

**MANCHESTER TOWNSHIP  
MEETING MINUTES  
November 25, 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 Township Attorney Angela Koutsouris-Zografos, Assistant Business Administrator Jim Gant, Marianne Borthwick, and Mayor Palmer.

**PRESENTATION**

Redevelopment Plan – Spring Hills Manchester: Mrs. Emily Givings: Her firm represents development project and she is the representative for the project. They are seeking a redevelopment designation so there is a variance free application to the Planning Board.

Mr. Fusaro stated that Redevelopment takes longer in Manchester.

Contractor William Burris: Mr. Burris stated that this building is already approved by the Department of Health and Department of Community Affairs. It is a post-operative acute care recovery center consisting of all private rooms. Typical stay for the patient ranges from 14 to 20 days. His client owns 40 of these centers nationwide. He stated that there is a 30% development requirement through CAFRA, and this lot is already a non-conforming lot. The main reason they asked for redevelopment is because the lot has been vacant. He stated Manchester has the largest Medicare population in the United States.

Mr. Wallis asked what variances will be included in his application.

Mr. Burris responded that there would be variances for lot frontage and lot side buffers in the application.

Mr. Hudak questioned if this property would even qualify as an area for redevelopment; the designation could be challenged at any time.

Mr. Burris stated that he is comfortable with any challenges.

Mr. Fusaro asked if Mr. Burris has looked into the neighboring lot.

Mr. Burris stated that right now the price is too high for them.

Mr. Wallis stated that there is not much of a buffer for the residential properties.

Mr. Burris stated that he could put up additional buffers for the neighbors.

**PUBLIC COMMENT**

No public comment.

A motion was made by Councilman Hudak, seconded by Councilman Fusaro to move resolution #19-396 from the Table. Approved by the following roll call vote: Councilmembers Hudak, Vaccaro, Wallis, and Brush; yea.

**#19-397 - RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, DIRECTING AND AUTHORIZING A PRELIMINARY INVESTIGATION TO DETERMINE WHETHER A PROPOSED STUDY AREA QUALIFIES AS A NON-CONDEMNATION AREA IN NEED OF REDEVELOPMENT PURSUANT TO N.J.S.A. 40A:12A-5**

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

**PUBLIC COMMENT:**

**Robert Craig Hubbard, 5 Haddington Lane** – Mr. Hubbard spoke about the Jackson Trails development and resolution #19-241 that mentions some form of contribution to the project. He inquired about Manchester Township reimbursing the developer for water and sewer.

Mayor Palmer stated that the developer will pay the installation, and residents will pay when connecting. This provides us with addition water if we need it. Manchester Township will not be paying anything for this project.

Mr. Wallis stated that this would be a backup water source if we need it. Any development that connects to this new line will pay for the connection.

Mr. Fusaro stated that we would not be using any water from other towns unless there is an emergency.

Mayor Palmer stated that we do not have a water shortage problem, we have a water storage problem during the summer and a new water tower will be built in the future.

Bill Barron, Parkview Blvd. – Mr. Barron inquired about the status of the Ridgeway Blvd. roadwork.

Mayor Palmer stated that the bridge would be completed after the roadwork is completed, and there will be a traffic signal at that location.

Seeing no further public comment Council President Brush closed that portion of the meeting.

**ADJOURNMENT**

There being no further comments or business to come before Council at this time, the meeting was adjourned at 7:10 p.m. upon a motion by Councilman seconded by Councilman Fusaro 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 Martin, RMC  
Municipal Clerk

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Date Approved