

**MANCHESTER TOWNSHIP
REGULAR MEETING MINUTES
June 10, 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 Township Attorney Lauren Staiger, Business Administrator Carl Block, CMFO Diane Lapp, Chief Ellis, and Andrew Conte of Gabel & Associates.

APPROVAL OF MINUTES

The regular meeting minutes of May 28, 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 Conniff, yea. Wallis-absent.

SUBMISSION OF BILLS

Councilman Vaccaro stated that Councilman Hankins and himself reviewed the bills for tonight’s meeting.

#24-256 – Authorizing payment of bills from the Current Fund in the amount of \$6,156,753.60 was offered by Councilman Vaccaro, seconded by Councilman Hankins and approved by the following roll call vote: Councilmembers Hankins, Vaccaro, Zolezi and Conniff, yea. Wallis-absent.

#24-257 – Authorizing payment of bills from the Eastern Service Area in the amount of \$165,172.95 was offered by Councilman Vaccaro, seconded by Councilman Hankins and approved by the following roll call vote: Councilmembers Hankins, Vaccaro, Zolezi and Conniff, yea. Wallis-absent.

#24-258 – Authorizing payment of bills from the Western Service Area in the amount of \$80,247.48 was offered by Councilman Vaccaro, seconded by Councilman Hankins and approved by the following roll call vote: Councilmembers Hankins, Vaccaro, Zolezi and Conniff, yea. Wallis-absent.

ORDINANCES – Second Reading, Public Hearing, and Final Action

#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, Councilwoman Conniff asked if there were any comments from the public. Carl Block stated we will have the public hearing and discussion, but we will carry this ordinance until the June 24, 2024 meeting.

Mr. Hank Glen – Wycliff Drive –If I had a tree on my property that is dying and I want to remove it, will I need a permit?

Lauren – we are using the model ordinance by the Pinelands. We still have to review the ordinance.

Mr. Glen – what is the penalty if I don’t get a permit?

Lauren – the minimum and maximum determined by the judge, which I believe is \$250.00 to \$1750.00.

Seeing no further comments from public, Councilman Vaccaro made a motion to close public comments and carry ordinance to June 24, 2024, seconded by Councilman Hankins. Roll Call: Councilmembers Hankins, Vaccaro, Zolezi, and Conniff; yea. Wallis-absent.

#24-23 – ORDINANCE OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING CHAPTER 372, ARTICLE II OPENINGS AND EXCAVATIONS

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 close public comments and approve, seconded by Councilman Hankins. Roll Call: Councilmembers Hankins, Vaccaro, Zolezi, and Conniff; yea. Wallis-absent.

#24-24 - ORDINANCE OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE SALE OF BLOCK 1.276, LOT 17 ON THE MUNICIPAL TAX MAP TO MARCEL ROTTENBERG AND RACHEL ROTTENBERG IN ACCORDANCE WITH THE PROVISIONS OF N.J.S.A. 40A:12-13 (b) AND N.J.S.A. 40A:12-13.2 (624 LAWRENCE AVENUE; \$10,000.00)

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 close public comments and approve, seconded by Councilman Hankins. Roll Call: Councilmembers Hankins, Vaccaro, Zolezi, and Conniff; yea. Wallis-absent.

#24-25 - 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.

Seeing no 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.

ORDINANCES – First Reading and Introduction

#24-26 - AN ORDINANCE OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING CHAPTER 424 OF THE TOWNSHIP CODE ENTITLED “VEHICLES AND PARKING STORAGE”

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 Councilwoman Zolezi. 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.

Mr. Hank Glen – Aren’t we pressing our tax assessor a little too far? We are in a re-evaluation and hired outside help. How are we going to manage adding Plumsted?

Gail Apgar – Columbus Blvd. – regarding the Barn, they need help. Can someone reach out to them. She is trying to feed so many people and needs assistance.

Carl – The Mayor was in contact with her and looking into County grants.

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

Resolutions #24-265 – #24-268 were tabled until after executive session upon a motion made by Councilman Vaccaro, seconded by Councilman Hankins with the following roll call: Councilmembers Hankins, Vaccaro, Zolezi and Conniff, yea. Wallis-absent.

Resolutions #24-259 - #24-264 and #24-269 - #24-273, 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

#24-259 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, REFUNDING A CONSTRUCTION PERMIT PAYMENT TO DONNA ANTHONY FOR 1 PARROT COURT BLOCK 75.01 LOT 46

B. RECREATION

#24-260 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE MAYOR TO SIGN A GENERAL TERMS & CONDITIONS SPONSORSHIP CONTRACT WITH THE BEASLEY MEDIA GROUP, LLC, OWNER AND OPERATOR OF RADIO STATION WJRZ-FM

C. APPOINTMENT

#24-261 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, CONSENTING TO THE APPOINTMENT OF A MUNICIPAL COURT JUDGE OF THE TOWNSHIP OF MANCHESTER PURSUANT TO AND IN ACCORDANCE WITH N.J.S.A. 2B:12-4(b)

D. CONTRACTS/AGREEMENTS

#24-262 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING A STIPEND UPDATE TO A SHARED SERVICES AGREEMENT FOR MUNICIPAL COURT FACILITIES AND PERSONNEL BETWEEN MANCHESTER TOWNSHIP AND THE BOROUGH OF LAKEHURST

#24-263 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING A STIPEND UPDATE TO A SHARED SERVICES AGREEMENT FOR MUNICIPAL COURT FACILITIES AND PERSONNEL BETWEEN MANCHESTER TOWNSHIP AND THE BOROUGH OF LAKEHURST AND OPEIU LOCAL 32 SUPERVISORY UNIT REGARDING MUNICIPAL COURT SHARED SERVICES

#24-264 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING A STIPEND UPDATE TO A SHARED SERVICES AGREEMENT FOR MUNICIPAL COURT FACILITIES AND PERSONNEL BETWEEN MANCHESTER TOWNSHIP AND THE BOROUGH OF LAKEHURST AND OPEIU LOCAL 32 WHITE COLLAR UNIT REGARDING MUNICIPAL COURT SHARED SERVICES

E. BOND/ESCROWS

#24-269 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, RELEASING AN ESCROW POSTED BY ANGELA TERRIZZI FOR A PROPERTY LOCATED AT BLOCK 99.65 LOT 1 (1150 MONROE AVENUE)

F. PURCHASING

#24-270 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING AWARD OF BID 24-11 WATER MAIN REPLACEMENT AT BUCKINGHAM DRIVE TO S&G PAVING INC.

#24-271 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING AWARD OF BID 24-14 – CONTROLS MAINTENANCE AND REPAIR BID, WATER AND SEWER UTILITY TO ALLIED CONTROLS INC.

#24-272 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING A REQUIRED DISCLOSURE PROCUREMENT FOR THE PURCHASE OF TWO VER-MAC PCMS-548-CP VARIABLE MESSAGE BOARD FOR THE POLICE DEPARTMENT FROM CERTIFIED SPEEDOMETER SERVICE INC

#24-273 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE AWARD OF A MASTER PERFORMANCE AGREEMENT IN ACCORDANCE WITH THE RECOMMENDATION SET FORTH IN THE EVALUATION REPORT DATED JUNE 7, 2024, IN CONNECTION WITH MANCHESTER'S COMMUNITY SOLAR RENEWABLE ENERGY PROGRAM

REPORTS:

Mr. Hankins: I just wanted to let everyone know that the Battle of Monmouth, Revolutionary War reenactment is wonderful if you get the chance to go see it.

Mr. Vaccaro: Thank you, Council President, and welcome everyone. I want to wish all the fathers a Happy Father's Day and enjoy your special day. Again, I would like to remind everyone how lucky you are to live in Manchester Township, the Gemstone of the Jersey Shore. Employees, EMS, Fire, Police and everyone help maintain the status of the best place to live in Ocean County. On 6/3, I attended the Planning Board meeting. 6/4 Council President Conniff and I attended the bi-weekly meeting, which you know helps prepare for tonight's meeting. On Saturday, 6/8 Councilman Hankins and I reviewed the bills. I was asked by the senior advisory council to announce that the senior farmers market vouchers are now in effect as of today, June 10th. You must be 60 years or older, a resident, and not exceed financial guidelines. Vouchers for \$50.00 will be given out on a first come first service basis until the vouchers are gone. Lastly, I suggest and request that the senior social program in the Eastern section be restarted. Madam President, thank you and that concludes my report.

Mrs. Zolezi – I attended the PAL fishing derby. It was fabulous and well attended. I love the idea of making positive decisions. Reminder that Manchester Day is coming up at the end of June. Lastly, after seeing all the traffic and crashes lately, I want to remind everyone to take an extra minute or two, these accidents could be avoidable.

Mrs. Conniff: I agree Michele. Now that summer is here, be more mindful on the roads. Please leave enough time.

Chief Ellis: On Wednesday, Corporal Collins retired. On Thursday, Councilman Hankins and myself and other officers attended the 200-club awards ceremony.

Carl Block – I attended an open house at Country House Fire Station #3 for a PFOS presentation. I attended on behalf of the town. I will have Josh put on the website a link with maps and an overview. They identified 45 private wells in Manchester, which is not that many. They will have ongoing testing.

PUBLIC:

Mr. Hank Glen – Wycliff – (to Carl) I appreciate that, but there was an article in the press. A press release would be good.

Councilwoman Zolezi – This is not new. The base has been dealing with this issue for several years.

Karen Perry – Thornberry Lane – I too have a question. I have lived in Manchester since 1978. There has been no swimming in the Pine Lake Park lake because it is contaminated from the runoff of the base. It is coming to the surface, and I am concerned.

Councilwoman Zolezi – I did read that article as well. To clarify, the closure of Pine Lake is not directly related to PFOS.

Council President Conniff – There are numerous reasons the lake is not swimmable but not related to the base.

Carl – They are monitoring wells and 20 additional sites. Carl explained what PFOS stands for. Our well #4 is a seasonal well and PFOS was detected before we turned it on. We put a filter in place. PFOS can be treated if known about it.

Council President Conniff – I spoke to the Mayor. He confirmed he will have a press release coming out.

Councilman Vaccaro – Is the government paying for all this? Carl – the base is reimbursing us.

Vanessa Cisneros – Midway Ave. – I am in the same situation that I was in, but I want to thank Chief Ellis. We had more patrol, but on Saturday, I had to call again. The police were there in five minutes. Also, I came in late, can you tell me what ordinance #24-26 is about?

Carl – It is an amendment of an existing ordinance regarding storage containers and using them for other reasons.

Vanessa asked how many cars are allowed without license plates. There are three parked across the street, two in the driveway and one on the grass.

Gail Apgar – Columbus Blvd. – I am concerned about her safety. Is there a way you could patrol more.

Joe Markowski – Eleanor Rd. – Councilwoman – did you catch any fish?

Michele responded, No, I didn't.

Chief?

Chief Ellis responded, Yes, my son did.

Mr. Markowski, I have a question regarding the ordinance with containers in the street. How does that affect private communities? Especially with trailers for lawn companies in the street and containers for roof work?

Carl – They are not permanent containers and in private communities they have their own set of regulations.

Joe – Last question. I was looking at the township website and looked at the history. It was last updated in 2016. Maybe a historian can look at that and update it for you.

EXECUTIVE SESSION

#24-274 – 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

Councilman Vaccaro made a motion to go into executive session seconded by Councilman Hankins at 6:52 pm and approved upon the following roll call: Councilmembers Hankins, Vaccaro, Zolezi and Conniff, yea. Wallis-absent.

Councilman Hankins made a motion to close executive session seconded by Councilman Vaccaro at 8:01 p.m. and approved upon the following roll call: Councilmembers Hankins, Vaccaro, Zolezi and Conniff, yea. Wallis-absent.

Councilman Hankins made a motion to go into public session seconded by Councilman Vaccaro at 8:02 p.m. and approved the following roll call: Councilmembers Hankins, Vaccaro, Zolezi and Conniff, yea. Wallis-absent.

#24-265 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING AND APPROVING A SHARED SERVICES AGREEMENT FOR TAX ASSESSOR SERVICES BETWEEN MANCHESTER TOWNSHIP AND THE TOWNSHIP OF PLUMSTED was approved upon a motion made by Councilman Hankins, seconded by Councilman Vaccaro and approved by the following roll call vote: Councilmembers Hankins, Vaccaro, Zolezi and Conniff, yea. Wallis-absent.

#24-266 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE EXECUTION OF AN EMPLOYMENT AGREEMENT ADDENDUM BETWEEN THE TOWNSHIP OF MANCHESTER AND MARTIN LYNCH was approved upon a motion made by Councilman Vaccaro, seconded by Councilman Hankins and approved by the following roll call vote: Councilmembers Hankins, Vaccaro, Zolezi and Conniff, yea. Wallis-absent.

#24-267 - 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 was approved upon a motion made by Councilman Vaccaro, seconded by Councilman Hankins and approved by the following roll call vote: Councilmembers Hankins, Vaccaro, Zolezi and Conniff, yea. Wallis-absent.

#24-268 - 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 was approved upon a motion made by Councilman Vaccaro, seconded by Councilman Hankins and approved by the following roll call vote: Councilmembers Hankins, Vaccaro, Zolezi and Conniff, yea. Wallis-absent.

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 8:02 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 Coniff, yea.

Wallis-absent.

Roxanne Conniff
Council President

Teri Giercyk, RMC/CMC
Municipal Clerk

6/24/2024
Date Approved