

COUNCIL MEETING MINUTES – July 20, 2026

The meeting of the Township Council of the Township of Lower, County of Cape May, State of New Jersey was held on July 20, 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
Mayor Frank Sippel

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

Work Session

Mayor and Council presented a Certificate of Appreciation to David Brand for his 30 years of collective service on both the Planning Board and the Zoning Board of Adjustment.

Consent Agenda

Approval of Minutes – July 6, 2026

- Res. #2026-250 Authorization for the Payment of Vouchers \$1,511,093.81
- Res. #2026-251 Insertion of Special Item of Revenue Pursuant to N.J.S.A. 40A:4-87, Chapter 159 (NJ Recycling Tonnage Grant, \$33,963.68)
- Res. #2026-252 A Resolution Authorizing the Issuance of a Revocable License to the Owner of 214 Vermont Avenue to Complete Landscaping Work on Adjacent Township Owned Property
- Res. #2026-253 Certification of Lot Clearing Charges to the Tax Collector
- Res. #2026-254 Authorization for 2026 Incentive Award for Insurance Waiver
- Res. #2026-255 A Resolution Rescinding No. 2026-225 Associated with a Previously Approved Road Resurfacing Project due to Correct a Clerical Error at the Request of the New Jersey Department of Transportation
- Res. #2026-256 Approval to Submit a Grant Application and Execute a Grant Contract with the New Jersey Department of Transportation for the Resurfacing of Park Boulevard, Memphis Avenue, and Rochester Avenue; FY2027 Municipal Aid Program (MA)
- Res. #2026-257 Authorization for the Payout of Accumulated Compensatory Time (W. Kocis, \$10,393.33)
- Res. #2026-258 Authorization for the Payout of Accumulated Compensatory Time (M. Perry, \$8,530.94)
- Res. #2026-259 Authorizing the Sale of Township of Lower Surplus no Longer Needed for Public Use on GovDeals Online Auction Website
- Res. #2026-260 A Resolution Approving a Professional Service Contract with DeBlasio & Associates for Surveying & Engineering Phase Services for the Village Road Street End Bulkhead Project (LT-C-077)
- Res. #2026-261 A Resolution Authorizing Advertisement of a Notice to Bidders for Storm Sewer Replacement Lincoln Boulevard Project (LT-C-074)
- Res. #2026-262 A Resolution Authorizing the Execution of a Contract with Petrosch's Big Top, LLC for the Provision of Recreational Amenities at Lower Township National Night Out on August 4, 2026
- Res. #2026-263 A Resolution Authorizing a Shared Services Agreement with the Cape May County Municipal Utilities Authority for Solid Waste Disposal and Recycling Services
- Ord. #2026-14 An Ordinance Amending Chapter 7, Traffic, Article I, General Provisions, of the Code of the Township of Lower. This is the first reading of Ordinance #2026-14. The second reading and Public Hearing has been scheduled for August 3, 2026.
- Ord. #2026-15 An Ordinance Amending Chapter 400, Land Development, and Chapter 432, Mercantile Licenses, of the Code of the Township of Lower to Increase the Maximum Number of Class 5 Cannabis Retail Licenses from Two to Three. This is the first reading of Ordinance #2026-15. The second reading and Public Hearing has been scheduled for August 3, 2026.

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

Engineer's Report

Andrew McTague from DeBlasio & Assoc. gave Council an update on various projects going on within the Township, including: Rotary Park Renovations, Bay Outfalls Extensions, NJDOT Municipal Aid program Reconstruction of Ridgewood Ave, 2023 Stormwater GIS mapping services, David Douglass Sr. Memorial Park Renovations, Public Works Building, Clem Mulligan Storm sewer pump station, Lincoln Blvd. pump station, Arctic Ave Sewer replacement, Lower Township municipal pool building, resurfacing of various streets in Diamond Beach, and the resurfacing of Frances Ave.

Administrative Reports

Clerk, Construction, Dog, Tax, Vital

Call to the Public

Mayor Sippel informed the public that comments are to be 3 minutes or less and that this is not a question-and-answer period.

Jim Pomponni, 111 E Richmond Ave, expressed gratitude to Mayor, Council, Manager and Police Chief for taking the steps to change Richmond Ave to a one-way street.

Council Comments

Councilmember Conrad commented on the concert series going well and with a great turnout.

Councilmember Wareham commented on the pool being a priority and commended Manager Laffey and the recreation department on getting lifeguards certified. He also mentioned the Village Road beach access wasn't able to be worked on until after July 1st due to migrating birds and other wildlife but is now open, thanks to DPW and management, and reiterated that safety is a top priority.

Councilmember Roy - no comment.

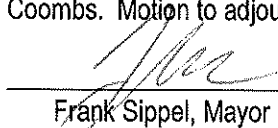
Deputy Mayor Coombs agreed with Councilmember Wareham that safety is top priority.

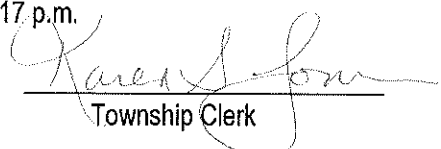
Mayor Sippel commented on the police youth camp having started on Monday and what a great camp it is. He announced the concert at the Ferry with Jimmy and the Parrots and that the VFW will be doing a fund raiser to send care packages to the troops overseas. Lastly, he announced National Night Out, Tuesday August 4th at 5 pm at Lower Cape May Regional High School.

Manager Laffey commended public works on getting Village Road open and explained that plans are being submitted to the DEP for a more permanent fix. He also explained that Wildwood Ave would be a more suitable emergency beach access location.

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 5:17 p.m.


Frank Sippel, Mayor


Township Clerk

Approved:

August 3, 2026