

**MANCHESTER TOWNSHIP
MEETING MINUTES
MARCH 26, 2018**

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.”

FLAG SALUTE

ROLL CALL

The following roll call was taken by the Municipal Clerk:

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

The Municipal Clerk noted for the record that also present were Angela Koutsouris-Zografos, Township Attorney, Mayor Ken Palmer, Lt. Robert Dolan and Tracey Lynch, Recreation Director.

PROCLAMATIONS

The Municipal Clerk read a proclamation into the record for National Library Week - April 8 – 14, 2018. Erin DeLuccia of the Manchester Library accepted the proclamation on behalf of the library.

PRESENTATION - Ocean County Freeholder John Bartlett – Chairman of Finance and Parks and Recreation Mayor Palmer thanked Freeholder Bartlett for attending the Council meeting. The presentation on the proposed park by Freeholder Bartlett will benefit Manchester residents and the entire region. Freeholder Bartlett thanked the Mayor for inviting him to tonight’s Council meeting. Mr. Bartlett said the County would like to propose building a park in the vicinity of Route 571 and Route 547. The County has identified some land that would be suitable for recreational space. The Township would have to be amicable to turning over the land to the County to build the park, however, the Township would be reimbursed for the cost of the land. The County would go after two more adjacent properties that would be needed to complete the park. Freeholder Bartlett said this is the first public presentation of the proposal. This land has some wetlands issues that will have to be addressed. The east side of the park would have hiking trails that would be handicap accessible. Freeholder Bartlett said the County would fit the use of the land and would have it take longer so it was done correctly. The County has allocated six million dollars in its budget for construction costs. Council President Wallis said he felt this be very beneficial for Manchester as well as all residents of Ocean County. Mr. Fusaro said there would be a lot to go through with the Department of Environmental Protection, however, he thought it was a great idea. Mr. Frattini said this was a win – win situation for everyone involved. Mr. Wallis thanked Freeholder Bartlett for coming to the meeting. On a side note, Freeholder Bartlett said the County has purchased over 1600 acres and spent over 13 million dollars for property under the County Open Space Trust Fund.

SUBMISSION OF BILLS

#18-138 Authorizing payment of bills from the Current Fund in the amount of \$147,609.07 was offered by Mr. Fusaro, seconded by Mrs. Brush and approved by the following roll call vote: Councilmembers Frattini, Vaccaro, Brush, Fusaro and Wallis; yea.

#18-139 - Authorizing payment of bills from the Eastern Service Area in the amount of \$474,276.36 was offered by Mr. Fusaro seconded by Mrs. Brush and approved by the following roll call vote: Councilmembers Frattini, Vaccaro, Brush, Fusaro and Wallis; yea.

#18-140 - Authorizing payment of bills from the Western Service Area in the amount of \$68,133.75 was offered by Mr. Frattini, seconded by Mr. Vaccaro and approved by the following roll call vote: Councilmembers Frattini, Vaccaro, Brush, Fusaro and Wallis; yea.

ORDINANCES – Second Reading, Public Hearing and Final Action

#18-008 - ORDINANCE OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING CHAPTER 313 OF THE TOWNSHIP CODE ENTITLED “PROPERTY MAINTENANCE” AND SPECIFICALLY SECTION 313-25 ENTITLED “REGISTRATION OF VACANT AND ABANDONED PROPERTIES”

Mr. Wallis asked Council if they had any questions on this ordinance. Seeing none, Mr. Wallis opened this portion of the meeting to the public. Seeing no comments from the public, Mr. Wallis closed this portion of the meeting.

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

ORDINANCES – First Reading and Introduction

#18-009 - AN ORDINANCE AUTHORIZING THE SALE OF LOT 39 IN BLOCK 1.241 IN THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, PURSUANT TO N.J.S.A. 40A:12-1 et seq.

The above ordinance was offered upon a motion by Mr. Fusaro seconded by Mr. Vaccaro and approved by the following roll call vote: Councilmembers Frattini, Vaccaro, Brush, Fusaro and Wallis; yea.

#18-010 - AN ORDINANCE AUTHORIZING THE SALE OF LOT 41 IN BLOCK 1.322 IN THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, PURSUANT TO N.J.S.A. 40A:12-1 et seq.

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

Hank Glen – 29 Wycliffe Rd.: Mr. Glen asked how many outside agencies use the Township firing range. Lt. Dolan said there were several. He did not have the exact figure. However, the fees the Township charges the agencies to use the range, helps maintain it. Mr. Glen then questioned the reassessment and why twenty percent of the Township wasn't reassessed ever year. Mr. Wallis said it has been a steady market and there has

not been a need to do it on a yearly basis. However, the County Board of Taxation has made it mandatory for the Township to do the reassessment.

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

Resolutions #18-141 through #18-159 were considered routine by the Manchester Township Council and were enacted by one motion offered by Mr. Frattini seconded by Mr. Vaccaro and adopted by the following roll call vote: Councilmembers Frattini, Vaccaro, Brush, Fusaro and Wallis; yea.

A. FINANCE

#18-141 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING REFUNDS REQUESTED BY THE TAX COLLECTOR

#18-142 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, REFUNDING DUPLICATE PAYMENT FOR RE-OCCUPANCY INSPECTION TO LAURIE BISCHOF FOR 2117 HOLLY HILL RD. BLOCK 22 LOT 1378

#18-143 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE TAX COLLECTOR TO CANCEL TAXES AS TO BLOCK 99.113 LOT 8 FOR A TOTALLY DISABLED VETERAN

#18-144 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE TAX COLLECTOR TO CANCEL TAXES AS TO BLOCK 60.09, LOT 11 FOR A TOTALLY DISABLED VETERAN

#18-145 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE TAX COLLECTOR TO CANCEL TAXES AS TO BLOCK 75.11, LOT 18 FOR A TOTALLY DISABLED VETERAN

B. CONTRACTS/AGREEMENTS

#18-146 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE EXECUTION OF INTERLOCAL AGREEMENTS BETWEEN THE TOWNSHIP OF MANCHESTER AND BOROUGH OF METUCHEN FOR USE OF THE MANCHESTER TOWNSHIP FIREARMS RANGE FACILITY

#18-147 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE EXECUTION OF A REIMBURSEMENT AGREEMENT WITH THE COMMUNITY SERVICES, ICN.

#18-148 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AWARDING A CONTRACT FOR GREEN ACRES ROAD IMPROVEMENTS PURSUANT TO AND IN ACCORDANCE WITH N.J.S.A. 40A:11-1 ET SEQ.

#18-149 – 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

C. RECREATION

#18-150 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE MAYOR TO SIGN A CONTRACT WITH PARAMETRIX AUDIO & LIGHTING

#18-151 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE MAYOR TO SIGN A CONTRACT WITH MUSIC THEATER INTERNATIONAL

#18-152 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AWARDING A CONTRACT TO D&M FIREWORKS, LLC FOR A FIREWORKS EXHIBITION TO BE CONDUCTED ON BEHALF OF THE TOWNSHIP OF MANCHESTER

D. PURCHASING

#18-153 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING A CONTRACT FOR THE PURCHASE OF THREE 2018 OR NEWER DODGE CHARGE SEDANS UNDER NEW JERSEY STATE CONTRACT

#18-154 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE PURCHASE OF A 2018 CHEVROLET TAHOE SUV 4WD UNDER NEW JERSEY STATE CONTRACT #A88729

#18-155 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE EXECUTION OF A CONTRACT WITH KYOCERA DOCUMENT SOLUTIONS AMERICA, INC. FOR THE RENTAL OF MULTIFUNCTIONAL COPIER SYSTEMS FOR VARIOUS TOWNSHIP LOCATIONS

E. MISCELLANEOUS

#18-156 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE TAX ASSESSOR TO APPLY FOR A REASSESSMENT OF THE TOWNSHIP OF MANCHESTER

#18-157 – 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 MARTIN W. LYNCH, CTA FOR A REASSESSMENT PROGRAM

#18-158 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AWARDING AN ALTERNATE FORM OF CONTRACT TO AND AUTHORIZING THE APPOINTMENT OF GAGLIANO & COMPANY'S TAX APPRAISAL CONSULTANT PURSUANT TO AND IN ACCORDANCE WITH N.J.S.A. 19:44A-20.5

#18-159 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE EXECUTION OF AN AGREEMENT BETWEEN THE TOWNSHIP OF MANCHESTER AND ALAN DESIMONE FOR SERVICES RENDERED AS A REASSESSMENT FIELD INSPECTOR

REPORTS

Mr. Frattini: None

Mr. Vaccaro: Mr. Vaccaro attended the Manchester Coordinating Council meeting and thanked Nicole Ashkar for attending. Ms. Ashkar discussed the issue of vacant and abandoned homes.

Mr. Fusaro: Mr. Fusaro mentioned Tax Collector Andrea Gaskill sent out her annual Tax Collection memo. Manchester is about a 98.94 collection rate. We have one of the highest tax collection rates in the County. Mr.

Fusaro said the Township has several Totally Disabled Veterans which makes them exempt from paying taxes. The Township loses about one million dollars annually in revenue and the State does not reimburse us for that.

Mrs. Brush: Mrs. Brush announced that the Polar Bar Plunge at Harry Wright Lake was a success. Money raised went to benefit the students at the Regional Day School. The school raised over three thousand dollars.

Mr. Wallis: Mr. Wallis said the annual Easter Egg Hunt was cancelled due to inclement weather. However, Tracey Lynch did a great job of making sure that children were still able to meet the Easter Bunny. Summer concerts have been scheduled and the first one is June 30, 2018 which is also Manchester Day.

Ms. Markulic: None

Ms. Zografos: None

Ms. Skibo: None

Mayor Palmer: Mayor Palmer thanked Freeholder Bartlett for his presentation and looked forward to the building of the park. During the recent snow storm, the Department of Public Works did a wonderful job on storm maintenance and thanked them for their hard work.

PUBLIC

Vinnie Desimone – Pine Ridge: Mr. Desimone mentioned the need for a rent stabilization ordinance. Mayor Palmer said rents at Mobile Home Parks within the Township have not been raised more than three percent per year. He was of the opinion that a rent control ordinance may not be beneficial at this time but was open to more discussion on the issue.

Gary Miller 48 Boxwood Dr., Jackson, N.J.: Mr. Miller lives in Jackson Township where they have a rent control board. He felt that Mayor Palmer's three percent figure was not accurate. Rents are sky rocketing and more affordable housing is needed.

Rich Rozine – Whiting: Mr. Rozine lives in Pine Ridge South. He pays \$675.00 a month in pad fees. The owners of the park start to take things away from residents. Pine Ridge South has taken away bus service. The reassessment will happen and taxes will go up. The land owner will pass it on to the residents. Residents of the Parks need help from the Mayor and Council.

Maureen Dibble – 2 Matthews St. Highlands, N.J.: Ms. Dibble is a representative of the New Jersey Manufactured Home Association. Ms. Dibble has done a survey of all municipalities in New Jersey who have manufactured homes and have rent stabilization. All of the ordinances have different rent justifications. There are so many different methods for rent stabilization. These residents cannot sell their homes. Ms. Dibble felt that Manchester residents need protection under Landlord Tenant laws. Rent stabilization is needed.

Barbara Donnelly – 100 Beaver Ave.: Ms. Donnelly asked if the Township had a tree ordinance because there have been so many trees cut down in recent months. This is called clear cutting. Ms. Koutsouris said the Township does have a tree ordinance.

ADJOURNMENT

There being no further comments or business to come before Council at this time, the meeting was adjourned at 7:15 p.m. upon a motion by Mr. Frattini seconded by Mr. Fusaro and approved by the following roll call vote: Councilmembers Frattini, Vaccaro, Brush, Fusaro and Wallis; yea.

Craig Wallis
Council President

Sabina T. Skibo, RMC
Municipal Clerk

Date Approved