

**MANCHESTER TOWNSHIP  
REGULAR MEETING MINUTES  
February 13, 2023**

**CALL TO ORDER**

The regular meeting of the Manchester Township Council was called to order at 6:00 p.m. by Roxy Conniff, Council President. The following statement was read by Teri Giercyk, Municipal Clerk:

**STATEMENT**

“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 Joseph Hankins	- present
Councilman James Vaccaro	- present
Councilwoman Michele Zolezi	- present
Councilman Craig Wallis	- present
Councilwoman Roxy Conniff	- present

The Municipal Clerk noted for the record that also present were Township Attorney Lauren Staiger, Business Administrator Carl Block, Mayor Robert Arace, Chief Dolan, Diane Lapp, and DPW Director Al Yodakis.

**EXECUTIVE SESSION**

**#23-077 - 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 Vaccaro seconded by Councilman Wallis and approved by the following roll call vote: Councilmembers Hankins, Vaccaro, Zolezi, Wallis, and Conniff; yea.

The Executive Session was adjourned at 6:05 p.m. upon a motion by Councilman Vaccaro, seconded by Councilman Hankins and approved by the following roll call vote: Councilmembers Hankins, Vaccaro, Zolezi, Wallis, and Conniff; yea.

A motion to reconvene into Regular Session at 6:10 p.m. was made by Councilman Hankins, seconded by Councilman Vaccaro and approved by the following roll call vote: Councilmembers Hankins, Vaccaro, Zolezi, Wallis, and Conniff; yea.

**MAYOR TO CEREMONIOUSLY PERFORM THE OATH OF OFFICE TO COUNCILMAN WALLIS**

Oath of office administered by Mayor Arace to Councilman Wallis. Present with him was his wife and daughter.

**CORRESPONDENCE**

Municipal Clerk, Teri Giercyk read the Memo from Council President into record.

**APPROVAL OF MINUTES**

The regular meeting minutes of January 23, 2023 was offered upon a motion by Councilman Vaccaro, seconded by Councilman Hankins and approved by the following roll call vote: Councilmembers Hankins, Vaccaro, Zolezi; yea. Councilmembers Wallis and Conniff; abstain due to absence.

The executive meeting minutes of January 23, 2023 was offered upon a motion by Councilman Vaccaro, seconded by Councilman Hankins and approved by the following roll call vote: Councilmembers Hankins, Vaccaro, Zolezi, and Conniff; yea. Councilmember Craig Wallis; abstain due to absence.

The special and executive meeting minutes of February 2, 2023 was offered upon a motion by Councilman Hankins, seconded by Councilman Vaccaro and approved by the following roll call vote: Councilmembers Hankins, Vaccaro e Zolezi, Wallis, and Conniff; yea.

### **SUBMISSION OF BILLS**

**#23-078**– Authorizing payment of bills from the Current Fund in the amount of \$13,132,900.61 was offered by Councilman Vaccaro, seconded by Councilman Hankins and approved by the following roll call vote: Councilmembers Hankins, Vaccaro, Zolezi, Wallis, and Conniff; yea.

**#23-079** – Authorizing payment of bills from the Eastern Service Area in the amount of \$327,159.54 was offered by Councilman Wallis, and seconded by Councilman Hankins and approved by the following roll call vote: Councilmembers Hankins, Vaccaro, Zolezi, Wallis, and Conniff; yea.

**#23-080** – Authorizing payment of bills from the Western Service Area in the amount of \$196,554.07 was offered by Councilman Hankins, seconded by Councilman Vaccaro and approved by the following roll call vote: Councilmembers Hankins, Vaccaro, Zolezi, Wallis, and Conniff; yea.

### **ORDINANCES – Second Reading, Public Hearing and Final Action**

**#23-01 - AN ORDINANCE OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING CHAPTER 2 OF THE TOWNSHIP CODE ENTITLES “ADMINISTRATION OF GOVERNMENT”**

The above ordinance was upon a motion to adopt by Councilman Hankins, seconded by Councilman Vaccaro and approved by the following roll call vote: Councilmembers Hankins, Vaccaro, Zolezi, Wallis, and Conniff; yea.

There was no public comment.

**#23-02 - AN ORDINANCE OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AMENDING CHAPTER 2 AND CHAPTER 430 OF THE TOWNSHIP OF CODE TO ELIMINATE THE DEPARTMENT OF UTILITIES TO RE-ESTABLISHED THE DIVISION OF UTILITIES**

The above ordinance was upon a motion to adopt by Councilman Hankins, seconded by Councilman Vaccaro and approved by the following roll call vote: Councilmembers Hankins, Vaccaro, Zolezi, Wallis, and Conniff; yea.

There was no public comment.

### **ORDINANCES - First Reading and Introduction**

**#23-03 - AN ORDINANCE OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, CREATING CHAPTER 326 OF THE TOWNSHIP CODE ENTITLED “RENT LEVELING”**

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

**#23-04 - AN ORDINANCE AMENDING CHAPTER 245, “LAND USE AND DEVELOPMENT,” OF THE CODE OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN AND STATE OF NEW JERSEY**

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

Councilwoman Conniff asked if any member of Council had any comments on any item on the consent agenda.

A motion to table resolution #23-081 from consent agenda was made by Councilman Hankins, seconded by Councilman Vaccaro and approved by the following roll call vote: Councilmembers Hankins, Vaccaro, Zolezi, Wallis, and Conniff; yea.

A motion to table resolution #23-093 from consent agenda was made by Councilman Vaccaro, seconded by Councilman Hankins and approved by the following roll call vote: Councilmembers Hankins, Vaccaro, Zolezi, Wallis, and Conniff; yea.

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

**Edward Lynch, 5 Bridle Way:** Mr. Lynch stated his disappointment with the Business Administrator appointment.

**Judy Kuhmichel, 55 Winkle Court:** Mrs. Kuhmichel had concerns over additional professional appointments.

Mayor Arace explained they are only billed for hours needed and there are no retainer fees.

**Mark Russo, 12<sup>th</sup> Avenue Whiting:** Mr. Russo had questions regarding rent-leveling ordinance.

Township Attorney, Lauren Staiger explained that this is not the proper time to discuss ordinances; this portion is for public comment on resolutions listed on the agenda. She offered ways he can obtain a copy.

**Karen Perry, Holly Oakes:** Ms. Perry questioned nepotism regarding Bloch vs. Block.

Business Administrator clarified he has no family working for Manchester Twp. and he spells his name Block.

**Mary Irwin, 16 Woodspring Lane:** Ms. Irwin questioned why the Public Utilities and Utilities department separation was being reversed. He also inquired about what WRM stood for, Munisite and 5G.

Mayor Arace along with Al Yodakis explained the plan on how it will save money and bring it in house in the long run.

Al Yodakis explained that WRM stood for Water Resource Management.

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

**Resolutions #23-082 through #23-117, minus #23-093 were considered routine by the Manchester Township Council and were enacted by one motion offered by Councilman Vaccaro second by Councilman Hankins and adopted by the following roll call vote: Councilmembers Hankins, Vaccaro, Zolezi, Wallis, and Conniff; yea.**

**Councilwoman Michele Zolezi abstained from resolution #23-115 with no comment.**

## **A. LAND USE**

**#23-081 - RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, DENYING AN AMENDMENT TO THE REDEVELOPMENT PLAN AFFECTING BLOCK 44, LOT 15.05, A/K/A 2065 ROUTE 37, PHASE 1, MANCHESTER TOWNSHIP, NEW JERSEY**

## **B. FINANCE**

**#23-082 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY AUTHORIZING THE REFUNDS REQUESTED BY THE TAX COLLECTOR**

**#23-083 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE EXECUTION OF A SOFTWARE AGREEMENT WITH EDMUNDS GOVTECH FOR SOFTWARE MAINTENANCE OF FINANCE, TAX, RECREATION AND UTILITY PACKAGE**

## **C. GRANTS**

**#23-084 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING AN ENABLING RESOLUTION FOR SUPPLEMENTAL FUNDING REQUEST WITH THE STATE OF NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION, GREEN ACRES PROGRAM**

## **D. RECREATION**

**#23-085 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE EXECUTION OF A CONTRACT WITH PARADISE ISLAND ENTERTAINMENT**

## **E. PURCHASING**

**#23-086 - 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 SOURCEWELL NATIONAL COOPERATIVE**

**#23-087 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE DISPOSITION OR SALVAGE OF VEHICLES AND EQUIPMENT IN THE POSSESSION OF THE TOWNSHIP AT AUCTION ON GOVDEALS.COM**

## **F. BONDS/ESCROWS**

**#23-088 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, RELEASING A UTILITY ESCROW THAT WAS POSTED BY CALTON HOMES A/K/A PULTE GROUP IN CONNECTION WITH A PROJECT KNOWN AS RENAISSANCE AT MANCHESTER**

**#23-089 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, RELEASING PERFORMANCE BOND AND CASH ESCROW FOR A DEVELOPER KNOWN AS ARYA PROPERTIES, PENDING THE POSTING OF MAINTENANCE GUARANTEE AND REPLENISHMENT OF CURRENT ESCROW ACCOUNT FOR BLOCK 21 LOTS 621, 622, 1712 (BRENTWOOD ESTATES)**

**#23-090 RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, RELEASING MAINTENANCE BONDS FOR RESERVE AT LAKE RIDGE (MEADOWS WEST) PHASE 2 & PHASE 3**

**G. APPOINTMENT**

**#23-091 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AWARDING A CONTRACT TO AND AUTHORIZING THE APPOINTMENT OF CME ASSOCIATES AS ADMINISTRATIVE AGENT FOR AFFORDABLE HOUSING MATTERS, PURSUANT TO AND IN ACCORDANCE WITH N.J.S.A. 19:44A-20.4 ET SEQ.**

**#23-092 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AWARDING A CONTRACT TO AND AUTHORIZING THE APPOINTMENT OF DANIEL BLOCH & NICHOLAS DICKERSON OF COLLIERS ENGINEERING & DESIGN AS TOWNSHIP PLANNERS, PURSUANT TO AND IN ACCORDANCE WITH N.J.S.A.19:44A-20.4 ET SEQ.**

**#23-093 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AWARDING A CONTRACT TO AND AUTHORIZING THE APPOINTMENT OF GREGORY VALESÌ OF CME ASSOCIATES AS CONFLICT TOWNSHIP PLANNERS, PURSUANT TO AND IN ACCORDANCE WITH N.J.S.A. 19:44A-20.4 ET SEQ.**

**#23-094 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AWARDING A CONTRACT TO AND AUTHORIZING THE APPOINTMENT OF MEGAN ANN BENNET OF GLUCK WALRATH LLP, AS BOND COUNSEL, PURSUANT TO AND IN ACCORDANCE WITH N.J.S.A. 19:44A-20.4 ET SEQ.**

**#23-095 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AWARDING A CONTRACT TO AND AUTHORIZING THE APPOINTMENT OF MATTHEW C. MOENCH ESQ. OF KING, MOENCH & COLLINS LLP FOR LEGAL SERVICES IN UTILITIES DEPARTMENT, PURSUANT TO AND IN ACCORDANCE WITH N.J.S.A. 19:44A-20.4 ET SEQ.**

**#23-096 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AWARDING A CONTRACT TO AND AUTHORIZING THE APPOINTMENT OF FRANK J. LITTLE, JR. OF OWEN, LITTLE, & ASSOCIATES, INC. GROUP AS SPECIAL PROJECTS ENGINEER, PURSUANT TO AND IN ACCORDANCE WITH N.J.S.A. 19:44A-20.4 ET SEQ.**

**#23-097 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AWARDING A CONTRACT TO AND AUTHORIZING THE APPOINTMENT OF ALAIMO GROUP AS SPECIAL PROJECTS ENGINEER, PURSUANT TO AND IN ACCORDANCE WITH N.J.S.A. 19:44A-20.4 ET SEQ.**

**#23-098 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AWARDING A CONTRACT TO AND AUTHORIZING THE APPOINTMENT OF ROBERT MULLIN OF COLLIERS ENGINEERING & DESIGN AS SPECIAL PROJECTS ENGINEER, PURSUANT TO AND IN ACCORDANCE WITH N.J.S.A. 19:44A-20.4 ET SEQ.**

**#23-099 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AWARDING A CONTRACT TO AND AUTHORIZING THE APPOINTMENT OF CME ASSOCIATES AS SPECIAL PROJECTS ENGINEER, PURSUANT TO AND IN ACCORDANCE WITH N.J.S.A. 19:44A-20.4 ET SEQ.**

**#23-100 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AWARDING A CONTRACT TO AND AUTHORIZING THE APPOINTMENT OF ARMANDO V. RICCIO, LLC AS LABOR COUNSEL, PURSUANT TO AND IN ACCORDANCE WITH N.J.S.A. 19:44A-20.4 ET SEQ.**

**#23-101 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AWARDING A CONTRACT TO AND AUTHORIZING THE APPOINTMENT OF PARKER MCCAY PAAS SPECIAL LABOR COUNSEL, PURSUANT TO AND IN ACCORDANCE WITH N.J.S.A. 19:44A-20.4 ET SEQ.**

**#23-102 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AWARDING A CONTRACT TO AND AUTHORIZING THE APPOINTMENT OF MICHAEL MCKENNA, Jr. OF HIERING, GANNON & MCKENNA AS SPECIAL LABOR COUNSEL, PURSUANT TO AND IN ACCORDANCE WITH N.J.S.A. 19:44A-20.4 ET SEQ.**

**#23-103 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AWARDING A CONTRACT TO AND AUTHORIZING THE APPOINTMENT OF DOUG STEINHART ESQ. OF FLORIO, PERRUCCI, STEINHARDT, CAPPELLI, TIPTON & TAYLOR, LLC AS CONFLICT LABOR COUNSEL, PURSUANT TO AND IN ACCORDANCE WITH N.J.S.A. 19:44A-20.4 ET SEQ.**

**#23-104 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE AWARD OF A CONTRACT TO PROVIDE THE SERVICES OF A LICENSED WATER OPERATOR**

**#23-105 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AWARDING A CONTRACT TO AND AUTHORIZING THE APPOINTMENT OF MATTHEW C. MOENCH ESQ. OF KING, MOENCH & COLLINS LLP TOWNSHIP CONFLICT ATTORNEY FOR LEGAL SERVICES FOR MANCHESTER TOWNSHIP, PURSUANT TO AND IN ACCORDANCE WITH N.J.S.A. 19:44A-20.4 ET SEQ.**

**#23-106 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AWARDING A CONTRACT TO AND AUTHORIZING THE APPOINTMENT OF JEAN CIPRIANI ESQ. OF ROTHSTEIN, MANDELL, STROHM, HALM, CIPRIANI PA TOWNSHIP CONFLICT ATTORNEY FOR LEGAL SERVICES FOR MANCHESTER TOWNSHIP, PURSUANT TO AND IN ACCORDANCE WITH N.J.S.A. 19:44A-20.4 ET SEQ.**

**#23-107 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AWARDING A CONTRACT TO AND AUTHORIZING THE APPOINTMENT OF PARKER MCCAY PAAS TOWNSHIP CONFLICT ATTORNEY FOR LEGAL SERVICES FOR MANCHESTER TOWNSHIP, PURSUANT TO AND IN ACCORDANCE WITH N.J.S.A. 19:44A-20.4 ET SEQ.**

**#23-108 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AWARDING A CONTRACT TO AND AUTHORIZING THE APPOINTMENT OF KEVIN RIORDAN, ESQ. OF KEVIN RIORDAN, ESQ, LLC TOWNSHIP CONFLICT ATTORNEY FOR LEGAL SERVICES FOR MANCHESTER TOWNSHIP, PURSUANT TO AND IN ACCORDANCE WITH N.J.S.A. 19:44A-20.4 ET SEQ.**

**#23-109 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AWARDING A CONTRACT TO AND AUTHORIZING THE APPOINTMENT OF BONNIE R. PETERSON, ESQ. AS MUNICIPAL PROSECUTOR, PURSUANT TO AND IN ACCORDANCE WITH N.J.S.A. 19:44A-20.4 ET SEQ WITH N.J.S.A. 19:44A-20.4 ET SEQ**

**#23-110 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AWARDING A CONTRACT TO AND AUTHORIZING THE APPOINTMENT OF STEVEN ZABARSKY & BRIAN WILKIE OF CITTA, HOLZAPFEL & ZABARSKY AS ALTERNATE MUNICIPAL PROSECUTOR PURSUANT TO AND IN ACCORDANCE WITH N.J.S.A. 19:44A-20.4 ET SEQ.**

## H. CONTRACTS/AGREEMENTS

**#23-111 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE EXECUTION OF AN AGREEMENT WITH GOOSE CONTROL TECHNOLOGY FOR GEESE CONTROL AT HARRY WRIGHT AND PINE LAKES**

**#23-112 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE EXECUTION OF A SHARED SERVICES AGREEMENT WITH THE COUNTY OF OCEAN FOR WATER MAIN RELOCATION IN ASSOCIATION WITH RECONSTRUCTION OF COUNTY ROUTE 571 (RIDGEWAY ROAD)**

**#23-113 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE EXECUTION OF A SHARED SERVICE AGREEMENT BETWEEN THE TOWNSHIP OF MANCHESTER AND THE COUNTY OF OCEAN FOR 2023 PROSECUTOR'S PROGRAM**

**23-114 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE MAYOR TO SIGN A CONTRACT WITH THE VOLUNTEER AUXILIARY FOR ANIMAL SHELTERS, INC. FOR TNR SERVICES WITHIN MANCHESTER TOWNSHIP**

**#23-115 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, CONSENTING TO THE APPOINTMENT OF A BUSINESS ADMINISTRATOR FOR THE TOWNSHIP OF MANCHESTER PURSUANT TO AND IN ACCORDANCE WITH N.J.S.A. 40:69A-43(b) AND N.J.S.A 40:69A-44 AND AUTHORIZING THE EXECUTION OF AN EMPLOYMENT AGREEMENT**

**#23-116 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE EXECUTION OF A SMALL WIRELESS FACILITY RIGHT-OF-WAY AGREEMENT WITH MUNISITE HOLDING GROUP PARTNERS, LLC**

## I. MISCELLANEOUS

**#23-117 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, CALLING FOR A MORATORIUM ON ALL OFFSHORE WIND ACTIVITY UNTIL INVESTIGATIONS ARE HELD**

### **REPORTS**

**Mr. Hankins:** Mr. Hankins asked for support for senate bills S-3405 for pancreatic cancer screenings for volunteer fire fighters and S-3466 for state government to publish in more local newspapers. He also spoke on his attendance to various meetings.

**Mr. Vaccaro:** Mr. Vaccaro congratulated Carl Block on his appointment; he is looking forward to working together. He stated he has attended various meetings. Mr. Vaccaro requested a brief summary report and timeframe for the 10-year energy plan. He encouraged the public to continue protecting themselves from COVID 19, and other respiratory viruses.

**Ms. Zolezi:** Ms. Zolezi congratulated Craig Wallis for his appointment to Council and she looks forward to working together. Ms. Zolezi commended our Police Department and coffee with a cop. Ms. Zolezi expressed that she was taken back with the seating arrangement that included the Mayor in front of the council and the attorney on the dais with the elected officials. She stated that the established seating arrangement of the council members on the dais and the clerk, business administrator, and attorney at the table in front along with the Mayor typically to the side or in the front row was established in the early 1990s following the corruption in the town with Joe Portash. This is a Council meeting where the Council conducts business for the Township, with the Mayor invited. The seating arrangement was symbolic of the

corruption that Manchester overcame during that time and disrupting this order is not honoring where we have come from. There is a rock outside Town Hall that some say was supposed to be a tombstone when Joe Portash died. However, what it really is, is a symbol to never forget what happened here and how the townspeople rallied together to save Manchester from bankruptcy. This is why Manchester was established as a non-partisan township. For over 30 years, the Township has conducted business in this manner. Therefore, a change in seating and placing the Mayor in front of the Council is symbolically placing the Mayor in front of the Council, which is not how Manchester's government should be. Ms. Zolezi said she respects the position of the Mayor, however, she respectfully requested that the seating arrangement be revisited for the next meeting.

**Craig Wallis:** Mr. Wallis offered thanks for his appointment to Council. He is happy to see members of Council who live and who have grown up in town. Mr. Wallis commented that he believes that Mayor Arace is one of the best in the last 17 years.

**Roxy Conniff:** Ms. Conniff offered congratulations to Craig Wallis and Teri Giercyk. Mrs. Conniff stated she attended Whiting Fire installation dinner and thanked Whiting, Ridgeway, and Manchester fire houses for all they do. She stated that has been working with department heads especially Recreation and Senior Services. Mrs. Conniff stated the seating arrangement is in compliance with Faulkner Act form of Government.

**Mayor Arace:** Mayor Arace stated he is a Mayor that listens. He will take action for the needs of the community.

**Chief Dolan:** Chief Dolan shared that three replacement officers have been installed on 1/31. Coffee with a Cop will be 1/18/23 9-11 a.m. at Dunkin Donuts in Whiting.

### **PUBLIC COMMENT**

**Karen Perry, 2509 Steiner Road:** Ms. Perry asked Council President Roxy, who do you represent and report to. Mrs. Perry commented that the new seating arrangement seems intimidating.

Ms. Conniff replied the residents and taxpayers of Manchester Township.

**David Kritzik, Barnegat:** Mr. Kritzik commented that our rent ordinance is one of the best in New Jersey and he is very happy with it.

**Frank Gaulrapp, Pine Ridge Crestwood:** Mr. Gaulrapp spoke on the difficulty of rent increases. Would like to see rent cut or frozen.

**John Jasonowicz, 3 Tern Court:** Mr. Jasonowicz complained about increase in rents and reduction of amenities (clubhouse, lawn care).

**Mary Irwin, 16 Woodspring Lane:** Ms. Irwin asked to be informed on the process of professional appointment solicitation.

Township Attorney, Lauren Staiger reviewed the process.

**Kathy Frisch, 44 Fox Street:** Ms. Frisch is happy about the rent ordinance. Concerned the ordinance says mobile home not manufactured home (for those constructed after 1976). Ms. Frisch also wanted a recap of public comment times.

Township Attorney, Lauren Staiger addressed both issues.

**Phyllis Reim, Pine Ridge South:** Mrs. Reim thanked Council for the rent-leveling ordinance.



**Andrew Kirsteen, Pine Ridge South:** Mr. Kirsteen stated that he is thankful for rent leveling ordinance.

**Judy Kuhmichel, 55 Winkle Court:** Mrs. Kumichel would like the Emergency Management Director to come to a Council Meeting. Ms. Kumichel asked to confirm that Jersey Mike's and Starbucks will be in the Wendy's plaza. Then asked if a restaurant with liquor store is going to Whiting.

Mayor Arace denied any knowledge of that and stated he will work on having the Emergency Management Director attend a Council meeting.

**Gail Apgar, 53 Columbus Blvd:** Ms. Apgar happy with rent ordinance. Expressed concern with heat pumps and the accessibility in addition to the safety of Whales and Birds with alternative energy sources.

**Karen Argenti, 61 Clear Lane:** Ms. Argenti stressed the windmill impacts on the Bay in addition to the Ocean. Ms. Argenti had stormwater comments as to what is new for the pinelands.

**Carol Bulliard, 138 Mockingbird:** Ms. Bulliard spoke on appreciation for rent control

**Karen Sugden, Pine Ridge South:** Ms. Sugden asked for clarification of the rent leveling board and the process. She was also concerned that a rent increase had 6 days to be in effect.

Mayor Arace outlined the rent control board process.

Township Attorney, Lauren Staiger clarified that the ordinance is 30 days' notice for rent increase.

**Judy Kuhmichel, 55 Winkle Court:** Ms. Kumichel asked about Firewise committee status.

Councilman Joseph Hankins stated that he has reached out to restart that committee.

**Robert D'Allessandro, 1B Hansen Court:** Mr. D'Allessandro inquired about rent control. He then stated CV5 in in violation of 80/20 ratio. He would like a Car Wash, Cracker Barrel, Lidl, and Aldi on the Whiting side of town.

**Kathy Frisch, 44 Fox Street:** Ms. Frisch asked for a cell tower update.

Mayor Arace stated he is awaiting official correspondence.

**Phyllis Reim, Pine Ridge South:** Ms. Reim thanked Mayor and Council for the TNR animal control program

**Pam Clotsy, 1C Swallow Street:** Ms. Clotsy asked for cell tower update for the north side of town. Mayor Arace took it as a formal request.

## **ADJOURNMENT**

There being no further comments or business to come before Council at this time, the meeting was adjourned at 7:48 p.m.. Motion by Councilman Hankins, seconded by Councilman Vaccaro, and approved by the following roll call vote: Councilmembers Hankins, Vaccaro, Zolezi, Wallis, and Conniff; yea.

---

Roxy Conniff  
Council President

---

Teri Giercyk, RMC/CMC  
Municipal Clerk

2/27/2023  
Date Approved