

**MANCHESTER TOWNSHIP
REGULAR MEETING MINUTES
September 22, 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 Brandon DeJesus, Business Administrator Carl Block, Chief Ellis, Lt. Fusaro, and Capt. Vega.

PROCLAMATIONS

Recognizing September as Childhood Cancer Awareness Month. Mayor Hankins read the proclamation and presented it to Monica Vermeulen of the Ashley Lauren Foundation.

PRESENTATION

Police Accreditation presentation. Chief Harry Delgado noted that this is the fourth re-accreditation for Manchester and a very prestigious accomplishment.

Chief Ellis – Thank you. It was a team effort.

Council President Conniff – We have the best police department in the state and probably in the nation. Your team is amazing.

Councilman Wallis – Congratulations. Each year that we review records keeps lower insurance rates. Keeping procedures updated helps the entire town. We do thank you.

Councilwoman Zolezi – Fabulous job. We couldn’t be more appreciative. Congratulations.

Councilwoman Drake – I thank you every day.

Councilman Vaccaro – I would like to take this opportunity to thank you Chief Ellis and the police department. Thank you and every police officer for your hard work, dedication and professionalism. Our police department is the pride of Ocean County.

Mayor Hankins – Thank you for your due diligence. It is much appreciated.

Council President Conniff – God Bless Manchester Police department.

APPROVAL OF MINUTES

The regular and executive meeting minutes from September 8, 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 he and Councilwoman Drake have reviewed the bills for tonight’s meeting.

#25-366 – Authorizing payment of bills from the Current Fund in the amount of \$1,758,023.91 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 ck #7662-\$1726.74.

#25-367 – Authorizing payment of bills from the Eastern Service Area in the amount of \$610,131.13 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.

#25-368 – Authorizing payment of bills from the Western Service Area in the amount of \$178,090.06 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.

ORDINANCES – Second Reading, Public Hearing, and Final Action

#25-28 - ORDINANCE OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE SALE OF BLOCK 99.107, LOT 21 ON THE MUNICIPAL TAX MAP TO STEPHEN BROSNAN AND JESSICA BROSNAN IN ACCORDANCE WITH THE PROVISIONS OF N.J.S.A. 40A:12-13 (B) AND N.J.S.A. 40A:12-13.2; 1814 ROOSEVELT BLVD. (\$11,900.00)

#25-29 - ORDINANCE OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE SALE OF BLOCK 99.107, LOT 25 ON THE MUNICIPAL TAX MAP TO STEPHEN BROSNAN AND JESSICA BROSNAN IN ACCORDANCE WITH THE PROVISIONS OF N.J.S.A. 40A:12-13 (B) AND N.J.S.A. 40A:12-13.2; 1810 ROOSEVELT BLVD. (\$3,000.00)

The Municipal Clerk asked Council President is she wanted to carry both ordinances for further review until the November 11th meeting. Councilman Vaccaro made a motion to carry both ordinances, seconded by Councilwoman Drake. Roll Call: Councilmembers Drake, Vaccaro, Wallis, Zolezi and Conniff; yea.

#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 ENGLEMER AVENUE; \$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 Agpar- Columbus Blvd. – Is this to be built on?
Carl – No, consolidated with the property.

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, Wallis, Zolezi and Conniff; yea.

ORDINANCES – First Reading & Introduction

#25-36 - ORDINANCE OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING A 5 YEAR TAX EXEMPTION FOR A PROJECT TO BE CONSTRUCTED BY MARBLE ARCH HOMES, LLC PURSUANT TO THE PROVISIONS OF N.J.S.A. 40A:21-1, ET SEQ. ON PROPERTY KNOWN AND DESIGNATED AS BLOCK 44, LOT 15.04

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, Wallis, Zolezi and Conniff; yea.

#25-37 - AN ORDINANCE OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING CHAPTER 359 OF THE TOWNSHIP CODE, ENTITLED “SPECIAL EVENTS”

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.

#25-38 - AN ORDINANCE OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING SECTION 245-89 OF THE TOWNSHIP CODE, ENTITLED “PERFORMANCE GUARANTEES”

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.

#25-39 – AN ORDINANCE OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AMENDING CHAPTER 326 OF THE CODE OF THE TOWNSHIP OF MANCHESTER CONSISTENT WITH PUBLIC LAW 2025, CHAPTER 85 CONCERNING RENT LEVELING BOARDS

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.

#25-40 - AN ORDINANCE OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE EXCHANGE OF LANDS (BLOCK 16, LOTS 1996, 2003, 2004, 2005, 2009, 2012, 2013; BLOCK 17 LOTS 1887, 1914, 1917, 1929; BLOCK 20, LOTS 1787, 1788, 1791, 1792, 1793; BLOCK 26, LOT 1304; BLOCK 27, LOT 1187; BLOCK 28, LOTS 1116, 1117; BLOCK 29, LOTS 1008, 1033 AND 1048 FOR BLOCK 23, LOTS 1267, 1272, 1322; BLOCK 24, LOTS 1138, 1206, 1216; BLOCK 26, LOTS 1291, 1307; BLOCK 27 LOTS 1168, 1197, 1204, 1205 AND BLOCK 28, LOTS 1071 AND 1091) BETWEEN THE TOWNSHIP OF MANCHESTER AND MANCHESTER 4, LLC PURSUANT TO N.J.S.A. 40A:12-16

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.

Laura Mezzoline – Quaker Lane – On ordinance #25-36 – why are we giving them a tax break?
Carl – It was approved in the 2021 Redevelopment Agreement by previous administration.

Tom Ferrell – Hudson Pkwy. – Question on the minutes.

Council President reminded the public that there will be public comment at the end and questions on ordinance on done at public comment at second reading. This public comment is for questions on the consent agenda.

Resolutions #25-369 – #25-387 were considered routine by the Manchester Township Council and were enacted by one motion offered by Councilman Vaccaro, seconded by Councilman Wallis and adopted by the following roll call vote: Councilmembers Drake, Vaccaro, Wallis, Zolezi and Conniff; yea.

A. FINANCE

#25-369 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY AUTHORIZING THE REFUNDS REQUESTED BY THE TAX COLLECTOR

#25-370 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY AUTHORIZING THE REFUNDS REQUESTED BY THE TAX COLLECTOR

#25-371 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING 63.01, LOT 1 FOR A WIDOW OF A TOTALLY DISABLED VETERAN

#25-372 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING BLOCK 75.115, LOT 12 FOR A TOTALLY DISABLED VETERAN

#25-373 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING BLOCK 38.13, LOT 284.01 FOR A TOTALLY DISABLED VETERAN

#25-374 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING BLOCK 1.144, LOT 26 FOR A TOTALLY DISABLED VETERAN

#25-375 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING BLOCK 1.253, LOT 20 FOR A TOTALLY DISABLED VETERAN

#25-376 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING BLOCK 113, LOT 1 FOR A TOTALLY DISABLED VETERAN

#25-377 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING BLOCK 75, LOT 70 FOR A TOTALLY DISABLED VETERAN

#25-378 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING BLOCK 97, LOT 1 FOR A TOTALLY DISABLED VETERAN

B. RECREATION

#25- 379 - AMENDING RESOLUTION # 25-360 OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, ESTABLISHING CERTAIN FEES FOR 2025-2026 FALL/WINTER RECREATION PROGRAMS

C. PURCHASING

#25-380 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING AWARD OF CONTRACT TO SUTPHEN CORPORATION THROUGH SOURCEWELL COOPERATIVE CONTRACT #113021-SUT FOR FIRE APPARATUS

#25-381 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE DISPOSITION OR SALVAGE OF VEHICLE(S) AND OBSOLETE EQUIPMENT IN THE POSSESSION OF THE TOWNSHIP AT AUCTION ON GOVDEALS.COM

D. BONDS/ESCROW

#25-382 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, RELEASING ESCROW POSTED FOR BLOCK 73 / LOT 7 (59 BECKERVILLE ROAD)

#25-383 - 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 BUCKINGHAM DRIVE NORTH WATER MAIN REPLACEMENT

E. CONTRACTS /AGREEMENTS

#25-384 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING A WIRELESS FACILITIES SITE AUDIT

#25-385 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE EXECUTION OF A SHARED SERVICES AGREEMENT FOR ANIMAL CONTROL SERVICES BETWEEN MANCHESTER TOWNSHIP AND THE BOROUGH OF LAKEHURST

F. MISCELLANEOUS

#25-386- RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, CALLING FOR COMPREHENSIVE REVIEW OF THE NEW JERSEY ENERGY MASTER PLAN

#25-387 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, SUPPORTING SENATE CONCURRENT RESOLUTION NO. 122 PREVENTING THE IMPLEMENTATION OF THE NJPACT – REAL RULES

REPORTS:

Mrs. Drake – This weekend the Pine Lake Park clubhouse had a fall festival. There will be another one on December 4th. Also, I was with the Mayor when a donation was made from the car show 50/50.

Mr. Vaccaro – Thank you madam president, and as always, a warm welcome and thank you for your attendance, concern and interest in our town. Please remember we have pride in Manchester Township, the Gemstone of the Jersey Shore. On 9/10 – I attended the senior advisory board meeting. On 9/11 with Councilwomen Conniff, Drake and Zolezi attended the 9/11 ceremony. Thank you, Tracey Lynch for organizing. This year's ceremony was the best ever compared to other years. On 9/16 - I attended the bi-weekly meeting with Council President Conniff. 9/17 – I attended the Renaissance men's club meeting. On 9/19 - I reviewed bills with Councilwoman Drake. On 9/22 – I attended the coordinating council meeting with Councilwoman Drake. I will continue to assist and move forward knowing it's the Gemstone of the Jersey Shore pursuing a health care village and senior service and youth center. I continue to promote to shop locally and restart the Shop Locally program and continue with growth of new businesses. Thank you, madam president, and God Bless America and the residents of Manchester Township!

Mr. Wallis – Sorry, I was on vacation. I have nothing.

Mrs. Zolezi – I would like to acknowledge the police department's fine job and how you represent us. Again, I will say, after the 9/11 memorial service, it brings me back to my comments regarding the patriotism after September 11th, we all worked together – one community. Please just continue that. We are all good people. Look out for one another. On 9/17 – I attended the veteran's advisory committee meeting. I am very proud of all the veterans. Moving forward, temperatures are changing, students are in school.

Ms. Conniff - Proceeded to go over agenda protocol. General public comment is when the public can comment on any topic.

Mayor Hankins – I apologize for not making the 9/11 ceremony. I was in Wildwood for the Firemen's Convention. With the car show 50/50, the youth football association received a donation and there was still money left over, so the soccer association received a donation also. Both were very thankful.

Chief Ellis – Regarding the Route 37 jughandle at Commonwealth, I received confirmation that it will not be opened until mid-to-end of November. Route 571 and Beacon – they will begin alignment and traffic signal on November 1st and will take approximately 175 days. Last week we had the Pawsta dinner. Thank you to Coach Farrell and the Manchester Football team. We had a couple of the police dogs visit. We raised several thousands of dollars for a good cause. Be careful driving home tonight, we are having a DWI checkpoint with the prosecutor's office. To date there have been 401 deaths in New Jersey. In Ocean County, there have been 45 deaths, which is down from 2024. This Thursday, we are having Goal Zero from 3-7pm with high visibility. I attended the NJ State Chief of Police Safety Committee meeting, with 21 counties represented.

Mayor – I hear the ladies came in first for the police fitness competition.

Chief – Yes, our female officers came in first that competed. Our men's team came in 2nd and 4th.

PUBLIC:

Tom Ferrell – Hudson Pkwy. – In reviewing past minutes, I see Judy Noonan compliments the police but also mentioned solicitors and the No Knock Registry. Also, LLCs are buying houses and renting them out. Once a year, I attend an exposition in Secaucus for seniors. They discuss block busting to modify the HOA bi-laws for renters. The owner must live in the house for at least two years before they can rent. I request the town council should protect these people. The Ragburn Act also helps change bi-laws, since there is always a low turnout of residents to vote on HOA rule changes.

Mrs. Conniff – I am aware of the soliciting issue but remember, campaigning is not included and permitted.

Judy Noonan – Stonybrook – Thank you Sandy for your 9/11 presentation. Thank you for what you did. Also, thank you for the delicious spaghetti dinner. I had two servings, and it was very good. We have the best police, and the cutest. I do not agree with the 5% exemption on the storage unit. The school doesn't get any money.

Carl – It is a contractual item with redevelopment agreement. It only applies to improvements.

Judy Noonan – The LLCs are pushing out seniors. One owns 17 houses. Between rent, maintenance fees and utilities, seniors cannot afford it. You will have a homeless problem.

Laura Mezzoline – Quaker Lane – It was a wonderful dinner for the dogs. I had work done and the inspector came out and inspected. I am happy because that is the way it is supposed to happen. With the attic work and

not replacing fans, I would like the inspectors to come out and inspect our homes to see if the work was done correctly.

Carl – On the list you provided two meetings ago, we had an answer from Gary for you at the last meeting. If you want a copy, please see the Clerk. On one of the properties on the list, one property had work done without permits and was given a violation.

Laura – What is the next step after violation?

Carl – They can rectify and pay the fine. If not, they must go to court.

Andrew Kirsten – Pine Ridge Blvd. (Pine Ridge South) for the record, I am also the Rent Control chairman. I appreciate your agenda protocol discussion, but like in November of 2023, we don't get copies of the ordinance. You have a first reading and can ask only questions at the second reading, which doesn't give us enough time. I want to make sure we don't have the same problems again. This ordinance will lead to massive rent increases. The ordinance has serious flaws. The landlords want us to leave so they can bring in new tenants and raise rents with the turnover.

Mrs. Conniff – Thank you Andy. Our form of government is the Faulkner Act. The ordinances are always posted and on our website. I do not understand your concerns.

Carl – There is introduction, we also maintain publication and have public hearing. Minor changes can be made. The process is set up for public comment

Tom Ferrell – Hudson Pkwy. – I also live in Crestwood III. I did have my roof redone. If violation, what court does in go to?

Carl – Here, Municipal Court.

Tom Ferrell – There was the same developer who did Crestwood 1 and 2, they also did 3 and 4. They did away with the gable vents in the roof. Doesn't the town have some kind of regulations to make sure the work is done properly?

Carl – the building department tells me that ordinary maintenance work does not require permits. Also, the owners of the houses in a co-op, are the trustees.

Tom – I was a trustee for one year. I asked to see a list of the roofs being done and the contracts with the company doing the work. The next thing I know is that they changed the rules that trustees cannot see contracts. Also reading past minutes, Gail Apgar comments about how she lives in Crestwood II and they have been having roofs done, but they have money and the issues in Crestwood III is because they have had corruption.

Carl – If you're a trustee and another trustee says you can't see contracts; there is a problem.

Roxy – Please get in touch with Judy or Carl and discuss issues with them.

Tom Titus – Augusta Road – I recently moved in town with my wife. I was surprised there's no senior center.

Ms. Conniff – We have 23 communities and they each have their own clubhouse. We have been discussing a senior/youth center.

Tom Titus – Are there activities, bike trails, pickle ball courts, other trails? Also, the trails should be accessible for wheelchairs and walkers.

Ms. Conniff – Yes, we have trails. Please check out Manchester Township website under recreation.

Gail Apgar – Columbus Blvd. – My comments were from the past history. I think the Council is getting blamed for issues in private communities. Also, I was trying to defend our village 2, that not all communities have problems with trustees. My comments were from the past history.

Joe Markowski – Eleanor Rd. – First, congratulations to the Chief and police department. It is incredible to have four reaccreditations in a row. Gentlemen, with solicitation, check out the guy in a blue hat. I am a resident of the Renaissance, and there are two ways to get in and out. One is Wilbur. Also, Fremont Avenue to Hope Chapel. Would you be able to help us with the wild growth on the side of the road? It is hard to see with the weeds. Tomorrow night is the Environmental meeting. On the agenda is the solar farm plan at the Heritage Minerals site. Lastly, Route 571 and Route 70 intersection, does the township have money put aside for the project?

Chief Ellis – NJDOT should be picking up the entire cost of the project.

Mr. Vaccaro – I spoke with Al Yodakis. His department does not take care of the overgrowth in that area. He suggested to correct the problem, contact Mr. Stavola who is the owner of the property.

There being no further comments or business to come before Council at this time, the meeting was adjourned at 7:38 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

10/14/2025
Date Approved