

## COUNCIL MEETING MINUTES – January 21, 2026

The meeting of the Township Council of the Township of Lower, County of Cape May, State of New Jersey was held on January 21, 2026 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.

### Pledge of Allegiance & Moment of Silence

The following members of Council were present for roll call taken by the Deputy Clerk:

Councilmember Thomas Conrad  
Councilmember Joseph Wareham  
Councilmember Roland Roy, Jr.  
Deputy Mayor Kevin Coombs  
Mayor Frank Sippel – via phone

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

### Consent Agenda

Approval of Minutes – January 5, 2026

Res. #2026-60 Authorization for the Payment of Vouchers \$997,713.40  
Res. #2026-61 Resolution Authorizing Contracts with Certain Approved State Contract Vendors for Contracting Units Pursuant to N.J.S.A. 40A: 11-12a  
Res. #2026-62 Authorization for the Payout of Accumulated Compensatory Time (A. Marroquin, \$3,522.20)  
Res. #2026-63 Authorization for the Payout of Accumulated Compensatory Time (M. Reilly, \$2,929.63)  
Res. #2026-64 Authorization for Refund of Taxes  
Res. #2026-65 Appointment to the Municipal Utilities Authority Board (S. Prince)  
Res. #2026-66 Authorizing Payout of Terminal Leave (R. Thomas Jr., \$12,921.65)  
Res. #2026-67 Authorizing Payout of Terminal Leave (A. McGraw Sr., \$5,396.49)  
Res. #2026-68 Approval of Change Order #1 for Paul Baldini, PA, Tax Appeal Attorney  
Res. #2026-69 Authorization for Waiver of Permitting Fees for Historic Cold Spring Village Associated with the Relocation of the Circa 1838 Union Bethel Chapel  
Res. #2026-70 Approval of an Alcoholic Beverage Control License Person to Person Transfer of Liquor License #0505-33-020-006 from Marco Voeks, Inc. to the Salty Siren, LLC  
Res. #2026-71 Appointment of Patrick F Martin as Conflict Prosecutor for the Township of Lower as a Professional Service Contract without Public Bidding (Patrick F Martin, NTE \$17,500)  
Res. #2026-72 Issuance of 2026 Taxi, Limousine and Operator Licenses  
Res. #2026-73 Approving a Professional Service Contract with DeBlasio & Associates to Provide an Analysis of Diamond Beach Parking Spaces in the Township of Lower (LT-C-073)

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

Regular Agenda

Ord. #2026-01 Bond Ordinance Providing for Supplemental Funding for the Construction of a Public Works Building and Related Improvements, by and in the Township of Lower, in the County of Cape May, State of New Jersey; Appropriating \$1,500,000 Therefor and Authorizing the Issuance of \$1,425,000 Bonds or Notes of the Township to Finance Part of the Cost Thereof. 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		X				
ROY			X				
COOMBS			X				
SIPPEL			X				

Engineer Report

Andrew McTague, DeBlasio & Assoc., gave Council an update on various projects going on within the Township, including: Rotary Community Park Renovations, Bay Outfall Extensions Phase 1 & 2, Reconstruction of Ridgewood Avenue, David Douglass Sr. Memorial Park Renovations, Public Works Building Design, Lower Township Municipal Pool Design, Bayshore Road Pickle Ball Courts, and Resurfacing of Various Streets in Diamond Beach.

Administrative Reports

Clerk, Construction, Dog, Tax, Vital

Public Comment

Jackie Henderson- 2 Ringneck Court, thanked Mayor and Council for the new MUA appointment and wished Mr. Prince the best of luck.

Council Comments

Councilmember Conrad warned residents of impending storm and encouraged everyone to check on neighbors.

Councilmember Wareham - no comments

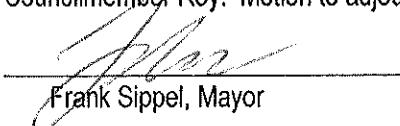
Councilmember Roy - no comments

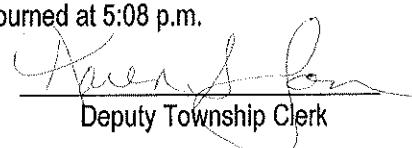
Deputy Mayor Coombs announced Youth Soccer and Youth Lacrosse Registrations available through the Recreation Department online.

Mayor Sippel - no comments

Adjourn

There being no further business to address, motion to adjourn moved by Councilmember Wareham, seconded by Councilmember Roy. Motion to adjourn was unanimous. Meeting adjourned at 5:08 p.m.

  
Frank Sippel, Mayor

  
Karen J. Farber  
Deputy Township Clerk

Approved: *Feb 2, 2026*