REGULAR MEETING
OF CITY COUNCIL OF THE CITY OF CAPE MAY, NJ
Tuesday, October 6, 2026 at 5:00 P.M.

The Meeting of City Council of the City of Cape May was called to order by Mayor Mullock at 5:00 P.M. on Tuesday, October 6, 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 Riggs
	Deputy City Clerk Turner

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

ADDITIONS/DELETIONS – None.

UPDATES:

- City Manager – City Manager Dietrich states that sandblasting on the Madison Avenue water tower will start tomorrow, October 7th.
- City Solicitor – None.
- City Council – None.

ORDINANCES FOR SECOND READING AND CONSIDERATION FOR ADOPTION:

608-2026 Ordinance Amending Bond Ordinance 536-2024, Heretofore Finally Adopted by the City Council of the City of Cape May, in the County of Cape May, State of New Jersey, to Amend Certain Descriptions Set Forth Therein

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

PUBLIC HEARING
Hunter Cochrane, 1429 New Jersey Avenue – Mr. Cochrane would like to know what budget line the funds from the ordinance are coming from.

609-2026 Ordinance Amending Zoning Code Regarding Minimum and Maximum Roof Pitch Requirements

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

PUBLIC HEARING

Hunter Cochrane, 1429 New Jersey Avenue – Mr. Cochrane cautions Council on adopting Ordinance 609-2026, which would grant certain discretion to the HPC regarding roof pitches.

PUBLIC PORTION ON RESOLUTIONS ONLY:

Jules Rauch, 1010 New York Avenue – Mr. Rauch seeks clarification on the resolution changing the parent company for the desalination phase 1A project and raises concern over who will manage the project. Mr. Rauch asks for clarification on the person-to-person liquor license transfer.

Hunter Cochrane, 1429 New Jersey Avenue – Mr. Cochrane request clarification on Anti-Scalent award extension.

CONSENT AGENDA:

Minutes:

Cape May City Council Special Meeting Minutes dated September 15, 2026
Cape May City Council Closed Session Meeting Minutes dated September 15, 2026
Cape May City Council Regular Meeting Minutes dated September 15, 2026

Resolutions:

328-10-2026 Resolution Regarding Trick-or-Treat Night in the City of Cape May
329-10-2026 Resolution Recognizing October 6, 2026 as Knock Out Opioid Abuse Day in Cape May County
330-10-2026 Resolution Requesting Change in Title, Text, Or Amount of Appropriation Pursuant to N.J.S.A. 40A: 4-85
331-10-2026 Resolution Authorizing Consent To Assignment of Contract for Professional Services to Consulting & Municipal Engineers for Services Relating to Construction Administration Services for Water Treatment Plant – Phase 1A and Water and Sewer Utility On-Call Services
332-10-2026 Resolution of City of Cape May, in the County of Cape May, State of New Jersey, Extending Bid 24-23 Anti-Scalent Bid Services to Avista Technologies
333-10-2026 Resolution Authorizing the Award of a Required Disclosure Contract with Signalscape Inc. for Provision of interview Software and Cameras for the New Police Building
334-10-2026 Resolution Authorizing a Person-To-Person Liquor License Transfer of Plenary Retail Consumption License Number 0502-33-006-006, Sited at 1301 Beach Avenue, from Beach Avenue Hospitality, Inc to PSI Hospitality, LLC
335-10-2026 Resolution Authorizing Approval of a Required Disclosure Award to Anzelone Electric Co. for Upgrades to Convention Center
336-10-2026 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 – None.

NEW BUSINESS:

- City Solicitor – None.
- City Manager – City Manager Dietrich states that the Madison Avenue water tower project is on schedule to be completed before Thanksgiving.
- Deputy City Clerk – Deputy City Clerk Brian Turner announces the following:
    - City offices are closed on October 12th for Columbus Day
    - Halloween Parade – Sunday, October 25th – 3pm
    - Trick-or-Treating – Saturday, October 31st – 5pm-8pm – Washington Street closed from Sydney to Jefferson for duration
- Councilmembers –
    - **Councilmember Baldwin** - Councilmember Baldwin announces that Jazz Fest will take place from October 23rd through October 25th. Councilmember Baldwin recommends having a rain date for the Halloween Parade in the future.

    - **Deputy Mayor McDade** – Deputy Mayor McDade thanks the local first responders for their work during the nor'easter.

    - **Mayor Mullock** – Mayor Mullock thanks local first responders and the City's OEM team for their work during the nor'easter, and compliments the resiliency of the City's dune system.

    - **Councilmember Bodnar –** Councilmember Bodnar provides an update on a successful Dune Day, that took place on Saturday, October 3rd.

    - **Councilmember Meier –** Councilmember Meier compliments the City's ability to attract visitors despite going through a nor'easter, and thanks businesses for remaining operational.

PUBLIC PORTION:

Kimberly Gordon, 921 Washington Street – Ms. Gordon would like to know if trick or treating will be primarily focused on Washington Street, due to the closure during those hours.

Stacy Sheehan, 928 Columbia Avenue – Ms. Sheehan expresses concern over building a flood wall around Venice and Elmira Streets, stating that it could direct flood waters to other areas on the island.

Brett Blythe, 1313 Massachusetts Avenue – Mr. Blythe expresses concern over a pallet placed near an electrical panel on the Washington Street Mall.

Jules Rauch, 1010 New York Avenue – Mr. Rauch states concern over the amount of major projects taking place in the City, and proposes a moratorium at some point to curb spending.

Hunter Cochrane, 1429 New Jersey Avenue – Mr. Cochrane requests a cost on the two major projects happening in the city, the seawall and the desalination plant.

Rodger Furlin, prior councilmember – Mr. Furlin compliments the current City Council on their ability to run transparent and civil meetings.

ADJOURNMENT

Motion is made to adjourn by Councilmember Meier, with all in favor. The Regular Meeting adjourns at 6:04PM

Zachary Mullock, Mayor

Maureen K. McDade, Deputy Mayor

Lorraine M. Baldwin, Councilmember

Steve Bodnar, Councilmember

Shaine P. Meier, Councilmember

Erin C. Burke, City Clerk