

**MANCHESTER TOWNSHIP  
MEETING MINUTES  
June 10, 2019**

The meeting of the Manchester Township Council was called to order at 6:00 p.m. by Councilwoman Joan Brush. 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 Robert Hudak	-present
Councilman James Vaccaro	- present
Councilman Sam Fusaro	- present
Councilman Craig Wallis	- present
Councilwoman Joan Brush	- present

The Municipal Clerk noted for the record that also present were Angela Koutsouris-Zografos, Township Attorney, Donna Markulic, Business Administrator, James Gant, Assistant Business Administrator, Chief Financial Officer, Diane Lapp, and Ken Palmer, Mayor.

**PRESENTATION**

Mayor Palmer presented a slideshow presentation on the 2019 Municipal Budget. He touched on several areas of the budget including that the municipal rate continues to go down, municipal surplus, and went over the various capital projects for next year and the future. He also commented that revenue from the paid surplus cannot be used until the following year’s budget. Lastly, he mentioned that the Township will be receiving \$1.4 million from a property sale to Ocean county.

Councilwoman Brush asked if any member of Council had any comments on the Budget. Seeing no comments from Council, Councilwoman Brush asked if there were any comments from the public.

Seeing no comments from the public, Councilwoman Brush closed this portion of the meeting.

**BUDGET ADOPTION**

**#19-236** - Authorizing Budget to be read by Title Only was offered upon a motion by Councilman Vaccaro, seconded by Councilman Fusaro and approved by the following roll call vote: Councilmembers Hudak, Vaccaro, Fusaro, Wallis and Brush; yea.

**#19-236A** - Authorizing the adoption of the 2019 Budget was offered upon a motion by Councilman Wallis, seconded by Councilman Fusaro and approved by the following roll call vote: Councilmembers Hudak, Vaccaro, Fusaro, Wallis and Brush; yea.

### **SUBMISSION OF BILLS**

**#19-237** - Authorizing payment of bills from the Current Fund in the amount of \$5,094,188.86 was offered upon a motion by Councilman Fusaro, seconded by Councilman Vaccaro and approved by the following roll call vote: Councilmembers Hudak, Vaccaro, Fusaro, Wallis and Brush; yea.

**#19-238** - Authorizing payment of bills from the Eastern Service Area in the amount of \$169,054.48 was offered upon a motion by Councilman Fusaro, seconded by Councilman Vaccaro and approved by the following roll call vote: Councilmembers Hudak, Vaccaro, Fusaro, Wallis and Brush; yea.

**#19-239** - Authorizing payment of bills from the Western Service Area in the amount of \$71,380.69 was offered upon a motion by Councilman Vaccaro, seconded by Councilman Fusaro and approved by the following roll call vote: Councilmembers Hudak, Vaccaro, Fusaro, Wallis and Brush; yea.

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

**#19-020 - AN ORDINANCE AUTHORIZING THE SALE OF LOT 33 IN BLOCK 1.323 IN THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, PURSUANT TO N.J.S.A. 40A:12-1 et seq. (825 Monmouth Avenue)**

Councilwoman Brush asked if any member of Council had any comments on this ordinance. Seeing no comments from Council, Councilwoman Brush asked if there were any comments from the public.

Seeing no comments from the public, Councilwoman Brush closed this portion of the meeting.

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

**#19-021 - AN ORDINANCE AUTHORIZING THE SALE OF LOT 22 IN BLOCK 1.174 IN THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, PURSUANT TO N.J.S.A. 40A:12-1 et seq. (813 Middlesex Street)**

Councilwoman Brush asked if any member of Council had any comments on this ordinance. Seeing no comments from Council, Councilwoman Brush asked if there were any comments from the public.

Seeing no comments from the public, Councilwoman Brush closed this portion of the meeting.

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

**ORDINANCES - First Reading and Introduction**

**#19-022 - AN ORDINANCE OF THE TOWNSHIP OF MANCHESTER AUTHORIZING AND ACCEPTING A DEED RESTRICTION IMPOSING RESTRICTIONS ON DEVELOPMENT, CLEARING OR LAND DISTURBANCE OUTSIDE OF THE DEVELOPMENT ENVELOPE ON LOT 3, BLOCK 89 OF THE TAX MAP OF THE TOWNSHIP OF MANCHESTER.**

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

Councilwoman Brush asked if any member of Council had any comments on any item on the consent agenda. See no comments from Council, Mrs. Brush asked if there were any comments from the public on any items on the consent agenda.

**Mrs. Karen Argenti, 61 Clearlake Road** – Mrs. Argenti inquired about Resolution #19-248 and she wanted to know what was the purpose of this resolution. She asked several questions regarding the well located on the property. She does not think this is a good location for a Dollar Tree, and believes it will cause traffic issues. She had several questions regarding the CAFRA permit which Mr. Bob Mullin, Township Engineer, answered for her.

Mr. Fusaro then stated that this is just the beginning stages, and still needs Planning Board approval.

Township Attorney Angela Koutsouris then stated that the property owner is filing for a CAFRA permit, and the Township is signing off as an adjoining property owner.

Mr. Fusaro stated that they get all their approvals and they send all their information to the Environmental Commission.

**John Pagenkoph** – Mr. Pagenkoph inquired about the reimbursement for Jackson Trails and asked if there was a developer's agreement between the Township and Jackson Trails.

Mr. Jerry Dasti responded that the Township does not have any agreement, because it is all located in Jackson Township.

Mr. Pagenkoph then asked about the exploratory well at the High School. Council responded that this would be a new well servicing the Eastern Service Area.

**Resolutions #19-240 through #19-249 were considered routine by the Manchester Township Council and were enacted by one motion offered by Councilman Vaccaro, seconded by**

Councilman Hudak and adopted by the following roll call vote: Councilmembers Hudak, Vaccaro, Fusaro, Wallis and Brush; yea.

**A. FINANCE**

**#19-240 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE REFUNDS REQUESTED BY THE TAX COLLECTOR**

**B. CONTRACTS/AGREEMENTS**

**#19-241 - RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, APPROVING AND AUTHORIZING EXECUTION OF THE OFF TRACT REIMBURSEMENT AGREEMENT FOR WATER AND SEWER FACILITIES CONSTRUCTED BY JACKSON TRAILS, LLC**

**#19-242 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE EXECUTION OF A SHARED SERVICE AGREEMENT BETWEEN THE TOWNSHIP OF MANCHESTER AND THE COUNTY OF OCEAN FOR FY19 OCEAN COUNTY SHERIFF'S TRAFFIC ENFORCEMENT PROGRAM**

**#19-243 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE EXECUTION OF A SUBORDINATION AGREEMENT FOR 1052 A BUCKINGHAM DRIVE**

**#19-244 - RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING EXECUTION OF AN AGREEMENT WITH THE MANCHESTER TOWNSHIP BOARD OF EDUCATION**

**#19-245 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, APPROVING PAYMENT SUBJECT TO THE EXECUTION OF A SETTLEMENT AGREEMENT IN ORDER TO RESOLVE LITIGATION ISSUED BY EVESHAM TOWNSHIP**

**C. LICENSING**

**#19-246 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, APPROVING RENEWAL OF PLENARY RETAIL DISTRIBUTION LICENSES**

**D. MISCELLANEOUS**

**#19-247 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING APPROVAL OF A SPECIAL NEEDS ELIGIBILITY WAIVER FOR MANCHESTER TOWNSHIP HOME IMPROVEMENT PROGRAM CASE # MAN-1961-E**

**#19-248 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE MAYOR TO SIGN A CAFRA PERMIT AS LESSEE OF A PORTION OF BLOCK 86, LOT 2.04 (84 LACEY ROAD)**

**REPORTS**

**Mr. Hudak:** Mr. Hudak attending the Planning Board meeting on June 3<sup>rd</sup> and the final extension for Presidential Gardens was approved. He attended the Fishing Derby at Pine Lake Park and said it was a great event.

**Mr. Vaccaro:** Mr. Vaccaro thanked Mayor Palmer, Chief Financial Officer Diane Lapp, and Council on the great 2019 Budget Presentation. He also thanked Chief Parker for sharing the video of the physical exam portion for potential police officers. Mr. Vaccaro was very impressed.

**Mr. Wallis:** Mr. Wallis attended the 10<sup>th</sup> annual PBA Golf Tournament. That event has raised \$130,000.00 over the last ten years, and the proceeds go to a different charity every year. He thanked the PBA for being involved in the community. Mr. Wallis spoke about the recent police physical exam where there were 119 applicants with 69 passing. It is a very hard physical exam for all applicants.

**Mr. Fusaro:** Mr. Fusaro attended the final Manchester Day planning meeting. He thanks Tracey Lynch for doing a wonderful job. New start time of 2 p.m. and there will be a great band. This is Manchester Day's 24<sup>th</sup> anniversary.

**Mrs. Brush:** Mrs. Brush attended the Fishing Derby also and she appreciated that every child received a prize. She also attended the Whiting School Wellness Fair, where they presented their new outdoor classroom which was funded by a writing grant. Mrs. Brush also agreed that the band for Manchester Day is awesome.

**Ms. Zografos:** None.

**Mrs. Markulic:** None.

**Mr. Gant:** None.

**Mayor Palmer:** Mayor Palmer thanked Chief Financial Officer Diane Lapp for the great job on the budget. He attended the senior awards night at the high school, which gave out \$40,000.00 in scholarships. He considered it the best night of the year. Mayor Palmer also had an answer for a question brought up by Mr. Hank Glen two weeks ago regarding run off. He stated that all new homes are required to have the runoff flow to dry wells.

**PUBLIC**

**Peggy Middaugh 33 Churchill Road** – Mrs. Middaugh inquired as to permits obtained for the roadwork on Route 70 for the gas pipeline by the ShopRite, if they got all the proper approvals and will they be replacing the trees.

Mayor Palmer stated that multiple agencies are involved in the project including the BPU, State and several DOT agencies. He will look into if they need to replace the trees taken down.

**EXECUTIVE SESSION**

**#19-249 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, IN ACCORDANCE WITH SECTION 2 OF THE OPEN PUBLIC MEETINGS ACT, CHAPTER 231, PUBLIC LAWS OF 1975**

A motion to enter into Executive Session was made by Councilman Vaccaro, seconded by Councilman Hudak and approved by the following roll call vote: Councilmembers Hudak, Vaccaro, Fusaro, Wallis and Brush; yea.

The Executive Session was adjourned at 8:05 p.m. upon a motion by Councilman Brush, seconded by Councilwoman Wallis and approved by the following roll call vote: Councilmembers Hudak, Vaccaro, Fusaro, Wallis and Brush; yea.

**ADJOURNMENT**

There being no further comments or business to come before Council at this time, the meeting was adjourned at 8:16 p.m. upon a motion by Councilman Wallis, seconded by Councilman Hudak and approved by the following roll call vote: Councilmembers Hudak, Vaccaro, Fusaro, Wallis and Brush; yea.

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Joan Brush  
Council President

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Sabina T. Skibo, RMC  
Municipal Clerk

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Date Approved