

COUNCIL MEETING MINUTES – September 21, 2026

The meeting of the Township Council of the Township of Lower, County of Cape May, State of New Jersey was held on September 21, 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 – via phone
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 – September 9, 2026

Res. #2026-308 Authorization for the Payment of Vouchers \$600,743.00

Res. #2026-309 Reappointment to the Zoning Board of Adjustment (J. Baker)

Res. #2026-310 A Resolution Authorizing Advertisement of a Notice to Bidders for Fertilizing / Slice Seeding Services for Various Locations in the Township of Lower for the Years 2027 and 2028 with an Option for 2029

Res. #2026-311 A Resolution Authorizing Advertisement of a Notice to Bidders for Landscaping Services for Various Locations in the Township of Lower for the Years 2027 and 2028 with an Option for 2029

Res. #2026-312 A Resolution Authorizing Advertisement of a Notice to Bidders for Management Information System (MIS) Consultant Services for Various Locations in the Township of Lower and Lower Township Police Department for the Years 2027 and 2028 with an Option for 2029

Res. #2026-313 A Resolution Approving a Professional Service Contract with DeBlasio & Associates for Construction Phase Services for the Beach Drive to Arctic Avenue Project (LT-C-074)

Res. #2026-314 Approval of Change Order #2 to South State Inc. for Resurfacing of Bayberry Rd from Cardinal Avenue to Maryland Avenue on the Cardinal Avenue Resurfacing Project- Beach Avenue to Main Street (LT-C-062)

Res. #2026-315 Authorization for the Payout of Accumulated Compensatory Time (W. Omrod)

Res. #2026-316 Authorization for the Payout of Accumulated Compensatory Time (M. Reilly)

Res. #2026-317 A Resolution Recognizing October 6, 2026 as Knock Out Opioid Abuse Day in the Township of Lower

Ord. #2026-17 Salary and Benefit Ordinance for the Township of Lower. This is the first reading of this Ordinance. The second reading and public hearing has been scheduled for October 5, 2026.

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

Regular Agenda

Ord. #2026-16 An Ordinance Authorizing the Township of Lower to Execute a Lease Agreement with the United States of America, Acting by and through the Department of the Army, in connection with David Douglass Sr. Memorial Park. 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				
SIPPEL	X		X				

Administrative Reports

Clerk, Dog, Vital

Engineer's Report

Andrew McTague, DeBlasio & Assoc., gave Council an update on various projects going on within the Township, including but not limited to: Rotary Park renovations, Bay outfall extensions, David Douglass Sr. Memorial Park renovations, Lower Township Public Works Building, Lower Township Pool Building, Lincoln Blvd storm sewer replacement, NJDOT Municipal Aid programming the resurfacing of Frances Ave, and the Village Rd street-end bulkhead.

Call to the Public

No comments

Council Comments

Mayor Sippel informed everyone of an event for veterans at the Wildwood Conventions Center September 23rd, and reminded everyone of a fraud prevention presentation at the Town Bank Fire Hall.

Deputy Mayor Coombs commented on the volume of work being done in the Township presented in the Engineers Report and was happy to hear progress at the public works building as well as Rotary Park.

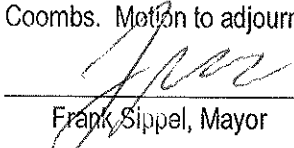
Councilmember Roy advised of the impending weather threats and asked everyone to be safe and be careful with potential flooding.

Councilmember Wareham informed the public that he has received the County Engineer Report and he will share the report at the next meeting.

Councilmember Conrad thanked everyone who helped with and came out for family fun night and also thanked the Healthy Youth Coalition for their help with the event.

Adjournment

There being no further business to address, motion to adjourn moved by Mayor Sippel, seconded by Deputy Mayor Coombs. Motion to adjourn was unanimous. Meeting adjourned at 5:11 p.m.


Frank Sippel, Mayor


Township Clerk

Approved: *October 5, 2026*