

## COUNCIL MEETING MINUTES – December 15, 2025

The meeting of the Township Council of the Township of Lower, County of Cape May, State of New Jersey was held on December 15, 2025 at 5:00 p.m. in the meeting room of Township Hall, 2600 Bayshore Road, Villas, New Jersey.

The Deputy 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.  
Mayor Frank Sippel

Also present: Michael Laffey, Township Manager, Robert Belasco, Township Solicitor and Amy Belasco, Registrar.

### Consent Agenda

Approval of Minutes – December 1, 2025

Res. #2025-397 Authorization for the Payment of Vouchers \$828,760.34

Res. #2025-398 A Resolution Acknowledging the Award of a Twenty-four (24) Month Contract to UGI Energy Services for Natural Gas Supply Service Under the South Jersey Power Cooperative for the Township of Lower

Res. #2025-399 Authorization for the Payout of Accumulated Compensatory Time (M. Nuscis, \$4,234.93)

Res. #2025-400 A Resolution Authorizing and Approving a Shared Service Agreement between the Township of Lower and the City of Wildwood for the Provision of Emergency Medical and Fire Services for Schooner Island Marina

Res. #2025-401 A Resolution Supporting the Annual (2025) Greater Cape May Elks/ Tom Beheler Youth Basketball Tournament

Res. #2025-402 Approval of Change Order #1 to R.A. Walters & Sons for the Delaware Bay Beach Stormwater Outfall Extension Project (LT-C-059)

Res. #2025-403 Authorization for 2025 Incentive Award for Insurance Waiver

Res. #2025-404 Authorization for the Payment of College Credits

Res. #2025-405 A Resolution Authorizing the Transfer of Firearms No Longer Needed to a Licensed Firearms Dealer for Private Sale

Res. #2025-406 Authorization for Refund of Taxes

Res. #2025-407 A Resolution Authorizing the Execution of a Memorandum of Understanding Between the Lower Township Police Department and the New Jersey State Police Concerning the Installation, Operation, Inspection, Maintenance, Replacement and Removal of Automated License Plate Recognition Devices on New Jersey Department of Transportation Properties

Res. #2025-408 Transfer of 2025 Appropriations

Res. #2025-409 Issuance of Campground License to Sun Cape Island, LLC Associated with the Cape Island Resort Campground

Res. #2025-410 Approving a Professional Service Contract with DeBlasio & Associates for the Resurfacing of Various Streets in Diamond Beach for the Survey and Engineering Phase (LT-C-072)

Res. #2025-411 Awarding a Competitive Contract to TD Bank for Banking Services for the Township of Lower 2026-2027-2028 with (2) Two (1) Year Extension Options

Res. #2025-412 Authorizing Pay Out of Terminal Leave (K. Lewis, \$72,303.90)

Res. #2025-413 Authorization for the Payout of Accumulated Sick Time

Res. #2025-414 A Resolution Authorizing the Execution of a Contract with American Bounce for the Provision of Recreational Amenities at Lower Township New Years Eve Party on December 31, 2025

Res. #2025-415 Authorizing the Sale of Township of Lower Surplus No Longer Needed for Public Use on GovDeals Online Auction Website

Res. #2025-416 A Resolution Authorizing the Execution of an Interlocal Services Agreement for Fire Suppression Services with the Borough of Wildwood Crest, the Wildwood Crest Volunteer Fire Company No. 1 and the Erma Volunteer Fire Company, Station 62, Fire District No. 3

On the Consent:

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

**Engineer's Report**

Andrew McTague from DeBlasio and Associates gave a Year End Summary Report of all the services provided to the Township through the 2025 year. He thanked Mayor and Council and looks forward to next year working together.

Marc DeBlasio thanked Mayor and Council and wished everyone a Merry Christmas and a Happy New Year.

**Administrative Reports**

Clerk, Dog, Tax, Vital

**Call to the Public**

Bill Greenfield, Villas, wished everyone a Merry Christmas and a Happy New Year.

**Council Comments**

Mayor Sippel commented on the following: Rotary Christmas Parade and Ferry Merry Christmas. He thanked all staff and volunteers for the success of these events. He also announced the New Year's Eve event at the Rec Center and reminded that the Rec center is a warming center in the Winter months. Re-Org is January 5<sup>th</sup> at 5 p.m. Mayor Sippel wished everyone a Merry Christmas and a Happy New Year.

Councilmember Roy wished everyone a Merry Christmas and Happy New Year. He also announced that Crest Tavern is being sold and the new owners applied for variances but will be keeping everything the same with a few updates. He also informed that Schellenger's Landing safety improvements are nearing completion.

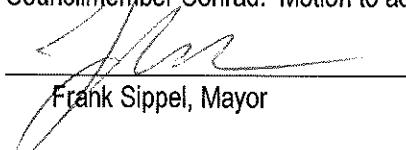
Councilmember Wareham commented on the success of the Tree Lighting Ceremony and thanked Seashore Church of the Nazarene for providing refreshments. He also thanked DeBlasio and Associates for their services.

Councilmember Conrad thanked the Lower Twp. Rotary for the Tree Lighting Ceremony and Parade and thanked the Veterans, Volunteers and Engineers. He also wished everyone a Merry Christmas, a Happy New Year and God's Blessings.

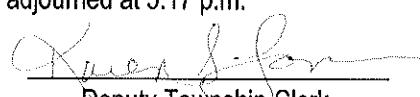
Manager Laffey commented on the award for banking services and stated that TD Bank was the preferred choice.

**Adjournment**

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



Frank Sippel, Mayor



Karen Laffey  
Deputy Township Clerk

Approved: January 5, 2026