

**MANCHESTER TOWNSHIP  
REGULAR MEETING MINUTES  
May 13, 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	- absent
Councilwoman Roxy Conniff	- present

The Municipal Clerk noted for the record that also present were Township Attorney Lauren Staiger, Mayor Robert Arace, Business Administrator Carl Block, CMFO Diane Lapp, and Chief Ellis.

**APPROVAL OF MINUTES**

The regular and executive meeting minutes of April 22, 2024, were offered upon a motion by Councilman Vaccaro, seconded by Councilman Hankins and approved by the following roll call vote: Councilmembers Hankins, Vaccaro, Wallis, and Conniff, yea. Zolezi, absent

**SUBMISSION OF BILLS**

**#24-225** – Authorizing payment of bills from the Current Fund in the amount of \$19,538,392.25 was offered by Councilman Hankins, seconded by Councilman Wallis and approved by the following roll call vote: Councilmembers Hankins, Vaccaro, Wallis, and Conniff, yea. Zolezi, absent

**#24-226** – Authorizing payment of bills from the Eastern Service Area in the amount of \$308,186.20 was offered by Councilman Vaccaro, seconded by Councilman Hankins and approved by the following roll call vote: Councilmembers Hankins, Vaccaro, Wallis, and Conniff, yea. Zolezi, absent

**#24-227** – Authorizing payment of bills from the Western Service Area in the amount of \$191,964.60 was offered by Councilman Vaccaro, seconded by Councilman Hankins and approved by the following roll call vote: Councilmembers Hankins, Vaccaro, Wallis, and Conniff, yea. Zolezi, absent

**ORDINANCES – First Reading and Introduction**

**#24-17 - AN ORDINANCE OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AMENDING PORTIONS OF CHAPTER 245, ENTITLED “LAND USE AND DEVELOPMENT” TO AMEND SECTION 245-84 ENTITLED “STORMWATER MANAGEMENT”**

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, and Conniff, yea. Zolezi, absent.

**#24-18 – BOND ORDINANCE PROVIDING FOR THE REPLACEMENT OF A WATER MAIN AT NORTH BUCKINGHAM DRIVE, APPROPRIATING \$2,200,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$2,200,000 BONDS AND NOTES TO FINANCE A PORTION OF THE COSTS THEREOF, AUTHORIZED IN AND BY 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 Vaccaro made a motion to approve, seconded by Councilman Hankins. Roll Call: Councilmembers Hankins, Vaccaro, Wallis, and Conniff, yea. Zolezi, absent

**#24-19 – BOND ORDINANCE PROVIDING FOR THE ACQUISITION OF COMMUNICATION CENTER UPGRADES AND RELATED EXPENSES FOR THE TOWNSHIP POLICE DEPARTMENT, APPROPRIATING \$4,600,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$4,370,000 BONDS AND NOTES TO FINANCE A PORTION OF THE COSTS THEREOF, AUTHORIZED IN AND BY 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 Vaccaro made a motion to approve, seconded by Councilman Hankins. Roll Call: Councilmembers Hankins, Vaccaro, Wallis, and Conniff, yea. Zolezi, absent

**#24-20 – BOND ORDINANCE PROVIDING FOR VARIOUS WATER UTILITY IMPROVEMENTS TO THE EASTERN SERVICE AREA OF THE TOWNSHIP OF MANCHESTER, APPROPRIATING \$4,145,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$4,145,000 BONDS AND NOTES TO FINANCE A PORTION OF THE COSTS THEREOF, AUTHORIZED IN AND BY 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 Vaccaro made a motion to approve, seconded by Councilman Hankins. Roll Call: Councilmembers Hankins, Vaccaro, Wallis, and Conniff, yea. Zolezi, absent.

**#24-21 – BOND ORDINANCE PROVIDING FOR VARIOUS WATER UTILITY IMPROVEMENTS TO THE WESTERN SERVICE AREA OF THE TOWNSHIP OF MANCHESTER, APPROPRIATING \$5,669,750 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$5,669,750 BONDS AND NOTES TO FINANCE A PORTION OF THE COSTS THEREOF, AUTHORIZED IN AND BY 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 Vaccaro made a motion to approve, seconded by Councilman Hankins. Roll Call: Councilmembers Hankins, Vaccaro, Wallis, and Conniff, yea. Zolezi, absent

**#24-22 - BOND ORDINANCE PROVIDING FOR VARIOUS CAPITAL IMPROVEMENTS AND THE ACQUISITION OF VARIOUS CAPITAL EQUIPMENT, APPROPRIATING \$5,400,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$5,130,000 BONDS AND NOTES TO FINANCE A PORTION OF THE COSTS THEREOF, AUTHORIZED IN AND BY 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 Vaccaro made a motion to approve, seconded by Councilman Hankins. Roll Call: Councilmembers Hankins, Vaccaro, Wallis, and Conniff, yea. Zolezi, 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 #24-228 - #24-246, 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, and Conniff, yea. Zolezi, absent.**

### **A. FINANCE**

**#24-228 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY AUTHORIZING THE REFUNDS REQUESTED BY THE TAX COLLECTOR**

**#24-229 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING 38.22, LOT 422.03 FOR A TOTALLY DISABLED VETERAN**

**#24-230 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING 100.02, LOT 46 FOR A TOTALLY DISABLED VETERAN**

**#24-231 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING 75.112, LOT 53 FOR A TOTALLY DISABLED VETERAN**

**#24-232 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN AMENDING THE CASH MANAGEMENT PLAN FOR THE TOWNSHIP OF MANCHESTER TO INCLUDE CYBERSECURITY GUIDELINES**

### **B. PURCHASING**

**#24-233 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING CONTRACT THROUGH BERGEN COUNTY COOPERATIVE PRICING SYSTEM #206BCPS – FOR STRYKER MEDICAL #438-22 BID #22-14**

**#24-234 - RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF MANCHESTER AUTHORIZING THE HIRING OF LEAD EVALUATION CONTRACTOR CONSULTING SERVICES FOR THE TOWNSHIP OF MANCHESTER THROUGH THE COMPETITIVE CONTRACTING PROCESS**

### **C. BONDS/ESCROWS**

**#24-235 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, RELEASING AN ESCROW POSTED, FOR A PROJECT LOCATED AT BLOCK 45.07 LOT 8 (22 NATHAN AVENUE)**

**#24-236 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, RELEASING BONDS AND ESCROWS POSTED BY GREENTREE AT MANCHESTER, A/K/A COVENTRY ESTATES, BLOCK 38 LOT 3**

**#24-237 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, RELEASING ESCROWS POSTED BY TFE&U CORP. FOR VARIOUS PROPERTIES**

**#24-238 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, RELEASING MAINTENANCE BOND AND CASH ESCROWS FOR A PROJECT KNOWN AS WHITING STORAGE URBAN RENEWAL LLC, FOR BLOCK 102 LOT 2 (2121 LAKE ROAD)**

#### **D. LEGISLATION**

**#24-239 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, CALLING FOR THE MODERNIZATION OF THE OPEN PUBLIC RECORDS ACT (OPRA) AND THE SWIFT PASSAGE OF S-2930/A-4045**

#### **E. CONTRACTS/AGREEMENTS**

**#24-240 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE EXECUTION OF A SHARED SERVICE AGREEMENT BETWEEN THE TOWNSHIP OF MANCHESTER AND THE COUNTY OF OCEAN FOR FY24 OCEAN COUNTY SHERIFF'S TRAFFIC ENFORCEMENT PROGRAM**

**#24-241 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE EXECUTION OF AN AGREEMENT WITH QUALITY INN, MANCHESTER**

**#24-242 – RESOLUTION OF THE MANCHESTER TOWNSHIP, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE EXECUTION OF VARIOUS DOCUMENTS BY THE TOWNSHIP IN CONNECTION WITH THE LANDFILL SOLAR PROJECT**

**#24-243 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE EXECUTION OF AN AMENDED AGREEMENT BETWEEN THE TOWNSHIP OF MANCHESTER AND OPEIU LOCAL 32, AFL-CIO - WHITE COLLAR EMPLOYEES**

**#24-244 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE EXECUTION OF A REVISED AGREEMENT BETWEEN THE TOWNSHIP OF MANCHESTER AND OPEIU LOCAL 32, AFL-CIO - WHITE COLLAR EMPLOYEES**

**#24-245 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE EXECUTION OF AN EMPLOYMENT AGREEMENT WITH THE CHIEF OF POLICE FOR THE TOWNSHIP OF MANCHESTER**

#### **F. MISCELLANEOUS**

**#24-246 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, OPTING OUT OF THE EMERGENCY INSPECTION PROGRAM PURSUANT TO N.J.A.C. 5:23-4.25 ET SEQ.**

## **REPORTS:**

**Mr. Hankins:** On May 19<sup>th</sup> Manchester Fire Department will be having a car wash from 10 am – 2pm. On 5/2, I attended the Community and Urban Affairs meeting. Bills S2580 and S4928 were discussed, and I supported both of those bills. On June 24<sup>th</sup> the Manchester PBA will be having a golf outing supporting Buddies over Bullies.

**Mr. Vaccaro:** Thank you, Council President, and welcome everyone. Welcome back Mr. Glenn. I want to wish a Happy Mother's day to all mothers. Everyone should be proud to be a Manchester resident, the Gemstone of the Jersey Shore. With the police, EMS, fire, employees, and everyone who everyday achieves the status that Manchester Township is the best place to live. On 4/25, I attended a presentation from the Brain Injury Alliance on pedestrian safety. On 4/30, I attended Chief Dolan's last muster. And on May 1<sup>st</sup> along with all council and mayor attended the swearing in of our 8<sup>th</sup> chief. Antonio Ellis. I stand in your honor. On 5/6, I attended Manchester's Planning Board meeting. 5/7, I attended along with Council President Conniff and the Mayor our bi-weekly meeting. On 5/8, I attended the Renaissance re-assessment process meeting. On Saturday evening, May 11<sup>th</sup> myself and Councilman Hankins reviewed the bills. I received sad news, that the Senior Social program on the East side of town was cancelled due to lack of participation. The programs on the west side are well attended. Madam President, thank you and that concludes my report.

**Mr. Wallis:** I would like to congratulate the Chief; it is well deserved.

**Mrs. Conniff:** Reminder, the next meeting is Tuesday, May 28<sup>th</sup> due to the holiday on Monday. Also, congratulations to Chief Ellis. We are very excited to have you as Chief.

**Mayor Arace:** I also want to congratulate Chief Ellis. On May 28<sup>th</sup>, I will be giving a presentation on the budget. Today I attended the Senior Services luncheon. It was well attended. To all the mom's, Happy Mother's day.

**Chief Ellis:** Thank you for all the well wishes and kind words. I just want to let everyone know that on Monday, May 27<sup>th</sup> there will be a Memorial Day ceremony.

## **PUBLIC:**

Council President Conniff reminded everyone how to conduct ourselves during public comment. Please do not shut out. Please come to the microphone and state your name and address.

Linda – 5<sup>th</sup> Ave., PLP – Is that the senior outreach that the councilman spoke of that was cancelled?

Mayor – yes, in the east side of town. We have sent messages out, put in the Manchester Times, sent flyers out to the all the HOA's and asked each association to put it in their newsletter but we still had low participation on the east side. The EMS building in Whiting now has senior services three days a week on Tuesdays, Wednesdays, and Thursdays.

Linda – thank you. I have a question regarding the area of the jughandle on Commonwealth Blvd. Is it going to be apartments or retail? Mayor – both. That property was subdivided into three parcels. It was originally supposed to be retail, stores, and apartments. Now the plan is apartments and a self-storage, but with the look of retail. No orange doors, with trees around the property. He shows a picture of the proposed area.

Linda – how many apartments will there be?

Chief responded – 210 apartments. They will also be redoing the jughandle.

Donna McGlashon – Medford Rd. – I hope this chief stays around. It seems there have been a lot of chiefs in Manchester lately and the last one (Nolan) didn't stay long. Up north, the chiefs stay around seem to stay forever and it gives the town continuity.

Chief – I look to calm the waters and give stability.

Karen Perry – Thornberry Ln. – by next year the chief will have gray hair. Lol. On the east side, I live in Leisure Village West, I don't see much about Manchester services.

Judy responded – I send it to every HOA and tell the associations to post it and put it in their newsletter.

Karen – I am sick of ignorant people complaining on Facebook in Pine Lake Park, but do not come to meetings. If they have complaints or questions, they need to stop posting and come to meetings.

Joe Markowski – Eleanor Rd. – Congratulations Chief. On the bond ordinances totaling approximately 22 million dollars, I am interested in the timing of these and the wording portion of cost.

Carl – timing is in the budget cycle. We will be approving the budget soon.

Mayor – I will be outing everything in the budget presentation. I will identify reimbursements and programs in place.

Carl – with the bond ordinances – it is debt authorization. The financing must be in place. Even if we will be getting reimbursed, we must finance first, lay the money out and then get reimbursed. The portion is the part funded.

Gail Apgar – Columbus Blvd. – me and my friend tried going to the lunch today to speak with the mayor, but we didn't realize we had to make reservations to get in. Parking is limited there. It is true that Somebody Cares is going to close for the entire summer.

Mayor – yes, I have heard that. If you have any questions or need assistance, you can contact senior outreach.

Gail – there was a day that a friend called 911 to go to the hospital and was told that since it is not a bleeding situation, there would be a long wait if at all. I do understand on that date there were two big car crashes and his was not a bleeding situation, but an ambulance did finally get there. On this Anchor thing – please do not start me on this. I hate, hate the Anchor program. The deadline was December 29<sup>th</sup> and after many tries to call and waiting on hold to get an application and with the holidays in December, I stopped calling. I got a letter this week, and it was a denial because I didn't make the deadline. I wrote a letter and need to get all my doctors to sign off on everything. I can do that because I am able, but some people are not able to do this. One more question, the parcel of land on Rt. 37 right before Colonial Drive. The sign says sold, but who bought the property and what is going on there?

Mayor – you can contact the building department or Gary Sylvester and maybe he can help you with your questions.

Gail – Last question, if there was an issue with a mentally impaired person, I was wondering if a social worker could go to the house? In Crestwood there are duplexes and attached houses. There is a person who always gets loud and yells but seems to be impaired. The attached neighbor had to put up sound barriers in his house.

Chief – We have services that could assist. If someone contacts us, we can contact people who can help.

**ADJOURNMENT**

There being no further comments or business to come before Council at this time, public comment session was closed and the meeting was adjourned at 6:50 p.m. upon a motion by Councilman Hankins, seconded by Councilman Wallis and approved by the following Roll call vote: Councilmembers Hankins, Vaccaro, Wallis, and Coniff, yea. Zolezi, absent

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Roxanne Conniff  
Council President

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Teri Giercyk, RMC/CMC  
Municipal Clerk

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5/28/2024  
Date Approved