

**MANCHESTER TOWNSHIP
REGULAR MEETING MINUTES
June 23, 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	- present
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 CFO Jeannette Larrison and Lt. Bachovchin.

PROCLAMATION

Honoring Charles Scott was presented to Charles.

Council President Conniff thanks Charles and the wonderful work in the clerk’s office.

APPROVAL OF MINUTES

The regular and executive meeting minutes from June 9, 2025, were offered upon a motion by Councilman Vaccaro, seconded by Councilwoman Zolezi and approved by the following roll call vote: Councilmembers Drake, Vaccaro, Zolezi, and Conniff; yea. Abstain: Wallis

SUBMISSION OF BILLS

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

#25-255 – Authorizing payment of bills from the Current Fund in the amount of \$1,265,159.39 was offered by Councilman Vaccaro, seconded by Councilman Wallis and approved by the following roll call vote: Councilmembers Drake, Vaccaro, Wallis, Zolezi and Conniff; yea.

#25-256 – Authorizing payment of bills from the Eastern Service Area in the amount of \$494,639.25 was offered by Councilman Vaccaro, seconded by Councilwoman Zolezi and approved by the following roll call vote: Councilmembers Drake, Vaccaro, Wallis, Zolezi and Conniff; yea.

#25-257 – Authorizing payment of bills from the Western Service Area in the amount of \$134,392.85 was offered by Councilman Vaccaro, seconded by Councilman Wallis and approved by the following roll call vote: Councilmembers Drake, Vaccaro, Wallis, Zolezi and Conniff; yea. Abstain: Zolezi on check #12138-\$347.59

ORDINANCES – First Reading and Introduction

#25-23 - 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 AT HARRY WRIGHT BOULEVARD, ABUTTING BLOCK 99.235, LOTS 1 & 10

Council President 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 Councilman Wallis. Roll Call: Councilmembers Drake, Vaccaro, Wallis, Zolezi, and Conniff; yea.

#25-24 – AN ORDINANCE OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AMENDING SALARY RANGES AND POSITIONS OF NON-BARGAINING UNIT EMPLOYEES

Council President 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 Councilman Wallis. Roll Call: Councilmembers Drake, Vaccaro, Wallis, Zolezi, and Conniff; 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.

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 #25-258 – #25-271 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

#25-258 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, APPROVING RENEWAL OF PLENARY RETAIL DISTRIBUTION LICENSES

#25-259 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, APPROVING RENEWAL OF PLENARY RETAIL CONSUMPTION LICENSES

B. GRANTS

#25-260 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING APPLICATION FOR PROPOSAL OF FUNDING THROUGH THE OCEAN COUNTY OFFICE OF SENIOR SERVICES

#25-261 - RESOLUTION OF MANCHESTER TOWNSHIP, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING APPLICATION FOR PROPOSAL OF FUNDING THROUGH THE OCEAN COUNTY OFFICE OF SENIOR SERVICES

#25-262 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING APPLICATION FOR PROPOSAL OF FUNDING THROUGH THE OCEAN COUNTY OFFICE OF SENIOR SERVICES

C. RECREATION

#25-263 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE MAYOR TO SIGN A GENERAL TERMS & CONDITIONS SPONSORSHIP CONTRACT WITH THE BEASLEY MEDIA GROUP, LLC, OWNER AND OPERATOR OF RADIO STATION WJRZ-FM

D. PURCHASING

#25-264 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING AWARD OF BID FOR PINE LAKE PARK DRAINAGE

E. BONDS/ESCROWS

#25-265 – RESOLUTION OF THE MANCHESTER TOWNSHIP, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE RELEASE OF A PERFORMANCE GUARANTEE FOR APPROVALS GRANTED TO MW QUALITY HOMES AT BLOCK 1.35, LOT 16, SECOND AVENUE (WESTERN TERMINUS)

#25-266 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING FINAL PAYMENT, RELEASE OF PERFORMANCE BOND, AND ACCEPTANCE OF MAINTENANCE BOND FOR THE EAST TREATMENT FACILITY #5 DECANT TANK

F. FINANCE

#25-267 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY AUTHORIZING TO FORECLOSE ON CERTIFICATES HELD BY MANCHESTER TOWNSHIP

#25-268 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER COUNTY OF OCEAN, STATE OF NEW JERSEY AUTHORIZING THE TAX COLLECTOR TO EXTEND THE GRACE PERIOD FOR THE AUGUST 2025 TAX BILLS

#25-269 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE ISSUANCE OF A DUPLICATE TAX SALE CERTIFICATE PURSUANT TO CHAPTER 99 OF THE PUBLIC LAWS OF 1997

#25-270 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY AUTHORIZING THE REFUNDS REQUESTED BY THE TAX COLLECTOR

#25-271 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE REFUNDS REQUESTED BY THE TAX COLLECTOR

G. CONTRACT/AGREEMENTS

#25-272 - RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING EXECUTION OF REQUEST FOR COMMUNITY SOLAR MUNICIPAL AUTO ENROLLMENT PROJECT

#25-273 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AWARDING A CONTRACT TO AND AUTHORIZING THE APPOINTMENT OF BECK LAW LLC AS PUBLIC DEFENDER, PURSUANT TO AND IN ACCORDANCE WITH N.J.S.A. 19:44A-20.4 ET SEQ.

#25-274 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AWARDING A CONTRACT TO AND AUTHORIZING THE APPOINTMENT OF LEIB KLEIN ESQ. LLC, AS CONFLICT PUBLIC DEFENDER, PURSUANT TO AND IN ACCORDANCE WITH N.J.S.A. 19:44A-20.4 ET SEQ.

#25-275 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AWARDING A CONTRACT TO AND AUTHORIZING THE APPOINTMENT OF LAW OFFICE ALEX MARTINEZ, ESQ AS CONFLICT PUBLIC DEFENDER, PURSUANT TO AND IN ACCORDANCE WITH N.J.S.A. 19:44A-20.4 ET SEQ.

H. MISCELLANEOUS

#25-276 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, ENDORSING THE FOURTH ROUND HOUSING ELEMENT AND FAIR SHARE PLAN

REPORTS:

Mrs. Drake – I'll keep it short, as Mr. Vaccaro will cover everything. Keep it cool everyone!

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 finally here. Be careful driving and please put your cell phone down. Please remember we have pride in Manchester Township and are the Gemstone of the Jersey Shore. On 6/11 I attended the Pinelands Training Session. 6/12 – special Planning Board meeting. On 6/17– I attended the biweekly meeting along with Council President and Mayor Hankins. On 6/18 the Mayor, myself and Councilwoman Drake along with Frank and Judy (mayor's confidential aides) attended the Grand Opening of the Golden Acorn Thrift Shop. 6/19 I attended the Police Department Promotion Ceremony and on the 19th in the evening attended the Renaissance meeting with Mayor Hankins. Also, on the 19th Councilwoman Drake and myself reviewed the bills. On 6/20 – Mayor, Councilwoman Drake and I attended the Manchester Township High School graduation. 6/23 – I attended the coordinating council meeting. We are now waiting for the bid results for energy aggregation and urge all residents to be patient until we advise you. I continue to aggressively pursue a healthcare village. I would continue pursuing a medical health care village and senior service and youth center. Explore the feasibility for county grants to construct. Thank you, madam president, and God Bless America and the residents of Manchester Township!

Mr. Wallis – I couldn't attend the police promotions but the two outstanding officers deserve it. I have known them since they were young. Congratulations.

Ms. Zolezi – Congratulations to those that were promoted. Congratulations to Charles Scott. Congratulations to the graduates. Reminder, Manchester Day is this Saturday. It is an absolutely fabulous event. If hot, please dress appropriately and hydrant. Please check your neighbors.

Mrs. Conniff – Today I met with JCP&L for a working session. In regard to the 250th Anniversary, I spoke with the department head of recreation, and we will be doing something. We will be setting up a committee. Please wear SPF and drink water.

Mayor Hankins – In regard to JCP&L, by September a new transformer should be in place. The temporary will be removed. We have handed out Jersey Fresh Food vouchers for \$40.00. They are for fruit and vegetables only, but we have spoken to Casey Market Place and hopefully soon, you can go there. Also, with JCP&L, when traffic lights are out, we still get billed. They have to be repaired within 10 days, or we don't pay the bill. Right now, there are 100 lights in Leisure Village West out. At \$6.00 a pop every month, we shouldn't pay for that.

Lt. Bachovchin – Our Class I officers are starting on Saturday for Manchester Day.

Mr. Block – Colliers Engineering is here if anyone has any questions on the housing plan.

PUBLIC:

Karen Perry – Thornbury Lane – Today on Facebook, there were complaints regarding the bath house in Pine Lake Park. Are you aware of the bath house?

Carl – Yes, there is a zoning board application. I believe they were pumping out into the street and the inspectors were out there and aware of it.

Karen – It was a single-family home, and it was gutted. Putting in a bathhouse. I have lived in Manchester for 47 years, and I don't want it to change, however change does happen but changing it from residential to commercial is not good.

Gail Apgar – Columbus Blvd. – This is a mikvah. There is a process. There will be many rumors, we need to maintain this process.

Carl – As a member of the zoning board, you probably shouldn't be discussing the applications.

Gail – At the MCC meeting, it was discussed that there would be a raise in electric in November.

Mayor – It will be after November, election time.

Kim Holland – Champlain St. – Thank you for the signs, but it is making it worse. The individuals are parking on the side of my house, slamming doors. The individuals park on both sides of the road making it hard for cars to go down the street and it is tight for the school buses. The individuals violate my privacy act all the time. The individuals are not nice. I think the street should have no parking on one side. The signs created new problems.

Lauren Staiger – That would a traffic safety issue. It has to meet certain criteria for one side of the street parking.

Kim Holland – I think the bath house is racist. For example, the parks are for everyone. This bath house pertains only to them.

Lauren – you can go to the appropriate board, the zoning board meeting.

Alice DeVito – 4th Ave. – what is the population of Manchester Township?

Roxy – Approximately 46,000.

Nick Dickerson, Colliers Engineering – per the 2020 census, the population was 45,115.

Alice – Do the owners of empty properties (stores) get fined for being empty and not having anything in them?

Roxy – No.

There being no further comments or business to come before Council at this time, motion to close public and adjourn meeting at 6:35 p.m. upon a motion by Councilman Vaccaro, seconded by Councilwoman Drake and approved by the following Roll call vote: Councilmembers Drake, Vaccaro, Wallis, Zolezi and Conniff; yea.

Roxanne Conniff
President

Teri Giercyk, RMC/CMC
Municipal Clerk

7/14/2025
Date Approved