

**MANCHESTER TOWNSHIP  
MEETING MINUTES  
November 8, 2021**

The meeting of the Manchester Township Council was called to order at 6:00 p.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
Councilman Sam Fusaro	- present
Councilwoman Joan Brush	- 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, Lt. Komsa, DPW Director Al Yodakis, Township Engineer Bob Mullin, and Deputy Municipal Clerk Teri Giercyk.

**APPROVAL OF MINUTES**

The regular meeting minutes of October 25, 2021 and executive session minutes of October 12, 2021 and October 25, 2021 was offered upon a motion by Councilman Fusaro, seconded by Councilman Vaccaro and approved by the following roll call vote: Councilmembers Zolezi, Vaccaro, Fusaro, Brush, and Wallis; yea.

**LAND SALES**

Land Sale of Block 99.31 Lot 8 (851 Highway 539) – Mrs. McGuckin-Anthony asked for a minimum bid of \$417.00 and one offer was made by Mr. Creadle.

Authorizing acceptance of proposal of \$417.00 submitted by Mr. Creadle was offered by Councilman Vaccaro, seconded by Councilman Fusaro and approved by the following roll call vote: Councilmembers Zolezi, Vaccaro, Fusaro, Brush, and Wallis; yea.

Land Sale of Block 99.31 Lot 16 (1723 Hegstrom Avenue) – Mrs. McGuckin-Anthony asked for a minimum bid of \$313.00 and one offer was made by Mr. Creadle.

Authorizing acceptance of proposal of \$313.00 submitted by Mr. Creadle was offered by Councilman Vaccaro, seconded by Councilman Fusaro and approved by the following roll call vote: Councilmembers Zolezi, Vaccaro, Fusaro, Brush, and Wallis; yea.

Land Sale of Block 99.31 Lot 17 (1701 Hegstrom Avenue) – Mrs. McGuckin-Anthony asked for a minimum bid of \$834.00 and one offer was made by Mr. Creadle.

Authorizing acceptance of proposal of \$834.00 submitted by Mr. Creadle was offered by Councilman Vaccaro, seconded by Councilman Fusaro and approved by the following roll call vote: Councilmembers Zolezi, Vaccaro, Fusaro, Brush, and Wallis; yea.

**SUBMISSION OF BILLS**

**#21-420** – Authorizing payment of bills from the Current Fund in the amount of \$5,354,868.56 was offered by Councilman Vaccaro, seconded by Councilman Fusaro and approved by the following roll call vote: Councilmembers Zolezi, Vaccaro, Fusaro, Brush, and Wallis; yea.

**#21-421** – Authorizing payment of bills from the Eastern Service Area in the amount of \$383,849.71 was offered by Councilman Vaccaro, seconded by Councilwoman Brush and approved by the following roll call vote: Councilmembers Zolezi, Vaccaro, Fusaro, Brush, and Wallis; yea.

**#21-422** – Authorizing payment of bills from the Western Service Area in the amount of \$108,170.95 was offered by Councilman Vaccaro, seconded by Councilman Fusaro and approved by the following roll call vote: Councilmembers Zolezi, Vaccaro, Fusaro, Brush, and Wallis; yea.

**ORDINANCES - Second Reading, Public Hearing and Final Action**

**#21-40 - AN ORDINANCE BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF MANCHESTER IN THE COUNTY OF OCEAN, STATE OF NEW JERSEY AMENDING ORDINANCE # 21-21**

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

**ORDINANCES –First Reading and Introduction**

**#21-41 - AN ORDINANCE OF THE TOWNSHIP OF MANCHESTER, IN THE COUNTY OF OCEAN, NEW JERSEY PROVIDING FOR VARIOUS CAPITAL IMPROVEMENTS AND REPAIRS TO WATER EASTERN SERVICE AREA AND APPROPRIATING \$500,000 THEREFOR FROM THE TOWNSHIP’S WATER CAPITAL EAST IMPROVEMENT FUND**

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

**#21-42 - ORDINANCE OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, SUPPLEMENTING SECTION A OF CHAPTER 160 OF THE TOWNSHIP CODE OF THE TOWNSHIP OF MANCHESTER ENTITLED FEES**

The above ordinance was offered upon a motion by Councilman Vaccaro, seconded by Councilman Fusaro and approved by the following roll call vote: Councilmembers Hudak, Vaccaro, Fusaro, Brush, 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 #21-423 through #21-433 were considered routine by the Manchester Township Council and were enacted by one motion offered by Councilman Vaccaro seconded by Councilman Fusaro and adopted by the following roll call vote: Councilmembers Zolezi, Vaccaro, Fusaro, Brush, and Wallis; yea.**

**A. FINANCE**

**#21-423 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE REFUNDS REQUESTED BY THE TAX COLLECTOR**

**#21-424 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE CHIEF FINANCIAL OFFICER TO MAKE TRANSFERS BETWEEN APPROPRIATIONS IN THE 2021 CALENDAR YEAR BUDGET**

## B. GRANTS

**#21-425 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING ACCEPTANCE OF A GRANT AWARD THROUGH THE OFFICE OF SENIOR SERVICES**

**#21-426 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING ACCEPTANCE OF A GRANT AWARD THROUGH THE OFFICE OF SENIOR SERVICES**

## C. PURCHASING

**#21-427 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE AWARD OF A TELECOMMUNICATIONS CONSULTANT FOR THE TOWNSHIP OF MANCHESTER 5G SITING AND CAPABILITY MANAGEMENT THROUGH THE COMPETITIVE CONTRACTING PROCESS CC# 21-17**

**#21-428 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE AWARD OF A REQUIRED DISCLOSURE AWARD TO ADARR INC, dba/ ROTO ROOTER FOR JET-VAC SERVICE IN THE WATER AND SEWER UTILITY**

**#21-429 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE HIRING OF A COVID TESTING VENDOR THROUGH THE COMPETITIVE CONTRACTING PROCESS**

**#21-430 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING CONTRACT THROUGH STAFFORD TOWNSHIP COOPERATIVE PRICING SYSTEM (ID#33- OCCPS) TO RIGGINS, INC**

## D. BONDS/ESCROWS

**#21-431 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, RELEASING A PERFORMANCE BOND (LETTER OF CREDIT) POSTED BY HOMES FOR ALL, IN CONNECTION WITH A PROJECT KNOWN AS AUTUMN RIDGE @ MANCHESTER BLOCK 30 LOT 1.01 & BLOCK 52, LOTS 2 AND 4**

**#21-432 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, RELEASING A ROAD OPENING ESCROW POSTED BY CUT & FILL, LLC. IN CONNECTION WITH BLOCK 1.208 LOT 34 (1025 10TH AVENUE)**

## E. MISCELLANEOUS

**#21-433 - 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 1500 OAKDALE STREET (BLOCK 1.291 LOT 1), AND AUTHORIZING THE PLACEMENT OF A LIEN AGAINST SAID PROPERTY FOR SAID COSTS**

### **REPORTS:**

**Ms. Zolezi:** Ms. Zolezi stated that she was sad to hear of K9 Storm's passing and sent her condolences to the family. She stated that the Trunk or Treat was a great event and had great attendance. She continues to visit new businesses and reminded residents to shop local. Ms. Zolezi thanked the Veterans for their service, and reminded the residents about the ceremony on Thursday. She stated that the Recreation Department has been doing a great job with upcoming events.

**Mr. Vaccaro:** Mr. Vaccaro congratulated Mayor Hudak and Councilwoman Zolezi, and Brandon Umba on their election win. Mr. Vaccaro attended various meetings. 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. He stated that progress has been made with the 10-year master plan to include wind, geothermal, solar energy, and high speed charging stations for the Township. Thanked everyone for the time to speak.

**Mr. Fusaro:** Mr. Fusaro congratulated Mayor Hudak and Councilwoman Zolezi on their election win. Congratulated Brandon Umba on his elected position as Assemblyman. Thanked all the Veterans and active duty military and reminded the public of the ceremony on Veteran's day at 11 a.m. on Thursday.

**Mrs. Brush:** Mrs. Brush congratulated Mayor Hudak and Councilwoman Zolezi and stated that she is excited to work with them. She also stated that the High School will be holding a Veteran's ceremony at 2 p.m.

**Mr. Wallis:** Mr. Wallis congratulated Mayor Hudak and Councilwoman Zolezi on their election, and said they will do successful things for the Township. He commented on the new State law in effect regarding straws. Congratulated Brandon Umba on his election as Assemblyman.

**Brandon Umba:** Mr. Umba thanked Councilwoman Zolezi for her Ch. 245 updates and stated that he still needs updates from the rest of Council for the update to be completed this year. He stated that some Departments need additional staffing, but they are on hold at this time. Any additional staffing would need Council approval, because it will require transfers. He believed that additional staffing can wait until the beginning of next year and he will be sending out information regarding that to Council. Mr. Umba stated that they are starting the 2022 budget, and the volunteer fire departments are submitting reports. Lastly, interviews for boards have been completed and Mayor will be holding more on Economic Development committee. He stated that RFPs will be released soon for review, but the Township may need to re-advertise for a few positions.

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

**Sabina Martin:** Mrs. Martin congratulated Mayor Hudak and Councilwoman Zolezi on their election, and reminded them that her office is always available for them. Congratulated Brandon on his Assembly win.

**Mayor Hudak:** Mayor Hudak congratulated Councilwoman Zolezi and Brandon on election wins. He thanked voters in the Township for re-electing him as Mayor. He wished everyone a happy Veteran's day.

## **PUBLIC**

**Larry Lee Country Walk:** Mr. Lee inquired if there was an update on the cell tower.

Brandon Umba gave an update, first there was a contract issue. Verizon put in plans for their pad site that exceeded allowable pad size. Renegotiation was successful and new plan will be submitted. He has been told that Verizon is ready to go as per American tower. They are also renegotiating the contract for the second lease agreement with AT&T to ensure all payment will come from American Tower. Hopefully, this can be completed by the end of this year.

**Judy Kuhmichel 55 Winkle Court, County Walk:** Mrs. Kuhmichel inquired if it would be helpful if an individual contacts their own cell service to get on the tower.

Brandon Umba stated that they would have to go through American Tower, there are three additional pads available, and he could provide her some more information.

**Judy Noonan 25A Stoneybrook:** Mrs. Noonan gave update on some recent bills including S2425 S2861, and S2590. She inquired if there was an update on new grocery store in town. Mrs. Noonan stated that she served in USO during the Vietnam War; her husband passed during Vietnam and asked that we never forget out veterans.

**Beverly Morris 6A Moccasin Drive Whiting:** Mrs. Morris asked where she could find the meeting agenda and inquired about an ordinance regarding parking on Wranglebook Road.

Sabina Martin stated that she can call the office tomorrow and we will assist her.

No further public comment.

## **EXECUTIVE SESSION**

**#21-434 - 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 Councilman Vaccaro and approved by the following roll call vote: Councilmembers Zolezi, Vaccaro, Fusaro, Brush, and Wallis; yea.

The Executive Session was adjourned at 8:45 p.m. upon a motion by Councilwoman Zolezi, seconded by Councilman Fusaro and approved by the following roll call vote: Councilmembers Zolezi, Vaccaro, Fusaro, and Brush; yea. Mr. Wallis, absent due to potential conflict.

A motion to reconvene into Regular Session at 8:46 p.m. was made by Councilwoman Brush, seconded by Councilman Fusaro and approved by the following roll call vote: Councilmembers Zolezi, Vaccaro, Fusaro, and Brush; yea. Mr. Wallis, absent.

**ADJOURNMENT**

There being no further comments or business to come before Council at this time, the meeting was adjourned at 8:47 p.m. upon a motion by Councilwoman Brush seconded by Councilman Fusaro and approved by the following Roll call vote: Councilmembers Zolezi, Vaccaro, Fusaro, and Brush; yea. Mr. Wallis, absent.

---

Craig Wallis  
Council President

---

Sabina T. Martin, RMC  
Municipal Clerk

---

11/22/2021  
Date Approved