

**MANCHESTER TOWNSHIP
REGULAR MEETING MINUTES
October 10, 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
Councilman Craig Wallis	- present
Councilwoman Michele Zolezi	- absent
Councilwoman Roxy Conniff	- present

The Municipal Clerk also noted for the record that also present were, Township Attorney Lauren Staiger, Business Administrator Carl Block, CMFO Diane Lapp, Auditor Andy Zabiega, and Capt. Komsa.

PROCLAMATIONS

Mayor Arace read the National Friends of the Libraries Week Proclamation and presented it to Rachel Cantor from the Manchester Branch of the Ocean County Library.

Mayor Arace read the Proclamation for Mr. Thurman Pruitt and presented it to Mr. Pruitt. Mr. Pruitt’s family was also present. Mr. Pruitt volunteered for the Manchester Volunteer Fire Company and Manchester Volunteer First Aid for an impressive 52 years.

AUDIT

#23-387 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, CERTIFYING AS TO RECEIPT AND REVIEW OF THE CY 2022 AUDIT OF THE TOWNSHIP OF MANCHESTER

Certifying as to Receipt and Review of the CY2022 audit was approved upon a motion made by Councilman Vaccaro, seconded by Councilman Hankins and approved by the following roll call: Councilmembers Hankins, Vaccaro, Wallis, and Conniff; yea. Ms. Zolezi was absent.

Andy Zabiega, auditor, gave a brief summary and procedures of the audit. The only recommendation is the court monthly report in regard to the ticket assignment and returned log of tickets. The AOC has strict guidelines, and our hands are tied, but it is a minor correction.

#23-388 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, APPROVING THE CORRECTIVE ACTION PLAN FOR CALENDAR YEAR AUDIT 2022

Approving the Corrective Action Plan for Calendar Year Audit 2022 was approved upon a motion made by Councilman Vaccaro, seconded by Councilman Hankins and approved by the following roll call: Councilmembers Hankins, Vaccaro, Wallis, and Conniff; yea. Ms. Zolezi was absent.

APPROVAL OF MINUTES

The Regular and Execution Meeting Minutes from September 25, 2023, were approved upon a motion made by Councilman Vaccaro, seconded by Councilman Hankins and approved by the following roll call: Councilmembers Hankins, Vaccaro, and Conniff; yea. Abstain: Wallis. Ms. Zolezi was absent.

SUBMISSION OF BILLS

#23-389 – Authorizing payment of bills from the Current Fund in the amount of \$1,249,211.33. Councilman Vaccaro stated he examined the bills with Councilman Hankins. Motion to approve was made by Councilman Hankins, seconded by Councilman Vaccaro, and were approved upon the following roll call: Councilmembers Hankins, Vaccaro, Wallis, and Conniff; yea. Ms. Zolezi was absent.

#23-390 – Authorizing payment of bills from the Utility Fund – ESA in the amount of \$93,019.65 was approved upon a motion made by Councilman Vaccaro, seconded by Councilman Hankins, and approved upon the following roll call: Councilmembers Hankins, Vaccaro, Wallis, and Conniff; yea. Ms. Zolezi was absent.

#23-391 – Authorizing payment of bills from the Utility Fund – WSA in the amount of \$57,825.48 was approved upon a motion made by Councilman Vaccaro, seconded by Councilman Hankins, and approved upon the following roll call: Councilmembers Hankins, Vaccaro, Wallis, and Conniff; yea. Ms. Zolezi was absent.

ORDINANCES – Second Reading, Public Hearing, and Final Action

#23-34 – ORDINANCE OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE SALE OF BLOCK 1.304, LOT 34 ON THE MUNICIPAL TAX MAP TO JESSICA WEISMAN ACCORDANCE WITH THE PROVISIONS OF N.J.S.A. 40A:12-13 (b) AND N.J.S.A. 40A:12-13.2 (721 WELLINGTON 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 Hankins made a motion to approve, seconded by Councilman Vaccaro. Roll Call: Councilmembers Vaccaro, Wallis, and Conniff; yea. Ms. Zolezi was absent.

ORDINANCES – First Reading and Introduction

#23-35 -AN ORDINANCE OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, APPROVING THE REDEVELOPMENT PLAN FOR BLOCK 62, LOTS 30 AND 31.01

Councilwoman Conniff asked if any member of Council had any comments on this ordinance.

Mark Rohmeyer, of Morgan Engineering, gave a brief summary of the redevelopment plan. There are two adjacent properties that border Jackson that is 224 acres. It is located between S. Hope Chapel Road and Fremont Avenue that runs through the Renaissance community. The existing zoning is PED-2 and proposed to allow commercial. From 1970 to 1990 it was mining by Stavola Materials. In 2022 there was a study done and it was adopted by the Planning Board and the council. In 2023 the planning board reviewed plans and it is consistent with the master plan. Mr. Rohmeyer left a packet with the council for review.

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

#23-36 - ORDINANCE OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING CHAPTER 7 TRAFFIC, SECTION 7-23 STOP INTERSECTIONS

Councilwoman Conniff asked if any member of Council had any comments on this ordinance. Seeing no comments from Council, Councilman Wallis made a motion to approve, seconded by Councilman Vaccaro. Roll Call: Councilmembers Hankins, Vaccaro, Wallis, and Conniff; yea. Ms. Zolezi was 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 other comments from the public, Councilwoman Conniff closed this portion of the meeting.

Resolutions #23-392 - #23-403 were offered by one motion by Councilman Hankins, seconded by Councilman Vaccaro and approved by the following roll call: Councilmembers Hankins, Vaccaro, Wallis, and Conniff, yea. Ms. Zolezi was absent.

A. FINANCE

#23-392 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY AUTHORIZING THE REFUNDS REQUESTED BY THE TAX COLLECTOR

#23-393 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE TAX COLLECTOR TO CANCEL TAXES AS TO BLOCK 38.49, LOT 666.02 FOR A WIDOW OF A TOTALLY DISABLED VETERAN

#23-394 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE TAX COLLECTOR TO CANCEL TAXES AS TO BLOCK 75, LOT 72 FOR A TOTALLY DISABLED VETERAN

#23-395 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY AUTHORIZING TO FORECLOSE ON CERTIFICATES HELD BY MANCHESTER TOWNSHIP

#23-396 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING A RESERVE FOR PRELIMINARY EXPENSES BE ESTABLISHED FOR ENGINEERING SERVICES FOR CERTAIN UTILITY CAPITAL PROJECTS

B. GRANTS

#23-397 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE APPLICATION FOR A DRUNK DRIVING ENFORCEMENT FUND GRANT FOR THE POLICE DEPARTMENT FY 2024

C. PURCHASING

#23-398 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE DISPOSITION OR SALVAGE OF A FORFEITED/SEIZED VEHICLE(S) IN THE POSSESSION OF THE TOWNSHIP AT AUCTION ON GOVDEALS.COM

D. BONDS/ESCROWS

#23-399 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, RELEASING ESCROWS POSTED BY TFE&U CORP. FOR VARIOUS PROPERTIES

E. APPOINTMENTS

#23-400 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, APPOINTING JOHN L. ZUPAN TO FILL THE POSITION OF SPECIAL LAW ENFORCEMENT OFFICER CLASS III IN THE DIVISION OF POLICE IN THE TOWNSHIP OF MANCHESTER FOR THE MANCHESTER TOWNSHIP BOARD OF EDUCATION

F. CONTRACTS/AGREEMENTS

#23-401 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE EXECUTION OF AN AGREEMENT WITH THE COUNTY OF OCEAN FOR MUNICIPAL ALLIANCE FUNDS PURSUANT TO AND IN ACCORDANCE WITH THE DRUG ENFORCEMENT DEMAND REDUCTION ACT OF 1987

#23-402 - RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE EXECUTION OF A CERTIFICATE OF COMPLETION FOR PROPERTY KNOWN AND DESIGNATED AS BLOCK 102, LOT 2 A/K/A 2121 LAKE ROAD, MANCHESTER TOWNSHIP, NEW JERSEY

G. MISCELLANEOUS

#23-403 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, ADJUSTING THE APPLICATION DEADLINE FOR TOWING LICENSES

REPORTS:

Councilman Hankins – Mr. Hankins thanked Councilman Vaccaro for getting us involved in the 25th Anniversary of the Renaissance event. He stated that when he was in Little League, Mr. Pruitt was a coach. He was also a paratrooper. Mr. Pruitt always said his jumps were at night because he always kept his eyes closed.

Councilman Vaccaro – On Saturday, September 30th Mayor Arace, Councilman Hankins, Council President Conniff, Councilwoman Zolezi, and himself attended the Renaissance 25th anniversary. Mr. Vaccaro thanked Councilman Hankins for getting us the firetruck to ride on. On October 2nd, he attended the Planning Board meeting. October 3rd Council President and he attended the bi-weekly meeting. October 7th Councilman Hankins and himself went over the bills. Mr. Vaccaro thanked the CMFO, Diane Lapp and the auditor for preparing for the comprehensive audit report and correction action plan. After many months of low Covid 19 cases, a new variant and subvariant cases have spiked. He reminded the public to take protection measures. Lastly, he encouraged the Council to put in place a healthy and safe protocol plan.

Councilman Wallis – Mr. Wallis thanked Mr. Pruitt for his service. He was always there and very dedicated. Mr. Pruitt always felt it was his honor to serve the people.

Council President Conniff – The Renaissance anniversary was very nice. She thanked Fire company 76 and EMS for the Touch a Truck Event. The Scalese family lost someone to neuroblastoma, and the event continues. She stated that she has a different aspect of Mr. Pruitt. Mrs. Conniff graduated with his granddaughter, Brittany. He raised his grandchildren and was always there for them and put the kids on the bus every day.

Mayor Arace – The Whiting Senior Services Annex is now open. We had a soft opening, and our official grand opening is on October 17th at 11:00 am.

Capt. Komsa – We now have an officer in every school. Our goal was to have this achieved and now with the resolution on tonight’s agenda to hire a Class III officer, we have accomplished this goal. The funding is through the Board of Education.

PUBLIC COMMENT:

Gail Apgar – Columbus Blvd.- She has been attending zoning and planning board meetings and I am finding a lot of over building in the Pine Lake Park area. Also, draining issues with all the new building. I know someone who moved from the city and was excited to put in windows so she could look outside and then a house was built next door and totally blocked her view. They are approving houses to be built on undersized lots and asked what could be done to prevent this.

Mayor Arace – Undersized lots is a concern. We try to get them to get as close to conforming as possible. They buy adjoining lots to add to the undersize lot. The zoning board can look at the drainage issues with each application. We are looking at a plan and we are trying.

Gail – In my village, she wanted to let you know that Brian Rumpf will be speaking on October 17th at 7pm. 470 Rt. 530, Harmony Hall.

Alice DeVito – PLP – I agree with the overbuilding in PLB. When I lived in Staten Island, there was a fund. When you were building, you had to put money in the fund for open space.

Vanessa – Midway Avenue – In regard to my issue and the new ordinances, I emailed Amanda in code enforcement. Here is my email response from her. She handed out copies to Mayor and Council. Am I to understand nothing is going to get done? Many issues are still going on and me and my neighbors are still putting up with it.

Mayor Arace – We are working on ordinances. Some passed and we are still working on more.

Lauren Staiger – Yes, some aspects as far as overcrowding, we are still working on. But some issues can be looked at. Parking on lawns, unregistered cars, noise all can be addressed with code enforcement. I am meeting with them tomorrow, and I will follow up with them. Also, short term rentals and parking ordinances on books already.

Vanessa – I am very frustrated. I feel like I should just move. Owners of both of the rental properties do not care.

Joe Markowski – Renaissance – I am new in town and have a question regarding the ordinance procedure? Council President explained the procedure.

Joe Markowski– Can I see a plan for this redevelopment? The clerk stated she would email it to him. He also thanked Rob Sharry, the police and Council for keeping everyone safe for the Renaissance 25th anniversary event.

ADJOURNMENT:

With no other public comments, a motion to close public portion and adjourn the meeting at 6:52 pm was made by Councilman Vaccaro, seconded by Councilman Hankins, and approved by the following roll call: Councilmembers Hankins, Vaccaro, Wallis and Conniff; yea. Ms. Zolezi was absent.

Roxy Conniff
Council President

Teri Giercyk, RMC/CMC
Municipal Clerk

10/23/2023
Date Approved