

**MANCHESTER TOWNSHIP  
MEETING MINUTES  
July 27, 2020**

The meeting of the Manchester Township Council was called to order at 6:00 p.m. by Councilman Sam Fusaro. The following statement was read by Sabina T. Martin, Municipal Clerk:

“Adequate notice of this meeting was provided in accordance with the Open Public Meetings Act, pursuant to P.L. 1975, Chapter 231. Said notice was advertised in the Asbury Park Press, Star Ledger, and was posted in the lobby of the Municipal Building.”

**FLAG SALUTE**

**ROLL CALL**

The following roll call was taken by the Municipal Clerk:

Councilman Robert A. Hudak	- present
Councilman James Vaccaro	- present
Councilwoman Joan Brush	- present
Councilman Craig Wallis	- present
Councilman Sam Fusaro	- present

The Municipal Clerk noted for the record that also present were Business Administrator Donna Markulic, Asst. BA James Gant, Mayor Palmer, Township Attorney Jerry Dasti, Township Planner Nick Dickerson, Township Engineer Bob Mullin, Chief Lisa Parker, and Capt. Dolan.

**APPROVAL OF MINUTES**

The regular meeting minutes of July 13, 2020 was offered upon a motion by Councilman Vaccaro, seconded by Councilman Hudak and approved by the following roll call vote: Councilmembers Hudak, Vaccaro, Brush, Wallis, and Fusaro; yea.

**LAND SALE**

Block 4/Lot 2199 (2909 Wilbur Avenue) is up for bid. Attorney Jerry Dasti asked if there were any contiguous property owners present that wanted to place a bid. No bidders present.

Block 1.77/Lot 42 (1409 Fourth Avenue) is up for bid. Attorney Jerry Dasti asked if there were any contiguous property owners present that wanted to place a bid. Mr. & Mrs. Charles Hansen bid was \$5,000.00 for the parcel. The bid was awarded to Mr. & Mrs. Hansen as they were the sole bidder.

**SUBMISSION OF BILLS**

**#20-299** - Authorizing payment of bills from the Current Fund in the amount of \$4,315,005.81 was offered by Councilman Vaccaro, seconded by Councilman Hudak and approved by the following roll call vote: Councilmembers Hudak, Vaccaro, Brush, Wallis, and Fusaro; yea.

**#20-300** - Authorizing payment of bills from the Eastern Service Area in the amount of \$462,206.38 was offered by Councilman Wallis, seconded by Councilman Vaccaro and approved by the following roll call vote: Councilmembers Hudak, Vaccaro, Brush, Wallis, and Fusaro; yea.

**#20-301** - Authorizing payment of bills from the Western Service Area in the amount of \$17,631.24 was offered by Councilman Hudak, seconded by Councilman Vaccaro and approved by the following roll call vote: Councilmembers Hudak, Vaccaro, Brush, Wallis, and Fusaro; yea.

**ORDINANCES – Second Reading, Public Hearing and Final Action**

**#20-023 - AN ORDINANCE OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, ACCEPTING THE LAND DONATION OF LAND KNOWN AS BLOCK 90, LOT 20.02 (25 SCHOOLHOUSE ROAD) LOCATED IN THE TOWNSHIP OF MANCHESTER**

Councilman Fusaro asked if any member of Council had any comments on this ordinance. Seeing no comments from Council, Councilman Fusaro asked if there were any comments from the public.

Seeing no comments from the public, Councilman Fusaro closed this portion of the meeting.

The above ordinance was offered upon a motion by Councilman Hudak, seconded by Councilman Vaccaro and approved by the following roll call vote: Councilmembers Hudak, Vaccaro, Brush, Wallis, and Fusaro; yea.

**#20-024 - AN ORDINANCE OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING CHAPTER 275 OF THE CODE OF THE TOWNSHIP OF MANCHESTER ENTITLED NOISE**

Councilman Fusaro asked if any member of Council had any comments on this ordinance. Seeing no comments from Council, Councilman Fusaro asked if there were any comments from the public.

Seeing no comments from the public, Councilman Fusaro closed this portion of the meeting.

The above ordinance was offered upon a motion by Councilman Hudak, seconded by Councilwoman Brush and approved by the following roll call vote: Councilmembers Hudak, Vaccaro, Brush, Wallis, and Fusaro; yea.

**ORDINANCES –First Reading and Introduction**

**#20-026 - AN ORDINANCE OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING CHAPTER 245 TO INCLUDE NEW SECTION 245-5(B) ENTITLED “GRANDFATHER CLAUSE; NONCONFORMING SETBACK & ACCESSORY BUILDING” AND AMENDING AND SUPPLEMENTING CHAPTER 245 ATTACHMENT TO APPENDIX 2 ENTITLED “LIST OF SENIOR CITIZEN PROJECTS”**

The above ordinance was offered upon a motion by Councilman Vaccaro, seconded by Councilman Hudak and approved by the following roll call vote: Councilmembers Hudak, Vaccaro, Brush, Wallis, and Fusaro; yea.

## CONSENT AGENDA

**The items listed below are considered to be routine by the Township of Manchester and will be enacted by one motion. There will be no formal discussion of these items. If discussion is desired, this item will be removed from the Consent Agenda and will be considered separately.**

Councilman Fusaro asked if any member of Council had any comments on these Resolutions.

Seeing no comments from Council, Councilman Fusaro asked if there were any comments from the public.

**Hank Glen 29 Wycliffe Road** – Mr. Glen inquired about the Land Use resolution and asked how long it would take for the properties to go forward with the development. Commented on the condition of the properties up for redevelopment, often used as dumping grounds and have deteriorating buildings. He asked the Township to move as quickly as possible to take care of these properties.

Mr. Fusaro replied that each property will need to submit plans which the Township will need to approve. He stated that Township is approached for redevelopment by the property owners or developers.

Mayor commented on the properties that are currently classified as an area in need of redevelopment. Things are happening and the area has been improved recently.

Hank Glen inquired about certain fees on emergency medical transport, and inquired if Township residents are exempt?

Mr. Fusaro replied that the residents will use their insurance or Medicare and there will be no balance billing Non-residents will have to pay the co-pay and other fees.

Mr. Wallis commented that there will be no balance billing. The for profit ambulance service has since left our area since they were not making any money.

Mr. Fusaro commented that certain calls require advanced life support which may charge fees to the patient.

Seeing no further comments from the public, Councilman Fusaro closed this portion of the meeting.

**Resolutions #20-302 through #20-311, were considered routine by the Manchester Township Council and were enacted by one motion offered by Councilman Vaccaro, seconded by Councilman Hudak and adopted by the following roll call vote: Councilmembers Hudak, Vaccaro, Brush, Wallis, and Fusaro; yea.**

### A. LAND USE

**#20-302 RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, ACCEPTING THE DECLARATION AND FINDINGS OF THE MANCHESTER TOWNSHIP PLANNING BOARD, BLOCK 38, LOT 5 (2156 ROUTE 37) AS AN AREA IN NEED OF REDEVELOPMENT PURSUANT TO THE PROVISIONS OF N.J.S.A. 40A:12A-1 ET SEQ.**

**B. FINANCE**

- #20-303 RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING AFFORDABILITY ASSISTANCE GRANT WITH THE OWNERS OF AN AFFORDABLE HOUSING UNIT LOCATED AT BIRCHWOOD AT WHITING**

**C. GRANTS**

- #20-304 RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY AUTHORIZING APPLICATION FOR OC CARES GRANT FOR COVID RELATED REIMBURSEMENTS**

**D. PURCHASING**

- #20-305 RESOLUTION AUTHORIZING AWARD OF CONTRACT TO AMAZON LLC, AMAZON BUSINESS SERVICES THROUGH OMNIA PARTNERS/US COMMUNITIES COOPERATIVE CONTRACT #RTC- 17006 FOR GENERAL MERCHANDISE EQUIPMENT**

**E. BONDS/ESCROWS**

- #20-306 RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, RELEASING UTILITY ESCROWS POSTED BY HBA PROPERTIES, LLC BLOCK 110 LOT 1 (401 LACEY ROAD)**
- #20-307 RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, RELEASING ESCROW POSTED BY GOLDSTONE PROPERTIES BLOCK 46 LOT 10.02 (1 Hawks Way)**

**F. MISCELLANEOUS**

- #20-308 RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, ACCEPTING THE CERTIFICATION OF THE DIRECTOR OF PUBLIC WORKS CONCERNING COSTS INCURRED IN THE CLEAN UP OF THE PROPERTY LOCATED AT 1016 COMMONWEALTH BOULEVARD (BLOCK 1.218 LOT 13), AND AUTHORIZING THE PLACEMENT OF A LIEN AGAINST SAID PROPERTY FOR SAID COSTS**
- #20-309 RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, ACCEPTING THE CERTIFICATION OF THE DIRECTOR OF PUBLIC WORKS CONCERNING COSTS INCURRED IN THE REMOVAL OF DEBRIS AND CLEAN UP OF THE PROPERTY LOCATED AT 1432 MADISON AVENUE (BLOCK 1.254 LOT 18), AND AUTHORIZING THE PLACEMENT OF A LIEN AGAINST SAID PROPERTY FOR SAID COSTS**
- #20-310 RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, ESTABLISHING CERTAIN FEES FOR EMERGENCY MEDICAL TRANSPORT**

## **G. CONTRACTS/AGREEMENTS**

**#20-311 RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, APPOINTING TWO APPRAISAL COMPANIES TO UNDERTAKE APPRAISALS FOR THE POTENTIAL PURCHASE OF PROPERTY LOCATED IN MANCHESTER TOWNSHIP, NEW JERSEY KNOWN AND DESIGNATED AS BLOCK 62, LOT 14**

### **REPORTS:**

**Mr. Hudak:** No report tonight besides stay safe and it is good to be back having live meetings in Town Hall.

**Mr. Vaccaro:** He was pleased that we are able to have the meeting tonight, in accordance with Governor Murphy's orders. Next month he will continue to encourage Council to consider a ban on the growth/distribution/selling of marijuana in Manchester Township.

**Mrs. Brush:** Mrs. Brush stated the cancelled concert has been rescheduled for September 9th.

**Mr. Wallis:** Mr. Wallis commented on the police enforcement at the ASARCO property and he thanked the Chief and Police Department for their hard work. Glad to see everyone back tonight.

**Mr. Fusaro:** Reminders Luau Friday August 7th at Harry Wright Lake. Taxes due August 1st. Manchester recognized as one of 100 safest towns in the Country, 91st out of 100. Congratulations to the police, fire, volunteers and employees.

**Mayor Palmer:** No report.

**Mrs. Markulic:** No report.

**Mrs. Martin:** Mrs. Martin pushes on census figures 62.6 % ours is 76.1%, its very important that we get counted. 23.6 % done on the internet. Census workers will be sent out in August.

### **PUBLIC:**

**Edward Lynch, Country Walk:** Read over a poem. Thank you to the police for their hard work.

**Hank Glen, 29 Wycliffe Road:** Mr. Glen commented on the recent accident at Heritage Minerals and suggested that the Township pursue the property owner

**John Pagenkopf:** Commented on the trespassing issue on his property, Heritage Minerals, and what he has done to deter people from trespassing on the property. He stated that Hovnanian pays over three hundred thousand dollars a year for taxes

**Frank Stavalo:** Commented of the Heritage Minerals property and the issues with people trespassing.

**Ruth Pavelchak, 38 Winkle Way/Country Walk:** Mrs. Pavelchak inquired about the cell tower on Rt. 530. She also complimented the sign on Garden State Parkway exit 58 regarding Whiting being accessible via that exit.

**No further public comment.**

**EXECUTIVE SESSION**

**#20-312 RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, IN ACCORDANCE WITH SECTION 2 OF THE OPEN PUBLIC MEETINGS ACT, CHAPTER 231, PUBLIC LAWS OF 1975**

A motion to enter into Executive Session at 6:46 p.m. was made by Councilman Vaccaro, seconded by Councilwoman Brush and approved by the following roll call vote: Councilmembers Hudak, Vaccaro, Brush, Wallis, and Fusaro; yea.

The Executive Session was adjourned at 7:40 p.m. upon a motion by Councilman Hudak, seconded by Councilman Vaccaro and approved by the following roll call vote: Councilmembers Hudak, Vaccaro, Brush, and Wallis; yea. Mr. Fusaro, absent.

A motion to reconvene into Regular Session at 7:41 p.m. was made by Councilman Hudak, seconded by Councilwoman Brush and approved by the following roll call vote: Councilmembers Hudak, Vaccaro, Brush, and Wallis; yea. Mr. Fusaro, absent.

**ADJOURNMENT**

There being no further comments or business to come before Council at this time, the meeting was adjourned at 7:42 p.m. upon a motion by Councilman Hudak, seconded by Councilman Vaccaro and approved by the following roll call vote: Councilmembers Hudak, Vaccaro, Brush, and Wallis; yea. Mr. Fusaro, absent.

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Sam Fusaro  
Council President

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Sabina T. Martin, RMC  
Municipal Clerk

8/24/2020  
Date Approved