

**MANCHESTER TOWNSHIP
REGULAR MEETING MINUTES
August 14, 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	- absent
Councilman James Vaccaro	- present
Councilman Craig Wallis	- present
Councilwoman Michele Zolezi	- absent
Councilwoman Roxy Conniff	- present

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

FLAG SALUTE

CORRESPONDENCE

BAN Correspondence to Council – Certificate of Determination and Award - \$7,089,554.00 read into the record.

APPROVAL OF MINUTES

The Regular Meeting Minutes - July 24, 2023 were approved upon a motion made by Councilman Vaccaro, seconded by Councilman Wallis and approved by the following roll call: Councilmember Vaccaro, Wallis, and Conniff. Yea. Hankins and Zolezi were absent.

SUBMISSION OF BILLS

#23-318 – Authorizing payment of bills from the Current Fund in the amount of \$12,407,925.25. Councilman Vaccaro stated he examined the bills with Councilman Hankins. Motion to approve was made by Councilman Wallis, seconded by Councilman Vaccaro and were approved upon the following roll call: Councilmembers Vaccaro, Wallis, and Conniff; yea. Hankins and Zolezi were absent.

#23-319 – Authorizing payment of bills from the Utility Fund – ESA in the amount of \$455,712.84 was approved upon a motion made by Councilman Vaccaro, seconded by Councilman Wallis and approved upon the following roll call: Councilmembers Vaccaro, Wallis and Conniff, yea. Hankins and Zolezi were absent.

#23-320 – Authorizing payment of bills from the Utility Fund – WSA in the amount of \$1,037,273.77 was approved upon a motion made by Councilman Vaccaro, seconded by Councilman Wallis and approved upon the following roll call: Councilmembers Vaccaro, Wallis and Conniff, yea. Hankins and Zolezi were absent.

ORDINANCES - Second Reading, Public Hearing and Final Action

#23-20 – AN ORDINANCE OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING CHAPTER 242 OF THE TOWNSHIP CODE ENTITLED “LANDLORD REGISTRATION”

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. Seeing no comments from public, Councilman Vaccaro made a motion to approve, seconded by Councilman Wallis. Roll Call: Councilmembers Vaccaro, Wallis, and Conniff; yea. Hankins and Zolezi were absent.

#23-23 – ORDINANCE OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE SALE OF BLOCK 85.17, LOT 39 ON THE MUNICIPAL TAX MAP TO JAQUELINE GONZALEZ IBARRA IN ACCORDANCE WITH THE PROVISIONS OF N.J.S.A. 40A:12-13 (b) AND N.J.S.A. 40A:12-13.2 (LAKEWOOD AVENUE; \$1,343.00)

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. Seeing no comments from public, Councilman Vaccaro made a motion to approve, seconded by Councilman Wallis. Roll Call: Councilmembers Vaccaro, Wallis, and Conniff; yea. Hankins and Zolezi were absent.

#23-24 – ORDINANCE OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE SALE OF BLOCK 1.354, LOT 14 ON THE MUNICIPAL TAX MAP TO DAVID & JAMIE GREEN IN ACCORDANCE WITH THE PROVISIONS OF N.J.S.A. 40A:12-13 (b) AND N.J.S.A. 40A:12-13.2 (MONTGOMERY AVENUE; \$10,000.00)

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. Seeing no comments from public, Councilman Vaccaro made a motion to approve, seconded by Councilman Wallis. Roll Call: Councilmembers Vaccaro, Wallis, and Conniff; yea. Hankins and Zolezi were absent.

ORDINANCES – First Reading & Introduction

#23-25 – AN ORDINANCE OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE EXCHANGE OF LANDS (BLOCK 1.327, LOTS 15 & 17 FOR BLOCK 1.21, LOT 30) BETWEEN THE TOWNSHIP OF MANCHESTER AND JEFFREY JERMAN PURSUANT TO N.J.S.A. 40A:12-16

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

#23-26 - ORDINANCE OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE SALE OF BLOCK 1.15, LOT 15 ON THE MUNICIPAL TAX MAP TO JEFFREY R. JERMAN IN ACCORDANCE WITH THE PROVISIONS OF N.J.S.A. 40A:12-13 (b) AND N.J.S.A. 40A:12-13.2 (2128 FIRST AVENUE; \$45,000.00)

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

#23-27 - ORDINANCE OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE SALE OF BLOCK 1.345, LOT 30 ON THE MUNICIPAL TAX MAP TO JEFFREY R. JERMAN IN ACCORDANCE WITH THE PROVISIONS OF N.J.S.A. 40A:12-13 (b) AND N.J.S.A. 40A:12-13.2 (833 ENGLEMER AVENUE; \$45,000.00)

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

#23-28 - ORDINANCE OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE SALE OF BLOCK 1.348, LOT 1 ON THE MUNICIPAL TAX MAP TO BRECKENRIDGE PROPERTIES, LLC IN ACCORDANCE WITH THE PROVISIONS OF N.J.S.A. 40A:12-13 (b) AND N.J.S.A. 40A:12-13.2 (501 ENGLEMER AVENUE; \$25,000.00)

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

#23-29 - ORDINANCE OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE SALE OF BLOCK 1.274, Lot 13 ON THE MUNICIPAL TAX MAP TO MOSHE WOLFSON IN ACCORDANCE WITH THE PROVISIONS OF N.J.S.A. 40A:12-13 (b) AND N.J.S.A. 40A:12-13.2 (MADISON AVENUE; \$9,800.00)

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

#23-30 - ORDINANCE OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY AMENDING AND SUPPLEMENTING CHAPTER 7 TRAFFIC, SECTION 7- 24 MULTI-WAY STOP INTERSECTIONS

The above ordinance was introduced upon a motion by Councilman Vaccaro and seconded by Councilman Wallis and approved by the following roll call vote: Councilmembers Vaccaro, Wallis, and Conniff; yea. Hankins and Zolezi were 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 Conniff asked if any member of Council had any comments on any item on the consent agenda. Seeing no 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.

Resolutions #23-321 - #23-238 were offered by one motion by Councilman Vaccaro, seconded by Councilman Wallis and approved by the following roll call: Councilmembers Vaccaro, Wallis and Conniff, yea. Mr. Wallis abstained from #23-337. Hankins and Zolezi were absent.

A. FINANCE

#23-321 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, PROVIDING FOR THE INSERTION OF SPECIAL ITEM OF REVENUE FOR THE FEDERAL OPIOID SETTLEMENT GRANT

#23-322 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE TAX COLLECTOR TO CANCEL TAXES AS TO BLOCK 61.16, LOT 292 FOR A TOTALLY DISABLED VETERAN

#23-323 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE TAX COLLECTOR TO CANCEL TAXES AS TO BLOCK 98.06, LOT 41 FOR A TOTALLY DISABLED VETERAN

#23-324 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE TAX COLLECTOR TO CANCEL TAXES AS TO BLOCK 75.02, LOT 80 FOR A TOTALLY DISABLED VETERAN

#23-325 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE TAX COLLECTOR TO CANCEL TAXES AS TO BLOCK 52.37, LOT 49 FOR A TOTALLY DISABLED VETERAN

#23-326 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE TAX COLLECTOR TO CANCEL TAXES AS TO BLOCK 52.14, LOT 46 FOR A TOTALLY DISABLED VETERAN

#23-327 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE TAX COLLECTOR TO CANCEL TAXES AS TO BLOCK 38.15, LOT 314.01 FOR A TOTALLY DISABLED VETERAN

#23-328 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE TAX COLLECTOR TO CANCEL TAXES AS TO BLOCK 43.05, LOT 1 FOR A TOTALLY DISABLED VETERAN

#23-329 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING REMOVAL OF OPEN TAXES FOR PROPERTY OWNED BY THE TOWNSHIP

B. RECREATION

#23-330 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, ESTABLISHING VENDOR FEES FOR MISCELLANEOUS TOWNSHIP EVENTS

#23-331 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, ESTABLISHING CERTAIN FEES FOR FALL/WINTER RECREATION PROGRAMS

#23-332 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE EXECUTION OF SCHOOL USE PERMITS BETWEEN THE TOWNSHIP OF MANCHESTER AND THE MANCHESTER TOWNSHIP BOARD OF EDUCATION

C. PURCHASING

#23-333 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING AWARD OF BID 23-12 DPW CHASSIS BID TO CIOCCA FORD OF FLEMINGTON FOR A FORD F550 CREW CAB CHASSIS

#23-334 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE AWARD OF A REQUIRED DISCLOSURE CONTRACT WITH CRESTON HYDRAULICS FOR SUPPLY AND INSTALLATION OF A DURAMAG 96-1/8" X 111-1/2" ALUMINUM DUMP AND ACCESSORIES

D. BONDS/ESCROWS

#23-335 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, RELEASING AN ESCROW POSTED BY PULTE HOMES FOR A PROJECT KNOWN AS RIVER POINTE BLOCK 71 LOT 8

#23-336 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, RELEASING PERFORMANCE BOND AND CASH PORTION FOR A DEVELOPER KNOWN AS MANCHESTER DG, LLC. PENDING THE POSTING OF MAINTENANCE GUARANTEE AND REPLENISHMENT OF CURRENT ESCROW ACCOUNT FOR BLOCK 5 LOT 2059 (RIDGEWAY)

#23-337 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, REDUCING PERFORMANCE GUARANTEE AND CASH PORTION FOR PHASE 1 AND FOR PHASES 2 & 3 RELEASING PERFORMANCE GUARANTEES AND CASH PORTIONS PENDING THE POSTING OF MAINTENANCE GUARANTEES FOR A DEVELOPER KNOWN AS LENNAR, BLOCK 109 LOTS 6, 14, & 15 (THE VENUE AT WOODLANDS)

E. APPOINTMENT

#23-338 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, APPOINTING MEMBERS OF THE PLAN ENDORSEMENT CITIZENS' ADVISORY COMMITTEE

REPORTS:

Councilman Vaccaro – On July 26th he attended the concert at Harry Wright Lake with his family and the Mayor. The next concert is August 23rd at 6:00 pm. On August 8th he attended the bi-weekly along with Council President Conniff. August 12th he reviewed the bills with Councilman Hankins. August 26th is Manchester Day with a rain date of August 27th. There will be free rides, games, vendors and entertainment and firework display at dusk. With months of very low covid cases, hospitalizations have spiked in New Jersey with the new strains. He reminded the public to take protection measures to protect yourself, family members and neighbors. To encourage small businesses to come to Manchester, he encouraged Council to waive fees for new business who want to start up or renovate empty locations. He would like the administration to research and attempt to secure Federal funding for life saving dialysis transportation program for patients and stated that this service can be implemented out of the Senior Services department.

On July 20th he announced that his grandson graduated from the Monmouth County Police Academy. On August 6th he entered the US Marine Corp. boot camp at Paris Island. With an expected graduation date of November 3rd. Our family is very proud of his choice to serve our country for the next five years as a proud marine.

Councilman Wallis- The last concert was well attended. Tracy Lynch and he estimated that approximately 1300 people were there. The music was great.

Council President Conniff – The concert series is going on. The list of dates is on the website. Recreation does a great job.

Mayor Arace – After months of anticipation, we have preserved 34 1/2 acres of land off Cherry Street. It was obtained for open space, and they are going to continue with the building of homes for Wounded Warriors.

Capt. Komsa – With the physical and written portion complete, 58 police applicants are moving forward to the physical police exam from 82 applicates.

PUBLIC COMMENT:

Alice DeVito, 4th Avenue: Inquired about items on the bill list. check #71789 reimbursement to a private community, and truck purchase.

Diane Lapp responded that we issue checks as the signed contract gets returned. Diane responded that is out of the capitol budget. Al Yodakis stated it is a hook lift truck which can also be used for garbage and leaf pick up.

Myra Rico and Vanessa Cisneros, Midway Avenue: Thanked Council for adopting ordinance #23-20. Issues are still ongoing on their street.

Donna McGlashan, Medford Road: Ms. McGlashan complained about EMT billing and water billing. She questioned the meter replacement in Crestwood 7 and suggested that replacement should go in order, 1, 2, 3, etc.

Al Yodakis responded that we don't have a current meter project going on right now. When we start, we will go in order. If you have any concerns, please contact our office so we can address it.

Mayor Arace suggested that she please bring her bills into his office, and he has two aids that can assist her.

Linda Chapman, Pine Lake Park – Mrs. Chapman asked for clarification on her tax bill and the letter the Mayor sent out with the tax bills.

Mayor Arace clarified the tax bill and how the increase was estimated.

Mr. Vaccaro made a motion to close to the public portion of the meeting, seconded by Mr. Wallis. All in favor.

EXECUTIVE SESSION

#23-339 – 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

Councilman Vaccaro made a motion to go into closed session at 6:38 p.m., seconded by Councilman Wallis. Councilmembers Vaccaro, Wallis and Conniff; yea. Hankins and Zolezi were absent.

Motion by Councilman Vaccaro, seconded by Councilman Wallis to go back into public session at 8:20 p.m. Roll call: Council Members Vaccaro, Wallis and Conniff; yea. Hankins and Zolezi were absent.

ADJOURNMENT:

There being no further comments or business to come before Council at this time, a motion to close to public comments and adjourn the meeting at 8:21 pm was made by Councilman Wallis, seconded by Councilman Vaccaro and approved by the following roll call: Councilmembers Vaccaro, Wallis, and Conniff; yea. Hankins and Zolezi were absent.

Roxy Conniff
Council President

Teri Giercyk, RMC/CMC
Municipal Clerk

8/28/2023
Date Approved