

**MANCHESTER TOWNSHIP
REGULAR MEETING MINUTES
August 11, 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	- absent
Councilwoman Roxy Conniff	- present

The Municipal Clerk noted for the record that also present were Township Attorney Lauren Staiger, Business Administrator Carl Block, CMFO Jeannette Larrison, Chief Ellis, Capt. Vega and various members of the police department.

RESOLUTION AND PRESENTATION – POLICE DEPARTMENT OATHS OF OFFICE
#25-321 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, APPOINTING TYLER O’BRIEN AND COLIN GERAGHTY TO FILL TWO VACANT FULL-TIME POLICE OFFICER POSITIONS WITHIN THE DIVISION OF POLICE IN THE TOWNSHIP OF MANCHESTER

Approving upon a motion made by Mr. Vaccaro, seconded by Councilwoman Drake and approved by the following roll call: Councilmembers Drake, Vaccaro, and Conniff; yea. Absent: Wallis, Zolezi.

Chief Ellis read the bios of the officers, and the Municipal Clerk sworn in the two officers.

Council President Conniff welcomes both officers. We have great police and the best department.

Councilwoman Drake welcomes badge 449 and 450. I am badge 317. Congratulations and God bless.

Councilman Vaccaro- welcome to the finest and best police department. Congratulations.

MAYORAL APPOINTMENT – READ INTO THE RECORD

Joseph Petito – Alt. #2 - Zoning Board – 1/1/2025 – 12/31/2026

APPROVAL OF MINUTES

The regular and executive meeting minutes from July 28, 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. Absent: Wallis, Zolezi.

SUBMISSION OF BILLS

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

#25-322 – Authorizing payment of bills from the Current Fund in the amount of \$14,105,911.54 was offered by Councilman Vaccaro, seconded by Councilwoman Drake and approved by the following roll call vote: Councilmembers Drake, Vaccaro, and Conniff; yea. Absent: Wallis, Zolezi.

#25-323 – Authorizing payment of bills from the Eastern Service Area in the amount of \$357,098.30 was offered by Councilman Vaccaro, seconded by Councilwoman Drake and approved by the following roll call vote: Councilmembers Drake, Vaccaro, and Conniff; yea. Absent: Wallis, Zolezi.

#25-324 – Authorizing payment of bills from the Western Service Area in the amount of \$228,735.73 was offered by Councilman Vaccaro, seconded by Councilwoman Drake and approved by the following roll call vote: Councilmembers Drake, Vaccaro, and Conniff; yea. Absent: Wallis, Zolezi.

ORDINANCES – Second Reading, Public Hearing, and Final Action

#25-27 – AN ORDINANCE OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AMENDING THE REDEVELOPMENT PLAN FOR BLOCK 62, LOTS 30 & 31.01

Council President Conniff asked if any member of Council had any comments on this ordinance. Seeing no comments from Council, Council President 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, and Conniff; yea. Absent: Wallis, Zolezi.

Council President said we will be tabling ordinances #25-28 and #25-29 until September 22nd meeting. There was interest with an adjourning neighbor, and we will need more time.

#25-30 - ORDINANCE OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE SALE OF BLOCK 79, LOT 13 ON THE MUNICIPAL TAX MAP TO WALTER SHEPARD AND KELLEEN SHEPARD IN ACCORDANCE WITH THE PROVISIONS OF N.J.S.A. 40A:12-13 (B) AND N.J.S.A. 40A:12-13.2; 111 CENTRAL LANE (\$10,000.00)

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

Gail Apgar – Columbus Blvd. – This ordinance is to make the lots bigger, correct?

Carl – Yes, consolidated to the owner lot.

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, and Conniff; yea. Absent: Wallis, Zolezi.

ORDINANCES – First Reading & Introduction

#25-31 - BOND ORDINANCE PROVIDING FOR CAPITAL IMPROVEMENTS TO BLOCK 1.371 AND LOT 1 AND THE ACQUISITION OF VARIOUS CAPITAL EQUIPMENT, APPROPRIATING \$1,150,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$1,092,500 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

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

#25-32 – BOND ORDINANCE PROVIDING FOR VARIOUS CAPITAL IMPROVEMENTS AND THE ACQUISITION OF VARIOUS CAPITAL EQUIPMENT, APPROPRIATING \$2,500,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$2,375,000 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

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

#25-33 – BOND ORDINANCE PROVIDING FOR THE ACQUISITION OF VEHICLES AND EQUIPMENT FOR THE EAST AND WEST WATER UTILITIES, APPROPRIATING \$550,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$500,000 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

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

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 #25-325 – #25-340 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, and Conniff; yea. Absent: Wallis, Zolezi

A. FINANCE

#25-325 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING BLOCK 1.344, LOT 9.01 FOR A TOTALLY DISABLED VETERAN

#25-326 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING BLOCK 75.02, LOT 68 FOR A TOTALLY DISABLED VETERAN

#25-327 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING BLOCK 99.210, LOT 1 FOR A TOTALLY DISABLED VETERAN

#25-328 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING BLOCK 75.120, LOT 42 FOR A TOTALLY DISABLED VETERAN

#25-329 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING BLOCK 102.22, LOT 30 FOR A TOTALLY DISABLED VETERAN

#25-330 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING BLOCK 83.06, LOT 6 FOR A TOTALLY DISABLED VETERAN

#25-331 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING BLOCK 98.08, LOT 6 FOR A TOTALLY DISABLED VETERAN

#25-332 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING BLOCK 61.42, LOT 2 FOR A TOTALLY DISABLED VETERAN

#25-333 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING BLOCK 75.101, LOT 72 FOR A TOTALLY DISABLED VETERAN

#25-334 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING BLOCK 75.134, LOT 59 FOR A TOTALLY DISABLED VETERAN

#25-335 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING BLOCK 75, LOT 95 FOR A TOTALLY DISABLED VETERAN

#25-336 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING BLOCK 62, LOT 4 FOR A WIDOW OF A TOTALLY DISABLED VETERAN

B. MUNICIPAL CLERK

#25-337 – 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

C. PURCHASING

#25-338 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING AWARD OF CONTRACT TO HD SUPPLY dba USA BLUE BOOK. THROUGH OMNIA NATIONAL COOPERATIVE CONTRACT #16154 FOR MAINTENANCE, REPAIR, OPERATING SUPPLIES, INDUSTRIAL SUPPLIES AND RELATED PRODUCTS AND SERVICES

D. BONDS/ESCROW

#25-339 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, RELEASING ESCROW POSTED FOR BLOCK 99.50, LOT 2 (701 MONROE AVENUE)

E. GRANTS

#25-340 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE APPROVAL OF A GRANT APPLICATION AND EXECUTION OF A GRANT CONTRACT WITH THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR THE “WELLS 1, 2, 3 AND 4 TREATMENT – ESA” PROJECT

REPORTS:

Mrs. Drake – I am sure Mr. Vaccaro will cover everything.

Mr. Vaccaro – Thank you madam president, and as always, a warm welcome and thank you for your attendance and pride and interest in Manchester Township, your home and residence. The Gemstone of the Jersey Shore. On 7/30 – I attended retirement for K-9 Lynk. 8/1 – the Mayor, Councilwoman Drake, Judy Noonan, Jamie LaFalce and I attended Somebody Cares for a residents' 102nd birthday. 8/4 – I attended the Planning Board meeting. 8/5 I attended the bi-weekly meeting with Council President Conniff. On 8/8 – I attended with the mayor and Councilwoman Drake a “Night in Paradise”. The event was a huge success. Thank you, Tracey Lynch, her staff, DPW, Police and EMS. I reviewed the bills. We are now waiting for the bid results for energy aggregation on August 20th at 2 pm to award or reject. I urge all residents to be patient until we advise you, do not enroll. I would continue aggressively pursuing a medical health care village and senior service and youth center. Shop locally. I urge the council to pass an ordinance for new startup businesses. Thank you, madam president, and God Bless America and the residents of Manchester Township!

Chief – Thank you Madam President. Thanks for bringing on Colin and Tyler. We had the retirement for K-9 Lynk after 10 years of service. He will live at home with his partner, and we will continue to pay his expenses for his remaining life. On September 14th, there will be a Pawsta Dinner K-9 fundraiser. On August 13th at 800 Mrytle St., Lakehurst we will be having National Night Out. From 6-9 pm. Stay safe and wear your seatbelt and put your phone down.

PUBLIC:

Judy Noonan – Stonybrook – I love our police department; they are the best. I understand there are two sides of the town, the senior developments and the rest of the town. I received a letter back from the President of the United States regarding our issues. We are in hard times with the reserve act and paying dues. The LLCs are buying houses and coming in the senior communities and renting. People cannot afford the rents, and to live there. There are now solicitors coming into the communities. I understand the police are very busy, but it is becoming an issue.

Linda Chapman – 5th Avenue – People are working two jobs and still struggling to pay bills. Why was the zoning board meeting cancelled? Also, we thought it was moved to September, why is it now August 13th? How did it get changed?

Carl – The Mayor did receive calls. At July's meeting, they needed five or more members to vote on the application. They didn't have that. The applicant can ask for a special meeting and pay a fee for it. However, the secretary should have changed the website with the new date before she left for vacation for transparency. So, we apologize for that.

Linda Chapman – I think it was done lousy. Will there be a vote on Wednesday? That is also the same night as National Night out.

Carl – Yes, it could have been done better.

Gail Apgar – Columbus Blvd. – There will definitely not be a vote on Wednesday. This is an ongoing process. It will take time.

Sam Foster – Lark Street – Does Manchester have an alert system for fire or emergencies?

Roxy – Yes, we have nixel.

Sam Foster – What is causing so many accidents on Route 70?

Chief – It is a combination of aggressive driving, distracted drivers, bad driving behaviors, and speed.

Sam Foster – Congratulations to the new officers. He asked to speak with the Chief after the meeting.

Maureen Capuzzo – Constitution Blvd. – There is any update since the last time I was here.

Carl – If you are referring to the building permits, Stanley had permits and inspections on the work that they did. There were some they did not do. The inspector will go out and check and issue violations for failure to get permits.

Maureen – Why are we giving them second and third chances?

Carl – To be successful in court, we have to do due diligent. Moving forward, there is a process.

Lauren Staiger – We are working on this. The administration has been on top of it.

Laura Mezzoline – Quaker Lane – First Basement came to sister up my joist. I turned them away because they didn't have permits. At 7D Quaker Lane they were working probably without permits. When is something going to get done. The millions the HOA is spending and no permits. For years, roofs were worked on, how many do you think required additional work on rafters with no permits. (she proceeded to reiterate her concerns with her HOA for several minutes) She even stated that Judy didn't help, she just walked away from her. She ended with, in a few years when I look down on you from upstairs, I will be laughing about all the issues.

Roxy – I appreciate your enthusiasm but at this point, you need to pound on DCA doors.

Lauren – We do not have jurisdiction.

Carl – May I suggest, as Judy mentioned in the past who do they go to at the state? Maybe a resolution urging the state DCA to appoint a liaison to contact the state.

Gail Apgar – Columbus Blvd. – I live in Crestwood Village 2. Stanley only does spot work. In our community, we got new siding and roof because we had the money. Village 3 had corruption or whatever it was, but the reputation is out there. Any small work required a HOA permit, and bigger work required a permit through the town.

Carl – Any permits under UCC needs Manchester Township permits.

Rob Guarino – 7th Ave. – I have been here before, my house flooded again. What can you do to help me? What is my next step?

Carl – When we met, we went over the report from Al Yodakis. Your house level is below the grade of the road. Today, we would never allow a permit or a basement there. I don't know what we could offer you.

Rob – An engineer recommended filling in the basement or raising my house, which I cannot afford. The first nine years we lived there, we had no water issues. Now with everything going on, it has happened three times, why? Are the drains working properly?

Lauren – We can try to discuss, but the Township can't do anything.

Alice DeVito – 6th Ave. – With all these issues, we continue building. Can we have a moratorium on building?

Carl – Moratoriums are not legal for municipalities.

Judy – To Laura; no, I did not walk away. We have been trying to help. Village 3 has issues, the DCA needs to oversee these communities and wake up these associates. It needs to be said; there needs to be more education with HOA members.

EXECUTIVE SESSION

#25-341- 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 7:21 p.m. seconded by Councilwoman Drake and approved upon the following roll call: Councilmembers Drake, Vaccaro, and Conniff, yea. Absent: Wallis, Zolezi.

Councilman Vaccaro made a motion to close executive session at 8:02 pm and return to public meeting, seconded by Councilwoman Drake and approve upon the following roll call: Councilmembers Drake, Vaccaro, and Conniff, yea. Absent: Wallis, Zolezi.

There being no further comments or business to come before Council at this time, motion to close public and adjourn meeting at 8:03 p.m. upon a motion by Councilwoman Drake, seconded by Councilman Vaccaro and approved by the following Roll call vote: Councilmembers Drake, Vaccaro and Conniff; yea. Absent: Wallis, Zolezi.

Roxanne Conniff
President

Teri Giercyk, RMC/CMC
Municipal Clerk

8/25/2025
Date Approved