

**MANCHESTER TOWNSHIP
MEETING MINUTES
June 13, 2016**

The meeting of the Manchester Township Council was called to order at 6:00 p.m. by Council President James Vaccaro. 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.”

This was followed by the salute to the flag and the following roll call:

FLAG SALUTE

ROLL CALL

The following roll call was taken by the Municipal Clerk:

Councilman Charles Frattini	- present
Councilman Brendan Weiner	- present
Councilman Sam Fusaro	- present
Councilman Craig Wallis	- present
Councilman James Vaccaro	- present

The Municipal Clerk noted for the record that also present were Township Attorney Angela Koutsouris, Business Administrator Donna Markulic, Mayor Ken Palmer, Township Planner Dave Roberts, Jerry Dasti, Esquire and Chris Dasti, Esquire.

APPROVAL OF MINUTES

The regular meeting minutes of April 11, 2016 were offered upon a motion by Mr. Frattini seconded by Mr. Fusaro and **adopted** by the following roll call vote; Councilmen: Frattini, Weiner, Fusaro, Wallis and Vaccaro; yea.

The regular meeting minutes of April 25, 2016 were offered upon a motion by Mr. Fusaro seconded by Mr. Wallis and **adopted** by the following roll call vote; Councilmen: Frattini, Fusaro, Wallis and Vaccaro; yea. Mr. Weiner abstained due to his absence from the meeting.

SUBMISSION OF BILLS

#16-219 - Authorizing payment of bills from the Current Fund in the amount of \$6,071,893.96 was offered by Mr. Weiner, seconded by Mr. Frattini and approved by the following roll call vote; Councilmen: Frattini, Weiner, Fusaro, Wallis and Vaccaro; yea.

#16-220 - Authorizing payment of bills from the Eastern Service Area in the amount of \$184,519.14 was offered by Mr. Weiner, seconded by Mr. Fusaro and approved by the following roll call vote; Councilmen: Frattini, Weiner, Fusaro, Wallis and Vaccaro; yea.

#16-221 - Authorizing payment of bills from the Western Service Area in the amount of \$131,632.96 was offered by Mr. Frattini, seconded by Mr. Wallis and approved by the following roll call vote; Councilmen: Frattini, Weiner, Fusaro, Wallis and Vaccaro; yea.

ORDINANCES – First Reading and Introduction

#16-024 - AN ORDINANCE OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AMENDING ARTICLE IV BODIES OF WATER, CHAPTER 288, SECTION 21 OF THE TOWNSHIP CODE CONCERNING RECREATION.

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

#16-025 - AN ORDINANCE OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE SALE OF BLOCK 31.02 LOT 2 (2643 Ridgeway Rd.)

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

ORDINANCES – Second Reading, Public Hearing and Final Action

#16-022 - AN ORDINANCE OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY IMPLEMENTING THE “MANCHESTER HERITAGE TOWN CENTER REDEVELOPMENT PLAN” IN ACCORDANCE WITH THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1, ET. SEQ.

Mr. Vaccaro asked if any Council members had comments on this ordinance.

Seeing no comments from Council, at this time, Township Planner Dave Roberts gave a power point presentation on the statutory process of a redevelopment ordinance. Residents in the audience complained that they already listened to this at the Planning Board meeting. Mr. Vaccaro said he feels is beneficial for Mr. Roberts to continue with his presentation.

Mr. Fusaro asked if this ordinance would allow Hovson’s to begin building. Mr. Roberts said absolutely not. It only gives them the authority to take this plan a step further by going to various state agencies for approval. Mr. Fusaro asked if the Township would have control over every phase of the project. Mr. Roberts said the Township could as long as it was spelled out in the Developer’s agreement.

Mr. Weiner wanted to reiterate that this is just the first step in the process. Mr. Roberts advised it is and if Hovson’s cannot get approvals from the Department of Environmental Protection, they could not move forward with the project.

Seeing no further comments from Council, Mr. Vaccaro opened this portion of the meeting to the public.

John Bryce – 58 Birchwood Dr.: Mr. Bryce is against the development. He feels that this would overcrowd the schools. New schools would have to be built to accommodate all of the new students. This would raise taxes in Manchester. Half of Manchester’s population is on a fixed income and these residents cannot afford the tax increase. Further traffic and noise pollution would increase.

Karen Argenti – 51 Clearlake Rd.: Ms. Argenti urged all Council members to listen to the residents and vote no. She also asked Council, after they vote, to explain why they voted the way they did. Ms. Argenti was also of the opinion that the plan could be sent to the Department of Environmental Protection without Council having to vote on it. Ms. Argenti is also concerned with the environmental impact this development would have on the land.

Jane Zaccariah – N.J. Sierra Club: Ms. Zaccariah said that development would impact all of the eco-systems in New Jersey. Council’s decision would impact all of the residents of New Jersey. With Manchester being in the Pinelands, Council has more responsibility to the residents of New Jersey to protect the eco-systems.

Bernice Bailine – 30 Halstead Dr.: Ms. Bailine wanted to understand that Hovson’s has the approvals to build the 2,400 homes at any time. Mr. Wallis and Mr. Dasti reiterated that Hovson’s has all the approvals needed to start building these homes that were laid out in the original agreement.

Theresa Lettman – Pine Lake Park: Ms. Lettman is concerned that the public is not getting notice of the redevelopment plan. Mr. Dasti explained that the Planning Board would notice the public when an application was received. She is concerned about the remediation that is being done at the Hovson’s site and said she has tried to discuss it with the Department of Environmental Protection (DEP) without success. She filed a petition with them to have a public hearing on the cleanup to no avail. She hopes Council would help her with this situation. Ms. Lettman said we have an original settlement agreement for 2,400 homes and asked Mr. Wallis why he wanted to change it. Mr. Wallis said the settlement agreement was signed a while ago and he was not against seeing what else could be done.

Gloria Byrne – 20 Woodspring Lane: Ms. Byrne is concerned about the empty retail space that is currently in Manchester. She does not feel that building more commercial space would be beneficial. Hovnanian currently owns a great deal of commercial property and most of them are empty. Most of the store owners had to move out because they could not afford the rent.

Natalie Jones – Crestwood v: - Ms. Jones does not want her taxes to go up and feels that senior citizens should not be taxed anymore. She said senior citizens should have their taxes frozen. Mr. Weiner explained that there is a program that freezes senior citizen property tax. He suggested Ms. Jones should speak to the Tax Collector.

Darren Burke – 662A Ingham Ct.: Mr. Burke is concerned about who is overseeing the remediation project. Mr. Fusaro said Hovson’s is handling it and sending samples to the DEP. Mr. Dasti said that the DEP has rules and regulations that have to be followed for testing. Mr. Burke said that Hovson’s is

not satisfied with just a little bit. They want more. They force towns into submission with lawsuits. Mr. Burke said that this development is not warranted. This is a peaceful town and most people move here to get away from urban sprawl. He said Manchester did not want a city atmosphere. Manchester is close enough to Philadelphia and New York City that residents can get their city fix and come home. There are developments in Manchester that are not completed such as the Reserve and River Pointe.

Sally Steele – 43 Redhill Rd.: Ms. Steele is concerned with the development being built on contaminated land. Mr. Weiner explained that the contaminated area would be set aside for open space and the residential neighborhood would be built in another section.

Sandra Starke – 1200 Lawrence Ave.: Ms. Starke is concerned with the amount of homes that are empty due to foreclosure and now we want to build more. There are no jobs and no industry in this area for people to afford these homes. Ms. Starke feels that we need more commercial businesses in this area.

Walter Dylewski - 908A Stratford Ct.: Mr. Dylewski is concerned about all of the vacant commercial space that was owned by Hovnanian in the Township.

John Dzitko 14B Birchwood Dr.: Mr. Dzitko feels that the only concern that Council should have the residents of the Township. He feels that Council is trying to sell the residents on this project.

Thomas Clerico – 12 Como Ct.: Mr. Clerico is concerned about the length of time this development would take to complete. He feels that Council should go with the original agreement from 2004 and should protect the environment of Manchester Township. Mayor Palmer reiterated that if we go with the original agreement, we put ourselves at risk of becoming a no-aid school district. We get roughly eight million dollars in state aid and this offsets the cost of school taxes.

Liz Ciocher - 1241 Birmingham Ave.: Ms. Ciocher thanked Council and the Mayor for looking at every avenue for the redevelopment of this property.

Paul Liquori, Esq. – Pinelands Preservation Alliance: Mr. Liquori feels that Council held the trump card over this development and if they pass this ordinance they would be giving this up. He feels that the original agreement from 2004 should stand.

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

Councilman Frattini said he will vote no on this ordinance. He feels that we should not hold the trump card but show it and let Hovnanian know that we are not happy with what they are doing.

Mr. Vaccaro asked for a motion and a second to disapprove the ordinance. Mr. Frattini made the motion and there was no second. The motion died.

Mr. Vaccaro then asked for a motion to approve the ordinance.

The above ordinance was **adopted** upon a motion by Mr. Wallis, seconded by Mr. Weiner and adopted by the following roll call vote; Councilmen: Wallis, Weiner and Fusaro; yea. Mr. Frattini and Mr. Vaccaro; no.

Mr. Vaccaro explained that he voted no because he had concerns with the project and wanted to hold the Trump card.

Mr. Fusaro explained why he voted yes. In 2014 he chaired the Commercial Development Advisory Committee (CDAC). This committee went over options to bring commercial business into the Township. The only construction is development of vacant lots in Pine Lake Park and Roosevelt City in Whiting. Our taxes are going up because the school taxes are being adjusted by the new state formula. If we build 2,400 senior homes in Manchester we will be considered a rich school district and any state aid we do receive will be taken away. Building these homes will hurt our current ratables. Even though Manchester is 83 square miles and over 53 percent is either protected by Pinelands or is considered open space.

Mr. Wallis felt that everything that Mr. Fusaro said is true. Commercial business is a great way to bring in ratables. They are not a burden on Public Works and do not require road work and they are a minimal burden on our police. They are basically free money. We will never see these kind of ratables in Manchester because we have to deal with the Pinelands and the DEP. Mr. Wallis said we have to look at all options. At this time, he was not sure of what all the options are but he is not opposed to looking at all options.

Mr. Weiner feels that he voted yes because he said that it is in the best interest of Manchester to look at all of the options.

#16-023 - AN ORDINANCE OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE ACQUISITION OF BLOCK 1.123, LOT 14 FROM LINDA GUARRACINO IN ACCORDANCE WITH N.J.S.A. 40A:12-5(a)(1)

Mr. Vaccaro asked if any Council members had comments on this ordinance. Seeing no comments from Council, Mr. Vaccaro closed this portion of the meeting.

The above ordinance was offered upon a motion by Mr. Weiner, seconded by Mr. Frattini and adopted by the following roll call vote; Councilmen: Frattini, Weiner, Fusaro, Wallis and Vaccaro; 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. Vaccaro asked if any member of Council had any comments on any item on the consent agenda.

Seeing no comments from Council, Mr. Vaccaro asked if there were any comments from the public on any items on the consent agenda.

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

Resolutions #16-222 through #16-234 were considered routine by the Manchester Township Council and were enacted by one motion offered by Mr. Fusaro, seconded by Mr. Wallis and adopted by the following roll call vote; Councilmen: Frattini, Weiner, Fusaro, Wallis and Vaccaro; yea.

A. FINANCE

#16-222 - 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

#16-223 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY AUTHORIZING THE TRANSFER OF TAX SALE PREMIUMS OVER FIVE YEARS OLD FROM THE TAX COLLECTOR ACCOUNT TO THE GENERAL FUND AS REQUESTED BY THE TAX COLLECTOR

#16-224 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY AUTHORIZING THE REFUNDS REQUESTED BY THE TAX COLLECTOR

#16-225 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER COUNTY OF OCEAN, STATE OF NEW JERSEY AUTHORIZING TO MOVE UNRETURNED VOUCHER REQUESTS TO THE GENERAL FUND

#16-226 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, TO APPROVE THE DISTRIBUTION OF LENGTH OF SERVICE AWARD PROGRAM(LOSAP) FUNDS TO ELIGIBLE RECIPIENTS FOR CALENDAR YEAR 2015

B. CONTRACTS/AGREEMENTS

#16-227 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AWARDED A CONTRACT FOR CURBSIDE COLLECTION SERVICES PURSUANT TO AND IN ACCORDANCE WITH N.J.S.A. 40A:11-1ET SEQ.

#16-228 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY AUTHORIZING PAYROLL DEDUCTIONS FOR PREMIER VISION CARE NETWORK

#16-229 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING RENEWAL OF MEMBERSHIP IN THE OCEAN COUNTY MUNICIPAL JOINT INSURANCE FUND

#16-230 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING RENEWAL OF MEMBERSHIP IN THE CENTRAL JERSEY HEALTH INSURANCE FUND

C. LICENSING

#16-231 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, APPROVING RENEWAL OF PLENARY RETAIL DISTRIBUTION LICENSES

#15-232 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, APPROVING RENEWAL OF PLENARY RETAIL CONSUMPTION LICENSES

D. BONDS/ESCROWS

#15-233 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, RELEASING A ZONING BOARD ESCROW POSTED BY L. WRAZEN, LLC FOR BLOCK 1.57 LOT 36 (1717 THIRD AVE.)

E. MISCELLANEOUS

#15-234 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, SUPPORTING A STATEWIDE SUSTAINABLE LAND USE PATTERN BY COMMITTING TO MAKING MANCHESTER TOWNSHIP A TRULY SUSTAINABLE COMMUNITY

REPORTS

Mr. Frattini: Mr. Frattini reminded everyone that Manchester Day will be held on June 25, 2016. There will be entertainment and fireworks.

Mr. Weiner: Mr. Weiner attended the fishing derby at Pine Lake Park. A girl caught a 21 inch bass. The kids had a nice time. The Police Athletic League does this every year. He also attended a meeting of the Ocean County Senior Advisory Council where they discussed a proposed casino in north Jersey. Further, the County has allocated additional money to Hurricane Sandy victims who still need help with storm related damage.

Mr. Wallis: Mr. Wallis attended the Fitness Challenge hosted by the PBA. It was nice to see the officers trying to raise money and be active in the community.

Mr. Fusaro: Mr. Fusaro attended a retirement luncheon for Sandy Krasky who was a member of the Township Planning Board for over 26 years. He helped make significant changes in the development of this Township. He will be greatly missed.

Mr. Vaccaro: Mr. Vaccaro attended the biweekly meeting in preparation for tonight's meeting and he also attended the Planning Board meeting on June 6, 2016. He knows this was a very difficult meeting for all involved. Mr. Vaccaro wants to look more into redevelopment and knows we must do something to help the Township.

Ms. Koutsouris: None

Ms. Markulic: None

Ms. Skibo: Ms. Skibo also attended the retirement luncheon for Sandy Krasky. Mr. Krasky's leaving is the end of an era. She was an original member of the Planning Board with Mr. Krasky. He is a good friend and will be greatly missed.

Mayor Palmer: Mayor Palmer reflected on the tragedy in Orlando and sent his prayers to all involved. He attended the Regional Day School graduation and said it was an uplifting experience.

PUBLIC:

Hank Glen – 29 Wycliffe Rd.: Mr. Glen asked why the Wilbur Avenue project was not completed. Mr. Vaccaro said it will be finished shortly.

Mr. Burke – Ingham Ct. : Mr. Burke suggested putting solar panels on buildings in an effort to save money.

ADJOURNMENT

There being no further comments or business to come before Council at this time, the meeting was adjourned at 8:59 p.m. on motion by Mr. Weiner, seconded by Mr. Frattini and approved by the following roll call vote; Councilmen: Frattini, Weiner, Fusaro, Wallis and Vaccaro; yea.

James A. Vaccaro, Sr.
Council President

Sabina T. Skibo, RMC
Township Clerk

Date Approved