

**MANCHESTER TOWNSHIP
MEETING MINUTES
August 27, 2018**

The meeting of the Manchester Township Council was called to order at 6:00 p.m. by Councilman 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, Donna Markulic, Business Administrator and James Gant, Personnel Director.

APPROVAL OF MINUTES

The amendment to the January 2, 2018 Reorganization meeting minutes was offered upon a motion by Councilman Vaccaro, seconded by Councilwoman Brush and approved by the following roll call vote: Councilmembers Frattini, Vaccaro, Brush, Fusaro and Wallis; yea.

SUBMISSION OF BILLS

#18-302 - Authorizing payment of bills from the Current Fund in the amount of \$1,155,844.34 was offered by Councilman Vaccaro, seconded by Councilman Fusaro and approved by the following roll call vote: Councilmembers Frattini, Vaccaro, Brush, Fusaro and Wallis; yea.

#18-303 - Authorizing payment of bills from the Eastern Service Area in the amount of \$495,806.13 was offered by Councilman Fusaro, seconded by Councilman Vaccaro and approved by the following roll call vote: Councilmembers Frattini, Vaccaro, Brush, Fusaro and Wallis; yea.

#18-304 - Authorizing payment of bills from the Western Service Area in the amount of \$426,528.36 was offered by Councilman Vaccaro, seconded by Councilman Frattini and approved by the following roll call vote: Councilmembers Frattini, Vaccaro, Brush, Fusaro and Wallis; yea.

ORDINANCES - Second Reading, Public Hearing and Final Action

#18-023 - AN ORDINANCE OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE EXCHANGE OF PROPERTY PURSUANT TO N.J.S.A. 40A:12-16 (CLUBHOUSE RD.)

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

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

#18-024 - AN ORDINANCE OF THE TOWNSHIP OF MANCHESTER, IN THE COUNTY OF OCEAN, STATE OF NEW JERSEY, PROVIDING FOR THE ACQUISITION OF LAND LOCATED IN THE TOWNSHIP AND APPROPRIATING \$135,000 THEREFOR FROM THE TOWNSHIP'S CAPITAL IMPROVEMENT FUND FOR BLOCK 38, LOT 20 (20 COLONIAL DR.)

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

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

#18-025 - AN ORDINANCE OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE ACQUISITION OF FEE SIMPLE INTEREST IN BLOCK 38, LOT 20 (20 COLONIAL DR.)

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

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

#18-026 - AN ORDINANCE OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING A LEASE OF 108 LACEY ROAD, SUITE 35, IN THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, PURSUANT TO AND IN ACCORDANCE WITH N.J.S.A. 40A:12-1 ET SEQ.

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

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

ORDINANCES - First Reading and Introduction

#18-027 - AN ORDINANCE OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AMENDING, SUPPLEMENTING AND REPEALING CERTAIN SECTIONS OF CHAPTER 160 OF THE TOWNSHIP CODE CONCERNING RECREATION

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

#18-028 - AN ORDINANCE OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE ACQUISITION OF BLOCK 99.12, LOT 8 FROM ANTHONY B. RIGOGLIOSO IN ACCORDANCE WITH N.J.S.A. 40A:12-5(a)(1) (391 HWY 539)

The above ordinance was offered upon a motion by Councilman Vaccaro, seconded by Councilman Frattini 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, Councilman Wallis asked if there were any comments from the public on any items on the consent agenda.

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

Resolutions #18-305 through #18-314 were considered routine by the Manchester Township Council and were enacted by one motion offered by Councilman Frattini, seconded by Councilman Vaccaro and adopted by the following roll call vote: Councilmembers Frattini, Vaccaro, Brush, Fusaro and Wallis; yea.

A. FINANCE

#18-305 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE MAYOR TO EXECUTE A REIMBURSEMENT AGREEMENT WITH RIVER POINTE, A QUALIFIED PRIVATE COMMUNITY

#18-306 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING REFUNDS REQUESTED BY THE TAX COLLECTOR

#18-307 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE TAX COLLECTOR TO CANCEL TAXES AS TO BLOCK 99.236, LOT 9 FOR A TOTALLY DISABLED VETERAN

#18-308 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE TAX COLLECTOR TO CANCEL TAXES AS TO BLOCK 52.36, LOT 7 FOR A TOTALLY DISABLED VETERAN

B. CONTRACTS/AGREEMENTS

#18-309 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE EXECUTION OF CHANGE ORDER #2 AND FINAL FOR MECO, INC. FOR A PROJECT KNOWN AS THE GREEN ACRES ROAD IMPROVEMENTS

C. RECREATION

#18-310 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, ESTABLISHING CERTAIN FEES FOR FALL/WINTER RECREATION PROGRAMS

D. PURCHASING

#18-311 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE DIVISION OF PURCHASING TO ADVERTISE AND RECEIVE BIDS FOR LAKE ROAD IMPROVEMENTS

E. BONDS/ESCROWS

#18-312 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, RELEASING A ZONING BOARD ESCROW POSTED BY DANIEL SARAMA FOR A PROJECT KNOWN AS BLOCK 1.356 LOTS 1-3 (2000 MIDDLESEX ST.)

#18-313 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, RELEASING WATER AND SANITARY SEWER PERFORMANCE GUARANTEES POSTED BY HOMES FOR ALL PENDING THE POSTING OF MAINTENANCE GUARANTEES AND INSPECTION FEES FOR A PROJECT KNOWN AS AUTUMN RIDGE BLOCK 30 LOT 1.01 AND BLOCK 52 LOT 2 (3085 RIDGEWAY BLVD.)

F. MISCELLANEOUS

#18-314 - RESOLUTION TO SUPPORT RE-ESTABLISHMENT OF SENIOR STABILIZATION AID AND BILLS S-309 AND A-955

REPORTS

Mr. Frattini: None

Mr. Vaccaro: Mr. Vaccaro gave his condolences for the recent passing of Senator John McCain.

Mr. Fusaro: Mr. Fusaro thanked Tracey Lynch and her staff for their hard work during the summer on the many recreational activities that were offered by the Township.

Mrs. Brush: Mrs. Brush also thanked Ms. Lynch and her staff for the wonderful concert series.

Mr. Wallis: None

Ms. Zografos: None

Ms. Markulic: None

Ms. Skibo: None

PUBLIC

Karen Argenti - Whiting: Ms. Argenti prepared a storm water grant for the Pine Lake Watershed. She would like to present it at a future meeting on behalf of the Environmental Commission.

Donna McLashin - Medford Rd. - Whiting: Ms. McLashin commented that she received a new water meter and it is not working properly. Her water bill has been unusually high. The water department came out to inspect her property and found there were no leaks in her house. Everything was working properly. She stated she wants this fixed as soon as possible. There is no way one person can use this much water. Mr. Wallis said the Township utility department has been out to her residence on several occasions. The water meter is working correctly.

Vinny DeSimone - 64 Beaver Ave. Whiting: Mr. DeSimone brought up the topic of rent control. He offered another possible solution for Council. He suggested doing a rent control ordinance for mobile home parks only. Maybe can do for mobile home parks only. Mr. Wallis says the Township has done a lot on this topic. The

Township has sat and spoken with attorneys on both sides and with the Pine Ridge Association. Mr. Wallis has read both Barnegat and Jackson's rent control ordinances and has come to the conclusion that rent control will not work. Mr. Wallis said the Township has yet to receive reliable data from the residents to back up their cause. As long as Mr. DeSimone gives the Township what they need, Mr. Wallis will be more than willing to sit down and discuss the matter further.

Frank Gaulradp - Pine Ridge: Mr. Gaulradp has lived in Manchester for four years. He survives on his Social Security check. The lot rent on his home has been raised significantly in those four years. Mr. Gaulradp is not sure how he is going to survive if rent continues to be raised. Mr. Wallis said this is a market business and legally the Association can raise the rent.

Christina Butler - 40 Eagle Dr. Ms. Butler has a drainage issue next to her home. The secretary at the Pine Ridge office has been of no help. Ms. Markulic took Ms. Butler's information to see what can be done.

Barbara Pedocki - Pine Ridge: Ms. Pedocki commented with regard to her lot rent at Pine Ridge. She said her bill reads lot rent and then there is a line for "additional rent". Ms. Pedocki is not sure what that means and wanted to know if the Association can legally do that. Ms. Zografos said she has not seen a full lease agreement and could not comment on that. However, Ms. Zografos did state if the landlord was in violation of the lease agreement, Ms. Pedocki would have to file an action against the landlord for violation of the lease.

Hank Glen - 29 Wycliffe Rd.: Mr. Glen commented with regard to the new County garage being built on Ridgeway Rd. He was concerned that buses will be parked on the property and felt that they will cause too much traffic. Mr. Wallis said this is still in review for the County. Mr. Vaccaro said buses will be parked in the center out of sight. Ms. Brush stated that diesel trucks will be parked out of sight as well. The County has done the Township a favor by moving these vehicles out of sight.

ADJOURNMENT

There being no further comments or business to come before Council at this time, the meeting was adjourned at 7:03 p.m. upon a motion by Councilman Vaccaro, seconded by Councilman Frattini 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