

**MANCHESTER TOWNSHIP
REGULAR MEETING MINUTES
April 8, 2024**

The regular meeting of the Manchester Township Council was called to order at 6:00 p.m. by Council President Roxanne Conniff. The following statement was read by Teri Giercyk, Municipal Clerk:

“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 noted for the record that also present were Attorney Lauren Staiger, Business Administrator Carl Block, Chief Dolan, Capt. Manco, and Mark Rohmeyer, Morgan Engineering. Gary Silvester joined later for Ordinance #24-14.

Judy Noonan stood up and said I want to wish Council President Conniff a Happy Birthday! She led the audience in singing Happy Birthday.

APPROVAL OF MINUTES

The regular and executive meeting minutes of March 25, 2024, were offered upon a motion by Councilman Vaccaro, seconded by Councilman Hankins and approved by the following roll call vote: Councilmembers Hankins, Vaccaro, Zolezi and Coniff, yea. Wallis: absent.

The special meeting minutes of March 27, 2024, were offered upon a motion made by Councilman Vaccaro, seconded by Councilwoman Zolezi and approved by the following roll call vote: Councilmembers Vaccaro, Zolezi, and Conniff, yea. Hankins: abstained due to absence, Wallis: absent.

SUBMISSION OF BILLS

#24-188– Authorizing payment of bills from the Current Fund in the amount of \$5,884,148.81 was offered by Councilman Vaccaro, seconded by Councilman Hankins and approved by the following roll call vote: Councilmembers Hankins, Vaccaro, Zolezi and Coniff, yea. Wallis: absent.

#24-189 – Authorizing payment of bills from the Eastern Service Area in the amount of \$180,884.62 was offered by Councilman Vaccaro, seconded by Councilman Hankins and approved by the following roll call vote: Councilmembers Hankins, Vaccaro, Zolezi and Coniff, yea. Wallis: absent.

#24-190 – Authorizing payment of bills from the Western Service Area in the amount of \$96,675.73 was offered by Councilman Vaccaro, seconded by Councilman Hankins and approved by the following roll call vote: Councilmembers Hankins, Vaccaro, Zolezi and Coniff, yea. Wallis: absent.

ORDINANCES – Second Reading, Public Hearing, and Final Action

#24-14 - AN ORDINANCE OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AMENDING THE TOWNSHIP CODE OF ORDINANCES TO AMEND PORTIONS OF CHAPTER 245, ENTITLED “LAND USE AND DEVELOPMENT” TO REVISE SECTION 245-31, ENTITLED “CAFRA AREA AND PINELANDS NATIONAL RESERVE AREA ZONING DISTRICTS AND REGULATIONS”

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.

Jeff Jerman, River Ave., Point Pleasant – I own many undersized lots in Pine Lake Park. I feel this ordinance is unlawful, both for lot owners and extremely costly and expensive for the Township. I have developed hundreds of undersized lots in Ocean County. When I have been denied, and in every case, I appealed, I won every case. I know what zoning laws permit and don't permit. In the ordinance, 6-D, regional drainage fund. 5% of what assessment are you using? Unacceptable. The fee is for future projects. That is an illegal cost. It contradicts the uniformity clause. In 6A-1, 50' lots not permitted to have basements. Really, why? Small house, no

basement. In the preamble, whereas, nothing can be further from the truth. A 780 maximum square house, in 40 years I never came near these standards, too small. They would not sell. House height – one story, 20’ high. I have 27 applications now and more to come. Now the board would not approve them. It would have to be a D variance and you need 5 of the 7 members to vote yes, and now some of them vote no on all undersized lot. Once denied, it will cost the town money. A builder couldn’t make a profit. Major legal issue as in the Mt. Laurel decision, just the opposite scenario. This is unlawful. The ordinance is unreasonable and completely unlawful. I implore the board to table the ordinance.

Gail Apgar – Columbus Blvd. – I hope you enjoyed your reprimand. That is what it was. Sad. I attend every meeting; people are jamming in basements and builders are making it too much. I will let others speak on the subject, because I am sure everyone here does not want building on the 50’ lots. “The audience agree”.

Tracy McMullin – 1st Ave. – “very upset” I have a 50’ lot next door to me. For years, I was told the lot is not buildable. Now he is building a house on it. I don’t want to look at a house so close to me. The stakes are there already, and this is not right.

Heather Reibsame – 12th Ave. – I have lived in Manchester for 47 years and had a 50’ lot next to me. I have cut the grass and kept maintenance on it. I was never contacted about it. Now he’s building on it. Building on undersized lots is not good.

Rick Joyce – 1st Ave. – This is not good. 50’ lots are not something to build on.

Mark Rohmeyer, Morgan Engineering – We went over what’s in place already and this ordinance just updated what’s in place. This is not new.

Kay Cortes – Monmouth Ave. – We would like to stay in Pine Lake Park and keep it the way it is now. Also, another issue in building on undersized lots in Manchester is going to be huge issues with traffic. Double the number of houses on small lots, means double the cars and double the traffic. We should protect our neighborhood. Building on undersized lots is not the answer.

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

#24-15 - AN ORDINANCE OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AMENDING, SUPPLEMENTING AND REPEALING VARIOUS SECTIONS OF THE TOWNSHIP CODE CONCERNING RECREATION

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

ORDINANCES – First Reading and Introduction

#24-16 - AN ORDINANCE OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AMENDING CHAPTER 245, LAND USE AND DEVELOPMENT, OF THE CODE OF THE TOWNSHIP OF MANCHESTER

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: 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.

Council President Conniff asked if any member of Council had any comments on any item on the consent agenda.

Seeing no comments from Council, Council President 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 #24-191 - #24-204, were considered routine by the Manchester Township Council and were enacted by one motion offered by Councilman Vaccaro, seconded by Councilman Hankins and adopted by the following roll call vote: Councilmembers Hankins, Vaccaro, Zolezi, and Conniff; yea. Wallis: absent.

A. FINANCE

#24-191 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING REFUND OF OPRA FEE OVERPAYMENT

B. RECREATION

#24-192 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, ESTABLISHING CERTAIN FEES FOR SPRING/SUMMER RECREATION PROGRAMS

C. PURCHASING

#24-193 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE AWARD OF BID #24R-05 AUTO REPAIR AND TOWING BID.

#24-194 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AMENDING RESOLUTION #22-275 AUTHORIZING CONTRACT THROUGH LIFELINE EMERGENCY VEHICLES HOUSTON GALVESTON AREA COOPERATIVE (HGAC), NATIONAL COOPERATIVE CONTRACT #AM-10-20

D. BONDS/ESCROW

#24-195 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, RELEASING AN ESCROW POSTED FOR BLOCK 1.366 LOT 27.01 (2101 MANCHESTER STREET

#24-196 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, RELEASING AN ESCROW POSTED BY ATLANTIC SITE CONSTRUCTION FOR BLOCK 1.65 LOT 6 (312 CHAMPLAIN STREET)

E. MISCELLANEOUS

#24-197 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE USE OF PINE LAKE FOR A POLICE ATHLETIC LEAGUE FISHING DERBY

F. CONTRACTS/AGREEMENTS

#24-198 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE EXECUTION OF AN AGREEMENT BETWEEN THE TOWNSHIP OF MANCHESTER AND OPEIU LOCAL 32, AFL-CIO - WHITE COLLAR EMPLOYEES

#24-199 - RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE SETTLEMENT OF LITIGATION INITIATED BY MARCUS STALLWORTH

G. GRANTS

#24-200 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING APPLICATION FOR (SAFER) STAFFING FOR ADEQUATE FIRE AND EMERGENCY RESPONSE GRANT

H. TEMPORARY BUDGET APPROPRIATIONS

#24-201 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING TEMPORARY WATER UTILITY BUDGET EASTERN SERVICE AREA APPROPRIATIONS FOR THE CALENDAR YEAR 2024

#24-202 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING TEMPORARY SEWER UTILITY BUDGET EASTERN SERVICE AREA APPROPRIATIONS FOR THE CALENDAR YEAR 2024

#24-203 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING TEMPORARY WESTERN SERVICE AREA WATER UTILITY BUDGET APPROPRIATIONS FOR THE CALENDAR YEAR 2024

#24-204 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING TEMPORARY WESTERN SERVICE AREA SEWER UTILITY BUDGET APPROPRIATIONS FOR THE CALENDAR YEAR 2024

REPORTS:

Mr. Hankins: I am sure Jim will cover everything, but I have one thing. June 1st is the Fishing Derby at Pine Lake Park. Come out and have a good time.

Mr. Vaccaro: Thank you, Council President. Council and I wish Roxy a Happy Birthday. Welcome everyone to the Manchester Council meeting, the gemstone of the Jersey shore. On 3/27 – I attended in person and other attended on zoom, the bid opening for the Energy Aggregation program. There was no award, as the bids came in high. It will stay open for 120 days. On 3/27, after I attended numerous meetings, I attended the New Horizons grand opening. April is Autism Acceptance month. 4/1 – I attended the Planning Board meeting as a Class 3 member. 4/2 – I attended along with Council President Conniff, the bi-weekly meeting, which prepares agenda for tonight’s meeting. 4/3 – I along with Mayor Arace attended pizza with a cop at Café Napoli. 4/6 – all council members and mayor attend the opening ceremonies for the Manchester Little League. 4/6 – myself and Councilman Hankins reviewed the bills. I want to follow up on the 10-year Master Plan with an energy audit, which is already in process. Madam President, thank you and that concludes my report.

Ms. Zolezi: In regard to the Fishing Derby, hooked on fishing instead of hooked on drugs is a great program. The Manchester Little League opening day in its 61st year was wonderful. It is great to see residents there. I wanted to touch base since the next meeting is April 22nd that April 22nd is Earth Day. To all the residents here, on the ordinance approved tonight. We have wonderful staff and excellent professionals working together. It is important to note, by the time it gets here, it’s well thought out and looked at.

Mrs. Conniff: Thank you, yes, regarding the ordinance, it’s a process. We must look at overbuilding and drainage issues. I attended Manchester Little League opening day in its 61 years. It is a wonderful organization. I attended New Horizons grand opening with the Mayor. The owner is a Manchester native.

Chief Dolan: We had pizza with a cop on April 3rd, due to the rain we might have another date. It is the anniversary of Corp. Scott Thompson, and we will be having a memorial workout on April 10th.

Gary Sylvester – Ordinance #24-16 were changes mandated by Pinelands. The undersize lot ordinance were changes proposed by the engineer and attorney reviewed. Drainage issues were looked at. Building on a nonconforming 50’ lot which is half the size of a conforming lot means building half a house. No basement helps with the drainage issues.

Councilwoman Zolezi – thank you. This will help mitigate drainage issues with no basement. Gary – yes.

Council President Conniff to Gary, will you stay after the meeting if anyone has questions? Gary – yes.

PUBLIC:

Joe Markowski – Eleanor Rd. – Where is the Fishing Tournament?

Councilman Hankins – in Pine Lake Park.

Where I am from, Staten Island, we had overdevelopment. They had to form a downsizing commission to try to control it. I am glad to hear we are doing something about it now. Thank you.

ADJOURNMENT

There being no further comments or business to come before Council at this time, the meeting was adjourned at 6:55 p.m. upon a motion by Councilman Vaccaro, seconded by Councilman Hankins and approved by the following Roll call vote: Councilmembers Hankins, Vaccaro, Zolezi, and Conniff; yea. Wallis: absent.

Roxanne Conniff
Council President

Teri Giercyk, RMC/CMC
Municipal Clerk

4/22/2024
Date Approved