

## COUNCIL MEETING MINUTES – May 19, 2025

The meeting of the Township Council of the Township of Lower, County of Cape May, State of New Jersey was held on May 19, 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 and Karen Fournier, Deputy Township Clerk

Mayor Sippel introduced and welcomed Manager Laffey's new confidential secretary, Jennifer Fleck.

### Consent Agenda

Approval of Minutes – May 5, 2025

Res. #2025-181 Authorization for the Payment of Vouchers \$ 312,044.10

Res. #2025-182 Authorizing Payment for 2025 Regional School Taxes

Res. #2025-183 A Resolution Requesting Release of Performance Guarantee for Block 495.01, Lot 13.01, Escrow #Z18-02-04

Res. #2025-184 Approval of the Township of Lower Emergency Operations Plan

Res. #2025-185 A Resolution Authorizing the Execution of a Contract with American Bounce for the Provisions of Recreational Amenities at Lower Township Family Fun Night on May 23, 2025 – Rain Date May 30, 2025

Res. #2025-186 Authorization for Refunds of Taxes

Res. #2025-187 Authorization for the Payout of Accumulated Compensatory Time (T. Girard \$5,620.83)

Res. #2025-188 Insertion of Special Item of Revenue Pursuant to N.J.S.A. 40A:4-87, Chapter 159 (Click It or Ticket \$5,600.)

Res. #2025-189 Appointment to the Historic Preservation Commission (V. Smith)

Res. #2025-190 Approval of a Professional Service Contract with Wizards Festival of Fun, Inc. for the Township of Lower's Independence Day Celebration July 3, 2025 (\$15,900)

Res. #2025-191 A Resolution Requesting that the New Jersey Department of Transportation Relocate Two Existing Bus Stops on Seashore Road (CR626)

Res. #2025-192 Authorization for the 2025 Summer Expansion Program (\$10,000 grant)

Res. #2025-193 A Resolution Approving the Acceptance of and Participation in the New Jersey Council for the Humanities Federal Grant for the Historic Preservation Commission of the Township of Lower FAIN #SO-289873-23 (\$1,000)

Res. #2025-194 Authorizing the Sale of Township of Lower Surplus No Longer Needed for Public Use on GOVDEALS Online Auction

Res. #2025-195 Authorizing the Disposal of Township of Lower Surplus No Longer Needed for Public Use

Res. #2025-196 Approving a Professional Service Contract with DeBlasio & Associates to Prepare and Submit an Application for the FY2026 NJDOT State Aid Program

Res. #2025-197 Award New Jersey ESCNJ Cooperative #65MCESCCPS Bid #24/25-38 KC Sign & Awnings for Three (3) LED Signs including installation for a Score Board and Digital Informational sign at the Freeman Douglass / Digital Informational Sign at the Millman Senior Center

Res. #2025-198 Approval of Change Order #1 for Asphalt Paving Systems, Inc for the Final Quantity Adjustment and Contract Reduction for Cresse Lane – Entire Length West from Route 9 (2024-186)

Ordinance #2025-13 An Ordinance Amending Chapter 400, Land Development, of the Code of the Township of Lower, to reflect Amendments to the Cannabis Regulatory, Enforcement, Assistance and Marketplace Modernization Act, Authorizing Class 5 Retail Licensees to Provide Delivery Services This is the first reading of this Ordinance. The second reading and public hearing will be scheduled for June 16, 2025

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

### **Regular Agenda**

Res. #2025-199 A Resolution Ratifying a Four (4) Year Contract Agreement Between the Township of Lower and Lower Township Recreation Aids – Local #3779B, Afsome District Council 63

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

### **Administrative Reports**

Clerk, Construction, Dog, Tax, Vital  
Personnel Action Report

### **Call to the Public**

Pary Tell, Chairperson for the Historic Preservation Commission, reported that work has begun on the Nathaniel Foster House. Ms. Tell invited Mayor and Council to a Memorial Service at Union Bethel Cemetery and also spoke about the League of Municipalities celebrating their 250<sup>th</sup> anniversary next year; requesting a resolution and formation of a committee to assist with the preparation.

Mayor Sippel questioned the formality of forming a committee.

Solicitor Belasco explained.

### **Council Comments**

Councilmember Conrad reminded residents about Family Fun Night and voiced favor with signs of Spring.

Councilmember Wareham requested a timeframe for crosswalks on Bay Drive and Beach Drive and wished everyone a safe and happy Memorial Day Weekend.

Manager Laffey ensured that Mr. Douglass is addressing the crosswalks.

Councilmember Roy wished everyone a safe and happy Memorial Day Weekend.

Deputy Mayor Coombs wished everyone a safe and happy Memorial Day and congratulated his daughter on her graduation from Rutgers University.

Mayor Sippel voiced remembrance for the men and women who served our country. He reminded about the Memorial Day Service at Villas VFW and that seasonal pool passes go on sale next week.

### **Closed Session**

Res. #2025-200 A Resolution Providing for a meeting Not Open to the Public in Accordance with the provisions of the New Jersey Public Open Meeting Act NJSA 10.4-12 PERSONNEL

Council may return to open session to take action on the Personnel Issue discussed in Closed Session

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

Council adjourned to Closed Session at 5:09 p.m.

Council returned to Open Session at 5:33 p.m.

Res. #2025-201 - A Resolution Authorizing the Township Administration to Process an Involuntary Disability/Voluntary Accidental Disability Retirement Application for Officer Robert Fessler

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

**Adjournment**

There being no further business to address, motion to adjourn moved by Councilmember Roy, seconded by Councilmember Wareham. Motion to adjourn was unanimous. Meeting adjourned at 5:33 p.m.

  
Frank Sippel, Mayor

  
Township Clerk

Approved: 