

COUNCIL MEETING MINUTES – September 3, 2025

The meeting of the Township Council of the Township of Lower, County of Cape May, State of New Jersey was held on September 3, 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

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

Work Session

Proclamation - Turn the Towns Teal

Mayor Sippel read a proclamation recognizing September as Turn the Towns Teal month in Lower Township to support the national campaign to raise awareness of ovarian cancer.

Consent Agenda

Approval of Minutes - August 18, 2025

Res. #2025-294 Authorization for the Payment of Vouchers \$ 1,045,763.46

Res. #2025-295 Approval of Change Order #3 for DeBlasio & Associates for the Water Main Design Services for the Public Works Administration Building (LT-C-048 \$15,000.)

Res. #2025-296 Reappointment to the Planning Board (S. Morris)

Res. #2025-297 A Resolution Authorizing the Execution of a Memorandum of Agreement between the Township of Lower and Cooper University Hospital Cape Regional – Cape Addiction Recovery Services to Provide Services to individuals suffering from Substance Abuse Disorders

Res. #2025-298 Approval for Save a Life Day – September 25, 2025 (Cape Assist)

Res. #2025-299 A Resolution Authorizing the Execution of a Location Release Form in connection with the film Whispers From The Forgotten

Res. #2025-300 A Resolution Authorizing the Execution of a Memorandum of Agreement between the Township of Lower and the Delaware River and Bay Authority to Establish a Reunification Center in the event of a Mass Casualty Event on the Authorities Properties

Res. #2025-301 Resolution Providing for the Combination of Certain Issues and Determining the Form and other Details of the Offering of \$12,000,000 General Obligation Bonds, Series 2025, of the Township of Lower, in the County of Cape May, State of New Jersey and Providing for the Sale of Such Bonds

Res. #2025-302 A Resolution Authorizing the Execution of a Contract with American Bounce for the Provision of Recreational Amenities at Lower Township Family Fun Night on September 12, 2025 – Rain Date September 19, 2025

Res. #2025-303 Authorization for Refund of Taxes

Res. #2025-304 Authorizing the Sale of Township of Lower Surplus No Longer Needed for Public Use on GOVDEALS Online Auction Website

Ord. #2025-20 An Ordinance Amending Chapter 7, Traffic, of the Code of the Township of Lower to enact Article IV, Electric Bicycle/Scooters, to establish regulations associated with the Operation of Electric Bicycles and Scooters. This is the first reading of this Ordinance. The second reading and public hearing has been scheduled for October 6, 2025,

Ord #2025-21 An Ordinance Amending Chapter 583, Streets and Sidewalks, Article I, Excavation of Streets, Subsection 4(B)(8), Street Restoration, of the Code of the Township of Lower This is the first reading of this Ordinance. The second reading and public hearing has been scheduled for October 6, 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 # 2025-18 An Ordinance Authorizing the Execution of a Utility Easement Agreement with Atlantic City Electric for Real Property Identified as Block 505, Lot 15 to Facilitate the Rebuilding of the Middle-Rio-Cape 69kV Transmission Line in Cape May County. This is the second reading and public hearing of 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				
ROY			X				
COOMBS		X	X				
SIPPEL	X		X				

Ordinance #2025-19 An Ordinance Amending Chapter 475, Parks and Recreation Areas, Article I, General Rules and Regulations, Subsection 1(C) of the Code of the Township of Lower, to Establish Hours of Operation for Township Owned Parks and Recreation Areas. This is the second reading and public hearing of this Ordinance. This Ordinance has been posted, published and made available to the public.

William Tracey, Newport Drive, addressed Council regarding the Cal-de-sac on Newport Drive and his interest in making it a Township Park.

Bill Greenfield, Villas, addressed Council regarding the name of and hours established for Canal Park. Mayor Sippe informed of the official name being David Douglass Memorial Park and the hours of operation.

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

Administrative Reports

Treasurer

Public Comment

Dianne Smith, 712 Atlantic Ave. NCM, addressed Council to voice opposition to the proposed hotel at the ferry for reasons of conservation.

Council Comments

Councilmember Conrad thanked all parties involved in the success of the Summer Concert Series and reminded residents to use caution on the roads with school back in session.

Councilmember Wareham gave an update on County Road projects within the Township, including Seashore Road and Fishing Creek Road, and their anticipated timelines for completion. He also commended the Township and DRBA for the Summer Concert Series.

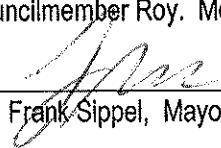
Councilmember Roy commented on schools being back in session.

Deputy Mayor Coombs wished everyone a safe and happy end of Summer.

Mayor Sippel informed of an informational presentation at Teitelman School regarding e-bikes and also announced upcoming events including 9/11 Ceremony and Family Fun Night.

Adjournment

There being no further business to address, motion to adjourn moved by Councilmember Conrad, seconded by Councilmember Roy. Motion to adjourn was unanimous. Meeting adjourned at 5:15 p.m.



Frank Sippel, Mayor



Township Clerk

Approved: *Sept 15, 2025*