

## COUNCIL MEETING MINUTES – August 17, 2026

The meeting of the Township Council of the Township of Lower, County of Cape May, State of New Jersey was held on August 17, 2026 at 5:00 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 Joseph Wareham  
Councilmember Roland Roy, Jr.  
Deputy Mayor Kevin Coombs – via phone  
Mayor Frank Sippel

Also present: Michael Laffey, Township Manager, Robert Belasco, Township Solicitor and Amy Belasco, Deputy Township Clerk

### Work Session

Mayor Sippel read a proclamation supporting Turn the Towns Teal for the month of September to raise awareness to ovarian cancer.

### Consent Agenda

Approval of Minutes – August 3, 2026

Res. #2026-272 Authorization for the Payment of Vouchers \$1,749,665.32

Res. #2026-273 A Resolution Authorizing a Shared Services Agreement with the County of Cape May for Animal Sheltering Services

Res. #2026-274 Approval for Save a Life Day (September 24, 2026)

Res. #2026-275 Authorization for Refund of Taxes

Res. #2026-276 A Resolution Recognizing September as Ovarian Cancer Awareness Month and Authorizing Participation in the "Turn the Towns Teal" Campaign

Res. #2026-277 A Resolution Authorizing the Bikes and Beers Cape May Brewing 5K and Bike Ride Event (September 12, 2026)

Res. #2026-278 Approval of Refund for the First Session of the Township Summer Camp Program, June & July 2026 (T. Pritchard, \$240)

Res. #2026-279 A Resolution Approving an Agreement Between the Township of Lower and Donald Vanaman, Lower Township Chief of Police

Res. #2026-280 Appointment of Lower Township Hearing Officer as a Professional Service Contract without Public Bidding (M. Lou Garty, Esq., NTE \$7,500.)

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

Engineer Report – no verbal report presented

### Administrative Reports

Clerk, Dog, Tax, Vital

### Call to the Public

Tom LaRosa, 250 E Florida Ave, informed Council of illegal dumping on Flagler Road and pointed out that he has personally cleaned the area and taken things to the dump. He voiced concern of the safety hazard it creates in the area of Flagler Road near St. Johns Ave.

Nate Murray, 333 E Pacific Ave, voiced his concerns with the short-term rental compliance within the Township. He informed Mayor and Council of the DEP issue concerning his neighbor who has a registered short-term rental, and expressed interest in having a hearing to revoke the neighbor's rental license.

Jackie unknown, E Pacific Ave, informed Mayor and Council of excessive speeding down Pacific Ave and shared that people blow through the stop sign between the 100 & 200 block of E Pacific Ave. She voiced concern for her safety and that of her neighbors.

Deborah Pangle, 19 E Hudson Ave, expressed concerns over local juveniles in the Villas. She stated that the laws regarding juveniles need to be stricter and that she feels she is being targeted by them. She described multiple instances that they have been disruptive and caused issues with her home. She described her living situation as stressful due to the unruly juveniles and is very concerned for her safety and her community's safety.

Amanda Hall, 333 E Pacific Ave, mentioned her concern over the short-term rental compliance, violations, and nonsense. She also mentioned police reports not being properly recorded and asked for records to be corrected. Lastly, she asked mayor and council to consider putting occupancy limits on short-term rentals.

Solicitor Belasco explained the current laws in effect pertaining to short-term rentals and pointed out that incidents are not always actionable but there are safeguards in place in which code enforcement and or police can be called to evaluate and enforce.

Lee Sachs, 19 E Hudson Ave, informed mayor and council of recent changes to the NJ E-Bike laws and explained the different rules and regulations that may help with enforcement.

Carol Trussel, 200 E Pacific Ave, expressed her concern regarding speeding on E Pacific Ave and mentioned the safety speeding flash camera that was installed but worried there would be no effect from it. She stated she is very concerned for her safety as well as kids in the neighborhood.

Wes Wright, 1002 Rose Hill Pkwy, voiced concern that the construction in North Cape May has caused a lot of debris and stated that the large construction dump trucks are noisy and shake the neighboring houses.

Chief of Police Vanaman thanked Mayor and Council for the opportunity to come and speak with local residents and help address their concerns. He mentioned that they have identified several of the juveniles involved in local incidences and have spoken with their parents. Chief Vanaman also went into detail regarding the changes to E-Bike laws and how they are handling enforcement. Chief Vanaman urged residents to keep the police informed by reporting speeding, etc., and that this is vital for the police to instill public safety in the community.

#### **Council Comments**

Councilmember Conrad informed the public that a key factor to enforcement is keeping the police informed. Report everything in a timely manner. He also informed that the speed camera lights are in place to relay information to the police. He stated his wishes for everyone to have good quality of life and will to do what he can to ensure that.

Councilmember Wareham gave an update on Rotary Park renovations and commended all parties involved with the success of the Children's benefit concert.

Councilmember Roy thanked everyone for coming out, voicing their concerns and keeping them informed.

Deputy Mayor Coombs thanked Manager Laffey for handling a residential issue and stressed that reporting and keeping the police informed is key.

Mayor Sippel commented on the success of the Children's benefit concert raising over \$10,000 for local children to help fund supplies and equipment.

**Closed Session**

Res. #2026-281 A Resolution Providing for a Meeting Not Open to the Public in accordance with the provisions of the New Jersey Open Public Meetings Act, NJSA 10:4-12 Litigation, Attorney-Client Privilege

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

Council adjourned to Closed Session at 5:49 p.m.

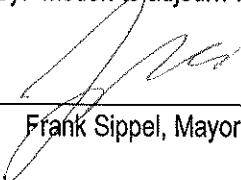
Council returned to Open Session at 6:13 p.m.

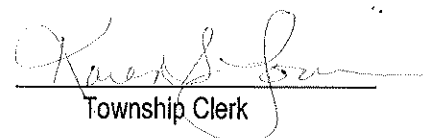
Res. #2026-282 A Resolution Authorizing the Execution of a Consent Order and Settlement Payment to Resolve Pending Litigation

|         | 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 Mayor Sippel, seconded by Councilmember Roy. Motion to adjourn was unanimous. Meeting adjourned at 6:14 p.m.

  
Frank Sippel, Mayor

  
Township Clerk

Approved: *September 9, 2026*