

**MANCHESTER TOWNSHIP  
MEETING MINUTES  
October 12, 2021**

The meeting of the Manchester Township Council was called to order at 6:00p.m. by Councilman Craig Wallis. 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:

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

The Municipal Clerk noted for the record that also present were Township Attorney Kelsey McGuckin-Anthony, Business Administrator Brandon Umba, Mayor Robert Hudak, Chief Robert Dolan, and Deputy Municipal Clerk Teri Giercyk.

**APPROVAL OF MINUTES**

The regular and executive meeting minutes of September 27, 2021 was offered upon a motion by Councilman Vaccaro, seconded by Councilman Fusaro and approved by the following roll call vote: Councilmembers Zolezi, Vaccaro, Brush, Fusaro, and Wallis; yea.

**SUBMISSION OF BILLS**

**#21-389** – Authorizing payment of bills from the Current Fund in the amount of \$855,151.75 was offered by Councilman Fusaro, seconded by Councilwoman Zolezi and approved by the following roll call vote: Councilmembers Zolezi, Vaccaro, Brush, Fusaro, and Wallis; yea.

**#21-390** – Authorizing payment of bills from the Eastern Service Area in the amount of \$25,169.61 was offered by Councilman Vaccaro, seconded by Councilwoman Brush and approved by the following roll call vote: Councilmembers Zolezi, Vaccaro, Brush, Fusaro, and Wallis; yea.

**#21-391** – Authorizing payment of bills from the Western Service Area in the amount of \$79,202.15 was offered by Councilman Vaccaro, seconded by Councilman Fusaro and approved by the following roll call vote: Councilmembers Zolezi, Vaccaro, Brush, Fusaro, and Wallis; yea. Councilwoman Zolezi abstained from check #22660 but otherwise yes.

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

**Hank Glen, 29 Wycliffe** - Mr. Glen inquired about resolution #21-399 regarding the drainage improvements for Pine Lake Park. He commented on the Township selling various lots in Pine Lake Park and the cost involved with this award. He stated that he does not want the Township to sell any more properties in Pine Lake Park.

Mr. Wallis stated that the Township is looking at the whole area again and he commented on the land swap for drainage that was approved last meeting. He stated that there are requirements for new construction with regard to drainage, and Al Yodakis reviews every land sale for any drainage issues.

Mayor Hudak commented that many of these properties are very small pieces of property that do not affect the drainage of Pine Lake Park. He also stated that there are various conditions put on these properties with regard to drainage.

Brandon Umba stated that Council approved this project at the end of 2019, and more specifically, it addresses six areas in Pine Lake Park. He stated that Colliers Engineering will be researching the remaining northern and western portion of Pine Lake Park.

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

**Resolutions #21-392 through #21-404 were considered routine by the Manchester Township Council and were enacted by one motion offered by Councilman Vaccaro seconded by Councilwoman Brush and adopted by the following roll call vote: Councilmembers Zolezi, Vaccaro, Brush, Fusaro, and Wallis; yea.**

### A. FINANCE

**#21-392 - 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 65 (62 WOODVIEW DRIVE) FOR A TOTALLY DISABLED VETERAN**

**#21-393 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE TAX COLLECTOR TO CANCEL TAXES AS TO BLOCK 2.06, LOT 2 (2116 OAK KNOLL DRIVE) FOR A TOTALLY DISABLED VETERAN**

**#21-394 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY AUTHORIZING THE REFUNDS REQUESTED BY THE TAX COLLECTOR**

**#21-395 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY AUTHORIZING THE REFUNDS REQUESTED BY THE TAX COLLECTOR**

**#21-396 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE MAYOR TO EXECUTE REIMBURSEMENT AGREEMENTS WITH QUALIFIED PRIVATE COMMUNITIES**

**#21-397 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE EXECUTION OF A SUBORDINATION AGREEMENT FOR 892B STRATFORD COURT**

#### **B. PURCHASING**

**#21-398 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE AWARD OF BID 21-16, WELL DRILLING SERVICES TO A.C. SCHULTES INC.**

**#21-399 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, OF AWARD FOR BID #21-23 PINE LAKE PARK DRAINAGE IMPROVEMENTS**

**#21-400 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, OF AWARD FOR BID #21-18 LEASE FOR WIRELESS TELECOMMUNICATIONS FACILITY AT THE RTE 37, 1 MG WATER TOWER**

#### **C. LEGISLATION**

**#21-401 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, SUPPORTING SENATE BILL S220 AND ASSEMBLY BILL A255**

#### **D. MISCELLANEOUS**

**#21-402 - 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 1200 BISMARCK ST (BLOCK 1.247 LOT 1), AND AUTHORIZING THE PLACEMENT OF A LIEN AGAINST SAID PROPERTY FOR SAID COSTS**

**#21-403 - 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 901 COMMONWEALTH BOULEVARD (BLOCK 1.241 LOT 1), AND AUTHORIZING THE PLACEMENT OF A LIEN AGAINST SAID PROPERTY FOR SAID COSTS**

**#21-404 - RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, REPEALING RESOLUTION #19-241**

## **REPORTS:**

**Ms. Zolezi:** Ms. Zolezi reminded the public that food resources are available at Senior Services department. She asked everyone to please shop locally for the holidays.

**Mr. Vaccaro:** Attended recent Pinelands Municipal Council meeting at Weymouth Township. Pinelands PILOT funding was discussed and the next meeting will be on November 23<sup>rd</sup> in Washington Township, Burlington County. Attend other various meetings including a meeting with Mayor Hudak at the Renaissance and Planning Board meeting. Mr. Vaccaro commented on Planning Board secretary Marianne Borthwick retiring after 23 years. He stated that progress has been made with 10 year master plan to include wind, geothermal, solar energy, and high speed charging stations for the Township. Mr. Vaccaro stated that COVID has increased nationwide and cases are increasing in New Jersey and Ocean County, he reminded the public to wear their PPE, wash hands, and continue practicing social distancing. Thanked for the time to speak.

**Mr. Fusaro:** Mr. Fusaro attended the Master Plan Committee meeting stated the Mayor is always welcome to attend. He commented on the 2021 added assessment report that the Tax Assessor recently completed.

**Mrs. Brush:** Mrs. Brush mentioned upcoming recreation events and mentioned that Coffee with Cops will be held at Terry's Café on Route 70, on October 23<sup>rd</sup> from 9 a.m. to 12 p.m.

**Brandon Umba:** No report.

**Mr. Wallis:** Mr. Wallis stated that he spoke with a human resource director for a major distributor out of Philadelphia who stated that it is difficult finding people to work. He believed that getting supplies for items is going to get tougher.

**Kelsey McGuckin-Anthony:** No report.

**Sam Martin:** Mrs. Martin stated that the Clerk's office processes the property change requests, approvals are required from various departments, and then they are submitted to Council for approval.

**Chief Dolan:** Chief Dolan state that Terry Café provides the coffee for the Coffee with the Cop event.

**Mayor Hudak:** Mayor Hudak stated is pleased to see Resolution #21-404 approved regarding Jackson Trails as the project does not benefit the Township. He mentioned the Pine Lake Park drainage study resolution and the timeframe for those projects. Mayor Hudak discussed advertising for bids for the cell tower on Route 530.

## **PUBLIC**

**Judy Noonan, 25 A Stoneybrook:** Mrs. Noonan gave an update on various senate bills. Stated these bills are very important. She mentioned that she is working with senior services for Ocean County to come into the Township. Ms. Noonan commented on the Dollar Store truck delivery coming at 11:45 a.m. that takes up the highway. She thanked the Mayor and Council for their work.

Mayor Hudak stated there might be something in the resolution regarding the delivery times, and Code Enforcement officer Matt Quinn should investigate to see if we can catch them at that time.

**Tom Donner, 1501 Scranton Avenue, Whiting Volunteer Fire Department:** Mr. Donner read a statement from the Whiting Fire Department. Statement included their concerns about what they believe is an over step of service by the Police Department. He commented on various safety concerns including outdated paging system, turn outs are worn and damaged, and their opinion on dispatch. Mr. Donner stated that they are dedicated to the community and they are prepared to work with the Township.

Mr. Wallis asked for a copy of the document he read and any supporting documentation.

Brandon Umba and Mayor Hudak are working on setting up a meeting with the Chiefs of the volunteer squads.

No further public comment.

### **EXECUTIVE SESSION**

#### **#21-405 - 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 6:45 p.m. was made by Councilman Fusaro, seconded by Councilwoman Brush and approved by the following roll call vote: Councilmembers Zolezi, Vaccaro, Brush, Fusaro, and Wallis; yea.

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

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

### **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 Vaccaro seconded by Councilwoman Brush and approved by the following Roll call vote: Councilmembers Zolezi, Vaccaro, Brush, Fusaro, and Wallis; yea.

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Craig Wallis  
Council President

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Sabina T. Martin, RMC  
Municipal Clerk

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10/25/2021  
Date Approved