COUNCIL MEETING MINUTES – October 19, 2026

The meeting of the Township Council of the Township of Lower, County of Cape May, State of New Jersey was held on October 19, 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.
Deputy Mayor Kevin Coombs
Mayor Frank Sippel

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

Consent Agenda

Approval of Minutes – October 5, 2026

Res. #2026-332 Authorization for the Payment of Vouchers $1,438,582.83
Res. #2026-333 Authorization for Refund of Taxes
Res. #2026-334 Authorizing the Sale of Township of Lower Surplus No Longer Needed for Public Use on Gov Deals Online Auction Website
Res. #2026-335 Authorization for the Payout of Accumulated Compensatory Time (K. Boyle $10,490.69)
Res. #2026-336 Authorization for the Payout of Accumulated Compensatory Time (K. O'Brien $7,905.46)
Res. #2026-337 A Resolution Approving a Professional Service Contract with DeBlasio & Associates for Engineering & Grant Application Services for the Beverly Road Storm Sewer Replacement FY2027 Clean Water Application (LT-C-078)
Res. #2026-338 Certification of Lot Clearing Charges to the Tax Collector
Res. #2026-339 Appointment of Municipal Prosecutor for the Year 2026
Res. #2026-340 Certification of Best Practices Inventory
Res. #2026-341 A Resolution Authorizing the Issuance of a Revocable License to the Owners of Certain Properties Located Adjacent to Lake Champlain

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

Engineer Report: Andrew McTague, DeBlasio & Assoc., provided Council an update on various projects going on within the Township, including but not limited to: Rotary Park renovations, David Douglass Sr Memorial Park renovations, Lower Township Public Works Building, Lower Township Municipal Pool Building, Lincoln Blvd storm sewer replacement, Village Rd street-end bulkhead and the FY2027 IBANK application.

Administrative Reports

Clerk, Dog, Tax, Vital

Call to the Public

Mayor Sippel briefly advised everyone of a current resolution in place establishing rules and decorum for public meetings.

Ed Rose, Leaming Ave, voiced concern about the recycling center being closed, asked where residents should go to drop recycles, yard clippings branches, trash, etc.

Sabina Bloom, 2 Mowery Ave, voiced concerns about violence near Clem Mulligan Park and asked for more police presence. She mentioned several issues with the park and her concern with kids in the area.

Carol Unknown, E Pacific Ave, expressed concern about a potential store she heard is coming to the shops at 1401 Bayshore Rd. and voiced opposition to such a store being in our community.

Penelope Unknown, 6 Cranefly Circle, owner of the Art Depot, 1401 Bayshore shopping area, mentioned she has families and children come to her place of business and expressed concerns of a business she had heard was going to be moving into the area and voiced displeasure with such a store being in a family town.

Theresa Wilson, 245 New Jersey Ave, spoke about the terrible road conditions on Columbia Ave with pot holes, no lighting, sewer sinking in, and explained how it ices over in the winter and is very concerned of the dangers it presents.

Bill Greenfield, New Jersey Ave, explained that he had spoken to Councilmember Conrad along with public works about the issues on Columbia Ave near New Jersey Ave. He also agreed there is no street light and the dangerous situation is a neighborhood concern.

Mayor Sippel, commented on the said potential business mentioned above and had Manager Laffey explain that code enforcement had been there to investigate and spoke with the new owners. He said it will be a popcorn store selling only popcorn and the sign that was in the window had been removed.
Mayor Sippel also mentioned that he and public works staff will go to New Jersey Ave to evaluate the hazardous road conditions.

Council Comments
Manager Laffey stated that the public works yard is closed due to construction and said it was advertised on the Township website. He explained that due to DEP regulations they cannot temporarily move drop off location.
He further explained that the construction of the public works building is on schedule.

Mayor Sippel announced the following: Election Day, Tuesday November 3rd, Veterans' Day Parade is Nov 7th, and the Villas VFW is having a veterans day ceremony on Nov 11th at 11 am.

Deputy Mayor Coombs announced Haunted Trails, Saturday Oct 24th, and congratulated Public Works Supervisor Gary Douglass on his upcoming retirement.

Councilmember Roy cautioned everyone about trick or treating to be careful driving, as kids are walking around and crossing streets.

Councilmember Wareham thanked everyone who volunteers and mentioned that the Trunk or Treat event was a huge success with approximately 60 cars that participated. He also thanked the Rec Dept. and the DRBA.

Councilmember Conrad commented on Clem Mulligan Park and explained that there will be more police presence. He mentioned that Columbia Ave is more than just a patch job and they are working on a plan for remediation. He also congratulated the Superintendent of Public Works, Gary Douglass, on his retirement and mentioned what a huge asset to the Township he is and he will be missed. He also thanked the Rotary Club and Rec Dept. on the pumpkin festival, as they all did a wonderful job.

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 5:35 p.m.

Frank Sippel, Mayor

Township Clerk

Approved: November 2, 2026