

**MANCHESTER TOWNSHIP
MEETING MINUTES
September 14, 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	- absent
Councilman Sam Fusaro	- present

The Municipal Clerk noted for the record that also present were Business Administrator Donna Markulic, Mayor Palmer, Township Attorney Martin Buckley, Township Planner Nick Dickerson, Capt. Dolan, Township Auditor Andy Zabiega, and Deputy Municipal Clerk Teri Giercyk.

PROCLAMATION

National POW/MIA Recognition Proclamation read over by Municipal Clerk Sabina Martin.

APPROVAL OF MINUTES

The regular meeting minutes of August 24, 2020 was offered upon a motion by Councilman Vaccaro, seconded by Councilman Hudak and approved by the following roll call vote: Councilmembers Hudak, Vaccaro, and Fusaro; yea. Mrs. Brush, abstain due to absence, Mr. Wallis, absent

SUBMISSION OF BILLS

#20-336- Authorizing payment of bills from the Current Fund in the amount of \$5,806,098.11 was offered by Councilman Vaccaro, seconded by Councilman Hudak and approved by the following roll call vote: Councilmembers Hudak, Vaccaro, Brush, and Fusaro; yea. Mr. Wallis, absent.

#20-337- Authorizing payment of bills from the Eastern Service Area in the amount of \$139,031.82 was offered by Councilman Vaccaro, seconded by Councilman Hudak and approved by the following roll call vote: Councilmembers Hudak, Vaccaro, Brush, and Fusaro; yea. Mr. Wallis, absent.

#20-338 - Authorizing payment of bills from the Western Service Area in the amount of \$86,932.79 was offered by Councilman Hudak, seconded by Councilman Vaccaro and approved by the following roll call vote: Councilmembers Hudak, Vaccaro, Wallis, and Fusaro; yea. Mr. Wallis, absent.

ORDINANCES – Second Reading, Public Hearing and Final Action

#20-025 – BOND ORDINANCE PROVIDING FOR THE ACQUISITION OF REAL PROPERTY FOR OPEN SPACE, APPROPRIATING \$2,600,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$2,470,000 BONDS AND NOTES TO FINANCE A PORTION OF THE COSTS THEREOF, AUTHORIZED IN AND BY THE TOWNSHIP OF MANCHESTER, IN THE COUNTY OF OCEAN, NEW JERSEY

Councilman Fusaro asked if any member of Council had any comments on this ordinance.

Mr. Hudak commented that the land could be developed, so it is a good purchase.

Seeing no further 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, and Fusaro; yea. Mr. Wallis, absent.

#20-027 - AN ORDINANCE OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING 15 YEAR TAX EXEMPTION FOR A SELF-STORAGE FACILITY PROJECT TO BE CONSTRUCTED BY WHITING STORAGE URBAN RENEWAL, LLC, AN URBAN RENEWAL ENTITY, PURSUANT TO THE LONG TERM TAX EXEMPTION LAW

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.

Mr. Hank Glen, 29 Wycliffe: Mr. Glen inquired about the financial agreement and asked what the Township would be losing in tax revenue over the years. He commented that the other storage facilities around town have not brought in new businesses from what he can tell.

Mayor Palmer stated that the Township would be getting more money as opposed to the property staying not developed. The Township is open to doing PILOTs for commercial properties, because it does not affect the school and the Township would be saving a couple million dollars for the life of the agreement. Mayor stated that the Township would be receiving more than the 12 thousand dollars a year.

Mr. Hudak commented that the PILOT agreement is on the development that is occurring, not the land. When the PILOT ends, they will be paying taxes at full value.

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

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, and Brush; yea. Mr. Fusaro; abstain. Mr. Wallis, absent.

#20-028 – AN ORDINANCE OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, ADOPTING A REDEVELOPMENT PLAN FOR BLOCK 38, LOT 4 (2132 ROUTE 37), A NON-CONDEMNATION REDEVELOPMENT AREA

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 Vaccaro, seconded by Councilman Hudak and approved by the following roll call vote: Councilmembers Hudak, Vaccaro, and Fusaro; yea. Mrs. Brush, abstain. Mr. Wallis, absent.

#20-029 – ORDINANCE OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY AMENDING AND SUPPLEMENTING ARTICLE II OPENINGS AND EXCAVATIONS, SCHEDULE OF WATER AND SEWER RATES FOR EASTERN SERVICE AREA AND WESTERN SERVICE AREA

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, and Fusaro; yea. Mr. Wallis, absent.

#20-030 – AN ORDINANCE OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING A PURCHASE OF VACANT LAND KNOWN AND DESIGNATED AS BLOCK 67.01, LOT 1.01, A/K/A HIGHWAY 547, MANCHESTER TOWNSHIP, NEW JERSEY PURSUANT TO THE PROVISIONS OF N.J.S.A. 40A:12-13

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 Councilwoman Brush, seconded by Councilman Hudak and approved by the following roll call vote: Councilmembers Hudak, Vaccaro, Brush, and Fusaro; yea. Mr. Wallis, absent.

#20-031 – AN ORDINANCE OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, ADOPTING A REDEVELOPMENT PLAN FOR BLOCK 102, LOT 2 (2121 LAKE ROAD), A NON-CONDEMNATION REDEVELOPMENT AREA

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 Vaccaro, seconded by Councilman Hudak and approved by the following roll call vote: Councilmembers Hudak, Vaccaro, and Brush; yea. Mr. Fusaro, abstain. Mr. Wallis, absent.

ORDINANCES –First Reading and Introduction

#20-032 - AN ORDINANCE AUTHORIZING THE SALE OF LOT 9 IN BLOCK 1.325 (608 AMSTERDAM AVENUE) IN THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, PURSUANT TO N.J.S.A.

40A:12-1 et seq.

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

#20-033 - AN ORDINANCE OF THE TOWNSHIP OF MANCHESTER, IN THE COUNTY OF OCEAN, NEW JERSEY, PROVIDING FOR VARIOUS CAPITAL IMPROVEMENTS AND OTHER RELATED EXPENSES FOR THE TOWNSHIP DEPARTMENT OF PUBLIC SAFETY AND APPROPRIATING \$750,000 THEREFOR, AND PROVIDING FOR THE ISSUANCE OF \$712,500 IN BONDS OR NOTES OF THE TOWNSHIP OF MANCHESTER TO FINANCE THE SAME.

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, and Fusaro; yea. Mr. Wallis, absent.

EMERGENCY APPROPRIATION RESOLUTION

#20-346 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, DECLARING A NEED FOR EMERGENCY APPROPRIATIONS FOR THE PURCHASE OF EMERGENCY MEDICAL SERVICES VEHICLES AND NECESSARY EQUIPMENT

Councilman Fusaro asked if any member of Council had any comments on this Resolution.

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.

A motion was made by Councilman Hudak, seconded by Councilman Vaccaro and adopted by the following roll call vote: Councilmembers Hudak, Vaccaro, Brush, and Fusaro; yea. Mr. Wallis, absent.

RESOLUTIONS:

A motion was made by Councilman Hudak, seconded by Councilman Vaccaro to remove #20-339 and #20-340 from consent agenda and adopted by the following roll call vote: Councilmembers Hudak, Vaccaro, Brush, and Fusaro; yea. Mr. Wallis, absent.

A. LAND USE

#20-339 - RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, DESIGNATING 2132 ROUTE 37 WEST, LLC. AS THE REDEVELOPER FOR BLOCK 38, LOT 4, A/KA 2132 ROUTE 37, MANCHESTER TOWNSHIP, NEW JERSEY

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.

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

A motion was made by Councilman Hudak, seconded by Councilman Vaccaro and adopted by the following roll call vote: Councilmembers Hudak, Vaccaro, and Fusaro; yea. Mrs. Brush, abstain. Mr. Wallis, absent.

#20-340 - RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, APPROVING THE REDEVELOPMENT AGREEMENT AND FINANCIAL AGREEMENT WITH WHITING STORAGE URBAN RENEWAL, LLC, AND DESIGNATING WHITING STORAGE URBAN RENEWAL, LLC AS THE REDEVELOPER FOR PROPERTY KNOWN AND DESIGNATED AS BLOCK 102, LOT 2 A/K/A 2121 LAKE ROAD, MANCHESTER TOWNSHIP, NEW JERSEY

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.

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

A motion was made by Councilman Hudak, seconded by Councilwoman Brush and adopted by the following roll call vote: Councilmembers Hudak, Vaccaro, and Brush; yea. Mr. Fusaro, abstain. Mr. Wallis, absent.

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.

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

Resolutions #20-341 through #20-345, #20-347 through #20-357 were considered routine by the Manchester Township Council and were enacted by one motion offered by Councilman Hudak, seconded by Councilman Vaccaro and adopted by the following roll call vote: Councilmembers Hudak, Vaccaro, Brush, and Fusaro; yea. Mr. Wallis, absent.

B. FINANCE

#20-341 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE EXECUTION OF A SUBORDINATION AGREEMENT FOR 585B KEVIN COURT

#20-342 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING AN AFFORDABILITY ASSISTANCE GRANT WITH THE OWNERS OF AN AFFORDABLE HOUSING UNIT LOCATED AT BIRCHWOOD AT WHITING

#20-343 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY AUTHORIZING THE REFUNDS REQUESTED BY THE TAX COLLECTOR

#20-344 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE TAX COLLECTOR TO CANCEL TAXES AS TO BLOCK 98.06, LOT 88 FOR A TOTALLY DISABLED VETERAN

#20-345 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE TAX COLLECTOR TO CANCEL TAXES AS TO BLOCK 52.07, LOT 3 FOR A TOTALLY DISABLED VETERAN

#20-356 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING AN EMERGENCY CONTRACT FOR THE PURCHASE OF TWO 2020 DODGE S-5500 4X4 TURBO DIESEL LIFELINE SUPERLINER TYPE 1 AMBULANCE PURSUANT TO NJSA 40A:11-6

C. GRANTS

#20-347 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING APPLICATION OF GRANT FOR GOVERNOR'S COUNCIL ON ALCOHOLISM AND DRUG ABUSE FISCAL GRANT CYCLE JULY 2020 – JUNE 2025

D. RECREATION

#20-348 - OCEAN, STATE OF NEW JERSEY, ESTABLISHING CERTAIN FEES FOR FALL/WINTER RECREATION PROGRAMS

E. PURCHASING

#20-349 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE AWARD OF WESTERN SERVICE AREA METER REPLACEMENT PHASE 2 BID #20-13

F. APPOINTMENT

#20-350 - OCEAN, STATE OF NEW JERSEY, APPOINTING JONATHAN MEANEY & JULIAN MEANEY TO FILL TWO VACANT FULL-TIME POLICE OFFICER POSITIONS WITHIN THE DIVISION OF POLICE IN THE TOWNSHIP OF MANCHESTER

G. LEGISLATION

#20-351 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, SUPPORTING ASSEMBLY BILL A-4571

#20-357 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, SUPPORTING ASSEMBLY BILL A-4147 AND SENATE BILL S-2482

H. CONTRACTS/AGREEMENTS

#20-352- RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE EXECUTION OF AN AMENDED AGREEMENT WITH THE COUNTY OF OCEAN FOR MUNICIPAL ALLIANCE FUNDS PURSUANT TO AND IN ACCORDANCE WITH THE DRUG ENFORCEMENT DEMAND REDUCTION ACT OF 1987

I. MISCELLANEOUS

#20-353 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING APPROVAL OF A SPECIAL NEEDS FUNDING LIMIT WAIVER FOR MANCHESTER TOWNSHIP HOME IMPROVEMENT PROGRAM CASE # MAN-2066

#20-354 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, URGING JERSEY CENTRAL POWER & LIGHT TO REIMBURSE RESIDENTS FOR SPOILED FOOD AND MEDICINE DURING THE POWER OUTAGE THAT BEGAN ON AUGUST 4, 2020

#20-355 - RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING CONVEYANCE AND TRANSFER OF FORMER UNDERGROUND STORAGE TANKS TO THE MANCHESTER TOWNSHIP BOARD OF EDUCATION

REPORTS:

Mr. Hudak: Mr. Hudak congratulated the new appointed Police Officers. He thanked the Mayor and Council for their work on the Open Space purchases. Attended the most recent Planning Board meeting.

Mr. Vaccaro: Mr. Vaccaro attended various meetings and the September 11 ceremony. He encouraged Council to consider a ban on the growth/distribution/selling of marijuana in Manchester Township, and he stated that the County Commissioners recently took a stand against legalizing marijuana. He reminded the public to wear their PPE, wash hands, and continue practicing social distancing. He wished every to be well and stay safe.

Mrs. Brush: Mrs. Brush reminded the residents about the free movie and popcorn nights coming up on September 18th and October 9th. She congratulated the Meaney brothers and wished them a safe and successful career with the Police Department.

Mr. Fusaro: Mr. Fusaro commented on the September 11th proclamation and his feelings on that day. He stated he was supposed to be at the Pentagon on September 11th, but was on Council at the time, and did not want to miss an important meeting. Mr. Fusaro stated that thirty thousand people work at the Pentagon, and everyone came to work the day after the attack. He recommended watching America's secrets on Netflix.

Mayor Palmer: Mayor Palmer stated that September 11 was a terrible tragedy for our Country. He commented on the Meaney's appointment to Police Department, and he is very proud to see local kids do well. Mayor Palmer stated that it is very effective for our officers to be from the town as they often have great communication and relationships with the residents

Mrs. Markulic: Mrs. Markulic gave an update on the cell tower by Pine Ridge, Verizon has not given the Township a date on when they are going to up and running on that tower.

PUBLIC:

Hank Glen 29 Wycliffe: Mr. Glen commented on the redevelopment plans and procedures. He commented on the Hovson property, a.k.a. Heritage Minerals, as worse than the present properties on for redevelopment. He would like to see that site developed.

Mr. Fusaro stated that conversations have been held in the past, but so far, nothing has been moved forward for that location.

Larry Lee, Country Walk: Mr. Lee commented on Assembly bill 4571 and inquired about the future of Manchester with regard to businesses in town. He commented that the Township seems to be working on the some great commercial projects for the Township.

Mr. Fusaro stated that the Redevelopment properties have standards for approvals.

Mr. Hudak commented that the Township is trying to entice businesses to come into town the best we can.

Jeffery Baer, 1009 Twelfth Avenue: Mr. Baer inquired about the status of the donations previously made to the volunteer ambulance squads. He asked if the Whiting First Aid building could be used to store our new EMS rigs for that side of town.

Mayor Palmer stated that he had a meeting with Whiting First Aid, but the Manchester Rescue Squad conversations have been limited. The Township has no oversight on either squads' financials, but he did state that as a 501(c) charitable organization, that money can only be donated to another 501(c). Whiting First Aid was interested in donating locally. The Township is working with Whiting First Aid for possible use of their building.

No further public comment.

ADJOURNMENT

There being no further comments or business to come before Council at this time, the meeting was adjourned at 6:50 p.m. upon a motion by Councilwoman Brush seconded by Councilman Hudak and approved by the following roll call vote: Councilmembers Vaccaro, Hudak, Brush, and Fusaro; yea. Mr. Wallis, absent.

Sam Fusaro
Council President

Sabina T. Martin, RMC
Municipal Clerk

9/28/2020
Date Approved