

MANCHESTER TOWNSHIP
MEETING MINUTES
July 25, 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:

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| Councilman James Vaccaro | - absent |
| 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 Hudak, Chief Dolan, Director of Public Works Al Yodakis, and Deputy Municipal Clerk Teri Giercyk.

EXECUTIVE SESSION

#22-296 - 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 5:07 p.m. was made by Councilwoman Zolezi, seconded by Councilman Fusaro and approved by the following roll call vote: Councilmembers Zolezi, Fusaro, Wallis, and Brush; yea. Mr. Vaccaro, absent.

The Executive Session was adjourned at 6:00 p.m. 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, absent.

A motion to reconvene into Regular Session at 6:03 p.m. was made by Councilwoman Brush, seconded by Councilman Fusaro and approved by the following roll call vote: Councilmembers Zolezi, Fusaro, Wallis, and Brush; yea. Mr. Vaccaro, absent.

APPROVAL OF MINUTES

The regular meeting minutes and executive session minutes of June 27, 2022 was offered upon a motion by Councilwoman Zolezi, seconded by Councilwoman Brush and approved by the following roll call vote: Councilmembers Zolezi, and Brush; yea. Mr. Fusaro and Mr. Wallis, abstain due to absence. Mr. Vaccaro, absent.

The regular meeting minutes and executive session minutes of July 11, 2022 was offered upon a motion by Councilman Fusaro, seconded by Councilman Wallis and approved by the following roll call vote: Councilmembers Zolezi, Fusaro, Wallis, and Brush; yea. Mr. Vaccaro, absent.

SUBMISSION OF BILLS

#22-297 – Authorizing payment of bills from the Current Fund in the amount of \$268,663.82 was offered by Councilman Fusaro, seconded by Councilman Wallis and approved by the following roll call vote: Councilmembers Zolezi, Fusaro, Wallis, and Brush; yea. Mr. Vaccaro, absent.

#22-298 – Authorizing payment of bills from the Eastern Service Area in the amount of \$163,727.85 was offered by Councilman Fusaro, seconded by Councilwoman Zolezi and approved by the following roll call vote: Councilmembers Zolezi, Fusaro, Wallis, and Brush; yea. Mr. Vaccaro, absent.

#22-299 – Authorizing payment of bills from the Western Service Area in the amount of \$37,477.71 was offered by Councilman Fusaro, seconded by Councilwoman Brush and approved by the following roll call

vote: Councilmembers Zolezi, Fusaro, Wallis, and Brush; yea. Mr. Vaccaro, absent. Ms. Zolezi abstain from check #22865 in the amount of \$877.65 but otherwise yes.

ORDINANCES - Second Reading, Public Hearing and Final Action

#22-21 - AN ORDINANCE OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE PURCHASE OF CERTAIN PROPERTIES LOCATED IN MANCHESTER TOWNSHIP

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.

Mr. Hank Glen, 29 Wycliffe: Mr. Glen inquired about the location of these properties and if the Township is using open space funds for the purchase.

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

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

ORDINANCES - First Reading and Introduction

#22-22 - AN ORDINANCE OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AMENDING SALARY RANGES AND POSITIONS OF NON – BARGAINING UNIT EMPLOYEES

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

#22-23 - AN ORDINANCE OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AMENDING CHAPTER 2, CHAPTER 430 AND ESTABLISHING ARTICLE XIV CHAPTER 2 OF TOWNSHIP CODE TO CREATE THE DEPARTMENT OF UTILITIES

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, and Brush; yea. Mr. Wallis, no. Mr. Vaccaro, 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.

Councilwoman Brush asked if any member of Council had any comments on any item on the consent agenda. Seeing no 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 #22-300 through #22-314 were considered routine by the Manchester Township Council and were enacted by one motion offered by Councilman Fusaro seconded by Councilwoman Zolezi and adopted by the following roll call vote: Councilmembers Zolezi, Fusaro, Wallis, and Brush; yea. Mr. Vaccaro, absent.

A. FINANCE

#22-300 - 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

#22-301 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE MAYOR TO EXECUTE REIMBURSEMENT AGREEMENTS WITH THE VENUE AT WOODLANDS, A QUALIFIED PRIVATE COMMUNITY

B. GRANTS

#22-302 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING APPLICATION FOR NEW JERSEY DEPARTMENT OF COMMUNITY AFFAIRS GRANT ENTITLED FY2022 AMERICAN RESCUE PLAN FIREFIGHTER

C. PURCHASING

#22-303 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE DISPOSITION OF OBSOLETE PROPERTY IN THE POSSESSION OF THE TOWNSHIP AT AUCTION ON GOVDEALS.COM

#22-304 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING AWARD OF BID# 22-12, ELECTRICAL SERVICES TO KRS SERVICES INC. IN A FAIR AND OPEN MANNER

#22-305 - 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 #438-22 BID #22-14

#22-306 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE DISPOSITION OR SALVAGE OF OBSOLETE EQUIPMENT

#22-307 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE DISPOSITION OF OBSOLETE PROPERTY IN THE POSSESSION OF THE TOWNSHIP AT AUCTION ON GOVDEALS.COM

#22-308 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING AWARD OF BID# 22-13, HVAC SERVICES TO MIDATLANTIC SERVICE 360 INC., IN A FAIR AND OPEN MANNER

D. BONDS/ESCROWS

#22-309 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, RELEASING AN ESCROW POSTED BY KARAYS LLC, BLOCK 38 LOT 5 (2156 ROUTE 37)

#22-310 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, RELEASING ESCROWS POSTED BY MDR DEVELOPERS, LLC FOR WOODS AT WHITING, BLOCK 111, LOT 11

#22-311 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, RELEASING AN ESCROW FOR A PROJECT KNOWN AS AUTUMN RIDGE AT MANCHESTER LLC. BLOCK 30, LOT 1.01 & BLOCK 52, LOTS 2 AND 4 (3085 RIDGEWAY ROAD)

#22-312 - RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING A RELEASE OF THE PERFORMANCE BOND AND ACCEPTING MAINTENANCE BOND AND CLOSEOUT DOCUMENTS, AND AUTHORIZING APPROVAL OF FINAL CHANGE ORDER NO. 2 FOR THE SCHOOLHOUSE/WRANGLEBROOK ROAD IMPROVEMENTS PHASE II

E. MISCELLANEOUS

#22-313 - 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

F. CONTRACTS/AGREEMENTS

#22-314 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE EXECUTION OF AN EMPLOYMENT AGREEMENT BETWEEN THE TOWNSHIP OF MANCHESTER AND BRANDON UMBA

REPORTS:

Mr. Wallis: No report.

Mr. Fusaro: No report.

Ms. Zolezi: No report.

Mrs. Brush: Mrs. Brush reminded the public about the concert at the lake on Wednesday and the Luau will be on August 5th at Harry Wright Lake.

Mayor Hudak: Mayor Hudak thanked Council for approving ordinance #22-21 regarding open space purchase. Commented on the ASARCO site and the complaints regarding the issues at that property and the Township is researching if we can doubling the fines. Mayor Hudak stated that he is excited for Luau.

Chief Dolan: Chief Dolan stated that this Wednesday they will hold their first Pizza with Police at Linda's pizza from 5-7 p.m. He commented that ASARCO property is not a new issue, and stated that this past weekend the Police Department was out there clearing the area with the help of other departments and resources. It is private property and that limits the enforcement that the Police Department is allowed to enforce.

Brandon Umba: Mr. Umba gave a brief update on the cell tower and stated that installation started on July 1st for AT&T, but they are missing a part to go live. He stated it should be completed within the next few weeks.

Sabina Martin: No report.

Kelsey McGuckin-Anthony: Mrs. McGuckin- Anthony gave an update on the opioid class action lawsuit and stated that Manchester received a payment of \$21,462.62.

PUBLIC

Hank Glen, 29 Wycliffe: Mr. Glen asked for an update on Pine Lake water testing and inquired about any water testing done at Harry Wright Lake.

Brandon Umba stated there was no update at this point, but the Township is working with the DEP and we will receive the results. He stated that Ocean County does testing at Harry Wright Lake.

Mark Grossman, 595B Devonshire Lane: Mr. Grossman commented on the loud music from the Heritage Minerals site and stated that people were being drop off and taken back to the property in pickup trucks.

Chief Dolan: Chief Dolan commented that the ultimate issue is trespassing on private property and they are discussing internally what steps we can take.

John Betancourt 632 Lawrence Avenue: Mr. Betancourt commented on Township owned property adjacent to his property which he discussed last fall and a cleanup done, but two pine trees were left. In May wrote letters to several people at Town Hall, but received no response. He requested DPW to come back and finish the job that they started including removing the trees, weeds, and stumps.

Al Yodakis commented that dead trees that were a safety concern and were removed, but the two pine trees were healthy as of the last time he looked. DPW can maintain the grass, weeds and stumps, but it will be maintenance only.

No further public comment.

ADJOURNMENT

There being no further comments or business to come before Council at this time, the meeting was adjourned at 6:39 p.m. 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, absent.

Joan Brush
Council President

Sabina T. Martin, RMC
Municipal Clerk

8/8/2022
Date Approved