REGULAR MEETING
OF CITY COUNCIL OF THE CITY OF CAPE MAY, NJ
Monday, June 1, 2026 at 3:30 P.M.

The Meeting of City Council of the City of Cape May was called to order by Mayor Mullock at 3:35 P.M. on Monday, June 1, 2026 in the Cape May City Hall Auditorium and streamed live on the City's website (capemaycity.com). The City Clerk called the roll and the Pledge of Allegiance was recited.

Erin C. Burke, City Clerk announced that under the Open Public Meetings Law, notice of this Special Meeting was sent to the Cape May County Herald and The Press of Atlantic City and a copy of the agenda was delivered to each Member of Council and was posted on the City Hall Bulletin Board.

Present:	Councilmember Lorraine M. Baldwin
	Councilmember Steve Bodnar
	Deputy Mayor Maureen K. McDade
	Councilmember Shaine P. Meier
	Mayor Zachary Mullock – via telephone
Also Present:	City Solicitor Chris Gillin-Schwartz
	City Manager Paul Dietrich
	City Clerk Erin C. Burke
	Deputy City Manager Justin Riggs
	Deputy City Clerk Brian Turner

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

ADDITIONS/DELETIONS – None.

Cape May County Land of the Free, Celebration 250th grant award
Cape May County Commissioner Patrick Rosenello presents City Council with the "Land of the Free" Grant Award.

UPDATES:

- City Manager – City Manager Dietrich congratulates Deputy City Manager Just Riggs on being selected to serve on the New Jersey Municipal Management Association Executive Board. Mr. Dietrich provides an update on various projects and announces that the Harborview Park ribbon cutting will take place on July 2nd at 11AM.
- City Solicitor – None.
- City Council – None.

ORDINANCES FOR SECOND READING AND CONSIDERATION FOR ADOPTION

602-2026 An Ordinance Amending Chapter 7 of the City Code Regarding Metered Parking in the City of Cape May

Motion: Baldwin **Second:** McDade

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

PUBLIC COMMENT – None.

603-2026 Bond Ordinance Providing 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

Motion: McDade **Second:** Meier

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

PUBLIC COMMENT – None.

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

Motion: Meier **Second:** McDade

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

PUBLIC COMMENT

Martin VanWalsum, 329 Congress Street – Mr. VanWalsum voices concerns with the fact that many species of trees require significant pruning, and that the proposed ordinance sets neighbor against neighbor.

PUBLIC PORTION ON RESOLUTIONS ONLY

John Lynch, 14 Corgie Street – Mr. Lynch opposes the issuing of the liquor license (resolution 226-06-2026) for the Southern Mansion, citing violation of special conditions.

Jane Howard, 706 Corgie Street – Ms. Howard opposes the issuing of the liquor license (resolution 226-06-2026) for the Southern Mansion, citing violation of special conditions.

Elizabeth Parker, 716 Corgie Street – Ms. Parker opposes the issuing of the liquor license (resolution 226-06-2026) for the Southern Mansion, citing violation of special conditions.

Jules Rauch, 1010 New York Avenue – Mr. Rauch would like to know when the City will be reimbursed via water bills for the cost of the desalination plant.

CONSENT AGENDA:

Resolutions:

222-06-2026 Resolution Authorizing the Payment of Accrued Benefits to Retiring Police Lieutenant Kristopher Mazza

223-06-2026 Resolution Amending the Agreement Between the City of Cape May and the Fund for Cape May Regarding Rotary Park

224-06-2026 Resolution for Release of Performance Guarantee For 5-9 Stockton Place, Block 1064, Lot 17

225-06-2026 Resolution for Release of Performance Guarantee For 1404 Washington Street, Block 1160, Lot 53

226-06-2026 Resolution Approving Alcoholic Beverage License Renewals for the 2026-2027 License Year

Motion to amend to remove New Jersey Farmer's Cooperative: Meier **Second:** Bodnar
Meier: Yes **McDade:** Yes **Bodnar:** Yes **Baldwin:** Yes **Mullock:** Abstain

228-06-2026 Resolution Authorizing Award of Bid for the Water Treatment Plant Project – Phase 1A

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 – Uniform Construction Code Shared Services Agreements

230-06-2026 Resolution Authorizing Change Order #2 to Contract for Sanitary Sewer & Water System Improvements (FY2025 New Jersey Water Bank)

231-06-2026 Resolution Authorizing Change Order #5 to Contract for the Promenade Preservation Project

232-06-2026 Resolution Authorizing Change Order #2 to Contract for Convention Hall theater Lighting Upgrade

233-06-2026 Resolution Authorizing Sale of Two Fire Trucks No Longer Needed for City Purposes to the City of Pleasantville

234-06-2026 Resolution for the Payment of Bills

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

REGULAR AGENDA

227-06-2026 Resolution Approving Alcoholic Beverage Club License Renewals for the 2026-2027 License Year

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

236-06-2026 Resolution Regarding Temporary Open Container and Public Consumption in Connection with a Permitted Special Event – The Howard Street Ramble

Scott Silver, attorney for the applicant, briefs Council on the special event application, and requests that Council consider altering the special conditions of the King Edward Corp. ABC license to expedite future potential special event approvals.

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

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

Motion to table until June 16th meeting: McDade **Second:** Meier
Meier: Yes **McDade:** Yes **Bodnar:** Yes **Baldwin:** Yes **Mullock:** Abstain

MAYORAL APPOINTMENTS:
Mayor Mullock appoints Dr. Rose Traficante to the Alt. 1 and John Boecker to the Alt. 2 position of the Environmental Commission. The Mayor appoints Kathy Drake and Anita Novino as regular members of the Shade Tree Commission, and Melissa Robinson as Alt. 1.

NEW BUSINESS:

- City Solicitor – City Solicitor Gillin-Schwartz announces that the implementation of the new NJPACT rules has moved from July of 2026 to July of 2027.
- City Manager – City Manager Dietrich announces that the jitney service is now extending into West Cape May, with two stops in the borough.
- City Clerk – City Clerk Erin Burke announces that the Primary Election will be held Tuesday, June 2nd, from 6AM-8PM.
- **Councilmembers**
    - **Councilmember Baldwin** – Councilmember Baldwin provides an update on work with the sign taskforce, and encourages everyone to get out and vote on primary election day.
    - **Deputy Mayor McDade** – None.
    - **Mayor Mullock** – None.
    - **Councilmember Bodnar–** None.
    - **Councilmember Meier –** Councilmember Meier speaks on the work of the sign taskforce, and wishes Mayor Mullock good luck in the election.

PUBLIC PORTION:
Martin VanWalsum, 329 Congress Street – Mr. VanWalsum would like to know how the planning and zoning boards are to respond to the extension of the implementation of the NJPACT rules.

Council adjourns into Closed Session at 5:01PM
The open public meeting resumes at 5:10PM with no official action being taken as a result of the Closed Session.

ADJOURNMENT
Motion is made to adjourn by Councilmember Meier, with all in favor. The Regular Meeting adjourns at 5:101PM.

Zachary Mullock, Mayor

Maureen K. McDade, Deputy Mayor

Lorraine M. Baldwin, Councilmember

Steve Bodnar, Councilmember

Shaine P. Meier, Councilmember

Erin C. Burke, City Clerk