

COUNCIL MEETING MINUTES – October 5, 2026

The meeting of the Township Council of the Township of Lower, County of Cape May, State of New Jersey was held on October 5, 2026 at 5:00 p.m. in the meeting room of the 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.- via phone
Deputy Mayor Kevin Coombs
Mayor Frank Sippel

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

Consent Agenda

Approval of Minutes – September 21, 2026

Res. #2026-318 Authorization for the Payment of Vouchers \$610,740.48

Res. #2026-319 Insertion of Special Item of Revenue Pursuant to N.J.S.A. 40A:4-87, Chapter 159 (Cops in Shops, \$4,480)

Res. #2026-320 Authorizing an Agreement Between the County of Cape May and the Township of Lower for the Purchase of Gasoline and Diesel Fuel through the Commodity Resale System

Res. #2026-321 Approval of Change Order #1 to Fred Schiavone Construction, Inc. for Clem Mulligan Sports Complex Storm Sewer Pump Station Project (LT-C-067)

Res. #2026-322 A Resolution Awarding a Non-Fair and Open Contract to Power DMS to Renew the Software and Maintenance for Lower Township Police Department

Res. #2026-323 Approval of a Refund for the Football Program 2026 of \$20.00 (Gray)

Res. #2026-324 Approval of a Refund for the Fall Soccer Program 2026 of \$10.00 (Gallagher)

Res. #2026-325 Approval of Change Order #1 to A. Larsen Construction, LLC for Delaware Bay Beach Stormwater Outfall Extension – Phase 1 Contract 2 (LT-C-070)

Res. #2026-326 Authorization for Refund of Taxes

Res. #2026-327 Insertion of Special Item of Revenue Pursuant to N.J.S.A. 40A:4-87, Chapter 159 (ACM JIF – Safety Optional Safety, \$2,000)

Res. #2026-328 Insertion of Special Item of Revenue Pursuant to N.J.S.A. 40A:4-87, Chapter 159 (Municipal Alliance Program, \$26,215)

Res. #2026-329 A Resolution Approving a Professional Service Contract with DeBlasio & Associates for Surveying & Engineering Phase Services for the Municipal Complex Parking Improvements Project (LT-C-079)

Res. #2026-330 Approval of Change Order #2 to R. Maxwell Construction Co., Inc. for the FY2024 NJDCA Small Cities Program Municipal Pool Building Replacement Project (LT-C-063)

Res. #2026-331 Authorization for 2026 Incentive Award for Insurance Waiver

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

Regular Agenda

Ord. #2026-17 Salary and Benefit Ordinance for the Township of Lower. This is the second reading and public hearing for this Ordinance. This Ordinance has been posted, published and made available to the public.

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

Manager Laffey commented on the recent storm and ways the Township plans to identify damages.

Call to the Public

Mayor Sippel made a statement reaffirming the rules and regulations governing public comment.

Deana Fernandez, informed every one of the flock cameras on Bayshore Rd, she described what flock cameras do and how they are not the same as just regular cameras. She went on to discuss how she believes there needs to be restrictions regarding these cameras and urged council to pause any use of these flock cameras.

Michelle Simmosn, 807 Weeks Landing, inquired about affordable housing and was seeking information on it, was informed to call the Township clerk's office and or the manages office to discuss.

Bill Wheaton, 200 W St. Johns Ave, Questioned the safety on the area of Millman Ave & Saint John's Ave regarding kids on bikes, cars excessively speeding and inquired about getting speed tables on Millman Ave. Manager Laffey offered to set up a meeting with him to discuss these issues.

Council Comments

Mayor Sippel, thanked everyone for coming and voicing their opinions. He spoke briefly about the flock cameras mentioning how they helped locate over 10,000 missing people in the country over the past year. He also mentions that Senator Testa is pushing a bill which would restrict cameras from taking photos of people and just cars, he said they are working to make these cameras safer. He also mentioned that the Halloween costume parade was Saturday October 10th, Trunk or Treat is October 18th, Haunted Trails is October 24th, Election Day is November 3rd, and Veterans Day parade is November 7th.

Deputy Mayor Coombs, no comments

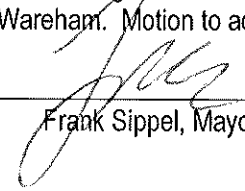
Councilmember Roy, no comments

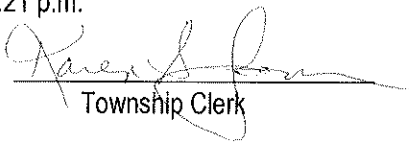
Councilmember Wareham, informed everyone that he had received a report from the county engineer regarding several projects including Sunset Blvd and Seashore Rd. He also commends Manager Laffey, Deputy Manager Lewis and the Township solicitor on their work with the residents of Lake Champlain and came up with a positive resolution. Lastly, he mentioned the Rec department implementing a call system which will be helpful to parents.

Councilmember Conrad, thanked everyone who had helped with the flooding, making sure residents were safe. He also acknowledged that the mayor is taking the lead on the flock cameras and agreed they are concerning.

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 5:21 p.m.


Frank Sippel, Mayor


Township Clerk

Approved: October 17, 2026