

## COUNCIL MEETING MINUTES – May 4, 2026

The meeting of the Township Council of the Township of Lower, County of Cape May, State of New Jersey was held on May 4, 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

Mayor Sippel asked Solicitor Belasco to summarize Resolution #2026-176. Solicitor Belasco explained it hasn't been updated in several years and it establishes public forum at meetings. He explained the public comment is strictly public comment, not a question-and-answer period, and it establishes behavior expectations.

### Consent Agenda

Approval of Minutes – April 20, 2026

Res. #2026-171 Authorization for the Payment of Vouchers \$210,616.49

Res. #2026-172 A Resolution Approving an Amendment to Resolution #2026-167 for Notice to Bidder for the Arctic Avenue Storm Sewer Replacement Project

Res. #2026-173 Authorization for Refund of Taxes

Res. #2026-174 Insertion of Special Item of Revenue Pursuant to N.J.S.A. 40A:4-87, Chapter 159 (BVP/Body Armor, \$2,016.25)

Res. #2026-175 A Resolution Authorizing the Tax Collector to Charge a \$25.00 Fee for Each Tax Sale Notice or Mailing in Lieu of Two Publications During Calendar Year 2026, and Authorizing the Fee(s) to be Added to the Cost of the Tax Sale

Res. #2026-176 A Resolution Reaffirming Rules and Regulations Governing Public Comment During Township Council Meetings

Res. #2026-177 Re-appointment to the Zoning Board of Adjustment (Ernest Utsch, III)

Res. #2026-178 A Resolution Authorizing Acceptance of Grant Award and Execution of Indemnification Agreement Under the "CMC Land of the Free, Celebration 250" Grant Program

Res. #2026-179 Insertion of Special Item of Revenue Pursuant to N.J.S.A. 40A:4-87, Chapter 159 (Lead Based Paint Inspections \$39,700)

Res. #2026-180 A Resolution Authorizing the Award of EUS Contract with Will Hansen for Grant Writing Specialist at NTE Sum of \$10,000 for CY 2026

Res. #2026-181 Insertion of Special Item of Revenue Pursuant to N.J.S.A. 40A:4-87, Chapter 159 (ACM JIF Safety Incentive Program, \$2,750)

Res. #2026-182 A Resolution Authorizing and Approving A Shared Service Agreement Between the Township of Lower and the County of Cape May

Res. #2026-183 A Resolution Providing a One-Time Waiver of the Imposition of Late Fees Associated with the Required Annual Renewal of Rental Mercantile Licenses for Sally Gillespie

Res. #2026-184 Resolution Appointing Deputy Manager as the Americans with Disabilities Act Coordinator for the Township of Lower

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 first reading of this Ordinance. The second reading and public hearing has been scheduled for May 18, 2026.

Nate Murray, 333 E. Pacific Ave., introduced his wife Amanda and said he is there as a support person and to comment on Res. #2026-184.

Amanda Hall, 333 E. Pacific Ave., voiced opposition to Res. #2026-184 and asked Council to follow the guidelines of Upper Township, designating an employee with the ADA compliance role rather than management.

Solicitor Belasco explained that the Disabilities Act only requires you to have an ADA coordinator, this resolution would make us in compliance with this law.

Manager Laffey explained updates to the website meeting compliance with ADA regulations and associated information.

Mayor Sippel explained the Township will be in compliance with ADA regulations moving forward.

**On the Consent Agenda:**

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

**Regular Agenda**

Ord. #2026-10 An Ordinance Repealing Chapter 7, Traffic, Article VI, 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 first reading of this Ordinance. The second reading and public hearing has been scheduled for May 18, 2026.

Mayor Sippel read a statement explaining that the Township has received multiple complaints about parking in Diamond Beach, the engineer had done a traffic study which is available in the manager's office should anyone want to see it. The township council wanted to promote parking turn over, and assist police with parking issues. Township council has received threats regarding the previous parking ordinances, Mayor and Council are very transparent and have flyers with ways to keep in contact with them. He asked for councils support to repeal any previous parking ordinances.

Ted Rose, 212 Raleigh Ave, addressed the possible appeal of previous parking ordinances, agrees they do have problems with parking in Diamond Beach, glad they're considering getting rid of proposed meters. He thinks this is a step in the right direction, feels council listened to the residents and thanked them.

Manager Laffey mentions he had met with Deputy Chief Majane to address some concern areas. They are considering 4-way stops signs and looking into safety measures, Code enforcement officers, and reaching out to residents who painted illegal markings in the street. This will be done in 2 phases.

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

**Call to the Public**

Kelly Scardone, 227 E Raleigh Ave, thanked mayor and council and wanted to reach out to Councilmember Roy to meet regularly.

Cyndi Ricciardi, 409A E Raleigh Ave, thanked mayor and council for reconsidering the parking ordinance, was initially upset with the process but thankful they've changed their minds.

**Council Comments**

Councilmember Conrad stated they do listen to the residents. He thanked the Villas VFW for helping clean up Bethel cemetery.

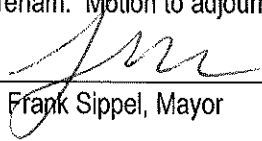
Councilmember Wareham is pleased with 0% tax increase, 14 ongoing projects with the engineer, and happy to be contracting with Will Hansen to help with Grants.

Councilmember Roy wished everyone a happy Mother's Day and reminded to be careful driving.

Mayor Sippel stated the Township is working on the 250<sup>th</sup> celebration of America, more information to follow.

**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 5:28 p.m.

  
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Frank Sippel, Mayor

  
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Township Clerk

Approved: *May 18, 2026*