

**MANCHESTER TOWNSHIP
REGULAR MEETING MINUTES
May 28, 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 and moment of silence for Memorial Day.

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 Township Attorney Lauren Staiger, Mayor Robert Arace, Business Administrator Carl Block, CMFO Diane Lapp, Auditor Andy Zabiega, Gary Sylvester, and Chief Ellis.

BUDGET PRESENTATION BY MAYOR ARACE

Mayor Arace gave a brief presentation on the budget.

Public Comments on Budget:

Vanessa Cisneros – Midway Avenue – questioned any updates on Tuskegee Park. No work has been done in the last three or four months since they took the playground equipment out.

Diane Lapp responded that playground equipment was ordered over one year ago, some equipment came in, but was not acceptable by the Public Works Supervisor.

Hank Glenn – Wycliff Ave. – Have you discussed raising rates from the dump?

Carl Block – If you mean, dumping fees, they are regulated by the BPU. We are the host town and receive the host fee.

Motion to closed public hearing was made by Councilman Vaccaro, seconded by Councilman Hankins with the following roll call vote: Councilmembers Hankins, Vaccaro, Wallis, Zolezi and Conniff, yea.

BUDGET PUBLIC HEARING AND ADOPTION

Municipal Clerk read the budget by title resolution into record.

#24-247 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING READING THE CY2024 MUNICIPAL BUDGET BY TITLE

Authorizing reading the CY2024 Municipal Budget by Title was offered upon a motion made by Councilman Vaccaro seconded by Councilman Hankins and approved by the following roll call vote: Councilmembers Hankins, Vaccaro, Wallis, Zolezi and Conniff, yea

Carl Block read the Budget amendment resolution into record.

#24-248 – TOWNSHIP OF MANCHESTER COUNTY OF OCEAN, RESOLUTION TO AMEND BUDGET

Authorizing CY2024 Budget Adoption was offered upon a motion by Councilman Vaccaro, seconded by Councilman Hankins and approved by the following roll call vote: Councilmembers Hankins, Vaccaro, Wallis, Zolezi and Conniff, yea.

Budget Resolution was read into record by Municipal Clerk.

#24-248a – Authorizing Budget was offered upon a motion made by Councilman Vaccaro, seconded by Councilman Hankins and approved by the following roll call vote: Councilmembers Hankins, Vaccaro, Wallis, Zolezi and Conniff, yea.

APPROVAL OF MINUTES

The regular meeting minutes of May 13, 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, abstained due to absence.

CORRESPONDENCE

BAN Correspondence to Council was read by Municipal Clerk.

SUBMISSION OF BILLS

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

#24-249 – Authorizing payment of bills from the Current Fund in the amount of \$275,334.59 was offered by Councilman Vaccaro, seconded by Councilman Hankins and approved by the following roll call vote: Councilmembers Hankins, Vaccaro, Wallis, Zolezi and Conniff, yea. Ms. Zolezi abstained on check #73566 in the amount of \$855.48.

#24-250 – Authorizing payment of bills from the Eastern Service Area in the amount of \$500,697.50 was offered by Councilman Vaccaro, seconded by Councilman Hankins and approved by the following roll call vote: Councilmembers Hankins, Vaccaro, Wallis, Zolezi and Conniff, yea.

#24-251 – Authorizing payment of bills from the Western Service Area in the amount of \$410,716.61 was offered by Councilman Vaccaro, seconded by Councilman Hankins and approved by the following roll call vote: Councilmembers Hankins, Vaccaro, Wallis, Zolezi and Conniff, yea.

ORDINANCES – First Reading and Introduction

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

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

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

ORDINANCES – Second Reading, Public Hearing, and Final Action

#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, Councilwoman Conniff asked if there were any comments from the public. Carl Block stated that this is a reimbursement grant.

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

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

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

#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, 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, Wallis, Zolezi, and Conniff; yea.

#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, 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, 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 #24-252 - #24-255, 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

#24-252 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY AUTHORIZING THE REFUNDS REQUESTED BY THE TAX COLLECTOR

B. RECREATION

#24-253 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, SUSPENDING PORTIONS OF CHAPTER 288, SECTION 12 OF THE TOWNSHIP CODE ENTITLED ALCOHOLIC BEVERAGES

C. BONDS/ESCROWS

#24- 254 - RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING A RELEASE OF THE PERFORMANCE BOND AND ACCEPTING THE MAINTENANCE BOND IN CONJUNCTION WITH THE ROOF REPLACEMENT PROJECT – TOWN HALL AND PUBLIC WORKS GARAGE

D. MISCELLANEOUS

#24-255 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE EXECUTION OF A SUBORDINATION AGREEMENT FOR 60B BIRCHWOOD DRIVE

REPORTS:

Mr. Hankins: The Memorial Day service was well attended. Very nice.

Mr. Vaccaro: Thank you, Council President, and welcome everyone. I hope everyone enjoyed their Memorial Day. We had a moment of silence and prayer for those who paid the ultimate sacrifice. I remind everyone that Manchester Township is the gemstone of the Jersey Shore. Thank you, Diane Lapp and staff and the auditors, for the budget, and I would like to compliment Mayor Arace, who did an excellent job with the presentation. On 5/15, I attended the Renaissance general Men's club meeting. Our speakers were Al Yodakis and Carl Block and the updates on the water system. On 5/25 Saturday evening, reviewed the bills with Councilman Hankins. 5/27 I, along with Mayor Arace, Council people Conniff, Hankins, Wallis and Zolezi attended the Memorial Day service. It was well attended. This years' service was the best prepared and presented. Thank you to Tracey Lynch and staff along with the IT department, DPW, PD, 1st responders, EMS and everyone who helped. Congratulations to the Mayor and Public Works obtaining a Clean Communities grant in the amount of \$143,000.00. 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.

Mr. Wallis: Thank you, Diane, for your budget work and everything you do. Thank you, Tracey Lynch, Mayor Arace, Roger Grenier, and Robby Ippolito, for the ceremony and the flags in the parking lots. Tracey arranged this, as usual, and did a first-class job.

Mrs. Zolezi – I applaud Councilman Wallis and the Veterans Committee. Thank you, Diane and the Mayor, as well for your transparency so we know all the numbers and what is going on. I was in Washington, DC last week and was appointed to the USEPA Committee. Lastly, Memorial Day, Tracey does a great job, and our community does a great job participating. Thank you, veterans, for your service and since I wasn't at the last meeting, congratulations Chief Ellis.

Mrs. Conniff: Amazing Memorial Day, Tracey and staff. A lot of work goes into it. Tons of events for the summer. Diane, thank you again. Diane is very conservative when it comes to the budget.

Mayor Arace: Thank you, Diane, Carl and Council. We all work together well. Diane, you poured your heart into the budget. Also, thank you Tracey and her team.

Diane Lapp – Thank you Andy. I sent the budget to the state April 23rd, and on Thursday the state had a recommendation. We were able to work on it with Andy’s help and by 10:00 am this morning, the state said it was okay to proceed.

PUBLIC:

Ed Lynch – Bridle Way – Compliments to everyone, especially Councilman Wallis. He served in both the Marine Corp and the Airforce. He tells a quick funny story about the Airforce.

Vanessa Cisneros – Midway Ave. – with her neighbor Myra Frio who doesn’t speak English, so she will be translating for her. She hands in pictures of the situations that she has been reporting since last year. The situation continues with all the drinking and hanging out for hours, late into the morning. They are loud and leave garbage all over the place. Someone called DCF for a child issue. There was a 2-year-old sleeping on the sidewalk while they were partying. She can hear them talking about drug deals. They call her names and point and say she is the one who calls the police and takes pictures of our license plates. She left NY and moved to Manchester to raise her son, and now she feels scared and doesn’t want to live here anymore. She plays a recording from inside her house of how loud they were at 1:00 am.

She stated that Amanda told her that there were violations for garbage but there is still a rental issue. They move tenants in and out late at night and she is always seeing new people.

Mayor to Gary – with the rental issue – is there something that we can do better or follow up?

Gary – yes, we keep records of the tenants’ names but as for the noise complaints, you can continue to call the police.

Mayor to Chief – when it comes in as a noise complaint, I know it’s not a high priority, but we still go there and if there are repeat offenders, we can issue summons. Chief – yes.

Gary asks for the addresses of the two problem rental houses: 2675 and 2667 Midway Avenue

Gail Apgar – Columbus Blvd. – This lady touched on a subject. There are 475,000 illegal people in the state of New Jersey. Are they coming to Manchester? Also, the homeless.

Mayor – I haven’t heard of any illegals. All rentals should be registered with the town. We have this implemented with steps in place.

Gary – Yes, we do require tenant’s names on rentals.

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 7:10 p.m. upon a motion by Councilman Vaccaro, seconded by Councilman Hankins and approved by the following Roll call vote: Councilmembers Hankins, Vaccaro, Wallis, Zolezi and Coniff, yea.

Roxanne Conniff
Council President

Teri Giercyk, RMC/CMC
Municipal Clerk

6/10/2024
Date Approved