

**COUNCIL MEETING MINUTES – April 7, 2025**

The meeting of the Township Council of the Township of Lower, County of Cape May, State of New Jersey was held on April 7, 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.

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

- Councilmember Joseph Wareham
- Councilmember Roland Roy, Jr.
- Deputy Mayor Kevin Coombs
- Mayor Frank Sippel

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

**Work Session**

2025 Budget Hearing – no comments  
 Resolution #2025-139 Adoption of 2025 Budget

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

**Resolution # 2025-140 Resolution for Self-Examination of Budget**

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

Municipal Auditor, Leon Costello, voiced favor with this budget compared with increases of other municipalities. Mayor Sippel thanked CFO Lauren Read, Manager Laffey and Township staff for their work on the budget.

**Certificates of Recognition**

Mayor Sippel acknowledged LCMR Athletic Director, Erik Simonsen, and Superintendent, Greg Lasher. Deputy Mayor Coombs recognized the following LCMR student athletes while Mayor Sippel presented certificates congratulating them on their athletic achievements:  
 Jasmine Black, Jenna Hill, Brittany O'Donnell, Tran Nguyen, Drew Kronemeyer, Eddie Fucci, Giacomino Ruff, Alexandria Vogt, Brooke Robinson, Ty Bonner, Mason Cronin and Chase Hansen.

**Autism Awareness**

Mayor Sippel read a proclamation recognizing April, 2025 as Autism Awareness month in Lower Township. Jacyn Pisleczko addressed Council, noting this as his 17<sup>th</sup> year speaking to Council about Autism. Jacyn communicated his passion for art and shared some of his artwork as well as his experiences living with Autism. He thanked the community for their acceptance and understanding of Autism and voiced gratitude to Mayor, Council and many other individuals for supporting him along his journey.

**Consent Agenda**

- Approval of Minutes – March 17, 2025
- Approval of New Jersey State Firefighters Association Membership -- B. Horton and Steven Bolten - Villas Volunteer Fire Company

- Res. #2025-141 Authorization for the Payment of Vouchers \$ 776,604.94
- Res. #2025-142 Approving Change Order #1 for DeBlasio & Associates for the Engineering Phase of the Storm Sewer and Roadway Improvement Project for Holmes Avenue, Gorham Avenue & Scott Avenue Storm Sewer Replacement Project (LT-C-052)
- Res. #2025-143 Authorization for the Payout of Accumulated Compensatory Time (M. Nuscis \$10,587.33)
- Res. #2025-144 Authorizing the Payout of Terminal Leave (R. Kajander \$3,213.66)
- Res. #2025-145 Capital Budget Amendment
- Res. #2025-146 A Resolution Scheduling Eight (8) Concerts to be held at the DRBA Ferry Terminal
- Res. #2025-147 Insertion of Special Item of Revenue Pursuant to NJSA 40A:4-87, Chapter 159 (NJ DOT Municipal Aid \$200,000)
- Res. #2025-148 A Resolution Authorizing and Approving a Shared Service Agreement Between the Township of Lower and the County of Cape May
- Res. #2025-149 Authorization for the Payout of Accumulated Compensatory Time (A. Parker, \$13,496.04)
- Res. #2025-150 A Resolution Authorizing the Acceptance of Cops in Shops Funding Summer Shore Initiative 2025
- Res. #2025-151 Insertion of Special Item of Revenue Pursuant to N.J.S.A. 40A:4-87, Chapter 159 (Cops in Shops, \$2,880)
- Res. #2025-152 Insertion of Special Item of Revenue Pursuant to N.J.S.A. 40A:4-87, Chapter 159 (U Drive, U Text U Pay, \$3,500)
- Res. #2025-153 A Resolution Requesting Replacement of Performance Guarantee for the 203-207 Fulling Mill Major Subdivision
- Res. #2025-154 A Resolution Requesting Release of Demolition Bond for Block 665, Lot 16, 603 Wilson Avenue, Lower Township, Robert Staley
- Res. #2025-155 Approving a Professional Service Contract with DeBlasio & Associates for the Engineering Design and Construction Phase for the Bayshore Road Pickleball Courts (LT-C-065)
- Res. #2025-156 Approval for a Contract Between the Township of Lower and Runsignup, Inc. in Connection with the August, 2025 Annual Coombs/Douglass Memorial Run
- Res. #2025-157 Approving Change Order #5 to Fred M. Schiavone Construction, Inc. for Final As-Built Quantity Adjustments for Francis Avenue Emergency Storm Sewer Piping at Ohio Pump Station (LT-C-045)
- Res. #2025-158 A Resolution Authorizing the Execution of a Contract with American Bounce for the Provisions of Recreational Amenities at the Lower Township Easter Egg Hunt/Spring Fling on April 12, 2025
- Res. #2025-159 Insertion of Special Item of Revenue Pursuant to N.J.S.A. 40A:4-87, Chapter 159 (A/C JIF EPL & Cyber \$725.)
- Res. #2025-160 Insertion of Special Item of Revenue Pursuant to N.J.S.A. 40A:4-87, Chapter 159 (A/C JIF Optional Safety \$2,000)
- Res. #2025-161 Insertion of Special Item of Revenue Pursuant to N.J.S.A. 40A:4-87, Chapter 159 (A/C JIF Safety Incentive \$2,750.)
- Res. #2025-162 Approval for an Agreement with TNT Event Management, LLC in Connection with the August 2, 2025 Annual Coombs/Douglass Memorial Run
- Ord. #2025-12 Bond Ordinance Providing for Various 2025 Capital Improvements, By and in the Township of Lower, in the County of Cape May, State of New Jersey Appropriating \$2,880,000 Therefore, and Authorizing the Issuance of \$2,735,000 Bonds or Notes of the Township to Finance Part of the Costs Thereof

Mayor Sippel pointed out the addition of two summer concerts via Res. #2025-146 and the construction of six pickleball courts with the passage of Bond Ordinance #2025-12.

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

**Regular Agenda**

Ord #2025-08 An Ordinance Amending Chapter 500, Property Maintenance, of the Code of the Township of Lower, to Establish Regulations for Swimming Pools. This is the second reading and public hearing for 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		X				
COOMBS			X				
SIPPEL							

Ord. #2025-09 An Ordinance Amending Chapter 475, Parks and Recreation Areas, Article IV, Fees and Reimbursements, of the Code of the Township of Lower, to enact Registration Fees Associated with a Youth Summer Camp hosted by the Lower Township Recreation Department. This is the second reading and public hearing for 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				
ROY		X	X				
COOMBS	X		X				
SIPPEL			X				

#### Administrative Reports

Clerk, Construction, Dog, Tax, Treasurer

#### Public Comment

Jesse Rynkiewicz addressed Council regarding the sub-highway nature of Breakwater Road and the lack of public Transportation in the Township, suggesting the addition of NJ Transit bus stops.

Mayor Sippel informed of an upcoming meeting with NJ Transit regarding this matter.

Manager Laffey communicated his efforts to meet with NJ Transit and the County regarding this matter.

Edgar Neel, 1057 Seashore Road, addressed Council to request the NJ Transit bus stops nearest his house on Farmstead and Seashore Roads be removed or relocated due to noise and trash.

Lana Samuels, People in Crisis and advocate for veterans, commented in agreement with Mr. Neel.

#### Council Comments

Councilmember Wareham wished everyone a safe and happy Easter.

Councilmember Roy echoed the above comments.

Deputy Mayor Coombs wished everyone a happy Easter.

Mayor Sippel announced the following: Spring Fling/Easter Egg Hunt, Spring Beach Sweeps, Youth Flag Football Registration, Youth Summer Camp, Family Fun Night, Rabies Clinic, and Leaf and Branch schedule in effect.

#### Closed Session

Res. # 2025-163 A Resolution Providing for a Meeting Not Open to the Public in accordance with the provisions of the New Jersey Open Public Meetings Act, NJSA 10:4-12 Attorney/Client Privilege

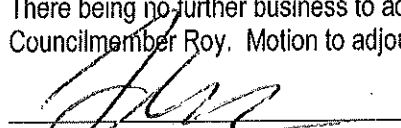
	MOTION	SECOND	AYE	NAY	RECUSE	ABSTAIN	ABSENT
CONRAD							X
WAREHAM			X				
ROY			X				
COOMBS		X	X				
SIPPEL	X		X				

Council Adjourned to Closed Session at 5:40 p.m.

Council returned to Open Session at 6:32 p.m.

#### Adjournment

There being no further business to address, motion to adjourn moved by Deputy Mayor Coombs, seconded by Councilmember Roy. Motion to adjourn was unanimous. Meeting adjourned at 6:33 p.m.

  
Frank Sippel, Mayor

Approved: *April 21, 2025*

  
Township Clerk