

COUNCIL MEETING MINUTES – April 6, 2026

The meeting of the Township Council of the Township of Lower, County of Cape May, State of New Jersey was held on April 6, 2026 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 Roland Roy, Jr.

Deputy Mayor Kevin Coombs

Mayor Frank Sippel – via telephone

Also present: Christina Lewis, Deputy Township Manager, Robert Belasco, Township Solicitor and Karen Fournier, Deputy Township Clerk

Work Session

Autism Awareness Month - Jacyn Pisieczko

Deputy Mayor Coombs read a proclamation recognizing April 2026 as Autism Awareness month in the Township of Lower.

Jacyn Pisieczko addressed Council to share his experience living with Autism. Jacyn communicated his passion for art and displayed some of his artwork. He thanked the community for their understanding of Autism and voiced gratitude to Mayor and Council and many others for supporting him along his journey.

Councilmember Conrad presented a proclamation to Clerk Julie Sylvester-Picard congratulating her well-deserved retirement and thanking her for her dedicated years of service to Lower Township.

Consent Agenda

Approval of Minutes – March 16, 2026

Res. #2026-137 Authorization for the Payment of Vouchers \$386,969.65

Res. #2026-138 A Resolution Authorizing the Acceptance of Cops In Shops Funding Summer Shore Initiative 2026

Res. #2026-139 Reappointment to the Recreation Advisory Board (Elwell)

Res. #2026-140 Resolution Requesting Permission from the Director of the Division of Local Government Services to Establish a Dedicated Trust by Rider Account for Police Department Donations Pursuant to NJSA 40A:5-29

Res. #2026-141 Resolution Requesting Permission from the Director of the Division of Local Government Services to Establish a Dedicated Trust by Rider Account for the Small Cities Revolving Loan Program Pursuant to NJSA 40A:5-29

Res. #2026-142 Authorizing Pay Out of Terminal Leave (M. Vendetta, \$136.17)

Res. #2026-143 A Resolution Authorizing Advertisement of a Notice To Bidders for the Phase II Improvements at the Judge Nathaniel Foster House

Res. #2026-144 A Resolution Approving an Agreement Between the Township of Lower and Michael Majane, Lower Township Deputy Chief of Police

Res. #2026-145 A Resolution Supporting New Jersey Senate Concurrent Resolution (SCR) No. 106 (Scutari D-22)

Res. #2026-146 A Resolution Supporting Congressman Jefferson VanDrew's H.R.7459

Res. #2026-147 A Resolution Establishing Parking Meter/Paid Parking Zone Rates, Time Limits, Payment Methods and Related Operational Details

Res. #2026-148 Reappointment to the Recreation Advisory Board (McLaughlin)

Res. #2026-149 Approval for Roadside Solicitation by Villas Volunteer Fire Company, Inc.

Res. #2026-150 Authorization for the Payout of Accumulated Sick Leave (G.Douglass)

Res. #2026-151 A Resolution of the Township Council of the Township of Lower Evidencing Local Support for the Application of GREENCOAST DISPENSARY, LLC Seeking a Class 5 Cannabis Retail License from the New Jersey Cannabis Regulatory Commission

Res. #2026-152 A Resolution of the Township Council of the Township of Lower Evidencing Local Support for the Application of LT RETAIL, LLC Seeking a Class 5 Cannabis Retail License from the New Jersey Cannabis Regulatory Commission

Res. #2026-153 Reappointment to the Historic Preservation Commission (R.Heinly)

Res. #2026-154 Appointment to the Historic Preservation Commission (S.Hinkle)

- Res. #2026-155 A Resolution Authorizing and Approving a Shared Service Agreement between the Township of Lower and the Township of Middle for Shared Municipal Court Administrator Services
- Res. #2026-156 Authorizing the Sale of Township of Lower Surplus No Longer Needed for Public Use on GOVDEALS Online Auction Website
- Res. #2026-157 Authorizing the Payout of Terminal Leave (J.Budd \$644.43)
- Res. #2026-158 Bid Acceptance and Contract Award for Resurfacing of Various Streets – Diamond Beach (South State \$307,012.31)
- Res. #2026-159 A Resolution Authorizing Advertisement of a Notice to Bidders for NJDEP Green Acres Jake’s Law Playground Rotary Community Park - Phase 2
- Ord. #2026-07 An Ordinance of the Township of Lower Vacating, Surrendering and Extinguishing the Public Rights in a Portion of Cedar Avenue.
- Ord. #2026-08 An Ordinance Amending Chapter 7, Traffic, Article IV, Paid Parking Zones/Parking Meters, of the Code of the Township of Lower, To Authorize the Issuance of Seasonal Parking Permits
This is the first reading of Ordinances #2026-07 and 2026-08. The second reading and public hearing has been scheduled for April 20, 2026

Public Comment on Consent Agenda:

Solicitor Belasco explained the intention of a consent agenda and shared that Ordinance #2026-08 is scheduled for a public hearing on April 20, 2026.

Jerry Petraglia, 320 S. Station Ave., inquired about parking permits for disabled veterans.

Peter Greco, 427 E Raleigh Ave., questioned the area affected by parking meters.

Elizabeth Ludwig, 431 E Raleigh Ave., questioned which Councilmember represents Diamond Beach and voiced disfavor with parking meters in Diamond Beach.

Sharon Williams, 312 E S Station Ave., inquired about the specifics of the parking permits.

On the Consent:

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

Regular Agenda

Ord. #2026-05 An Ordinance to Exceed the Municipal Budget Appropriation Limits and to Establish a CAP Bank (N.J.S.A. 40A4-15.14)
This is the second reading and public hearing of this Ordinance. This Ordinance has been published, posted and made available to the public.

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

Ord #2026-06 An Ordinance Amending Chapter 570, Solid Waste, Article I, Rubbish and Trash, Subsection 4, Collection Days and Times; Recyclables, of the Code of the Township of Lower. This is the second reading and public hearing of this Ordinance. This Ordinance has been published, posted and made available to the public.

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

Deputy Mayor Coombs read the boundaries of the parking meter ordinance #2026-04.

Public Comment

Peter Greco, 427 E Raleigh Ave., commented on paid parking and voiced discontent with how the process was communicated.

Kathy Shenton, 215 Dune Drive, addressed Council regarding beach maintenance and voiced disfavor with treatment to Diamond Beach property owners.

Jerry Petraglia, 320 S Station Ave., requested consideration with the cost of parking permits as a Diamond Beach property owner and disabled veteran.

Christopher Adams, Seapointe Village, addressed Council regarding beach restoration and beach acquisition.

Cindy Ricciardi, 409A E Raleigh Ave., voiced disfavor with communication, parking permits, and beach acquisition.

Louis Conrad, Diamond Beach, voiced discontent with the Township's lack of respect for Diamond Beach.

Sharron Williams, 312 E South Station Road, questioned the specifics of the parking permits.

Carmen Axmann, 211 E Raleigh Ave., addressed Council with several concerns about parking meters in Diamond Beach and questioned why they are not being implemented in other areas of the Township.

Ted Rose, 212 E Raleigh Ave, expressed disappointment with lack of communication and voiced concern about unfair treatment to residents in Diamond Beach.

Lisa Heckman, 407A E Raleigh Ave., addressed Council with suggestions to alleviate parking issues in Diamond Beach.

Parry Tell, 397 Corson Lane, gave Council an update on projects involving the Historic Preservation Commission.

Pete Holmes – Raleigh Ave., suggested the Township explain meeting protocol every so often.

Sue DePasquale – 415A E Raleigh Ave., questioned whether Council considered handicap parking.

David Baruka, 307A E Raleigh Ave., requested Council be mindful of Diamond Beach residents when considering parking permit fees.

Deputy Mayor Coombs reread the boundaries included in the parking meter Ordinance #2026-04.

Peter Greco, 427 E Raleigh Ave., commented in favor of the ParkMobile app but voiced concern about time limits.

Council Comments

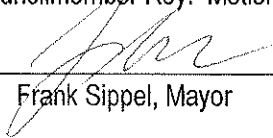
Deputy Manager Lewis thanked Diamond Beach residents/property owners for their time and concerns and stated the Township's intentions with regard to parking meters/permits. She also thanked Mr. Greco for his military service.

Deputy Mayor Coombs questioned the accessibility of the parking permits.

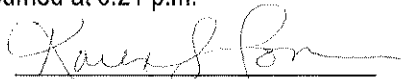
Solicitor Belasco reiterated the wording and availability of the Ordinance as well as the legal process.

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 6:21 p.m.



Frank Sippel, Mayor



Township Clerk

Approved: April 20, 2026