

**MANCHESTER TOWNSHIP  
MEETING MINUTES  
February 28, 2022**

The meeting of the Manchester Township Council was called to order at 5:00 p.m. by Councilwoman Joan Brush. 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:

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

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

**EXECUTIVE SESSION**

**#22-113 - 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 5:02 p.m. was made by Councilman Fusaro, seconded by Councilman Vaccaro and approved by the following roll call vote: Councilmembers Vaccaro, Zolezi, Fusaro, Wallis, and Brush; yea.

The Executive Session was adjourned at 6:03 p.m. upon a motion by Councilman Wallis, seconded by Councilman Fusaro and approved by the following roll call vote: Councilmembers Vaccaro, Zolezi, Fusaro, Wallis, and Brush; yea.

A motion to reconvene into Regular Session at 6:05 p.m. was made by Councilman Fusaro, seconded by Councilwoman Brush and approved by the following roll call vote: Councilmembers Vaccaro, Zolezi, Fusaro, Wallis, and Brush; yea.

**APPROVAL OF MINUTES**

The regular meeting minutes of February 14, 2022 was offered upon a motion by Councilman Vaccaro, seconded by Councilman Fusaro and approved by the following roll call vote: Councilmembers Vaccaro, Zolezi, Fusaro, and Brush; yea. Mr. Wallis abstain due to absence.

**SUBMISSION OF BILLS**

**#22-114** – Authorizing payment of bills from the Current Fund in the amount of \$1,908,284.46 was offered by Councilman Vaccaro, seconded by Councilman Fusaro and approved by the following roll call vote: Councilmembers Vaccaro, Zolezi, Fusaro, and Brush; yea. Councilmembers Vaccaro, Zolezi, Fusaro, Wallis, and Brush; yea.

**#22-115** – Authorizing payment of bills from the Eastern Service Area in the amount of \$794,238.10 was offered by Councilman Vaccaro, seconded by Councilman Fusaro and approved by the following roll call vote: Councilmembers Vaccaro, Zolezi, Fusaro, Wallis, and Brush; yea.

**#22-116** – Authorizing payment of bills from the Western Service Area in the amount of \$543,103.14 was offered by Councilman Vaccaro, seconded by Councilwoman Zolezi and approved by the following roll call vote: Councilmembers Vaccaro, Zolezi, Fusaro, Wallis, and Brush; yea.

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

**#22-04 - AN ORDINANCE OF THE TOWNSHIP OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, ACCEPTING THE DONATION OF VACANT PROPERTY FOR NO CONSIDERATION, BLOCK 99.30, LOT 15, A/K/A 1681 HEGSTROM AVENUE, MANCHESTER, NEW JERSEY**

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

Seeing no comments from the public, Councilwoman Brush 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 Vaccaro, Zolezi, Fusaro, Wallis, and Brush; yea.

**#22-05 - AN ORDINANCE OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, ESTABLISHING PROCEDURES AND STANDARDS REGARDING DEPLOYMENT OF SMALL WIRELESS FACILITIES IN PUBLIC RIGHTS-OF-WAY**

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

Seeing no comments from the public, Councilwoman Brush closed this portion of the meeting.

Judy Kuhmichel, Country Walk asked for brief summary of this ordinance.

The above ordinance was offered upon a motion by Councilman Fusaro, seconded by Councilwoman Zolezi and approved by the following roll call vote: Councilmembers Zolezi, Fusaro, Wallis, and Brush; yea. Mr. Vaccaro, no.

**#22-06 - AN ORDINANCE OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, MAKING THE PROVISIONS OF SUBTITLE ONE OF TITLE 39 WITH VARIOUS TRAFFIC REGULATIONS APPLICABLE TO 2065 HIGHWAY 37 OWNERS, LLC (BLOCK 44 Lot 15.05) AND REGULATING THE USE OF SAID ROADWAYS, STREETS, DRIVEWAYS, AND PARKING LOTS BY MOTOR VEHICLES**

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

Seeing no comments from the public, Councilwoman Brush closed this portion of the meeting.

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

**#22-07 - AN ORDINANCE AUTHORIZING THE SALE OF LOT 15 IN BLOCK 1.347 IN THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, PURSUANT TO N.J.S.A. 40A:12-1 et seq. (620 Grinnell Avenue)**

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

Seeing no comments from the public, Councilwoman Brush closed this portion of the meeting.

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

**#22-08 - ORDINANCE OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY SUPPLEMENTING CHAPTER 2, ENTITLED "ADMINISTRATION OF GOVERNMENT" TO PLACE THE DIVISION OF PERSONNEL AS A DIVISION UNDER THE DEPARTMENT OF FINANCE**

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

Seeing no comments from the public, Councilwoman Brush closed this portion of the meeting.

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

**ORDINANCES - First Reading and Introduction**

**#22-09 - AN ORDINANCE OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING CHAPTER 133 OF THE TOWNSHIP CODE ENTITLED "PROPERTY MAINTENANCE"**

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

**#22-10 - AN ORDINANCE OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING CHAPTER 245, APPENDIX 3 TO AMEND SECTION (B)(9) TO REQUIRE PROOF THAT THE PROPERTY IS FREE FROM ANY OUTSTANDING PROPERTY MAINTENANCE AND/OR CODE VIOLATIONS**

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

Mrs. Brush asked if any member of Council had any comments on any item on the consent agenda.

Mr. Vaccaro inquired about Resolution #22-126 how much is the taxes and lot size. Ms. Martin stated the lot size was 24.83 acres and assessed at \$144,400 with yearly taxes of \$3,129.15.

Mayor Hudak inquired about the property owner.

Seeing no further comments from Council, Councilwoman Brush asked if there were any comments from the public on any items on the consent agenda.

Seeing no comments from the public, Councilwoman Brush closed this portion of the meeting.

**Resolutions #22-117 through #22-128 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 Vaccaro, Zolezi, Fusaro, Wallis, and Brush; yea.**

**A. FINANCE**

**#22-117 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY AUTHORIZING THE REFUNDS REQUESTED BY THE TAX COLLECTOR**

**#22-118 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING EMERGENCY TEMPORARY APPROPRIATIONS FOR THE CURRENT FUND CALENDAR YEAR 2022**

**#22-119 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING EMERGENCY TEMPORARY APPROPRIATIONS FOR THE SEWER EAST FUND CALENDAR YEAR 2022**

**#22-120 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING EMERGENCY TEMPORARY APPROPRIATIONS FOR THE SEWER WEST FUND CALENDAR YEAR 2022**

**#22-121 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING EMERGENCY TEMPORARY APPROPRIATIONS FOR THE WATER EAST FUND CALENDAR YEAR 2022**

**#22-122 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING EMERGENCY TEMPORARY APPROPRIATIONS FOR THE WATER WEST FUND CALENDAR YEAR 2022**

**B. GRANTS**

**#22-123 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING APPLICATION FOR A SFY 2023 MUNICIPAL ALLIANCE GRANT**

**C. PURCHASING**

**#22-124 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, CANCELLING THE CONTRACT FOR DRY CLEANING SERVICES WITH LAKEHURST CLEANERS**

**D. CONTRACTS/AGREEMENTS**

**#22-125 - RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AWARDING A CONTRACT FOR POLICE UNIFORM DRY CLEANING SERVICES**

**E. MISCELLANEOUS**

**#22-126 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, IN SUPPORT OF THE OCEAN COUNTY NATURAL LANDS TRUST PURCHASE**

**#22-127 - 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 1741 HWY 37 (BLOCK 44 LOT 4), AND AUTHORIZING THE PLACEMENT OF A LIEN AGAINST SAID PROPERTY FOR SAID COSTS**

**#22-128 - 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**

**REPORTS**

**Mr. Wallis:** No Report.

**Mr. Fusaro:** Mr. Fusaro attended the Manchester Coordinating Council meeting, where Chief Dolan attended and discussed EMS call volume. He thanked Andrea Gaskill for the annual receipts report. He commented that the Manchester tax rate the last three years was above 98%. Mr. Fusaro thanked the residents for paying their taxes.

**Mr. Vaccaro:** Mr. Vaccaro attended various meetings. He reminded the residents to contact the Senior Services department for assistance on their various programs. Thanked the Business Administrator for reaching out to County Commissioners regarding a dog park, and a bird sanctuary/management area in Manchester. Mr. Vaccaro inquired about lead pipes in the Township, if we have any, and if we do the plan to replace them. He discussed electronic vehicle charging stations and ask for the Township's status with implementing them. He reminded the public to continue protecting themselves from COVID. Mr. Vaccaro discussed why he voted no for #22-05. He thanked everyone for the opportunity to speak.

**Ms. Zolezi:** Ms. Zolezi thanked the first responders, the military, and the Veterans of the town. She stated that Manchester is home to a lot of military families so please keep them in your thoughts.

**Mrs. Brush:** Mrs. Brush attended the Manchester Coordinating Council meeting. She reminded the public about the Easter Egg Hunt on April 10<sup>th</sup> in Pine Lake Park. Mrs. Brush stated that there is a new school superintendent and he will be holding events to introduce himself.

**Mayor Hudak:** Mayor Hudak thanked the first responders for their response on the fire in Suncrest Village. He stated that the Economic Development Committee met recently and Crestwood Village Seven will be hosting a senior health fair. Mayor Hudak asked the public to please support the people of Ukraine.

**Brandon Umba:** Mr. Umba stated that he is still waiting for two departments to submit their monthly department reports and then he will forward them to Council. He stated that the 2022 Budget discussion will be held soon.

**Mrs. Martin:** Mrs. Martin commented on a recent uptick of requests for information or OPRA requests. She has noticed that it has now evolved into an ability to stall government. Mrs. Martin stated that the taxpayers are being forced to pay the price for these requestors. She encouraged the public to please contact our legislators to tighten the laws of OPRA. Reform is needed so taxpayers do not suffer the consequences.

**Chief Dolan:** Chief Dolan that their third reaccreditation will be coming up on March 21<sup>st</sup>. He stated that the next Coffee with a Cop will be on the westend of town in March, details will be posted soon.

**PUBLIC:**

**Judy Noonan 25A Stoneybrook Road, Whiting:** Ms. Noonan stated that she agrees with Mrs. Martin on the OPRA request issue and believes things need to change. She mentioned an issue with a parked car at the end of Congasia Road. Ms. Noonan inquired if the Township can offer any incentive to the planned business site behind Wendy's. She commented that warning letters should be issued before issuing a fine for any violations of feeding wild animals.

Brandon Umba stated that the Township cannot stop a developer from bringing an application into town or force a developer to come into town. We do not fit the demographics as per Lidle, and they review again in two years.

Susan (unknown last name) attempted to make a comment, but she was not able to complete her statement.

Brandon Umba gave an update on cell towers to the press who was present at the meeting.

**Karen Argenti, 61 Clear Lake Road:** Mrs. Argenti commented that many people want more restaurants in town so they do not need to leave the area to get something to eat. She stated that the Environmental Committee has reviewed and approved the plan Ms. Noonan was speaking about. Mrs. Argenti inquired if the public can attend the Economic Development Committee meetings.

Mayor Hudak stated that the Economic Development Committee meetings are only advisory in nature and not a public meeting at this point.

No further public comment.

**ADJOURNMENT**

There being no further comments or business to come before Council at this time, the meeting was adjourned at 7:05 p.m. upon a motion by Councilman Vaccaro, seconded by Councilman Fusaro and approved by the following Roll call vote: Councilmembers Vaccaro, Zolezi, Fusaro, Wallis, and Brush; yea.

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Joan Brush  
Council President

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Sabina T. Martin, RMC  
Municipal Clerk

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3/14/2022  
Date Approved