

COUNCIL MEETING MINUTES – June 16, 2025

The meeting of the Township Council of the Township of Lower, County of Cape May, State of New Jersey was held on June 16, 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 Thomas Conrad
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

Consent Agenda

Approval of Minutes - June 2, 2025

- Res. #2025-223 Authorization for the Payment of Vouchers \$ 883,007.44
- Res. #2025-224 Reappointment to the Planning Board - Selby
- Res. #2025-225 Reappointment to the Planning Board - Rosenberg
- Res. #2025-226 A Resolution Amending the Personnel Policies and Procedures Manual of Lower Township (Lightning Awareness and Heat Stress Prevention)
- Res. #2025-227 Approval for Whale of A Day Festival
- Res. #2025-228 Approval for Behr Brewing 5K Scheduled for June 22, 2025
- Res. #2025-229 Reappointment to the Zoning Board of Adjustments- Bosco
- Res. #2025-230 Bid Acceptance and Contract Award for the FY2025 NJDOT Municipal Aid Program Reconstruction of Beach Avenue and Delaware Avenue to South State Inc. (LT-C-061) (\$231,581.20)
- Res. #2025-231 Annual Renewal of Liquor Licenses for the year 2025-2026
- Res. #2025-232 Approval for Pyrotecnico Fireworks Inc to Load and Unload a Fireworks Barge in Lower Township (Congress Hall)
- Res. #2025-233 Approval to Submit a Grant Application and Execute a Grant Agreement with the New Jersey Department of Transportation for FY2025 Local Transportation Projects Funds (LTPF) – Reconstruction of Beachhurst Drive
- Res. #2025-234 Approval to Submit a Grant Application MA-2026- Resurfacing of Frances Avenue – 00072 and Execute a Grant Agreement For the FY2026 Municipal Aid Program (MA) with the New Jersey Department of Transportation
- Res. #2025-235 Resolution Amending Contracts with Approved State Contract Vendors for Contracting Units Pursuant to N.J.S.A. 40A:11-12A Adding Mohawk Lifts LLC Vendor #V00065739
- Res. #2025-236 Approval of Change Order #1 for the Engineering Services for the Construction Phase of FY2025 NJDOT Municipal Aid Program Reconstruction of Beach Avenue and Delaware (LT-C-061) (\$14,500)
- Res. #2025-237 Insertion of Special Item of Revenue Pursuant to N.J.S.A. 40A:4-87, Chapter 159 (Small Cities \$400,000)
- Res. #2025-238 Insertion of Special Item of Revenue Pursuant to N.J.S.A. 40A:4-87, Chapter 159 (Alcohol Education Rehab \$2,063.32)
- Res. #2025-239 Authorizing Payout of Terminal Leave (J.Grauel \$857.52)
- Res. #2025-240 Authorizing Payout of Terminal Leave (C.Muldoon \$285.22)
- Res. #2025-241 Authorization for 2025 Incentive Award for Insurance Waiver
- Res. #2025-242 A Resolution Requesting Approval from the County of Cape May to Install Poles within County Rights-Of-Way in Support of the Lower Township Hometown Heroes Program
- Ordinance #2025-14 An Ordinance Amending Chapter 7, Traffic, Article I, General Provisions, Subsection 3, Parking, of the Code of the Township of Lower to Reiterate that Free Public Parking is Provided Along All Public Rights-of-Way Throughout the Township. This is the first reading of this Ordinance. The second reading and public hearing is scheduled for Monday, July 7, 2025.
- Ordinance #2025-15 An Ordinance Amending Chapter 583, Streets and Sidewalks, Article I, Excavation of Streets, of the Code of the Township of Lower This is the first reading of this Ordinance. The second reading and public hearing is scheduled for Monday, July 7, 2025.

Emily Caithern, President of Sunset Beach Sportsman Club, thanked the Township for their continued support.

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

Regular Agenda

Ordinance #2025-13 An Ordinance Amending Chapter 400, Land Development, of the Code of the Township of Lower, to reflect Amendments to the Cannabis Regulatory, Enforcement, Assistance and Marketplace Modernization Act, Authorizing Class 5 Retail Licensees to Provide Delivery Services This is the second reading and public hearing for this Ordinance. This Ordinance has been posted, published and made available to the public.

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

Engineer Report

Marc DeBlasio gave Council an update on the following engineering projects being handled by DeBlasio & Associates: Reconstruction of Beach Avenue; Bayshore Road Pickleball Courts; Reconstruction of Ridgewood Avenue; Bay Outfall Extensions; Clem Mulligan Storm Sewer Pump Station; Lower Township Public Works Building; Municipal Pool Building; Reconstruction of Frances Ave.; and Reconstruction of Beachhurst Ave.

Mr. DeBlasio also informed about the upcoming LTMUA Water Main Replacement Project in North Cape May.

Administrative Reports

Clerk, Construction, Dog, Tax, Vital

Public Comment

Gary Newton, Villas, thanked the Township for addressing the former issues at Clem Mulligan Park and voiced concern about a new problem with reckless riding of electric bikes, dirt bikes, etc.; urging Council to mitigate the problem before someone gets hurt.

Mayor Sippel directed Manager Laffey and Solicitor Belasco to look into the matter.

Council Comments

Councilmember Conrad gave an update on the Foster House and looks forward to its completion.

Councilmember Wareham gave an update on Town Bank Road improvements and expressed best wishes to the new businesses in the Township: Job Lot and Cape May Esthetics and Wellness. He also congratulated graduates.

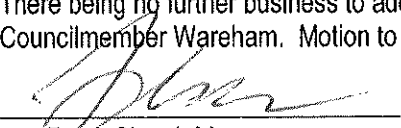
Councilmember Roy – no additional comments

Deputy Mayor Coombs commented on the success of the Escape the Cape Triathlon and reminded residents to be safe with schools recessing for summer.

Mayor Sippel thanked the Elks for the Flag Day Ceremony and for their contributions to the community.

Adjournment

There being no further business to address, motion to adjourn moved by Deputy Mayor Coombs, seconded by Councilmember Wareham. Motion to adjourn was unanimous. Meeting adjourned at 5:15 p.m.


Frank Sippel, Mayor


Township Clerk

Approved: July 7, 2025