

**MANCHESTER TOWNSHIP
REGULAR MEETING MINUTES
June 9, 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 and Chief Ellis.

APPROVAL OF MINUTES

The regular and executive meeting minutes from May 27, 2025, were offered upon a motion by Councilman Vaccaro, seconded by Councilwoman Drake and approved by the following roll call vote: Councilmembers Drake, Vaccaro, and Conniff; yea. Abstain: Zolezi. Absent: Wallis.

SUBMISSION OF BILLS

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

#25-246 – Authorizing payment of bills from the Current Fund in the amount of \$6,444,225.32 was offered by Councilman Vaccaro, seconded by Councilwoman Drake and approved by the following roll call vote: Councilmembers Drake, Vaccaro, Zolezi and Conniff; yea. Absent: Wallis.

#25-247 – Authorizing payment of bills from the Eastern Service Area in the amount of \$214,782.18 was offered by Councilman Vaccaro, seconded by Councilwoman Drake and approved by the following roll call vote: Councilmembers Drake, Vaccaro, Zolezi and Conniff; yea. Absent: Wallis.

#25-248 – Authorizing payment of bills from the Western Service Area in the amount of \$92,742.20 was offered by Councilman Vaccaro, seconded by Councilwoman Drake and approved by the following roll call vote: Councilmembers Drake, Vaccaro, Zolezi and Conniff; yea. Absent: Wallis.

ORDINANCES – Second Reading, Public Hearing, and Final Action

#25-19 - AN ORDINANCE OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AMENDING & SUPPLEMENTING CHAPTER 245 OF THE TOWNSHIP CODE ENTITLED “LAND USE DEVELOPMENT”

Councilwoman Conniff announced that due to the Planning Board needing to review and their meeting date was moved, we will be tabling ordinance until July 14th meeting.

Councilwoman Zolezi made a motion to table, seconded by Councilman Vaccaro. Roll Call: Councilmembers Drake, Vaccaro, Zolezi and Conniff. Absent: Wallis.

#25-20- AN ORDINANCE OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AMENDING THE TOWNSHIP CODE OF ORDINANCES TO AMEND APPENDIX VIII OF CHAPTER 245, ENTITLED ZONING MAP

Councilwoman Conniff announced that due to the Planning Board needing to review and their meeting date was moved, we will be tabling ordinance until July 14th meeting.

Councilwoman Zolezi made a motion to table, seconded by Councilman Vaccaro. Roll Call: Councilmembers Drake, Vaccaro, Zolezi and Conniff. Absent: Wallis.

#25-21 - AN ORDINANCE OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING CHAPTER 133 OF THE CODE OF THE TOWNSHIP OF MANCHESTER ENTITLED UNIFORM CONSTRUCTION CODE

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.

Gail Apgar – Asked if this ordinance addresses basements in new houses. Carl- No, just fee changes.

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

#25-22 - AN ORDINANCE OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE VACATION OF PORTIONS OF ROADWAYS WITHIN THE TOWNSHIP OF MANCHESTER DETAILED IN THE OVERALL STREET VACATION PLAN FOR ROOSEVELT CITY

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 Drake. Roll Call: Councilmembers Drake, Vaccaro, Zolezi and Conniff; yea. Absent: Wallis.

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 #25-249 – #25- 254 were considered routine by the Manchester Township Council and were enacted by one motion offered by Councilman Vaccaro, seconded by Councilwoman Drake and adopted by the following roll call vote: Councilmembers Drake, Vaccaro, Zolezi and Conniff; yea. Absent: Wallis.

A. MUNICIPAL CLERK

#25-249 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE ISSUANCE OF ONE (1) ADDITIONAL CLASS C PLENARY RETAIL CONSUMPTION LICENSE TO THE HIGHEST QUALIFIED BIDDER AT A PUBLIC SALE TO BE CONDUCTED BY THE TOWNSHIP OF MANCHESTER

B. PURCHASING

#25-250 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AMENDING R#25-200 AUTHORIZING AWARD OF CONTRACT TO BLUUM USA INC. THROUGH OMNIA NATIONAL COOPERATIVE CONTRACT #01-150 FOR TECHNOLOGY SOLUTIONS, PRODUCTS AND SERVICES

C. APPOINTMENTS

#25-251 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, REGISTRAR’S APPOINTMENT OF SHANNON DIFRANCIA AS AN ALTERNATE DEPUTY REGISTRAR

#25-252 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING APPOINTMENT OF A FUND COMMISSIONER FOR CENTRAL JERSEY HEALTH INSURANCE FUND

D. CONTRACTS/AGREEMENTS

#25-253 - RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING RENEWAL OF ACCESS AGREEMENT FOR ENVIRONMENTAL ACTIVITIES WITH THE AIR FORCE CIVIL ENGINEER CENTER

E. MISCELLANEOUS

#25-254 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, OPPOSING NEW JERSEY PROTECTING AGAINST CLIMATE THREATS/RESILIENT ENVIRONMENTS AND LANDSCAPE RULES (NJPACT)

REPORTS:

Mrs. Drake – I would like to thank the police and fire departments for their attendance on Manchester Little League's Festival Day. Playoffs are now starting.

Mr. Vaccaro – Thank you madam president, and as always, a warm welcome and thank you for your attendance and interest and operational aspects in our town. Summer is almost here, be careful out there. Tomorrow is Election Day, don't forget to vote. Please remember we have pride in Manchester Township and are the Gemstone of the Jersey Shore. On 5/28 – myself, the mayor, and Councilwoman Drake attended the Green Fair. On 6/3 – I ran the biweekly meeting. On 6/6 I reviewed the bills with Councilwoman Drake. 6/9 – I attended the Renaissance board of trustee meeting. I would continue pursuing a medical health care village and senior service and youth center. Explore the feasibility for grants for a multi-sport recreation center. Thank you, madam president, and God Bless America and the residents of Manchester Township.

Ms. Zolezi - Thank you Councilwoman Drake for the Little League update. I wish all the teams the very best. When the other towns' teams come here for the playoffs, I receive positive feedback. Manchester Township has always been one great community. To all the students graduating, congratulations. Manchester Day is at the end of June. It has always been a fabulous event and please check out all the summer activities the recreation is having. June 14th is Flag Day. Thanks to all the veterans and first responders.

Mrs. Conniff – Councilwoman Zolezi touched bases on all my comments. Thank you.

Mayor Hankins – At the baseball field, there is a new playground. Also, don't forget about youth football program. Ms. Drake – also soccer.

Chief Ellis – The PBA and PAL with the Manchester Little League is offering a free camp ages 7-12. Also, for kids 13 and older, there is a pitching and hitting camp in August, Blue Diamond Camp. I attended the PAL fishing derby. K-9 Buck made an appearance. June 24th is our Facebook Live. We will be looking for new hires for the police. We will be having special enforcement in Pine Lake Park from June 16th – June 22nd. Thursday, June 12th we will be attending the police reaccreditation in South Brunswick. This is our 5th reaccreditation. On Thursday, there are the 200 club awards.

Ms. Conniff to Chief – I want to thank the chief. He is the most active and present Chief that we ever had. Even at the county, we only hear positive things and how present he is.

PUBLIC:

Frank Novick – Hangar Road – regarding ordinances #25-19 and #25-20 for multi-use. Why are these particular parcels selected?

Carl – The owner requested it. Only change is allowed use. PB 1 zone is multi-use. This is a use change, not a design request. That will go to the Planning Board.

Frank – On August 25, 2022, we fought this. Now you want a multi-use zone on a dead-end street.

Carl – I believe the developer is trying to obtain property on Rt. 571 for frontage. I will recommend getting a head start on this by requesting a buffer zone between residential homes.

Frank – we spoke to the developer, and he originally wanted houses there, but now he keeps changing plans.

Gail Apgar – Columbus Blvd. – What is a PB1 zone?

Carl – Mixed use.

Gail – If Planning Board and Zoning and council could notify everyone so we can petition?

Lauren – No. They will not send out a notice, but meeting dates and hearings are public, and they can speak at those meetings.

Carl – Also, the clerk advertised in the paper, and notices were sent to everyone within the 200’ area.

Gail – Ok.

Joe Markowski – Eleanor Rd. – a few meetings ago, someone spoke regarding the 250 Anniversary of the nation. I wanted to know what and if the township is doing? Is someone working on it? Our community wanted to do something but was hoping to do something in conjunction with the town.

Mayor – I spoke to the public works director, and he is working on something.

Joe – Thank you. I’ll be back to check on it.

Carl – What is your group interested in doing?

Joe – Not sure yet.

Councilwoman Zolezi – Maybe the council president can put a committee together.

There being no further comments or business to come before Council at this time, motion to close public and adjourn meeting at 6:34 p.m. upon a motion by Councilman Vaccaro, seconded by Councilwoman Drake and approved by the following Roll call vote: Councilmembers Drake, Vaccaro, Zolezi and Conniff; yea. Absent: Wallis.

Roxanne Conniff
President

Teri Giercyk, RMC/CMC
Municipal Clerk

6/23/2025
Date Approved