

**MANCHESTER TOWNSHIP
REGULAR MEETING MINUTES
March 25, 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	- present
Councilwoman Michele Zolezi	- present
Councilwoman Roxy Conniff	- present

The Municipal Clerk noted for the record that also present were Mayor Arace, Attorney Lauren Staiger, Business Administrator Carl Block, CMFO Diane Lapp, Chief Dolan, Capt. Manco, and Al Yodakis.

PRESENTATION

Presentation on Community Solar Program by Gabel Associates (Loren Altshuler and Belle Gabel) Discussion on eligibility and how the program will work. There are 10 developers interested in putting in bids, and a contract will be awarded on May 13th. The program is run through NJ BPU and solar panels can be within 15 miles of the Manchester borders. To opt in, they will be going by 80% of the LMI threshold which will be \$104,240.00 or below. In Manchester, 700 households can participate. There is no cost to participate. Launch program-1/1/2025.

PROCLAMATIONS

Proclamation for Vietnam Veteran’s Day presented to Roger Grenier.

Proclamation for National Library Week presented to Rachel Cantor.

MAYORAL APPOINTMENTS – READ INTO RECORD

Memo from Mayor for appointments – Economy Board - Tim Umlauf and Yansi Fugel.

APPROVAL OF MINUTES

The regular and executive meeting minutes of March 11, 2024, was offered upon a motion by Councilman Vaccaro, seconded by Councilman Wallis and approved by the following roll call vote: Councilmembers Hankins, Vaccaro, Wallis, Zolezi and Coniff, yea.

SUBMISSION OF BILLS

#24-175– Authorizing payment of bills from the Current Fund in the amount of \$1,165,245.19 was offered by Councilman Vaccaro, seconded by Councilman Hankins and approved by the following roll call vote: Councilmembers Hankins, Vaccaro, Wallis, Zolezi and Coniff, yea.

#24-176 – Authorizing payment of bills from the Eastern Service Area in the amount of \$111,372.54 was offered by Councilman Vaccaro, seconded by Councilman Hankins and approved by the following roll call vote: Councilmembers Hankins, Vaccaro, Wallis, Zolezi and Coniff, yea.

#24-177 – Authorizing payment of bills from the Western Service Area in the amount of \$86,607.25 was offered by Councilman Vaccaro, seconded by Councilman Hankins and approved by the following roll call vote: Councilmembers Hankins, Vaccaro, Wallis, Zolezi and Coniff, yea.

ORDINANCES – Second Reading, Public Hearing, and Final Action

#24-10 - ORDINANCE OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE SALE OF BLOCK 1.268, Lot 36 ON THE MUNICIPAL TAX MAP TO K. SARAMA, LLC., IN ACCORDANCE WITH THE PROVISIONS OF N.J.S.A. 40A:12-13 (b) AND N.J.S.A. 40A:12-13.2 (1123 Madison Avenue; \$60,000.00)

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

#24-11 - ORDINANCE OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE SALE OF BLOCK 1.347, LOT 11 ON THE MUNICIPAL TAX MAP TO HILLEL GRES and ADINA GRES, IN ACCORDANCE WITH THE PROVISIONS OF N.J.S.A. 40A:12-13 (b) AND N.J.S.A. 40A:12-13.2 (616 Grinnell Avenue; \$65,455.00)

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

#24-12 - ORDINANCE OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, FOR CALENDAR YEAR 2024, TO EXCEED THE MUNICIPAL BUDGET COST OF LIVING ALLOWANCE AND TO ESTABLISH A CAP BANK PURSUANT TO N.J.S.A. 40A:4-45.15a

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, Wallis, Zolezi, and Conniff; yea.

#24-13 - AN ORDINANCE OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY AMENDING CHAPTER 242 ENTITLED "LANDLORD REGISTRATION" AND ESTABLISHING CHAPTER 244 OF THE TOWNSHIP CODE ENTITLED "HOUSING STANDARDS"

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, Wallis, Zolezi, and Conniff; yea.

ORDINANCES – First Reading and Introduction

#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, 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.

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 #24-178 - #24-185, 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, Wallis, Zolezi, and Conniff; yea.

A. FINANCE

#24-178 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY AUTHORIZING THE REFUNDS REQUESTED BY THE TAX COLLECTOR

B. GRANTS

#24-179 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING AN ENABLING RESOLUTION FOR SUPPLEMENTAL FUNDING REQUEST WITH THE STATE OF NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION, GREEN ACES PROGRAM

C. RECREATION

#24-180 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE EXECUTION OF A LEASE AGREEMENT WITH CASSONE LEASING, INC.

#24-181 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE EXECUTION OF A CONTRACT WITH PARADISE ISLAND ENTERTAINMENT

D. PURCHASING

#24-182 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE AWARD OF BID # 24-09 EMERGENCY CONTRACTING SERVICES TO CREST CONSTRUCTION GROUP

E. BONDS/ESCROW

#24-183 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, RELEASING AN ESCROW POSTED BY RAYMOND WYSOKOWSKI FOR BLOCK 99.125 LOT 5 (2051 HARRISON AVENUE)

#24-184 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, RELEASING AN ESCROW POSTED BY REDEEMER LUTHERAN CHURCH FOR A PROJECT LOCATED AT BLOCK 77 LOT 12 (2309 ROUTE 70)

F. APPOINTMENT

#24-185 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AWARDED A CONTRACT TO AND AUTHORIZING THE APPOINTMENT OF BRIAN K. WILKIE ESQ. AS ALT. MUNICIPAL PROSECUTOR PURSUANT TO AND IN ACCORDANCE WITH N.J.S.A. 19:44A-20.4 ET SEQ.

REPORTS:

Mr. Hankins: Thank you but I attended everything with Councilman Vaccaro, so I am sure he will cover it.

Mr. Vaccaro: Thank you, Council President. On 3/12 I attended the Renaissance Board of Trustees meeting. Also on 3/12, Councilman Hankins, Sgt. Sharry and I attended the new Roosevelt City NJDEP forest fire break. 3/13 Council President Conniff and I attend the bi-weekly meeting, and as everyone knows, we prepare for tonight's meeting. On 3/20 I attended the general meeting at Renaissance and on April 17th the speaker will be Mayor Arace. 3/23 myself and Councilman Hankins reviewed the bills. 3/25 Councilman Hankins and I attended the Council coordinating meeting at Crestwood village 5. Senior Services started the Senior Social program for resident 60 and older. If anyone is interested, please call Melissa DePalma at senior services. Madam President, thank you and that concludes my report.

Mr. Wallis: The recreation department had their Easter Egg Hunt. Congratulations to Tracy Lynch and the recreation department. Due to the rain, they had a plan B and did a great job. The High School kids volunteered.

Ms. Zolezi: Yes, the Easter egg hunt was an absolute fantastic event. The children were fabulous. On Saturday, I attended the music production at the High School "Rock of Ages". They did a great job. Regarding the comment to the squatter issue in residences while homeowners are away for the winter month or out of town; this is a reminder to be good neighbors and vigilant community members. Look out for one another. If celebrating, I want to wish everyone a wonderful Easter.

Mrs. Conniff: I would like to congratulate Mrs. Pedroza, Manchester's first women superintendent. Councilwoman Zolezi and I attended Challenge Day at the school. It is run by a great organization. Also, New Horizons in Autism will be coming to Manchester. Grand Opening will be on Wednesday.

Mayor Arace: none

Chief Dolan: We had Coffee with Cops at Starbucks, Jordan Weed did a great job. Pizza with Police will be on April 3rd at Café Napoli. Happy Easter.

PUBLIC:

Felicia Finn – Paterson Avenue – How will choosing to opt in be done for solar? Also, only 700 people? There are a lot more people who would need it.

Loren-Gabel – choosing will be done by Manchester and Gabel.

Felicia – I wish it could be more. I hope the 700 people are the ones in need first.

Councilwoman Zolezi – How was 700 people established?

Gabel – the unit determines maximum benefit. With 5 MW, it calculates to 700 homes.

Karen Perry – Thornbury Lane – First, nice picture of Councilman Wallis and Councilwoman Zolezi with the Easter bunny. To Councilman Vaccaro, you mentioned Senior Social event. I did not know anything about it. Judy Noonan answered that she sent a flyer to each of the villages. Karen Perry – what does it entail? Different events. Chair yoga, painting, bingo lunch, lunch with the mayor. It varies. They are also looking for suggestions for future events. Karen Perry – with the solar, only 700 people maximum. Take into consideration the number of people who could use the savings.

Councilman Vaccaro asked Gabel, with the \$104,000.00, is that gross? With pension, SS and stocks that go up and down, how do they calculate? Loren – Gabel – it is a honor system and you attest to the income.

Judy Noonan – Stonybrook – A lot of people will push back with the 700 number. I work with the high school with the computer program with the seniors. These students have a lot of patience. It is a great program. Thank you for the Anchor program resolution. I called and was advised that the state is sending out the checks in batches. I would like to address an issue, squatters. Squatters started in England and came to America. I'm concerned about squatters, and it is difficult to get squatters out of the house. We have been lucky to be in a cocoon here in Manchester without these issues, but it could still happen. To Council and Chief Dolan, please think about it and investigate.

Judy Kuhmichel – Country Walk – I am concerned with the 700 people maximum. Pinpoint the people who need it most.

Carl Block – With the BPU allowance, we can look at another program if this one is successful.

Tom Farrell – Hudson- I couldn't agree more with Mr. Block. Do we have an obligation to consume the 5 megawatts? Gabel – no, if not totally used, it goes back into the grid.

Gail Apgar – Columbus Blvd. – With the Anchor program, I always worry about state programs. The squatter thing. I am very worried about it. I believe if the squatter is there for more than 30 days, they become a tenant. Very hard to get them out.

Councilman Hankins – Judy, Manchester is a bubble not a cocoon. Our police work very hard and try to keep the problems in other towns, out of Manchester.

Councilwoman Zolezi – regarding the squatter issue, reminding us to be good neighbors. We should look out for each other.

With no further public comments, Council President Conniff asked for a motion to close public comment at 7:20 p.m. A motion was made by Councilman Vaccaro, seconded by Councilman Wallis. All yeas.

EXECUTIVE SESSION

#24-185 - 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

A motion was made to go into executive session by Councilman Hankins, seconded by Councilman Wallis and approved by the following Roll call vote: Councilmembers Hankins, Vaccaro, Wallis, Zolezi, and Conniff; yeas.

A motion was made to come out of executive session and reconvene to regular session was made by Councilman Hankins, seconded by Councilman Wallis and approved by the following Roll Call: Councilmembers Hankins, Vaccaro, Wallis, Zolezi, and Conniff; yea.

ADJOURNMENT

There being no further comments or business to come before Council at this time, the meeting was adjourned at 8:55 p.m. upon a motion by Councilman Hankins, seconded by Councilman Wallis and approved by the following Roll call vote: Councilmembers Hankins, Vaccaro, Wallis, Zolezi, and Conniff; yea.

Roxanne Conniff
Council President

Teri Giercyk, RMC/CMC
Municipal Clerk

4/8/2024
Date Approved