

COUNCIL MEETING MINUTES – September 9, 2026

The meeting of the Township Council of the Township of Lower, County of Cape May, State of New Jersey was held on Wednesday, September 9, 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
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 – August 17, 2026

- Res. #2026-283 Authorization for the Payment of Vouchers \$1,601,295.02
 - Res. #2026-284 A Resolution Authorizing the Execution of a Contract with American Bounce for the Provision of Recreational Amenities at Lower Township Family Fun Night on September 18, 2026 – with a Rain Date of September 25, 2026
 - Res. #2026-285 Approval for Oktoberfest 2026
 - Res. #2026-286 Bid Acceptance and Contract Award for Lincoln Boulevard Storm Sewer Replacement, Beach Drive to Arctic Avenue (LT-C-074)
 - Res. #2026-287 Bid Acceptance and Contract Award for Concession Contract to Supply, Install and Service Vending Machines to Big Time Vending
 - Res. #2026-288 Approval of Refund for the Football Program 2026 for \$20.00 (Lowry)
 - Res. #2026-289 Approval of Refund for the Football Program 2026 for \$20.00 (Wiscott)
 - Res. #2026-290 Approval of Refund for the Football Program 2026 for \$20.00 (Franco)
 - Res. #2026-291 Approval of Refund for the Football Program 2026 for \$20.00 (Yaros)
 - Res. #2026-292 Approval of Refund for the Football Cheerleading Program 2026 for \$15.00 (Jackman)
 - Res. #2026-293 Approval for Run the Vineyards 5K Event, October 18, 2026
 - Res. #2026-294 Approval of Refund for the Football Cheerleading Program 2026 for \$15.00 (Tomes)
 - Res. #2026-295 Approval of Refund for the Second Session of the Township Summer Camp Program, August 2026 for \$80.00 (Lund)
 - Res. #2026-296 A Resolution of the Township of Lower Canceling Certain Taxes per Agreement/Resolution
 - Res. #2026-297 Authorization for Refund of Taxes
 - Res. #2026-298 A Resolution Requesting Release of Demolition Bond for Block 155, Lot 21; 205 W New York Avenue, Villas, NJ; Demo 205NY
 - Res. #2026-299 Authorization for the Payout of Accumulated Vacation Time (D. Vanaman, \$7,410.46)
 - Res. #2026-300 Authorizing the Sale of Township of Lower Surplus No Longer Needed for Public Use on GovDeals Online Auction Website
 - Res. #2026-301 Local Arts Program Grant
 - Res. #2026-302 Approval of Change Order #1 to DKC Contractors LLC for the Judge Nathaniel Foster House Phase 2 Project
 - Res. #2026-303 Authorization for the Payout of Accumulated Compensatory Time (J. Gestwicki, \$2,520.38)
 - Res. #2026-304 Authorization for the Payout of Accumulated Compensatory Time (C. Vassar, \$12,163.30)
 - Res. #2026-305 Authorization for the Payout of Accumulated Compensatory Time (A. Cushman, \$6,267.45)
 - Res. #2026-306 Authorization for the Payout of Accumulated Compensatory Time (K. Walker, \$15,266.93)
 - Res. #2026-307 A Resolution Authorizing and Approving a Shared Service Agreement Between the Township of Lower, the Borough of Wildwood Crest, and the Township of Middle to Establish Shared Municipal Court
- 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 first reading of this Ordinance. The second reading and Public Hearing has been scheduled for September 21, 2026.

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

Administrative Reports

Tax

Call to the Public

Dinae Kelly, 2702 Bybrook Dr, expressed how upset she and her fellow neighbors were about the locks and no trespassing signs that were installed around the lake. She was not happy that there was no communication with the property owners and there was no warning of these locks being installed. Manager Laffey apologized for not communicating with and forewarning neighbors, however they received multiple complaints regarding dumping and littering going on around the lake.

Kenneth Osberg, 427 Mulberry Rd, addressed Mayor and Council regarding the road repair on Clubhouse Rd., specifically the repaving by Beverly RD, asked about having the road work completed. He also inquired about a rumor he had heard regarding condos and townhouses being built down at the ferry. Mayor informed him he had heard of no such plans. Lastly, he informed mayor and council of a terrible parking situation down on Bay Dr. by Wildwood and inquired about a "No Parking" sign.

Judy Gillis, Villas, thanked everyone for helping to keep the Bayfront clean and appreciates everyone's patience as they are trying to keep all Lower Townships properties clean.

Council Comments

Councilmember Conrad, Naval Air station had a wonderful event over the past weekend, also, he mentioned schools are back in session so please be careful while driving and look out for kids.

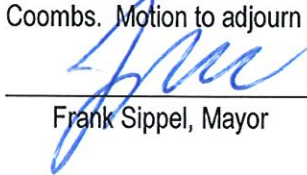
Councilmember Wareham, explained that the county engineer is retiring and the report he requested from him he should have by next meeting in regards to county road projects. He also reminded everyone that basketball signups are now taking place.

Deputy Mayor Coombs, informed everyone Family Fun Night is scheduled for Friday Sept 18th, he also mentioned soccer and wrestling registrations are also now taking place. Lastly, he informed everyone the run for the fallen will take place on September 23rd.

Mayor Sippel, invited everyone to attend the 9/11 ceremony being held at the Naval Air Station Museum, he also mentioned a fraud prevention class on 9/22.

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 5:17 p.m.



Frank Sippel, Mayor



Township Clerk

Approved: *Sept 21, 2026*