COUNCIL MEETING MINUTES – November 2, 2026

The meeting of the Township Council of the Township of Lower, County of Cape May, State of New Jersey was held on November 2, 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.
Mayor Frank Sippel

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

Work Session

Best Practices Inventory Discussion

Mayor Sippel gave a summary of the Best Practices Inventory and explained its intent to assess and evaluate the municipality's compliance with various laws and fiscal and operational practices. He informed that the Township scored 44.5 of possible 48; well above the threshold to qualify for the full final State Aid payment.

Consent Agenda

Approval of Minutes – October 19, 2026

Res. #2026-342 Authorization for the Payment of Vouchers $1,310,824.16

Res. #2026-343 A Resolution Approving a Professional Service Contract with DeBlasio & Associates for Engineering & Final Design Phase Services for the David Douglass Sr. Memorial Park (LT-C-043)

Res. #2026-344 Authorization for the Payout of Accumulated Compensatory Time (A. Hegarty, $4,104.90)

Res. #2026-345 A Resolution Approving the Annual Level of Compensation for the Commissioners of Fire District #2 Pursuant to N.J.S.A. 40A:14-88 and Local Finance Notice 2021-16

Res. #2026-346 Certification of Lot Clearing Charges to the Tax Collector

Res. #2026-347 A Resolution Authorizing the Appointment of an Emergency Management Coordinator

Res. #2026-348 Authorization for Refund of Taxes

Res. #2026-349 Transfer of 2026 Appropriations

Res. #2026-350 Approval of Refunds for the Fall Soccer Program 2026

Res. #2026-351 A Resolution Authorizing the Execution of a First Addendum to the Shared Service Agreement Between the Township of Lower and the Lower Cape May Regional School District for the Placement of School Resource Officers (SRO) within the Lower Cape May Regional School District

Res. #2026-352 A Resolution Requesting Release of Certified Check for 3901 & 3903 Bay Dr, Villas, New Jersey

Res. #2026-353 A Resolution Requesting Release of Surety Bond for 201 Millman Blvd, Villas New Jersey

Res. #2026-354 A Resolution Authorizing a Request for Funds from the Township of Lower Municipal Utilities Authority in Connection with the Rotary Park Improvement Project and Additional Paving Improvements completed on Authority Owned Property

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

Robert Heritage, 11 Tern Street, voiced concern about speeding in Bay Gardens and strongly suggested police presence.

Bill Greenfield, New Jersey Ave, thanked Mayor, Council, Manager and Public Works for the improvements made to New Jersey Avenue.

Council Comments

Councilmember Wareham mentioned that there are several projects going on within the Township including the public works building. He also informed everyone that the MUA will be assisting as a temporary leaf and debris drop off on Saturdays from 7am-noon.

Councilmember Roy congratulated the public works department and the recreation department on haunted trails and mentioned what a great turn out it was.

Mayor Sippel informed the public of a letter received from the governor stating that FEMA evaluated the damages from the recent nor'easter and that Cape May County will be receiving funds to help with repairs. He also reminded everyone of Election Day Nov 3rd, the Veterans Day parade, Nov 7th and a Veterans Day Ceremony at the VFW on Nov 11th at 11 am.

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 5:10 p.m.

Frank Sippel, Mayor

Township Clerk

Approved: November 16, 2026