

**MANCHESTER TOWNSHIP
MEETING MINUTES
September 27, 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:

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| 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 meeting minutes of September 13, 2021 was offered upon a motion by Councilman Fusaro, seconded by Councilman Vaccaro and approved by the following roll call vote: Councilmembers Zolezi, Vaccaro, Brush, and Fusaro; yea. Mr. Wallis abstain due to absence.

SUBMISSION OF BILLS

#21-369 – Authorizing payment of bills from the Current Fund in the amount of \$1,141,733.67 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.

#21-370 – Authorizing payment of bills from the Eastern Service Area in the amount of \$304,192.14 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.

#21-371 – Authorizing payment of bills from the Western Service Area in the amount of \$74,782.24 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.

ORDINANCES - Second Reading, Public Hearing and Final Action

#21-35 - AN ORDINANCE OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING CHAPTER 313-25(B) TO INCLUDE NEW SECTION 313-25(B)(5) REQUIRING THE DE-REGISTRATION OF ABANDONED PROPERTIES AND AMEND SECTION 313-25(B)(4) TO INCLUDE THE CODE ENFORCEMENT OFFICER UPON ANY CHANGE IN REGISTRATION INFORMATION

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

Judy Noonan 25A Stoneybrook Road: Mrs. Noonan inquired if this ordinance affected the senior communities.

Council responded that it does not.

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

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

#21-36 - ORDINANCE OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, PROVIDING FOR THE ACQUISITION AND EXCHANGE OF CERTAIN REAL PROPERTY WITHIN THE TOWNSHIP OF MANCHESTER

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

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

The above ordinance was offered 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.

#21-37 - AN ORDINANCE AUTHORIZING THE SALE OF LOT 8 IN BLOCK 99.31 IN THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, PURSUANT TO N.J.S.A. 40A:12-1 et seq. (851 Highway 539)

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

Hank Glen 29 Wycliffe: Mr. Glen inquired if the Environmental Commission approved these land sales.

Sabina Martin explained that the properties for sale do go through various departments for review.

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

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

#21-38 - AN ORDINANCE AUTHORIZING THE SALE OF LOT 16 IN BLOCK 99.31 IN THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, PURSUANT TO N.J.S.A. 40A:12-1 et seq. (1723 Hegstrom Avenue)

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

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

The above ordinance 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.

#21-39 - AN ORDINANCE AUTHORIZING THE SALE OF LOT 17 IN BLOCK 99.31 IN THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, PURSUANT TO N.J.S.A. 40A:12-1 et seq. (1701 Hegstrom Avenue)

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

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

The above ordinance was offered 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.

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.

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

Resolutions #21-372 through #21-387 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

#21-372 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY AUTHORIZING THE REFUNDS REQUESTED BY THE TAX COLLECTOR

#21-373 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE TAX COLLECTOR TO CANCEL TAXES AS TO BLOCK 52.34, LOT 29 FOR A TOTALLY DISABLED VETERAN

#21-374 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY AUTHORIZING THE REFUNDS REQUESTED BY THE TAX COLLECTOR

#21-375 - 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-2182

#21-376 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, PROVIDING FOR THE INSERTION OF SPECIAL ITEM OF REVENUE FOR A CLEAN COMMUNITIES GRANT THROUGH STATE OF NEW JERSEY

#21-377 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, PROVIDING FOR THE INSERTION OF SPECIAL ITEM OF REVENUE FOR ARP FUNDING GRANT THROUGH STATE OF NEW JERSEY

#21-378 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, PROVIDING FOR THE INSERTION OF SPECIAL ITEM OF REVENUE FOR CARES ACT GRANT THROUGH COUNTY OF OCEAN

#21-379 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, PROVIDING FOR THE INSERTION OF SPECIAL ITEM OF REVENUE FOR ARP FUNDING GRANT THROUGH STATE OF NEW JERSEY

#21-380 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, FOR THE STATE HEALTH BENEFITS PLAN PROVISIONS OF CHAPTER 48

B. PURCHASING

#21-381 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE DIVISION OF PURCHASING TO ADVERTISE FOR SOLICITATIONS OF PROFESSIONAL SERVICE CONTRACTS FOR THE 2022 CALENDAR YEAR

#21-382 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING CONTRACT THROUGH BERGEN COUNTY COOPERATIVE PRICING SYSTEM #206BCPS – FOR STRYKER MEDICAL #388-20 BID #20-11

C. BONDS/ESCROWS

#21-383 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, RELEASING ESCROW POSTED BY AARON DEVELOPERS FOR A PROJECT KNOWN AS BLOCK 99.93 LOT 10 (1981 BAYONNE AVENUE)

D. MISCELLANEOUS

#21-384 - 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 801 MIDDLESEX STREET (BLOCK 1.174 LOT 26), AND AUTHORIZING THE PLACEMENT OF A LIEN AGAINST SAID PROPERTY FOR SAID COSTS

#21-385 - 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 1909 COMMONWEALTH BOULEVARD (BLOCK 1.231 LOT 39), AND AUTHORIZING THE PLACEMENT OF A LIEN AGAINST SAID PROPERTY FOR SAID COSTS

#21-386 - 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 2708 SPRUCE DRIVE (BLOCK 31.01 LOT 11), AND AUTHORIZING THE PLACEMENT OF A LIEN AGAINST SAID PROPERTY FOR SAID COSTS

#21-387 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, SUPPORTING THE CREATION OF A NO PASSING ZONE BETWEEN WHITING-NEW EGYPT ROAD (CR 539) AND HILLTOP ROAD ON ROUTE 70 BY NJDOT

REPORTS:

Ms. Zolezi: Ms. Zolezi stated Mayor Hudak, members of the Police Department, and herself attended an event at Shoprite for Hungry Awareness month. She reminded everyone to please try to shop locally and to support our local Police, Fire, and EMS Departments. Ms. Zolezi gave an update that the next movie at the Lake will be on October 8th. She also mentioned that Trunk or Treat will be on October 30th, Veteran's Day event on November 11th and the tree lighting will be on December 3rd.

Mr. Vaccaro: Mr. Vaccaro stated that he attended various meetings including the most recent Zoning Board and Manchester Coordinating Council meeting today with Councilman Fusaro. He gave an update on Energy Aggregation, Master Plan committee, and stated that an Economical committee is in the initial stages of development. Mr. Vaccaro stated that the following comments are his opinion and he does not speak for all of Council. 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. Mr. Vaccaro stated that progress has been made the with 10 year master plan to include wind, geothermal, solar energy, and high speed charging stations for the Township. Thanked for the time to speak.

Mrs. Brush: Mrs. Brush stated that Pfizer booster shots are available for certain age groups and that there are many clinics in Ocean County available for vaccinations. Please call the Ocean County Health department for more details.

Mr. Fusaro: Mr. Fusaro stated that he attended Manchester Coordinating Council meeting. He reminded the residents that Energy Aggregation is an opt out program and everyone is automatically enrolled into the program. Mr. Fusaro stated that there has been large growth in senior villages in the Whiting portion of town. The President of the Manchester Coordinating Council indicated that more shopping locations are needed in the Whiting section of the Township. Mr. Fusaro asked when the 2020 Census information would be available.

Brandon Umba: Mr. Umba stated that the 2020 census has indicated that the Township can get another distribution liquor license, which will be advertised by the end of the year.

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.

Brandon Umba: Mr. Umba stated that the ARP funding has been approved and will be inserted in the 2020 budget. He stated that drainage bids for projects in Pine Lake Park is being worked on, as well as an exchange of property for a retention basin.

Kelsey McGuckin-Anthony: No report.

Sam Martin: No report.

Chief Dolan: No report.

Mayor Hudak: Mayor Hudak stated that he visited the Ocean County Park project and gave an update on the amenities and plan for that property. He stated that the area will be mostly preserved.

PUBLIC

Judy Noonan, 25 A Stoneybrook: Mrs. Noonan stated that she is working on the petition for new businesses like Lidl to come into town. Many people are moving down, and she is really working hard to get a new grocery store in town. She asked if the Senior Services department could have a satellite location in Whiting. She gave an update on Mule Road and asked for an update on Afghans refugees at the Joint Base.

Hank Glen, 29 Wycliffe: Mr. Glen stated there is an abandoned house at the intersection of Route 571 and Renaissance with graffiti on it and he recommended the Township cleaning it up. He inquired about an item on the bill list for a hearing officer. Mr. Glen ask if the Township still uses a grant consulting company. He asked if there was any progress with Hovnanian and the Township on development of their property.

Mr. Vaccaro stated that he spoke to the code enforcement officer on Friday and was scheduled to view that property by Renaissance this morning.

Mayor Hudak stated that there is a legal process to clean up abandoned properties.

Mr. Umba commented the hearing officer waited until the issue was closed before he submitted his bill. He stated that he has used the grant company the Township used last year, and they submitted a proposal for another year. Mr. Umba stated that there has been some remedial work at the Heritage Minerals site.

Judy Kuhmichel Country Walk: Mrs. Kuhmichel mentioned a house with the roof caving in.

Business Administrator Brandon Umba will look into it.

John Pagenkopf for H. Hovnanian: Mr. Pagenkopf gave a brief update on the Heritage Minerals site. He stated that remediation work, which was requested by the NJDEP, has been started. Trucks have been delivered to the property for the work, but they are not hauling out any material and everything is being done on site. He stated he has seen less recreational vehicle traffic coming through. Security guards are there protecting the equipment 6pm to 6am. Cameras are located at the Bone Hill and Route 70 entrances to the property.

No further public comment.

EXECUTIVE SESSION

#21-388- 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 6:50 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 7:30 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 7:34 p.m. was made by Councilman Vaccaro, 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 7:35 p.m. 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.

Craig Wallis
Council President

Sabina T. Martin, RMC
Municipal Clerk

10/12/2021
Date Approved