

COUNCIL MEETING MINUTES – September 15, 2025

The meeting of the Township Council of the Township of Lower, County of Cape May, State of New Jersey was held on September 15, 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

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

Work Session

Presentations:

Mayor Sippel and Lower Township Council presented a certificate of congratulations to Jeff Samaniego, retired Superintendent of Lower Township Elementary Schools, congratulating him on his retirement and thanking him for his contribution to the residents of Lower Township.

Mr. Samaniego thanked the Township for recognizing his retirement.

Mayor Sippel and Lower Township Council presented Assemblyman Erik Simonsen with a certificate of congratulations on his retirement as Athletic Director from Lower Cape May Regional School District. In addition, a plaque displaying the Key to the Township was presented to Assemblyman Simonsen as a token of gratitude for his many years serving the Township as both Councilmember and Mayor.

Assemblyman Simonsen expressed his sincere appreciation to the Township for all they do.

Consent Agenda

Approval of Minutes - September 3, 2025

Res. #2025-305 Authorization for the Payment of Vouchers \$ 623,668.52

Res. #2025-306 Authorization for Refund Of Taxes

Res. #2025-307 Approval of Change Order #1 with Lexipol LLC for a Wellness Application promoting the Health and Wellbeing of Lower Township Police Officers and their Families (\$33,425.02)

Res. #2025-308 Appointment to the Historic Preservation Commission (R.Bitting)

Res. #2025-309 Approval for The Property Owners Association of Cape May Beach and Historic Townbank, Inc. to conduct a Flea Market

Res. #2025-310 Appointment to the Recreation Advisory Board (B.Steere)

Res. #2025-311 Bid Acceptance and Contract Award for Resurfacing of Ridgewood Avenue – Bayshore Road to Delaware Avenue to South State Inc (LT-C-047) \$ 237,562.87

Res. #2025-312 Approving a Professional Service Contract with DeBlasio & Associates for Lincoln Boulevard and Arctic Avenue Storm Sewer Replacement Project Survey and Engineering Phase (LT-C-069) \$78,000.00

Res. #2025-313 Certification of Lot Clearing Charges to the Tax Collector

Res. #2025-314 Resolution Recognizing October 6, 2025 as Knock Out Opioid Abuse Day in Lower Township

Res. #2025-315 Approval for Run the Vineyards October 19, 2025 Event

Res. #2025-316 Approval for Beach to Brewery 10k September 27, 2025 Event

Res. #2025-317 Approving a Professional Service Contract with DeBlasio & Associates for the Survey and Engineering Phase for the Delaware Bay Beach Stormwater Outfall Extension Phase II (LT-C-070) for the 2023 NJDCA Small Cities Grant (\$24,500)

Res. #2025-318 Authorization for Waiver of Fees for Run the Crest Half Marathon & 10k; October 4, 2025

Res. #2025-319 Amend Resolution #2025-06; Appointment of Municipal Engineer for the Year 2025 as a Professional Service Contract without Public Bidding

Res. #2025-320 Resolution Authorizing the Transfer of a Point Blank Hi-Lite Performance Ballistic Vest and Outer Carrier no longer in use by the Lower Township Police Department to the Logan Township Police Department

Res. #2025-321 A Resolution Accepting a Donation of Equipment from the Lower Township Municipal Utilities Authority

Motion to table Resolution # 2025-311 moved by Councilmember Conrad, seconded by Mayor Sippel.

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

On the Consent Agenda:

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

Engineer Report

Andrew McTague, DeBlasio and Associates, gave Council an update on the following engineering projects being handled by DeBlasio and Associates: Rotary Community Park Renovations, Bay Outfall Extensions, Reconstruction of Ridgewood Ave., Stormwater GIS Mapping Services, David Douglass Sr. Memorial Park Renovations, Lower Township Public Works Building Design, Holmes, Gorham and Scott Avenues Storm Sewer & Roadway Improvement Project, Lower Township Municipal Pool Building, Reconstruction of Beach Ave., MS4 Compliance, Resurfacing of Cardinal Ave., Bayshore Road Pickleball Courts, and Clem Mulligan Sports Complex Storm Sewer Pump Station.

Mayor Sippel inquired about Diamond Beach Park. Mr. McTague responded to Mayor Sippel's question.

Administrative Reports

Clerk, Construction, Dog, Tax, Vital

Public Comment – no comments

Council Comments

Mayor Sippel voiced appreciation to everyone involved in the 9/11 ceremony and announced the upcoming Veterans Benefit and Health Fair to be held on Sept 24th at Wildwood Convention Center.

Deputy Mayor Coombs congratulated his friends Jeff Samaniego and Erik Simonsen on their retirement.

Councilmember Roy – no additional comments

Councilmember Wareham gave a brief update on the Town Bank Road paving project.

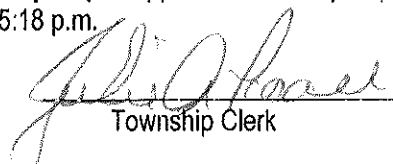
Councilmember Conrad congratulated Assemblyman Simonsen on his retirement and commented on the success of Family Fun Night/ drone show and the attendance at the 9/11 ceremony.

Mayor Sippel also thanked Assemblyman Simonsen for his dedication to the Township.

Adjournment

There being no further business to address, motion to adjourn moved by Mayor Sippel, seconded by Deputy Mayor Coombs. Motion to adjourn was unanimous. Meeting adjourned at 5:18 p.m.


Frank Sippel, Mayor


Township Clerk

Approved: 10/6/2025