

**MANCHESTER TOWNSHIP
REGULAR MEETING MINUTES
September 25, 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	- absent
Councilwoman Michele Zolezi	- present
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, Al Yodakis, Martin Lynch, and Capt. Komsa.

APPROVAL OF MINUTES

The Regular and Execution Meeting Minutes from September 11, 2023, were approved upon a motion made by Councilman Hankins, seconded by Councilman Vaccaro and approved by the following roll call: Councilmembers Hankins, Vaccaro, Zolezi and Conniff; yea. Mr. Wallis, absent.

SUBMISSION OF BILLS

#23-370 – Authorizing payment of bills from the Current Fund in the amount of \$1,177,005.32. Councilman Vaccaro stated he examined the bills with Councilman Hankins. Motion to approve was made by Councilman Vaccaro, seconded by Councilman Hankins, and were approved upon the following roll call: Councilmembers Hankins, Vaccaro, Zolezi and Conniff; yea. Mr. Wallis, absent.

#23-371 – Authorizing payment of bills from the Utility Fund – ESA in the amount of \$124,314.19 was approved upon a motion made by Councilman Vaccaro, seconded by Councilman Hankins, and approved upon the following roll call: Councilmembers Hankins, Vaccaro, Zolezi and Conniff; yea. Mr. Wallis, absent.

#23-372 – Authorizing payment of bills from the Utility Fund – WSA in the amount of \$58,400.55 was approved upon a motion made by Councilman Vaccaro, seconded by Councilman Hankins, and approved upon the following roll call: Councilmembers Hankins, Vaccaro, Zolezi and Conniff; yea. Mr. Wallis, absent.

ORDINANCES – First Reading and Introduction

#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, Councilman Vaccaro made a motion to approve, seconded by Councilman Hankins. Roll Call: Councilmembers Hankins, Vaccaro, Zolezi and Conniff; yea. Wallis was absent.

ORDINANCES – Second Reading, Public Hearing, and Final Action

#23-31 –ORDINANCE OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE SALE OF BLOCK 99.17, LOT 2 ON THE MUNICIPAL TAX MAP TO ADAM AND SHELLY LOWE IN ACCORDANCE WITH THE PROVISIONS OF N.J.S.A. 40a:12-13 (b) AND N.J.S.A. 40A:12-13.2 (451 FOSTER STREET; \$403.00)

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, Zolezi and Conniff; yea. Mr. Wallis, absent.

#23-32 - ORDINANCE OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE SALE OF BLOCK 99.17, LOT 36 ON THE MUNICIPAL TAX MAP TO ADAM AND SHELLY LOWE IN ACCORDANCE WITH THE PROVISIONS OF N.J.S.A. 40A:12-13 (b) AND N.J.S.A. 40A:12-13.2 (400 BLEEKER STREET, \$672.00)

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, Zolezi and Conniff; yea. Mr. Wallis, absent.

#23-33 - ORDINANCE OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE SALE OF BLOCK 99.17, LOT 42 ON THE MUNICIPAL TAX MAP TO ADAM LOWE AND SHELLY LOWE IN ACCORDANCE WITH THE PROVISIONS OF N.J.S.A. 40A:12-13 (b) AND N.J.S.A. 40A:12-13.2 (460 BLEEKER STREET; \$403.00)

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, Zolezi and Conniff; yea. Mr. Wallis, 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.

Gail Apgar, Columbus Blvd. - Mrs. Apgar asked for clarification on resolution #23-373.

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

Resolutions #23-373 - #23-385 were offered by one motion by Councilman Hankins, seconded by Councilman Vaccaro and approved by the following roll call: Councilmembers Hankins, Vaccaro, Zolezi and Conniff, yea. Mr. Wallis, absent.

A. FINANCE

#23-373 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE ISSUANCE OF A DUPLICATE TAX SALE CERTIFICATE PURSUANT TO CHAPTER 99 OF THE PUBLIC LAWS OF 1997 FOR BLOCK 1.348 LOT 42 (509 ENGLEMER BLVD.)

#23-374 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE ISSUANCE OF A DUPLICATE TAX SALE CERTIFICATE PURSUANT TO CHAPTER 99 OF THE PUBLIC LAWS OF 1997 FOR BLOCK 1.372 LOT 13 (2305 FAIRFAX ST.)

#23-375 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE ISSUANCE OF A DUPLICATE TAX SALE CERTIFICATE PURSUANT TO CHAPTER 99 OF THE PUBLIC LAWS OF 1997 FOR BLOCK 1.372 LOT 15 (2301 FAIRFAX ST.)

#23-376 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE ISSUANCE OF A DUPLICATE TAX SALE CERTIFICATE PURSUANT TO CHAPTER 99 OF THE PUBLIC LAWS OF 1997 FOR BLOCK 1.368 LOT 22 (429 RIVERSIDE AVE.)

#23-377 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY AUTHORIZING THE REFUNDS REQUESTED BY THE TAX COLLECTOR

#23-378 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE TAX COLLECTOR TO CANCEL TAXES AS TO BLOCK 1.223, LOT 1 FOR A TOTALLY DISABLED VETERAN

#23-379 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE TAX COLLECTOR TO CANCEL TAXES AS TO BLOCK 52.12, LOT 41 FOR A TOTALLY DISABLED VETERAN

B. PURCHASING

#23-380 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE EXTENSION OF BID 21-16 AWARD FOR WELL DRILLING SERVICES TO A.C. SCHULTES INC.

#23-381 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING A REQUIRED DISCLOSURE PROCUREMENT FOR THE AWARD OF 60 UNICATION G5 DUALBAND UHF DIGITAL PAGERS AND ACCESSORIES FROM WIRELESS ELECTRONICS INC

#23-382 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE AWARD OF A REQUIRED DISCLOSURE CONTRACT WITH ALLIED CONTROL SERVICES INC. FOR SUPPLY AND INSTALLATION OF BOOSTER STATION 2, WELL 6 VFD REPLACEMENTS

C. BONDS/ESCROWS

#23-383 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AMENDING RESOLUTION #23-336, 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)

#23-384 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, RELEASING AN ESCROW POSTED BY FUTURE'S TRUST REALTY, BLOCK 60.10 LOT 1 (2473 Route 70)

D. MISCELLANEOUS

#23-385 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, PROVIDING FOR THE INSERTION OF SPECIAL ITEM OF REVENUE FOR OCEAN COUNTY ARP GRANT

REPORTS:

Councilman Hankins – Mr. Hankins stated that he is sure Councilman Vaccaro will cover everything he did.

Councilman Vaccaro – Mr. Vaccaro attended Senior Advisory meeting on September 12th at the Memorial café. Discussed many topics including programs, budgets and Whiting office staffing. On September 19th along with Council President Conniff attended the bi-weekly, in which you know we go over tonight's agenda items. On Saturday, September 23rd Councilwoman Zolezi and myself attended the 50th Anniversary of Leisure Knoll West. On September 23rd myself and Councilman Hankins reviewed the bills. Today, attended the Manchester Coordinating Council meeting. Attending was the superintendent of Manchester schools. Mr. Vaccaro informed the residents of the outcome of the energy aggregation bids. With the high rate, all residents will go back to JCP&L. We will go back out to bid in March of 2024. Mr. Vaccaro mentioned an article in Sundays Asbury Park Press regarding EV infostructure needs to be implemented by 2025. On March 13th I advised the council to go green. JCP&L – converting streetlights to LED. Just a thought, can we explore mini solar panels in parking lots? After months of low covid cases, there has been a spike in NJ. Reminder to now continue to take protective measures for yourself, family, friends and neighbors. That is my report that you Madam President.

Councilwoman Zolezi – Congratulations on Leisure Knolls 50th years, she was honored to attend. She has been in Manchester almost 50 years, and it was nice to walk the halls and see the history. Since the weather has been terrible, she encouraged the residents to be careful.

Council President Conniff – They are still actively working on the 4H program.

Capt. Komsa – He gave an update on the hiring process – 5 candidates. May hire two, as two officers are retiring, and they will be replacements.

PUBLIC COMMENT:

Gail Apgar – Columbus Blvd. – Mrs. Apgar presented a fundraiser mail she received in the mail. It mentions to bring to Whiting City Council for the police. It is from Texas, and she asked if this was a scam. Capt. Komsa responded no one should be giving money to these type of mailers and just throw it in the garbage.

Council President Conniff – We will speak to Mayor's office about sending something out warning residents.

Donna McGlashan – Medford Rd. – Excited to see the article about the Township getting stricter with rentals. She has been here 19 years, and this is not a new problem but glad to see something getting done about it. Also, the school board knows about younger people living in senior villages. School buses are stopping in local areas where no younger children should live.

Vanessa Cisneros Midway Avenue – Questions about zoning codes and parking cars on property. Lauren went over ordinance regulations but suggested contacting the Code Enforcement department with any questions and they can help her.

Councilman Hankins announced that the Fire Department just informed him that the traffic light at Route 37 and Colonial Drive is out. Any residents going that way, please be careful.

With no other public comments, a motion to close public portion was made by Councilman Wallis, seconded by Councilman Vaccaro. Roll call: Councilmembers Hankins, Vaccaro, Wallis, Zolezi and Conniff; yea.

EXECUTIVE SESSION

#23-386- 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 6:32 p.m., seconded by Councilman Hankins. Councilmembers Hankins, Vaccaro, Zolezi, and Conniff; yea. Mr. Wallis, absent.

Motion by Councilman Hankins, seconded by Councilman Vaccaro to leave closed session and resume public session at 8:06 p.m. Roll call: Council Members Hankins, Vaccaro, Zolezi, and Conniff; yea. Mr. Wallis, absent

Motion was made to reconvene public session at 8:07 p.m. was made by Councilman Vaccaro, seconded by Councilman Hankins. Roll call: Councilmembers Hankins, Vaccaro, Zolezi and Conniff; yea. Mr. Wallis, absent

ADJOURNMENT:

There being no further comments or business to come before Council at this time, a motion to adjourn the meeting at 8:07 pm was made by Councilman Hankins, seconded by Councilman Vaccaro, and approved by the following roll call: Councilmembers Hankins, Vaccaro, Zolezi and Conniff; yea. Mr. Wallis, absent.

Roxy Conniff
Council President

Teri Giercyk, RMC/CMC
Municipal Clerk

10/10/2023
Date Approved