

**MANCHESTER TOWNSHIP
MEETING MINUTES
October 13, 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 Teri Giercyk, Deputy 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 Deputy Municipal Clerk noted for the record that also present were Business Administrator Donna Markulic, Asst. BA James Gant, Township Attorney Jerry Dasti, Lt. Komsa, Auditor Andy Zabiega, and Asst. Municipal Clerk Jodi Russo.

AUDIT

RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, CERTIFYING AS TO RECEIPT AND REVIEW OF THE CY 2019 AUDIT OF THE TOWNSHIP OF MANCHESTER

Andy Zabiega commented that the audit was a challenge due to COVID and the Governor’s executive orders regarding social distancing. He thanked all the departments for their help. He thanked Diane Lapp for her diligence and hard work. He went over various items of the Audit. No recommendations for the second year in a row.

Mr. Fusaro brought up that the Township increased the amount of grants received in 2019 and the sale of Township owned property has contributed \$1.5 million dollars in assets.

Councilman Fusaro asked if any member of Council had any comments.

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

Mr. Edward Lynch thanked everyone for their hard work and good job.

The above resolution 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.

APPROVAL OF MINUTES

The regular meeting minutes of September 28, 2020 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.

SUBMISSION OF BILLS

#20-371 -Authorizing payment of bills from the Current Fund in the amount of \$5,323,912.40 was offered 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.

#20-372 - Authorizing payment of bills from the Eastern Service Area in the amount of \$154,010.65 was offered 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.

#20-373 - Authorizing payment of bills from the Western Service Area in the amount of \$82,165.35 was offered 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.

ORDINANCES - Second Reading and Final Action

#20-003 - Re-adopting Bond Ordinance Providing for the Construction of a New 1.5 Million Gallon Elevated Water Storage Facility and Main Extension, Appropriating \$6,216,000 Therefore and Authorizing the Issuance of \$5,716,000 Bonds and Notes to Finance a Portion of the Costs

Andy Zabiega gave a brief explanation of why the Township had to re-adopt this ordinance due to no funding left in the original program stated in the original ordinance.

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.

ORDINANCES - Second Reading, Public Hearing and Final Action

#20-036 - 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 WORKS AND APPROPRIATING \$3,918,500 THEREFOR, AND PROVIDING FOR THE ISSUANCE OF \$3,722,575 IN BONDS OR NOTES OF THE TOWNSHIP OF MANCHESTER TO FINANCE THE SAME.

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 size of the addition for the DPW garage, and asked if the Township would be hiring additional employees for the garage.

Donna Markulic stated that there will be no additional staff, but it will allow space for filing and privacy for supervisory matters.

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

ORDINANCES –First Reading and Introduction

#20-034 - AN ORDINANCE AUTHORIZING THE SALE OF LOT 30 IN BLOCK 1.205 IN THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, PURSUANT TO N.J.S.A. 40A:12-1 et seq. (1333 Tenth Avenue)

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,

#20-035 - AN ORDINANCE AUTHORIZING THE LEASE OF PROPERTY KNOWN AND DESIGNATED AS BLOCK 90, LOT 20.02 IN THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, TO THE KOKES COMMUNITY GARDEN OF MANCHESTER TOWNSHIP PURSUANT TO N.J.S.A. 40A:12-1 et seq.

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.

#20-037 - 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 62, LOT 14, A/K/A 3576 RIDGEWAY ROAD, MANCHESTER TOWNSHIP, NEW JERSEY PURSUANT TO THE PROVISIONS OF N.J.S.A. 40A:12-13

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.

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 #20-374 through #20-387 were considered routine by the Manchester Township Council and were enacted by one motion offered by Councilman Hudak, seconded by Councilwoman Brush and adopted by the following roll call vote: Councilmembers Hudak, Vaccaro, Brush, and Fusaro; yea. Mr. Wallis, absent.

A. LAND USE

#20-374 - 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

B. FINANCE

#20-375 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE TAX COLLECTOR TO CANCEL TAXES AS TO BLOCK 99.62, LOT 4 FOR A TOTALLY DISABLED VETERAN

#20-376 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE TAX COLLECTOR TO CANCEL TAXES AS TO BLOCK 83.01, LOT 13 FOR A TOTALLY DISABLED VETERAN

#20-377 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE TAX COLLECTOR TO CANCEL TAXES AS TO BLOCK 1.254, LOT 39 FOR A TOTALLY DISABLED VETERAN

#20-378 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE TAX COLLECTOR TO CANCEL TAXES AS TO BLOCK 75.119, LOT 69 FOR A TOTALLY DISABLED VETERAN

#20-379 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE TAX COLLECTOR TO CANCEL TAXES AS TO BLOCK 71.09, LOT 23 FOR A TOTALLY DISABLED VETERAN

#20-380 - RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, ACCEPTING STREET LIGHT PAYMENT RESPONSIBILITY FOR THE VENUE AT WOODLANDS, MANCHESTER TOWNSHIP, NEW JERSEY

C. PURCHASING

#20-381 RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE AWARD OF A REQUIRED DISCLOSURE CONTRACT WITH FOUR STAR DEVELOPERS FOR RESIDENTIAL REHABILITATION PROJECTS

#20-382 RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE AWARD OF A REQUIRED DISCLOSURE CONTRACT WITH A PLUS CONSTRUCTION INC. FOR RESIDENTIAL REHABILITATION PROJECTS

D. BONDS/ESCROWS

#20-383 RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING A RELEASE OF THE PERFORMANCE BOND AND ACCEPTING THE MAINTENANCE BOND IN CONJUNCTION WITH THE SCHOOLHOUSE ROAD IMPROVEMENTS – PHASE I, MANCHESTER TOWNSHIP, NEW JERSEY

#20-384 RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, RELEASING A MAINTENANCE BOND IN CONNECTION WITH A PROJECT KNOWN AS THE RESERVE AT LAKE RIDGE (A/K/A MEADOWS WEST, WRANGLE BROOK ASSOCIATES, LLC.) – PHASE 1

#20-385 RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, ACCEPTING MAINTENANCE BOND AND CLOSEOUT DOCUMENTS, AND AUTHORIZING APPROVAL OF FINAL CHANGE ORDER NO. 1 FOR THE INSTALLATION OF AUTOMATED METER READING SYSTEM AND REPLACEMENT OF SELECTED METERS – EASTERN SERVICE AREA

E. CONTRACTS/AGREEMENTS

#20-386 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AWARDING A CONTRACT TO AND AUTHORIZING THE APPOINTMENT OF JAMES D. FATTORINI, ESQ. AS A HEARING OFFICER FOR A TOWNSHIP DISCIPLINARY MATTER

F. LICENSING

#20-387 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, ADJUSTING THE APPLICATION DEADLINE AND LICENSING PERIOD FOR TOWING LICENSES

REPORTS:

Mr. Hudak: Mr. Hudak attended the most recent Planning Board meeting on October 5.

Mr. Vaccaro: Mr. Vaccaro stated he had no formal report at the time due to him getting over a cold. He thanked everyone and wished everyone to stay safe and be well.

Mrs. Brush: Mrs. Brush reminded everyone to vote and to utilize the ballot drop off box by the library.

Mr. Fusaro: Mr. Fusaro thanked Mr. Vaccaro for being available to vote on the Bond Ordinances. He mentioned that the Master Plan committee review will be starting soon. They will focus on land use, affordable housing, recreation, and ways to make them more efficient.

Mrs. Markulic: No report.

Mr. Gant: Mr. Gant followed up on Mr. Glen's question regarding the DPW expansion; it will be a 500 square foot addition.

Mayor Palmer: Mayor Palmer thanked Diane Lapp for her hard work on the Audit. He stated to Mrs. Karen Wall, who was in the audience that he will respond to her email and sorry for the delay.

Mrs. Giercyk: Mrs. Giercyk stated the Census will be collected until October 31, 2020. Manchester's response rate is 78.4%, Ocean County 66.3%, and New Jersey is 69.2%.

PUBLIC:

Hank Glen, 29 Wycliffe: Mr. Glen asked if the Township was putting aside any money for a new municipal building. He inquired about a Maser bill on the bill list.

Mayor Palmer stated that the Township is purchasing property, but we are not going to build a new building. We would make improvements to this building and we may relocated police personnel.

Mr. Dasti stated that the Maser bill was from the solar project escrow regarding their work on the landfill solar project.

No further public comment.

ADJOURNMENT

There being no further comments or business to come before Council at this time, the meeting was adjourned at 6:49 p.m. upon a motion by Councilman Hudak seconded by Councilwoman Brush and approved by the following roll call vote: Councilmembers Vaccaro, Hudak, Brush, and Fusaro; yea. Mr. Wallis, absent.

Sam Fusaro
Council President

Teri Giercyk, RMC
Deputy Municipal Clerk

10/26/2020
Date Approved