

**MANCHESTER TOWNSHIP
REGULAR MEETING MINUTES
March 24, 2025**

The regular meeting of the Manchester Township Council was called to order at 6:00 p.m. by Council President Roxanne Conniff. The following statement was read by Teri Giercyk, 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:

Councilwoman Sandy Drake	- present
Councilman James Vaccaro	- present
Councilman Craig Wallis	- absent
Councilwoman Michele Zolezi	- present
Councilwoman Roxy Conniff	- present

The Municipal Clerk noted for the record that also present were Township Attorney Lauren Staiger, Mayor Joseph Hankins, Business Administrator Carl Block, Chief Ellis, and Capt. Vega.

PROCLAMATIONS

Proclamation for Vietnam War Veterans Day read by Mayor Hankins and presented to Roger Grenier, Al Adler, and Bob Jacobs.

PRESENTATION - K-9 BUCK

Oath administered by the Municipal Clerk, present was handler Officer Meany and Chief Ellis.

APPROVAL OF MINUTES

The regular meeting minutes from March 10, 2025, were offered upon a motion by Councilman Vaccaro, seconded by Councilwoman Zolezi and approved by the following roll call vote: Councilmembers Vaccaro, Zolezi and Conniff; yea. Drake; abstain. Wallis; absent.

SUBMISSION OF BILLS

Councilman Vaccaro stated that Councilwoman Drake have reviewed the bills for tonight’s meeting.

#25-147 – Authorizing payment of bills from the Current Fund in the amount of \$1,986,085.29 was offered by Councilman Vaccaro, seconded by Councilwoman Zolezi and approved by the following roll call vote: Councilmembers Drake, Vaccaro, Zolezi and Conniff; yea. Wallis; absent. Ms. Zolezi abstained from check #75391 in the amount of \$615.06.

#25-148 – Authorizing payment of bills from the Eastern Service Area in the amount of \$120,532.73 was offered by Councilman Vaccaro seconded by Councilwoman Zolezi and approved by the following roll call vote: Councilmembers Drake, Vaccaro, Zolezi and Conniff; yea. Wallis; absent.

#25-149 – Authorizing payment of bills from the Western Service Area in the amount of \$106,329.84 was offered by Councilman Vaccaro, seconded by Councilwoman Zolezi and approved by the following roll call vote: Councilmembers Drake, Vaccaro, Zolezi and Conniff; yea. Wallis; absent.

ORDINANCES – Second Reading, Public Hearing, and Final Action

#25- 11 - ORDINANCE OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE SALE OF BLOCK 1.11, LOT 9 ON THE MUNICIPAL TAX MAP TO RON AND ROBIN FERGUSON IN ACCORDANCE WITH THE PROVISIONS OF N.J.S.A. 40A:12-13 (b) AND N.J.S.A. 40A:12-13.2; FIRST AVENUE (\$21,050.00)

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

Seeing no comments from public, Councilman Vaccaro made a motion to close public comments and approve seconded by Councilwoman Zolezi. Roll Call: Councilmembers Drake, Vaccaro, Zolezi and Conniff; yea. Wallis; absent.

#25-12 – BOND ORDINANCE SUPPLEMENTING AND AMENDING BOND ORDINANCE NO. 24-19 ADOPTED ON MAY 28, 2024 PROVIDING FOR THE ACQUISITION OF COMMUNICATION CENTER UPGRADES AND RELATED EXPENSES FOR THE TOWNSHIP POLICE DEPARTMENT, IN ORDER TO EXPAND THE PURPOSES AND IMPROVEMENTS AUTHORIZED THEREBY, TO INCREASE THE APPROPRIATION THEREFOR BY \$750,000 FOR A TOTAL APPROPRIATION OF \$5,350,000, AND TO INCREASE THE AUTHORIZED BONDS AND NOTES TO BE ISSUED TO FINANCE A PORTION OF THE COSTS THEREOF BY \$712,500 FOR A TOTAL DEBT AUTHORIZATION OF \$5,082,500, AUTHORIZED IN AND BY THE TOWNSHIP OF MANCHESTER, IN THE COUNTY OF OCEAN, NEW JERSEY

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

Seeing no comments from public, Councilman Vaccaro made a motion to close public comments and approve seconded by Councilwoman Zolezi. Roll Call: Councilmembers Drake, Vaccaro, Zolezi and Conniff; yea. Wallis; absent.

#25-13 – BOND ORDINANCE PROVIDING FOR THE ACQUISITION OF VARIOUS ITEMS OF TELECOMMUNICATIONS EQUIPMENT FOR THE TOWNSHIP POLICE DEPARTMENT, APPROPRIATING \$7,500,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$7,125,000 BONDS AND NOTES TO FINANCE A PORTION OF THE COSTS THEREOF, AUTHORIZED IN AND BY THE TOWNSHIP OF MANCHESTER, IN THE COUNTY OF OCEAN, NEW JERSEY

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

Seeing no comments from public, Councilman Vaccaro made a motion to close public comments and approve seconded by Councilwoman Zolezi. Roll Call: Councilmembers Drake, Vaccaro, Zolezi and Conniff; yea. Wallis; absent.

ORDINANCES – First Reading and Introduction
#25-14 - AN ORDINANCE OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING CERTAIN SECTIONS OF CHAPTER 396 OF THE TOWNSHIP CODE, ENTITLED “TOWING”)

Councilwoman Conniff asked if any member of Council had any comments on this ordinance. Seeing no comments from Council. Councilman Vaccaro made a motion to approve, seconded by Councilwoman Zolezi.. Roll Call: Councilmembers Drake, Vaccaro, Zolezi and Conniff; yea. Wallis; absent.

#25-15 - AMENDING CHAPTER 326 OF THE CODE OF THE TOWNSHIP OF MANCHESTER ENTITLED “RENT LEVELING BOARD” AND SPECIFICALLY SECTION 1 OF THAT CHAPTER TO ADD THE DEFINITION OF A LANDLORD

Councilwoman Conniff asked if any member of Council had any comments on this ordinance. Seeing no comments from Council. Councilman Vaccaro made a motion to approve, seconded by Councilwoman Zolezi. Roll Call: Councilmembers Drake, Vaccaro, Zolezi and Conniff; yea. Wallis; absent.

#25-16 – ORDINANCE OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, FOR CALENDAR YEAR 2025, TO EXCEED THE MUNICIPAL BUDGET COST OF LIVING ALLOWANCE AND TO ESTABLISH A CAP BANK PURSUANT TO N.J.S.A. 40A:4-45.15a

Councilwoman Conniff asked if any member of Council had any comments on this ordinance. Seeing no comments from Council. Councilman Vaccaro made a motion to approve, seconded by Councilwoman Zolezi. Roll Call: Councilmembers Drake, Vaccaro, Zolezi and Conniff; 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.

Council President Conniff asked if any member of Council had any comments on any item on the consent agenda.

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

Resolutions #25-150 – #25- 162 were considered routine by the Manchester Township Council and were enacted by one motion offered by Councilman Vaccaro, seconded by Councilwoman Zolezi and adopted by the following roll call vote: Councilmembers Drake, Vaccaro, Zolezi and Conniff; yea. Wallis; absent.

A. RECREATION

- #25- 150 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE PROCESSING OF PURCHASE ORDERS AND THE EXECUTION OF CONTRACTS FOR TRIP RESERVATIONS FOR CAMPERS AND CHAPERONES FOR CAMP ADVENTURE**
- #25-151 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE PROCESSING OF PURCHASE ORDERS AND THE EXECUTIVE OF CONTRACTS FOR TRIP RESERVATIONS FOR CAMPERS AND CHAPERONES FROM HARRY WRIGHT LAKE DAY CAMP**
- #25-152 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE EXECUTION OF A CONTRACT WITH PARADISE ISLAND ENTERTAINMENT**

B. PURCHASING

- #25 -153 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AWARDING A REQUIRED DISCLOSURE CONTRACT TO DEMAC CONCRETE, INC. FOR CONCRETE CONSTRUCTION SERVICES 82 LACEY ROAD**
- #25-154 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING PURCHASE OF TWO (2) 2025 FORD UTILITY INTERCEPTOR VEHICLES STATE CONTRACT- 20-FLEET-01189**
- #25-155 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING CONTRACT THROUGH EDUCATIONAL SERVICES COMMISSION OF NEW JERSEY COOPERATIVE CONTRACT GROUNDS EQUIPMENT THROUGH #65MCESCCPS - ESCNJ 22/23-12**
- #25-156 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, REJECTING SUBMITTAL FROM ROLL KALL FOR CC# 25-06, POLICE OUTSIDE DUTY SERVICES COMPETITIVE CONTRACT**
- #25 -157 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AWARDING CC #25-06 TO VISUAL COMPUTER SOLUTIONS FOR POLICE OUTSIDE DUTY COMPETITIVE CONTRACT IN A FAIR AND OPEN MANNER**
- #25-158 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING AWARD OF BID NO. 25-07 EASTERN SERVICE AREA METER REPLACEMENT PHASE 2**

C. FINANCE

- #25–159 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING SIGNATURES FOR CHECKS ISSUED ON BEHALF OF THE TOWNSHIP OF MANCHESTER**
- #25-160 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY AUTHORIZING THE MAYOR TO EXECUTE A DISCHARGE OF MORTGAGE AGREEMENT FOR A PROPERTY UNDER THE MANCHESTER HOME IMPROVEMENT PROGRAM**

D. CONTRACTS/AGREEMENTS

- #25–161 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE MAYOR TO SIGN A CONTRACT WITH THE VOLUNTARY AUXILIARY FOR ANIMAL SHELTERS, INC. FOR TNR SERVICES WITHIN MANCHESTER TOWNSHIP**
- #25–162 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE AWARD OF A PROFESSIONAL SERVICES CONTRACT WITH PHILIP BEGUN, BRICK, NJ, FOR VETERINARY SERVICES**

REPORTS:

Mrs. Drake – Congratulations to K9 Buck. Councilwoman Drake reviewed the bills with Councilman Vaccaro. She also reminded the public about the Little League to Pine Lake clean up on 4/12; all are welcome!

Mr. Vaccaro – Thank you President Conniff. As always, a warm welcome and thank you for your attendance. Please remember Manchester Township is the Gemstone of the Jersey Shore. On 3/11 attended the Renaissance Men's Club meeting. On 3/18 attended the bi-weekly meeting. On Friday, 3/21 Councilwoman Drake and I reviewed the bills. Attended the Manchester Coordinating Council meeting today with Mayor Hankins. He thanked Chief Ellis and K9 Buck. I would like an update on the 10-year plan for energy conservation and a follow-up on the solar carports that could generate high mega hours. I urge everyone not to enroll with energy conservation companies until we advise you regarding our plan. I encourage residents to shop locally, it creates new jobs as we are the Gemstone of the Jersey Shore. Madam President this concludes my short report and God Bless America and all the residents of Manchester Township!

Ms. Zolezi – Thank you to the Police Department and all our emergency services, and thanks for sharing the swearing in of K9 Buck. She commended the Veterans and Veterans Advisory Committee. She reminded the public that the next Environmental Commission meeting is tomorrow night in the Court Room.

Ms. Conniff – Council President thanked the Chief for allowing the swearing in of K9 Buck and mentioned that it is amazing to see all the police officers in attendance for support.

Mayor Hankins – Mayor reported that his office received a complaint regarding the playground at Harry Wright Lake, and he has confirmed with DPW Director Al Yodakis that this site is on schedule for upgrades this year. Mentioned the recent fatality at the Heritage Minerals property. We are looking into increasing fines for trespassing and reminded the public that this is private property. Mayor mentioned that he will be joining the next Police Department Facebook live event this Thursday at 7 p.m.

Chief Ellis – Stated that the Police Department is continuing to with the property owners of Heritage Minerals. There will be joint training event with emergency services at that location. Discussed the Goal Zero enforcement detail in Ocean County. We are partnering with Monmouth County, which is a grant funded detail encouraging zero fatalities on local roadways. Enforcement will be on Rt. 70 thru Ocean County.

PUBLIC:

Karen Perry, Thornbury: Commented that there are a lot of kids misbehaving at the Township parks.

Chief Ellis responded that we will be hiring Class 1 officers, and their duties will include patrolling the local parks, lake, and parades. They will be working up to 30 hours each week.

Councilwoman Zolezi mentioned that social media is not the best avenue for communication. If you have any questions, concerns, or comments please reach out to the staff at Town Hall or the Police Department.

Councilwoman Drake supports Councilwoman's Zolezi comments and suggested that this be mentioned on the next Facebook live event.

Gail Apgar, Columbus Blvd.: Thankful for the light at Manchester Blvd. and Rt. 70. Discussed an issue where a mailbox was damaged in her community; police were contacted and they were excellent. Discussed recent spam mailing.

Judy Noonan, Stoneybrook: She loves the picture of Councilwoman Drake and her K9. Discussed recent senior community issues. Someone may be coming to the next Council meeting to discuss.

Alice DeVito, 4th Ave.: Discussed recent Planning Board meeting, and an engineer's comments regarding our Master Plan and building height requirements.

Lauren Staiger responded that height requirements are in the Township Code.

EXECUTIVE SESSION

#25- 163 - 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

Councilman Vaccaro made a motion to close public session and go into executive session at 6:53 p.m. seconded by Councilwoman Zolezi and approved upon the following roll call: Councilmembers Drake, Vaccaro, Zolezi, and Conniff, yea. Wallis; absent.

Councilman Vaccaro made a motion to leave executive session at 7:26 p.m. and go into public session seconded by Councilwoman Zolezi and approved by the following roll call: Councilmembers Drake, Vaccaro, Zolezi, and Conniff; yea. Wallis; absent.

#25 – 164 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, APPOINTMENT OF AN ACTING CERTIFIED MUNICIPAL FINANCIAL OFFICER

Councilman Vaccaro made a motion to approve seconded by Councilwoman Zolezi and approved by the following roll call vote: Councilmembers Drake, Vaccaro, Zolezi and Conniff; yea. Wallis; absent.

ADJOURNMENT

There being no further comments or business to come before Council at this time, the meeting was adjourned at 7:28 p.m. upon a motion by Councilwoman Zolezi, seconded by Councilman Vaccaro and approved by the following Roll call vote: Councilmembers Drake, Vaccaro, Zolezi and Conniff; yea. Wallis; absent.

Roxanne Conniff
President

Teri Giercyk, RMC/CMC
Municipal Clerk

4/14/2025
Date Approved