



**REGULAR MEETING
OF CITY COUNCIL OF THE CITY OF CAPE MAY, NJ
Tuesday, July 21, 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 3:04 P.M. on Tuesday, July 7, 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.

Brian Turner, Deputy 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 - Absent Deputy City Manager Justin Riggs Deputy City Clerk Brian Turner

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

ADDITIONS/DELETIONS

289-07-2026 Resolution Authorizing Acknowledgement between the City of Cape May and CWA Local 1036 to Confirm Recognition of Title within the CWA White Collar Bargaining Unit

Motion to add: Baldwin **Second:** McDade

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

UPDATES:

- City Manager – City Manager Dietrich provides an update on the water plant, details the Manager's report, and states that seven months into the year, City expenditures are in line. Mr. Dietrich announces that the City is up \$54,000 on occupancy tax revenue.
- City Solicitor – None.
- City Council – None.

PUBLIC PORTION ON RESOLUTIONS ONLY:

Jules Rauch, 1010 New York Avenue – Mr. Rauch commends the VFW post in Cape May.

Resolution 281-07-2026 is removed from the Consent Agenda.

CONSENT AGENDA:

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

Minutes:

Cape May City Council Regular Meeting Minutes dated July 7, 2026

Cape May City Council Closed Meeting Minutes dated July 7, 2026

Resolutions:

- 273-07-2026 Resolution Designating the Month of August as Veterans and Military Appreciation Month in the City of Cape May
- 274-07-2026 Resolution Authorizing Approval of a Required Disclosure Award to Equipmentsshare.com INC. for Equipment Rentals
- 275-07-2026 Resolution Requesting Permission for the Dedication by Rider for Donations by N.J.S.A. 40A: 4-39 for the Shade Tree Bank
- 276-07-2026 Resolution for Authorization to Apply for and Accept a Neighborhood Preservation Program Grant from the New Jersey Department of Community Affairs
- 277-07-2026 Resolution Amending Scheduled Council Meeting Date for the Year 2026
- 278-07-2026 Resolution Regarding Temporary Open Container and Public Consumption in Connection with Oktoberfest and the Waiver of Special Event Fees
- 279-07-2026 Resolution Authorizing the Execution of a Contract Renewing Membership in the Atlantic County Municipal Joint Insurance Fund
- 280-07-2026 Resolution Authorizing a Shared Services Agreement with the Cape May County Municipal Utilities Authority for Solid Waste Disposal and Recycling Services
- 282-07-2026 Resolution Authorizing Professional Services Agreement Between the City of Cape May and Steven Smolyn, AIA / Architectural Heritage Consultants, LLC for Historic Design Standards Updates, Architectural Property Surveys, and Interactive Historic Resources Map
- 283-07-2026 Resolution Authorizing Change Order #4 to Contract for 2023 Utility & Road Program (FY 2023 NJDOT Municipal Aid Program, Reconstruction of Trenton Avenue)
- 284-07-2026 Resolution Authorizing Change Order #3 to Contract for Sidewalk Refurbishment
- 285-07-2026 Resolution Authorizing Change Order #2 and #3 to Kiwanis Community Park ADA Compliance Project
- 286-07-2026 Resolution Authorizing Award of Lease for City-Owned Property Known as a Portion of the Canning House Lane Water Tower Located at 830 Canning House Lane, Cape May, New Jersey, Block 1061, Lot 137 And 139
- 287-07-2026 Resolution Approving Parking Lot Use Agreement with 106 Decatur Realty LLC and 19 Jackson Street, Inc. ("The Cricket Club")
- 288-07-2026 Resolution for the Payment of Bills

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

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

REGULAR AGENDA

281-07-2026 Resolution Authorizing Professional Services Contract with Robbie J. Conley, AIA for Alterations and Improvements to Cape May Convention Hall and Beach Tag Center

Councilmember Baldwin would like the City to explore the possibility of replacing the windows behind the stage in Convention Hall with windows/glass doors that can open completely to the outside, as well as the possibility of removing the railings or adding stairs to allow for more access to the beach for concerts.

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

289-07-2026 Resolution Authorizing Acknowledgement between the City of Cape May and CWA Local 1036 to Confirm Recognition of Title within the CWA White Collar Bargaining Unit

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

NEW BUSINESS:

- City Solicitor – None.
- City Manager – City Manager Dietrich provides an update on the memorial bench program, with a shoutout to Civic Affairs for leading the program.
- Deputy City Clerk – Deputy City Clerk Turner announces several events taking place in the City including a 1:00 Council Meeting on August 4th, National Night Out on August 4th from 5:50PM-8:30PM on Beach Ave, and the Baby Parade on July 31st at 11:00AM.
- **Councilmembers**
 - **Councilmember Baldwin** – Councilmember Baldwin commends the Shade Tree Commission for their work to eliminate the Lantern Flies.
 - **Deputy Mayor McDade** – None.
 - **Mayor Mullock** – Mayor Mullock commends the City's lifeguards.
 - **Councilmember Bodnar** – None.
 - **Councilmember Meier** – Councilmember Meier gives several Shade Tree commission updates.

PUBLIC PORTION:

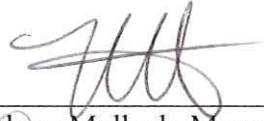
Stacy Sheehan, 928 Columbia Avenue – Ms. Sheehan would like to know if the City is classified as a "Sanctuary City." Ms. Sheehan asks if there will be a marina by the Yacht Club and if Cape May Avenue will be turned into a parking lot. Ms. Sheehan questions the contract with West Cape May for Jitney services and raises concern over plans to expand the Allen AME Church with the East Lynne Theater Company.

Jules Rauch, 1010 New York Avenue – Mr. Rauch raises concern over plans to expand the Allen AME Church with the East Lynne Theater Company. Mr. Rauch states that there are several beach

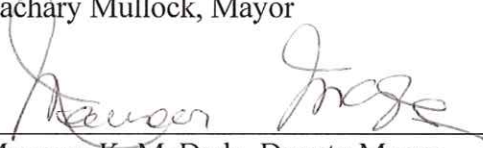
showers in need of maintenance, and thanks Deputy City Manager Riggs for looking into beach concession areas.

ADJOURNMENT

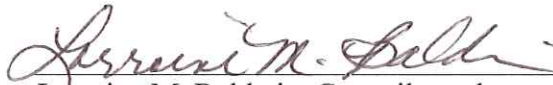
Motion is made to adjourn by Councilmember Meier, seconded by Deputy Mayor McDade, with all in favor. The Regular Meeting adjourns at 3:45 PM



Zachary Mullock, Mayor



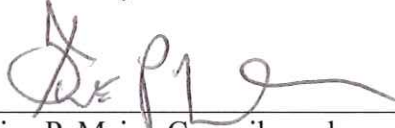
Maureen K. McDade, Deputy Mayor



Lorraine M. Baldwin, Councilmember



Steve Bodnar, Councilmember



Shaine P. Meier, Councilmember



Brian Turner, Deputy City Clerk