

**COUNCIL MEETING MINUTES – February 19, 2025**

The meeting of the Township Council of the Township of Lower, County of Cape May, State of New Jersey was held on February 19, 2025 at 5:00 p.m. in the meeting room of 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.

The following members of Council were present for roll call taken by the Clerk:

- Councilmember Thomas Conrad
- Councilmember Joseph Wareham
- Councilmember Roland Roy, Jr.
- Deputy Mayor Kevin Coombs
- Mayor Frank Sippel – via telephone

Also present: Michael Laffey, Township Manager, Robert Belasco, Township Solicitor and Karen Fournier, Deputy Township Clerk

**Consent Agenda**

Approval of Minutes - February 3, 2025

- Res. #2025-95 Authorization for the Payment of Vouchers \$ 1,176,389.63
- Res. #2025-96 Authorization for the Payout of Accumulated Compensatory Time (J.Saini \$8,469.86)
- Res. #2025-97 A Resolution Requesting Release of Demolition Bond for Block 388, Lot 1, 128 Broadway, Villas; Kevin and Dana M McKeon
- Res. #2025-98 Authorization for the payout of Accumulated Compensatory Time (S.Hampton \$1,322.81)
- Res. #2025-99 A Resolution Authorizing Margaret Vitelli, the Qualified Purchasing Agent of the Township of Lower, to award Contracts over \$17,500 and under the current Bid Threshold of \$44,000
- Res. #2025-100 A Resolution Approving the Execution of an Agreement of Sale Pertaining to Certain Real Property Located at 9600 Seaview Avenue, A/K/A Block 703, Lot 1
- Res. #2025-101 Authorization for the Pay Out of Terminal Leave (D.Blackley \$14,473.11)
- Res. #2025-102 A Resolution Establishing an Emergency and Authorizing the award of a contract to R.A. Walters & Sons, Inc. for the Repair to the Delaware Bay Drive Pump House Outfall Extension to mitigate dune erosion and preserve critical infrastructure (LT-C- 064)
- Res. #2025-103 Approving a Professional Service Contract with DeBlasio & Associates for Construction Phase of the Delaware Bay Drive Pump House Emergency Outfall Extension Project (LT-C-064)
- Ordinance #2025-06 An Ordinance Amending Chapter 3, Administration of Government, Article VI, Office of the Township Manager; Departments, Subsection 23, Departments of Revenue and Finance, Division of Taxation; Division of Tax Collection; Qualified Purchasing Agent, of the Code of the Township of Lower.
- Ordinance #2025-07 N Ordinance Amending Chapter, 185, Brush, Grass and Debris, of the Code of the Township of Lower, to establish New Regulations Prohibiting the Planting of Bamboo. This is the first reading of Ordinances 06 and 07, the second reading and Public Hearing will be held on March 17, 2025

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

**Regular Agenda**

Res. #2025-104 – Person to Person Transfer of Liquor License 0505-33-017-007 from Bayhouse Restaurant Inc to The Local Tavern. This Transfer has been advertised and no objections have been received

**MOTION TO TABLE Resolution #2025-104**

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

Ordinance #2025-03 An Ordinance Amending Chapter 3, Administration of Government, Article II, Township Council, Subsection 8, Powers and Duties of Township Council, of the Code of the Township of Lower This is the second reading and public hearing of this Ordinance. This Ordinance has been published, posted and made available to the public.

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

Ordinance #2025-04; An Ordinance Amending Chapter 90, Police Department, Article III, Off-Duty Police Services, to Modify Administrative Fees to account for Additional Taxes Incurred by the Township and to Modify Fees Associated with the Use of Township Police Department Vehicles. This is the second reading and public hearing of this Ordinance. This Ordinance has been published, posted and made available to the public.

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

**Engineer Report**

Will Hanson gave Council an update on the following engineering projects being handled by DeBlasio & Associates, including: Rotary Community Park Renovations; Bay Outfall Extensions; Delaware Bay Drive Pump House Outfall Extension; Reconstruction of Ridgewood Avenue; 2023 Stormwater GIS Mapping Services; David Douglass Sr. Memorial Park Renovations; Public Works Building Concept Design; Holmes, Gorham & Scott Avenues Storm Sewer & Roadway Improvement Project; Municipal Pool Building Evaluation; Reconstruction of Beach Avenue; MS4 Compliance; and Resurfacing of Cardinal Ave.

Councilmember Conrad inquired about the GIS Stormwater mapping.

Mr. Hanson explained.

**Administrative Reports**

Clerk, Construction, Dog, Tax, Vital Statistics

**Public Comment**

Deb Heenan, 134 W Bates Ave., addressed Council to express interest in beautifying the Township.

Manager Laffey offered to meet with Ms. Heenan to discuss her ideas further.

**Council Comments**

Councilmember Conrad – no comments

Councilmember Wareham – no comments

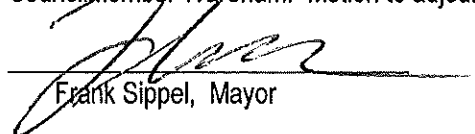
Councilmember Roy – no comments

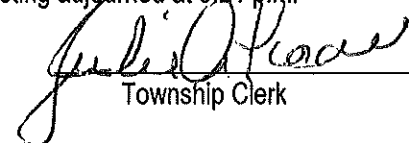
Deputy Mayor Coombs announced Soccer Sign-ups and the Easter Egg Hunt.

Mayor Sippel – no comments

**Adjournment**

There being no further business to address, motion to adjourn moved by Councilmember Roy, seconded by Councilmember Wareham. Motion to adjourn was unanimous. Meeting adjourned at 5:21 p.m.

  
 Frank Sippel, Mayor

  
 Township Clerk

Approved: *March 3, 2025*