

COUNCIL MEETING MINUTES – September 18, 2023

The meeting of the Township Council of the Township of Lower, County of Cape May, State of New Jersey was held on September 18, 2023 at 7:00 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 Kevin Coombs
- Councilmember Roland Roy, Jr.
- Deputy Mayor David Perry
- Mayor Frank Sippel

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

**Work Session**

Oath of Office – Sergeant Corey Scheid

Lower Township Police Chief, Kevin Lewis, shared Corey Scheid's biography.

Mayor Sippel administered the Oath of Office to Sergeant Corey Scheid while his daughter, Lilly Scheid, held the Bible and his wife, Suzanne Scheid, pinned his badge.

Mayor Sippel, on behalf of Council, thanked the Lower Township Police Department for their daily sacrifice to keep our community safe.

**Consent Agenda**

Approval of Minutes – September 6, 2023

Res. #2023-307 Authorization for the Payment of Vouchers \$1,569,549.24

Res. #2023-308 Authorization for the Payout of Accumulated Compensatory Time (K. O'Brien \$7,905.12)

Res. #2023-309 Authorization for the Refund of Taxes

Res. #2023-310 A Resolution Authorizing a Shared Service Agreement with the Cape May County Municipal Utilities Authority for Solid Waste Disposal and Recycling Services

Res. #2023-311 Knock Out Opioid Abuse Day October 6, 2023

Res. #2023-312 Contract Award Through New Jersey NASPO Contract to Insight Public Sector for three (3) Automatic License Plate Reader (ALPR) Flock Solar Cameras (\$44,995.50)

Res. #2023-313 Local Arts Program Grant (\$20,000)

Res. #2023-314 A Resolution Providing a One-Time Waiver of the Imposition of Late Fees Associated with the Required Annual Renewal of Mercantile Licenses

Res. #2023-315 A Resolution Approving a Cyber Incident Response Plan and Master Technology Policy for the Township of Lower as Recommended and Required by the Atlantic County Municipal Joint Insurance Fund

Res. #2023-316 Award National Cooperative Purchasing Agreement with Sourcewell to National Auto Fleet Group to Purchase One (1) 2023 Ford Super Duty F-350 SRW XLT 4WD Super Cab and One (1) 2023 Ford Super Duty F-250 SRW XL 4WD Regular Cab

Res. #2023-317 Certification of Lot Clearing Charges to the Tax Collector

Ord #2023-18 An Ordinance Amending Chapter 95, Regulation of Professional Service Contracts, of the Code of the Township of Lower, to Ensure Consistency with the Enactment of the New Jersey Election Transparency Act.

Ord #2023-19 An Ordinance Amending Chapter 432, Mercantile Licenses, in order to Modify the Annual Late Fee Imposed for Failing to Timely renew Annual Mercantile License.

This is the First reading of both of the Ordinances. The second reading and Public Hearing is scheduled for October 16, 2023.

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

**Engineer Report**

Will Hanson gave Council an update on the following engineering projects being handled by DeBlasio & Associates including: Diamond Beach Park Improvements; Replacement of Various Pavilions; Reconstruction of Wildwood Avenue; Reconstruction of Carriage Lane, Briarwood Drive, Bridle Path, Paddock Lane, Timber Lane and Trotter Way; Lincoln Boulevard Restroom Facility; Beach Access Paths Survey and Installation; Rotary Community Park

Renovations; Bay Outfall Extensions; Reconstruction of Ridgewood Avenue; and 2023 Stormwater GIS Mapping Services.

**Monthly Reports**

Clerk, Construction, Dog, Finance, Tax, Vital

**Public Comment**

Joseph Sullivan, Exec. Director of Manufactured Homeowners Association of NJ, Vice Pres. of National Manufactured Homeowners Association, addressed Council on behalf of the residents of Shawcrest Mobile Home Park to request that the Township implement rent control. Mr. Sullivan pointed out the volume of Shawcrest residents present to support this endeavor.

Helen Maguire, 30 Bennett Ave., addressed Council to voice complaint about the increases in rent in Shawcrest Community Park and to ask for Council's help with this matter. She presented a petition containing 246 signatures of residents requesting rent control in Shawcrest.

Patricia McDonough, Shawcrest resident, addressed Council to voice discontent about the increase in rent and the unfair treatment by her landlord, Legacy Communities.

Sue Flarry, 31 Hildreth Ave, addressed Council to voice complaint about the rental increase and poor management in Shawcrest.

Joyce McCauley, Shawcrest resident, voiced disfavor with the increases in rent by Legacy Communities.

Carol Kilmier, 49 Diane Drive, addressed Council regarding rent control and volunteered to assist the Township in helping the residents of Shawcrest.

Helen Maguire, 30 Bennett Ave., clarified the request for rent control is exclusive to Shawcrest Mobile Home Park.

Dave Rayzis, 221 Roseann Ave., inquired about a solution to the stormwater flooding on Roseann Avenue. Mayor Sippel assured that it has been addressed.

Will Hanson explained the measures taken to address the flooding problem.

Solicitor Belasco commented in response to the subject of rent control. He informed that there are mechanisms in place through the NJ Superior Court System to challenge unconscionable rent increases. He added that Middle Township's rent control is limited to trailer parks and campgrounds.

Mayor Sippel directed Solicitor Belasco to review Middle Township's Rent Control Ordinance.

**Council Comments**

Councilmember Conrad, no comments

Councilmember Coombs, no comments

Councilmember Roy complimented all parties responsible for the well-orchestrated 9/11 Remembrance Ceremony.

Deputy Mayor Perry reiterated comments regarding the 9/11 Remembrance Ceremony and voiced favor with the Aviation Museum venue.

Mayor Sippel made favorable comments about the 9/11 Remembrance Ceremony and announced Shred Day and Free Flu Shots.

Mayor Sippel voiced compassion for the residents of Shawcrest and stated that the matter is under consideration.

**Adjournment**

There being no further business to address, motion to adjourn moved by Councilmember Roy, seconded by Deputy Mayor Perry. Motion to adjourn was unanimous. Meeting adjourned at 7:38 p.m.

  
Frank Sippel, Mayor

  
Township Clerk

Approved: 10/2/2023