

**MANCHESTER TOWNSHIP  
MEETING MINUTES  
June 24, 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 Deputy 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 Deputy Municipal Clerk:

Councilman Robert Hudak	-present
Councilman James Vaccaro	- present
Councilman Sam Fusaro	- present
Councilman Craig Wallis	- absent
Councilwoman Joan Brush	- present

The Deputy Municipal Clerk noted for the record that also present were Angela Koutsouris-Zografos, Township Attorney and Donna Markulic, Business Administrator.

**APPROVAL OF MINUTES**

The regular meeting minutes of May 28, 2019 were offered upon a motion by Councilman Fusaro, seconded by Councilman Vaccaro and approved by the following roll call vote: Councilmembers Vaccaro, Fusaro, and Brush; yea. Wallis, absent.

The regular meeting minutes of June 10, 2019 were offered upon a motion by Councilman Vaccaro, seconded by Councilman Fusaro and approved by the following roll call vote: Councilmembers Vaccaro, Fusaro, and Brush; yea. Wallis, absent.

**SUBMISSION OF BILLS**

**#19-250** - Authorizing payment of bills from the Current Fund in the amount of \$1,066,908.55 was offered upon a motion by Councilman Fusaro, seconded by Councilman Vaccaro and approved by the following roll call vote: Councilmembers Hudak, Vaccaro, Fusaro, and Brush; yea. Wallis, absent.

**#19-251** - Authorizing payment of bills from the Eastern Service Area in the amount of \$78,976.03 was offered upon a motion by Councilman Hudak, seconded by Councilman Fusaro and approved by the following roll call vote: Councilmembers Hudak, Vaccaro, Fusaro, and Brush; yea. Wallis, absent.

**#19-252** - Authorizing payment of bills from the Western Service Area in the amount of \$62,209.01 was offered upon a motion by Councilman Vaccaro, seconded by Councilman Hudak and approved by the following roll call vote: Councilmembers Hudak, Vaccaro, Fusaro, and Brush; yea. Wallis, absent.

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

**#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**

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.

**Hank Glen, 29 Wycliffe Road** – Mr. Glen inquire about the details of the lease agreement, and if we are getting any income from the rent.

Mr. Fusaro stated that we own the property, they are building the tower, and the rent will depend on number of antennas on the tower. Homeland will hold the contracts for the tower.

Donna Markulic, Business Administrator, stated that this is clearance needs to be obtained from Pinelands Commission, and Homeland will be required to clean up the site.

**Karen Argenti, 61 Clearlake Road** – Mrs. Argenti asked several questions regarding the trees located on the property and her concern is the loss of trees. She wanted to know if we can have policy about choosing already cleared and developed sites for these projects, and not wooded areas.

Mr. Fusaro stated that this is the only approved site that can obtain all the proper approvals from the different State departments for a cell tower.

Donna Markulic, Business Administrator, commented that the Pinelands Commission asked us to put a deed restriction on the property so it is protected.

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

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

**ORDINANCES - First Reading and Introduction**

**#19-023 - ORDINANCE OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING CHAPTER 80 (WATER AND SEWER UTILITIES) OF THE CODIFIED ORDINANCES 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, and Brush; yea. Wallis, absent.

**#19-024 - AN ORDINANCE AUTHORIZING THE EXECUTION OF AN AMENDED LEASE AGREEMENT BETWEEN THE TOWNSHIP OF MANCHESTER AND KOKES ORGANIZATION, INC. FOR A PORTION OF PROPERTY LOCATED AT BLOCK 86, LOT 2.04 (84 LACEY RD)**

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

**#19-025 - AN ORDINANCE AUTHORIZING THE SALE OF LOT 40 IN BLOCK 1.265 IN THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, PURSUANT TO N.J.S.A. 40A:12-1 et seq. (1409 Madison Avenue)**

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

**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.

**Edward Lynch, Country Walk** – Mr. Lynch inquired about the vehicle purchase for the building department. Council responded that the vehicle is brought through state contract.

**Frank Stavalo, 12 Charles Avenue** – Mr. Stavalo asked if any of the vehicles are hybrid. Council responded no, not at this time.

**Hank Glen, 29 Wycliffe Road** – Mr. Glen inquired about Resolution #s 255 & 256 and Mr. Gilmore's involvement, if any.

Angela Koutsouris-Zografos responded that he is not associated, and has withdrawn from the firm. She also stated that she was an independent contractor and there is no violation with her leaving.

Mr. Glen asked about the location of the landfill. Mr. Fusaro responded that it is past the DPW garage.

Mr. Glen stated that he is in support of Resolution #19-266.

**Peggy Middaugh 33 Churchill Road** – Mrs. Middaugh commented on Resolution #257 that a former landfill is a perfect for a solar farm. Council commented that the landfill will be remediated for the project.

**Karen Argenti, 61 Clearlake Road** – Mrs. Argenti suggested that the Fire Departments be notified of the solar farm, so they can be prepared for any fires.

**Edward Lynch, Country Walk** – Mr. Lynch asked if the whole facility is closing. Mr. Fusaro responded that the landfill stopped received garbage before the 1990s, and bulk waste can still be dropped off.

**Resolutions #19-253 through #19-266 were considered routine by the Manchester Township Council and were enacted by one motion offered by Councilman Fusaro, seconded by Councilman Hudak and adopted by the following roll call vote: Councilmembers Hudak, Vaccaro, Fusaro, and Brush; yea. Wallis, absent.**

#### **A. FINANCE**

**#19-253 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, PROVIDING FOR THE INSERTION OF SPECIAL ITEM OF REVENUE FOR A CLEAN COMMUNITIES GRANT THROUGH STATE OF NEW JERSEY**

**#19-254 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, CANCELLING STALE DATED CHECKS FROM THE TOWNSHIP OF MANCHESTER'S VARIOUS CHECKING ACCOUNTS**

#### **B. CONTRACTS/AGREEMENTS**

**#19-255 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE EXECUTION OF AN AGREEMENT WITH JEAN L. CIPRIANI, ESQUIRE AND ROBIN LA BUE, ESQUIRE OF ROTHSTEIN, MANDELL, STROHM & HALM, P.A., AS COUNSEL ON AFFORDABLE HOUSING MATTERS FOR THE TOWNSHIP OF MANCHESTER**

**#19-256 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE EXECUTION OF AN AGREEMENT WITH ANGELA KOUTSOURIS, ESQUIRE OF ROTHSTEIN, MANDELL, STROHM & HALM, P.A., AS TOWNSHIP ATTORNEY FOR LEGAL SERVICES FOR MANCHESTER TOWNSHIP**

**#19-257 - RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING MAYOR KENNETH PALMER TO EXECUTE APPROPRIATE DOCUMENTS TO FACILITATE AN APPLICATION TO THE NEW JERSEY BPU IN CONJUNCTION WITH A POTENTIAL LOCATION OF A SOLAR FARM ON THE CLOSED MANCHESTER TOWNSHIP LANDFILL**

**C. LICENSING**

**#19-258 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, APPROVING RENEWAL OF PLENARY RETAIL CONSUMPTION LICENSES**

**D. PURCHASING**

**#19-259 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE PURCHASE OF TWO 2020 FORD INTERCEPTOR SUV'S & ONE 2019 Ford F-150 4X4 UNDER NEW JERSEY STATE CONTRACT #A88728**

**#19-260 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY AWARDING A CONTRACT FOR THE OPERATION, SERVICING AND MAINTENANCE OF TWO (2) OUTDOOR DOUBLE-SIDED STATIC ADVERTISING SIGN STRUCTURES KNOWN AS PURSUANT TO AND IN ACCORDANCE WITH N.J.S.A. 40A:11-1 ET SEQ.**

**#19-261 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AWARDING A CONTRACT FOR CURBSIDE COLLECTION SERVICES PURSUANT TO AND IN ACCORDANCE WITH N.J.S.A. 40A:11-1ET SEQ.**

**#19-262 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE AWARD OF A CONTRACT FOR ENERGY AGGREGATION CONSULTING SERVICES**

**19-263 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE EXECUTION OF A CONTRACT WITH OSI TECHNOLOGY/AVAYA FOR TELEPHONE SYSTEM UPGRADE AND MAINTENANCE**

**#19-264 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE DIVISION OF PURCHASING TO ADVERTISE AND RECEIVE BIDS FOR THE PURCHASE OF ELECTRIC GENERATION SERVICE AND ENERGY AGGREGATION SERVICES**

**E. APPOINTMENT**

**#19-265 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, APPOINTING ROBERT A. HUDAK AS A CLASS III MEMBER OF THE MANCHESTER TOWNSHIP PLANNING BOARD REPORTS**

**F. LEGISLATION**

**#19-266 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, EXPRESSING OPPOSITION TO ANY CONSIDERATION BY THE STATE TO RAID THE STATE FIREFIGHTER GENERAL RELIEF FUND FOR THE STATE GENERAL FUND**

## REPORTS

**Mr. Hudak:** Mr. Hudak attended the Coordinating Council Meeting, there was a lot of great questions from the public. He reminded the audience that Manchester Day is this Saturday. Mr. Hudak congratulated Marie Key on her retirement.

**Mr. Vaccaro:** Mr. Vaccaro stated that the Fire Safety Council Meeting was canceled due to lack of quorum. He attended the Coordinating Council meeting today, the Ocean County Prosecutors office gave a very informative presentation on the current narcotic status in Ocean County. On July 1<sup>st</sup> there will be a Planning Board hearing on a 45-acre property off Route 37 and Commonwealth Blvd. qualifying it as an area in need of redevelopment. Mr. Vaccaro congratulated Marie Key on her retirement.

**Mr. Fusaro:** Mr. Fusaro attended the police promotion ceremony. It was a great day for their family. There were many members of the Ocean County Swat team present. He gave congratulations to Marie Key, she will be missed.

**Mrs. Brush:** Mrs. Brush attended the police promotion ceremony and Officer Leming retirement. She wanted to remind everyone that Manchester Day will start at 2 p.m.

**Angela Koutsouris-Zografos:** Ms. Koutsouris-Zografos gave congratulations to Marie Key on her retirement. She thanked her for all her hard work.

**Mrs. Markulic:** Read over letter from Municipal Clerk Sabina Martin regarding Marie Key's retirement on June 30<sup>th</sup>.

**Deputy Municipal Clerk Marie Key** – Mrs. Key stated she will miss everyone and it has been a pleasure working for the Township.

## PUBLIC

**Edward Lynch, Country Walk** – Mr. Lynch read over an email from New Jersey Department of Health regarding opiate response. He will forward the email to Council. Pharmacies are now giving out two doses of Narcan to the public, no questions asked for a limited time.

**Karen Argenti, 61 Clearlake Road** – Mrs. Argenti had several questions on Ordinance #19-024. She found the map attached confusing because it does not have any streets listed. Angela Koutsouris-Zografos stated that they took the original map from the original lease, and she explained the map to Mrs. Argenti.

**Peggy Middaugh 33 Churchill Road** – Mrs. Middaugh also reviewed the map with Ms. Zografos. She asked if the location was near the well. Mrs. Middaugh also suggested a sidewalk be added into the plan.

Mr. Fusaro and Mr. Hudak both stated that they should attend a Planning Board meeting and voice their concerns. A sidewalk could also be added to the developer agreement.

**ADJOURNMENT**

There being no further comments or business to come before Council at this time, the meeting was adjourned at 6:50 p.m. upon a motion by Councilman Fusaro, seconded by Councilman Vaccaro and approved by the following roll call vote: Councilmembers Hudak, Vaccaro, Fusaro, and Brush; yea. Wallis, absent.

Angela Koutsouris-Zografos stated that they took the original map from the original lease, and she explained the map to Mrs. Argenti

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Joan Brush  
Council President

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Marie Sailer Key, RMC  
Deputy Municipal Clerk

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Date Approved