

**MANCHESTER TOWNSHIP  
MEETING MINUTES  
August 11, 2014**

The meeting of the Manchester Township Council was called to order at 6:00 p.m. by Councilman Sam Fusaro. The following statement was read by the 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.”

This was followed by the salute to the flag and the following roll call:

**FLAG SALUTE**

**ROLL CALL**

The following roll call was taken by the Municipal Clerk:

Councilman Charles Frattini	- present
Councilman James Vaccaro	- present
Councilman Brendan Weiner	- absent
Councilman Sam Fusaro	- present
Councilman Craig Wallis	- absent

The Clerk noted for the record that, also present was Acting Business Administrator Brian Klimakowski and Township Attorney Steven Secare.

**APPROVAL OF MINUTES** – The minutes of June 23, 2014, July 14, 2014 and July 28, 2014 were offered upon a motion by Mr. Vaccaro, seconded by Mr. Frattini and approved by the following roll call vote; Councilmen: Frattini, Vaccaro, and Fusaro; yea

**SUBMISSION OF BILLS:**

**Resolution #14-250** – Authorizing payment of bills from the Current Fund in the amount of \$ 4,735,921.14 was offered by Mr. Vaccaro, seconded by Mr. Frattini and approved by the following roll call vote; Councilmen: Frattini, Vaccaro and Fusaro; yea.

**Resolution #14-251** – Authorizing payment of bills from the Water and Sewer Fund in the amount of \$90,111.71 was offered by Mr. Vaccaro, seconded by Mr. Frattini and approved by the following roll call vote; Councilmen: Frattini, Vaccaro and Fusaro; yea.

**Resolution #14-252** – Authorizing payment of bills from the Water and Sewer West Fund in the amount of \$818,694.10 was offered by Mr. Vaccaro, seconded by Mr. Frattini and approved by the following roll call vote; Councilmen: Frattini, Vaccaro and Fusaro; yea

**ORDINANCES – Second Reading , Public Hearing and Final Action**

**#14-014 - AN ORDINANCE OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING CHAPTER 245 OF THE TOWNSHIP CODE ENTITLED “LAND USE AND DEVELOPMENT”, SPECIFICALLY SECTION 245-30 ENTITLED “FENCES, WALL, SCREENING HEDGES, TREES AND SITE TRIANGLES”**

Mr. Fusaro asked if any Council members had comments on this ordinance. Seeing no further comments from Council, Mr. Fusaro opened this portion of the meeting to the public.

Seeing no comments from the public, Mr. Fusaro closed this portion of the meeting.

The above ordinance was offered upon a motion by Mr. Vaccaro seconded by Mr. Frattini and **adopted** by the following roll call vote; Councilmen: Frattini, Vaccaro and Fusaro; yea.

**ORDINANCES –First Reading and Introduction**

**#14-015 - AN ORDINANCE OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY AMENDING CHAPTER 245 OF THE CODE OF THE TOWNSHIP OF MANCHESTER TO REZONE BLOCK 52 LOTS 1.01, 2 AND 4 FROM HD-3 HIGHWAY DEVELOPMENT TO MF-6 MULTI-FAMILY**

The above ordinance was offered upon a motion by Mr. Vaccaro seconded by Mr. Frattini and **adopted** by the following roll call vote; Councilmen: Frattini, Vaccaro and Fusaro; yea.

**#14-016 - AN ORDINANCE OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY AMENDING CHAPTER 245 OF THE CODE OF THE TOWNSHIP OF MANCHESTER TO REVISE ZONING WITHIN PORTIONS OF THE PINELANDS AREA**

The above ordinance was offered upon a motion by Mr. Vaccaro seconded by Mr. Frattini and **adopted** by the following roll call vote; Councilmen: Frattini, Vaccaro and Fusaro; yea.

**#14-017 - AN ORDINANCE AMENDING CHAPTER 245, LAND USE AND DEVELOPMENT REGULATIONS, OF THE REVISED GENERAL ORDINANCE OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN AND STATE OF NEW JERSEY**

The above ordinance was offered upon a motion by Mr. Vaccaro seconded by Mr. Frattini and **adopted** by the following roll call vote; Councilmen: Frattini, Vaccaro and Fusaro; 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.**

Mr. Fusaro asked if any Council members had any comments on any items on the consent agenda.

Seeing no comments from Council, Mr Fusaro asked if there were any comments from the public on any item on the consent agenda.

**Hank Glen – 27 Wycliffe Rd.:** Mr. Glen commented with regard to #14-264 and asked how much the Township loses in TDV exemptions. Mr. Fusaro said it was around \$500,000.00 and the Township could recoup the money if the State helped fund the exemptions.

**Elaine Baumeister – 30 C Buckingham Dr.:** Ms. Baumeister said she obtained a copy of the Affordable Housing Spending Plan and after reading it, she had more questions. She asked for a summary of what goes in and out of the trust fund. Mr. Fusaro advised that he would speak with administration and see about providing her with the summary.

**Theresa Lettman – PLP:** Ms. Lettman commented with regard to #14-265 and asked what the projected expenditures were. Mr. Fusaro said he did not have the exact figures with him however it was in the plan. Mr. Secare advised Ms. Lettman to look at pages 5-8 of the plan and she would find the figures.

**Resolutions #14-252 through #14-265 were considered routine by the Manchester Township Council and were enacted by one motion offered by Mr. Vaccaro, seconded by Mr. Frattini and adopted by the following roll call vote; Councilmen: Frattini, Vaccaro and Fusaro; yea.**

#### **A. FINANCE**

**#14-253 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY AUTHORIZING THE REFUNDS REQUESTED BY THE TAX COLLECTOR**

**#14-254 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE TAX COLLECTOR TO CANCEL TAXES AS TO BLOCK 52.17, LOT 36 FOR A TOTALLY DISABLED VETERAN**

**#14-255 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE TAX COLLECTOR TO CANCEL TAXES AS TO BLOCK 61.17, LOT 15 FOR A TOTALLY DISABLED VETERAN**

**#14-256 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE TAX COLLECTOR TO CANCEL TAXES AS TO BLOCK 61.52, LOT 13 FOR A TOTALLY DISABLED VETERAN**

**#14-257 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, WAIVING A PROPERTY CHANGE REQUEST FEE FOR A DONATION OF PROPERTY FOR BLOCK 99.153 LOT 4**

#### **B. BONDS & ESCROW**

**#14-258 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, RELEASING A ZONING BOARD ESCROW POSTED BY JEFFREY JERMAN FOR A PROJECT KNOWN AS BLOCK 1.241, LOT 29 (939 COMMONWEALTH BLVD.)**

**#14-259 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, RELEASING A LETTER OF CREDIT POSTED BY OCEAN SENIOR**

**LIVING, LLC FOR A PROJECT KNOWN AS THE WILLOWS AT MANCHESTER, BLOCK 38, LOT 3 (FARM ST. OFF ROUTE 37)**

**C. PURCHASING**

**#14-260 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE DISPOSITION OF PROPERTY IN THE POSSESSION OF THE MANCHESTER TOWNSHIP AT AUCTION ON GOVDEALS.COM**

**#14-261 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE SALVAGE DISPOSITION OF A 2001 BUICK LESABRE (SEIZED PROPERTY) IN THE POSSESSION OF THE TOWNSHIP**

**#14-262 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING A CONTRACT FOR THE PURCHASE OF THREE 2015 CHEVROLET IMPALAS, UNDER THE NEW JERSEY STATE PURCHASING CONTRACT**

**D. LEGISLATIVE**

**#14-263 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, ASKING THE NEW JERSEY STATE LEGISLATURE TO PERMIT TOTALLY DISABLED VETERANS TO CLAIM PROPERTY TAX EXEMPTION ON CERTAIN PROPERTIES**

**#14-264 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, ASKING THE NEW JERSEY STATE LEGISLATURE TO FUND THE PROPERTY TAX DEDUCTIONS FOR TOTALLY DISABLED VETERANS.**

**E. MISCELLANEOUS**

**#14-265 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, REQUESTING REVIEW AND APPROVAL OF THE MANCHESTER TOWNSHIP AFFORDABLE HOUSING SPENDING PLAN**

**REPORTS**

**Mr. Vaccaro:** Mr. Vaccaro attended the New Jersey Pinelands Commission meeting on July 29, 2014 and the concert at Harry Wright Lake on July 30, 2014. He also attended the Planning Board meeting on August 4, 2014 and reviewed the invoices that were in tonight's meeting for Council's consideration.

**Mr. Frattini:** Mr. Frattini attended the Planning Board meeting on August 4, 2014 where they discussed the Wal-Mart project. The project is at a standstill. Nothing new was reported.

**Mr. Fusaro:** Mr. Fusaro formed a committee to review zoning ordinances and the master plan. He was hoping that they would meet twice a month.

**Mr. Secare:** Mr. Secare gave an update on the Wal-Mart litigation.

**Ms. Skibo:** None

**PUBLIC**

**Ginny Martin – Renaissance:** Ms. Martin asked why the Mayor placed a water restriction on the eastern side of town. Mr. Fusaro explained that we need to conserve water based on recent water usage. Ms. Martin also asked for an update on energy aggregation. Mr. Fusaro said that Stafford Township is still in the proposal phase and right now the Township will not take a stand on the issue either way until they see who the successful bidder will be. A Public Hearing will be held before a decision is made.

**Ken Palmer – 101 Conrad Ct:** Mr. Palmer asked the status on the litigation with the former Director of Public Works. Mr. Secare explained that it was ongoing litigation and could not be discussed. He further asked about the Renaissance secondary access road. Mr. Fusaro explained that the road would be paved. Mr. Palmer further commented with regard to the reassessment and asked how it was decided which section of town would be done every year. Mr. Fusaro advised that the Tax Assessor had a system.

**Marge Camposano – 1281 Camden Ave.:** Ms. Camposano commented with regard to #14-257 and asked what the Township’s intention was regarding the donation of this property. Mr. Fusaro felt that the Township should accept the donation as it backs to Harry Wright Lake and would help decrease development around the lake. She also asked Council what they were doing to improve water quality at the lake. Mr. Fusaro said all necessary tests were being conducted on a regular basis according to the Department of Health guidelines.

**Hank Glen – 29 Wycliffe Rd.:** Mr. Glen commented with regard to the lowering of the water level at Pine Lake. Mr. Fusaro was not sure when they would be lowering it but he would check with the Department of Public Work. Mr. Glen asked what the status was on energy aggregation. Mr. Fusaro advised that Stafford is still looking at bids received.

**ADJOURNMENT**

There being no further comments or business to come before Council at this time, the meeting was adjourned at 7:00 p.m. on motion by Mr. Vaccaro, seconded by Mr. Frattini and the approved by the following roll call vote; Councilmen: Frattini, Vaccaro and Fusaro; yea.

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Sam Fusaro  
Councilman

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Sabina T. Skibo, R.M.C.  
Township Clerk

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Date Adopted