

COUNCIL MEETING MINUTES – January 2, 2025

The meeting of the Township Council of the Township of Lower, County of Cape May, State of New Jersey was held on January 2, 2025 at 5:00 p.m. in the meeting room of the Township Hall, 2600 Bayshore Road, Villas, New Jersey.

The Clerk announced that the meeting was being held in compliance with the Open Public Meetings Act and that adequate notice of the meeting had been provided according to law.

Pledge of Allegiance

Invocation - Assemblyman McClellan

Mayor Sippel acknowledged many elected officials in attendance

Mayor Frank Sippel sworn in by Cape May County Sheriff Robert Noian

Deputy Mayor Kevin Coombs sworn in by Mayor Frank Sippel

Roll Call:

Councilmember Thomas Conrad

Councilmember Roland Roy, Jr.

Deputy Mayor Kevin Coombs

Mayor Frank Sippel

Res #2025-01 Appointment of Municipal Solicitor for the Year 2025 As a Professional Service Contract without public bidding (Robert Belasco Esq. NTE \$150,000)

	MOTION	SECOND	AYE	NAY	RECUSE	ABSTAIN	ABSENT
CONRAD		X	X				
ROY			X				
COOMBS			X				
SIPPEL	X		X				

Solicitor Belasco thanked Council for his appointment and explained the process of filling the vacancy on Council as governed by the New Jersey Municipal Vacancy Law.

Res. #2025-02 Resolution Confirming a Temporary Appointment to Fill the Council Vacancy in Ward 2 Until the General Election

Motion to appoint Joseph Wareham:

	MOTION	SECOND	AYE	NAY	RECUSE	ABSTAIN	ABSENT
CONRAD			X				
ROY			X				
COOMBS		X	X				
SIPPEL	X		X				

Councilmember Joseph Wareham sworn in by Mayor Sippel.

Roll Call:

Councilmember Conrad

Councilmember Wareham

Councilmember Roy

Deputy Mayor Coombs

Mayor Sippel

Mayor Sippel and Council recognized David Perry and presented him with a plaque in appreciation of his dedicated service to the residents of Lower Township.

Cape May County Board of Commissioners recognized David Perry for his years of service to the residents of Lower Township and congratulated him on his retirement.

Consent Agenda

Approval of Minutes – December 16, 2024

- Res. #2025-03 Appointment of Township Labor Attorney for the year 2025 as a Professional Service Contract without Public Bidding (W. Blaney NTE \$40,000)
- Res. #2025-04 Appointment of Municipal Prosecutor for the Year 2025 (Blaney, Donohue & Weinberg \$ 45,000 + 10,000 WW Crest)
- Res. #2025-05 Appointment of Municipal Public Defender for the Year 2025 (S. Fuscellaro \$ 17,500 + 13,500 WW Crest)
- Res. #2025-06 Appointment of Municipal Engineer for the Year 2025 as a Professional Service Contract without Public Bidding (DeBlasio & Associates NTE \$450,000)
- Res. #2025-07 Appointment of Public Information Officer for the year 2025 as a Professional Service Contract without Public Bidding (L. Suit \$16,280)
- Res. #2025-08 Establishment of Council Meeting Dates and Times for the year 2025 (annual)
- Res. #2025-09 Designation of Official Newspapers for Legal Advertising for the Year 2025 (annual)
- Res. #2025-10 Appointment of Risk Management Consultant Atlantic County JIF (J. Byrne Agency year 2 of 3 year agreement)
- Res. #2025-11 Approval of Emergency Management Council (annual)
- Res. #2025-12 Appointment of Township Tax Appeal Attorney for the year 2025 as a Professional Service Contract without Public Bidding (Paul Baldini, Esq NTE \$10,000)
- Res. #2025-13 Appointment of Health Insurance Brokerage Consultant for the Year 2025 as a Professional Service Contract without Public Bidding (Marsh McLennan \$40,000)
- Res. #2025-14 Setting the Interest Rate for Delinquent Taxes (annual)
- Res. #2025-15 A Resolution Awarding a Professional Service Contract without Public Bidding to Surenian, Edwards & Nolan, LLC to serve as Special Counsel to the Township of Lower for Affordable Housing Matters/Litigation (NTE \$10,000)
- Res. #2025-16 Appointment of Municipal Auditor for the Year 2025 as a Professional Service Contract without Public Bidding (Ford, Scott NTE \$ 43,000)
- Res. #2025-17 Appointment of Bond Counsel for the year 2025 as a Professional Service Contract without Public Bidding (Archer & Greiner)
- Res. #2025-18 Governing Body Certification of Compliance with the United States Equal Employment Opportunity Commission (annual)
- Res. #2025-19 Authorizing the Tax Assessor to File Tax Appeals (annual)
- Res. #2025-20 Authorizing the Clerk to Issue Bingo and Raffle Licenses throughout 2025 to Qualified Organizations (annual)
- Res. #2025-21 Confirmation of Officials for Joint Insurance Fund and Municipal Excess Liability Fund (annual)
- Res. #2025-22 Approval of Annual Contribution to Volunteers in Medicine (annual)
- Res. #2025-23 Resolution Establishing the Quote Threshold Pursuant to NJSA 40A:11-3a(annual)
- Res. #2025-24 Authorization for Public Bidding (annual)
- Res. #2025-25 Designation of Public Agency Compliance Officer for Lower Township(annual)
- Res. #2025-26 Resolution Authorizing Contracts with Approved State Contract Vendors for Contracting Units Pursuant to N.J.S.A.40A:11-12a
- Res. #2025-27 A Resolution Approving an Interlocal Services Agreement Between the Twp of Lower and Lower Township Fire District #3
- Res. #2025-28 Approval of Petty Cash Funds – 2025 (annual)
- Res. #2025-29 Adopting 2025 Temporary Current Budget
- Res. #2025-30 Authorizing the Cash Management Plan (annual)
- Res. #2025-31 Designation of Official Depositories (annual)
- Res. #2025-32 Authorizing Payment of 2025 County Taxes (First & Second Quarter) and 2024 Added Taxes
- Res. #2025-33 Authorizing 2025 Annual Shelter Fee Payments
- Res. #2025-34 Authorizing Payment for Dispatch Services (annual)
- Res. #2025-35 Authorizing Debt Service Payment for the Joint Public Safety Building Payment (\$171,111.26)
- Res. #2025-36 Authorizing Payment for 2025 Local School Taxes to Lower Township Board of Education (annual)
- Res. #2025-37 Authorizing Payment for 2025 Regional School Taxes to Lower Cape May Regional (annual)

- Res. #2025-38 Resolution to Defer Regional School Tax (annual)
- Res. #2025-39 Authorizing Payment of 2025 Pension Amounts Due 4/1/2025
- Res. #2025-40 Authorizing Payment of 2025 Debt Service (annual)
- Res. #2025-41 Approving 2025 Contract with Cape Assist (annual)
- Res. #2025-42 Contract Award to Supply Fireworks Display Including Barge for July 3, 2025 Independence Day Event
- Res. #2025-43 Bid Acceptance and Contract Award for Management Information System (MIS) Consultant for Township of Lower and Lower Township Police Department for 2025 with an option for 2026
- Res. #2025-44 Approving 2025 Contract with Cape Mediation Services
- Res. #2025-45 Refund of Taxes
- Res. #2025-46 Junk Yard License for Cape May Associates, LLC for the year 2025
- Res. #2025-47 Approval of a Second Hand Merchant and Dealer of Precious Metals License
- Res. #2025-48 Bid Acceptance and Contract Award for Lower Township Animal Control Services for the Final year 2025
- Res. #2025-49 Bid Acceptance and Contract Award for Fertilizing Services for Various Locations to J & D Services, LLC DBA Spring Green for 2025 with an Option for 2026
- Res. #2025-50 Bid Acceptance and Contract Award to Bayshore Landscaping for Landscaping Services for Various Locations for 2025 with an Option for 2026
- Res. #2025-51 A Resolution Supporting and Approving the Cape Island Safe Streets and Road Program Action Plan
- Res. #2025-52 A Resolution Authorizing the Award and Execution of an Agreement with EB Employee Solutions, LLC to Procure and Provide Health Insurance Coverage
- Res. #2025-53 Appointment to the Planning Board (M.McCorkel)
- Res. #2025-54 Resolution Approving a Contract with Delta Dental as Extraordinary Unspecifiable Services
- Res. #2024-55 Resolution Approving a Contract with USAbLe as an Extraordinary Unspecifiable Service
- Res. #2025-56 Authorization for the Payment of College Credits
- Res. #2025-57 A Resolution supporting an amendment of the fair housing act (FHA) as proposed by the New Jersey Institute of Local Government Attorneys (NJILGA)
- Res. #2025-58 A Resolution Establishing A Mount Laurel Subcommittee and Appointing members to assist the Township in addressing its affordable housing obligations
- Res. #2025-59 Transfer OF 2024 Appropriations
- Res. #2025-60 Appointments to the Historic Preservation Commission
- Res. #2025-61 Approving a Professional Service Contract with DeBlasio & Associates for Resurfacing of Cardinal Avenue Resurfacing Project – Beach Avenue to Main Street (LT-C-062)
- Res. #2025-62 Approval for payment of 2024 vouchers \$ 272,233.99
- Res. #2025-63 A Resolution Committing the Township of Lower to Comply with Affordable Housing Obligations
- Ordinance 2025-01 An Ordinance to Exceed the Municipal Budget Appropriation Limits and to Establish a CAP Bank (N.J.S.A. 40A:4-15.14)
This is the First reading of this Ordinance. The second reading and public hearing has been scheduled for January 22, 2025
- Ordinance 2025-02 An Ordinance amending chapter 400, land Development, Article XII, Affordable Housing Regulations, of the code of the Township of Lower to establish a Mandatory Affordable Housing Set-Aside. This is the first reading of this Ordinance. The second reading and public hearing has been scheduled for January 22, 2025.

	MOTION	SECOND	AYE	NAY	RECUSE	ABSTAIN	ABSENT
CONRAD	X		X				
WAREHAM			X				
ROY		X	X				
COOMBS			X				
SIPPEL			X				

Call to the Public – no comments

Council Comments

Councilmember Conrad thanked Dave Perry for his time and welcomed Councilmember Wareham to the team.

Councilmember Wareham thanked Dave Perry, the Lower Twp. GOP Committee and Township Council for their support and the opportunity to serve the residents of Lower Township.

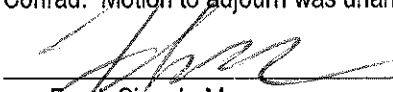
Councilmember Roy thanked everyone for their attendance and thanked Dave Perry for his service. He welcomed Joe Wareham to Council and wished everyone a Happy New Year.

Deputy Mayor Coombs thanked Dave Perry for his service, welcomed Councilmember Wareham and wished everyone a Happy New Year. He also offered prayers and condolences to the victims of the New Orleans attack.


Mayor Sippel thanked everyone in attendance, welcomed Councilmember Wareham to the team, and thanked all persons responsible for a well-organized meeting. He also reminded that the next meeting will be held on Wednesday, January 22 at 6:00 p.m.

Adjournment

There being no further business to address, motion to adjourn moved by Mayor Sippel, seconded by Councilmember Conrad. Motion to adjourn was unanimous. Meeting adjourned at 5:36 p.m.



Frank Sippel, Mayor



Township Clerk

Approved: Jan 22, 2025