

**MANCHESTER TOWNSHIP COUNCIL
MEETING MINUTES
January 14, 2013**

The meeting of the Manchester Township Council was called to order at 6:00 p.m. by Council President Craig Wallis. 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	- present
Councilman Sam Fusaro	- present
Councilman Craig Wallis	- present

The Clerk noted for the record that, also present were Business Administrator Elena Zsoldos, Township Attorney Steven Secare, Chief Financial Officer Diane Lapp and Tax Assessor Martin Lynch.

PROCLAMATION

The Clerk read a proclamation into the record supporting Ocean County Health Department administering Tetanus and Flu Shots.

SUBMISSION OF BILLS:

Resolution #13-034 – Authorizing payment of bills from the Current Fund in the amount of \$5,896,560.87 was offered by Mr. Fusaro, seconded by Mr. Weiner and approved by the following roll call vote; Councilmen: Frattini, Vaccaro, Weiner, Fusaro and Wallis; yea. Mr. Weiner abstained on check no. 1139.

Resolution #13-035 – Authorizing payment of bills from the Water and Sewer Fund in the amount of \$193,176.79, was offered by Mr. Weiner, seconded by Mr. Vaccaro and approved by the following roll call vote; Councilmen: Frattini, Vaccaro, Weiner, Fusaro and Wallis; yea.

Resolution #13-036 – Authorizing payment of bills from the Water and Sewer West Fund in the amount of \$277,465.56, was offered by Mr. Fusaro, seconded by Mr. Vaccaro and approved by the following roll call vote; Councilmen: Frattini, Vaccaro, Weiner, Fusaro and Wallis; 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. Wallis asked if any Council members had any comments on any items on the consent agenda.

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

Hank Glen – 29 Wycliffe Rd.: Mr. Glen asked if the proposed cell tower was going to be used commercially. Mr. Secare said the Township will go out to bid so revenue can be generated. Mr.

Wallis said it will be located in the least intrusive spot so as not to disturb residents. Mr. Weiner said if the Township did not take action, it could have gone to a private entity.

Mark King – 509 Montgomery Ave.: Mr. King asked to see the exact location of the proposed cell tower. Ms. Zsoldos provided a map of the location.

Seeing no further comments, Mr. Wallis closed the public portion.

Resolutions #13-037 through #13-053 were considered routine by the Manchester Township Council and were enacted by one motion offered by Mr. Weiner seconded by Mr. Fusaro and adopted by the following roll call vote: Councilmen: Frattini, Vaccaro, Weiner, Fusaro and Wallis: yea.

A. FINANCE

#13-037 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, ESTABLISHING CERTAIN FEES FOR RECREATION THEATER TRIPS

#13-038 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER COUNTY OF OCEAN, STATE OF NEW JERSEY AUTHORIZING REMOVAL OF OPEN TAXES FOR PROPERTY OWNED BY TOWNSHIP

#13-039 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER COUNTY OF OCEAN, STATE OF NEW JERSEY AUTHORIZING REMOVAL OF OPEN TAXES FOR PROPERTY OWNED BY TOWNSHIP

#13-040 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY AUTHORIZING THE REFUNDS REQUESTED BY THE TAX COLLECTOR

#13-041 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY AUTHORIZING THE REFUNDS REQUESTED BY THE TAX COLLECTOR

#13-042 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE TAX COLLECTOR TO CANCEL TAXES AS TO BLOCK 38.58, LOT 743.01 FOR A TOTALLY DISABLED VETERAN

#13-043 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE TAX COLLECTOR TO CANCEL TAXES AS TO BLOCK 61.10, LOT 154 FOR A TOTALLY DISABLED VETERAN

#13-044 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE TAX COLLECTOR TO CANCEL TAXES AS TO BLOCK 38.40, LOT 577.01 FOR A TOTALLY DISABLED VETERAN

#13-045 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE TAX COLLECTOR TO CANCEL TAXES AS TO BLOCK 38.97, LOT 1249.01 FOR A TOTALLY DISABLED VETERAN

B. CONTRACTS\AGREEMENTS

#13-046 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE EXECUTION OF A CONTRACT WITH MUNIDEX FOR SOFTWARE MAINTENANCE OF VITAL STATISTIC AND INDEX OF MINUTES PROGRAMS

#13-047 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE EXECUTION OF A SERVICE AGREEMENT WITH MODERN POWER GROUP SYSTEMS

#13-048 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE EXECUTION OF A SERVICE AGREEMENT WITH DIGITAL DESCRIPTOR SYSTEMS INC. (DDSI)

#13-049 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AWARDING OF A PROFESSIONAL SERVICES CONTRACT TO STEVEN TRIMBOLI, ESQ.

C. APPOINTMENTS

#13-050 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE TOWNSHIP TAX ASSESSOR AS THE AGENT TO FILE PETITIONS OF APPEAL/COMPLAINTS WITH THE OCEAN COUNTY BOARD OF TAXATION AND NAMING THE TOWNSHIP ATTORNEY TO ACT AS ALTERNATE AGENT

#13-051 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, APPOINTING MARISA WILKINS TO THE POSITION OF DEPUTY COORDINATOR OF THE OFFICE OF EMERGENCY MANAGEMENT IN THE TOWNSHIP OF MANCHESTER

#13-052 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING APPLICATION FOR THE 2012 RECYCLING TONNAGE GRANT AND DESIGNATION OF A MUNICIPAL CERTIFIED RECYCLING COORDINATOR

D. PURCHASING

#13-053 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE PURCHASING AGENT TO ADVERTISE FOR AND RECEIVE BIDS FOR THE INSTALLATION OF CELLULAR ANTENNAE

REPORTS

Mr. Weiner: Mr. Weiner announced dates the flu shot will be given out by the Health Department throughout the County. He urged everyone to get their shot. Clean Ocean Action will be collecting old Christmas trees to be used in dune replenishment. It will be held at Island Beach State Park.

Mr. Fusaro: Mr. Fusaro gave the Clerk two scrap books he saved on the Manchester corruption scandal. He asked the Clerk to scan them so they may be given to interested residents.

Mr. Vaccaro: Mr. Vaccaro has been familiarizing himself with some of departments within the municipal building. He recently reviewed the Clerk's responsibilities. Mr. Vaccaro also attended a Newly Elected Officials seminar given by the New Jersey League of Municipalities.

Mr. Frattini: Mr. Frattini attended the Newly Elected Officials seminar to familiarize himself with municipal government.

Mr. Wallis: Mr. Wallis congratulated Marisa Wilkins on her appointment as Deputy OEM Coordinator.

Ms. Zsoldos: None

Mr. Secare: None

Ms. Skibo: Ms. Skibo thanked everyone who picked from the Regional Day School angel tree. She further thanked all Township employees and businesses for helping with the Clerk's Adopt a Family for the holidays.

Public

Larry Lee – Country Walk: Mr. Lee advised that the Manchester Coordinating Council was looking for stats on accidents and fatalities on Route 70 between Lakehurst and the Wawa. Ms. Zsoldos said she would get that information to him.

Walter Dyluski – LVW: Mr. Dyluski asked what actions would Mr. Frattini take if there was a conflict of interest on an item regarding Leisure Village West where he was a trustee. Mr. Secare said that if there was an item regarding Leisure Village West, Mr. Frattini would run it by Mr. Secare first. If that item was a conflict of interest, he would recuse himself.

Mr. Bannichio – Renaissance: Mr. Bannichio commented with regard to parking on Township streets after midnight. The roads are hazardous. He hoped Council would consider passing an ordinance to prohibit parking on the streets after midnight. Mr. Wallis advised that there is an ordinance in place regarding trailers and boats. However, there was nothing regarding vehicles. Mr. Wallis said it was up to the Police to enforce the ordinance.

Fred Lund – LVW: Mr. Lund mentioned Senate Bill S-813. This would consider taxing the water we drink. Mr. Lund asked if the Council would pass a resolution opposing this bill. Ms. Skibo said she downloaded the bill for Council's consideration at the next meeting.

Martin Lynch – Tax Assessor: Mr. Lynch gave an overview of the tax assessment process. Residents will have the opportunity to meet with Mr. Lynch to discuss their assessment. The reassessment was done four years ago. The real estate market has declined since then. The properties in Manchester were assessed too high. Last year there were over twenty-one hundred tax appeals. All properties were adjusted to their current market value. This is called a revenue neutral process. This is just shifting the tax burden from one to another. The overall taxable value of the Township has declined twenty percent. The older adult communities are very modest size. They may be eight hundred square feet or less. These homes have decreased in value more than twenty percent. Therefore their taxes have decreased. If your home value went down less than the average of twenty percent your taxes have increased.

Mark King - 905 Montgomery Ave. Mr. King commented with regard to the increase in his property taxes. He felt residents are not getting any services and asked where the money was going. Mr. Lynch explained his focus was to find the fair market value of your home. Mr. Wallis explained that fifty-one percent of property taxes goes to the schools. The Council's focus was to try to maintain services and infrastructure for the safety and well being of the residents. Mr. Wallis said the cost of everything is going up. Fire and First Aid squads are struggling. The Township has to help them out because they are not getting the donations they used to. Ms. Zsoldos said the Township is trying to keep costs down. Employees are now paying part of their health insurance costs.

Melissa Moscaro – Monmouth Ave.: Ms. Moscaro commented with regard to the increase in her taxes. She will be paying almost eighty five hundred dollars in property taxes. Ms. Moscaro was afraid that no one would want to purchase her property if she decided to sell it.

Josh Langenberger – Wellington Ave.: Mr. Langenberger commented with regard to the increase in his taxes. He felt that Council should work with the school board to curb spending. Mr. Langenberger said his salary has not increased, his benefits went up and his wife was faced with a notice of layoff. He is struggling to make ends meet. His taxes are going up two thousand dollars this year. Foreclosures are rampant in Pine Lake Park. They will not be contributing to the tax base. With the increase in taxes, he will not be able to afford to live in Manchester next year. Council should work with the School Board to be fiscally responsible. Mr. Langenberger offered his services to Council in any way that was needed. He is here to make Manchester a successful community.

Carol Deluccia – Parkview Blvd.: Ms. Deluccia has been a resident of Pine Lake Park since 1987. There haven't been any improvements since. Ms. Deluccia asked Council what they have done in Pine Lake Park since 1987 to improve the quality of life. The Township does not have sidewalks and garbage collection. Mr. Wallis said if sidewalks were added in Pine Lake Park residents would be assessed the costs. If garbage collection was offered, the Township would have to provide it to senior communities because it is the law.

Melissa Moscaro – Monmouth Ave.: Ms. Moscaro felt that she wants taxes lowered. Manchester does not provide any services such as garbage pickup. Mr. Fusaro explained that that if her property depreciated more than twenty percent she would see a decrease in taxes. Mr. Fusaro urged her to appeal her taxes if she felt that her house was lower than assessed. Mr. Wallis said school funding is a big problem. We are paying too much for school taxes. Mr. Wallis has been working diligently to get the school funding formula changed.

Josh Langenberger – Wellington Ave.: Mr. Langenberger said the tax rate is going to crumble over the next few years. Residents will no longer be able to afford to live here. Foreclosures will be

greater. The senior community is going to have to take over the burden. Everyone is going to have to work together to solve the problem.

Frank Zarinski – 1541 Monmouth Ave.: Mr. Zarinski has been a resident in Manchester for over thirty years. He was in real estate for nine years. People are not going to buy in this Township when they see the amount of taxes with the lack of services. They are going to go to another town with similar size homes with lower taxes and more services. Mr. Zarinski can barely afford what he has. Things have to change.

Veronica Krasko – 1425 Eleventh Ave.: Ms. Krasko asked where does the money go? The Manchester school system is failing. Manchester is below the national average. Mr. Wallis disagreed. He did not think it was a failing system. His daughter graduated two years ago and did very well. Mr. Wallis said Ms. Krasko would have to go to the school board for any issues with the school. Ms. Krasko said her taxes have doubled in ten years. She felt an accountant should come in and show the Township how to budget. Mr. Wallis explained that costs have gone up such as salaries and contracts. Mr. Wallis said the salaries of Public Works employees are tremendously low compared to other towns. Manchester stays on the lower side of the spectrum on the salary end.

Tasha Peshlak – Englemere Blvd.: Ms. Peshlak said the Township should have a better spending plan. Salaries are too high and other perks should be cut. She felt her property was over assessed. Her taxes are too high. Mr. Wallis felt that Mr. Lynch did a good job with the revaluation. If Ms. Peshlak has a problem with her appraisal she should go through the appeal process. Ms. Peshlak felt that the residents should not have been hit all at one time. It should have been done over a period of time. Mr. Wallis said more businesses are needed within the Township. Commercial businesses help offset taxes.

Carol DeLuccia – Parkview Blvd.: Ms. DeLuccia asked how Council was going to control spending. Mr. Wallis said operating budgets have been slashed for years. The number of personnel has been down. There are still responsibilities that we have to meet. Mr. Wallis said he cannot give Ms. DeLuccia an exact plan. Things change all the time. The new budget is being prepared now. Ms. Zsoldos said they are working on increasing revenues and curtailing spending. Mr. Weiner said Ms. DeLuccia can be involved in the process after the budget is introduced. She can review it and provide input. Mr. Weiner said Council is always looking for help. Ms. Zsoldos said the door is always open. Mr. Wallis advised to speak to the Mayor and Ms. Zsoldos on ways to help the Township.

Ken Connor – 101 Conrad Ct. Mr. Connor asked if there was a requirement on how often you are supposed to reassess properties. Mr. Lynch advised that if your property taxes were below eighty five percent or above one hundred percent of market value. Mr. Connor was concerned in the dramatic difference that residents have seen in the reassessment. He felt that there should be a way for the residents to bear the burden gradually and not all at once.

Walter Dyluski – LVW: Mr. Dyluski wanted a clear definition of a reassessment. Mr. Lynch said it a reassessment accomplishes the same task as a revaluation but is not done by an outside company which saves money. Mr Lynch hopes to reinspect twenty percent of the homes annually to keep the reinspection data up to date. Mr. Secare said this has been put out to bid to private companies but they came in much higher than doing it in house. Mr. Lynch said the bids came in at three hundred and fifty thousand dollars and one million three hundred thousand dollars.

Tasha Peslak – Englemere Blvd.: Ms. Peslak tried for a mortgage but the mortgage company could not find any comparable sales. Mr. Secare said all the Tax Assessor could do was find comparable sales. Mr. Lynch suggested Ms. Peslak come to his office with a current appraisal and he will take a look at it.

Mr. Fusaro: Mr. Fusaro has been a Councilman for nineteen years. He is a professional budgeter. Mr. Fusaro has reviewed and cut budgets for the Federal Government. The Township's budget is more than slim. Our workforce is lower than most towns of this size. The Police Department is patrolling with less than they should. Mr. Fusaro invited residents to come to town hall and sit down and go over the budget line by line and make suggestions to cut. Manchester has a history of having Councilmen with financial backgrounds. We may not have garbage services but the Township has made arrangements with the landfill to have residents drop off their waste. This is not free to the Township. The Township pays by the ton on what residents take there. The Township's bond rate has been low. Manchester has also a low bond total. It is less than one percent. Mr. Fusaro said that Council is committed to do everything they can to get the budget in check.

Mr. Wallis: Mr. Wallis said the Council is committed to maintain what the Township has. They don't want to spend money on anything that is not needed because down the line it will affect the taxpayers. Mr. Wallis said being a Councilman is not a stepping stone to anything else. Everyone on the Council is committed to the Township.

ADJOURNMENT

There being no further comments or business to come before Council at this time, the meeting was adjourned at 8:20 p.m. on motion by Mr. Fusaro, seconded by Mr. Weiner and the approved by the following roll call vote: Councilmen: Frattini, Vaccaro, Weiner, Fusaro and Wallis: yea.

Craig Wallis
Council President

Sabina Skibo, R.M.C.
Township Clerk

Date Adopted