

**MANCHESTER TOWNSHIP
REGULAR MEETING MINUTES
November 12, 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

Council President asked for a moment of silence to honor veterans, those who are still with us and those who have passed.

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 Arace, Business Administrator Carl Block, CMFO Diane Lapp, Al Yodakis and Chief Ellis.

APPROVAL OF MINUTES

The regular minutes of October 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, Wallis, Zolezi, and Conniff; yea.

SUBMISSION OF BILLS

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

#24-441 – Authorizing payment of bills from the Current Fund in the amount of \$11,002,656.60 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.

#24-442 – Authorizing payment of bills from the Eastern Service Area in the amount of \$126,027.04 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.

#24-443 – Authorizing payment of bills from the Western Service Area in the amount of \$146,909.89 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 – Second Reading, Public Hearing, and Final Action

#24-40 – AN ORDINANCE OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AMENDING VARIOUS SECTIONS OF CHAPTER 245 OF THE CODE OF THE TOWNSHIP OF MANCHESTER

Councilwoman Conniff asked for a motion to carry until next meeting to make sure everyone gets notified.

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

#24-41 – ORDINANCE OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, SATE OF NEW JERSEY, AMENDING CHAPTER 326 OF THE CODE OF THE TOWNSHIP OF MANCHESTER ENTITLED “RENT LEVELING” TO PROVIDE GREATER CLARITY AND TRANSPARENCY FOR LANDLORDS SEEKING TO INCREASE RENT OVER THE ANNUAL CAP SET BY THE RENT LEVELING BOARD

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.

Public Comment: Lori Greenberg – attorney. I object to this ordinance. Mr. Dasti signed off on this and Judge Hodgson had a ruling on this this. We had no notice. The capital improvements are for five years. We are opposing this ordinance. She tried to hand out paperwork to council.

Lauren – reminder, this is for public comment, not a legal debate.

Mayor – for the record, we gave you notice.

Carl Block – We have been very transparent.

Mari Norris – Pine Ridge at Crestwood – Rent is getting out of control. These people are on Social Security. Someone needs to hear these people.

Frank Gaulrapp – Pine Ridge at Crestwood – I have been 25 years. The people that own it, don't care about us. With the increases, we have no money left. We need to buy food.

Mayor – the intent was to protect the communities.

Andrew Kerstein – chairman of the Rent Leveling Board – There are two components: the board must deal with after the fact of the capital improvements with paving the street instead of repairing it. Second point is to clarify existing leases exclusively Pine Ridge at Crestwood. Not publicly disclosed, only in ordinance. Fast forward 75 + 1 settlement agreement. Encourage council to pass this ordinance to clarify wording.

Martin Clancy – Woodchuck Pkwy. Pine Ridge at Crestwood – Most people are on fixed incomes. I bring attention to when Social Security increases, these increases are taken away with increased fees. One club house has been closed since Covid and not reopened, but we are still paying for it.

Bill O'Donnell – Pine Ridge at Crestwood – In 2023, an ordinance was passed to help us, I was elated. This year 6% increases, I'm on a fixed income. The settlement agreement – that undid the 2%. This is a mighty struggle for me and everyone in the room. I hope this ordinance fixes the wording.

Mayor – First off, I have always heard you loud and clear. I grew up with a mom and grandmother and we were always on a fixed income. I will continue to fight for you guys. This ordinance shows we are still working on this.

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

ORDINANCES – First Reading and Introduction

#24-42 – AN ORDINANCE GRANTING RENEWAL OF MUNICIPAL CONSENT TO COMCAST OF NEW JERSEY, LLC. TO CONSTRUCT, CONNECT, OPERATE AND MAINTAIN A CABLE TELEVISION AND COMMUNICATIONS SYSTEM IN THE MUNICIPALITY OF MANCHESTER, OCEAN COUNTY, NEW JERSEY BE IT ORDAINED AND ENACTED BY THE MAYOR AND COUNCIL OF THE TOWNSHIP OF MANCHESTER, OCEAN COUNTY, NEW JERSEY, AS FOLLOWS

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.

#24-43 – AN ORDINANCE GRANTING RENEWAL OF MUNICIPAL CONSENT TO COMCAST OF NEW JERSEY, LLC. TO CONSTRUCT, CONNECT, OPERATE AND MAINTAIN A CABLE TELEVISION AND COMMUNICATIONS SYSTEM IN THE MUNICIPALITY OF CRESTWOOD VILLAGE (WITHIN THE TOWNSHIP OF MANCHESTER), OCEAN COUNTY, NEW JERSEY BE IT ORDAINED AND ENACTED BY THE MAYOR AND COUNCIL OF THE CRESTWOOD VILLAGE, OCEAN COUNTY, NEW JERSEY, AS FOLLOWS

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.

#24-44 - ORDINANCE OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE EXCHANGE OF LANDS (BLOCK 1.298, LOT 28 FOR BLOCK 1.63, LOT 3) BETWEEN THE TOWNSHIP OF MANCHESTER AND JEFFREY JERMAN PURSUANT TO N.J.S.A. 40A:12-16

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.

#24-45 - AN ORDINANCE OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AMENDING & SUPPLEMENTING FEE SCHEDULE OF THE TOWNSHIP CODE OF THE TOWNSHIP OF MANCHESTER

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.

#24-46 - AN ORDINANCE OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE EXCHANGE OF LANDS (VARIOUS LOTS AND BLOCKS) BETWEEN THE TOWNSHIP OF MANCHESTER AND THE COUNTY OF OCEAN PURSUANT TO N.J.S.A. 40A:12-16

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.

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.

Resolutions #24-444 - #24-452 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. BONDS/ESCROW

#24-444 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, RELEASING AN ESCROW POSTED BY WALTER SHEPARD FOR A PROPERTY LOCATED AT BLOCK 79, Lot 12 (361 BECKERVILLE RD)

B. MISCELLANEOUS

#24-445 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING PARTICIPATION FOR LOCAL EMPLOYERS TO OFFER A MODIFIED INCENTIVE UNDER THE STATE HEALTH BENEFITS PROGRAM

#24-446 - RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE WAIVER OF UTILITY CONNECTION FEES IN CONNECTION WITH THREE WOUNDED WARRIOR OCCUPIED HOMES

C. CONTRACTS/AGREEMENTS

#24-447 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE EXECUTION OF A SCHEDULE “C” AGREEMENT WITH THE COUNTY OF OCEAN FOR 2025

D. FINANCE

#24-448 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE TAX COLLECTOR TO CANCEL TAXES AS TO BLOCK 61.46, LOT 9 FOR A TOTALLY DISABLED VETERAN

#24-449 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE TAX COLLECTOR TO CANCEL TAXES AS TO BLOCK 52.05, LOT 14 FOR A TOTALLY DISABLED VETERAN

#24-450 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE CHIEF FINANCIAL OFFICER TO MAKE TRANSFERS BETWEEN APPROPRIATIONS IN THE 2024 CALENDAR YEAR BUDGET

E. PURCHASING

#24-451 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AWARDING A REQUIRED DISCLOSURE CONTRACT TO LOGICMARK FOR PROVISION OF GUARDIAN ALERT DEVICES

#24-452 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, STATE OF NEW JERSEY, AUTHORIZING THE ACCEPTANCE OF DONATION OF EQUIPMENT BY RWJ BARNABAS HEALTH, INC FOR THE DIVISION OF EMERGENCY

REPORTS:

Mr. Hankins – The Veteran's Day ceremony was great. Thank you, Tracey, staff and public works. With all the fires going on, Manchester Township had seven open burning in back yards, called in by neighbors.

Mr. Vaccaro – Thank you Madam President. I would like to extend a warm welcome to everyone who came out tonight and thank you for your vote for continued effective government to Manchester Township, the Gemstone of the Jersey Shore. On 11/4, I attended the Planning Board meeting, and on 11/6 the master plan meeting. On 11/5 I attended with President Conniff the bi-weekly meeting. On 11/10 – myself and Councilman Hankins reviewed the bills. On 11/11, the veteran's day ceremony was very well attended. The keynote speaker was Mayor Arace. Thank you to Tracey Lynch and staff with a special thank you to the following: Manchester Township Police Department, EMS, career fire, Manchester Fire Company #32, Ridgeway Fire Company #34, Whiting, Fire Company #33, Public Works, Building and Grounds, Manchester High School ROTC, Phil Zimmerman, Geri Oliverie, and Larry Butz. I encourage everyone to shop and support local businesses. I would encourage our council to start discussing and adopting an ordinance waiving fees for small businesses to start up. God Bless America!

Mr. Wallis – I want to thank Tracey. She ordered good weather, and we got good weather. We had good guest speakers, especially Phil Zimmerman. He is the head of veteran affairs and is always there to help veterans.

Ms. Zolezi – I would like to extend gratitude to all veterans. There are no words to express all you have done for us. I attended the Veteran's Day ceremony. I also attended the Manchester High School Anniversary ceremony. I appreciate and congratulate all the Manchester teams on a great season and the play offs. I will continue to serve with my colleagues.

Mr. Wallis – I forgot to mention, Senator Amato and Assemblyman Myre attended the Veteran's Day ceremony. Never in my 18 years, had such a great repour and that is because of Mayor Arace.

Mrs. Conniff – Thank you to all veterans. Congratulations to the Manchester Township football team on a great year.

Mayor Arace – Congratulations to Tracey Lynch. She did a great job. A happy belated Veteran's Day to all veterans.

Chief Ellis – First, congratulations to everyone on the election. A wise man once told me, that any days that ends in Y, is Veteran's Day. On a sad note, Chaplin Davis passed away. He was a Chaplin on 9/11. It is No Shave November for Cancer Awareness. PBA matches all donations. Thank you for coming out. It is the season of giving. The Police Athletic League will be having a breakfast with Santa on December 14th. Also, the PBA is having a dinner with Santa at Manchester High School on December 17th. Kevin's Kids is accepting donations. Lastly, Christmas in the Pine will be Saturday, December 7th from 2-8pm. We will be expecting thousands of people to be attending.

PUBLIC:

Judy Noonan – Stonybrook – I just wanted to let you know that Pat Donahue is taking over Somebody Cares. On a personal note, we do need to plan ahead, especially with the state's new Reserve Act.

Gail Apgar – Columbus Blvd. – Reserve Act? What's that?

Mayor Arace asked Judy Noonan to explain. The state decided to increase the formula and maintenance fees must go up to cover the reserve associations have to maintain. They are unfair increases, and they are coming.

Gail Apgar – With the new regulations, lawyer fees or management fees will break us.

Martin Clancy – Pine Ridge at Crestwood – A lot of disabled vets are out there. I have met several of them. Something must be done.

Mayor – There is a sub office in Whiting. It is open three days a week and we have county officials there to help veterans and help.

Mr. Wallis – Tunnel to towers is always there to help veterans. They do a wonderful job.

Mayor – If we find an opportunity to do that here, we will. On Cherry Street, they are building three single family homes for veterans.

With no other public comments, Councilman Vaccaro made a motion to close public comments, and

EXECUTIVE SESSION
#24-453 - 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 close public session and go into executive session at 6:54 pm seconded by Councilman Hankins and approved upon the following roll call: Councilmembers Hankins, Vaccaro, Wallis, Zolezi, and Conniff, yea.

Councilman Hankins made a motion to close executive session at 9:30 pm seconded by Councilman Vaccaro 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 9:32 p.m. upon a motion by Councilman Hankins, seconded by Councilman Vaccaro and approved by the following Roll call vote: Councilmembers Hankins, Vaccaro, Wallis, Zolezi, and Conniff; yea.

Roxy Conniff
Council President

Teri Giercyk, RMC/CMC
Municipal Clerk

11/25/2024
Date Approved