

**MANCHESTER TOWNSHIP  
REGULAR MEETING MINUTES  
September 8, 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 and a moment of silence for September 11<sup>th</sup>.**

**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, Business Administrator Carl Block, CMFO Jeannette Larrison, and Chief Ellis.

**APPROVAL OF MINUTES**

The Energy Aggregation meeting minutes from August 20, 2025 were offered upon a motion by Councilman Vaccaro, seconded by Councilwoman Zolezi and approved by the following roll call: Councilmembers Drake, Vaccaro, and Zolezi; yea. Abstain: Conniff, Absent: Wallis.

The regular and executive meeting minutes from August 25, 2025, were offered upon a motion by Councilman Vaccaro, seconded by Councilwoman Zolezi and approved by the following roll call vote: Councilmembers Drake, Vaccaro, Wallis, Zolezi and Conniff; yea. Absent: Wallis.

**SUBMISSION OF BILLS**

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

**#25-357** – Authorizing payment of bills from the Current Fund in the amount of \$6,436,761.32 was offered by Councilman Vaccaro, seconded by Councilwoman Zolezi and approved by the following roll call vote: Councilmembers Drake, Vaccaro, Zolezi and Conniff; yea. Absent: Wallis.

**#25-358** – Authorizing payment of bills from the Eastern Service Area in the amount of \$208,469.12 was offered by Councilman Vaccaro, seconded by Councilwoman Zolezi and approved by the following roll call vote: Councilmembers Drake, Vaccaro, Zolezi and Conniff; yea. Absent: Wallis.

**#25-359** – Authorizing payment of bills from the Western Service Area in the amount of \$61,524.89 was offered by Councilman Vaccaro, seconded by Councilwoman Zolezi 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**

**#25-31 - BOND ORDINANCE PROVIDING FOR CAPITAL IMPROVEMENTS TO BLOCK 1.371 AND LOT 1 AND THE ACQUISITION OF VARIOUS CAPITAL EQUIPMENT, APPROPRIATING \$1,200,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$1,140,000 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, 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, Zolezi and Conniff; yea. Absent: Wallis.

**#25-34 - AN ORDINANCE OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING CERTAIN SECTIONS OF CHAPTER 2 OF THE TOWNSHIP CODE, ENTITLED “ADMINISTRATION OF GOVERNMENT”**

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, Zolezi and Conniff; yea. Absent: Wallis.

**ORDINANCES – First Reading & Introduction**

**#25-35 - ORDINANCE OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE SALE OF BLOCK 1.344, LOT 26 ON THE MUNICIPAL TAX MAP TO PINCHOS GELB & BELLA GELB, IN ACCORDANCE WITH THE PROVISIONS OF N.J.S.A. 40A:12-13 (b) AND N.J.S.A. 40A:12-13.2 (941 ENGLEMERE AVENUE; \$10,000.00)**

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, 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 #25-360 – #25-364 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. RECREATION**

**#25-360 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, ESTABLISHING CERTAIN FEES FOR FALL/WINTER RECREATION PROGRAMS**

**B. FINANCE**

**#25-361 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING REFUND OF OPRA FEE OVERPAYMENT**

**#25-362 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, SETTING THE FEES FOR TEMPORARY OFF-DUTY EMPLOYMENT FOR POLICE OFFICERS**

**C. CONTRACTS /AGREEMENTS**

**#25-363 - 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**

**D. MISCELLANEOUS**

**#25-364 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, ACCEPTING THE CERTIFICATION OF THE DIRECTOR OF PUBLIC WORKS CONCERNING COSTS INCURRED IN THE CLEAN UP OF THE PROPERTY LOCATED AT 317 BECKERVILLE ROAD (BLOCK 79 LOT 30), AND AUTHORIZING THE PLACEMENT OF A LIEN AGAINST SAID PROPERTY FOR SAID COSTS**

## **REPORTS:**

**Mrs. Drake** – I only have two things; I am sure Jim will cover everything else. Pine Lake Park Clubhouse is having a Chili Cookoff on 9/21 and on 12/4 they are having a Holiday Cookie for a Cause.

**Mr. Vaccaro** – Thank you madam president, and as always, a warm welcome and thank you for your attendance, interest and management of your town. Please remember to have pride in your township, your home, the Gemstone of the Jersey Shore, bar none. On 8/27 – Judy Noonan and myself attended the last of performances in the summer series. 8/28 – I attended the zoning board meeting. 9/2 - I attended the bi-weekly meeting with Council President Conniff. 9/2 – I attended the Planning Board meeting. On 9/5 - I reviewed bills with Councilwoman Drake. 9/6 – I attended along with the Mayor, Councilwoman Drake, and Judy attended a ribbon cutting at Salon 1900 Hair. 9/8 – I attended with Councilwoman Drake, the Havens Assisted Living opening ceremony. Quick notes, I would like to pursue market, attract and keep pursuing a much-needed healthcare village and much needed senior citizen and youth center. We can consult with the County Commissioners about grants available. To stimulate growth, I think council should consider an ordinance to waive fees for small businesses. I encourage everyone to shop locally. It supports township and creates jobs. Consider a startup of the Shop Locally program in Manchester and Lakehurst. Our schools are now open, be attentive. Watch children, put down cell phones while driving. Thank you, madam president, and God Bless America and the residents of Manchester Township!

**Ms. Zolezi** – On the tails of Councilman Vaccaro, yes, it's fall now, give yourself extra time. Be mindful of stop signs. Thank you, president Conniff, for the moment of silence for September 11<sup>th</sup>. It is a huge day in history. Always thankful in Manchester for our emergency services. It was a horrible travesty - September 11<sup>th</sup>. It didn't matter whether it was religious or color, we all came together. In Manchester Township, community comes together in town and in state. I am grateful to all our emergency responders. September 11<sup>th</sup> ceremony is on Thursday.

**Mrs. Conniff** – 9/11 Ceremony on Thursday at 10:00 am. Camy's Lemonade stand will be in Point Pleasant supporting the Ashley Lauren Foundation. Please, if you can, stop by and support. I attended a county meeting regarding the new DEP regulations, NJ Real. I am not in favor of it. It changes flood plain elevations. I encourage everyone to read about it and if you have any comments, the deadline is September 18<sup>th</sup>.

**Carl Block** – I do not see anyone here from Crestwood Village III, but I do have a 9/4/25 report. Please put on the record in the minutes that we have this report. Also, a received a letter from the prosecutor's office.

## **PUBLIC:**

Judy Noonan – Stonybrook – Communities complained about fees and the Reserve Act. There has been an amended S3992 bill – amendment to the Reserve Act.

J. Schaber - Bowie Dr. – I have questions regarding my tax assessment. I see larger houses with lower tax assessments. Why?

Mrs. Conniff – Did you contact the tax assessor's office?

Ms. Schaber – No. Was the way the assessment done this year different?

Carl – No, procedures are the same through Ocean County Board of Taxation and state. There is an appeal process if you are not satisfied.

Gail Apgar – Columbus Blvd. – You are speaking of single-family homes assessment. We are a co-op, so they estimate between houses, then they determine with other fees what everyone pays.

Carl – Any questions should be directed to the tax assessor.

Gail – Is it the same, reevaluation every three years.

Carl – Every 5 years. He proceeded to explain the state regulations and the way the market goes up and down.

Gail – Last thing, it is just not Manchester Township but the state also. Correct?

Carl – There are state guidelines.

Alice DeVito – 6<sup>th</sup> Ave. – Are there tax breaks for LLCs? Are they required to pay fees? Are apartments getting tax breaks? Also, why don't LLC's have to list the owner's name.

Lauren – There are state records on who incorporated the LLC.

Carl – LLCs are paying taxes.

**EXECUTIVE SESSION**  
**#25-365 - 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 6:33 p.m. seconded by Councilwoman Drake and approved upon the following roll call: Councilmembers Drake, Vaccaro, Zolezi and Conniff, yea. Absent: Wallis.

Councilman Vaccaro made a motion to close executive session at 6:48 pm and return to public meeting, seconded by Councilwoman Drake and approve upon the following roll call: Councilmembers Drake, Vaccaro, Zolezi and Conniff, yea. Absent: Wallis

There being no further comments or business to come before Council at this time, motion to close public and adjourn meeting at 6:48 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.

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Roxanne Conniff  
Council President

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Teri Giercyk, RMC/CMC  
Municipal Clerk

9/22/2025  
Date Approved