

# LOWER TOWNSHIP NEWSLETTER

## WINTER 2025



Hello, my name is Joseph Wareham, and I have recently been appointed by Lower Township Council to serve as your Ward 2 Councilman. I would like to introduce myself, my family and why I am so excited to represent the residents of Ward 2.

I have called Lower Township my home for more than 36 years, and as the years pass, my appreciation for our community has continued to grow. It is an appreciation that is shared by my wife of 18 years, who is a lifelong Lower Township resident, and our two amazing children. As a family, we love Lower Township, and this has fueled my desire to give back to our community.

Whether through my professional career or volunteer work, I have always strived to be a proactive, reasoned leader who fosters trust and a commitment to having a growth mindset.

This has been demonstrated through the various positions that I have held in law enforcement, including as a Sergeant with the Cape May County Sheriff's Office, instructor at the Cape May County Police Academy, Team Leader for the Cape May County Crisis Negotiation Team, and one of the lead negotiators for FOP Lodge #7 Contract Committee Team. In 2021, I transferred to the Cape May County Human Resources Department, which has provided me with a better understanding of how local government operates, and of some of the serious issues facing municipalities and counties in New Jersey.

One of my proudest accomplishments as a volunteer was founding a nonprofit basketball club aimed at providing children with the resources, support, and opportunities they need to grow both on and off the court. While the purpose of the club was to play basketball, our mission was to ensure that every child felt secure and valued and developed critical life skills such as teamwork, discipline, and leadership. I have had the privilege to coach youth across elementary, junior high, and high school levels, and while each is different, all of them provided me with the privilege of mentoring young athletes and helping them recognize their full potential.



My volunteer work extends beyond coaching basketball, and I have served on various boards in Lower Township. My time on the Citizen Advisory Board and Recreation Advisory Board allowed me to work with others in community to further programs that enhance the quality of life for our residents. As a past Chairman and Vice-Chairman of Lower Township Fire District One, I worked with the fire company to ensure the safety and well-being of our community, while supporting our dedicated first responders.

Looking ahead, my goal is to advance community programs that create opportunities and resources for the residents and visitors of Lower Township, while maintaining fiscal responsibility. By advancing programs that promote growth, security, and community pride, I aim to ensure that Lower Township remains a place where families thrive, children dream big, and visitors feel welcomed.

I look forward to helping make an even brighter future for everyone who calls Lower Township home.

Sincerely,

Joseph I. Wareham  
Lower Township Ward 2 Councilman

## LOWER TOWNSHIP COUNCIL REORGANIZATION



The Lower Township Council held its annual reorganization meeting on January 2, 2025, marking a night of recognition, and new beginnings.

During the meeting, the council honored outgoing Councilman Dave Perry for his many years of dedicated service to the community. Perry was presented with a commemorative plaque and heartfelt accolades from his colleagues on Lower Township Council, County Commissioners and residents, acknowledging his steadfast commitment to improving Lower Township.

Mayor Frank Sippel praised Perry, stating, "Dave's leadership and vision have been instrumental in shaping our township. His legacy of service will continue to inspire us."



The reorganization meeting also featured the official swearing-in of Mayor Frank Sippel and Deputy Mayor Kevin Coombs, both of whom reaffirmed their commitment to fostering progress and collaboration in the township.

In addition, the council took the significant step of appointing Joe Wareham to fill the vacant Ward 2 council seat. Wareham was sworn in during the ceremony and expressed his gratitude and enthusiasm to serve the community, stating, "It's an honor to step into this role and work alongside such dedicated

leaders to continue to make Lower Township a great place to live for future generations."



The meeting set a positive tone for the year ahead, as the council emphasized its dedication to continuing the work of building a strong and vibrant community for all residents.



Frank Sippel  
Mayor  
FSippel@townshipoflower.org



Kevin Coombs  
Deputy Mayor  
KCoombs@townshipoflower.org



Thomas Conrad  
Council Member - Ward 1  
TConrad@townshipoflower.org



Joseph Wareham  
Council Member - Ward 2  
JWareham@townshipoflower.org



Roland Roy  
Council Member - Ward 3  
RRoy@townshipoflower.org



Michael Laffey  
Manager  
Manager@townshipoflower.org

# MANAGER'S REPORT

This past year was a busy one and saw the completion of the following projects by the Lower Township MUA:

- Vacuum sewer collection system project, which serves the Erma section of the Township. Residents were able to begin connecting to the system.
- Installation of a sludge disc thickener at the sewer plant. This device processes waste sludge more efficiently and saves on disposal costs.
- Slip-lined sewer main located in Town Bank Road and rehabilitated applicable manholes. Slip-lining gravity sewer mains is a cost-effective way to extend their useful life.
- Installed by-passes at the Diamond Beach and Rutgers Avenue sewer pump stations to provide redundancy and streamline maintenance.
- Performed semi-annual inspections/flushing of fire hydrants, which assists in maintaining water quality and functionality of the hydrants.

# STATE OF THE TOWNSHIP

## Council 2024 Administrative Actions:

- Mayor and council approved a public land auction at which 101 Georgia Avenue, home of the previous Rescue Squad, was successfully auctioned off for \$152,000.00 and put this property back on the tax rolls.
- Over the last several years, the Township of Lower has been diligently working to improve Schellenger's Landing by working on a traffic calming project which includes rumble strips, crosswalks and flashing beacons which will help the flow of traffic. The solar powered flashing beacons are scheduled to be installed in the coming months.
- On October 7, 2024, Mayor and Council held a Townhall meeting at LCMR PAC Center where over 800 residents came out to learn about the proposed DEP flood map regulations. Lower Township continues the fight against the proposed regulations from the DEP which would increase homeowners flood insurance, as well as set new standards for new construction and certain renovations.
- In December of 2024, Council established the full-time position of Deputy Township Manager



# VOLUNTEERS NEEDED!

The Lower Township Department of Parks and Recreation is always on the lookout for qualified volunteers to assist with recreational programs throughout the year.

All interested candidates should submit an email of interest to Mitchell Plenn at [recreation@townshipoflower.org](mailto:recreation@townshipoflower.org) or Bruce Fournier at [bfournier@townshipoflower.org](mailto:bfournier@townshipoflower.org) or call the recreation department at 609-886-7880.

## Future project plans:

- Assist the Township in completing upgrades to Rotary Park.
- Complete a sewer treatment plant capital study.
- Install new raw sewer pumps at the treatment plant.
- Upgrade Diamond Beach and Route 9 sewer pump stations.
- Perform additional slip lining.
- Award Phase 1 of the North Cape May Water System Replacement Project, which will replace water mains, valves, hydrants, services and meters. A \$2 Million EPA Community Grant secured by Congressman Van Drew will assist in funding the project.
- Award an asset management and maintenance agreement for the LTMUA's water storage facilities.

**MUA CONTACT INFORMATION**  
2900 Bayshore Road  
Office: 609-886-7146  
Emergency: 609-780-0101

## 2024 Completed Capital Projects:

- ADA accessibility of recreation center playground
- Diamond Beach park and playground upgrades
- Rotary Park and playground phase I upgrades completed and ADA accessible
- Reconstruction, paving and drainage of Bay Drive
- Francis Avenue drainage project
- Beach path upgrades
- Town Bank area pedestrian handicap ramp access

## 2025 Projects and Capital Improvements:

- The New Jersey Division of Fish & Wildlife has been working on the upgrades to Higbee Beach to provide enhanced viewing of our spectacular natural resources. This project will visually open Pond Creek tidal and freshwater habitat and provide access for viewing via a bridge crossing. This is a 33-million-dollar project funded by the state and federal government. This project includes an observation deck, nature trails and overlooks.
- David Douglass Park Improvement Project
- Rotary Park Improvement Project Phase II
- Delaware Bay Outfall Extension Project
- Reconstruction of Ridgewood Avenue
- Stormwater GIS mapping project
- Ohio Avenue pumpstation upgrades
- Lower Township municipal pool house renovation project
- Department of Public Works Facility
- Lower Township Recreation Department's new summer camp targeting students in 1st through 6th grade.

For a full presentation of the State of Lower Township address, please visit [TownshipofLower.org](https://townshipoflower.org).

# REMINDERS

Lower Township Council Meetings will be held on the first and third Mondays of each month, beginning at 5:00 p.m. in the meeting room of Lower Township Hall, located at 2600 Bayshore Road, unless otherwise noted. For a complete list of meeting dates and times, visit the township website at: [TownshipofLower.org](https://TownshipofLower.org).

All dogs over the age of six months shall be required to be licensed, and a license for same shall be obtained and attached to the harness or collar of each dog prior to January 31 of each and every year.

Looking for township forms, helpful links, tax payment portal, want to make a suggestion, contact a certain department or report a pothole? Visit the township website at: [townshipoflower.org](https://townshipoflower.org).

# UPCOMING EVENTS

**FEBRUARY 8-23, 2025**  
YOUTH SPRING SOCCER REGISTRATION  
LOWER TOWNSHIP RECREATION CENTER

**APRIL 12, 2025**  
EASTER EGG HUNT/SPRING FLING

**APRIL 12, 2025**  
BEACH SWEEP - 40TH YEAR SPRING SWEEP  
9AM-12:30PM VILLAGE RD & BAY DR/BEACH ENTRANCE

# ONGOING EVENTS

**MONDAYS AND WEDNESDAY 9:00 A.M - 1:00 P.M.**  
OPEN PLAY PICKLE BALL

**EVERY THURSDAY AT 6:00 P.M.**  
ADULT YOGA  
MILLMAN CENTER

**EVERY MONDAY FROM 7:30 P.M.- 9:30 P.M.**  
ADULT NIGHT  
RECREATION CENTER

ALL EVENTS ARE SUBJECT TO CHANGE OR CANCELLATION

# NEWSLETTER SCHEDULE

Winter Edition / Spring Edition / Summer Edition  
High Summer Edition / Fall Edition / Holiday Edition  
Look for it at the entrance or counters of local businesses.

**Township of Lower**  
2600 Bayshore Road, Villas, NJ 08251  
609-886-2005  
<https://townshipoflower.org/>

# IMPORTANT NUMBERS

LOWER TOWNSHIP MUNICIPAL BUILDING - (609) 886-2005  
LOWER TOWNSHIP RECREATION DEPARTMENT - (609) 886-7880  
POLICE NON-EMERGENCY NUMBER - (609) 886-1619  
TO MAKE A POLICE REPORT: CAPE MAY COUNTY DISPATCH - (609) 886-2711  
FOR ANIMAL CONTROL: SHORE ANIMAL CONTROL - 1 (800) 351-1822  
MUA OFFICE - (609) 886-7146  
MUA EMERGENCY - (609) 780-0101

**Sign up  
NOW to  
receive  
LT Alerts**



**Emergency Alerts, Traffic & Weather  
Advisories, Local News and Events via:**  
*Phone Call, Text, Email or Mobile App*



*Set your messaging preferences when you register.  
Download the Smart911 app after registering.*

**Sign Up at Police, Township or MUA websites**  
*If you need assistance with registering, contact the Township Clerk's office at 609-886-2005, extension 100, between 8:30 am & 4:30 pm.*

# WINTER 2025