and to deliver them to the purchaser thereof upon receipt of payment of the purchase price and accrued interest thereon from their dates to the date of delivery thereof. The Chief Financial Officer is directed to report in writing to the governing body at the meeting next succeeding the date when any sale or delivery of the notes pursuant to this bond ordinance is made. Such report must include the principal amount, the description, the interest rate, the maturity schedule of the notes so sold, the price obtained and the name of the purchaser.

SECTION 6. The capital budget of the City is hereby amended to conform with the provisions of this bond ordinance, and to the extent of any inconsistency herewith, a resolution in the form promulgated by the Local Finance Board showing full detail of the amended capital budget and capital programs as approved by the Director of the Division of Local Government Services in the New Jersey Department of Community Affairs will be on file in the Office of the Clerk and will be available for public inspection.

SECTION 7. The following additional matters are hereby determined, declared, recited and stated:

(a) The purposes described in Section 3 of this bond ordinance are not current expenses and are improvements or purposes which the City may lawfully undertake as general improvements or purposes, and no part of the cost thereof has been or shall be specially assessed on property specially benefited thereby.

(b) The average period of usefulness of said improvements or purposes within the limitations of said Local Bond Law, according to the reasonable life thereof computed from the date of the said bonds authorized by this bond ordinance, is 15.00 years.

(c) The supplemental debt statement required by the Local Bond Law has been duly made and filed in the Office of the Clerk of the City and a complete executed duplicate thereof has been filed in the Office of the Director of the Division of Local Government Services in the New Jersey Department of Community Affairs, and such statement shows that the gross debt of the City as defined in the Local Bond Law is increased by the authorization of the bonds or notes provided for in this bond ordinance by $35,000,000 and the said obligations authorized by this bond ordinance will be within all debt limitations prescribed by said Local Bond Law.

(d) An aggregate amount not exceeding $7,000,000 for items of expense listed in and permitted under N.J.S.A. 40A:2-20 is included in the estimated cost indicated herein for the purposes or improvements hereinbefore described.

SECTION 8. Unless paid from other sources, the full faith and credit of the City are hereby pledged to the punctual payment of the principal of and the interest on the obligations authorized by this bond ordinance. Unless paid from other sources, the obligations shall be direct, unlimited obligations of the City, and the City shall be obligated to levy *ad valorem* taxes upon all the taxable property within the City for the payment of the obligations and the interest thereon without limitation as to rate or amount.

SECTION 9. The City hereby declares the intent of the City to issue the bonds or bond anticipation notes in the amount authorized in Section 2 of this bond ordinance and to use proceeds to pay or reimburse expenditures for the costs of the purposes described in Section 3 of this bond ordinance. This Section 9 is a declaration of intent within the meaning and for purposes of Treasury Regulations §1.150-2 or any successor provisions of federal income tax law.

SECTION 10. The City Chief Financial Officer is hereby authorized to prepare and to update from time to time as necessary a financial disclosure document to be distributed in connection with the sale of obligations of the City and to execute such disclosure document on behalf of the City. The City Chief Financial Officer is further authorized to enter into the appropriate undertaking to provide secondary market disclosure on behalf of the City pursuant to Rule 15c2-12 of the Securities and Exchange Commission4 (the "Rule") for the benefit of holders and beneficial owners of obligations of the City and to amend such undertaking from time to time in connection with any change in law, or interpretation thereof, provided such undertaking is and continues to be, in the opinion of a nationally recognized bond counsel, consistent with the requirements of the Rule. In the event that the City fails to comply with its undertaking, the City shall not be liable for any monetary damages, and the remedy shall be limited to specific performance of the undertaking.

SECTION 11. The City covenants to maintain the exclusion from gross income under Section 103(a) of the Code of the interest on all bonds and notes issued under this ordinance.

SECTION 12. This bond ordinance shall take effect twenty (20) days after the first publication thereof after final adoption, as provided by the Local Bond Law.

ATTEST:

CITY OF CAPE MAY, a municipal corporation of the State of New Jersey

_____
Erin C. Burke, City Clerk

BY:_____
Zachary M. Mullock, Mayor

NOTICE

Ordinance 603-2026 was introduced at a Regular meeting of the City Council of the City of Cape May, held on May 19, 2026 and was further considered for final passage during a Regular Meeting of the City Council, held at the Cape May City Hall Auditorium, 643 Washington Street, Cape May, New Jersey, on June 1, 2026 at 3:30 P.M. at which time a Public Hearing was held.

_____
Erin C. Burke, City Clerk

Roll Call	Ayes	Nays	Absent	Abstain	Motion	Second
Meier						
McDade						
Bodnar						
Baldwin						
Mullock						

cc: Bond Counsel
City Engineer

Introduced: May 19, 2026
1st Online Publication: May 20, 2026
2nd Reading & Adoption: June 1, 2026
Final Online Publication: June 2, 2026
Effective date: June 22, 2026

CITY OF CAPE MAY, COUNTY OF CAPE MAY, STATE OF NEW JERSEY

ORDINANCE NO. 604 -2026

AN ORDINANCE AMENDING SECTION 482 OF THE CITY OF CAPE MAY CODE TO PROHIBIT CONDUCT LIKELY TO RESULT IN LONG-TERM DECLINE OR DEATH OF TREES

WHEREAS, Section 482 of the City Code provides policies and procedures for the protection of trees within the City of Cape May; and

WHEREAS, the Shade Tree Commission of the City of Cape May reports that excessive trimming, or over-pruning, can kill a tree by removing too much foliage, which disrupts its ability to photosynthesize and produce food. A general rule is to avoid removing more than 25% of the canopy in a single season. Improper techniques like "topping," flush cuts, or stub cuts can also introduce disease, pests, and severe stress, leading to long-term decline or death; and

WHEREAS, on May 13, 2026 at a Regular Meeting of the Shade Tree Commission (STC), the STC recommended updates to the City Code pertaining to excessive tree trimming; and

WHEREAS, the City Council has determined it necessary to update the City Code to confirm the procedures applicable to tree removal applications under the City Code.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Cape May as follows:

Section 1. Section 482 of the City of Cape May Code shall be amended as follows to include the following **NEW SECTION**:

§ 482-12 Excessive Trimming Prohibited.

A. The City Council finds that improper tree cutting practices, including topping, excessive removal of live foliage, and improper cuts such as flush cuts and stub cuts, cause significant and often irreversible harm to trees. These methods reduce a tree's ability to photosynthesize, weaken its structure, increase vulnerability to decay organisms and insect pests, and can result in long-term decline or death. Arboricultural and extension guidance warns that removing more than roughly one quarter (25 percent) of a tree's live crown in a single season impairs health, that topping creates large wounds and weak regrowth that are prone to decay and pest infestation, and that flush and stub cuts prevent proper wound closure and promote rot. Because such practices may be used to evade tree removal permit regulations by indirectly killing protected trees, this Section is intended to provide additional guidance and regulation to prevent these harmful practices.

B. Definitions.

"ANSI A300 Standards" means the current American National Standards Institute A300 standards for tree care operations (Part 1: Pruning), as amended.

"Canopy" or "Crown" means the live, foliated portion of the tree.

"Excessive Canopy Removal" means removal of more than twenty-five percent (25%) of the live canopy of a tree within any single growing season, inclusive of cumulative cuts made during that season.

"Flush Cut" means a pruning cut made at or inside the branch collar and/or branch bark ridge, removing protective tissues necessary for proper wound closure.

"Stub Cut" means a pruning cut that leaves an unreasonably long portion of branch beyond the branch collar such that the tree cannot properly close the wound.

"Topping" (also "heading," "rounding over," or "tipping") means the non-standard practice of cutting back large branches or the main leader to stubs without reducing to suitable lateral branches, resulting in removal of a substantial portion of the crown and stimulating weakly attached epicormic sprouts.

"Regulated Tree" means any tree subject to the City's tree-protection or tree-removal permitting provisions within this Code.

C. **Unlawful Pruning or Cutting of Regulated Tree. No person shall engage in any pruning, cutting, or other activity that, by its nature, is likely to cause injury, structural instability, significant canopy loss, or the decline or death of a Regulated Tree. Unless expressly authorized by the Shade Tree Commission, it is unlawful to perform or cause to be performed on any Regulated Tree any of the following practices, each of which is deemed inherently harmful: (1) topping; (2) removal of more than twenty-five percent (25%) of the live canopy within a single growing season; (3) three or more flush or stub cuts exceeding two (2) inches in diameter; or (4) any combination of cuts that, in the written determination of the City Arborist, compromises the tree's structural integrity or materially reduces photosynthetic capacity; or (5) any pruning practice that is inconsistent with ANSI A300 Standards. A violation of this subsection occurs upon performance of the act itself, regardless of whether measurable decline or death is observable.**

D. **Evasion of Tree-Removal Permitting Requirements. No person shall engage in any of the conduct referenced above in subsection (C) with the intent to evade or circumvent the City's tree-removal permit requirements. A rebuttable presumption of intent to evade or circumvent these requirements shall arise if, within twelve (12) months from denial of a tree-removal permit application, the person engages in any of the conduct referenced in subsection (C). A**

violation of this subsection is separate from and in addition to any violation of subsection (C).

E. Any violation(s) of this section shall be subject to the provisions of § 482-9 and § 482-10.

Section 2. All other ordinances in conflict or inconsistent with this Ordinance are hereby repealed, to the extent of such conflict or inconsistency. Should any portion of this Ordinance be adjudged by a court of competent jurisdiction to be invalid, such judgment shall not affect, impair or repeal the remainder of this Ordinance.

Section 3. This ordinance shall take effect 20 days after passage and publication, according to law.

ATTEST:

CITY OF CAPE MAY, a municipal corporation of the State of New Jersey

_____
Erin C. Burke, City Clerk

BY:_____
Zachary M. Mullock, Mayor

NOTICE

Ordinance 604-2026 was introduced at a Regular meeting of the City Council of the City of Cape May, held on May 19, 2026 and was further considered for final passage during a Regular Meeting of the City Council, held at the Cape May City Hall Auditorium, 643 Washington Street, Cape May, New Jersey, on June 1, 2026 at 5:00 P.M. at which time a Public Hearing was held.

_____
Erin C. Burke, City Clerk

Roll Call	Ayes	Nays	Absent	Abstain	Motion	Second
Bodnar						
Meier						
McDade						
Baldwin						
Mullock						

Introduced: May 19, 2026
1st Online Publication: May 20, 2026
2nd Reading & Adoption: June 1, 2026
Final Online Publication: June 2, 2026
Effective date: June 22, 2026

cc: STC

CITY OF CAPE MAY, COUNTY OF CAPE MAY, STATE OF NEW JERSEY

RESOLUTION NO. 222-06-2026

RESOLUTION AUTHORIZING THE PAYMENT OF ACCRUED BENEFITS TO RETIRING POLICE LIEUTENANT KRISTOPHER MAZZA

BE IT RESOLVED by the City Council of the City of Cape May, that employee, Police Lieutenant Kristopher Mazza has retired from the City effective 6/1/2026 and is entitled to payment for accumulated vacation, sick, and contracted compensatory time; and

WHEREAS it is necessary to obtain authorization for any salary and wage disbursement to any City employee that is not specified in the salary ordinance; and

WHEREAS, it has been determined by the CFO, sufficient funds have been appropriated and are available within the current municipal budget for the purpose of accrued benefit payouts including accrued vacation, accrued sick pay, and terminal leave to **Lieutenant Krisopher Mazza** in the aggregate amount of **$83,042.99**.

I, Erin C. Burke, City Clerk of the City of Cape May, County of Cape May, State of New Jersey, do hereby certify the foregoing is a correct and true original Resolution adopted by the City Council of the City of Cape May at a meeting held on June 1, 2026.

_____

Erin C. Burke, City Clerk

Roll Call	Ayes	Nays	Absent	Abstain	Motion	Second
Meier						
McDade						
Bodnar						
Baldwin						
Mullock						

CITY OF CAPE MAY, COUNTY OF CAPE MAY, STATE OF NEW JERSEY

RESOLUTION NO. 223-06-2026

RESOLUTION AMENDING THE AGREEMENT BETWEEN THE CITY OF CAPE MAY AND THE FUND FOR CAPE MAY REGARDING ROTARY PARK

WHEREAS, on July 2, 2016, the City of Cape May and the Fund for Cape May (FFCM) entered into an agreement in which both parties undertook certain improvements and responsibilities with respect to Rotary Park; and

WHEREAS, under that Agreement, the FFCM assumed responsibility for all landscaping services at the Park, including, planting and maintaining all trees and flowers, lawn care and maintenance, the irrigation system, landscape lighting and the flagpole; while the City assumed responsibility for snow and trash removal, maintenance of the gazebo and fountain, and gas lanterns and electric streetlights; and

WHEREAS, the City Council has determined that it is in the best interests of the City for City Administration to assume responsibility for the maintenance items set forth in Paragraph 2 for the purpose of ensuring routine maintenance and an efficient response to items requiring attention at Rotary Park, and

WHEREAS, the City and FFCM now wish to amend the Agreement to further clarify the respective responsibilities of the parties, particularly as those responsibilities relate to the landscaping obligations set forth in Paragraph 2 of the Agreement, and

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Cape May as follows:

1. The averments of the preamble are hereby incorporated.

2. The City and the Fund for Cape May agree to amend their Agreement to provide that the City shall assume the responsibilities set forth in Paragraph 2 of the 2016 Agreement. Nothing herein shall prevent the City and FFCM from collaborating on future maintenance, improvements at Rotary Park, or any other joint efforts.

3. The Mayor and City Clerk are hereby authorized and directed to execute the Amendment on behalf of the City of Cape May attached hereto as EXHIBIT A, and the City Manager and other city officials are authorized and directed to take all actions necessary to effectuate the Agreement as amended.

4. This Resolution shall take effect immediately, according to law.

I, Erin C. Burke, City Clerk of the City of Cape May, County of Cape May, State of New Jersey, do hereby certify the foregoing is a correct and true original Resolution adopted by the City Council of the City of Cape May at a meeting held on June 1, 2026.

_____

Erin C. Burke, City Clerk

Roll Call	Ayes	Nays	Absent	Abstain	Motion	Second
Meier						
McDade						
Bodnar						
Baldwin						
Mullock						

cc: Fund for Cape May
City Manager
DPW

AMENDMENT TO AGREEMENT
BETWEEN THE CITY OF CAPE MAY AND THE FUND FOR CAPE MAY

This Agreement is made on the ____ day of JUNE 2026, between the City of Cape May, a New Jersey municipal corporation with offices at 643 Washington Street, Cape May, NJ 08204, and The Fund for Cape May, a New Jersey 501(c)(3) not-for-profit corporation with offices at 29 Perry Street, Cape May, NJ 08204.

WHEREAS, on July 2, 2016, the City of Cape May and the Fund for Cape May (FFCM) entered into an agreement in which both parties undertook certain improvements and responsibilities with respect to Rotary Park; and

WHEREAS, under that Agreement, the FFCM assumed responsibility for all landscaping services at the Park, including, planting and maintaining all trees and flowers, lawn care and maintenance, the irrigation system, landscape lighting and the flagpole; while the City assumed responsibility for snow and trash removal, maintenance of the gazebo and fountain, and gas lanterns and electric streetlights; and

WHEREAS, the City Council has determined that it is in the best interests of the City for City Administration to assume responsibility for the maintenance items set forth in Paragraph 2 for the purpose of ensuring routine maintenance and an efficient response to items requiring attention at Rotary Park, and

WHEREAS, the City and FFCM now wish to amend the Agreement to further clarify the respective responsibilities of the parties, particularly as those responsibilities relate to the landscaping obligations set forth in Paragraph 2 of the Agreement, and

NOW THEREFORE, in consideration of the mutual promises and covenants contained herein, and for other good and valuable consideration, the receipt of which is hereby acknowledged, it is hereby AGREED between the City of Cape May and the Fund for Cape May as follows:

1. The above recitals are incorporated into this Agreement.

2. The parties hereby agree that the City shall assume the responsibilities set forth in Paragraph 2 of the 2016 Agreement. Nothing herein shall prevent the City and FFCM from collaborating on future maintenance, improvements at Rotary Park, or any other joint efforts.

IN WITNESS WHEREOF, the parties have hereunto set their hands and signed the date first above written.

WITNESS:

THE CITY OF CAPE MAY

_____

Erin C. Burke, City Clerk

_____

By: Zachary M. Mullock, Mayor

Dated:

THE FUND FOR CAPE MAY

_____

Tracey N. Martin, Secretary

_____

By: Curtis Bashaw, President

Dated:

CITY OF CAPE MAY, COUNTY OF CAPE MAY, STATE OF NEW JERSEY

RESOLUTION NO. 224-06-2026

RESOLUTION FOR RELEASE OF PERFORMANCE GUARANTEE FOR 5-9 STOCKTON PLACE, BLOCK 1064, LOT 17

WHEREAS, Lokal Stockton LLC, 5-9 Stockton Place, Block 1064, Lot 17, was required to post a Performance Guarantee with the City of Cape May in the amount of $16,645.50, which was posted via check #1106 posted on October 29, 2019; and

WHEREAS, pursuant to a letter dated May 14, 2026 the Board Engineer Craig R. Hurless, PE, PP, CME has advised that the developer has completed all required improvements for this project and recommends release of the Performance Guarantee; and

WHEREAS, the Board Engineer has advised that a maintenance guarantee is recommended in accordance with N.J.S.A 40:55D53a(2) in the amount of $2,496.82, which was paid via check #0624 on May 19, 2026 ; and

WHEREAS, pursuant to the Engineer's recommendation, City Council deems it appropriate to authorize a full release of the Performance Guarantee in the amount of $16,645.50; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Cape May, the governing body thereof, that the Performance Guarantee in the amount of $16,645.50 for the above-referenced property be released to the applicant,

I, Erin C. Burke, City Clerk of the City of Cape May, County of Cape May, State of New Jersey, do hereby certify the foregoing is a correct and true original Resolution adopted by the City Council of the City of Cape May at a meeting held on June 1, 2026.

_____

Erin C. Burke, City Clerk

Roll Call	Ayes	Nays	Absent	Abstain	Motion	Second
Meier						
McDade						
Bodnar						
Baldwin						
Mullock						

cc: CFO
Planning/Zoning Board Secretary

HURLESS PLANNING & ENGINEERING, LLC

Civil / Municipal Engineering
Land Use Planning and Design
Site Plan and Subdivision Design
Water, Septic and Wastewater Design
Environmental Consulting
Inspection / Construction Management

Craig R. Hurless, PE, PP, CME

May 14, 2026

Karen Keenan, Board Assistant
Cape May City
643 Washington Street
Cape May City, NJ 08204

RE: Acceptance of Improvements
Recommendation & Performance Guarantee
Release & Maintenance Guarantee Review
Lokal Stockton LLC
Block 1064, Lot(s) 17
#5-9 Stockton Pl.
HPE No. 1282.99

Dear Karen:

Hurless Planning & Engineering (HPE) has completed inspection services for the above referenced site plan application to approve site improvements. Issuance of a certificate of occupancy is acceptable from an engineering standpoint. All improvements have been completed and HPE recommends final acceptance of the project and release of the performance guarantee subject to the following:

- In accordance with N.J.S.A. 40:55D53a(2), it is recommended that the developer be required to post a maintenance guarantee for a period not to exceed two years after final acceptance of the project in an amount of 15% of the cost of the improvements ($16,645.50) or $2,496.82.

- Payment of HPE inspection services invoices. Release of any remaining inspection escrow is not recommended until release of two-year maintenance guarantee has occurred.

Kindly forward this recommendation for final acceptance of improvements to City Council for action.

If you should have any questions or require additional information, please feel free to call.

Very truly yours,

HURLESS PLANNING & ENGINEERING

Craig R. Hurless

Craig R. Hurless PE, PP, CME

cc: Louis J. Vito, Cape May City Construction Official, louv@capemaycity.com
Bruce Britton, Cape May City Zoning Official, zoning@capemaycity.com
Megan Long, Technical Assistant for Construction mlong@capemaycity.com
Applicant

C:\HPE\HPECapeMay\Applications\1282.99 Lokal\MaintGuarantee-26.0514.doc

RECEIVED
MAY 14 2026
CITY OF CAPE MAY

507 Heritage Court, Galloway, NJ 08205
Phone: 609.204.0798 E-mail: c.hurless@comcast.net
COA# 24GA28385200

LAND USE
CITY OF CAPE MAY, NEW JERSEY

Date: 5/19/26

Received From: Lokal Stockton LLC

Check # 0624 Received $ 2,496.82

Building Fee	$	Administrative Fee 152	$
Certif. of Occup	$	Subdivision 147	$
Plumbing Fee	$	Site Plan 151	$
Electrical Permit	$	Site Plan: Waiver 150	$
Fire Protection	$	Variance 146	$
State Fee	$	Regular Escrow 865	$
UCC Penalty	$	Special Escrow 866	$
City Permit	$	Appeal 153	$
Zoning Review	$	H.P.C. Review 148	$
Dumpster	$	Informal Review 149	$
Copies	$	Maintenance Guarantee Performance Bond 891	$ 2,496.82
UCC Variation	$	Zoning Certification 160	$
G.I.S. Fee	$	Flood Certification 161	$

Name/Address: Lokal Stockton LLC
5-9 Stockton Place

Block/Lot: 1064/17

Escrow Account: [redacted]

No. 0818

Received by: KK

OFFICE OF CONSTRUCTION
CITY OF CAPE MAY, NEW JERSEY

Date: 10/29/19

Received From: Lokal Stockton LLC

Received $ 22,517.00 CK# 1106

Building Fee	$	Administrative Fee	$
Certif. of Occup	$	Subdivision	$
Plumbing Fee	$	SITE PLAN	$
Electrical Permit	$	SITE PLAN: WAIVER	$
Fire Protection	$	Variance	$
State Fee	$	Regular Escrow 865	$ 5,871.50
UCC Penalty	$	Special Escrow	$
City Permit	$	Appeal	$
Zoning Review	$	H.P.C. Review	$
Dumpster	$	List	$
Copies	$	~~Performance Bod~~ (Performance guarantee) 891	$ 16,645.50
UCC Variation	$	Zoning Certification	$
G.I.S. Fee	$	Flood Certification	$

Name/Address: Lokal Stockton LLC
5-9 Stockton Place

Block/Lot: 1064/17

[redacted]

№ 66299

Received by: KK

Copy to Dan Shustack ✓
+ Neil Young ✓

Vincent J. Polistina, PE, PP, CME
Craig R. Hurless, PE, PP, CME
Ronald N. Curcio, PE, PP

P&L POLISTINA Associates, LLC
Engineers & Planners

Civil / Municipal Engineering
Site Plan and Subdivision Design
Surveying
Land Use Planning
Water and Wastewater Design
Environmental Consulting
Inspection / Construction Management

February 4, 2019

Tricia Oliver, Board Assistant
643 Washington Street
Cape May City, NJ 08204

RE: Performance Guarantee & Inspection Escrow Review
Lokal Stockton LLC
5-9 Stockton Place
Block 1064, Lot(s) 17
PA No. 1282.99

Dear Tricia:

Polistina & Associates (PA) has reviewed the following application materials for the above referenced application to approve site improvement estimates and determine performance guarantees and inspection escrow amounts:

- Engineer's Cost Estimate - The Lokal Hotel Site Plan dated January 14, 2019 by Engineering Design Associates

In accordance with the City Code, the furnishing of a performance guaranty in favor of the City in an amount determined in accordance with Sec. 417-6 is required. The inspection fee shall be equal to the greater of $500 or 5% of the Engineer's proposed construction estimates for the improvements, and be deposited in a construction inspection escrow account. Certificates of occupancy or acceptance of improvements shall not be issued until the developer's engineer certifies, in writing, to the correctness and accuracy of all site improvements.

Based on the review of site improvement estimate attached hereto, it is recommended that the developer furnish a performance guarantee in the amount of $16,645.50 and provide an inspection fee in the amount of $5,871.58. Kindly notify this office upon the developer's satisfactory furnishing of the guarantee and escrow with the City.

The developer shall address the following prior to the start of construction:

1. All outstanding compliance items must be addressed.

If you should have any questions or require additional information, please feel free to call.

Very truly yours,

POLISTINA & ASSOCIATES

Craig R. Hurless PE, PP, CME

w/encl.

cc: Louis J. Vito, Cape May City Construction Official - zoning@capemaycity.com
Neil Young, City Manager- nyoung@capamaycity.com
Ms. Patricia Harbo, RMC- cityclerk@capemaycity.com
Applicant

F:\DOCUMENTS\Cape MayCity\1282\1282.99 Lokal Stockton LLC\BondEstReview-19.0204.docx

Site Improvement Estimate of Probable Costs for Performance Guarantee and Inspection Escrow
Lokal Hotel
Block 1064 Lots 17
5-9 Stockton Place
PA No. 1282.99
Review:2019.0204 CRH

Item	Quantity		Unit Price	Original Amount	% Complete	Revised Amount
Safety & Stabilization Guarantee						
Amount for bonded improvements not exceeding $100,000.00				$5,000.00		$5,000.00
Recommended Safety & Stabilization Guarantee				**$5,000.00**		**$5,000.00**
Improvements Requiring a Guarantee						
Concrete Apron, 6" Thick	1067.00	SF	$6.50	$6,935.50	0	$6,935.50
Concrete Sidewalk, 4" Thick	894.00	SF	$5.00	$4,470.00	0	$4,470.00
Concrete Vertical Curb	8.00	LF	$30.00	$240.00	0	$240.00
Recommended Guarantee				**$11,645.50**		**$11,645.50**
Improvements NOT Required to be Bonded						
Concrete Sidewalk, 4" Thick	612.00	SF	$5.00	$3,060.00	0	$3,060.00
Concrete Wheelstop	9.00	UNIT	$100.00	$900.00	0	$900.00
Concrete Pavers	1366.00	SF	$18.00	$24,588.00	0	$24,588.00
Grass Pavers	648.00	SF	$16.00	$10,368.00	0	$10,368.00
Stone Path	570.00	SF	$4.00	$2,280.00	0	$2,280.00
Pool Deck, Bluestone	410.00	SF	$15.00	$6,150.00	0	$6,150.00
Traffic Control Signs	1.00	UNIT	$250.00	$250.00	0	$250.00
Masonry Wall	483.00	LF	$40.00	$19,320.00	0	$19,320.00
Fence, Wood	54.00	LF	$20.00	$1,080.00	0	$1,080.00
Inlet, Nyloplast	6.00	UNIT	$750.00	$4,500.00	0	$4,500.00
Inlet, Type A	1.00	UNIT	$2,500.00	$2,500.00	0	$2,500.00
Drainage - 3'x2' Pipe in Stone Trench	182.00	LF	$80.00	$14,560.00	0	$14,560.00
Shade Trees	2.00	UNIT	$250.00	$500.00	0	$500.00
Tree,Coniferous	5.00	UNIT	$150.00	$750.00	0	$750.00
Shrubs, 18"-24" height	87.00	UNIT	$40.00	$3,480.00	0	$3,480.00
Striping	1.00	LS	$500.00	$500.00	0	$500.00
Topsoil, Seeding & Fertilizer	3000.00	SF	$2.50	$7,500.00	0	$7,500.00
Post Mounted Light Fixture w Electric	5.00	UNIT	$250.00	$1,250.00	0	$1,250.00
Site Signage	1.00	LS	$1,250.00	$1,250.00	0	$1,250.00
SESC Measures	1.00	LS	$1,000.00	$1,000.00	0	$1,000.00
Total Costs of Improvements NOT Bonded				**$105,786.00**		**$105,786.00**
Total Costs of All Improvements				**$117,431.50**		**$117,431.50**
Inspection Escrow = 5% or $500, whichever is greater				**$5,871.58**		**$5,871.58**

CITY OF CAPE MAY, COUNTY OF CAPE MAY, STATE OF NEW JERSEY

RESOLUTION NO. 225-06-2026

RESOLUTION FOR RELEASE OF PERFORMANCE GUARANTEE FOR 1404 WASHINGTON STREET, BLOCK 1160, LOT 53

WHEREAS, Mark Platzer, 1404 Washington Street, Block 1160, Lot 53, was required to post a Performance Guarantee with the City of Cape May in the amount of $33,745.00, and a safety and stabilization guarantee in the amount of $5,000.00 in connection with a development project which was posted via Colonial Community Bank Irrevocable Standby Letter of Credit; and

WHEREAS, pursuant to a letter dated March 23, 2026 the Board Engineer Craig R. Hurless, PE, PP, CME has advised that the developer has completed all required improvements for this project and recommends release of the Performance Guarantee and safety and stabilization guarantee; and

WHEREAS, the Board Engineer has advised that a maintenance guarantee is not required in accordance with N.J.S.A 40:55D53a(2); and

WHEREAS, pursuant to the Engineer's recommendation, City Council deems it appropriate to authorize a full release of the Performance Guarantee in the amount of $38,745.00; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Cape May, the governing body thereof, that the Performance Guarantee in the amount of $38,745.00 for the above-referenced property be released to the applicant,

I, Erin C. Burke, City Clerk of the City of Cape May, County of Cape May, State of New Jersey, do hereby certify the foregoing is a correct and true original Resolution adopted by the City Council of the City of Cape May at a meeting held on June 1, 2026.

_____

Erin C. Burke, City Clerk

Roll Call	Ayes	Nays	Absent	Abstain	Motion	Second
Meier						
McDade						
Bodnar						
Baldwin						
Mullock						

cc: CFO
Planning/Zoning Board Secretary

HURLESS PLANNING & ENGINEERING, LLC

Civil / Municipal Engineering
Land Use Planning and Design
Site Plan and Subdivision Design
Water, Septic and Wastewater Design
Environmental Consulting
Inspection / Construction Management

Craig R. Hurless, PE, PP, CME

March 23, 2026

Karen Keenan, Board Assistant
Cape May City
643 Washington Street
Cape May City, NJ 08204

RE: Yacht Lot, LLC –
"Yacht Avenue Cottages"
#1404 Washington Street
Block 1160, Lot(s) 53
HPE No. 1283.73

Dear Karen:

At the request of the developer, this office has completed an inspection of site improvements to recommend release of the guarantees required for the above-mentioned application. In accordance with the City Code, the developer furnished guarantees in favor of the City as follows: performance/safety and stabilization guarantee in the amount of $5,000.00; a performance guarantee in the amount of $33,745.00. Please be advised that the developer has completed all required improvements and all site improvements appear to be in satisfactory condition and it is recommended that the guarantee(s) mentioned above be released by the City governing body.

Acceptance of improvements is recommended. Please be advised that a maintenance guarantee is not required in accordance with N.J.S.A. 40:55D53a.(2).

It is also recommended that any remaining inspection escrow be released to the developer after final payment for our inspection services.

If you should have any questions or require additional information, please feel free to call.

Very truly yours,

HURLESS PLANNING & ENGINEERING

Craig R. Hurless

Craig R. Hurless PE, PP, CME

cc: Louis J. Vito, Cape May City Construction Official, louv@capemaycity.com
Bruce Britton, Cape May City Zoning Official, zoning@capemaycity.com
Megan Long, Technical Assistant for Construction, mlong@capemaycity.com
Applicant – Mark Platzer

C:\HPE\HPECapeMay\Applications\1283.73 Yacht Lot LLC\26.0323inspectforCO-nomaint.doc

RECEIVED
MAR 23 2026
Y OF CAPE MAY

507 Heritage Court, Galloway, NJ 08205
Phone: 609.204.0798 E-mail: c.hurless@comcast.net
COA# 24GA28385200

OFFICE OF CONSTRUCTION
CITY OF CAPE MAY, NEW JERSEY

Date: 3/22/23

Received From: Platzer

Received $ 10,204.00 CK# 1755 & 1756

Building Fee	$	Informal Review	$
Certif. of Occup	$	Subdivision	$
Plumbing Fee	$	SITE PLAN	$
Electrical Permit	$	SITE PLAN: WAIVER	$
Fire Protection	$	Variance	$
State Fee	$	Regular Escrow (865)	$ 5,204.00
UCC Penalty	$	Special Escrow	$
City Permit	$	Appeal	$
Zoning Review	$	H.P.C. Review	$
Dumpster	$	List	$
Copies	$	Performance Bond (891)	$ 5,000.00
UCC Variation	$	Zoning Certification	$
G.I.S. Fee	$	Administrative Fee	$

Name/Address: Yacht Lot LLC
1404 Washington Street

Block/Lot: 1160/53

[redacted]

copy to Finance ✓ **No. 74434**

Received by: KK

1st Colonial Community Bank

Administrative and Loan Offices

IRREVOCABLE STANDBY LETTER OF CREDIT

(PERFORMANCE)

Block (s) 1160 Lot (s) 53

IRREVOCABLE STANDBY LETTER OF CREDIT

(PERFORMANCE)

Issued by:

Name of Banking Institution: 1st Colonial Community Bank

Address: 1000 Atrium Way, Suite 200

City/State/ZIP: Mount Laurel, NJ 08054

Telephone: 856-858-3070 Fax: 856-321-8270

Issue Date: March 24, 2023

Expiration date and time: March 24, 2024 3:00 p.m.

Letter of Credit Number: 2080-1001

Beneficiary:

Name: City of Cape May

Address: City Hall, 643 Washington Street

City/State/ZIP: Cape May, NJ 08204

Telephone: 609-884-9525 Fax: 609-884-8589

RECEIVED
MAR 29 2023
CITY OF CAPE MAY

Applicant:

Name: Yacht Lot LLC

Address: [redacted] Haddonfield, NJ 08033

Telephone: [redacted] Fax: 856-439-9051

Amount: Thirty-Three Thousand, Seven Hundred Forty-Five and 00/100 Dollars ($) 33,745.00

(Not to exceed 120 percent of the cost of the improvements, as certified by the municipal engineer)

1st Colonial Community Bank

Administrative and Loan Offices

We hereby issue our Irrevocable Standby Letter of Credit in your favor, which is available by your draft at sight bearing our Letter of Credit number 2080-1001 on 1st Colonial Community Bank.

Your draft must be presented at the office indicated above by personal delivery or by registered or certified mail or courier and must be accompanied by (1) the original Standby Letter of Credit and any subsequent original amendments (2) an original statement purportedly signed by the municipal engineer of Cape May City stating: "The amount of this drawing under the Irrevocable Standby Letter of Credit No. 2080-1001, issued March 24, 2023 by 1st Colonial Community Bank, represents the amount due us as a result of the failure of Yacht Lot LLC to complete, in whole or in part, the required site improvements as detailed in the Municipal Engineer letter from Polistina & Associates dated March 14, 2023 and in that certain Engineer's Estimate entitled "Yacht Avenue Cottages" prepared by Polistina & Associates and dated March 14, 2023. I hereby certify that the notice of incompletions upon which this drawing is based was given to the applicant by registered or certified mail or by carrier on _____ (date at least 30 days prior to the date of the municipal engineer's statement)". This certification shall be accompanied by a resolution of the municipal governing body endorsing the findings of the engineer and stating that the improvements have not been approved or accepted.

This Letter of Credit shall be deemed to be automatically extended annually for periods of one year unless written notice is given by the banking institution by registered or certified mail or by courier to the applicant and the municipality at least 60 days prior to then-current expiration date.

In the event of the failure of the applicant to furnish another Letter of Credit meeting the requirements of N.J.S.A. 40:55D-53.5 and N.J.A.C.5:39-1.3, or other acceptable security, at least 30 days prior to the expiration date of this letter of credit, the municipality may, to the extent allowed by law, draw upon this letter of credit to pay the cost of any incompletions.

This Letter of Credit shall expire upon approval or acceptance by resolution of the municipal governing body of all improvements cited in the aforesaid Engineer's Estimate or upon replacement of this Letter of Credit by other security meeting applicable legal requirements. Upon approval or acceptance of some, but not all, of said improvements, a reduction in the amount of this letter of credit shall be granted in accordance with N.J.S.A.40:55D-53, provided that the remaining amount shall be sufficient to secure provision of the improvements not yet approved and that the municipality may require that the remaining amount be 30 percent of the original amount.

All correspondence to the banking institution concerning this Letter of Credit shall be addressed to the office indicated above.

This Letter of Credit shall inure to the benefit of the beneficiary municipality only and no other party shall acquire any rights hereunder.

1000 Atrium Way, Suite 200 Mt. Laurel, NJ 08054
877-785-8550
www.1stcolonial.com

1st Colonial Community Bank

Administrative and Loan Offices

This Letter of Credit is subject to [Uniform Customs and Practice for Documentary Credits (1993 Revision), International Chamber of Commerce Publication No. 500] [International Standby Practices 1998 (ISP98)]. (Note: Either shall be acceptable.)

We hereby agree with you that the drawings under and in compliance with the terms of this Letter of Credit shall be duly honored upon presentation to us.

Witness/Attest:

Mark R. Jorgensen, Senior Vice President

1000 Atrium Way, Suite 200 Mt. Laurel, NJ 08054
877-785-8550
www.1stcolonial.com

CITY OF CAPE MAY, COUNTY OF CAPE MAY, STATE OF NEW JERSEY

RESOLUTION NO. 226-06-2026

RESOLUTION APPROVING ALCOHOLIC BEVERAGE LICENSE RENEWALS FOR THE 2026-2027 LICENSE YEAR

WHEREAS, the following Alcoholic Beverage Licensees have applied for the renewal of their respective licenses for the year 2026-2027 and their applications are complete in all respects:

19 Jackson Street Inc	0502-33-003-009
Beach Avenue Hospitality Inc.	0502-33-006-005
Carney's Inc.	0502-32-001-005
Chamberlain Hospitality Group, Inc.	0502-33-014-008
Cherry Tree, Inc.	0502-32-013-004
Colliers Liquor Store, LTD	0502-44-004-002
Madison Cape May FB, LLC	0502-32-015-004
Miquon Inc.	0502-33-020-003
New Jersey Farmers Cooperative Group, LLC	0502-33-012-004
OBCM, LLC	0502-33-019-003
Oceanfront Properties LLC	0502-36-029-002
Optime, Inc.	0502-36-018-010
Phinney Corporation	0502-32-021-005
Sea Salt Cape May LLC	0502-36-017-004
Ugly Mug/Slawek LLC	0502-32-010-006
Zest Cape May, Inc	0502-33-007-006

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Cape May, that the liquor licenses listed above are renewed for the period July 1, 2026 through June 30, 2027, subject to the individual conditions for each licensee set forth on Schedule A, which is attached hereto and made a part hereof.

BE IT FURTHER RESOLVED that the City Clerk shall notify each licensee of the conditions aforesaid, shall supply a copy of this Resolution to the licensed establishment, and shall take all further steps necessary to effectuate this Resolution.

BE IT FURTHER RESOLVED that the City Clerk shall issue, to the person and premise(s) enumerated in Schedule A, the class of license listed, upon receipt of all necessary documents, fees and the licensee's signature therefore.

I, Erin C. Burke, City Clerk of the City of Cape May, County of Cape May, State of New Jersey, do hereby certify the foregoing is a correct and true original Resolution adopted by the City Council of the City of Cape May at a meeting held on June 1, 2026.

_____

Erin C. Burke, City Clerk

Roll Call	Ayes	Nays	Absent	Abstain	Motion	Second
Meier						
McDade						
Bodnar						
Baldwin						
Mullock						

cc: Police Department
State Division of ABC via Posse
Cape May County Health Department (Certified)
Licensed Establishment(s)

CAPE MAY CITY
SPECIAL CONDITIONS
ABC LICENSES 2026-2027

STATE LICENSE #	NAME OF LICENSEE	COMMONLY KNOWN AS	SPECIAL CONDITIONS
0502-33-003-009	19 Jackson St., Inc.	Mad Batter Restaurant and The Cricket Club	-All establishments having live or recorded music or entertainment shall close all doors and windows in the establishment in order to confine the sound produced by the establishment before 12:00 noon and after 9:00 P.M. -Outdoor music and/or entertainment shall be limited to the hours of 12:00 noon to 9:00pm. -The license shall further be subjected to all other regulations pertaining to noise in Chapter 345, Article II, of the Cape May City Code, which are incorporated herein by reference. **The following conditions shall apply only to the Jackson Street site:** -No alcoholic beverages shall be served on the front porch or any exterior area of the property later than 10:30pm nor consumed at said areas no later than 11:00pm. -The sale of food in the dining room of the hotel shall cease at 12:30 am each night, and there shall be a last call for the purchase of alcoholic beverages at 12:30 am. This restriction does not apply to any registered guest ordering room service. Room service sale of alcoholic beverages and the delivery of same to the guest rooms may continue after 12:30am at the discretion of the Licensee, subject to applicable City Ordinances regulating the hours of sale.
0502-33-006-005	Beach Avenue Hospitality, Inc.	Peter Shields Inn	All establishments having live or recorded music or entertainment shall close all doors and windows in the establishment in order to confine the sound produced to the establishment before 12:00 noon and after 9:00 P.M. Outdoor music and/or entertainment shall be limited to the hours of 12:00 noon to 9:00pm. The license shall further be subjected to all other regulations pertaining to noise in Chapter 345, Article II, of the Cape May City Code, which are incorporated herein by reference. Pursuant to the applicant/licensee's proposed conditions dated July 12, 2024: The service of alcohol is limited to guests staying at Peter Shields or patrons who are dining at the restaurant. The sale of alcohol to persons not dining at the establishment or who are not guests staying at Peter Shields Inn is prohibited.

			No seating or service of alcohol is permitted from the former basement bar. No seating is permitted at the proposed service bar located on the first floor. The licensed premises includes Block 1146, Lots 26.02, 27 & 28. However, sale and service of alcohol under the within license shall be limited to the interior building. For the avoidance of any doubt, this condition excludes for example "cocktail" type service on the outdoor patio and veranda for patrons or guests waiting to be seated for dining purposes. The applicant proposes to continue its historic practice of conducting Special Events for life celebratory events and proposes limited use of the outdoor lawn not to exceed twelve (12) events per year. Such service may be permitted subject to the limitation that any outdoor service would be limited to no earlier 12 noon and no later than 9PM. The licensee will be limited to one (1) roll out bar. In the event that the licensee seeks, and obtains, the necessary approvals, including, but not limited to, zoning or any other applicable approvals to provide for sale and service for any other portion or area of the premises beyond the interior of the Peter Shields Inn building, then the Licensee may report same as a Change of Facts pursuant to N.J.A.C 13:2-2.14 and, thereafter, the Licensee may apply to this issuing authority for modification, as appropriate, of these Special Conditions.
0502-32-001-005	Carney's Inc.	Carney's	-All establishments having live or recorded music or entertainment shall close all doors and windows in the establishment in order to confine the sound produced to the establishment before 12:00 noon and after 9:00 P.M. -Outdoor music and/or entertainment shall be limited to the hours of 12:00 noon to 9:00 P.M. -The license shall further be subjected to all other regulations pertaining to noise in Chapter 345, Article II, of the Cape May City Code which are incorporated herein by reference. -Licensee shall provide adequate security with the number of doormen to be determined in consultation with the City's highest-ranking police officer. -Licensee shall not serve alcoholic beverages to any person who is or appears to be intoxicated in accordance with N.J.A.C. 13:2-23.1(b). -The owner and or manager will meet with the City's designated ABC police officer and City

CAPE MAY CITY
SPECIAL CONDITIONS
ABC LICENSES 2026-2027

			Manager prior to May 1st annually at a designated time to discuss operations at the premises and any other concerns and/or issues with respect to conduct on the premises. -Licensee shall take proactive steps to prevent serving alcohol to any intoxicated patrons and the Licensee shall require all servers, security personnel, doormen and bartenders to obtain specialized training, either online or in person, within one month from the date of hire with respect to the service, sale and consumption of alcoholic beverages including, but not limited to: Techniques of Alcohol Management Training ("TAM") or Training for Intervention Procedure ("TIPS"), if available. -To ensure adequate security, Licensee shall hire responsible, qualified doormen to oversee conduct on the premises not only with respect to patrons, but servers and bartenders. -Licensee, through its doormen and security personnel, will monitor the capacity so that the legal capacity is not exceeded.
0502-33-014-008	Chamberlain Hospitality Group, Inc.	The Virginia Hotel / Ebbitt Room	-All establishments having live or recorded music or entertainment shall close all doors and windows in the establishment in order to confine the sound produced to the establishment before 12:00 noon and after 9:00 P.M. -Outdoor music and/or entertainment shall be limited to the hours of 12:00 noon to 9:00pm. -The license shall further be subjected to all other regulations pertaining to noise in Chapter 345, Article II, of the Cape May City Code, which are incorporated herein by reference. -No alcoholic beverages shall be served on the porch or any exterior area of the property later than 10:30pm nor consumed at said areas no later than 11:00pm. -Licensee shall be restricted to one bar only, which shall not exceed 12 feet by 12 feet in dimension. -The sale of food in the dining room of the hotel shall cease at 12:00 midnight each night, and there shall be a last call for the purchase of alcoholic beverages at 12:30am. This restriction does not apply to any registered guest ordering room service. Room service sale of alcoholic beverages and the delivery of same to the guest rooms may continue after 12:30am at the discretion of the Licensee, subject to the applicable City Ordinances regulating the hours of sale.
0502-32-013-004	Cherry Tree Inc.	Washington Inn	-All establishments having live or recorded music or entertainment shall close all doors and windows in the establishment in order to confine the sound produced to the establishment before 12:00 noon

CAPE MAY CITY
SPECIAL CONDITIONS
ABC LICENSES 2026-2027

			and after 9:00 P.M. -Outdoor music and/or entertainment shall be limited to the hours of 12:00 noon to 9:00pm. -The license shall further be subjected to all other regulations pertaining to noise in Chapter 345, Article II, of the Cape May City Code, which are incorporated herein by reference.
0502-44-004-002	Colliers Liquor Store, LTD	Colliers Liquor Store	None
0502-32-015-004	Madison Cape May FB, LLC (fka Montreal Promenade, Inc)	Montreal Inn / Harry's Ocean Bar & Grille / Montreal Liquor Store	-All establishments having live or recorded music or entertainment shall close all doors and windows in the establishment in order to confine the sound produced to the establishment before 12:00 noon and after 9:00 P.M. -Outdoor music and/or entertainment shall be limited to the hours of 12:00 noon to 9:00pm. -The license shall further be subjected to all other regulations pertaining to noise in Chapter 345, Article II, of the Cape May City Code, which are incorporated herein by reference.
0502-33-020-003	Miquon Inc.	Delaney's Irish Pub	-All establishments having live or recorded music or entertainment shall close all doors and windows in the establishment in order to confine the sound produced to the establishment before 12:00 noon and after 9:00 P.M. -Outdoor music and/or entertainment shall be limited to the hours of 12:00 noon to 9:00pm. -The license shall further be subjected to all other regulations pertaining to noise in Chapter 345, Article II, of the Cape May City Code, which are incorporated herein by reference. -Use, sale, and service in any areas of the Washington Street Mall (as defined in Section 324-1 of the City Code) directly abutting the premises is conditioned on the applicant's compliance with the provisions of Chapter 324, Article I (commonly referred to as the "Patio permit" provisions), including but not limited to the area covered, width, depth, and furniture requirements, permit and fee requirements, insurance, hold harmless, and conditions of use, and all other applicable provisions of the City Code.
0502-33-012-004	New Jersey Farmers Cooperative Group LLC	The Southern Mansion	All establishments having live or recorded music or entertainment shall close all doors and windows in the establishment in order to confine the sound produced to the establishment before 12:00 noon and after 9:00 P.M. Outdoor music and/or entertainment shall be limited to the hours of 12:00 noon to 9:00pm. The license shall further be subjected to all other

			regulations pertaining to noise in Chapter 345, Article II, of the Cape May City Code, which are incorporated herein by reference. Pursuant to the applicant/licensee's proposed conditions dated July 13, 2022: 1. The Southern Mansion is owned by the Bray Family Partnership. Neither Hamilton Wilde nor the licensee has any interest in the Bray Family Partnership. 2. Hamilton Wilde will be the sole member in interest of the licensee, New Jersey Farmers Cooperative Group LLC. Barbara Wilde has no ownership or interest in the entity, to be licensed nor is she an officer, director, shareholder, or employee relative to same. 3. The licensee shall lease its dispensation area from Bray Family Partnership. A copy of the revised lease has been provided addressing issues of concern. 4. The Licensee shall have sole control of the dispensation area. 5. No Willow Creek products will be sold or distributed in the dispensation area, nor will any Willow Creek products be sold by the licensee, or its employees anywhere on the premises. The same is an express condition of the attached lease agreement. 6. The lease shall not be assignable by the licensee. 7. Payment for rent shall be a fixed amount. The landlord shall, under no circumstances share in the profits of liquor sales. 8. The licensee shall have its own employees and shall not utilize employees of the Southern Mansion to serve its alcohol at the dispensation area and throughout the grounds and to rooms. 9. The employees of the licensee shall not work for the Southern Mansion 10. Neither the licensee nor its employees shall sell, serve, display or dispense any Willow Creek Winery products on premises. 11. Neither Hamilton Wilde nor the licensee have, any interest in Willow Creek Winery which is owned solely by Barbara Wilde. Pursuant to the applicant/licensee's proposed conditions dated July 28, 2022: 12. The exterior lights facing Corgie street will be placed on a timer, which will turn off same at 9:00 PM each evening. 13. The owner will contract with a private contractor to remove recyclable materials simultaneous with on-site trash removal, to avoid

CAPE MAY CITY
SPECIAL CONDITIONS
ABC LICENSES 2026-2027

			the pickup on Corgie Street by the municipality. 14. The hedge abutting Corgie Street will be maintained and replaced within a reasonable time if it dies. 15. Chairs and ashtrays will be removed from the rear patio area abutting Corgie Street and "No Smoking" signs will be posted in that area. As to bar operations: 16. The bar in the lower-level ballroom area will be open for events only and will close when the specific event terminates, no later than 10:00 PM. 17. The historic bar on the ground level ballroom toward the front of the building will cease service at 10:00 PM during events, but during non-event nights will be open until 11:00 PM to serve guests of the hotel only, however, room service for drinks will be served from this location and will terminate at midnight during both event and non-event nights. 18. For the avoidance of any doubt, service during special events shall not exceed 150 people exclusive of room guests. Service at all other times shall be limited to 96 registered guests of the Tourist/Guest House pursuant to prior approvals including but not limited to Resolution No. 4-3-96:4.
0502-33-019-003	OBCM, LLC	Oyster Bay Steak & Seafood	-All establishments having live or recorded music or entertainment shall close all doors and windows in the establishment in order to confine the sound produced to the establishment before 12:00 noon and after 9:00 P.M. -Outdoor music and/or entertainment shall be limited to the hours of 12:00 noon to 9:00pm. -The license shall further be subjected to all other regulations pertaining to noise in Chapter 345, Article II, of the Cape May City Code, which are incorporated herein by reference.
0502-36-029-002	Oceanfront Properties, LLC	The Grand Hotel of CM	-The license will be issued as a hotel exception pursuant to NJSA 33:1-12.20, which is for a facility containing 100 or more sleeping rooms and may only be used in connection with a hotel or motel. -All establishments having live or recorded music or entertainment shall close all doors and windows in the establishment in order to confine the sound produced to the establishment before 12:00 noon and after 9:00 P.M. -Outdoor music and/or entertainment shall be limited to the hours of 12:00 noon to 9:00pm. -The license shall further be subjected to all other regulations pertaining to noise in Chapter 345, Article II, of the Cape May City Code, which are incorporated herein by reference.

CAPE MAY CITY
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0502-36-018-010	Optime Inc.	Sandbar Lounge / LaMer / Pier House	-The license will be issued as a hotel exception pursuant to NJSA 33:1-12.20, which at the time the license was originally issued was for a facility containing 50 or more sleeping rooms and may only be used in connection with a hotel or motel. -All establishments having live or recorded music or entertainment shall close all doors and windows in the establishment in order to confine the sound produced to the establishment before 12:00 noon and after 9:00 P.M. -Outdoor music and/or entertainment shall be limited to the hours of 12:00 noon to 9:00pm. -The license shall further be subjected to all other regulations pertaining to noise in Chapter 345, Article II, of the Cape May City Code, which are incorporated herein by reference. -There shall be no liquor service after 2:00am and entertainment shall cease one (1) hour prior to closing. -No music except non-amplified music shall be permitted and such music shall be limited to guitars, violins, pianos and harps with not more than two (2) individuals providing said music at any one time. There shall be no music on the pool or deck area. With respect to the pool, the hours of service shall terminate at 10:00pm With regard to the deck area, there shall be no liquor service after 2:00am, and there shall be no standard sit-down type of bar, although a pass-through service bar shall be permitted.
0502-32-021-005	Phinney Corp.	Elaine's Victorian Inn	-All establishments having live or recorded music or entertainment shall close all doors and windows in the establishment in order to confine the sound produced to the establishment before 12:00 noon and after 9:00 P.M. -Outdoor music and/or entertainment shall be limited to the hours of 12:00 noon to 9:00pm. -The license shall further be subjected to all other regulations pertaining to noise in Chapter 345, Article II, of the Cape May City Code, which are incorporated herein by reference. -No alcoholic beverages are to be sold or served in any of the parking lot areas; and that no bar, tables, chairs, stage or other area for the playing of live or recorded music are permitted in the parking lot areas without City Council approval.
0502-36-017-004	Sea Salt CM LLC	Ocean Club / Sea Salt	-The license will be issued as a hotel exception pursuant to NJSA 33:1-12.20, which is for a facility containing 100 or more sleeping rooms and may only be used in connection with a hotel or motel. -All establishments having live or recorded music or entertainment shall close all doors and windows in the establishment in order to confine the sound produced to the establishment before 12:00 noon

CAPE MAY CITY
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			and after 9:00 P.M. -Outdoor music and/or entertainment shall be limited to the hours of 12:00 noon to 9:00pm. -The license shall further be subjected to all other regulations pertaining to noise in Chapter 345, Article II, of the Cape May City Code, which are incorporated herein by reference.
0502-32-010-005	Ugly Mug / Slawek, LLC	Ugly Mug & Fin's	-All establishments having live or recorded music or entertainment shall close all doors and windows in the establishment in order to confine the sound produced to the establishment before 12:00 noon and after 9:00 P.M. -Outdoor music and/or entertainment shall be limited to the hours of 12:00 noon to 9:00pm. -The license shall further be subjected to all other regulations pertaining to noise in Chapter 345, Article II, of the Cape May City Code, which are incorporated herein by reference. -Use, sale, and service in any areas of the Washington Street Mall (as defined in Section 324-1 of the City Code) directly abutting the premises is conditioned on the applicant's compliance with the provisions of Chapter 324, Article I (commonly referred to as the "Patio permit" provisions), including but not limited to the area covered, width, depth, and furniture requirements, permit and fee requirements, insurance, hold harmless, and conditions of use, and all other applicable provisions of the City Code.
0502-33-007-006	Zest Cape May, Inc.	Taco Caballito	-All establishments having live or recorded music or entertainment shall close all doors and windows in the establishment in order to confine the sound produced to the establishment before 12:00 noon and after 9:00 P.M. -Outdoor music and/or entertainment shall be limited to the hours of 12:00 noon to 9:00 P.M. -The license shall further be subjected to all other regulations pertaining to noise in Chapter 345, Article II, of the Cape May City Code which are incorporated herein by reference. -Licensee shall provide adequate security from the beginning of Memorial Day weekend through the end of Labor Day weekend including, minimally, one (1) doorperson on Fridays and Saturdays. In the event the licensee resumes alcohol service beyond 11:30 P.M., then the following minimum requirements will apply four (4) doormen Sundays through Thursdays and five (5) doormen Fridays and Saturdays, on each day during the hours beginning 8:00 P.M. and ending at closing the following morning. -Licensee shall not serve alcoholic beverages to any person who is or appears to be intoxicated in accordance with N.J.A.C. 13:2-23.1(b).

CAPE MAY CITY
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CITY OF CAPE MAY, COUNTY OF CAPE MAY, STATE OF NEW JERSEY

RESOLUTION NO. 227-06-2026

RESOLUTION APPROVING ALCOHOLIC BEVERAGE CLUB LICENSE RENEWALS FOR THE 2026-2027 LICENSE YEAR

WHEREAS, pursuant to N.J.S.A. 33:1-12, a "Club License" is a liquor license that is issued by a municipality to a corporation, association or organization that is non-profit and operating for benevolent, charitable, fraternal, social, religious, recreational, athletic or similar purposes. The club license authorizes the club to sell and serve alcoholic beverages but only for immediate consumption on the licensed premises and only to bona fide club members and their guests. This means that all alcoholic beverages sold or served must be consumed on the licensed premises by actual club members and those who are truly their guests. The club must also comply with all conditions that the A.B.C. Director has established by rules and regulations; and

WHEREAS, the following Alcoholic Beverage Club Licensees have applied for the renewal of their respective licenses for the year 2026-2027 and their applications are complete in all respects:

Beach Club of Cape May	0502-31-022-001
Cape May Marlin & Tuna Club. Inc	0502-31-027-001
Cape May Paddle Club	0502-31-031-001
Corinthian Yacht Club of Cape May, Inc.	0502-31-023-001
Kiwanis Club of Cape May NJ	0502-31-028-001
Veterans Home Association, Inc.	0502-31-025-001

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Cape May, that the liquor licenses listed above are renewed for the period July 1, 2026 through June 30, 2027, subject to the individual conditions for each licensee set forth on Schedule A, which is attached hereto and made a part hereof.

BE IT FURTHER RESOLVED that the City Clerk shall notify each licensee of the conditions aforesaid, shall supply a copy of this Resolution to the licensed establishment, and shall take all further steps necessary to effectuate this Resolution.

BE IT FURTHER RESOLVED that the City Clerk shall issue, to the person and premise(s) enumerated in Schedule A, the class of license listed, upon receipt of all necessary documents, fees and the licensee's signature therefore.

I, Erin C. Burke, City Clerk of the City of Cape May, County of Cape May, State of New Jersey, do hereby certify the foregoing is a correct and true original Resolution adopted by the City Council of the City of Cape May at a meeting held on June 1, 2026.

_____

Erin C. Burke, City Clerk

Roll Call	Ayes	Nays	Absent	Abstain	Motion	Second
Meier						
McDade						
Bodnar						
Baldwin						
Mullock						

cc: Police Department
State Division of ABC via Posse
Cape May County Health Department (Certified)
Licensed Establishment(s)

CAPE MAY CITY
SPECIAL CONDITIONS
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STATE LICENSE #	NAME OF LICENSEE	TRADE NAME	SPECIAL CONDITIONS
0502-31-022-001	Beach Club of CM Inc.	Beach Club of CM	-All establishments having live or recorded music or entertainment shall close all doors and windows in the establishment in order to confine the sound produced to the establishment before 12:00 noon and after 9:00 P.M. -Outdoor music and/or entertainment shall be limited to the hours of 12:00 noon to 9:00pm. -The license shall further be subjected to all other regulations pertaining to noise in Chapter 345, Article II, of the Cape May City Code, which are incorporated herein by reference.
0502-31-031-001	Cape May Paddle Club	Cape May Paddle Club	All establishments having live or recorded music or entertainment shall close all doors and windows in the establishment in order to confine the sound produced to the establishment before 12:00 noon and after 9:00 P.M. Outdoor music and/or entertainment shall be limited to the hours of 12:00 noon to 9:00pm. The license shall further be subjected to all other regulations pertaining to noise in Chapter 345, Article II, of the Cape May City Code, which are incorporated herein by reference. Pursuant to the applicant/licensee's proposed conditions dated February 29, 2024: The service of food, beverages and alcoholic beverages to Club Members and their bona fide guests in the interior licensed portions of the Club building is prohibited. With respect to alcoholic beverages, the interior licensed areas of the Club shall be used solely as storage areas for alcoholic beverages. In the event that the Club seeks, and obtains, the necessary approvals, including, but not necessarily limited to, zoning, planning and construction official approvals to outfit interior portions of the Club building with a food preparation kitchen along with a bar area, for use by Club Members and their bona fide guests, then the Licensee shall report same as a Change of Facts pursuant to N.J.A.C 13:2-2.14 and, thereafter, the Licensee may apply to this issuing authority for removal or modification, as appropriate, of this Special Condition.
0502-31-027-001	Cape May Marlin & Tuna Club, Inc.	CM Marlin & Tuna Club	-All establishments having live or recorded music or entertainment shall close all doors and windows in the establishment in order to confine the sound produced to the establishment before 12:00 noon

CAPE MAY CITY
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LIQUOR LICENSES 2026-2027

			and after 9:00 P.M. -Outdoor music and/or entertainment shall be limited to the hours of 12:00 noon to 9:00pm. -The license shall further be subjected to all other regulations pertaining to noise in Chapter 345, Article II, of the Cape May City Code, which are incorporated herein by reference.
0502-31-023-001	Corinthian Yacht Club of CM, Inc.	Corinthian Yacht Club of CM	-All establishments having live or recorded music or entertainment shall close all doors and windows in the establishment in order to confine the sound produced to the establishment before 12:00 noon and after 9:00 P.M. -Outdoor music and/or entertainment shall be limited to the hours of 12:00 noon to 9:00pm. -The license shall further be subjected to all other regulations pertaining to noise in Chapter 345, Article II, of the Cape May City Code, which are incorporated herein by reference.
0502-31-028-001	Kiwanis Club of Cape May	Kiwanis Club	-All establishments having live or recorded music or entertainment shall close all doors and windows in the establishment in order to confine the sound produced to the establishment before 12:00 noon and after 9:00 P.M. -Outdoor music and/or entertainment shall be limited to the hours of 12:00 noon to 9:00pm. -The license shall further be subjected to all other regulations pertaining to noise in Chapter 345, Article II, of the Cape May City Code, which are incorporated herein by reference.
0502-31-025-001	Veterans Home Association, Inc.	VFW Home Association, Inc.	-All establishments having live or recorded music or entertainment shall close all doors and windows in the establishment in order to confine the sound produced to the establishment before 12:00 noon and after 9:00 P.M. -Outdoor music and/or entertainment shall be limited to the hours of 12:00 noon to 9:00pm. -The license shall further be subjected to all other regulations pertaining to noise in Chapter 345, Article II, of the Cape May City Code, which are incorporated herein by reference.

CITY OF CAPE MAY, COUNTY OF CAPE MAY, STATE OF NEW JERSEY

RESOLUTION NO. 228-06-2026

RESOLUTION AUTHORIZING AWARD OF BID FOR THE WATER TREATMENT PLANT PROJECT – PHASE 1A

WHEREAS, the City of Cape May is currently in process of implementing a plan for the water treatment plant expansion and related water infrastructure improvements (the Project); and

WHEREAS, the project is to be completed in phases. Phase 1A of the project includes an approximately 10,000 SF building to house the future filtration equipment and associated piping, site improvements, electrical upgrades, office and laboratory areas, and provisions for the future installation of the reverse osmosis and iron removal treatment equipment; and

WHEREAS, the City publicly advertised in a fair and open manner consistent with N.J.S.A.19:44A-20.5; and

WHEREAS, on May 27, 2026, the City received and opened one (1) bid:

Coppola Services, Inc.	$11,980,000.00

WHEREAS, City officials have reviewed those bids and the supporting documentation, and have determined that the lowest responsible bidder is Coppola Services, Inc. pursuant to N.J.S.A. 40A:11-1 et seq.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Cape May, County of Cape May, State of New Jersey, that:

1. The Recital paragraphs are incorporated as if fully set forth.

2. Coppola Services, Inc., 28 Executive Parkway, Ringwood, NJ 07456 is hereby determined to be the lowest responsible bidder for this contract.

3. The contract for the Water Treatment Plant Project – Phase 1A project is hereby awarded to Coppola Services, Inc. in accordance with the terms and conditions of the contract specifications and the terms and conditions of the bid submitted for the contract, both of which are incorporated herein by reference.

4. The amount of the contract, as specified in successful bid, shall be the base bid amount of $11,980,000.00.

5. The Mayor and all other appropriate City officials are authorized to execute a contract with the successful bidder pursuant to the bid specifications.

6. The proper City Officials are further authorized and directed to take all other steps necessary to effectuate this contract award.

7. This resolution shall take effect immediately, according to law.

I, Erin C. Burke, City Clerk of the City of Cape May, County of Cape May, State of New Jersey, do hereby certify the foregoing is a correct and true original Resolution adopted by the City Council of the City of Cape May at a meeting held on June 1, 2026.

_____

Erin C. Burke, City Clerk

Roll Call	Ayes	Nays	Absent	Abstain	Motion	Second
Meier						
McDade						
Bodnar						
Baldwin						
Mullock						

Cc: City Manager
QPA
Coppola Services, Inc.

Resolution: 224-06-2026
Award of bid for WTP Desal Phase 1A – Coppola Services, Inc.
Amount: $11,980.000.00

TREASURER'S CERTIFICATION

The undersigned, Treasurer of the City of Cape May, does hereby certify to the Mayor and Council that sufficient funds are appropriated from the U-06-55-926-301 account, to satisfy any and all obligations regarding the award of the referenced contract and further, that all expenses on account of the aforesaid contract shall be charged to that account and shall be encumbered on same.

Lauren Read, CFO

Consulting & Municipal ENGINEERS
A Subsidiary of Artheon, Inc.

May 28, 2026

Paul Dietrich, City Manager
City of Cape May
643 Washington Street
Cape May City, NJ 08204

Re: Bid Report for the
Water Treatment Plant Phase 1A
Our File No.: PMY00402.01

Dear Mr. Dietrich:

On May 27, 2026, one (1) bid was received for the Water Treatment Plant Phase 1A Project, as indicated on the attached summary of bids. The apparent low bid was submitted by Coppola Services Inc. of Ringwood, New Jersey, in the amount of $11,980,000.00 for Items 1 through 12. One irregularity was identified in the bid consisting of an expired Public Works Contractor Registration for the identified electrical subcontractor. The bid is below the Engineer's Estimate of $13,872,000.00.

CME and its personnel have provided construction oversight services on previous projects for which Coppola Services Inc. was the General Contractor. Based on our experience, it is our opinion that Coppola Services Inc. is capable of performing the work required by this Contract.

Accordingly, subject to receipt of written approval from the New Jersey Department of Environmental Protection, certification of funds by the City's Chief Financial Officer, review and approval by the City Attorney, and Coppola Services Inc. providing a current Public Works Contractor Registration for the identified electrical subcontractor, we recommend award of the Project within 60 days of receipt of bids to Coppola Services Inc. for Items 1 through 12, for a total amount of $11,980,000.00.

Should you have any questions regarding this matter, please do not hesitate to contact this office.

Very truly yours,
CME ASSOCIATES

Mike Dziubeck

Michael Dziubeck, P.E.
Consulting Engineer's Office

MD/wd
Enclosure
cc:

SUMMARY OF BIDS RECEIVED ON MAY 27, 2026 BY THE GOVERNING BODY OF THE CITY OF CAPE MAY WATER TREATMENT PLANT PHASE 1A

CME ASSOCIATES

NAME:	COPPOLA SERVICES INC.
ADDRESS:	28 EXECUTIVE PARKWAY
CITY / STATE:	RINGWOOD, NJ 07456
BID GUARANTEE:	10% NTE $20,000.00
SURETY:	YES

ITEM	DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
1	Mobilization	LUMP SUM	$290,000.00	$290,000.00
2	Environmental and Cultural Resources Protection and Restoration Measures	LUMP SUM	$58,000.00	$58,000.00
3	Site Improvements	LUMP SUM	$702,000.00	$702,000.00
4	Site Piping	LUMP SUM	$1,812,000.00	$1,812,000.00
5	Construction of Filtration Plant Building- including shop drawing submittals; construction of stone mats, concrete work including footings, foundations, floors, and trenches; pre-engineered metal building; insulation, doors and windows; roofing, insulation; structural steel, joists, masonry, carpentry and painting and finishes; plaque and building sign; and all other associated work as shown in the Bid Documents.	LUMP SUM	$6,089,000.00	$6,089,000.00
6	Pressure Filter Vessels- includes the furnishing of all labor, materials, equipment and all other essentials necessary for the furnishing and installation of two (2) vertical pressure vessels in accordance with the Bid Documents.	LUMP SUM	$500,000.00	$500,000.00
7	Plumbing- includes the construction of a new facility to provide a fully functional plumbing system, complete, in accordance with the Bid Documents.	LUMP SUM	$308,000.00	$308,000.00
8	Heating, Ventilation, and Cooling- includes the furnishing and installation of new heating, ventilation and cooling equipment to provide a fully functional climate control and dehumidification system, complete, in accordance with the Bid Documents.	LUMP SUM	$881,000.00	$881,000.00
9	Electrical - includes the construction, furnishing and installation of a new electric power system to provide a fully functional system in new facilities, complete, in accordance with the Bid Documents.	LUMP SUM	$1,050,000.00	$1,050,000.00
10	Allowance for Asphalt Price Adjustment	LUMP SUM	$20,000.00	$20,000.00
11	Allowance for Fuel Price Adjustment	LUMP SUM	$20,000.00	$20,000.00
12	Allowance	LUMP SUM	$250,000.00	$250,000.00
	TOTAL			**$11,980,000.00**

ZACK MULLOCK
Mayor

MAUREEN K. MCDADE
Deputy Mayor

LORRAINE M. BALDWIN
Councilmember

STEVE BODNAR
Councilmember

SHAINE P. MEIER
Councilmember

PAUL E. DIETRICH
City Manager
City Engineer

ERIN BURKE
City Clerk

MEMO

DATE: May 29, 2026

TO: City Council

FROM: Paul Dietrich

SUBJECT: Award of Bid
Coppola Services Inc.
Water Treatment Plant Phase 1A

I concur with CME Associates recommendation to award the bid for the Water Treatment Plant Phase 1A to Coppola Services Inc. This bid award is time sensitive because the principle forgiveness from the NJDEP NJIB must be awarded prior to June 30 and we would not have time to rebid this project because they need to be advertised for 30-days. It is more advantageous to the City to award the bid and receive the principle forgiveness then to try to rebid and potentially receive a lower bid along with losing the principle forgiveness.

CITY OF CAPE MAY, COUNTY OF CAPE MAY, STATE OF NEW JERSEY

RESOLUTION NO. 229-06-2026

RESOLUTION PROVIDING FOR A MEETING NOT OPEN TO THE PUBLIC IN ACCORDANCE WITH THE PROVISIONS OF THE NEW JERSEY OPEN PUBLIC MEETINGS ACT, N.J.S.A. 10:4-12

WHEREAS, the City Council of the City of Cape May is subject to certain requirements of the Open Public Meetings Act, N.J.S.A 10:4-6, et seq., and

WHEREAS, the Open Public Meetings Act, N.J.S.A. 10:4-12, provides that an Executive Session, not open to the public, may be held for certain specified purposes when authorized by Resolution, and

WHEREAS, it is necessary for the City Council of the City to discuss in a session not open to the public certain matters relating to the item or items authorized by N.J.S.A. 10:4-12b and designated below:

____ (1) Matters Required by Law to be Confidential: Any matter which, by express provision of Federal law or State statute or rule of court shall be rendered confidential or excluded from the provisions of the Open Public Meetings Act.

____ (2) Matters Where the Release of Information Would Impair the Right to Receive Funds: Any matter in which the release of information would impair a right to receive funds from the Government of the United States.

____ (3) Matters Involving Individual Privacy: Any material the disclosure of which constitutes an unwarranted invasion of individual privacy such as any records, data, reports, recommendations, or other personal material of any educational, training, social service, medical, health, custodial, child protection, rehabilitation, legal defense, welfare, housing, relocation, insurance and similar program or institution operated by a public body pertaining to any specific individual admitted to or served by such institution or program, including but not limited to information, relative to the individual's personal and family circumstances, and any material pertaining to admission, discharge, treatment, progress or condition of any individual, unless the individual concerned (or, in the case of a minor or incompetent, his guardian) shall request in writing that the same be disclosed publicly.

____ (4) Matters Relating to Collective Bargaining Agreement: Any collective bargaining agreement, or the terms and conditions which are proposed for inclusion in any collective bargaining agreement, including the negotiation of the terms and conditions thereof with employees or representatives of employees of the public body

____ (5) Matters Relating to the Purchase, Lease or Acquisition of Real Property or the Investment of Public Funds: Any matter involving the purchase, lease or acquisition of real property with public funds, the setting of banking rates or investment of public funds, where it could adversely affect the public interest if discussion of such matters were disclosed

____ (6) Matters relating to Public Safety and Property: Any tactics and techniques utilized in protecting the safety and property of the public, provided that their disclosure could impair such protection. Any investigations of violations or possible violations of the law

__X__ (7) Matters Relating to Litigation, Negotiations and the Attorney-Client Privilege: any pending or anticipated litigation or contract negotiation in which the public body is, or may become a party. Any matters falling within the attorney-client privilege, to the extent that confidentiality is required in order for the attorney to exercise his ethical duties as a lawyer **- Uniform Construction Code Shared Services Agreements**

____ (8) Matters Relating to the Employment Relationship: Any matter involving the employment, appointment, termination of employment, terms and conditions of employment, evaluation of the performance or promotion or disciplining of any specific prospective public officer or employee or current public officer or employee employed or appointed by the public body, unless all the individual employees or appointees whose rights could be adversely affected request in writing that such matter or matters be discussed at a public meeting.

____ (9) Matters Relating to the Potential Imposition of a Penalty: Any deliberations of a public body occurring after a public hearing that may result in the imposition of a specific civil penalty upon the responding party or the suspension or loss of a license or permit belonging to the responding party bears responsibility.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Cape May, assembled in public session on June 1, 2026, that an Executive Session closed to the public shall be held on this date beginning at approximately 3:30 P.M. in the City Hall Building of the City of Cape May, 643 Washington Street, Cape May for the discussion of matters relating to the specific items designated above.

It is anticipated that the deliberations conducted in closed session may be disclosed to the public upon the determination of the City Council that the public interest will no longer be served by such confidentiality.

I, Erin C. Burke, City Clerk of the City of Cape May, County of Cape May, State of New Jersey, do hereby certify the foregoing is a correct and true original Resolution adopted by the City Council of the City of Cape May at a meeting held on June 1, 2026.

_____

Erin C. Burke, City Clerk

Roll Call	Ayes	Nays	Absent	Abstain	Motion	Second
Meier						
McDade						
Bodnar						
Baldwin						
Mullock						

CITY OF CAPE MAY, COUNTY OF CAPE MAY, STATE OF NEW JERSEY

RESOLUTION NO. 230-06-2026

RESOLUTION AUTHORIZING CHANGE ORDER #2 TO CONTRACT FOR SANITARY SEWER & WATER SYSTEM IMPROVEMENTS (FY2025 NEW JERSEY WATER BANK)

WHEREAS, the City of Cape May publicly advertised in a fair and open manner consistent with N.J.S.A.19:44A-20.5, for bid for Sanitary Sewer & Water System improvements in connection with the FY2025 New Jersey Water Bank Nos. 0502001-005 & S340258-03; and

WHEREAS, on June 26, 2025 pursuant to Resolution No. 222-06-2025, the City authorized an award of contract to L. Feriozzi Concrete Company in the amount of $5,989,622.00; and

WHEREAS, on May 28, 2026, the City's Special Project Engineer DeBlasio & Associates provided a proposed change order to the contract reflecting installation of a 16" x 8" wet tap at the intersection of Madison Avenue and Swan Avenue; installation of various inlet and manhole modifications; replacement of the 12" storm main at the intersection of Wenonah Avenue and Sewell Avenue; and moving 1/3rd of the roadway restoration quantity from Clean Water Participating to Drinking Water Participating; and

WHEREAS, City Council has reviewed the proposed change order and the supporting documentation with its professional staff and determined that the change order is reasonable and in the best interests of the public health, safety, and general welfare of the City residents and visitors; and

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Cape May, County of Cape May, as follows:

1. The averments of the preamble are hereby incorporated.

2. The Cape May City Council hereby authorizes the Change Order to the contract for the Sanitary Sewer and Water System Improvements (FY2025 New Jersey Water Bank Nos. 0502001-005 & S340258-03) with L. Feriozzi Concrete Company, 3010 Sunset Avenue, Atlantic City, New Jersey 08401 attached hereto as EXHIBIT A and incorporated herein by reference.

3. The contract is hereby amended as follows:

Original Award:	$5,989,622.00
Amount of Change Order No. 1	$ 844,445.25
Amount of Change Order No. 2	$ 49,841.55
Total (14.93%):	$6,883,908.80

4. The Mayor, City Manager, City Clerk, and all other appropriate city officials are hereby authorized to take all action and execute all documents required to

consummate this change order.

5. The City Chief Financial Officer has certified the availability of adequate funds to pay this contract.

6. This resolution shall take effect immediately, according to law.

I, Erin C. Burke, City Clerk of the City of Cape May, County of Cape May, State of New Jersey, do hereby certify the foregoing is a correct and true original Resolution adopted by the City Council of the City of Cape May at a meeting held on June 1, 2026.

_____
Erin C. Burke, City Clerk

Roll Call	Ayes	Nays	Absent	Abstain	Motion	Second
Meier						
McDade						
Bodnar						
Baldwin						
Mullock						

cc: City Manager/Engineer
QPA
CFO
Accounts Payable
L. Feriozzi Concrete Company

Resolution: 230-06-2026
Authorizing Change Order No. 2 to FY 2025 Sanitary Sewer & Water System Improvements
Amount: $49,841.55

TREASURER'S CERTIFICATION

The undersigned, Treasurer of the City of Cape May, does hereby certify to the Mayor and Council that sufficient funds are appropriated from the U-06-55-925-101 Clean Water and U-06-55-925-102 Drinking Water accounts, to satisfy any and all obligations regarding the award of the referenced contract and further, that all expenses on account of the aforesaid contract shall be charged to that account and shall be encumbered on same.

Lauren Read, CFO/Treasurer

DEBLASIO & ASSOCIATES
ENGINEERS, SURVEYORS AND PLANNERS

4701 NEW JERSEY AVENUE • WILDWOOD, NJ 08260 PHONE: 609-854-3311 • FAX: 609-854-4323

May 28, 2026 **VIA EMAIL**

Erin Burke, City Clerk
City of Cape May
643 Washington Street
Cape May, NJ 08204

Re: City of Cape May
Project No. S340258-03 & 0502001-005
Sanitary Sewer and Water System Improvements
D&A File #: CCM-C-026

Dear Ms. Burke:

Enclosed please find the executed copy of **CHANGE ORDER NO. 2** regarding the above referenced project for review and approval. Upon execution, please return via email to our office.

Please note that this change order reflects the following items requested by the City:

1. Installation of a 16"x 8" wet tap at the intersection of Madison Avenue and Swan Avenue.
2. Installation of various inlet and manhole modifications.
3. Replacement of the 12" storm main at the intersection of Wenonah and Sewell Avenue.
4. Move one third of the roadway restoration quantity from Clean Water Participating to Drinking Water Participating.

Please note that this change order will result in an increase of **$49,841.55** to the amended contract amount of **$6,834,067.25** for an amended contract amount of **$6,883,908.80**.

Should you have any questions or require additional information, please do not hesitate to contact me at our office.

Very truly yours,
DeBlasio & Associates, P.C.

Marc DeBlasio, P.E., P.P., C.M.E.
President
T: 609-854-3311
Marc@deblasioassoc.com

cc: Mayor Zachary Mullock (via email)
Paul Dietrich, P.E., City Manager (via email)
Lauren Read, CFO (via email)
L. Feriozzi Concrete Company (via email)
Anthony Coppola, NJWB Construction Reviewer (via email)
Cody Stanford (via email)

DEBLASIO & ASSOCIATES
ENGINEERS, SURVEYORS AND PLANNERS

Change Order #2

Client: City of Cape May
Date: May 26, 2026
Project Name: Project No. S340258-03 & 0502001-005
Sanitary Sewer and Water System Improvements
D&A Project #: CCM-C-026

Contractor: L. Feriozzi Concrete Company
3010 Sunset Avenue
Atlantic City, NJ 08401

A. Supplemental Items - NJ Water Bank - Drinking Water Participating Items

Contract Pay Item Number	Description	Unit	Quantity	Contract Unit Price	Contract Total
DS7	WET TAP INSTALLATION ON MADISON & WET TAP CONNECTION ON SWAN	LUMP SUM	1	$23,006.55	$23,006.55
				Subtotal:	$23,006.55

B. Supplemental Items - NJ Water Bank - Clean Water Participating Items

Contract Pay Item Number	Description	Unit	Quantity	Contract Unit Price	Contract Total
CS2	FURNISH & INSTALL 6" INLET HEAD	UNIT	2	$800.00	$1,600.00
CS3	RECONSTRUCT INLET	UNIT	6	$1,600.00	$9,600.00
CS4	RECONSTRUCT MANHOLE - LOW PROFILE FRAME & LID	UNIT	2	$1,800.00	$3,600.00
CS5	RISER RING RESET	UNIT	1	$800.00	$800.00
CS6	12" DUCTILE IRON STORM MAIN (WENONAH AVENUE)	LS	1	$11,235.00	$11,235.00
				Subtotal:	$26,835.00

C. Reductions - NJ Water Bank - Clean Water Participating Items

Contract Pay Item Number	Description	Unit	Quantity	Contract Unit Price	Contract Total
C5	ROADWAY EXCAVATION, UNCLASSIFIED	C.Y.	-2520	$34.00	-$85,680.00
C6	DENSE GRADED AGGREGATE BASE COURSE, 6" THICK	S.Y.	-7800	$8.25	-$64,350.00
C7	HOT MIX ASPHALT BASE COURSE, MIX 19M64, 3" THICK	TON	-1500	$90.50	-$135,750.00
C8	HOT MIX ASPHALT SURFACE COURSE, MIX 9.5M64, 2" THICK	TON	-990	$88.50	-$87,615.00
C9	8" x 18" CONCRETE VERTICAL CURB	L.F.	-3780	$38.00	-$143,640.00
C10	CONCRETE GUTTER, 8" THICK	L.F.	-3780	$30.00	-$113,400.00
C11	CONCRETE SIDEWALK, 4" THICK	S.Y.	-210	$83.00	-$17,430.00
C12	DETECTABLE WARNING SURFACES	S.Y.	-16.5	$300.00	-$4,950.00
C13	CONCRETE DRIVEWAY, 6" THICK	S.Y.	-480	$86.00	-$41,280.00
C14	SODDING	S.Y.	-990	$24.00	-$23,760.00
C15	TRAFFIC MARKINGS LINES, 24"	L.F.	-660	$6.00	-$3,960.00
C17	TRAFFIC MARKINGS LINES, 4"	L.F.	-213	$2.00	-$426.00
C18	TRAFFIC MARKINGS SYMBOLS	S.F.	-105	$8.00	-$840.00
C19	TRAFFIC STRIPES, 4"	L.F.	-510	$1.50	-$765.00
C20	INLET FILTERS, TYPE 1	S.F.	-270	$20.00	-$5,400.00
C21	CONCRETE ROCKER GUTTER, 8" THICK	L.F.	-42	$80.00	-$3,360.00
				Subtotal:	-$732,606.00

D. Supplemental Items - NJ Water Bank - Drinking Water Participating Items

Contract Pay Item Number	Description	Unit	Quantity	Contract Unit Price	Contract Total
DS8	ROADWAY EXCAVATION, UNCLASSIFIED	C.Y.	2520	$34.00	$85,680.00
DS9	DENSE GRADED AGGREGATE BASE COURSE, 6" THICK	S.Y.	7800	$8.25	$64,350.00
DS10	HOT MIX ASPHALT BASE COURSE, MIX 19M64, 3" THICK	TON	1500	$90.50	$135,750.00
DS11	HOT MIX ASPHALT SURFACE COURSE, MIX 9.5M64, 2" THICK	TON	990	$88.50	$87,615.00
DS12	8" x 18" CONCRETE VERTICAL CURB	L.F.	3780	$38.00	$143,640.00
DS13	CONCRETE GUTTER, 8" THICK	L.F.	3780	$30.00	$113,400.00
DS14	CONCRETE SIDEWALK, 4" THICK	S.Y.	210	$83.00	$17,430.00
DS15	DETECTABLE WARNING SURFACES	S.Y.	16.5	$300.00	$4,950.00
DS16	CONCRETE DRIVEWAY, 6" THICK	S.Y.	480	$86.00	$41,280.00
DS17	SODDING	S.Y.	990	$24.00	$23,760.00
DS18	TRAFFIC MARKINGS LINES, 24"	L.F.	660	$6.00	$3,960.00
DS19	TRAFFIC MARKINGS LINES, 4"	L.F.	213	$2.00	$426.00
DS20	TRAFFIC MARKINGS SYMBOLS	S.F.	105	$8.00	$840.00
DS21	TRAFFIC STRIPES, 4"	L.F.	510	$1.50	$765.00
DS22	INLET FILTERS, TYPE 1	S.F.	270	$20.00	$5,400.00
DS23	CONCRETE ROCKER GUTTER, 8" THICK	L.F.	42	$80.00	$3,360.00
				Subtotal:	$732,606.00

Net Contract Change:	**$49,841.55**
Original Contract Amount:	$5,989,622.00
Amended Contract Amount:	$6,834,067.25
Contract Percentage Change (%):	0.83
Total Contract Percentage Change (%):	14.93
Amended Contract Amount:	**$6,883,908.80**

Approved and Accepted by:

Marc DeBlasio, P.E., Project Engineer — Date: 5/28/26

L. Feriozzi Concrete Company — Date: 5/27/26

JOSEPH L. FERIOZZI

City of Cape May — Date

CCS-002 Revision 10/99

CONTRACT MODIFICATION PROPOSAL AND ACCEPTANCE

1. ISSUING OFFICE	2. PROJECT NO.	3. CONTRACT NO.	4. MODIFICATION NO.
City of Cape May	S340258-03 & 0502001-005	Contract 1 of 1	2

5. TO (CONTRACTOR)	6. PROJECT LOCATION AND DESCRIPTION
L. Feriozzi Concrete Company 3010 Sunset Avenue Atlantic City, NJ 08401	Sanitary Sewer and Water System Improvements City of Cape May, Cape May County

7. A proposal is required for making the hereinafter described change in accordance with specification and drawing revisions cited herein or listed in attachment hereto. Submit your proposal in space indicated on page 2, attach detailed breakdown of prime and sub-contract costs (See the clause of this contract entitled, "Changes". DO NOT start work under this proposed change until you receive a copy signed by the Contracting Officer or a directive to proceed).

5/28/26 — Date

Marc DeBlasio, President — Type Name and Title

Signature

8. DESCRIPTION OF CHANGE: *Pursuant to the clause of this contract covering changes, the contractor shall furnish all labor and material, and all work necessary to accomplish the following described work:*

1. Installation of a 16" x 8" wet tap at the intersection of Madison Avenue and on Swan Avenue.
2. Installation of various inlet and manhole modifications.
3. Replacement of the 12" storm main at the intersection of Wenonah and Sewell Avenue.
4. Move one third of the roadway restoration quantity from Clean Water Participating to Drinking Water Participating.

As a result of the above, the contract price is revised as follows:

ITEM NO.	ITEM DESCRIPTION	UNIT PRICE	ESTIMATED QUANTITY	TOTAL COST
	SEE ATTACHED.			

TOTAL COST OF THIS MODIFICATION $ 49,841.55

The contract time is hereby: *increase* ☐ *decrease* ☐ or *remains the same* [X] by _____ calendar days as a result of this modification.

The foregoing modification is hereby accepted:

CONTRACTOR	OWNER	(NJPE SEAL) ENGINEER
BY: JOSEPH L. FERIOZZI	BY:	BY: Marc DeBlasio
DATE: 5/27/2026	DATE:	DATE: 5/28/26

APPROVAL:

STATE OF NEW JERSEY — DATE

CONTRACT MODIFICATION PROPOSAL AND ACCEPTANCE

9. ISSUING OFFICE	10. PROJECT NO.	11. CONTRACT NO.	12. MODIFICATION NO.
City of Cape May	S340258-03 & 0502001-005	Contract 1 of 1	2

13. CONTRACTOR'S PROPOSAL – CHANGE IN CONTRACT PRICE
(Detailed breakdown, attach additional sheets as necessary)

(See Attached)

NET INCREASE	NET DECREASE	CALENDER DAYS INCREASE
$ $49,841.55	$ _____	_____ DAYS

DATE:	TYPE NAME AND TITLE:	SIGNATURE:
5/27/26	JOSEPH L. PERIOZZI - PRESIDENT	

CONTRACT MODIFICATION PROPOSAL AND ACCEPTANCE

14. ISSUING OFFICE & PROJECT NO.	15. CONTRACT NO.	16. MODIFICATION NO.
City of Cape May S340258-03 & 0502001-005	Contract 1 of 1	2

17. ORIGINAL CONTRACT BID PRICE ..... $ 5,989,622.00
TOTAL OF PREVIOUS CHANGE ORDERS ..... $ 894,286.80
TOTAL CONTRACT COST INCLUDING CHANGE ORDERS ... $ 6,883,908.80

18. NECESSITY FOR CHANGE AND REASON FOR OMISSION FROM PLANS AND SPECIFICATIONS:

Additional work requested by the City.

19. OTHER IMPACTS RESULTANT OF THIS CHANGE:

None.

20. RESUME OF NEGOTIATIONS OR RECOMMENDATIONS (Loanee's Representative):

DATE:	TYPE NAME AND TITLE OF LOANEE'S REPRESENTATIVE:	SIGNATURE:
5/28/26	Marc DeBlasio, President	Marc DeBlasio

CITY OF CAPE MAY, COUNTY OF CAPE MAY, STATE OF NEW JERSEY

RESOLUTION NO. 231-06-2026

RESOLUTION AUTHORIZING CHANGE ORDER #5 TO CONTRACT FOR THE PROMENADE PRESERVATION PROJECT

WHEREAS, pursuant to Resolution No. 93-02-2025 and after public bidding, the City Council authorized an award of contract to Fred M. Schiavone Construction Inc. for construction of the Promenade Preservation project; and

WHEREAS, on May 28, 2026, the City's Special Project Engineer DeBlasio & Associates provided a proposed change order to the contract in the amount of $75,157.72 reflecting the addition of conduit repairs in various locations; installation of new vinyl raining and ADA handrail at Madison, Jefferson, Howard, Ocean, Stockton, Decatur, Jackson, Perry, Congress, Windsor, and Broadway; as well as a reduction of various as-built quantities; and

WHEREAS, City Council has determined that the proposed change orders and reasonable and necessary for completion of this important public project; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Cape May, County of Cape May, State of New Jersey, as follows:

1. The averments of the preamble are hereby incorporated.

2. City Council hereby authorizes the Change Order to the contract for construction of the Promenade Preservation project with Fred M. Schiavone Construction Inc. in accordance with the terms and conditions of the contract specifications, and in accordance with EXHIBIT A attached hereto and incorporated herein by reference. The Contract shall be amended as follows:

Original Award Amount:	$5,864,590.50
Change Order #1	$ 244,254.60
Change Order #2	$ 459,508.53
Change Order #3 & #4	$ 388,512.59
Change Order #5	$ 75,157.72
Total Contract including Change Order(s) (19.91%):	**$7,032,023.94**

3. The Mayor and all other appropriate City officials are authorized to execute the change orders and further authorized and directed to take all other steps necessary to effectuate this Resolution.

4. The City Chief Financial Officer has certified the availability of adequate funds to pay this contract.

5. This resolution shall take effect immediately, according to law.

I, Erin C. Burke, City Clerk of the City of Cape May, County of Cape May, State of New Jersey, do hereby certify the foregoing is a correct and true original Resolution adopted by the City Council of the City of Cape May at a meeting held on June 1, 2026.

_____

Erin C. Burke, City Clerk

Roll Call	Ayes	Nays	Absent	Abstain	Motion	Second
Meier						
McDade						
Bodnar						
Baldwin						
Mullock						

cc: City Engineer
Deblasio & Assoc
Schiavone Const.
CFO/Accounts Payable

Resolution: 231-06-2026
Change Order #5 to Promenade Preservation project - Schiavone
Amount: $75,157.72 increase

TREASURER'S CERTIFICATION

The undersigned, Treasurer of the City of Cape May, does hereby certify to the Mayor and Council that sufficient funds are appropriated from the B-08-55-924-103 account, to satisfy any and all obligations regarding the award of the referenced contract and further, that all expenses on account of the aforesaid contract shall be charged to that account and shall be encumbered on same.

Lauren Read, CFO/Treasurer

DEBLASIO & ASSOCIATES
ENGINEERS, SURVEYORS AND PLANNERS

4701 NEW JERSEY AVENUE • WILDWOOD, NJ 08260 PHONE: 609-854-3311 • FAX: 609-854-4323

May 28, 2026 **VIA EMAIL**

Erin Burke, City Clerk
City of Cape May
643 Washington Street
Cape May, NJ 08204

Re: City of Cape May
Boardwalk Preservation Fund Program
Cape May Promenade Improvements – Phase 1
D&A File #: CCM-C-023

Dear Ms. Burke:

Enclosed please find the executed copy of **CHANGE ORDER NO. 5** regarding the above referenced project for review and approval. Upon execution, please return via email to our office.

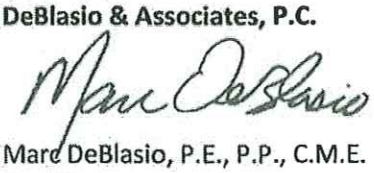
Please note that this change order reflects the following items requested by the City:

1. Conduit repairs in multiple locations.
2. Installation of new vinyl railing and ADA handrail at Madison, Jefferson, Howard, Ocean, Stockton, Decatur, Jackson, Perry, Congress, Windor and Broadway.

Please note that this change order will result in an increase of **$75,157.72** to the amended contract amount of **$6,956,866.22** for an amended contract amount of **$7,032,023.94**.

Should you have any questions or require additional information, please do not hesitate to contact me at our office.

Very truly yours,
DeBlasio & Associates, P.C.



Marc DeBlasio, P.E., P.P., C.M.E.
President
T: 609-854-3311
Marc@deblasioassoc.com

cc: Mayor Zachary Mullock (via email)
Paul Dietrich, P.E., City Manager (via email)
Lauren Read, CFO (via email)
Fred M. Schiavone Construction (via email)
Cody Stanford (via email)

DEBLASIO & ASSOCIATES
ENGINEERS, SURVEYORS AND PLANNERS

Change Order #5

Client: City of Cape May
Date: May 27, 2026
Project Name: Boardwalk Preservation Fund Program
Cape May Promenade Improvements - Phase 1
D&A Project #: CCM-C-023

Contractor: Fred Schiavone Construction
2057 Tuckahoe Road
Franklinville, NJ 08322

A. Supplemental Items

Contract Pay Item Number	Description	Unit	Quantity	Contract Unit Price	Contract Total
S9	CONDUIT REPAIRS IN MULTIPLE LOCATIONS	LS	1	$9,611.47	$9,611.47
S10	INSTALLATION OF NEW VINYL RAILING AND ADA HANDRAIL	LS	1	$112,983.75	$112,983.75
				Subtotal:	$122,595.22

B. Reductions

Contract Pay Item Number	Description	Unit	Quantity	Contract Unit Price	Contract Total
C3	CONCRETE WALL REPAIR SPECIFICATION 2B - DEEP HORIZONTAL REPAIR (5" TO 8" DEEP RANGE)	S.F./IN.	-50	$74.75	-$3,737.50
C4	CONCRETE WALL REPAIR SPECIFICATION 3A - FORM AND POUR REPAIR (1" TO 3" DEEP RANGE)	S.F./IN.	-400	$109.25	-$43,700.00
				Subtotal:	-$47,437.50

Net Contract Change	**$75,157.72**
Original Contract Amount:	$5,864,590.50
Amended Contract Amount:	$6,956,866.22
Contract Percentage Change (%):	1.28
Total Contract Percentage Change (%):	19.91
Amended Contract Amount:	**$7,032,023.94**

Approved and Accepted by:

Marc DeBlasio, P.E., Project Engineer — Date: 5/28/26

Fred Schiavone Construction — Date: 5/28/26

City of Cape May — Date

CITY OF CAPE MAY, COUNTY OF CAPE MAY, STATE OF NEW JERSEY

RESOLUTION NO. 232-06-2026

RESOLUTION AUTHORIZING CHANGE ORDER #2 TO CONTRACT FOR CONVENTION HALL THEATER LIGHTING UPGRADE

WHEREAS, pursuant to Resolution No. 94-02-2026, the City awarded a contract for the City of Cape May – Convention Hall Theater Lighting Upgrade to Northeast Mechanical Services Inc. after public bidding; and

WHEREAS, the Contractor has proposed a change order to address additional cost based on the revised schedule pursuant to letter from the Contractor dated May 28, 2026 attached hereto as EXHIBIT A and incorporated herein by reference; and

WHEREAS, City administration has reviewed the request and concur that these changes are appropriate and necessary.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Cape May, County of Cape May, State of New Jersey, as follows:

1. The averments of the preamble are hereby incorporated.

2. City Council hereby authorizes the Change Order to the contract for Convention Hall Theater Lighting Upgrades, in accordance with the terms and conditions of the contract specifications, and in accordance with the Change Order attached hereto as EXHIBIT A and incorporated herein by reference. The Contract shall be amended as follows:

Original Award Amount:	$ 408,485.00
Net Change by previous Change Orders:	$ 420,125.00
Change Order #2:	$ 6,450.00
Total Contract including Change Order(s):	**$426,575.00**
Total Change Order Percentage: 4.43%	

3. The Mayor, City Manager and all other appropriate City officials are authorized to execute the change orders and further authorized and directed to take all other steps necessary to effectuate this Resolution.

4. The City Chief Financial Officer has certified the availability of adequate funds to pay this contract.

5. This resolution shall take effect immediately, according to law.

I, Erin C. Burke, City Clerk of the City of Cape May, County of Cape May, State of New Jersey, do hereby certify the foregoing is a correct and true original Resolution adopted by the City Council of the City of Cape May at a meeting held on June 1, 2026.

_____

Erin C. Burke, City Clerk

Roll Call	Ayes	Nays	Absent	Abstain	Motion	Second
Meier						
McDade						
Bodnar						
Baldwin						
Mullock						

cc: DPW
Conv. Hall
Northeast

Resolution: 232-06-2026

Authorizing Change Order #2 for Convention Hall Theater Lighting Upgrade

Amount: $6,450.00

TREASURER'S CERTIFICATION

The undersigned, Treasurer of the City of Cape May, does hereby certify to the Mayor and Council that sufficient funds are appropriated from the C-04-55-924-105 account, to satisfy the award of the referenced contract and further, that all expenses on account of the aforesaid contract shall be charged to that account and shall be encumbered on same.

Lauren Read, CFO

Northeast
ELECTRICAL & GC SERVICES LLC
License# 14676

May 28, 2026

Mr. Eric Prusinski
Superintendent of Public Works
830 Canning House Lane
Cape May NJ 08204

Re: City of Cape May – Convention Hall Theater Lighting Upgrade CHANGE ORDER 1

Dear Eric,

We, at Northeast Services, would like to thank you for the opportunity to be of service to you. After our on-site visit and detailed survey, we are pleased to provide you with the following proposal.

We will:

- Purchase and install recessed wall plate cover on touch panel.
- Purchase and install new lower fan module in the existing dimming rack.

Your cost for this work, including all material and labor, will be **$6,450.00**. This work can be done at any time during normal business hours. Engineering and/or permit fees are not included in the quote. ***All quotes are good for 30-days from date of issue.***

If there are any questions regarding this proposal, or if we can be of assistance in any other way, please feel free to call.

Sincerely,
Adam Baldwin

Adam Baldwin
General Manager
Northeast Electrical Services LLC

Accepted by: _____

Date: _____ P.O._____

CITY OF CAPE MAY, COUNTY OF CAPE MAY, STATE OF NEW JERSEY

RESOLUTION NO. 233-06-2026

RESOLUTION AUTHORIZING SALE OF TWO FIRE TRUCKS NO LONGER NEEDED FOR CITY PURPOSES TO THE CITY OF PLEASANTVILLE

WHEREAS, the City of Cape May is the owner of two fire trucks that are no longer needed for City purposes:

Make:	Pierce
Model:	1996 Pierce Dash Engine
VIN#:	4P1CT02D4TA000190

Make:	E-One
Model:	Hurricane 95' Rear Mount Tower
VIN#:	4ENGABA8541007621

WHEREAS, the City of Pleasantville is embarking on a shared service agreement with Egg Harbor Township and has indicated a need for additional Fire trucks. The City wishes to sell the fire trucks to the City of Pleasantville, 18 N First Street, Pleasantville, NJ 08232 for these purposes; and

WHEREAS, pursuant to N.J.S.A. 40A:12-21.1, the City is authorized to sell personal property no longer needed for municipal purposes to certain organizations, for nominal or other consideration, with certain conditions; and

WHEREAS, the City of Pleasantville has agreed to purchase the above referenced trucks for Thirty Thousand Dollars ($30,000.00) in "AS IS" condition without any warranties whatsoever; and

WHEREAS, the City Administration and Fire Department has reviewed and recommended the sale; and

NOW, THEREFORE, BE IT RESOLVED, by the City of Cape May, County of Cape May, State of New Jersey, that:

1. The Recital paragraphs are incorporated as if fully set forth.

2. City Council hereby authorizes the conveyance of titles for the two aforementioned fire trucks to the City of Pleasantville in exchange for payment of Thirty Thousand Dollars ($30,000.00) and in accordance with N.J.S.A. 40A:12-21.1. The equipment is sold in "AS IS" condition without any warranties whatsoever.

3. City Council hereby authorizes the City Manager, City Clerk, and all other appropriate City Officials to execute all documents and take all action necessary to effectuate this transfer.

4. This Resolution shall take effect immediately upon passage, according to law.

I, Erin C. Burke, City Clerk of the City of Cape May, County of Cape May, State of New Jersey, do hereby certify the foregoing is a correct and true original Resolution adopted by the City Council of the City of Cape May at a meeting held on June 1, 2026.

_____

Erin C. Burke, City Clerk

Roll Call	Ayes	Nays	Absent	Abstain	Motion	Second
Meier						
McDade						
Bodnar						
Baldwin						
Mullock						

cc: City of Pleasantville
Fire Chief
CFO

CITY OF CAPE MAY, COUNTY OF CAPE MAY, STATE OF NEW JERSEY

RESOLUTION NO. 234-06-2026

RESOLUTION FOR THE PAYMENT OF BILLS

BE IT RESOLVED by the City Council of the City of Cape May, that the following bills, approved for payment by the City Manager, be paid and that the Chief Financial Officer/Treasurer of the City of Cape May, is hereby authorized to draw orders for the amounts of same, as shown on ill list updated on May 29, 2026 for the amount of: $2,320,695.30.

Current Fund Appropriations	$446,724.92
Water/Sewer Utility Operating Fund	$97,565.14
Tourism Utility Fund	$20,295.43
General Capital Improvements	$316,583.96
Water/Sewer Capital Improvements	$1,420,379.67
Escrow Special Account	$7,394.75
Trust Fund	$200.00
Grant Fund	$1,740.21
Beach Utility Fund Appropriations	$9,811.22
Beach Utility Capital Improvements	$0.00
	$ 2,320,695.30

I, Erin C. Burke, City Clerk of the City of Cape May, County of Cape May, State of New Jersey, do hereby certify the foregoing is a correct and true original Resolution adopted by the City Council of the City of Cape May at a meeting held on June 1, 2026.

Erin C. Burke, City Clerk

Roll Call	Ayes	Nays	Absent	Abstain	Motion	Second
Meier						
McDade						
Bodnar						
Baldwin						
Mullock						

P.O. Type: All
Range: First to Last
Format: Condensed
Vendors: All
Rcvd Batch Id Range: First to Last

Include Non-Budgeted: Y

Open: N Paid: N Void: N
Rcvd: Y Held: Y Aprv: N
Bid: Y State: Y Other: Y Exempt: Y

Vendor # / PO #	Name / PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
00038	CMC MUA						
26-01145	05/15/26	APRIL 2026 BULK WASTE BRANCHES	Open	5,648.57	0.00		
00060	CMC CHAMBER OF COMMERCE						
26-01115	05/14/26	May Chamber meeting	Open	80.00	0.00		
00077	ATLANTIC CITY ELECTRIC						
26-01168	05/19/26	MAY ELECTRIC CHARGES	Open	4,808.79	0.00		
26-01169	05/19/26	MAY ELECTRIC CHARGES EV	Open	2,928.50	0.00		
26-01170	05/19/26	MAY ELECTRIC CHARGES	Open	2,270.54	0.00		
26-01172	05/19/26	MAY ELECTRIC CHARGES FH	Open	1,833.23	0.00		
26-01173	05/19/26	MAY ELECTRIC CHARGES	Open	938.75	0.00		
26-01174	05/19/26	MAY ELECTRIC CHARGES	Open	27,936.32	0.00		
26-01236	05/21/26	MAY ELECTRIC CHARGES	Open	176.64	0.00		
				40,892.77			
00085	V. E. RALPH & SON,INC						
26-01226	05/20/26	EMS Supplies	Open	3,901.50	0.00		
00092	VERIZON WIRELESS						
26-01150	05/18/26	WIRELESS BILL 542308248-00001	Open	2,681.25	0.00		
26-01167	05/19/26	PD WIRELESS 242537288-00001	Open	1,294.14	0.00		
				3,975.39			
00180	CAPE WINDS FLORIST						
26-01300	05/28/26	BLESSING OF THE WATER'S	Open	200.00	0.00		
00187	REMINGTON & VERNICK ENG.,INC.						
25-02906	12/07/25	COLUMBIA/MADISON WATER TANK	Open	1,416.00	0.00		B
00327	MARINE RESCUE PROD INC						
26-01140	05/15/26	Lifeguarding Equipment	Open	1,780.00	0.00		
00358	VERIZON						
26-01163	05/18/26	ACCT# 250-747-564-0001-26 BT	Open	186.56	0.00		
26-01164	05/18/26	ACCT# 658-078-487-0001-93	Open	3,289.71	0.00		
				3,476.27			
00374	TCTA OF NJ						
26-00840	04/15/26	59th Annual Spring Conf- Taub	Open	505.00	0.00		
26-00916	04/23/26	L BROWN 2026 MEMBERSHIP	Open	125.00	0.00		
26-00917	04/23/26	Lindholm Brown '26 Spring Conf	Open	850.00	0.00		
				1,480.00			
00419	RUTGERS, THE STATE UNIV OF NJ						
26-01233	05/20/26	Muni Proc for Res Devel Class	Open	205.00	0.00		

Vendor # / PO #	Name / PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
00428	CAPE MAY STAGE						
26-01091	05/14/26	advertising booklet	Open	500.00	0.00		
00429	SEA GEAR MARINE SUPPLY INC						
26-00910	04/23/26	t shirts	Open	490.50	0.00		
00451	SOUTH JERSEY GAS CO						
26-01151	05/18/26	GAS BILLING 4/9/26-5/8/26	Open	492.45	0.00		
26-01152	05/18/26	GAS BILLING 4/12/26-5/11/26	Open	995.06	0.00		
26-01165	05/18/26	GAS BILLING 4/14/26-5/12/26	Open	798.58	0.00		
26-01166	05/18/26	GAS BILLING 4/14/26-5/12/26 FH	Open	247.91	0.00		
				2,534.00			
00462	SWAIN'S/ACE HARDWARE INC						
26-01036	05/06/26	MATERIALS & SUPPLIES 2026	Open	724.04	0.00		B
26-01052	05/06/26	Det. Div Supplies Evidence	Open	24.58	0.00		
26-01135	05/15/26	TRAFFIC MAINT - APRIL 2026	Open	334.65	0.00		
				1,083.27			
00464	TAC PRINTING & COMPUTER SRVC						
26-01120	05/14/26	2026 jitney brochures	Open	1,035.00	0.00		
00699	B.W. STETSON & COMPANY						
26-01184	05/20/26	COFFEE - DPW	Open	122.50	0.00		
00748	SIGN-A-RAMA						
26-01096	05/14/26	zumba sign for rotary	Open	208.39	0.00		
00750	CAPRIONI PORTABLE TOILETS INC						
26-01147	05/15/26	5K RUN LAFYATTE STREET PARK	Open	680.00	0.00		
26-01221	05/20/26	HANDI CAP ACCESSIBLE PORTABLE	Open	155.00	0.00		
				835.00			
00808	CAMPBELL SUPPLY						
26-01144	05/15/26	GASKET - 4/20/2026	Open	39.62	0.00		
00858	ORIENTAL TRADING CO INC						
26-01070	05/08/26	captain kidd supplies	Open	528.62	0.00		
00878	THE FLYING FISH STUDIO						
26-01097	05/14/26	Race Through History 5k	Open	5,910.85	0.00		
00894	BACK, HARRY						
26-01102	05/14/26	FINGERPRINT REIMBURSEMENT	Open	84.70	0.00		
00957	ACE PLUMBING & ELECTRICAL SUPP						
26-00948	04/28/26	DPW WASH BAY	Open	1,182.35	0.00		
01003	TOWNSHIP OF LOWER						
26-01245	05/26/26	2ND QUARTER TAXES 2026	Open	313.32	0.00		
01237	THOMSON WEST						
26-01050	05/06/26	Clear Pymt for Det Division	Open	393.72	0.00		

Vendor # / PO #	Name / PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
01252	SORENSEN, MICHAEL ESQ						
26-01063	05/07/26	MUNICIPAL PUBLIC DEFENDER	Open	625.00	0.00		B
01764	TREASURER - STATE OF NJ 417						
26-01197	05/20/26	VEHICLE REGISTRATION PROGRAM	Open	3,226.00	0.00		
02389	GENTILINI FORD, LLC						
26-01142	05/15/26	MARCH & ARPIL 2026 INVOICES	Open	439.43	0.00		
03242	AMBASSADOR MEDICAL SERVICES						
26-01223	05/20/26	DRUG TEST - 2 TEST RANDOM	Open	340.00	0.00		
03471	KEEN COMPRESSED GAS CO INC						
26-01190	05/20/26	APRIL 2026 DPW MECHANIC SHOP	Open	45.90	0.00		
03567	SOUTH JERSEY PAPER PRODUCTS						
26-01228	05/20/26	INVOICE 578782 SEASON 2026	Open	2,130.74	0.00		
03675	HOME DEPOT						
26-01132	05/15/26	Storage Supplies	Open	132.53	0.00		
26-01137	05/15/26	APRIL 2026 INVOICES	Open	5,559.24	0.00		
				5,691.77			
03848	RANDOLPH, TERRY						
26-01108	05/14/26	FINGERPRINT REIMBURSEMENT	Open	44.75	0.00		
03893	COMCAST						
26-01160	05/18/26	ACCT# 8499 05 006 0288772 PD	Open	111.89	0.00		
26-01161	05/18/26	ACCT# 8499 05 006 0072275	Open	178.70	0.00		
26-01175	05/19/26	ACCT# 8499 05 006 0283955 FH	Open	433.53	0.00		
26-01217	05/20/26	ACCT# 8499 05 007 0020686	Open	9.98	0.00		
				734.10			
03955	VILLAS NAPA AUTO PARTS						
26-01136	05/15/26	APRIL 2026 INVOICES - DPW	Open	2,397.59	0.00		
03985	RICOH USA, INC.						
26-01153	05/18/26	COPIER SERVICES 5/1-5/31/26 BT	Open	139.38	0.00		
26-01154	05/18/26	COPIER SERVICES 5/1/26-5/31/26	Open	904.27	0.00		
26-01155	05/18/26	IM7000 CLERK 5/5/26-6/4/26	Open	350.04	0.00		
26-01156	05/18/26	COPIER SERVICE 5/3-6/2/26 SUB	Open	54.96	0.00		
26-01157	05/18/26	COPIER SERVICE 6/2-7/1/26 PD	Open	115.13	0.00		
26-01158	05/18/26	COPIER SERVICES 5/3/26-6/2/26	Open	185.90	0.00		
26-01159	05/18/26	COPIER SERVICES CONV HALL	Open	614.00	0.00		
				2,363.68			
04537	W.B. MASON COMPANY, INC.						
26-01046	05/06/26		Open	467.53	0.00		
04635	CAPE REGIONAL URGENT CARE						
26-01227	05/20/26	Physicals	Open	585.00	0.00		

Vendor # / PO #	Name / PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
04738	JOSEPH FAZZIO, INC						
26-00943	04/28/26	DOG PARK - APRIL 22, 2026	Open	446.40	0.00		
26-01189	05/20/26	DPW MECHANIC SUPPLIES	Open	346.50	0.00		
				792.90			
04987	L. FERIOZZI CONCRETE COMPANY						
25-02404	10/08/25	FY2025 NJIB Project	Open	1,080,505.38	0.00		B
05014	BOSNA, JOHN C.						
26-01104	05/14/26	FINGERPRINT REIMBURSEMENT	Open	44.75	0.00		
05191	ENCORE dba FRANKLIN ALARM CO						
26-01134	05/15/26	3 INVOICES - 3/31 & 4/30/2026	Open	1,367.98	0.00		
05404	ARTHUR J. OGREN, INC.						
25-02375	10/06/25	POLICE BUILDING	Open	282,436.00	0.00		B
05564	GOODYEAR AUTO SERVICE CENTER						
26-01183	05/20/26	TIRES STOCK ITEMS INVOICE	Open	1,000.00	0.00		
06102	CWIK, DAMIEN						
26-01105	05/14/26	FINGERPRINT REIMBURSEMENT	Open	44.75	0.00		
06126	FALASCA MECHANICAL INC						
26-00537	03/09/26	MINI SPLIT INSTALL/CITY HALL	Open	21,815.00	0.00		
26-00945	04/28/26	DPW SPLIT SYS #4 REPLACEMENT	Open	15,205.00	0.00		
26-01191	05/20/26	APRIL2026 INVOICES	Open	5,520.00	0.00		
				42,540.00			
06593	PETROSH'S						
26-01098	05/14/26	open house linen	Open	390.00	0.00		
06669	NJ LEAGUE OF MUNICIPALITIES						
26-01133	05/15/26	2026 Membership Dues	Open	435.00	0.00		
06735	ALL TRAFFIC SOLUTIONS						
26-00927	04/23/26	Speed Sign(s) Software x2	Open	1,500.00	0.00		
06870	JB GIGS LLC						
26-00981	04/30/26	2026 movies on the beach	Open	1,650.00	0.00		B
07041	FBI NATIONAL ACADEMT ASSOC.						
26-01033	05/06/26	FBINAA NJ Chapter Training	Open	70.00	0.00		
07257	EVIDENT, INC						
26-01051	05/06/26	Gun Boxes for Det Div evidence	Open	159.94	0.00		
07304	SEA GEAR OUTFITTERS						
26-01034	05/06/26	SAFETY EQUIPMENT 2026	Open	582.71	0.00		B
26-01146	05/15/26	BACK ORDER NEW HIRE	Open	199.98	0.00		
				782.69			

Vendor # / PO #	Name / PO Date / Description	Status	Amount	Void Amount	Contract	PO Type
07805	CAMERON BLEVINS					
26-01103	05/14/26	Open	44.75	0.00		
08269	JC EHRLICH					
26-01222	05/20/26 APRIL & MAY 2026 INVOICES	Open	436.29	0.00		
08425	KYBRAN DESIGN					
25-02510	10/23/25 roller skating numbers	Open	90.00	0.00		
08503	GENSERVE LLC					
25-01492	07/02/25 Generator maintanence 1st year	Open	1,461.68	0.00		B
08506	GILLIN-SCWARTZ LAW LLC					
26-01248	05/28/26 HPC SOLICITOR APRIL 2026	Open	3,108.00	0.00		
26-01249	05/28/26 CITY SOLICITOR MAY 2026	Open	15,669.50	0.00		
			18,777.50			
08592	BROWN & CONNERY, LLP					
26-00470	02/27/26 MONTHLY BILLING	Open	1,730.13	0.00		B
08723	VBO TICKETS, INC					
26-01094	05/14/26 APRIL 2026 TIICKET SALES	Open	101.50	0.00		
08811	CME ASSOCIATES, INC					
25-02867	12/03/25 ENGINEER-PHASE1 WTR TRMNT PLNT	Open	46,714.25	0.00		B
08837	BOBCAT OF VINELAND					
26-00880	04/23/26 2018 DINGO S/R QUOTE 853008	Open	7,708.18	0.00		
08858	AMAZON CAPITAL SALES, INC.					
26-00954	04/28/26 EOY LEAD GRADUATION	Open	1,740.21	0.00		
26-01004	04/30/26 camp supplies	Open	132.57	0.00		
			1,872.78			
08903	DKC CONTRACTORS					
26-00947	04/28/26 8 CUTS AT VARIOUS PROPERTIES	Open	5,574.00	0.00		B
08906	WEJCONSULTING, LLC.					
26-01138	05/15/26 Radio Repair	Open	200.00	0.00		
09038	SPATIAL DATA LOGIC, LLC					
26-01210	05/20/26 SDL-CONSTRUCTION CODE SERVICES	Open	50,560.00	0.00		
09384	CINTAS CORPORATION NO.2					
26-01299	05/28/26 CITY HALL CAB REFILL MAY 2026	Open	68.13	0.00		
09454	GRIMCO INC.					
26-01074	05/08/26 Ink, Printer heads and Trainin	Open	3,962.01	0.00		
09463	DAVID DRAUS					
26-01107	05/14/26 FINGERPRINT REIMBURSEMENT	Open	44.75	0.00		

Vendor # / PO #	Name / PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
09470	SWOYER SERVICES						
26-01118	05/14/26	anniversary year website	Open	4,850.00	0.00		
09481	THE CANNING GROUP, LLC						
26-01298	05/28/26	QPA SERVICES MAY & JUNE 2026	Open	2,200.00	0.00		
09545	AARONS MOBILE DETAILING LLC						
26-00769	04/08/26	Police vehicle int ext detail	Open	370.00	0.00		
09552	LEXIPOL, LLC						
26-01068	05/08/26	Policy Manual	Open	10,192.43	0.00		
09590	TALEWISE LLC						
26-00634	03/18/26	campe cape may program	Open	425.00	0.00		
09615	HEALTH INSURANCE SOLUTIONS INC						
26-01231	05/20/26	Retiree Medical+RX June	Open	33,952.36	0.00		
09675	JFC CLEANING INC						
26-01095	05/14/26	LINEN CLEANING 5.4	Open	266.20	0.00		
09769	AMERIHEALTH						
26-01220	05/20/26	Medical+RX Active+Retiree June	Open	268,706.94	0.00		
09770	DELTA DENTAL OF NJ, INC						
26-01230	05/20/26	June-Dental Active+retiree	Open	9,338.13	0.00		
09786	DELTA DENTAL OF CONNECTICUT						
26-01232	05/20/26	June vision premium active EE	Open	1,142.91	0.00		
09797	J&S FIRE PROTECTION INC						
26-01141	05/15/26	Hood Suppression	Open	515.00	0.00		
09870	MUTUAL OF OMAHA						
26-01229	05/20/26	BasicLife & STD Active EE June	Open	3,720.73	0.00		
09884	PRO VIDEO ENGINEERING						
25-02958	12/18/25	Boardwalk Speaker Maintenance	Open	2,960.00	0.00		
09926	IDEAL SHIELD LLC						
26-00968	04/30/26	DECORATIVE BOLLARD COVERS	Open	2,991.84	0.00		
09927	5 HORN CONSULTING						
26-01143	05/15/26	EMT Training	Open	2,250.00	0.00		
09933	ZACHARY M. BARON						
26-01109	05/14/26	FINGERPRINT REIMBURSEMENT	Open	44.75	0.00		
09934	SHAWN F. CASSIDY						
26-01110	05/14/26	FINGERPRINT REIMBURSEMENT	Open	44.75	0.00		
09935	CWIK, KAI W.						
26-01106	05/14/26	INGERPRINT REIMBURSEMENT	Open	44.75	0.00		

Vendor # / PO #	Name / PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
09937	ZACHARY R. DEVOE						
26-01111	05/14/26	FINGERPRINT REIMBURSEMENT	Open	44.75	0.00		
09938	MARIO A. FRANCO						
26-01112	05/14/26	FINGERPRINT REIMBURSEMENT	Open	44.75	0.00		
09940	ERIN HANTZMON						
26-01176	05/20/26	July Craft Show refund	Open	175.00	0.00		
09941	SUSAN TISCHLER						
26-01177	05/20/26	Chamber/Gospel Brunch refund	Open	55.00	0.00		
09942	DONNA ZUCCHI						
26-01178	05/20/26	Chamber/Gospel Brunch refund	Open	55.00	0.00		
09943	DEBBIE KELLER						
26-01179	05/20/26	Chamber/Gospel Brunch refund	Open	110.00	0.00		
09944	PAMELA WHITMAN						
26-01180	05/20/26	Chamber/Gospel Brunch refund	Open	55.00	0.00		
09990	YACHT LOT LLC						
26-01219	05/20/26	REFUND UNEXP ESCROW - PB APPL	Open	7,394.75	0.00		
09997	CFI WORKSPACE						
26-00762	04/08/26	Furniture	Open	9,332.96	0.00		
9558	AIRESPRING						
26-01162	05/18/26	CLOUD & CONNECTIVITY MAY 2026	Open	3,349.87	0.00		
9565	NJ MUNICIPAL MNGMNT ASSOC INC						
26-01218	05/20/26	NJMMA SPRING CONFERENCE 2026	Open	20.00	0.00		
9647	CORONIS HEALTH RCM, LLC						
26-01149	05/18/26	EMERGENCY BILLING APRIL 2026	Open	1,947.47	0.00		

Total Purchase Orders: 132 Total P.O. Line Items: 0 Total List Amount: 2,017,074.51 Total Void Amount: 0.00

Totals by Year-Fund Fund Description Fund	Budget Rcvd	Budget Held	Budget Total	Revenue Total	G/L Total	Total
CURRENT FUND 5-01	2,960.00	0.00	2,960.00	0.00	0.00	2,960.00
WATER UTILITY OPE 5-09	1,461.68	0.00	1,461.68	0.00	0.00	1,461.68
TOURISM UTILITY F 5-20	90.00	0.00	90.00	0.00	0.00	90.00
Year Total:	4,511.68	0.00	4,511.68	0.00	0.00	4,511.68
CURRENT FUND 6-01	434,888.17	0.00	434,888.17	0.00	0.00	434,888.17
WATER UTILITY OPE 6-09	96,103.46	0.00	96,103.46	0.00	0.00	96,103.46
TOURISM UTILITY F 6-20	20,205.43	0.00	20,205.43	0.00	0.00	20,205.43
BEACH UTILITY FUN 6-30	9,811.22	0.00	9,811.22	0.00	0.00	9,811.22
Year Total:	561,008.28	0.00	561,008.28	0.00	0.00	561,008.28
GENERAL CAPITAL C-04	313,583.96	0.00	313,583.96	0.00	0.00	313,583.96
BUILDER ESCROWS - E-16	7,394.75	0.00	7,394.75	0.00	0.00	7,394.75
GRANT FUND G-02	1,740.21	0.00	1,740.21	0.00	0.00	1,740.21
TRUST FUND T-15	200.00	0.00	200.00	0.00	0.00	200.00
WATER UTILITY CAP U-06	1,128,635.63	0.00	1,128,635.63	0.00	0.00	1,128,635.63
Total Of All Funds:	2,017,074.51	0.00	2,017,074.51	0.00	0.00	2,017,074.51

Electronic Payment:
26-00742 Enterprise - April lease $8,876.75

Prior Payment:
25-02404 L.Feriozzi Concrete $291,744.04

Payment Correction:
23-03711 Firefighter One $ 3,000.00 (shortage in payment)

Total Payments: $2,320,695.30

CITY OF CAPE MAY, COUNTY OF CAPE MAY, STATE OF NEW JERSEY

RESOLUTION NO. 235-06-2026

RESOLUTION AUTHORIZING RENEWAL OF ALCOHOLIC BEVERAGE LICENSE NO. 0502-36-016-004 TO BE CONSIDERED BY THE DIRECTOR OF ALCOHOLIC BEVERAGE CONTROL PURSUANT TO THE CONFLICT LICENSE PROVISIONS FOR THE 2026-2027 LICENSE YEAR

WHEREAS, pursuant to N.J.A.C. 13:2-4.1, where any member of a municipal issuing authority has a direct or indirect interest in a liquor license other than a club license, the issuance, renewal, or transfer application will be made to the Director of the Division of Alcoholic Beverage Control pursuant to the provisions for issuance of State-Issued Conflict License; and

WHEREAS, the following Alcoholic Beverage Club Licensees have applied for the renewal of their respective licenses for the year 2026-2027 and their applications are complete in all respects: King Edward Corp t/a Chalfonte Hotel (License No. 0502-36-016-004); and

WHEREAS, the Mayor Zachary Mullock has an indirect interest in the above license; and

WHEREAS, the City Council has no objection to the Director of the Division of Alcoholic Beverage Control performing the necessary review required in connection with this renewal application and approval of the same pursuant to the special conditions applicable to previous renewals.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Cape May, that the liquor license(s) identified above are referred for renewal to the Director of the Division of Alcoholic Beverage Control for the period July 1, 2026 through June 30, 2027, consistent with the individual conditions set forth on Schedule A, which is attached hereto and made a part hereof.

BE IT FURTHER RESOLVED that the City Clerk shall notify the licensee of the conditions aforesaid, shall supply a copy of this Resolution to the licensed establishment, and shall take all further steps necessary to effectuate this Resolution.

I, Erin C. Burke, City Clerk of the City of Cape May, County of Cape May, State of New Jersey, do hereby certify the foregoing is a correct and true original Resolution adopted by the City Council of the City of Cape May at a meeting held on June 1, 2026.

_____

Erin C. Burke, City Clerk

Roll Call	Ayes	Nays	Absent	Abstain	Motion	Second
Meier						
McDade						
Bodnar						
Baldwin						
Mullock						

cc: Police Department
State Division of ABC via Posse
Cape May County Health Department (Certified)
Licensee

CAPE MAY CITY
SPECIAL CONDITIONS
LIQUOR LICENSES 2025-2026

STATE LICENSE #	NAME OF LICENSEE	TRADE NAME	SPECIAL CONDITIONS
0502-36-016-004	King Edward Corp.	The Chalfonte Hotel	-The license will be issued as a hotel exception pursuant to NJSA 33:1-12.20(b) for a facility containing at least 75 sleeping rooms, but having been in continuous operation for a least 120 years in the same building and listed on the National Register of Historic Places. -All establishments having live or recorded music or entertainment shall close all doors and windows in the establishment in order to confine the sound produced to the establishment before 12:00 noon and after 9:00 P.M. -Outdoor music and/or entertainment shall be limited to the hours of 12:00 noon to 9:00pm. -The license shall further be subjected to all other regulations pertaining to noise in Chapter 345, Article II, of the Cape May City Code, which are incorporated herein by reference.

CITY OF CAPE MAY, COUNTY OF CAPE MAY, STATE OF NEW JERSEY

RESOLUTION NO. 236-06-2026

RESOLUTION REGARDING TEMPORARY OPEN CONTAINER AND PUBLIC CONSUMPTION IN CONNECTION WITH A PERMITTED SPECIAL EVENT – THE HOWARD STREET RAMBLE

WHEREAS, Section 134-8 of the Cape May City Code prohibits, among other things, the consumption of alcoholic beverages in public spaces in the City of Cape May; and

WHEREAS, the Chalfonte Hotel holds a seasonal weekly event referred to as "The Howard Street Ramble" consisting of several local musicians and outdoor music, with guests gathering on the lawn and porch of the Chalfonte Hotel; and

WHEREAS, the Chalfonte Hotel has submitted a Special Event permit for The Howard Street Ramble attached hereto as EXHIBIT A and incorporated herein by reference. The event is scheduled to occur on the following Thursdays from 6:00 PM to 9:00 PM: 6/11/2026, 6/18/2026, 6/25/2026, 7/2/2026, 7/9/2026. 7/16/2026, 7/23/2026, 7/30/2026, 8/6/2026, 8/13/2026, 8/20/2026, 8/27/2026, 9/3/2026, 9/10/2026, 9/17/2026, 9/24/2026, 10/1/2026, 10/8/2026, 10/15/2026, 10/22/2026, 10/29/2026; and

WHEREAS, The City Manager has approved the closure of a portion of the street on Sewell Avenue adjacent to the Chalfonte to assist with event overflow, with no open consumption of alcohol permitted in this portion of street; and

WHEREAS, pursuant to Section 440-23 of the City Code, the City Manager is "empowered and authorized to close streets, or portions thereof, for any events that are scheduled from time to time within the City in accordance with all applicable laws in the event that the City Manager determines, after consultation with the Chiefs of the Police and Fire Departments, that such closure is necessary for the preservation of public health, safety or welfare, which shall include, without limitation, parades, concerts and other recreational and civic events that are scheduled to take place within the City from time to time." The City Manager has consulted with the appropriate public safety officials and received their comments prior to recommending closure of streets; and

WHEREAS, the applicant has requested expansion of the licensed premises to include the sidewalks to the curbline adjacent to the Chalfonte on Howard Street and Sewell Avenue; and

WHEREAS, the Chalfonte intends to offer beverage service to attendees in the designated area and will not permit outside alcohol to brought within the event area; and

WHEREAS, the Chalfonte Hotel's request for limited and temporary relief from the prohibition on public consumption in connection with the event requires approval from City Council; and

WHEREAS, City Council has reviewed the plan for this seasonal weekly special event and determined that limited open public consumption may be permitted within the defined area which will be reserved for the event and during the limited hours of operation of The Howard Street Ramble event.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Cape May as follows:

1. The averments of the preamble are incorporated by reference.

2. Section 134-8 of the Cape May City Code will be temporarily suspended to the extent it conflicts with the following:

Open public consumption will be temporarily permitted from 6:00 PM to 9:00 PM on 6/11/2026, 6/18/2026, 6/25/2026, 7/2/2026, 7/9/2026. 7/16/2026, 7/23/2026, 7/30/2026, 8/6/2026, 8/13/2026, 8/20/2026, 8/27/2026, 9/3/2026, 9/10/2026, 9/17/2026, 9/24/2026, 10/1/2026, 10/8/2026, 10/15/2026, 10/22/2026, 10/29/2026, but only in the limited area reserved for The Howard Street Ramble event on the sidewalks to curbline along Howard Street and Sewell Avenue adjacent to the Chalfonte Hotel. This Resolution will not be interpreted to permit open public consumption in other public areas of the not referenced herein.

3. This authorization is contingent upon the applicant receiving the required Expansion of Premises permits through the New Jersey Division of Alcohol Beverage Control.

4. All other provisions of Section 134-8 not in conflict with this Resolution shall remain in effect.

5. This temporary authorization will expire automatically on October 29, 2026 at 11:59 p.m.

I, Erin C. Burke, City Clerk of the City of Cape May, County of Cape May, State of New Jersey, do hereby certify the foregoing is a correct and true original Resolution adopted by the City Council of the City of Cape May at a meeting held on June 1, 2026.

_____
Erin C. Burke, City Clerk

Roll Call	Ayes	Nays	Absent	Abstain	Motion	Second
Meier						
McDade						
Bodnar						
Baldwin						
Mullock - Recused						

Cc: City Manager
Civic Affairs
Chief of Police

CAPE MAY CITY
SPECIAL EVENT APPLICATION

APPLICATION CHECKLIST

Please note that ALL documentation required for event on City owned property (below) must be submitted together or else the application will not be received.

- Completed Special Event Application. County Road Closure Approval required if applicable. •

Detailed Site Plan

- Fees (Including Application Fee and City Expenditures). ***Proof of Non-Profit or Tax-Exempt Status required to receive discounted fee.**

- Certificate of Liability Insurance – Must include the Wording: **CITY OF CAPE MAY IS NAMED AS ADDITIONAL INSURED. ***Insurance must include Endorsement Page.**

- Certificate of Liability Insurance – **Liquor Service** – Must include the Wording: **CITY OF CAPE MAY IS NAMED AS ADDITIONAL INSURED. ***Insurance must include Endorsement Page.**

- SOCIAL AFFAIR PERMIT – Required for the sale or service of alcoholic beverages to those attending an affair at which there is a charge in connection with the affair. Issued only to qualified non-profit organizations.

- CATERING PERMIT – Issued by the Director to plenary retail consumption licensees that wish to serve alcoholic beverages off their licensed premises at special events, such as wedding receptions, fundraising dinners, or similar occasions.

- Raffle Applications for any type of Raffle must be completed on a LGCCC Form signed and notarized with the correct amount of money. Three copies must be provided, and you may be required to provide a copy of the ticket for the event.

More documentation may be required depending on type of event being held on City owned property by the organization.

PLEASE COMPLETE AND MAIL TO:
CITY OF CAPE MAY
ATTN: CONVENTION HALL
643 WASHINGTON STREET
CAPE MAY, NJ 08204

***See attached Ordinance 458-2022.**

The City of Cape May requires any person, entity, or organization desiring to hold any event, including but not limited to a concert, race, walkathon, fair, carnival, festival, celebration, show, or other similar event in or upon any public grounds, park or road in the City must first apply for, and obtain a permit from the City of Cape May, Department of Civic Affairs/Recreation in accordance with the requirements of the City Code, Chapter 310, Article V.

Application must be fully completed, signed, and submitted to the Department of Civic Affairs and Recreation no later than **forty-five (45) days prior** to any such event. All information required by this section must be submitted in order for the application to be deemed complete for processing. Any application submitted less than 45 days prior to the scheduled event shall be subject to an additional $50.00 "rush" administration fee payable at the time of the application submittal.

APPLICANT INFORMATION

Name of Applicant Organization: _____**The Chalfonte Hotel**_____

Name of Event Chairperson: _____**Dillon Mullock**_____

Address: ___**301 Howard St.** _____

Phone: _____ _____ **Email** _____

Is your organization tax exempt? ___**NO**_____ **Tax ID #** _____

Is your organization nonprofit? _____**NO**_____ **Registered No.** _____

EVENT INFORMATION

Name of Event: *The Howard St Ramble*

Type of Event: *Weekly Entertainment*

Location Requested (Streets, Beach, Park, etc.): *Street and Sidewalk*

Date(s) Requested:*05/21/2026, 05/28/2026, 6/4/2026, 6/11/2026, 6/18/2026, 6/25/2026, 7/2/2026, 7/9/2026, 7/16/2026, 7/23/2026, 7/30/2026, 8/6/2026, 8/13/2026, 8/20/2026, 8/27/2026, 9/3/2026, 9/10/2026, 9/17/2026, 9/24/2026, 10/1/2026, 10/8/2026, 10/15/2026, 10/22/2026, 10/29/2026*

Time(s) Requested: *6:00 PM - 9:00 PM*

Rain Date(s) or Delayed Start Time(s):

No rain dates - event always ends at 9:00 PM regardless of weather delays

Approximate Number of Attendees: *200*

Will alcohol be served?

Alcoholic beverages will not be served in the closed-street area, and persons attending the event will not be allowed to bring alcoholic beverages purchased in the Chalfonte into the closed-street viewing area. Alcoholic beverages purchased at the Chalfonte will be allowed on the sidewalks between Howard St & Sewell Ave. Applications to allow this, by temporarily extending the Chalfonte liquor-licensed premises to the viewing area ("extension of premises permit" applications) are pending with the ABC. The City must advise the ABC through the ABC's on-line POSSE system if it approves the extension. The ABC will not act on the pending application until it receives the City's comments.

***AN ABC PERMIT IS REQUIRED FOR ANY EVENT SERVING ALCOHOL.** *** If alcohol is served, a Certificate of Liability of Liquor Liability is also required naming the City as an additional insured. **This certificate must contain exact wording – "City of Cape May is named as Additional Insured ($300,000.00 General Liability Minimum).**

PUBLIC WORKS / PUBLIC SAFETY

REQUIRED Emergency Action Plan (Weather Cancellation Plan, Evacuation Plan, etc.):

In the event of inclement weather, The Howard Street Ramble will be moved indoors. The public will be informed of the change through our social media platforms and staff will be informed to educate guests of such changes. All attendees present outdoors will be welcomed into the hotel's public areas for shelter and to continue enjoying the event in a safe indoor setting.

If multiple days, will the event require the site to remain in place overnight or will the site be broken down each night (partially or completely)? Explain:

No - the event is cleaned up and over after 9:00 PM

Describe how you plan to provide security for the event:

4 private security guards as well as two Cape May City security officers with one additional security guard dedicated to : monitoring guests attempting to carry drinks outside the extended premises, monitor for 'pass offs', prevent guests from bringing their own alcoholic beverages into the area, enforcing no personal chairs policy, and a no glass container policy. Signage will be posted informing guests that alcoholic beverages may not be removed from area, as well as outside beverages may not be brought into the viewing area

If Applicable, Private Security Company Name, Address, Phone and Email: Requested and approved through Extra Duty Solutions

Does event request the following Personnel:
• Police Presence: # Vehicles __2___ x # Hours __3___ (Requested Times: _6PM-9PM_____) • Fire Presence # Vehicles _____ x # Hours _____ (Requested Times: _____) • EMT Presence: # Vehicles _____ x # Hours _____ (Requested Times: _____)

Describe how you plan to remove trash and recycling from the event site:

There will be trash containers located in the closed-street area which will be removed by Chalfonte personnel at the conclusion of the event and brought to the adjacent Chalfonte hotel trash / recycling area.

Describe if electrical services (lights, outlets, etc.) will be used and for what purpose: *NO*

Will City water and sewer be needed: *NO*

In the event that the proposed activity or event requires expenditure of additional City resources, including but not limited to Police Department, Fire Department, Department of Public Works, Recreation Department and/or Emergency Medical Services salaries, wages, or other expense, **the applicant shall be responsible for all additional costs incurred.** For example, Special Events may require extra-duty police officers pursuant to Section 81-12 of the City Code to monitor and provide traffic direction, or other City Personnel, and in such cases the costs of the same will be estimated by the City and provided in advance. **A deposit of one hundred (100%) percent of the estimated costs shall be paid not less than five (5) days before the event.**

REQUIRED Description and Sketch (Attach Separately) of Special Event (Include a copy of program itinerary/schedule, etc.):

The Chalfonte Hotel in Cape May is a 19th century hotel with large verandas facing the adjoining streets. On certain summer days, between 6:00 pm and 9:00 pm, the Chalfonte offers free entertainment in the form of

various bands, performing on the first floor veranda. The performance series is referred to as "THE RAMBLE" The bands generally draw a good crowd. With the co-operation of the Cape May City Police, the public street adjacent to the performance, (Sewell Avenue between the intersections of Howard Street and Benton Avenue) is closed to vehicular traffic and is used as a public viewing area. Police barricades separate the viewing area from the adjacent streets which remain open to vehicular traffic. During past events, some patrons have brought their own alcoholic beverages (in coolers and otherwise) and consumed them in the public viewing area. The Chalfonte would prohibit patrons from bringing their own alcoholic beverages into this viewing area, but allow patrons to bring alcoholic beverages purchased in the Chalfonte's existing outlets in the hotel onto the public sidewalk but not into the street. This will provide supervision and control over alcoholic beverage activity in the viewing area which had been uncontrolled and unregulated during prior events.

REQUEST FOR CAPE MAY CITY STREET CLOSING

Location (Specific): *Sewell Avenue - adjacent to The Chalfonte Hotel*

Date(s): :*05/21/2026, 05/28/2026, 6/4/2026, 6/11/2026, 6/18/2026, 6/25/2026, 7/2/2026, 7/9/2026, 7/16/2026, 7/23/2026, 7/30/2026, 8/6/2026, 8/13/2026, 8/20/2026, 8/27/2026, 9/3/2026, 9/10/2026, 9/17/2026, 9/24/2026, 10/1/2026, 10/8/2026, 10/15/2026, 10/22/2026, 10/29/2026*

Time(s): *6:00 PM - 9:00 PM*

UNDER THE AUTHORITY VESTED IN ME AS CITY MANAGER OF THE CITY OF CAPE MAY, COUNTY OF CAPE MAY, STATE OF NEW JERSEY, BY VIRTUE OF N.J.S.A. 40:67-16.9 AND UNDER ORDINANCE OF THE CITY OF CAPE MAY, I HEREBY ORDER AND DIRECT THAT THE ABOVE REFERENCED STREET(S) BE CLOSED FOR HE TIME(S) INDICATED ABOVE.

I FURTHER DIRECT THAT PROPER SIGNS AD BARRIERS BE ERECTED AND THAT THE CITY OF CAPE MAY POLICE DEPARTMENT CONTROL AND REGULATE, AS WELL AS ENFORCE, THIS REGULATION.

_____ Paul Dietrich Date

City Manager

IF CLOSING OF A CAPE MAY COUNTY STREET IS BEING REQUESTED, PLEASE CONTACT CAPE MAY COUNTY DIRECTLY AT (609) 465-1035. COUNTY ROAD CLOSURE APPROVAL MUST BE SUBMITTED WITH SPECIAL EVENT APPLICATION.

County Roads include Beach Avenue, Madison Avenue, Broadway, Lafayette Street, Pittsburgh Avenue, Texas Avenue, Delaware Avenue, Mt. Vernon Avenue

4

APPLICATION AUTHORIZATION

I, ___Dillon Mullock____ (Applicant), state that I am the duly authorized representative of the _____The Chalfonte Hotel_____ (Organization) and the information provided in this application is correct to the best of my knowledge. I understand that some of the information is preliminary in nature, and I will provide updated information as it becomes available. I further agree to abide by changes made to the proposed event as indicated on the permit when so granted. I further understand that acceptance of this application by the City of Cape May does not constitute authorization to conduct this Special Event.

_____ _____ Applicant Signature Date

INTERNAL USE ONLY

PERMISSION FROM CITY MANAGER:

_____ City Manager

Date

Date Received Completed Application: MAY 27, 2026

Date Insurance Expires: JULY 31, 2026 → will send updated COI in July.

5

HOLD HARMLESS AGREEMENT

To the fully extent permitted by law, The Chalfont Hotel

agrees to defend, pay on behalf of, indemnify, and hold harmless the City of Cape May, its elected and appointed officials, its agents, employees and volunteers and others working on behalf of the City of Cape May against any and all claims, demands, suits, or loss, including all costs connected therewith, and for any damages which may be asserted, claimed or recovered against or from the City of Cape May, its elected and appointed officials, its agents, employees, volunteers or others working on behalf of the City of Cape May, by reason of personal injury, including bodily injury or death and/or property damage, including loss of use thereof, which arises out of or is in any way connected or associated with this contract.

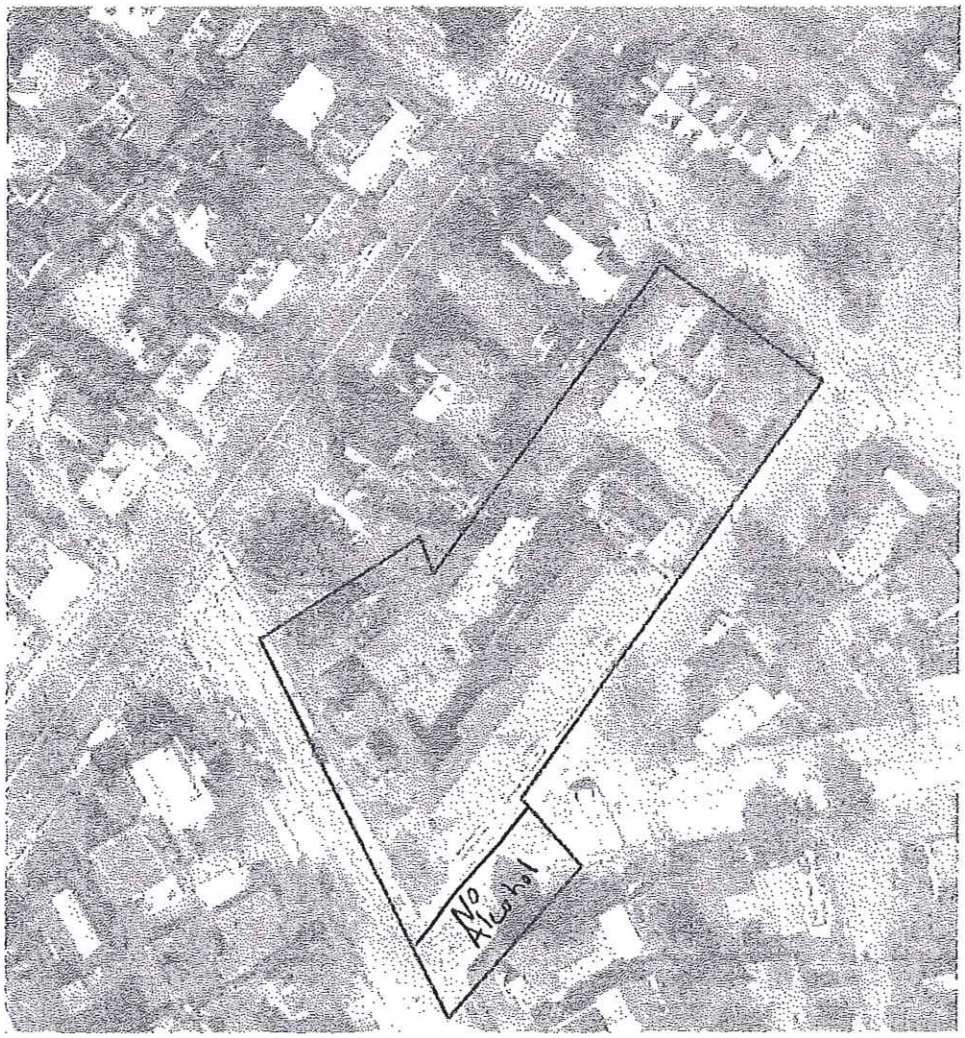
_____ For the

Contractor For the Municipality (Manager)

_____ Notary

Notary

Deanna MacCarter
My Commission Expires
NOTARY PUBLIC
06/01/2028
STATE OF NEW JERSEY


No
A1

ACORD®

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 5/20/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Marsh & McLennan Agency, LLC 1293 Hornet Rd Rio Grande NJ 08242-2228	CONTACT NAME: Jennifer Modica PHONE (A/C, No, Ext): 201-845-6600 FAX (A/C, No): E-MAIL ADDRESS: Jennifer.Modica@MarshMMA.com
INSURED CHALPAR-01 CHALFONTE PARTNERS INC & KING EDWARD CO 301 HOWARD ST 301 Howard St. CAPE MAY NJ 08204-2430	INSURER(S) AFFORDING COVERAGE — NAIC # INSURER A: AmTrust International Underwri INSURER B: ARI Insurance Company — 13900 INSURER C: UNITED STATES LIABILITY INSURA — 25895 INSURER D: INSURER E: INSURER F:

COVERAGES CERTIFICATE NUMBER: 177720245 REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY			AES122658903	7/31/2025	7/31/2026	EACH OCCURRENCE	$ 1,000,000
	CLAIMS-MADE X OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 100,000
	X Bl/Pd Ded: $1000						MED EXP (Any one person)	$ 5,000
							PERSONAL & ADV INJURY	$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 2,000,000
	POLICY PRO-JECT LOC						PRODUCTS - COMP/OP AGG	$ 2,000,000
	OTHER:							$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	ANY AUTO						BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
	UMBRELLA LIAB OCCUR						EACH OCCURRENCE	$
	EXCESS LIAB CLAIMS-MADE						AGGREGATE	$
	DED RETENTION $							$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y/N			PWC1216601	6/1/2025	6/1/2026	X PER STATUTE OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? N	N/A					E.L. EACH ACCIDENT	$ 1,000,000
	(Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	$ 1,000,000
C	Liquor Liability			CL1041125Y	7/31/2025	7/31/2026	Per Occur Aggregate	$1,000,000 $2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

RE: Ramble on Sewell Ave, between Howard st and Benton Ave on Thursdays 6-9 and the sidewalk through October

Certificate holder is included as Additional Insured when required by written contract, agreement or permit, but only with respect to the General Liability insurance and subject to the provisions and limitations of the policy.

CERTIFICATE HOLDER

City of Cape May
643 Washington St
Cape May, NJ 08204

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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capepublishing

Katie VanZandt <admin@chalfonte.com>

Certificate of Insurance

1 message

Marsh & McLennan Agency, LLC <mail-server@csr24.email> Wed, May 20, 2026 at 12:40 PM
Reply-To: Jennifer.Modica@marshmma.com
To: Robert Mullock <admin@chalfonte.com>

Cert Desc..... 25.26 GL WC Liq-Chalfonte
Cert Date..... 5/20/2026
Insured..... CHALFONTE PARTNERS INC & KING EDWARD CO
Insured Addr1..... 301 HOWARD ST
Insured Addr2..... 301 Howard St.
Insured City..... CAPE MAY
Insured State..... NJ
Insured Zip..... 08204-2430

Desc of OPs..... RE: Ramble on Sewell Ave, between Howard st and Benton Ave on Thursdays 6-9 and the sidewalk through October

Certificate holder is included as Additional Insured when required by written contract, agreement or permit, but only with respect to the General Liability insurance and subject to the provisions and limitations of the policy.

Holder..... City of Cape May
Address 1..... 643 Washington St
Address 2.....
Address 3.....
Address 4.....
City..... Cape May,
State/Province.....NJ
Zip/Postal Code....08204

GL
Policy..... AES122658903 7/31/2025 - 7/31/2026

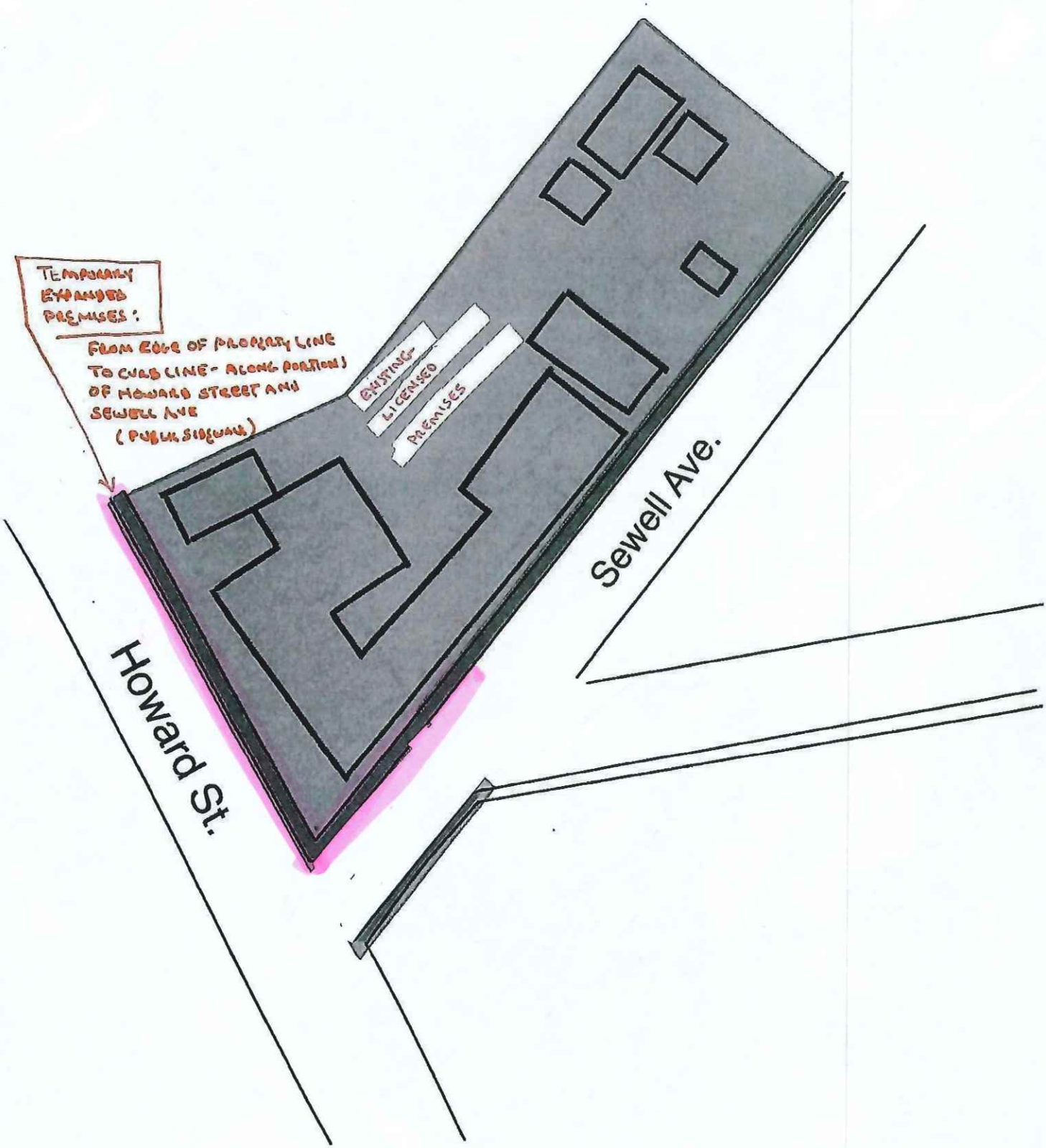
OTHER
Policy..... CL1041125Y 7/31/2025 - 7/31/2026

WC
Policy..... PWC1216601 6/1/2025 - 6/1/2026

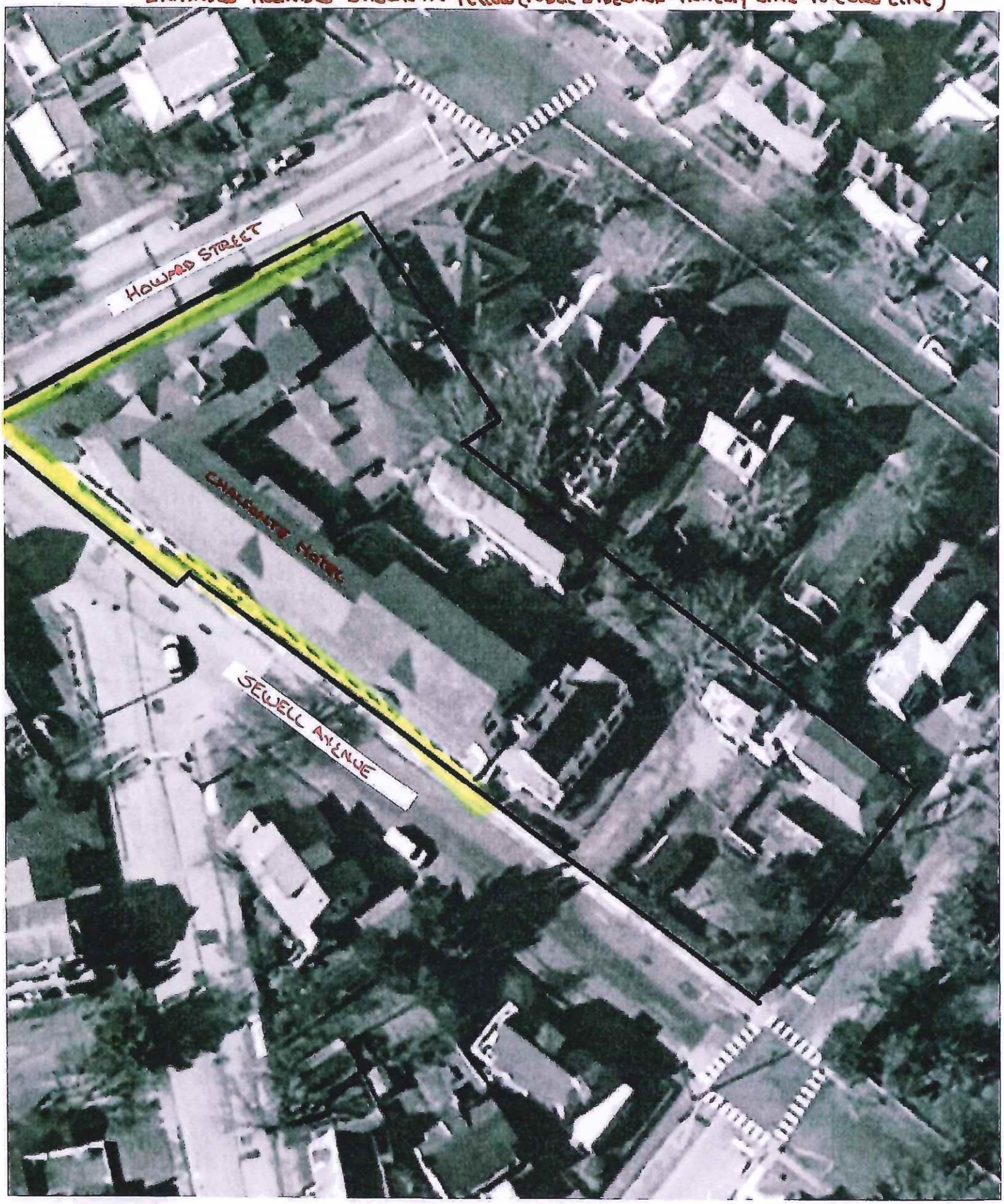
Delivery Method(s)
Viewed On Screen View (View)

City of Cape May_CHALFONTE PARTNERS INC & KING EDWAR_25.26 GL WC Liq-Chalfonte_5-20-2026_177720245.pdf
104K




TEMPORARILY EXPANDED PREMISES:
FROM EDGE OF PROPERTY LINE TO CURB LINE - ALONG PORTION OF HOWARD STREET AND SEWELL AVE (PUBLIC SIDEWALK)
EXISTING LICENSED PREMISES
Sewell Ave.
Howard St.

EXPANDED PREMISES SHOWN IN YELLOW (PUBLIC SIDEWALK - PROPERTY LINE-TO-CURB LINE)



PAUL E. DIETRICH
City Manager/City Engineer
ERIN C. BURKE
City Clerk

ZACK MULLOCK
Mayor
MAUREEN K. MCDADE
Deputy Mayor
LORRAINE M. BALDWIN
Councilmember
STEVE BODNAR
Councilmember
SHAINE P. MEIER
Councilmember

MAYORAL APPOINTMENTS 2026

(2026 changes bolded)

Environmental Commission		**Term Expiration**
Sarah Stevenson	Regular Member	12/31/2028
Michael Jones (Chair)	Regular Member (Cross Member with Planning Board)	12/31/2028
Gretchen Whitman	Regular Member	12/31/2027
Kimberly Gronendahl	Regular Member	12/31/2027
Randell Nuschke	Regular Member	12/31/2026
Jennifer Flamini Keuler	Regular Member	12/31/2026
Barbara Meimbresse	Regular Member	12/31/2026
Dr. Rose Traficante	**Alternate I**	12/31/2027
John Boecker	**Alternate II**	12/31/2027

Shade Tree Commission		
Carol York	Regular Member	12/31/2028
Carol Sick	Regular Member	12/31/2028
Kathy Drake	**Regular Member**	12/31/2030
George Ator	Regular Member	12/31/2029
George Werner	Regular Member	12/31/2026
Tracey Ronca-Goldstein	Regular Member	12/31/2026
Anita Novino	**Regular Member**	12/31/2026
Melissa Robinson	**Alternate I**	12/31/2029
VACANT	Alternate II	12/31/2027

Zachary Mullock, Mayor
June 1, 2026