

**MANCHESTER TOWNSHIP
MEETING MINUTES
July 10, 2017**

The meeting of the Manchester Township Council was called to order at 6:00 p.m. by Council President 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.”

FLAG SALUTE

This was followed by following roll call:

ROLL CALL

The following roll call was taken by the Municipal Clerk:

Councilwoman Joan Brush	- present
Councilman Charles Frattini	- present
Councilman Craig Wallis	- absent
Councilman James Vaccaro	- present
Councilman Sam Fusaro	- present

The Municipal Clerk noted for the record that also present were Robin LaBue, Township Attorney, Donna Markulic, Business Administrator and Mayor Kenneth Palmer.

APPROVAL OF MINUTES

The regular meeting minutes of May 8, 2017 were offered upon a motion by Mr. Frattini, seconded by Mrs. Brush and approved by the following roll call vote: Councilmembers Brush, Frattini, Vaccaro and Fusaro; yea.

SUBMISSION OF BILLS

Councilman Vaccaro stated that he reviewed the bills presented and found them to be in order.

Councilman Fusaro pointed out that the quarterly payment to the school board is included in the current fund expenditures.

#17-269 - Authorizing payment of bills from the Current Fund in the amount of \$6,597,824.27 was offered by Mr. Vaccaro, seconded by Mrs. Brush and approved by the following roll call vote: Councilmembers Brush, Frattini, Vaccaro, and Fusaro; yea.

#17-270 - Authorizing payment of bills from the Eastern Service Area in the amount of \$812,188.72 was offered by Mr. Vaccaro, seconded by Mr. Frattini and approved by the following roll call vote: Councilmembers Brush, Frattini, Vaccaro and Fusaro; yea.

#17-271 - Authorizing payment of bills from the Western Service Area in the amount of \$69,790.18 was offered by Mrs. Brush, seconded by Mr. Frattini and approved by the following roll call vote: Councilmembers, Brush, Frattini, Vaccaro, and Fusaro; yea.

ORDINANCES – Second Reading, Public Hearing and Final Action

#17-008 - AN ORDINANCE OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AMENDING CHAPTER 245 ENTITLED “LAND USE AND DEVELOPMENT” OF THE TOWNSHIP OF MANCHESTER CODE.

Clerk Skibo pointed out the insert for Page 4.

Councilman Fusaro spoke prior to opening to the public. The agreement with Manchester Development Group is required to meet the requirement for our third round of affordable housing. Manchester Township joined with a group of other towns in an attempt to lower the numbers for our obligation. The requirement must be met or there will be liability for builders' remedy suits and the State will only allow 25% to be age restricted. Councilman Fusaro asked if any Council members had any comments on this ordinance.

Councilman Vaccaro requested that page numbers be included when ordinances are voluminous. Seeing no further comments from Council, Mr. Fusaro opened this portion of the meeting to the public.

Patrick Barry - 3176 Quarry Road – President of Genesis Association. They have concerns over what type of units are going in – the major concern are the setbacks. They want 150 feet confirmed in the settlement agreement. They met with Mayor Palmer regarding their concerns and would like to be kept advised. Councilman Fusaro said they will be notified via the 200' notices required to be sent.

Sharon Gronowski – Quarry Road – said the old ordinance references 93 acres and the new ordinance says 89 acres. Attorney LaBue said it is 93 acres in the settlement agreement, so it is probably a typographical error. Ms. Gronowski referenced the Fairness Hearing held April 7 – the ordinance requires 20% of multi-family homes to be affordable housing (80 units). She feels it sounds as if the whole project is included, based on the wording.

Hank Glen – 29 Wycliff Road - wants to know who is MDG – Attorney LaBue explained it is a public corporation located in Lakewood. They have done large developments like this before. Mr. Glen wants to know who negotiated the contract. Councilman Fusaro responded that a number of people were involved, including the mayor, himself, Attorney LaBue, Jean Cipriani, Al Yodakis, Martin Lynch and Dave Roberts. Mr. Glen feels it took a long period of time before information was released. Councilman Fusaro explained that contract negotiations are not public. The settlement between the Township and MDG was not official until it went to the Council on Affordable Housing. The settlement agreement took place because we did not meet our Affordable Housing requirements. Mr. Glen asked if Presidential Gardens, Hovson's, etc. were included. Attorney LaBue affirmed. The Township had to find family units. They had to apply adjustments to the area off Route 571. Councilman Fusaro said the setback will be settled by the Planning Board when application is made. The Planning Board has discretion. Mr. Glen feels the setback is not sufficient. Mr. Fusaro stated that MDG is responsible for all utilities. Mr. Glen asked about water restrictions and inquired about requiring MDG to put a tank on their property. Councilman Fusaro said the township cannot arbitrarily require the applicant to include that in their project.

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

The above ordinance was **adopted** upon a motion by Mr. Frattini seconded by Mr. Vaccaro and approved by the following roll call vote: Councilmembers Brush, 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 member of Council had any comments on any item on the consent agenda. Seeing no comments from Council, Mr. Fusaro asked if there were any comments from the public on any items on the consent agenda.

Hank Glen - 29 Wycliff Road – Inquired as to what will be painted on the water tower. Councilman Fusaro informed him it would remain the same.

Frank Savala – Summit Park – asked about covering done during painting. Councilman Fusaro believes it will be done. Mr. Savala commented that when it was previously done, paint got on vehicles in the area.

Resolutions #17-272 through #17-280 were considered routine by the Manchester Township Council and were enacted by one motion offered by Mr. Vaccaro seconded by Mrs. Brush and adopted by the following roll call vote: Councilmembers Brush, Frattini, Vaccaro and Fusaro; yea.

A. FINANCE

#17-272 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY AUTHORIZING THE REFUNDS REQUESTED BY THE TAX COLLECTOR

#17-273 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE TAX COLLECTOR TO CANCEL TAXES AS TO BLOCK 75.101, LOT 101 FOR A TOTALLY DISABLED VETERAN

B. GRANTS

#17-274 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, ACCEPTING A COPS IN SHOPS ENFORCEMENT PROGRAM GRANT

#17-275 - RESOLUTION OF MANCHESTER TOWNSHIP, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING APPLICATION FOR PROPOSAL OF FUNDING THROUGH THE OCEAN COUNTY OFFICE OF SENIOR SERVICES

#17-276 - RESOLUTION OF MANCHESTER TOWNSHIP, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING APPLICATION FOR PROPOSAL OF FUNDING THROUGH THE OCEAN COUNTY OFFICE OF SENIOR SERVICES

C. PURCHASING

#17-277 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE PURCHASE OF THREE 2017 FORD INTERCEPTOR SUV'S UNDER NEW JERSEY STATE CONTRACT #A88728

#17-278 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AWARDED A CONTRACT FOR THE PAINTING OF THE ROUTE 37 1.0 MG WATER STORAGE TANK PURSUANT TO AND IN ACCORDANCE WITH N.J.S.A. 40A:11-1 ET SEQ.

D. BONDS/ESCROWS

#17-279 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, RELEASING UTILITY ESCROWS POSTED BY PRESBYTERIAN HOMES A MANCHESTER FOR A PROJECT KNOWN AS MANCHESTER PINES BLOCK 82.09 LOT 14.01

E. MISCELLANEOUS

#17-280 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY AUTHORIZING THE PLACEMENT OF A LIEN AGAINST PROPERTY LOCATED AT 901 FOURTH AVENUE (BLOCK 1.72 LOT 1) AFTER FAILING TO REGISTER A VACANT/ABANDONED PROPERTY

REPORTS

Councilwoman Brush – spoke with Micromedia Publications and they say they will cover and publicize Township events.

Councilman Frattini – spoke about Senior Services – feels you do not hear much about them, but they have a lot to offer. They assist with transportation, HEAP Program, tax freeze, meals and State health insurance programs, to cite a few. He suggests people go to Senior Outreach and take advantage of their assistance with the various programs.

Councilman Vaccaro – attended the Planning Board meeting on July 3 and reviewed the bills submitted for payment on July 9.

Councilman Fusaro – referenced the feral cat issue. The Trap/Neuter/Release Program received help from various agencies. The volunteers are doing a great job. The program is making a big difference in stopping the cycle.

Mayor Palmer said the Manchester Little League is playing at this very moment and hopefully they will win the district and go to the State competition.

Councilman Fusaro mentioned that the energy aggregation program started June 1 and bills should be coming out now. There should be approximately a 16% savings. It is a two year contract, with a fixed price with no charge to opt in or out. JCP&L is still responsible if there are any issues with delivery service.

Donna Markulic – none

Robin LaBue – none

Sabina Skibo – mentioned if there are problems with the budget true-up numbers, call the office and the issue will be directed to the correct advocate.

Mayor Palmer – said approximately \$409,000 was raised on vacant and/or abandoned properties and there is a matching grant for \$750,000 for Green Acres.

PUBLIC:

Karen Argenti – asked about the minutes of the executive session regarding the Heritage Minerals site. Councilman Fusaro said the minutes are not public yet. However, he can tell her it was basically a presentation by Hovson's regarding an offer, which was not acceptable. Ms. Argenti wanted to know if he was going to the board meeting. Councilman Fusaro said he would. Ms. Argenti asked about the settlement. Councilman Fusaro said they were sent "back to the drawing board". He said the original settlement agreement was a court

approved agreement. There is discussion with the DEP as they want the new requirements. No plan has been accepted by the Township at this time. Ms. Argenti asked about future meetings and if water/sewer consumption regulations would be changed. Councilman Fusaro said that whenever there is a court decision, they have to allocate water and sewer.

Sharon Gorowski – Quarry Road – mentioned that the lines in the road in the area of Routes 571 and 70 do not align with the lanes and there are left turn issues. Councilman Fusaro said we will let the County know her concerns and asked Clerk Skibo and Business Administrator Markulic to talk to Public Works Director, Al Yodakis. It will also be brought to the attention of the Police Department.

Peggy Middaugh – Churchill Road – congratulated Council on obtaining the Green Acres Grant. Councilman Fusaro said money is owed as part of the Open Space Program. He explained that the State is late matching their portion. Ms. Middaugh said they had a Trap/Neuter/Release Program in their previous community and it worked well. She also thanked Council for her lower energy bill. Ms. Middaugh asked about the Southern Reliability Line – the Freeholders said they have no official stand. A freeholder said they would support it since Manchester Township wants to utilize it. Councilman Fusaro said this is not true – it is meant for barrier towns. He also stated that Council had never indicated to the county freeholders that the township supported it.

Ginny Martin – 29 Renaissance Blvd. - wondering when Stavola is going to start the road now that local approvals have been obtained. Mayor Palmer said they must show Pinelands approvals have been obtained. It should take four to six weeks for Pinelands to review. The road should be completed by year’s end.

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 a motion by Mr. Vaccaro seconded by Mr. Frattini and approved by the following roll call vote: Councilmembers Brush, Frattini, Vaccaro and Fusaro; yea.

Sam Fusaro
Council President

Sabina T. Skibo, RMC
Municipal Clerk

Date Approved