



**REGULAR MEETING
OF CITY COUNCIL OF THE CITY OF CAPE MAY, NJ
Tuesday, August 4, 2026 at 1:00 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 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.

UPDATES:

- City Manager – City Manager Dietrich provides an update on the West Cape May pedestrian bridge project, stating that administrative changes to the DEP permit had to be made. Mr. Dietrich clarifies several Chapter 159 resolutions on the agenda.
- City Solicitor – City Solicitor Gillin-Schwartz informs Council that there is an HPC ordinance being drawn up relating to roof pitches.
- City Council – None.

PROCLAMATION

Coast Guard Day – Mayor Mullock reads in full.

PRESENTATION:

Cape May Housing Authority – Dr. Keith Lafferty, CMHA State Appointee and Ron Miller Director of Affordable Housing present plans to renovate the City’s affordable housing units, requesting City funding for a portion of the project.

ORDINANCE FOR INTRODUCTION:

606-2026 Ordinance Amending the City Code Regarding Prohibited Acts on the Promenade and Beach and Amending Curfew

Motion: McDade **Second:** Meier

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

Cape May Police Captain Walker briefs Council and the public on the necessity of the ordinance.

PUBLIC PORTION ON RESOLUTIONS ONLY:

Trudy Getler, 608 Washington Street – Ms. Getler states concern over grant funds received for the seawall project.

CONSENT AGENDA:

Minutes:

Cape May City Council Special Meeting Minutes dated July 21, 2026

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

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

Resolutions:

291-08-2026 Resolution Providing for the Insertion of a Special Item of Revenue in the Budget Pursuant to Chapter 159 PL 1948 – 2026 Neighborhood Preservation Program

292-08-2026 Resolution Providing for the Insertion of a Special Item of Revenue in the Budget Pursuant to Chapter 159 PL 1948 – 2026 Wawa Wellness initiative Police Grant

293-08-2026 Resolution Providing for the Insertion of a Special Item of Revenue in the Budget Pursuant to Chapter 159 PL 1948 – Historic Preservation Fund – Allen A.M.E. Church

29408-2026 Resolution Canceling Grant Receivable and/or Appropriation/Unappropriated Grant Balances

295-08-2026 Resolution Authorizing Change Order #4 to Contract for Construction of New Cape May Police Department Headquarters

296-08-2026 Resolution Authorizing a Shared Services Agreement with the Borough of West Cape May for the Provision of Uniform Construction Code Services

297-08-2026 Resolution for Release of Performance Guarantee for Atlantic City Electric - Venice Avenue, Bank Street, and Elmira Street, Block 1055, Lots 3-10 And Block 1061, Lot 16

298-08-2026 Resolution for the Payment of Bills

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

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

REGULAR AGENDA

290-08-2026 Resolution Providing for the Insertion of a Special Item of Revenue in the Budget Pursuant to Chapter 159 PL 1948 – 2025-2026 Coastal Resiliency Grant

Councilmember Meier states that he is not in favor of offshore wind projects, but will vote yes on this resolution.

Motion: Baldwin **Second:** McDade

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

NEW BUSINESS:

- City Solicitor – None.
- City Manager – None.
- Deputy City Clerk – City Clerk Erin Burke announces that National Night Out will take place from 5:30PM-8:30PM on Beach Ave in front of Convention Hall.
- **Councilmembers**
 - **Councilmember Baldwin** – Councilmember Baldwin announces that the Beach Safety Committee will have an open house at the Lifeguard Headquarters on either September 15th or 16th, weather permitting, from 3PM-4PM.
 - **Deputy Mayor McDade** – None.
 - **Mayor Mullock** – Mayor Mullock encourages residents and visitors to come out for National Night Out.
 - **Councilmember Bodnar** – None.
 - **Councilmember Meier** – None.

PUBLIC PORTION:

Police Captain Walker details the Police Department's educational campaign to raise awareness on the new E-Scooter & E-Bike laws.

John Boecker, 1114 Lafayette Street – Mr. Boecker supports the presentation by the Cape May Housing Authority.

Tom Carroll, 625 Hughes Street – Mr. Carroll supports the presentation by the Cape May Housing Authority.

John Lord, 9 Harbor Cove – Mr. Lord supports the presentation by the Cape May Housing Authority.

Martin VanWalsum, 329 Congress Street – Mr. VanWalsum supports the presentation by the Cape May Housing Authority, and compliments the work of Cape May Cares.

Jules Rauch, 1010 New York Avenue – Mr. Rauch asks for an update on HVAC repairs at the Cape May City firehouse. Mr. Rauch would like to know if City litigation is public record. Mr. Rauch states that there are rust spots on newly paved areas of the promenade.

Wendy Collins, 405 Lafayette Street – Ms. Collins supports the presentation by the Cape May Housing Authority.

Peter Cole, 1075 Michigan Avenue – Mr. Cole announces that the TPA’s annual meeting will be held on August 20th at 1PM in the Cape May City Hall auditorium.

Brett Blythe, 1313 Massachusetts Avenue – Mr. Blythe questions a lifeboat as a safety concern on the Washington Street Mall.

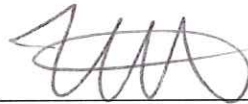
Trish Ternove, 719 Franklin Street – Ms. Ternove presents a history of her property, and states that she is against the proposed addition to the Allen AME Church.

Paul Lettieri, 719 Franklin Street – Mr. Lettieri opposes the proposed expansion of the Allen AME Church.

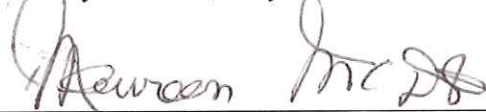
Peter Cole, 1075 Michigan Avenue – Mr. Cole, on behalf of the Tax Payer’s Association, requests that all plans for the Allen AME Church addition be presented in a public setting.

ADJOURNMENT

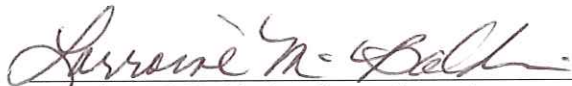
Motion is made to adjourn by Councilmember Meier, with all in favor. The Regular Meeting adjourns at 2:39 PM



Zachary Mullock, Mayor



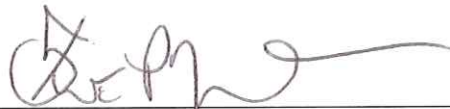
Maureen K. McDade, Deputy Mayor



Lorraine M. Baldwin, Councilmember



Steve Bodnar, Councilmember



Shaine P. Meier, Councilmember



Erin C. Burke, City Clerk