

## COUNCIL MEETING MINUTES – July 7, 2025

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

### Work Session

Presentation of Plaque to Lower Township Solicitor Robert Belasco

Mayor Sippel congratulated Solicitor Robert Belasco on attaining "Best of Jersey Shore" awards and, on behalf of Council, presented Solicitor Belasco with a certificate of appreciation for his professionalism, legal expertise and dedicated service to the community.

Deputy Chief Vanaman presented Solicitor Belasco with a 70<sup>th</sup> Anniversary coin from the Lower Township Police Department.

Police Department Presentation on E-bikes

Deputy Chief Vanaman spoke briefly about current issues with E-bikes and stated that Title 39 is being addressed at the State level. He explained the differences between Class 1, Class 2 and Class 3 E-bikes and the population of people utilizing them. He recommended implementing regulations on a local level rather than banning them completely.

Captain Michael Majane agreed that banning E-bikes completely would be inappropriate.

Solicitor Belasco thanked Dep. Chief Vanaman for defining the different classes of e-bikes. He informed that the laws regarding e-bikes enable municipalities to impose regulations in public parks or ban them completely. He agreed that banning them would be inappropriate and suggested target enforcement as the best approach to the current issues.

Manager Laffey suggested a bike rodeo and/or distributing educational material on e-bikes at National Night Out. A brief discussion ensued. Mayor Sippel agreed with Manager Laffey's suggestions.

Sabina Bloom, 2 Mowery Ave, addressed Council to voice frustration with reckless juvenile activity involving e-bikes, quads and mopeds at Clem Mulligan Park.

Deputy Chief Vanaman responded to Ms. Bloom's comments. A brief discussion ensued.

Mayor Sippel assured that the issue is being addressed.

Deputy Chief Vanaman reiterated that the issue is being addressed.

Christopher South, Herald Newspaper, inquired about requirements for mini bikes, dirt bikes, etc. Deputy Chief Vanaman responded.

### Consent Agenda

Approval of Minutes – June 16, 2025

Approval of New Jersey State Firefighters Association Membership – O. Pagen – Erma Volunteer Fire Company

Res. #2025-243 Authorization for the Payment of Vouchers \$ 1,832,096.45

Res. #2025-244 Authorization for South Jersey Power Cooperative Natural Gas Supply Service Application

Res. #2025-245 Insertion of Special Item of Revenue Pursuant to N.J.S.A. 40A:4-87, Chapter 159 (DEDR, \$26,215)

Res. #2025-246 A Resolution Requesting that the New Jersey Department of Transportation Relocate Two Existing Bus Stops on Breakwater Road (CR613)

- Res. #2025-247 A Resolution Requesting Approval from the County of Cape May to Install A Bus Stop Shelter within the Breakwater Road County Right-of-way near the Intersection of Breakwater and Hornet Roads
- Res. #2025-248 Bid Acceptance and Contract Award for the Bayshore Road Pickleball Courts to Think Pavers Hardscape, LLC (LT-C-065)
- Res. #2025-249 Approving Change Order #3 with DeBlasio & Associates for the Preliminary Assessment Report for Jake's Law Playground for Phase II of the Rotary Community Park Renovation (LT-C-028)
- Res. #2025-250 A Resolution Authorizing the Execution of a Shared Service Agreement between the Township of Lower and the County of Cape May in Connection with the Receipt of Cape May County Open Space Funds for the Improvement of David C Douglass Sr. Memorial Park
- Ordinance #2025-16 An Ordinance Amending Chapter 7, Traffic, Article 1, General Provisions, of the Code of the Township of Lower This is the first reading of this Ordinance. The second reading and public hearing has been scheduled for August 4, 2025
- Ordinance #2025-17 An Ordinance Amending Chapter 575, Stormwater Management, of the Code of the Township of Lower to Ensure Consistency with the June 2025 Municipal Stormwater Management Plan Adopted by the Lower Township Planning Board This is the first reading of this Ordinance. The second reading and public hearing has been scheduled for August 4, 2025

Manager Laffey commented on Res. #2025-246 regarding the request to add bus stops along Breakwater Road.

Mayor Sippel commented on Ord. #2025-16, thanking Solicitor Belasco for his research on the matter.

Councilmember Conrad commented in favor of additional bus stops along Breakwater Road.

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

### Regular Agenda

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 second reading and public hearing of this Ordinance. This Ordinance has been posted, published and made available to the public.

Bill Greenfield, Villas, addressed Council to revisit his request for no parking on New Jersey, Pacific and Delaware Avenues in the Villas.

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

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 second reading and public hearing of 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				
ROY			X				
COOMBS		X	X				
SIPPEL	X		X				

## Administrative Reports

Treasurer's

Personnel Action Report

## Call to the Public

Kelly unknown, 102 Caroline Ave, voiced concern about reckless behavior taking place at Clem Mulligan Park. Solicitor Belasco pointed out that criminal justice reform limits the police officer's ability to charge juveniles with common offenses.

Mayor Sippel assured that the Township is addressing the matter.

Laurie Buck, 10 Linda Sue Lane, addressed Council regarding a request for blinking lights at the crosswalks on Route 109 at Schellenger's Landing.

Mayor Sippel stated that Route 109 is a State Highway but reminded that this project has been a priority for the Township for several years.

Manager Laffey gave an update on the status of the above-mentioned project at Schellenger's Landing.

Steven Delmonte, producer of Escape the Cape Triathlon, addressed Council with appreciation for hosting the triathlon and commended various Township departments, including LTPD and DPW for their roles in making the event a success and the safest in its history.

Mayor Sippel congratulated Mr. Delmonte on a successful event.

Councilmember Conrad commented on the success and safety of the event.

Councilmember Coombs commented in favor of the event.

Bill Greenfield, Villas, addressed Council to request a beach access platform on New Jersey Avenue in Villas.

Manager Laffey gave an update on the Beach Maintenance Permit from NJDEP.

Kelly unknown, inquired about changes at the State level with new administration.

## Council Comments

Mayor Sippel announced the upcoming Summer Concert Series and National Night Out.

Deputy Mayor Coombs thanked all responsible departments for the success of the Fireworks and Festival.

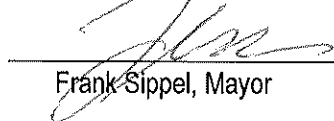
Councilmember Roy thanked residents for bringing their concerns to the Township's attention and reassured they will be addressed.

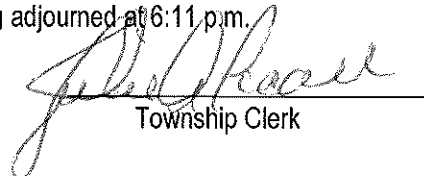
Councilmember Wareham announced the Coombs/Douglass Bayfront Run.

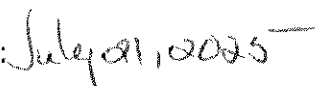
Councilmember Conrad reiterated Councilmember Roy's comments and reminded residents that government does not move quickly.

## 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 6:11 p.m.

  
Frank Sippel, Mayor

  
Township Clerk

Approved:  July 21, 2025