

## COUNCIL MEETING MINUTES – March 17, 2025

The meeting of the Township Council of the Township of Lower, County of Cape May, State of New Jersey was held on March 17, 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 via telephone

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

### Work Session

#### Certificates of Appreciation

Deputy Mayor Coombs, on behalf of Council, presented Certificates of Appreciation to Judy Gillis, Vinnie Smith (not present) and a volunteer who chose to remain anonymous, for their dedicated commitment to the Township. These individuals volunteered their time to clean up the graffiti from the Lincoln Boulevard restroom facility.

### Consent Agenda

#### Approval of Minutes – March 3, 2025

- Res. #2025-121 Authorization for the Payment of Vouchers \$ 973,285.74
  - Res. #2025-122 Authorization for the Payout of Accumulated Compensatory Time (S.Elan-Hampton \$2,513.33)
  - Res. #2025-123 Authorizing Extension of Statutory Budget Dates
  - Res. #2025-124 Authorizing the Payout of Terminal Leave (S.Flitcroft \$27,459.05)
  - Res. #2025-125 Approval for Run the Vineyards
  - Res. #2025-126 Authorization for Summer Camp Reserve Fund
  - Res. #2025-127 A Resolution Requesting Release of Demolition Bond for Block 280, Lot 44.02; 243 Pinetree Avenue, Lower Township; Sea Haven Delaware Avenue, LLC
  - Res. #2025-128 Issuance of Ice Cream Peddling and Ice Cream Salesman License for the year 2025
  - Res. #2025-129 A Resolution Declaring an Emergency Due to a Large and Deep Sinkhole at the Dune Compromising the Outfall Pipe Within the Pedestrian Walkway on Ocean Avenue in the Villas.
  - Res. #2025-130 Authorization to Participate in the South Jersey Power Cooperative Electric Bid (SJPC) up to Twenty-Four (24) Month Contract
  - Res. #2025-131 Authorizing the Sale of Township of Lower Surplus No Longer Needed for Public Use on GOVDEALS Online Auction Website
  - Res. #2025-132 A Resolution Authorizing the Ride to Defeat ALS Scheduled for June 14, 2025
  - Res. #2025-133 Approval for Holy Spirit Lutheran Church to Conduct a Flea Market
  - Res. #2025-134 Re-Appointment to the Recreation Advisory Board
  - Res. #2025-135 Renewal of 2025 Campground Licenses
  - Res. #2025-136 Approving a Professional Service Agreement with DeBlasio & Associates for the Municipal Pool Building Replacement – Final Design and Construction Phase Services (LT-C-063)
  - Res. #2025-137 Approval for Roadside Solicitation by Villas Volunteer Fire Company, Inc.
  - Res. #2025-138 A Resolution Affirming the Decision to Revoke the Towing License Issued to Cape May Riggins and their removal from the Rotary Towing List for Good Cause as Determined by the Lower Township Chief of Police
- Ord #2025-10 An Ordinance Amending Chapter 400, Land Development, Article X, Fees for Conditional Uses, Guarantees, Bonds, Inspections and Off-Tract Improvements, Subsection 80 (A), Fees to Update the Fees Associated with Land Development Applications
- Ord #2025-11 An Ordinance Amending Chapter 235, Construction Codes, Uniform, Subsection 4, Fees; Surcharge Fees, to Eliminate and/or Modify Certain Construction Permit Application Fees to Ensure Consistency with the New Jersey Uniform Construction Code This is the first reading of Ordinances #2025-10 and 202-11. The second reading and public hearing has been scheduled for April 21, 2025.

**On the Consent:**

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

**Regular Agenda**

Ordinance #2025-06 An Ordinance Amending Chapter 3, Administration of Government, Article VI, Office of the Township Manager; Departments, Subsection 23, Departments of Revenue and Finance, Division of Taxation; Division of Tax Collection; Qualified Purchasing Agent, of the Code of the Township of Lower. 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		X				
COOMBS			X				
SIPPEL			X				

Ordinance #2025-07 An Ordinance Amending Chapter, 185, Brush, Grass and Debris, of the Code of the Township of Lower, to establish New Regulations Prohibiting the Planting of Bamboo. 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	X				
COOMBS			X				
SIPPEL			X				

**Engineer Report**

Will Hanson gave Council an update on the following engineering projects being handled by DeBlasio & Associates, including: Rotary Community Park Renovations; Bay Outfall Extensions; Delaware Bay Drive Pump House Outfall Extension; Reconstruction of Ridgewood Avenue; 2023 Stormwater GIS Mapping Services; David Douglass Sr. Memorial Park Renovations; Public Works Building Concept Design; Holmes, Gorham & Scott Avenues Storm Sewer & Roadway Improvement Project; Municipal Pool Building Evaluation; Reconstruction of Beach Avenue; MS4 Compliance; and Resurfacing of Cardinal Ave.

**Administrative Reports**

Construction, Tax, Vital Statistics

**Public Comment – no comments**

Manager Laffey wished everyone a Happy St. Patrick's Day.

**Council Comments**

Councilmember Conrad reminded to be aware of children at play as the weather gets warmer. He also informed that Green Creek Bethel United Methodist Church is seeking items for less fortunate children.

Councilmember Wareham commented in favor of drainage projects in progress.

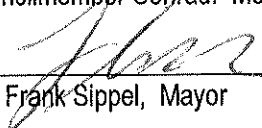
Councilmember Roy thanked July Gillis and volunteers for a great job cleaning the graffiti.

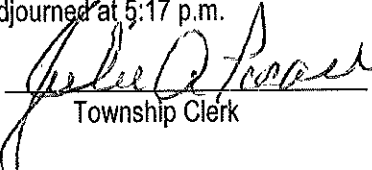
Deputy Mayor Coombs announced the upcoming Easter Egg Hunt and Little League Opening Day.

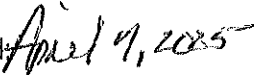
Mayor Sippel – no comments

**Adjournment**

There being no further business to address, motion to adjourn moved by Councilmember Roy, seconded by Councilmember Conrad. Motion to adjourn was unanimous. Meeting adjourned at 5:17 p.m.

  
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Frank Sippel, Mayor

  
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Township Clerk

Approved:  April 9, 2025