

**MANCHESTER TOWNSHIP
MEETING MINUTES
July 26, 2021**

The meeting of the Manchester Township Council was called to order at 6:00p.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

OATH OF OFFICE

Present with Mrs. Zolezi was her family. Mrs. Martin ceremoniously administered the Oath of Office of Council to Michele Zolezi.

ROLL CALL

The following roll call was taken by the Municipal Clerk:

Councilwoman Michele Zolezi	- present
Councilman James Vaccaro	- present
Councilwoman Joan Brush	- absent
Councilman Sam Fusaro	- present
Councilman Craig Wallis	- absent

The Municipal Clerk noted for the record that also present were Township Attorney Kelsey McGuckin-Anthony, Mayor Hudak, Chief Dolan, CMFO Diane Lapp, Bob Mullin and Kelsey Howard from Colliers Engineering, DPW/Utilities Director Al Yodakis, and Deputy Municipal Clerk Teri Giercyk.

SUBMISSION OF BILLS

#21-315 – Authorizing payment of bills from the Current Fund in the amount of \$1,205,797.93 was offered by Councilman Vaccaro, seconded by Councilwoman Zolezi and approved by the following roll call vote: Councilmembers Zolezi, Vaccaro, and Fusaro; yea. Mr. Wallis and Mrs. Brush, absent.

#21-316 – Authorizing payment of bills from the Eastern Service Area in the amount of \$772,279.25 was offered by Councilman Vaccaro, seconded by Councilwoman Zolezi and approved by the following roll call vote: Councilmembers Zolezi, Vaccaro, and Fusaro; yea. Mr. Wallis and Mrs. Brush, absent.

#21-317 – Authorizing payment of bills from the Western Service Area in the amount of \$109,654.82 was offered by Councilman Vaccaro, seconded by Councilman Fusaro and approved by the following roll call vote: Councilmembers Zolezi, Vaccaro, and Fusaro; yea. Mr. Wallis and Mrs. Brush, absent.

ORDINANCES - First Reading and Introduction

#21-28 - AN ORDINANCE OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING CHAPTER 101, ARTICLE IV OF THE TOWNSHIP CODE

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

#21-29 - AN ORDINANCE AUTHORIZING THE SALE OF LOT 6 IN BLOCK 85.11 IN THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, PURSUANT TO N.J.S.A. 40A:12-1 et seq. (202 Pine Street)

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

#21-30 - AN ORDINANCE AUTHORIZING THE SALE OF LOT 12 IN BLOCK 85.11 IN THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, PURSUANT TO N.J.S.A. 40A:12-1 et seq. (302 Central Avenue)

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

#21-31 - AN ORDINANCE AUTHORIZING THE SALE OF LOT 14 IN BLOCK 85.11 IN THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, PURSUANT TO N.J.S.A. 40A:12-1 et seq. (304 Central Avenue)

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

#21-32 - AN ORDINANCE AUTHORIZING THE SALE OF LOT 32 IN BLOCK 85.11 IN THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, PURSUANT TO N.J.S.A. 40A:12-1 et seq. (316 Central Avenue)

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

#21-33 - AN ORDINANCE OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AMENDING CHAPTER 133 ENTITLED "CONSTRUCTION CODES, UNIFORM" OF THE TOWNSHIP OF MANCHESTER CODE

The above ordinance was offered upon a motion by Councilman Vaccaro, seconded by Councilman Zolezi and approved by the following roll call vote: Councilmembers Zolezi, Vaccaro, and Fusaro; yea. Mr. Wallis and Mrs. Brush, 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 any item on the consent agenda. Seeing no comments from Council, Councilman Fusaro asked if there were any comments from the public on any items on the consent agenda.

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

A motion to remove resolution #21-329 from consent agenda was made by Councilman Fusaro seconded by Councilman Vaccaro and approved by the following roll call vote: Councilmembers Zolezi, Vaccaro, and Fusaro; yea. Mr. Wallis and Mrs. Brush, absent.

#21-329 - RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AWARDED A CONTRACT FOR THE "SCHOOLHOUSE/WRANGLEBROOK ROAD IMPROVEMENTS PHASE 3" PROJECT

Councilman Fusaro asked if any member of Council had any comments on any item on the consent agenda. Seeing no comments from Council, Councilman Fusaro asked if there were any comments from the public on any items on the consent agenda.

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

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

Resolutions #21-318 through #21-328 were considered routine by the Manchester Township Council and were enacted by one motion offered by Councilman Vaccaro seconded by Councilwoman Zolezi and adopted by the following roll call vote: Councilmembers Zolezi, Vaccaro, and Fusaro; yea. Mr. Wallis and Mrs. Brush, absent.

A. FINANCE

#21-318 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY AUTHORIZING THE REFUNDS REQUESTED BY THE TAX COLLECTOR

B. GRANTS

#21-319 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING ACCEPTANCE OF THE BODY-WORN CAMERA GRANT AWARD

C. RECREATION

#21-320 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, ESTABLISHING CERTAIN FEES FOR SUMMER RECREATION PROGRAMS

D. BONDS/ESCROWS

#21-321 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, RELEASING ESCROW POSTED BY AGNOLI SIGN COMPANY INC

#21-322 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, RELEASING ESCROW POSTED BY CHRISTOPHER COOPER FOR A PROJECT KNOWN AS COUNTRY ROAD ESTATES (TORRY ROAD BLOCK 57 LOT 719)

E. APPOINTMENT

#21-323 - RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, APPROVING A CONTRACT WITH THE ACTING TOWNSHIP ADMINISTRATOR, BRANDON E. UMBA

F. MISCELLANEOUS

#21-324 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING AFFORDABILITY ASSISTANCE GRANT WITH THE OWNER OF AN AFFORDABLE HOUSING UNIT LOCATED AT BIRCHWOOD AT WHITING

#21-325 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING AFFORDABILITY ASSISTANCE GRANT WITH THE OWNER OF AN AFFORDABLE HOUSING UNIT LOCATED AT BIRCHWOOD AT WHITING

#21-326 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING AFFORDABILITY ASSISTANCE GRANT WITH THE OWNER OF AN AFFORDABLE HOUSING UNIT LOCATED AT BIRCHWOOD AT WHITING

G. PURCHASING

#21-327 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE AWARD OF BID 21R-10 UNIFORM SUPPLY AND CLEANING SERVICES TO AMERICAN WEAR UNIFORMS INC.

#21-328 - RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, REJECTING ALL BIDS SUBMITTED FOR THE LEASING OF A PORTION OF THE TOWNSHIP WATER TANK FOR THE PLACEMENT OF CELLULAR ANTENNAS

REPORTS:

Ms. Zolezi: Ms. Zolezi stated she is honored and humbled to be here and to have her family here tonight at the meeting. She stated that there have been many changes recently but they are for the positive.

Mr. Vaccaro: Mr. Vaccaro congratulated Ms. Zolezi and her family. He attended various meetings including Special Energy Aggregation, Planning Board, and attended the most recent concert. The next concert will be on July 28 at Harry Wright Lake. Mr. Vaccaro stated that he reviewed the bills for this meeting. He stated that he continues to work with the Master Plan Committee for use of energy efficient methods such as solar use, geothermal, electric cars, and charging stations. He thanked everyone for the opportunity to speak.

Mr. Fusaro: Mr. Fusaro stated that he is the Chair of the Master Plan committee every second Tuesday of the month and he lost Council members recently due to the changes in Council. He stated that he reviewed the User-friendly budget and he felt was much easier to understand than the full budget document. He thanked Diane Lapp for the work on those documents.

Mayor Hudak: Mayor Hudak congratulated Ms. Zolezi and new acting BA Brandon Umba.

Brandon Umba: Mr. Umba stated that he will be in the office at 8:30 a.m. tomorrow and he looks forward to working with the township.

Sabina Martin: Mrs. Martin congratulated Ms. Zolezi and stated that her office is always available for anything she needs.

Kelsey McGuckin-Anthony: Mrs. McGuckin-Anthony congratulated Ms. Zolezi.

PUBLIC

Larry Lee County Walk: Mr. Lee inquired about the construction on a lot on Schoolhouse Road. He inquired about the status of the Cell tower on Route 530. Mr. Lee stated that recently JCP&L had a black out lasting over 30 minutes. He stated they are not receiving any nixles regarding any issues.

Bob Mullin stated that the development on that property is the Dollar General Store. When the new store opens, the old Dollar General will close.

Sabina Martin stated that the cell tower is complete. She contacted the company that built the tower and Verizon is making monthly payments to them but has not installed their antenna on the tower. Verizon stated that our location is on the schedule for installation hopefully by the end of this year.

Chief Dolan stated that JCP&L contacts customers directly when there are scheduled black outs. The Police Department does not receive advance notice, but he states the residents do receive a phone call ahead of time.

Judy Noonan, 25 A Stoneybrook: Mrs. Noonan inquired about the developer for the property on Route 37. She asked the status of the Heritage Minerals site and if the Township was approached about the new road from Mule Road through Berkeley. Mrs. Noonan stated that the buses for the seniors are leaving the area to spend money and she wants the town to continue reaching out to businesses so the residents spend their money in our Township. She informed the public about a recent scam she encountered.

Mr. Fusaro stated that the developer is Harvey Karen and no formal plans have been submitted regarding Heritage Minerals.

Ms. Zolezi stated that there have been meetings going back three years regarding the project on Route 37.

Al Yodakis stated that Hovnanian is still seeking State approvals for the Heritage Minerals site.

Mayor Hudak stated that he did reach out to ALDI before the pandemic, but he will reach out to them again.

No further public comment.

ADJOURNMENT

There being no further comments or business to come before Council at this time, the meeting was adjourned at 6:46 p.m. upon a motion by Councilman Vaccaro seconded by Councilwoman Zolezi and approved by the following Roll call vote: Councilmembers Zolezi, Vaccaro, and Fusaro; yea. Mr. Wallis and Mrs. Brush, absent.

Sam Fusaro
Councilman

Sabina T. Martin, RMC
Municipal Clerk

8/9/2021
Date Approved