

**MANCHESTER TOWNSHIP
REGULAR MEETING MINUTES
June 24, 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 (arrived at 6:12 p.m.)
Councilwoman Roxy Conniff	- present

The Municipal Clerk noted for the record that also present were Township Attorney Lauren Staiger, Business Administrator Carl Block, Sgt. Sharry, and Lt. Cerullo.

Memo from Mayor read into record. Appointment of Mark Kasiewniak to the Rent Leveling Board.

APPROVAL OF MINUTES

The regular and executive meeting minutes of June 10, 2024, were offered upon a motion by Councilman Vaccaro, seconded by Councilman Hankins and approved by the following roll call vote: Councilmembers Hankins, Vaccaro, and Conniff, yea. Wallis, Zolezi-absent

SUBMISSION OF BILLS

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

#24-275 – Authorizing payment of bills from the Current Fund in the amount of \$2,424,479.74 was offered by Councilman Vaccaro, seconded by Councilman Hankins and approved by the following roll call vote: Councilmembers Hankins, Vaccaro, and Conniff, yea. Wallis, Zolezi - absent

#24-276 – Authorizing payment of bills from the Eastern Service Area in the amount of \$154,284.40 was offered by Councilman Vaccaro, seconded by Councilman Hankins and approved by the following roll call vote: Councilmembers Hankins, Vaccaro, and Conniff, yea. Wallis, Zolezi - absent

#24-277 – Authorizing payment of bills from the Western Service Area in the amount of \$146,214.13 was offered by Councilman Vaccaro, seconded by Councilman Hankins and approved by the following roll call vote: Councilmembers Hankins, Vaccaro, and Conniff, yea. Wallis, Zolezi - 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. Seeing no comments from public, Councilman Vaccaro made a motion to close public comments and carry ordinance to September 9th 2024, seconded by Councilman Hankins. Roll Call: Councilmembers Hankins, Vaccaro, and Conniff; yea. Wallis, Zolezi - absent

#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, Councilwoman Conniff asked if there were any comments from the public.

Gail Apgar – Columbus Blvd. – I need a refresher on this ordinance.

Carl Block – it started when zoning was addressing issues with Conex boxes, storage containers, trailers, etc. being used as buildings and sheds.

Alice DeVito – 4th Ave., Pine Lake Park used to have a lot of working people that brought tracker trailers home. As long as they can still do that if they follow the rules. Also, are we going to start looking at cars parked on lawns, septic tanks, etc.

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

ORDINANCES – First Reading and Introduction

#24-27 - 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 245-74.1, ENTITLED “MIXED-USE LAND DEVELOPMENT”

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, and Conniff, yea. Wallis, Zolezi - absent

Councilwoman Zolezi arrived at 6:12 pm.

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.

No comments from the public on the consent agenda.

Resolutions #24-278 - #247-294 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

#24-278 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY AUTHORIZING THE REFUNDS REQUESTED BY THE TAX COLLECTOR

#24-279 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY AUTHORIZING THE REFUNDS REQUESTED BY THE TAX COLLECTOR

#24-280 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE TAX COLLECTOR TO CANCEL TAXES AS TO BLOCK 45.07, LOT 3 FOR A TOTALLY DISABLED VETERAN

#24-281 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE TAX COLLECTOR TO CANCEL TAXES AS TO BLOCK 1.265, LOT 14 FOR A TOTALLY DISABLED VETERAN

#24-282 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE TAX COLLECTOR TO EXTEND THE GRACE PERIOD FOR THE AUGUST 2024 TAX BILLS

B. MUNICIPAL CLERK

#24-283- RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, APPROVING RENEWAL OF PLENARY RETAIL CONSUMPTION LICENSES

#24-284 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, APPROVING RENEWAL OF PLENARY RETAIL DISTRIBUTION LICENSES

C. BONDS/ESCROWS

#24-285 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, RELEASING AN ESCROW POSTED BY STEVEN MINDEN, BLOCK 99.248 LOT 1 (1280 PATERSON AVENUE)

#24-286 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, RELEASING AN ESCROW POSTED BY TREESIDE DEVELOPMENT, FOR BLOCK 1.210 LOT 22 (840 11TH AVENUE)

D. MISCELLANEOUS

#24-287 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE EXECUTION OF A SUBORDINATION AGREEMENT FOR 663A INGHAM COURT

E. PURCHASING

#24-288 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AWARDING CC-24-15 TO LEW ENVIRONMENTAL SERVICES FOR LEAD PAINT INSPECTION CONSULTANT IN A FAIR AND OPEN MANNER

F. APPOINTMENT

#24-289 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, APPOINTING CARLOS A. BELARDO TO FILL A VACANT FULL-TIME POLICE OFFICER POSITION WITHIN THE DIVISION OF POLICE IN THE TOWNSHIP OF MANCHESTER

G. PURCHASING

#24-290 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AWARDING CC-24-15 TO LEW ENVIRONMENTAL SERVICES FOR LEAD PAINT INSPECTION CONSULTANT IN A FAIR AND OPEN MANNER

H. CONTRACTS/AGREEMENTS

#24-291 – 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 TRACY BARCUS

#24-292 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN AND STATE OF NEW JERSEY, AUTHORIZING A CONTRACT FOR AND THE APPOINTMENT OF A MUNICIPAL ALLIANCE COORDINATOR

#24-293 – RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE EXECUTION OF A SETTLEMENT AGREEMENT AND RELEASE WITH LEISURE VILLAGE WEST ASSOCIATION

#24-294 – RESOLUTION AWARDING A PROFESSIONAL SERVICES CONTRACT TO V-COMM TELECOMMUNICATIONS ENGINEERING FOR PROFESSIONAL RADIO COMMUNICATIONS CONSULTING SERVICES IN A REQUIRED DISCLOSURE MANNER

REPORTS:

Mr. Hankins: I attended Manchester High School graduation with Councilwoman Zolezi and Mayor Arace. It went very well.

Mr. Vaccaro: Thank you, Council President. I hope everyone enjoyed the Juneteenth holiday. Again, I would like to remind everyone how lucky you are to live in Manchester Township. It is affordable and rural in nature. On 6/11 – the Senior advisory council meeting was cancelled. 6/18 – I attended the bi-weekly with Council President Conniff. 6/22 – myself and councilman Hankins reviewed the bills. 6/24 - I attended the Manchester coordinating council meeting which included a speaker on master gardening, ticks and various services through the Rutgers Master Gardening Program of Ocean County. The meeting was well attended. I heard from our residents: shop locally, it helps businesses. He recommended an ordinance to waive fees to start up small business. Also, get federal funding for a kidney dialysis center for services and transportation. It can be done through our senior services. Engage a firm to bring commercial business to the Gemstone of the Jersey Shore while maintaining rural character. Lastly, I suggest and request that the senior social program in the Eastern section be restarted to encourage equality. Madam President, thank you and that concludes my report.

Mrs. Zolezi – My apologies for coming in late, there was an accident on the parkway. I attended the Manchester High School graduation last Thursday. It was a wonderful day. I couldn't be prouder of them.

Wishing the best to the 8th graders and high school students. I attended the veteran's advisory committee meeting. Reminder, this Saturday is Manchester Day. On Sunday, I attended the Cathedral of the Air ceremony. It was well attended, hot but very good. With the heat and water usage, check on your neighbors and keep pets inside. People walking, be cognizant and wear reflective clothing, be considerate.

Mrs. Conniff: Congratulations to the class of 2024. Best wishes in future endeavors. Manchester Day is Saturday. It's going to be hot, so please dress appropriately.

Lt. Cerullo – Thanks for having me. I am here for Chief Ellis. If anyone has any questions or would like to talk, I will be available after the meeting.

Carl Block – Discussed the current water situation. In talking to Al this afternoon, it has been hot, and the water levels are low and being monitored. If it continues, it is something we must address.

PUBLIC:

Roseland Carr – Woodside Lane – Thank you to Mr. Block for the article on PFAS. We are former military, and it is very important to test. Thank you to Bob of the Manchester Times. I feel the need for us to be tested. I recently had a partial nephrectomy. Since I moved here from Aberdeen three years ago, I now feel like I am falling apart. I am concerned. Water comes out of the wetlands and sits on the back of her property, sometimes for 26 days.

Carl – We put a link on our page with maps and articles regarding PFAS and the areas possibly affected. Testing started with a seasonal well #4.

Roseland – If it sits there a long time, should I call someone, will they test it?

Carl – In tracking so far, it is only in a certain area of town. Not likely caused by standing water. The town is also in litigation against 3M.

Councilwoman Zolezi – Sorry to hear you were sick. For clarification, know that the Township has been monitoring this for some time and overseen by the State and local government. My background is in Environmental. We are always working to protect health and human welfare. I sit on the board as a local elected official for the US EPA – there are standards for drinking water. New Jersey is more stringent and just reduced the acceptable level.

Gail Apgar – Columbus Blvd. – I am here for Pat Donahue of the Barn. She wanted to thank the Mayor and Council for your efforts in trying to keep her open. She is in a battle with the owner to stay open. She would like to open as a senior center somewhere else and would need help.

Councilwoman Zolezi – It is very sad to hear they are closing. Other services are available. Manchester Senior Services and the County. They can reach out to us.

Carl – They serve over 75 meals at the Barn and sometimes hand out frozen food. Alternate location being worked out.

Mr. Hank Glen – Wycliff – Is Pine Lake Park Lake being mitigated with the DEP?

Council President Conniff – The DEP and the Army Corp of Engineers were working on it a while ago, but I don't know what is going on now.

Mr. Glen – Is it a dead lake?

Council President Conniff – There are many issues and not a simple fix. Very expensive.

Mr. Glen – What plans does the township have for it?

Councilwoman Zolezi – The lake has nothing to do with PFAS. A few years ago, we were working with professionals on a mitigation plan for Pine Lake. Dredging every year but with the base issues, we had to put the lake issue on hold. We would love the lake to swim but we must make it safe first. We re-prioritized and with the timeframe, I don't know currently.

Mr. Glen – With the water issues in the East End, I thought the new water tank should have elevated water storage problem.

Carl – The demand increases during the summer, and we were getting close to affecting the water suppressant line for fire safety. We are looking at more water supplies. Lakehurst interconnect and future interconnect with Jackson. The DEP monitors every gallon taken out of the ground. That's where the interconnect will help.

Mr. Glen – Should we stop or cut back on building until we make sure we have enough water?

Councilwoman Zolezi – To Carl for clarification. The peak summer demands and it has been very hot. Just shifting for watering/landscaping odd/even day system, not for drinking water.

Karen Perry – Thornberry – With the tragedies at Crystal Lake, how are they getting in? I have lived here 45 years and don't know where it is.

Lt. Cerullo – Good question. Many different access points. We are finding new paths and trails. We are continuously working on this. It is over 7000 acres. Recently, NBC did a story on it. We need to keep educating the public about the dangers. Looks like a lake but there is no stable ground structure because of the mines that were there. We are working with the owners and with the County to put up trail cameras and license plate readers.

Sgt. Sharry – There is one large lake and three smaller lakes. Some of it 65' deep and very unstable.

Lt. Cerullo – Chief Ellis is very forward in trying to stop this problem. I am also recommending adding a video to the drug awareness program at the school of the dangers there.

Councilman Vaccaro – Do we use drones?

Sgt. Sharry – yes, when we get noise complaints. But with 7000 acres, it is very hard to manage.

ADJOURNMENT

There being no further comments or business to come before Council at this time, the meeting was adjourned at 7:07 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.

James A. Vaccaro, Sr.
Council Vice President

Teri Giercyk, RMC/CMC
Municipal Clerk

7/8/2024
Date Approved