

## COUNCIL MEETING MINUTES – July 21, 2025

The meeting of the Township Council of the Township of Lower, County of Cape May, State of New Jersey was held on July 21, 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 via telephone  
Mayor Frank Sippel

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

### Work Session

Oath of Office - Officer James Gestwicki

Police Chief Kevin Lewis read the biography of Patrolman James Gestwicki.

Mayor Sippel administered the Oath of Office to Officer James Gestwicki, as his wife Amanda held the Bible and pinned his badge.

Oath of Office - Officer Zane Forestire

Police Chief Kevin Lewis read the biography of Patrolman Zane Forestire.

Mayor Sippel administered the Oath of Office to Officer Zane Forestire as his mother, Jennifer, held the Bible and his father, Matthew, pinned his badge.

Solicitor Belasco gave Council an update on the NJDEP Notice of Substantial Changes to its proposed REAL Rules and provided a summary of the key changes, assuring Council that he will keep them abreast of information as it becomes available.

Councilmember Conrad voiced concern about changes in infrastructure to provide dry access.

Solicitor Belasco addressed the above concerns based on the information available.

Mayor Sippel communicated the need to keep the public informed.

Manager Laffey agreed to circulate the information as quickly as possible.

### Consent Agenda

Approval of Minutes – July 7, 2025

Res. #2025-251 Authorization for the Payment of Vouchers \$ 478,498.02

Res. #2025-252 Renewal of Commercial Excavation (Gravel Pit) Licenses

Res. #2025-253 Approval for Run the Crest Half Marathon & 10K – October 4, 2025

Res. #2025-254 Approval for Oktoberfest 2025 – October 4, 2025

Res. #2025-255 Authorizing Pay Out of Terminal Leave (Estate of R. Stout)

Res. #2025-256 Insertion of Special Item of Revenue Pursuant to N.J.S.A. 40A:4-87, Chapter 159 (Summer Shore Safety \$7,000)

Res. #2025-257 A Resolution Authorizing the Execution of a contract with Russ Rents for the provisions of Recreational Amenities at Lower Township National Night Out on August 5, 2025

Res. #2025-258 Authorizing Pay Out of Terminal Leave (F. Dowe \$1,005.05)

Res. #2025-259 Bid Acceptance and Contract Award for the Resurfacing of Cardinal Avenue to South State Inc (LT-C-062)

Res. #2025-260 Approving Change Order #1 with DeBlasio & Associates for the Construction Phase of Cardinal Avenue Resurfacing Project – Beach Avenue to Main Street (LT-C-062)

Res. #2025-261 Insertion of Special Item of Revenue Pursuant to N.J.S.A. 40A:4-87, Chapter 159 (Open Space \$2,139,567.)

Res. #2025-262 Award National Cooperative Purchasing Agreement with Sourcewell to National Auto Fleet Group for Three (3) 2026 Super Duty F-350 SRW XL 4WD Crew Cab 6.75 Box 160" Snow Plow Package and one (1) 2026 Ford Super Duty F-450 DRW XL Reg Cab 193" WB 108" CA

- Res. #2025-263 Resolution of the Township of Lower Consenting to the Issuance by the Township of Lower Municipal Utilities Authority of not to Exceed \$7,300,000 Revenue Bonds (Junior Lein) to the New Jersey Infrastructure Bank, and to the Issuance of a Project Note in Anticipation of the Issuance of Such Revenue Bonds, for the Financing of Certain Water System Capital Improvements
- Res. #2025-264 A Resolution Recognizing September as Ovarian Cancer Awareness Month and Authorizing Participation in the "Turn the Towns Teal" Campaign
- Res. # 2025-265 A Resolution Authorizing the Qualified Purchasing Agent of the Township of Lower to Award Contracts Exceeding \$17,500 and under the current Bid Threshold of \$53,000.00 and Establishing Quote Limits

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

#### Engineer Report

Cody Stanford gave Council an update on the engineering projects being handled by DeBlasio and Associates, including: Rotary Community Park Renovations, Bay Outfall Extensions, Reconstruction of Ridgewood Ave., David Douglass Sr. Memorial Park Renovations, Lower Township Public Works Building Design, Lower Township Municipal Pool Building, Reconstruction of Beach Ave., Resurfacing of Cardinal Ave., Bayshore Road Pickleball Courts, and Clem Mulligan Sports Complex Storm Sewer Pump Station.

Mayor Sippel inquired about the status of the Stormwater GIS Mapping Services.

Mr. Stanford provided an update on the Stormwater GIS Mapping Services.

#### Administrative Reports

Clerk, Construction, Dog, Tax, Vital

#### Public Comment – no comments

#### Council Comments

Councilmember Conrad commended the Rec Department for a successful Summer Concert Series.

Councilmember Wareham gave an update on the repaving of Townbank Road and reminded about the Coombs/Douglass Bayfront Run.


Councilmember Roy – no comments

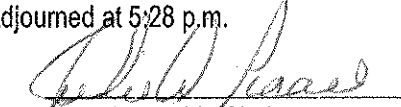
Deputy Mayor Coombs thanked Manager Laffey for addressing the fencing issue on Breakwater & Route 9 with NJDOT.

Mayor Sippel announced upcoming events including: Police Youth Camp, 9/11 Ceremony, and National Night Out.

#### Adjournment

There being no further business to address, motion to adjourn moved by Councilmember Conrad, seconded by Councilmember Roy. Motion to adjourn was unanimous. Meeting adjourned at 5:28 p.m.

  
Frank Sippel, Mayor

  
Township Clerk

Approved: 