

**MANCHESTER TOWNSHIP
REGULAR MEETING MINUTES
October 23, 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	- 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, Tax Assessor Martin Lynch, Chief Dolan, and Capt. Komsa.

APPROVAL OF MINUTES

The Regular and Executive Meeting Minutes from October 10, 2023, were approved upon a motion made by Councilman Hankins, seconded by Councilman Vaccaro and approved by the following roll call: Councilmembers Hankins, Vaccaro, Wallis, and Conniff; yea. Ms. Zolezi abstained due to absence.

SUBMISSION OF BILLS

#23-404 – Authorizing payment of bills from the Current Fund in the amount of \$6,476,399.80; 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, Wallis, Zolezi, and Conniff; yea. Ms. Zolezi abstained from check #2845 in the amount of \$2,012.86.

#23-405 – Authorizing payment of bills from the Utility Fund – ESA in the amount of \$207,293.20 was approved upon a motion made by Councilman Vaccaro, seconded by Councilman Hankins, and approved upon the following roll call: Councilmembers Hankins, Vaccaro, Wallis, Zolezi, and Conniff; yea.

#23-406 – Authorizing payment of bills from the Utility Fund – WSA in the amount of \$153,401.85 was approved upon a motion made by Councilman Vaccaro, seconded by Councilman Hankins, and approved upon the following roll call: Councilmembers Hankins, Vaccaro, Wallis, Zolezi, and Conniff; yea.

ORDINANCES – Second Reading, Public Hearing, and Final Action

#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, Councilwoman Conniff asked if there were any comments from the public.

Mr. Hank Glen – Wycliffe Drive – Questioned the four way stop signs. Hemlock and Holly Hill – four way stop signs, are they legal? Chief Dolan responded there was a separate ordinance passed previously approving the four way stop signs. Yes, they are legal. Conversation between Mr. Glen and Chief Dolan regarding lights and stop signs, especially in private communities. Mr. Glen questioned if there was a four way stop sign at Wilbur and Holly Hill? Chief, said no, that must be a typo. Lauren stated with the amendment, you can still approve ordinance.

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

ORDINANCES – First Reading and Introduction

#23-37 – AN ORDINANCE OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE PURCHASE OF LAND COMMONLY KNOWN AS WHITINGS TERRACE BETWEEN THE TOWNSHIP OF MANCHESTER AND REALTY OWNERSHIP VENTURES, INC. PURSUANT TO N.J.S.A. 40A:12-3 (\$41,628.00)

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 Wallis. Roll Call: Councilmembers Hankins, Vaccaro, Wallis, Zolezi, and Conniff; yea.

#23-38 - AN ORDINANCE OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AMENDING CHAPTER 326 OF THE TOWNSHIP CODE ENTITLED "RENT LEVELING"

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

#23-39 - AN ORDINANCE OF THE TOWNSHIP OF MANCHESTER, IN THE COUNTY OF OCEAN, NEW JERSEY, PROVIDING FOR A SPECIAL EMERGENCY APPROPRIATION OF \$850,000 FOR THE PREPARATION AND EXECUTION OF A COMPLETE PROGRAM OF REASSESSMENT OF REAL PROPERTY FOR THE USE OF THE LOCAL ASSESSOR OF THE TOWNSHIP OF MANCHESTER, IN THE COUNTY OF OCEAN, NEW JERSEY

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, Zolezi, and Conniff; yea.

#23-40 - AN ORDINANCE OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE ACQUISITION OF AN EASEMENT ON A PORTION OF BLOCK 44, LOT 15.05, FROM MANCHESTER APARTMENTS LLC, IN ACCORDANCE WITH N.J.S.A. 40A:12-1 ET SEQ.

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 Wallis. Roll Call: Councilmembers Hankins, Vaccaro, Wallis, Zolezi, and Conniff; yea.

#23-41 - AN ORDINANCE OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING CHAPTER 245 OF THE TOWNSHIP CODE ENTITLED "LAND USE AND DEVELOPMENT"

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 Wallis. Roll Call: Councilmembers Hankins, Vaccaro, Wallis, Zolezi 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. Seeing no comments from Council, Councilwoman Conniff asked if there were any comments from the public on any items on the consent agenda.

Mr. Hank Glenn – Wycliffe Drive – In regard to the reassessment, were we ordered by the County and when was the last one? Martin Lynch responded in 2020 the last reassessment, the County did order us, but before that happens again, now is the best time. There is a greater impact if we wait. Usually it is 1/3 up, 1/3 down and 1/3 stays the same. Mr. Lynch explained the process. This this preparing for the 2025 reassessment. Mr. Glen asked about the union resolutions and if all contracts were complete. Mr. Block responded that we had to make a side agreement with the union for the reassessment. Blue collar contract is complete, white collar is out of date but being worked on now and the police are not due yet.

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

Resolutions #23-407 - #23-423 were offered by one motion by Councilman Vaccaro, seconded by Councilman Hankins and approved by the following roll call: Councilmembers Hankins, Vaccaro, Wallis, Zolezi and Conniff, yea.

A. FINANCE

#23-407- RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY AUTHORIZING THE REFUNDS REQUESTED BY THE TAX COLLECTOR

#23-408 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE TAX COLLECTOR TO CANCEL TAXES AS TO BLOCK 52.07, LOT 34 FOR A WIDOW OF A TOTALLY DISABLED VETERAN

#23-409 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE TAX COLLECTOR TO CANCEL TAXES AS TO BLOCK 61.04, LOT 7 FOR A TOTALLY DISABLED VETERAN

B. GRANTS

#23-410 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING APPLICATION FOR PURCHASE OF AMBULANCE 2024 GRANT BY MANCHESTER TOWNSHIP

C. RECREATION

#23-411 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, EXTENDING CONTRACT OF CC#22-03 HARRY WRIGHT LAKE CONCESSION STAND TO DOWN THE SHORE ICE CREAM

D. PURCHASING

#23-412 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING FIREFIGHTING/ RESCUE EQUIPMENT AND ACCESSORIES PURSUANT TO NEW JERSEY STATE CONTRACT – DIVISION OF PURCHASE AND PROPERTY CONTRACT NJ 17-FLEET-00757/ 17-FLEET-00802

#23-413 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AWARDING A REQUIRED DISCLOSURE CONTRACT TO AND AUTHORIZING THE APPOINTMENT OF GAGLIANO & COMPANY AS TAX APPRAISAL CONSULTANT PURSUANT TO AND IN ACCORDANCE WITH N.J.S.A.19:44A-20.5

E. BONDS/ESCROW

#23-414 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, RELEASING AN ESCROW POSTED BY NJ CVS PHARMACY LLC., BLOCK 96 LOT 4.02 (505 ROUTE 530 WHITING)

#23-415 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, RELEASING ESCROW POSTED BY RIVERSIDE AT MANCHESTER, LLC (BLOCK 1, LOT 1)

F. CONTRACTS/AGREEMENTS

#23-416 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE TAX ASSESSOR TO APPLY FOR A REASSESSMENT OF THE TOWNSHIP OF MANCHESTER

#23-417 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE EXECUTION OF AN AGREEMENT ADDENDUM BETWEEN THE TOWNSHIP OF MANCHESTER AND MARTIN W. LYNCH, CTA, FOR A REASSESSMENT PROGRAM

#23-418 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE EXECUTION OF A SIDE LETTER OF AGREEMENT BETWEEN THE TOWNSHIP OF MANCHESTER AND OPEIU LOCAL 32 SUPERVISOR UNIT

#23-419 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE EXECUTION OF A SIDE LETTER OF AGREEMENT BETWEEN THE TOWNSHIP OF MANCHESTER AND OPEIU LOCAL 32 WHITE COLLAR UNIT

#23-420 - RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE EXECUTION OF A WATER & SEWER DEVELOPERS AGREEMENT WITH MANCHESTER APARTMENTS, LLC

G. MISCELLANEOUS

#23-421 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, APPROVING THE ADOPTION OF THE REVISED EMPLOYEE HANDBOOK FOR THE TOWNSHIP OF MANCHESTER

#23-422 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, ADOPTING A PUBLIC ACCOMMODATION POLICY

#23-423 - RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE EXECUTION OF A LETTER OF ENGAGEMENT WITH FLORIO PERRUCCI STEINHARDT CAPPELLI & TIPTON LLC AND ENVIRONMENTAL LITIGATION GROUP, PC FOR LEGAL SERVICES RELATED TO PFAS LITIGATION

REPORTS:

Councilman Hankins – He attended the Manchester Coordinating Council meeting with Councilman Vaccaro. He was surprised that so many residents did not know about the Do Not Knock ordinance. You can register with the Clerk’s office and receive a sticker for your window. When someone applies for a solicitation permit, the Clerk’s office gives them a list of the houses on the Do Not Knock List. He will also leave out some pamphlets for the HeroCare Connect program for veterans.

Councilman Vaccaro – On October 17th the Mayor, Judy Noonan, Melissa DePalma, and he attended the grand opening of the senior service building in Whiting. On October 17th Council President Conniff and he attended the bi-weekly meeting, which everyone knows is to go over the agenda for tonight’s meeting. October 18th Mayor and he attended the Renaissance Men’s club meeting. He attended the meet the candidates for the Manchester Board of Education. October 21st he reviewed the bills with Mr. Hankins. October 23rd Councilman Hankins and he attended the MCC meeting at Village 5. The guest speaker was Commissioner Vaccari. At the August 14th meeting he announced that my grandson was going into the Marines. On October 22nd we received official notification that he will be a US Marine and graduates on November 3rd. We proudly have two Marines in our family, my son and my grandson. Semper Fi. Remember to vote on November 7th.

Councilman Wallis – He stated that you must be registered to be included on the Do Not Knock list.

Councilwoman Zolezi – October 21st she attended a government course through Rutgers. All of the Council members try to keep up with our training. She acknowledged Veterans Day and thanked all the Veterans.

Council President Conniff – Happy Halloween everyone. Remember, Trick or Trunk is on October 28th.

Chief Dolan – The Police Department will again be participating in No Shave November. All donations will go to Sloan Kettering, since three of our guys were treated there. Per Capt. Komsa report last meeting, we now have an officer in every school. Remember, treat or treating is on Halloween from 2-9pm.

PUBLIC COMMENT:

Donna McGlashan – Medford Rd. – She wanted everyone to know that there is a law firm in Toms River who owns over 17 homes in Crestwood Village 5. With the ordinance for every rental to pay the \$100.00 rental fee, she hopes the Township is collecting all these fees for money for the town.

ADJOURNMENT:

With no other public comments, a motion to close public portion and adjourn the meeting at 6:38 pm was made by Councilman Hankins, seconded by Councilman Vaccaro, and approved by the following roll call: Councilmembers Hankins, Vaccaro, Wallis, Zolezi, and Conniff; yea.

Roxy Conniff
Council President

Teri Giercyk, RMC/CMC
Municipal Clerk

11/13/2023
Date Approved