

COUNCIL MEETING MINUTES – July 6, 2026

The meeting of the Township Council of the Township of Lower, County of Cape May, State of New Jersey was held on July 6, 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

Consent Agenda

Approval of Minutes – June 15, 2026

Res. #2026-232 Authorization for the Payment of Vouchers \$781,961.48

Res. #2026-233 Appointment to the Zoning Board (D. Morley)

Res. #2026-234 A Resolution Authorizing Expenditure to Gentilini Ford and Municipal Equipment Enterprises for a 2026 Tahoe and Upfit Kit for Police Vehicle Under State Contract #26-FLEET-129165 and #17-FLEET-00758

Res. #2026-235 A Resolution Authorizing Expenditure to Gentilini Ford and Municipal Equipment Enterprises for a 2026 Tahoe and Upfit Kit for Police Vehicle Under State Contract #26-FLEET-129165 and #17-FLEET-00758

Res. #2026-236 A Resolution Authorizing Expenditure to Gentilini Ford and Municipal Equipment Enterprises for a 2026 Tahoe and Upfit Kit for Police Vehicle under State Contract #26-FLEET-129165 and #17-FLEET-00758

Res. #2026-237 Authorization for 2026 Incentive Award for Insurance Waiver

Res. #2026-238 A Resolution Appointing a Contact Person to Access the JIF Employment Practices Liability Helpline

Res. #2026-239 A Resolution Evidencing Consent for the Installation of New Two-Inch Gas Pipelines along the Clubhouse Drive and Mallow Road Public Rights-of-Way by South Jersey Gas

Res. #2026-240 Approval for Greater Cape May Elks Lodge 2839 to Conduct a Flea Market

Res. #2026-241 Resolution to Cancel Tax Sale Certificate #26-00009 Sold in Error and Refund the Purchase Funds to Bala Partners, LLC

Res. #2026-242 Resolution Authorizing Expenditure to DHY Motorsports for the Purchase of a 2027 Polaris Ranger XP 1000 Cab Crew for the Police Department under Sourcewell Cooperative Purchasing Contract #091024-PSI

Res. #2026-243 Authorization for Payout of Terminal Leave (R. Graham, \$995.65)

Res. #2026-244 Authorization for Payout of Terminal Leave (D. Arndt, \$27,579.27)

Res. #2026-245 Renewal of Commercial Excavation (Gravel Pit) Licenses

Res. #2026-246 Authorizing the Sale of Township of Lower Surplus No Longer Needed for Public Use on GovDeals Online Auction Website

Res. #2026-247 Resolution Authorizing the Disposal of Lower Township Equipment No Longer Needed for Public Use to be Discarded and Trashed as Equipment was Damaged in a Construction Flood and No Longer Works

Res. #2026-248 Authorization for the Payment of College Credits

Councilmember Wareham inquired about Res. #2026-239. Manager Laffey informed about CAFRA permits needed.

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

Regular Agenda

Ord. #2026-12 Bond Ordinance Providing for Various 2026 Capital Improvements, By and In the Township of Lower, in the County of Cape May, State of New Jersey; Appropriating \$560,000 Therefor and Authorizing the Issuance of \$530,000 Bonds or Notes of the Township to Finance Part of the Costs Thereof. 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				
ROY		X	X				
COOMBS	X		X				
SIPPEL			X				

Ord. #2026-13 An Ordinance Temporarily Amending Chapter 475, Parks and Recreation Areas, Article IV, Fees and Reimbursements, Subsection 14, Recreation Fee Schedule, of the Code of the Township of Lower to Reduce Certain Municipal Pool Fees for the 2026 Summer Season. 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		X				
COOMBS			X				
SIPPEL			X				

Call to the Public

Mayor Sippel reiterated the intent of the Public Comment period.

Jim Pomponi, 111 E Richmond Ave, thanked the Township for a great job repaving the street. He asked for yellow lines to be painted so that people don't block driveways. He requested again for the street to be made one-way, as the street is not wide enough and provided pictures to validate the safety concerns.

Mayor Sippel informed Mr. Pomponi that Councilman Roy is his representative and that they had discussed his concerns and are going to introduce an ordinance to make Richmond Ave a one-way street.

Joe Scaffidi, 114 E Richmond Ave, agreed with Mr. Pomponi and explained the difficulties of the traffic on the street. He was very pleased to hear they are going to change the street to one-way.

Jill Lance, 129 W Bates Ave, thanked mayor and council for their hard work and getting the pool open. She also showed them a bag she created to help clean the pool and asked to use it at the pool to help keep it clean.

Thomas Brown, 213 Village Rd, expressed concerns on Village Rd with people speeding, not enough stops signs. He also mentioned the beach access ramp on Village Rd being closed and needs to be repaired. Mr. Brown also thanked mayor and council for getting the pool open.

Cindy Rucciardi, 409 E Raleigh Ave, asked mayor and council about the traffic study that was done in Diamond Beach and inquired about how to obtain a copy of it.

Lisa Heckman, 407A E Raleigh Ave, Informed mayor and council that she had heard the parking meters are coming in Diamond Beach next year, and was concerned with the amount of traffic and chaos over the holiday weekend, stating that lines will lessen parking spots.

Council Comments

Mayor Sippel commented on the pool and thanked everyone for their hard work getting the pool open.

Manager Laffey explained there were some road blocks getting the pool open but they were able to overcome and get the pool open safely. He thanked Klenswite for their hard work and help opening the pool, and also thanked public works, park staff, USA pools, and the County for their assistance.

Solicitor Belasco explained the process of awarding a contract for the pool, and the circumstances which transpired. He expressed that moving forward with the contract was the only option and was glad they were able to get the pool open safely.

Manager Laffey also thanked Atlantic City Electric for their work with the pool opening.

Mayor Sippel- thanked everyone for their hard work and participation for the July 3rd event. He also mentioned the free concert series at the Ferry. The concert on August 12th is to benefit the children's fund and will include 2 bands and a drone show.

Deputy Mayor Coombs commended everyone for their hard work on the pool and the fireworks.

Councilmember Wareham mentioned all the events going on in the area, mentioned Whale of a day on July 11th and that roads will be closed. He asked manager Laffey to explain the timeline in which work can be done on the outfalls. Manager Laffey explained that work on the beach can only be done at certain times due to migrating birds, and other wildlife. He also welcomed new Recreation Director Al Gentz.

Councilmember Conrad stated that everyone involved with the pool did a great job, the fireworks were a great, and thanked everyone for being safe.

Closed Session

Res. #2026-249 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

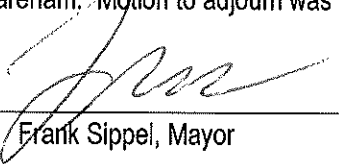
	MOTION	SECOND	AYE	NAY	RECUSE	ABSTAIN	ABSENT
CONRAD			X				
WAREHAM			X				
ROY			X				
COOMBS		X	X				
SIPPEL	X		X				

Council adjourned to Closed Session at 5:35 p.m.

Council returned to Open Session at 6:14 p.m.

Adjournment

There being no further business to address, motion to adjourn moved by Mayor Sippel, seconded by Councilmember Wareham. Motion to adjourn was unanimous. Meeting adjourned at 6:15 p.m.


Frank Sippel, Mayor


Township Clerk

Approved: 