



**REGULAR MEETING
OF CITY COUNCIL OF THE CITY OF CAPE MAY, NJ
Tuesday, June 16, 2026 at 3:00 P.M.**

The Meeting of City Council of the City of Cape May was called to order by Mayor Mullock at 3:03P.M. on Tuesday, June 16, 2026 in the Cape May City Hall Auditorium and streamed live on the City's website (capemaycity.com). The City Clerk called the roll and the Pledge of Allegiance was recited.

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

Present: Councilmember Lorraine M. Baldwin
Councilmember Steve Bodnar
Deputy Mayor Maureen K. McDade
Councilmember Shaine P. Meier
Mayor Zachary Mullock

Also Present: City Solicitor Chris Gillin-Schwartz
City Manager Paul Dietrich
City Clerk Erin C. Burke
Deputy City Manager Justin Riggs
Deputy City Clerk Brian Turner

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

ADDITIONS/DELETIONS

- 261-06-20226 Resolution of Award for Bid #26-09 FY2026 New Jersey Water Bank No. S340258-04 Various Sanitary Sewer and Water Main Improvements
- 262-06-2026 Resolution Authorizing Grant Application and Execution of a Grant Agreement with the State of New Jersey Department of Environmental Protection for SRF Technical Assistance and Design Grant for Lead Service Line Replacement Project

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

UPDATES:

- City Manager – City Manager Dietrich congratulates Lenny Benstead on 40 years of service to the City of Cape May, and congratulates the Police Department on their accreditation with the State of New Jersey. Mr. Dietrich provides an update on the ADA improvements at the tennis club.
- City Solicitor – None.

- City Council – None.

EMPLOYEE OF THE QUARTER

City Manager Dietrich acknowledges Dorann Heminway as Employee of the 1st Quarter 2026, and Ian Kelly as Employee of the 2nd Quarter 2026.

PRESENTATIONS:

Atlantic City Electric Energy Savings Program – Ronnie Town and Frank Nicosia present Atlantic City Electric’s Energy Savings Program, highlight various energy-saving options and programs for homeowners.

Energy Savings Analysis for City Buildings – Eric Prusinski and Richard Heym, present an energy savings analysis for City buildings, citing savings after implementing various energy-saving measures in 3 City buildings.

ORDINANCE FOR INTRODUCTION:

605-2026 Ordinance Amending Chapter 7 of the Cape May City Code Regarding Metered Parking and Incorporating Private Parking Lot Use Agreements

Motion: McDade **Second:** Meier

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

PUBLIC PORTION ON RESOLUTIONS ONLY

Mayor Mullock recuses himself at 3:45PM.

John Lynch, 14 Corgie Street – Mr. Lynch opposes the issuing of the liquor license for the Southern Mansion, citing violation of special conditions.

Hamilton Wilde, 720 Washington Street – Ms. Wilde explains to Council the special conditions that have been upheld by the Southern Mansion property, and details a plan moving forward to address concerns with the property.

Jules Rauch, 1010 New York Avenue – Mr. Rauch would like to know how the landscaping will be done in conjunction with the seawall improvements.

RESOLUTION

252-06-2026 Resolution Approving Alcoholic Beverage License Renewals for the 2026-2027 License Year

Motion: McDade **Second:** Baldwin

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

Resolutions 249-06-2026; 251-06-2026; and 252-06-026 are removed from the Consent Agenda.

CONSENT AGENDA:

Report:

Manager’s Monthly Departmental Report for the month of May 2026

Minutes:

Cape May City Council Regular Meeting Minutes dated April 21, 2026

Cape May City Council Closed Session Meeting Minutes dated April 21, 2026

Resolutions:

- 237-06-2026 Resolution Authorizing Approval to Submit a Grant Application and Execute a Grant Agreement with the Federal Emergency Management Agency for a FY2026 FEMA Assistance to Firefighter Grant
- 238-06-2026 Resolution of Support From Local Governing Body Authorizing the Application Funded by FEMA for Staffing for adequate Fire & Emergency Response (SAFER)
- 239-06-2026 Resolution Authorizing Approval to Submit A Grant Application and Execute a Grant Agreement with the Federal Emergency Management Agency for a FY2026 FEMA Fire Prevention and Safety Grant
- 240-06-2026 Resolution Authorizing Approval to Submit a Grant Application and Execute a Grant Agreement with the New Jersey Department of Transportation for the Reconstruction of Ocean Street Project
- 241-06-2026 Resolution Providing for the Insertion of a Special Item of Revenue in the Budget Pursuant to Chapter 159 PL 1948 - Small Cities CDBG Grant for ADA Improvements to Cape May Tennis Center
- 242-06-2026 Resolution Authorizing Electronic Payment of 2026 Local School Taxes to Cape May Board of Education
- 243-06-2026 Resolution Authorizing Electronic Payment of 2026 School Taxes to Lower Cape May Regional Board of Education
- 244-06-2026 Resolution for the Refund of Overpaid 2026 Property Taxes
- 245-06-2026 Resolution for Adjustment Credit of 2026 Sewer Charges – 908 Corgie Street
- 246-06-2026 Resolution for Adjustment Credit of 2026 Sewer Charges – 1022 Washington Street
- 247-06-2026 Resolution Authorizing Invitation for Bid for Access Control, Video Surveillance, and Security Systems in the City of Cape May
- 248-06-2026 Resolution Authorizing Invitation for Bid for Flood Protection/Climate Resiliency Improvements to Cape May Seawall Project – Madison Avenue to Wilmington Avenue
- 250-06-2026 Resolution Regarding Temporary Open Container and Public Consumption in Connection with the Catch of Cape May Event
- 253-06-2026 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 – Fenuta v. City litigation update; 100 Beach Avenue Broadway Pavilion lease; discussion on water/sewer rates
- 254-06-2026 Resolution Certifying the 2025 City of Cape May Annual Audit
- 255-06-2026 Resolution of the City of Cape May Approving the Corrective Action Plan for the Year 2025
- 256-06-2026 Resolution for the Payment of Bills
- 257-06-2026 Resolution Approving Parking Lot Use Agreement with Ocean View Restaurant Inc.
- 258-06-2026 Resolution Approving Parking Lot Use Agreement with Gagliardi Hardware LLC (“Swain’s Hardware”)
- 259-06-2026 Resolution Approving Parking Lot Use Agreement with Bank Street Commons Condominium (518 Bank Street)
- 260-06-2026 Resolution of the City of Cape May, in the County of Cape May, State of New Jersey, Determining the Form and Other Details of its “Note Relating to the Construction Financing Program of the New Jersey Infrastructure Bank (F/K/A New Jersey Environmental Infrastructure Trust)”, to Be Issued in the Principal amount of Up to \$3,650,000 (in One Or More Series), and Providing for the Issuance and Sale of Such Note (in One Or More Series) to the New Jersey Infrastructure Bank, and Authorizing the Execution and Delivery of Such Note (in One or More Series) by the City of Cape May in Favor of the New Jersey

Infrastructure Bank, all Pursuant to the New Jersey Infrastructure Bank
Construction Financing Program

Motion to adopt consent agenda: McDade **Second:** Baldwin

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

REGULAR AGENDA

249-06-2026 Resolution Authorizing Sale of Personal Property No Longer Needed for City
Purposes to Nonprofit Organizations

Motion: Baldwin **Second:** Meier

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

251-06-2026 Resolution Authorizing a Maintenance and Reimbursement Agreement with
Sturdy Savings Bank to Maintain Gas Lamps Adjacent to Property known as
701 Washington Street

Motion: McDade **Second:** Baldwin

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

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: McDade **Second:** Bodnar

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

261-06-20226 Resolution of Award for Bid #26-09 FY2026 New Jersey Water Bank No.
S340258-04 Various Sanitary Sewer and Water Main Improvements

Motion: Baldwin **Second:** McDade

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

262-06-2026 Resolution Authorizing Grant Application and Execution of a Grant Agreement
with the State of New Jersey Department of Environmental Protection for SRF
Technical Assistance and Design Grant for Lead Service Line Replacement
Project

Motion: McDade **Second:** Bodnar

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

NEW BUSINESS:

- City Solicitor – None.
- City Manager – None.
- City Clerk – City Clerk Erin Burke announces that the Harborview Park ribbon cutting will take place on July 2 at 11:00AM, that all City offices will be closed on July 3rd in observance of the July 4th holiday, and that the Independence Day parade will take place on July 4 at 1:00PM.
- **Councilmembers**
 - **Councilmember Baldwin** – Councilmember Baldwin expresses interest in recreating the City's National Historic Landmark plaque.
 - **Deputy Mayor McDade** – None.
 - **Mayor Mullock** – Mayor Mullock congratulates the police department on their accreditation with the State of New Jersey.

- **Councilmember Bodnar**– Councilmember Bodnar congratulates the police department on their accreditation with the State of New Jersey. Council member Bodnar commends the new lighting in Convention Hall.
- **Councilmember Meier** – None.

PUBLIC PORTION:

Jules Rauch, 1010 New York Avenue – Mr. Rauch requests details of the jitney agreement between the City of Cape May and the Borough of West Cape May.

Council adjourns into Closed Session at 4:45PM.

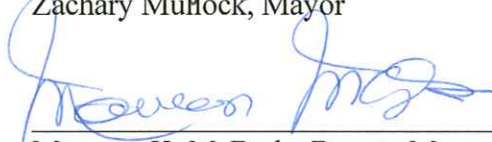
The open public meeting resumes at 5:29PM with no official action taken as a result of the Closed Session.

ADJOURNMENT

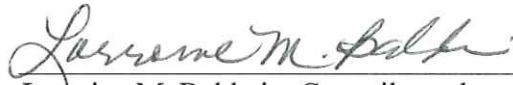
Motion is made to adjourn by Deputy Mayor McDade, with all in favor. The Regular Meeting adjourns at 5:30 PM.



Zachary Mulhock, Mayor



Maureen K. McDade, Deputy Mayor



Lorraine M. Baldwin, Councilmember



Steve Bodnar, Councilmember



Shaine P. Meier, Councilmember



Erin C. Burke, City Clerk

