

**MANCHESTER TOWNSHIP
REGULAR MEETING MINUTES
December 18, 2023**

CALL TO ORDER

The regular meeting of the Manchester Township Council was called to order at 6:00 p.m. by James Vaccaro, Council Vice 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	- present
Councilwoman Roxy Conniff	- absent

The Municipal Clerk also noted for the record that also present were Attorney Chris Dasti, Business Administrator Carl Block, Mark Rohmeyer of Morgan Engineering, CMFO Diane Lapp, and Capt. Komsa.

APPROVAL OF MINUTES

The Regular and Executive Meeting Minutes from November 27, 2023, were approved upon a motion made by Councilman Wallis, seconded by Councilwoman Zolezi, and approved by the following roll call: Councilmembers Wallis, Zolezi, and Vaccaro; yea.

SUBMISSION OF BILLS

#23-454 – Authorizing payment of bills from the Current Fund in the amount of \$7,891,544.84. Councilman Vaccaro stated he examined the bills with Councilman Hankins. Motion to approve was made by Councilman Wallis, seconded by Councilwoman Zolezi, and were approved upon the following roll call: Councilmembers Wallis, Zolezi, and Vaccaro; yea. Zolezi abstained from ck. #2855 in the amount of \$1,436.42.

#23-455 – Authorizing payment of bills from the Utility Fund – ESA in the amount of \$920,366.07 was approved upon a motion made by Councilman Wallis, seconded by Councilwoman Zolezi, and approved upon the following roll call: Councilmembers Wallis, Zolezi, and Vaccaro; yea.

#23-456 – Authorizing payment of bills from the Utility Fund – WSA in the amount of \$123,197.88 was approved upon a motion made by Councilman Wallis, seconded by Councilwoman Zolezi, and approved upon the following roll call: Councilmembers Wallis, Zolezi, and Vaccaro; yea.

ORDINANCES – Second Reading, Public Hearing, and Final Action

#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

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

Carl Block – We had the first reading, and the public hearing at the last meeting. The Pinelands comments were received. John Paul Doyle, the attorney, is here if there are any questions. All issues were resolved. Revised plans are updated, and changes made per Pinelands recommendations.

John Paul Doyle – We worked closely with the Renaissance and the Pinelands and adjusted to their recommendations accordingly.

Karen Argenti – 61 Clear Lake Rd. – I am a member of the Environmental Commission. She spoke of the equator and temperatures in the summer months and the environment. She has concerns for block 62, lots 30 & 31.01. The Environmental Commission discussed and felt we do not have enough information. There are pine snakes, nests, and their habitat. She proceeded to read a letter from Emil Devito regarding the pine snake study and their habitat.

Carl Block – This still must go to the Planning Board.

John Paul Doyle – I appreciate comments. Nothing has moved quickly. We will still have to proceed and go to the Planning Board. Regarding the overall site, there are two areas, and we go by the Pinelands recommendations.

Gail Abgar – Columbus Blvd. – If you came to the last few meetings, this group is excellent. They do care. If you came to other meetings, you would see they care and had presentations.

Joe Markowski – Eleanor Rd. (Renaissance) As a newer resident, I am amazed at the power the Pinelands have. I would like to advocate this plan. Pinelands reviewed and recommended it. It is a good plan.

Jeremy Lange – Mr. Lange gave a brief summary of the project. We have been working on this since 2020. We have done two snake studies. The wetlands had a separate letter from the Pinelands approving recommendation. In the past, there were multiple snake studies done.

Mark Rohmeyer, Morgan Engineering – We worked with Pinelands and the minor changes, per their recommendations, were made.

Councilman Wallis – we have had redevelopment plans before and halfway through, they changed plans. Is there a way to guarantee that that will not happen here?

Chris Dasti – If plans change, they will have to come back to Council and have the ordinance changed.

Councilwoman Zolezi – I have a conflict, so I will abstain.

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

#23-44 – AN ORDINANCE OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, REPEALING AND REPLACING VARIOUS SECTIONS OF THE TOWNSHIP CODE

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

#23-45 – AN ORDINANCE OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AMENDING SALARY RANGES AND POSITIONS OF NON-BARGAINING UNIT EMPLOYEES

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

Councilman Vaccaro asked if any member of Council had any comments on any item on the consent agenda. Seeing no comments from Council, Councilman Vaccaro asked if there were any comments from the public on any items on the consent agenda.

Carl Block received a letter from OPEIU asking to move #23-474 to January's meeting.

Hank Glen – On medical services fees, does that affect the residents? Mr. Block – no.

Hank Glen – Those fees are not posted in the rigs?

Gail Abgar – How is Meals on Wheels funded? Mr. Block – funding comes from the county. Gail – ok, thank you. Since I received a letter asking for money, but it came from Washington.

Seeing no other comments from the public, Councilman Vaccaro closed this portion of the meeting.

Resolutions #23-457 - #23-473 (carry #23-474) were offered by one motion by Councilman Wallis, seconded by Councilwoman Zolezi and approved by the following roll call: Councilmembers Wallis, Zolezi, and Vaccaro; yea.

A. FINANCE

#23-457 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE TAX COLLECTOR TO CANCEL TAXES AS TO BLOCK 38.68, LOT 885.01 FOR A TOTALLY DISABLED VETERAN

#23-458 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE TAX COLLECTOR TO CANCEL TAXES AS TO BLOCK 1.310, LOT 21.01 FOR A TOTALLY DISABLED VETERAN

#23-459 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE REFUNDS REQUESTED BY THE TAX COLLECTOR

#23-460 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING REMOVAL OF OPEN TAXES FOR PROPERTY OWNED BY THE TOWNSHIP

#23-461 – 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

#23-462 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, ESTABLISHING CERTAIN FEES FOR EMERGENCY MEDICAL TRANSPORT

#23-463 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE CHIEF FINANCIAL OFFICER TO MAKE TRANSFERS BETWEEN APPROPRIATIONS IN THE 2023 CALENDAR YEAR BUDGET

B. LICENSING

#23-464 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, APPROVING MOBILE HOME PARK LICENSES FOR THE YEAR 2024 FOR PINE RIDGE AT CRESTWOOD, PINE RIDGE SOUTH, COLONIAL MOBILE HOME COURT, PINE ACRES MANOR, AND RIDGEWAY COMMUNITY GARDEN HOMES

C. PURCHASING

#23-465 – RESOLUTION AUTHORIZING THE RENEWAL OF A COOPERATIVE PURCHASING SYSTEM NAMED THE MANCHESTER ENERGY AGGREGATION PROCUREMENT COOPERATIVE (MEAPC), WITH THE TOWNSHIP OF MANCHESTER AS LEAD AGENCY, FOR THE PURPOSE OF PURCHASING ELECTRIC GENERATION SERVICE AND ENERGY AGGREGATION SERVICES FOR RESIDENTS OF THE TOWNSHIP OF MANCHESTER AND OTHER MEMBER MUNICIPALITIES OF THE MEAPC VIA A GOVERNMENT ENERGY AGGREGATION PROGRAM

#23-466 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE DISPOSITION OR SALVAGE OF OBSOLETE VEHICLE(S) IN THE POSSESSION OF THE TOWNSHIP AT AUCTION ON GOVDEALS.COM

#23-467 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, EXTENDING CONTRACT OF CC#20-10 MITCHELL HUMPHRIES FOR THE DEPARTMENT OF INSPECTION, LAND USE, AND PLANNING MANAGEMENT SOFTWARE

#23-468 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE MAYOR TO EXECUTE AGREEMENT WITH GRANICUS MEETING SOFTWARE

D. BONDS/ESCROW

#23-469 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, RELEASING A PERFORMANCE BOND POSTED BY GREENTREE AT MANCHESTER, A/K/A COVENTRY ESTATES., BLOCK 83 LOT 3

#23-470 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, RELEASING ESCROWS POSTED BY TFE&U CORP. FOR VARIOUS PROPERTIES

E. LEGISLATION

#23-471 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, URGING THE LEGISLATURE TO ADOPT BUDGET AND LEVY CAP EXEMPTIONS FOR PROPERTY/CASUALTY INSURANCE AND CLAIMS

#23-472 - A RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, SUPPORTING OF THE OCEAN COUNTY MEALS ON WHEELS PROGRAM

F. MISCELLANEOUS

#23-473 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING AFFORDABILITY ASSISTANCE GRANT WITH THE OWNER OF AN AFFORDABLE HOUSING UNIT LOCATED AT BIRCHWOOD AT WHITING

G. CONTRACTS/AGREEMENTS

#23-474 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE EXECUTION OF A COLLECTIVE BARGAINING AGREEMENT BETWEEN THE TOWNSHIP OF MANCHESTER AND O.P.E.I.U. LOCAL 32 – SUPERVISOR UNIT – Carry to January 2, 2024 meeting.

REPORTS:

Councilman Vaccaro – On 12/9 myself, Mayor Arace, Councilmembers Conniff, Wallis, and Hankins attended Christmas in the Pines. It was an amazing, fabulous, and incredible event. Tracey Lynch and her staff along with DPW, PD and all the workers did a great job. We all look forward to next year. 12/12 – he attended along with Council President Conniff the bi-weekly, which prepares for tonight’s meeting. 12/16 – myself and Councilman Hankins reviewed the bills. He wished the Council, employees, residents, and everyone a Merry Christmas, Happy Hanukkah, a Belated Hanukkah, and Happy Kwanzaa. Happy Holidays and a Happy New Year 2024. Mr. Vaccaro thanked Council President for her duties, it has been my honor and privilege to serve as Council Vice President and look forward to 2024 and continued good government.

Councilman Wallis – Tracey and everyone went overboard, and it was her best job ever. Christmas in the Pines was a great event. Congratulations to her and her staff. Happy Holidays and a great New Year!

Councilwoman Zolezi – Happy Holidays! Keep in mind those in need and veterans tireless working as we celebrate.

Capt. Komsa – Have a great Holiday!

Chris Dasti – Merry Christmas!

PUBLIC COMMENT:

Joe Markowski – Reorganization meeting January 2, 2024 at 4 pm. What do you reorganize? Chris Dasti – by law, the government reorganizes every year. Appointments for Council President and Vice President, Council liaisons, appointments of professionals, etc.

ADJOURNMENT:

A motion to adjourn the meeting at 6:45 pm was made by Councilwoman Zolezi, seconded by Councilman Wallis, and approved by the following roll call: Councilmembers Wallis, Zolezi, and Vaccaro; yea.

James Vaccaro
Council Vice President

Teri Giercyk, RMC/CMC
Municipal Clerk

1/22/2024
Date Approved