

COUNCIL MEETING MINUTES – May 18, 2026

The meeting of the Township Council of the Township of Lower, County of Cape May, State of New Jersey was held on May 18, 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 Joseph Wareham
Councilmember Roland Roy, Jr.
Deputy Mayor Kevin Coombs
Mayor Frank Sippel

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

Work Session

CMC, Land of the Free, Celebration 250 Grant Award

Board of County Commissioner Patrick Rosanello, on half of the Board, presented Council with a check for \$25,000 to assist with enhancing the celebration of America's 250th Anniversary.

Consent Agenda

Approval of Minutes – May 4, 2026

Res. #2026-185 Authorization for the Payment of Vouchers \$824,500.17

Res. #2026-186 Reappointment to the Planning Board (Gunar Arenberg)

Res. #2026-187 Insertion of Special Item of Revenue Pursuant to N.J.S.A. 40A:4-87, Chapter 159 (CMC, Land of the Free, Celebration 250, \$25,000)

Res. #2026-188 Insertion of Special Item of Revenue Pursuant to N.J.S.A. 40A:4-87, Chapter 159 (NJ Clean Communities, \$95,991.33)

Res. #2026-189 A Resolution Authorizing the Ride to Defeat ALS Scheduled for June 13, 2026

Res. #2026-190 Approval for Behr Brewing 5K Scheduled for June 28, 2026

Res. #2026-191 A Resolution Authorizing the Annual Escape the Cape Triathlon Scheduled for June 7, 2026

Res. #2026-192 Authorization for Refund of Taxes

Res. #2026-193 A Resolution Approving a Professional Service Contract with DeBlasio & Associates for Surveying & Engineering Phase Services for the Resurfacing of Frances Avenue – Glenwood Avenue to Yuma Avenue Project (LT-C-075)

Res. #2026-194 A Resolution Authorizing Expenditure to Dell Technologies for a 13 License Maintenance Agreement under State Contract #20-TELE-01510

Res. #2026-195 Bid Acceptance and Contract Award for Rotary Community Park Phase 2 (LT-C-028)

Res. #2026-196 A Resolution Authorizing the Execution of Memorandum of Understanding in Connection with the Cape May County Regional Unmanned Aircraft Systems Task Force

Res. #2026-197 A Resolution Authorizing and Approving a Shared Service Agreement Between the Township of Lower and the Delaware River and Bay Authority in Connection with the Summer Concert Series at the Cape May Ferry Terminal

Res. #2026-198 A Resolution Authorizing the Execution of an Indemnification Agreement with the County of Cape May in Connection with the Township's Fourth of July Celebration and the Temporary Closure of a Portion of Townbank Road (CR 648)

Res. #2026-199 A Resolution Approving a Professional Service Contract with DeBlasio & Associates to Prepare and Submit an Application for the FY2027 NJDOT State Aid Program

Res. #2026-200 Issuance of Ice Cream Peddling and Ice Cream Salesman License for 2026

Res. #2026-201 A Resolution Authorizing the Sale of Lower Township Equipment no Longer Needed for Public Use to be Sold for Scrap as Equipment is Rusted and Deteriorated

Res. #2026-202 Authorizing the Sale of Township of Lower Surplus No Longer Needed for Public Use on GovDeals Online Auction Website

Res. #2026-203 A Resolution Scheduling Eight (8) Concerts to be held at the DRBA Ferry Terminal

Res. #2026-204 Insertion of Special item of Revenue Pursuant to N.J.S.A. 40A:4-87, Chapter 159 (2026 Click it or Ticket, \$5,600)

On the Consent:

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

Regular Agenda

Ord. #2026-09 An Ordinance Authorizing the Execution of a Utility Easement Agreement with Atlantic City Electric for Real Property Identified as Block 409, Lot 24.02 to Provide Electric Service to the Clem Mulligan Sports Complex Storm Sewer Pump Station. 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	X				
ROY			X				
COOMBS			X				
SIPPEL	X		X				

Ord. #2026-10 An Ordinance Repealing Chapter 7, Traffic, Article IV, Paid Parking Zones/Parking Meters, of the Code of the Township of Lower, and Specifically Repealing Ordinance #2026-04 and Ordinance #2026-08. This is the second reading and public hearing of this Ordinance. This Ordinance has been posted, published and made available to the public.

Lou Conrad- Diamond House #404, is happy to hear that mayor and council are rescinding the ordinance, however expressed concern if it was just being postponed. He also mentioned Diamond Beach has no stores, no parking, too many residential structures. He also asked about the painting of streets.

Mayor Sippel expressed they are going to be painting the streets and curbs, informed that they have been misinformed. He stated that mayor and council can add ordinances at any time. He also informed that mayor and council are not part of the planning and zoning board so he directed him to those boards to express those concerns.

Bob Corsy- 301 South Station has been weighing the pros and cons of the parking meters and expressed concerns about the parking.

	MOTION	SECOND	AYE	NAY	RECUSE	ABSTAIN	ABSENT
CONRAD							X
WAREHAM			X				
ROY		X	X				
COOMBS	X		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, the municipal aid program and reconstruction of Ridgewood Ave. He also discussed the David Douglass Sr memorial park renovations, Lower Township municipal pool building as well as the resurfacing of Various Streets in Diamond Beach.

Ray Marrone- 200 Block of South Station- asked engineer to repeat the streets within Diamond Beach that are being paved.

Kelly Scardone-227 E Raleigh Ave- asked if this was the start of all streets being repaved in Diamond Beach, Mayor informed her that these are the streets in most need of repaving.

Administrative Reports

Clerk, Construction, Dog, Tax, Vital

Public Comment

Jim Pompino- E Richmond Ave, mentioned he has been to several council meetings and submitted a request to have his street changed from two way to one way. In October he submitted a petition signed by himself with fellow neighbors, he expressed the concern of safety and said it is creating a dangerous situation
Manager Laffey stated that he reached out to engineer, police and fire and they concluded they were not going to consider making it one way at this time. He also mentioned they are going to be painting lines etc. in Diamond Beach and they will take another look at it.

Steve Sheftz- 122 Townbank Rd, following up on a meeting from December 2018 in which they discussed his father Mr. Sheftz that had recently passed away.
Mayor Sippel said he knew Mr. Sheftz and his parents and informed that there were different members on Council at that time.
Manager Laffey reiterated Mayor Sippel's comments and said that Council had made kind remarks regarding his father but there was no official resolution passed or anything promised.

Council Comments

Manager Laffey- Spoke on the 250th Anniversary Celebration, the Township will capitalize on already planned events to expand, they will have more rides at the July 3rd event, the Children's Fund concert scheduled Aug 12th there will be 2 bands, food trucks, giveaways and a drone show.

Councilmember Wareham- Recognized some employees, Public works their hard work and efforts appreciated, there was a fire in Townbank in which multiple fire departments worked together, also mentioned Memorial Day is here recognized current and past military for their services reminded everyone to be safe.

Councilmember Roy- Wished everyone a happy and safe Memorial Day weekend.

Deputy Mayor Coombs- Happy Memorial Day, be safe.

Mayor Sippel- Free concert series is back for the 11th year, from July 8th every Wednesday, encouraged everyone to attend the VFW 5343 May 25th for their Memorial Day service, summer youth basketball and football registrations are available through the website, Shred Day is June 6th at 9am, 12th annual escape the cape is coming up and the police are now accepting applications for the children's police camp.

Closed Session

Res. #2026-205 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 **Attorney/Client Privilege**

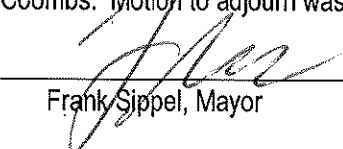
	MOTION	SECOND	AYE	NAY	RECUSE	ABSTAIN	ABSENT
CONRAD							X
WAREHAM			X				
ROY			X				
COOMBS		X	X				
SIPPEL	X		X				

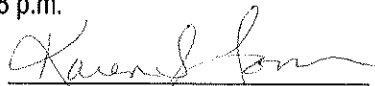
Council adjourned to Closed Session at approximately 5:45 p.m.

Council returned to Open Session at approximately 6:17 p.m.

Adjournment

There being no further business to address, motion to adjourn moved by Mayor Sippel, seconded by Deputy Mayor Coombs. Motion to adjourn was unanimous. Meeting adjourned at 6:18 p.m.


Frank Sippel, Mayor


Township Clerk

Approved: June 1, 2026