

**MANCHESTER TOWNSHIP
REGULAR MEETING MINUTES
February 27, 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, Lt. Manco, and EMS Director Bobby Baran.

APPROVAL OF MINUTES

The regular and executive meeting minutes of February 13, 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, Wallis, and Conniff; yea.

SUBMISSION OF BILLS

#23-118– Authorizing payment of bills from the Current Fund in the amount of \$1,922,389.57 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.

#23-119 – Authorizing payment of bills from the Eastern Service Area in the amount of \$435,179.83 was offered by Councilman Vaccaro, and seconded by Councilman Hankins and approved by the following roll call vote: Councilmembers Hankins, Vaccaro, Zolezi, Wallis, and Conniff; yea. Ms. Zolezi abstained from check #3884 in the amount of \$542.07.

#23-120 – Authorizing payment of bills from the Western Service Area in the amount of \$249,716.77 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.

ORDINANCES – Second Reading, Public Hearing and Final Action

#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”

Lauren Staiger, Township Attorney: Prior to public comment she wanted to make a quick note, the Township did receive letters from landlords and tenants regarding changing the ordinance and potential changes. There will be some changes once adopted. She does have one recommendations, under definition; section 326-1you will be able to claim professional fees as a reasonable and necessary expense. She stated that we would need a motion to accept the change.

Motion was offered by Councilman Hankins to accept the update to the ordinance mentioned by the Township Attorney, seconded by Councilman Vaccaro and approved by the following all in favor: Councilmembers Hankins, Vaccaro, Zolezi, Wallis, and Conniff; yea.

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

Frank Gaulrapp, 52 Panda Lane, Pine Ridge Crestwood: Mr. Gaulrapp, spoke about rent increasing over the last three years. He will have a hard time financially, and thanked Mayor and Council for their assistance.

Mary Norris, 60 Eagle Drive: Read her letter and thanked the Mayor for helping them out with rent control.

Christopher Hanlon, Esq. Hanlon Niemann & Wright: Mr. Hanlon represented the owners of Pine Ridge South and Ridgeway. He does not feel this ordinance should not be adopted at this time, and suggested that Council table it for further consideration. He felt that there are changes that need to be made and stated that this ordinance could be expensive for all involved. They do not want this to go to litigation, however if it does get adopted it starts the short clock for the statute of limitations. Mr. Hanlon explained they take this very seriously along with the Township's concerns. He explained that he felt this ordinance was a violation of civil rights, and stated they would respect the opportunity to be involved.

Lori Greenberg, Esq. - Lori Greenberg & Associates: Ms. Greenberg represented Pine Crest Village. She expressed her concerns and stated she was surprised no one had reached out to property owners. The current ordinance is flawed, and not rational, we are punishing mobile home parks, and would like to be involved in reviewing and updating ordinance.

Mary Norris, 60 Eagle Drive: Ms. Norris wanted to let the Mayor and Council know, that they did send out six certified letters to the property owners, and never received a response.

David Critzik, Barnegat, NJ: Mr. Critzik stated that he is the president of the Manufacturers Home Owner Association of NJ. He thanked the Mayor and Council. He stated that his owners are billionaires; his rent is capped at 3.9%. He thanked the Mayor and Council for even getting this far in the process and he hoped the ordinance will be passed.

Vincent Gianotti, 1200 Winding Brook Way: Mr. Gianotti inquired about the professional services portion of the ordinance.

Lauren Staiger, Township Attorney, responded, and explained the definition.

Mr. Gianotti continued, and stated that he is very surprised the owners have not been notified. He explained how his rent has gone up 12% over the last 4 years, and certain amenities are closed or not available. Mr. Gianotti stated that he likes this ordinance as is and he thanked everyone.

Kathy Frisch, 44 Fox Street: Ms. Frisch wanted to object to the professional fees. She explained the difficulty of moving her home if needed and commented on her specific situation.

Chuck Clayton, 64 Beaver Avenue: Mr. Clayton congratulated the Mayor and Council. He expressed his concerns for his neighbors and how the rent increase is hurting them.

John Goldberg Regional Manager at Equity Lifestyle: Mr. Goldberg represented Pine Ridge at Crestwood. He read a letter with concerns, and asked for the ordinance be tabled for further discussion. He stated that they would be happy to work with the Township.

Salvatore Delgato 1700 Rte 37 (Silverwoods): Mr. Delgato explained that he lives in Silverwoods and their rent is going up as well. He would appreciate if rent control were for all of Manchester. He asked if Mayor and Council could look into Silverwoods and see what is going on with the rent increases.

John Jasionowicz, 3 Turn Court: Mr. Jasionowicz mentioned he has lived at Pine Ridge at Crestwood for many years, and they do not have many of the amenities any longer. He thank the Mayor, Council, and thanked the first responders.

Karen Sugden, 519 Momosa Drive: Ms. Sugden inquired about the professional expenses.

Lauren Staiger replied and explained expenses are associated if they need to submit to the board an application.

Mrs. Sugden continued to explain information she has gotten online about average increases. She felt they are trying to chase them out, and she stated this is discrimination against seniors. She encouraged Council to pass the ordinance tonight.

Frank Gaulrapp, 52 Panda Lane, Pine Ridge Crestwood: Mr. Gualrapp once again thank Council, and asked Council to keep rent down so they can survive.

Michael D'Amore, 72 Martin Drive: Mr. D'Amore's mother purchase house his home in 2006, he stated that he is here to support his neighbors, and he was under impression rent was subsidized. He stated that ELS owns the property, but continually state that they are not responsible for anything.

Kathy Frisch, 44 Fox Street: Ms. Frisch explain that there are two sections of her development, bird section and animal section of her development, and the one clubhouse has been closed so there is only one clubhouse for the entire community. They claim to have snow removal and lawn care and nothing is done.

Karen Sugden, 519 Momosa Drive: Mrs. Sugden stated that she disagrees with the attorney regarding the average rent rate. She stated that applies when the landlord is paying utilities, we pay for all utilities.

Gail Apgar, 53 Columbus Blvd.: Mrs. Apgar explained she lives in Crestwood, and they do not have these problems. Mayor and Council are trying hard, but she suggested that they reach out to Governor Murphy and Senators Cory Booker and Robert Menendez. Ms. Apgar inquired if property tax increase affect these fees.

Lauren Staiger replied that she felt this is a product of real estate taxes.

Andrew Kerstein, 36 Pine Ridge Blvd.: Mr. Kerstein stated that Council should be congratulated for putting this ordinance forward, and encouraged this ordinance to be approved.

Salvatore Delgato 1700 Rte 37 (Silverwoods): Mr. Delgato stated again that the Mayor and Council should enforce rent control for the entire Township.

Anne Douma, 60 Beaver Avenue: Mrs. Douma explained she has lived here for 27 years; and her driveway has never been replaced.

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

The above ordinance was offered 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 #23-134 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.

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

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

A. FINANCE

#23-121 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE TAX COLLECTOR TO CANCEL TAXES AS TO BLOCK 52.43, LOT 4 FOR A TOTALLY DISABLED VETERAN

23-122 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE TAX COLLECTOR TO CANCEL TAXES AS TO BLOCK 99.156, LOT 10 FOR A TOTALLY DISABLED VETERAN

#23-123 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY AUTHORIZING THE REFUNDS REQUESTED BY THE TAX COLLECTOR

#23-124 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING EMERGENCY TEMPORARY APPROPRIATIONS FOR THE CURRENT FUND CALENDAR YEAR 2023

#23-125 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING EMERGENCY TEMPORARY APPROPRIATIONS FOR THE SEWER EAST FUND CALENDAR YEAR 2023

#23-126 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING EMERGENCY TEMPORARY APPROPRIATIONS FOR THE SEWER WEST FUND CALENDAR YEAR 2023

#23-127 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING EMERGENCY TEMPORARY APPROPRIATIONS FOR THE WATER EAST FUND CALENDAR YEAR 2023

#23-128 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING EMERGENCY TEMPORARY APPROPRIATIONS FOR THE WATER WEST FUND CALENDAR YEAR 2023

#23-129 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING SIGNATURES FOR CHECKS ISSUED ON BEHALF OF THE TOWNSHIP OF MANCHESTER

B. RECREATION

#23-130 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE EXECUTION OF A CONTRACT WITH SEASHORE AMUSEMENTS

#23-131 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, ESTABLISHING CERTAIN FEES FOR RECREATION THEATER TRIPS

C. BONDS/ESCROWS

#23-132 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, RELEASING ESCROWS POSTED BY MARY GIBNEY FOR PROPERTY LOCATED BLOCK 1.34 LOT 8 (101 NORTHAMPTON BLVD)

D. GRANTS

#23-133 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING APPLICATION FOR AN OCEAN COUNTY TRANSPORTATION ASSISTANCE PROGRAM GRANT

#23-134 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING APPLICATION FOR (SAFER) STAFFING FOR ADEQUATE FIRE AND EMERGENCY RESPONSE GRANT

#23-135 - 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

E. PURCHASING

#23-136 - RESOLUTION OF THE MANCHESTER TOWNSHIP, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING CHANGE ORDER NO. 1 FOR THE 2022 ROADWAY IMPROVEMENT PROGRAM

#23-137 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AWARDDING CC#23-05 TO JR HENDERSON LABS FOR LAB TESTING FOR WATER UTILITY COMPETITIVE CONTRACT IN A FAIR AND OPEN MANOR

F. APPOINTMENT

#23-138 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AWARDDING A CONTRACT TO AND AUTHORIZING THE APPOINTMENT OF JOSEPH CORONATO OF CORONATO LAW FIRM AS ALTERNATE MUNICIPAL PROSECUTOR PURSUANT TO AND IN ACCORDANCE WITH N.J.S.A. 19:44A-20.4 ET SEQ.

G. MISCELLANEOUS

#23-139 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, ACCEPTING THE CERTIFICATION OF THE DIRECTOR OF PUBLIC WORKS CONCERNING COSTS

#23-140 - 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 CLEANUP OF THE PROPERTY LOCATED AT 1725 EIGHTH AVE (BLOCK 1.166 LOT 33), AND AUTHORIZING THE PLACEMENT OF A LIEN AGAINST SAID PROPERTY FOR SAID COSTS

#23-141 - 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 CLEANUP OF THE PROPERTY LOCATED AT 1101 AMSTERDAM AVE (BLOCK 1.333 LOT 1), AND AUTHORIZING THE PLACEMENT OF A LIEN AGAINST SAID PROPERTY FOR SAID COSTS.

#23-142 - 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-22103

#23-143 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, SUPPORTING THE PRESERVATION OF LANDS WITHIN THE TOWNSHIP BY THE COUNTY OF OCEAN

#23-144 - RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, OPTING INTO THE SETTLEMENT AGREEMENT REACHED IN THE NATIONAL OPIOID CIVIL LITIGATION

H. CONTRACTS/AGREEMENTS

#23-145 - RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING EXECUTION OF THE FORMER ADMINISTRATOR'S EXIT AGREEMENT

#23-146 - RESOLUTION OF THE MANCHESTER TOWNSHIP, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE EXECUTION OF VARIOUS DOCUMENTS BY THE TOWNSHIP IN CONNECTION WITH THE LANDFILL SOLAR PROJECT

REPORTS:

Mr. Hankins: No report at this time.

Mr. Vaccaro: Mr. Vaccaro stated he 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: No report at this time.

Mr. Wallis: Mr. Wallis recognized the police officers and EMS in Manchester and thanked them for what they do every day. He mentioned the loud booms we hear from the base and encouraged the public to understand, as they have to practice to be good at it.

Mrs. Conniff: Mrs. Conniff attended the police department awards ceremony as well as a ride along, to understand what our police department does on a daily basis. She mentioned that the 4H program will be starting soon within our recreation department. She is also looking forward to the Read across America on March 2nd.

Mayor: Mayor Arace thanked Council for adopting ordinance #23-03. He stated that he attended the Manchester Coordinating Council meeting, and informed the public that his door is always open.

Chief Dolan: Chief Dolan thanked Council for their support. He stated that the Coffee with a Cop event on Saturday was well attended and they will plan to have another on the east side of town. Chief Dolan stated that the annual report was provided to Council, and can be downloaded from website.

PUBLIC:

Kathy Frisch, 44 Fox Street: Ms. Frisch asked if there is a list of various board members and appointments for the public.

Township Clerk answered and explained all resolutions with appointments can be found on our Township website under General Code.

Phyllis Rehm, 532 Momosa Drive: Mrs. Rehm thanked the Mayor and Council for passing the rent control ordinance. She inquired about the proposed infrastructure of 96 units between Cherry Street and Lacey.

Mayor Arace explained there is an application that will go to the Zoning Board meeting in March.

Ms. Rehm stated that she would like to see more infrastructure, and she is hoping there will be plans for that.

Donna McGlashan, 25D Medford Road: Ms. McGlashan congratulated Mayor Arace. She mentioned that today is the last day for the Anchor application, and that senior services will help with the process. She commented that know are children in the 55 and over communities, school busses are picking these children up which is not allowed.

Joan Brush, 1033 Fifth Avenue: Ms. Brush congratulated Councilwoman Zolezi for being appointed to the EPA Committee. She stated that this is a honor and it make Manchester look good. She stated that it is nice to see good things happen to good people, and we really appreciate what you do for the residents and the EPA.

Michael D'Amore, 72 Martin Drive: Mr. D'Amore asked Mayor Arace for a picture and a handshake.

Gail Apgar, 53 Columbus Blvd.: Ms. Apgar thanked the Mayor and Council for the 42 acres of preserved land.

Phyllis Rehm, 532 Momosa Drive: Ms. Rehm expressed her concern about the bill regarding multi age families in adult communities.

Judy Noonan, 25A Stonybrook Avenue: Ms. Noonan updated the public the bill Mrs. Rehm mentioned and stated that Berkeley won lawsuit with Singleton. She explained that she believed the 80/20 percentage is being misread by the Board of Realty.

ADJOURNMENT:

There being no further comments or business to come before Council at this time, the meeting was adjourned at 7:40 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

3/13/2023
Date Approved