

**MANCHESTER TOWNSHIP
REGULAR MEETING MINUTES
November 10, 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 council president asked for a moment of silence for Veterans Day.

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 Attorney Brandon DeJesus, Mayor Hankins, CFO Jeanette Larson, Chief Ellis and other members of the police department.

#25-434 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, APPOINTING DONALD MILLER TO FULL-TIME POLICE OFFICER POSITION WITHIN THE DIVISION OF POLICE IN THE TOWNSHIP OF MANCHESTER

Councilman Vaccaro made a motion to approve, seconded by Councilman Wallis. Roll Call: Councilmembers Drake, Vaccaro, Wallis, Zolezi and Conniff; yea.

Chief Ellis read the officer’s bio.
Mayor Hankins sworn in officer Miller.

Ms. Drake – Congratulates and welcome to the family, what is your badge number?
Chief - Badge #451.

Mr. Vaccaro – Congratulations Officer Miller. Also, the Miller family and friends. We welcome you aboard. Our police department is the pride of Ocean County.

Mr. Wallis – I have known many of the officers many years now. We have a great chief. Congratulations.

Ms. Zolezi – Congratulations to you and your family. Be safe and have a successful career in Manchester Township.

Ms. Conniff – Congratulations. I grew up here and I think you will love working here.

APPROVAL OF MINUTES

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

SUBMISSION OF BILLS

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

#25-435 – Authorizing payment of bills from the Current Fund in the amount of \$13,156,598.72 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. 76985 for \$481.23.

#25-436 – Authorizing payment of bills from the Eastern Service Area in the amount of \$335,141.64 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.

#25-437 – Authorizing payment of bills from the Western Service Area in the amount of \$86,786.42 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 – AN ORDINANCE OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY AUTHORIZING THE SALE OF BLOCK 99.107, LOT 21 TO STEPHEN AND JESSICA BROSNAN (1814 ROOSEVELT BLVD., \$11,900.00)

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.

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

#25-29 – AN ORDINANCE OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY AUTHORIZING THE SALE OF BLOCK 99.107, LOT 21 TO STEPHEN AND JESSICA BROSNAN (1810 ROOSEVELT BLVD., \$3,000.00)

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.

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

#25-42 - AN ORDINANCE OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY AUTHORIZING THE CONVEYANCE OF AN EASEMENT ON A PORTION OF BLOCK 2.03, LOT 9, TO THE COUNTY OF OCEAN, IN ACCORDANCE WITH N.J.S.A. 40A:12-1 ET SEQ

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

ORDINANCES – First Reading & Introduction

#25-43 -ORDINANCE OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE SALE OF BLOCK 1.63, LOTS 1-4 ON THE MUNICIPAL TAX MAP TO GOLD EAGLE ENTERPRISES IN ACCORDANCE WITH THE PROVISIONS OF N.J.S.A. 40A:12-13; 1101 THIRD AVENUE (\$370,000.00)

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

#25-44 - ORDINANCE OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE PURCHASE OF BLOCK 4, LOT 2249 ON THE MUNICIPAL TAX MAP FROM STAVOLA REALTY COMPANY IN ACCORDANCE WITH THE PROVISIONS OF N.J.S.A. 40A:12-11 (HARRIET AVENUE; \$7,700.00)

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 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 #25-438 – #25-454 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. BONDS/ESCROWS

#25-438 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, RELEASING ESCROWS POSTED FOR BLOCK 85.17/ LOT 15 (405 LAKEWOOD AVE)

#25-439 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, RELEASING ESCROWS POSTED FOR BLOCK 1.322 LOT 31 (933 MONMOUTH AVE)

B. FINANCE

#25-440 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, PROVIDING FOR THE INSERTION OF SPECIAL ITEM OF REVENUE FOR A LEAP GRANT MID YEAR

#25-441 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING REFUND OF OPRA FEE

#25-442 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING REFUND OF OPRA FEE

#25-443 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE REFUNDS REQUESTED BY THE TAX COLLECTOR

#25-444 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE REFUNDS REQUESTED BY THE TAX COLLECTOR

#25-445 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE REFUNDS REQUESTED BY THE TAX COLLECTOR

#25-446 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING TO CANCEL TAXES AS TO BLOCK 75, LOT 85 FOR A TOTALLY DISABLED VETERAN

#25-447 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING TO CANCEL TAXES AS TO BLOCK 52.04, LOT 23 FOR A TOTALLY DISABLED VETERAN

#25-448 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, IN THE COUNTY OF OCEAN, NEW JERSEY, DETERMINING THE FORM AND OTHER DETAILS OF ITS “NOTE RELATING TO THE WATER BANK CONSTRUCTION FINANCING PROGRAM OF THE NEW JERSEY INFRASTRUCTURE BANK”, TO BE ISSUED IN THE PRINCIPAL AMOUNT OF UP TO \$5,669,750, AND PROVIDING FOR THE ISSUANCE AND SALE OF SUCH NOTE TO THE NEW JERSEY INFRASTRUCTURE BANK, AND AUTHORIZING THE EXECUTION AND DELIVERY OF SUCH NOTE BY THE TOWNSHIP OF MANCHESTER IN FAVOR OF THE NEW JERSEY INFRASTRUCTURE BANK, ALL PURSUANT TO THE WATER BANK CONSTRUCTION FINANCING PROGRAM OF THE NEW JERSEY INFRASTRUCTURE BANK

#25-449 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER DECLARING ITS OFFICIAL INTENT TO REIMBURSE EXPENDITURES FOR PROJECT COSTS FROM THE PROCEEDS OF DEBT OBLIGATIONS IN CONNECTION WITH ITS PARTICIPATION IN THE NEW JERSEY WATER BANK

C. CONTRACTS/AGREEMENTS

#25-450 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE EXECUTION OF A SHARED SERVICES AGREEMENT BETWEEN THE TOWNSHIP OF MANCHESTER AND THE COUNTY OF OCEAN FOR DRIVING WHILE INTOXICATED ENFORCEMENT PROGRAM FY 2025/2026

#25-451 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE EXECUTION OF A SHARED SERVICES AGREEMENT

**BETWEEN THE TOWNSHIP OF MANCHESTER AND THE COUNTY OF OCEAN PROSECUTORS
OFFICE FOR DRUG RECOGNITION EXPERT CALL-OUT PROGRAM 2025/2026**

#25-452 – RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING EXECUTION OF AN ADMINISTRATIVE CONSENT ORDER WITH THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION

D. MISCELLANEOUS

#25-453 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING APPROVAL OF A SPECIAL NEEDS FUNDING LIMIT WAIVER FOR MANCHESTER TOWNSHIP HOME IMPROVEMENT PROGRAM CASE # MAN-25123

#25-454 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE SALE OF SURPLUS REAL PROPERTY BY SEALED BID (BLOCK 1.231 LOTS 37 & 39; 1909 COMMONWEALTH BLVD. MINIMUM BID \$295,000.00)

REPORTS:

Mrs. Drake – Saturday, Manchester Environmental Committee is having a cleanup from 10-12. Tomorrow the Veteran’s Day ceremony will be held inside.

Mr. Vaccaro – Thank you madam president, and as always, a warm welcome and thank you for your attendance, continue concern and interest in the management of our town. The 2025 Election is now over and congratulations Mayor Hankins and Councilwoman Drake. On 10/29 and 11/5 I attended the wellness program, WISE. 10/30 – I attended the Special Zoning Board meeting. 11/3 – Planning Board meeting. 11/4 – myself, Mayor Hankins and Council President Conniff attended the bi-weekly meeting. 11/7 – I reviewed bills with Councilwoman Drake. Quick notes, Council and Administration should consider stimulating new growth and shift the tax burden from residents to commercial. As we continue to grow, continue to keep Manchester rural. I encourage residents to shop locally. I would like to restart the Shop Locally program and continue with growth of new businesses. Recommends Manchester Township consider a market, attract and pursue a much-needed medical health village and senior center and youth center. Remember, schools are open. When driving, be attentive, watch for kids, and you’re your cell phones down. Thank you, madam president, and God Bless America and the residents of Manchester Township!

Mr. Wallis – Congratulations Mayor Hankins and Councilwoman Drake.

Ms. Zolezi – Congratulations Officer Miller. Showcase our Police Department and EMS, much appreciated. Happy Birthday to the Marines. Tomorrow is Veteran’s Day. Thank you, president Conniff, for the moment of silence, Veteran’s Day is very special to me. Sincerely grateful to everyone who served. Congratulates Mayor Hankins and Councilwoman Drake.

Mrs. Conniff – Happy Veteran’s Day. Remember their sacrifices. Please join us, ceremony is tomorrow.

Mayor Hankins – thank you to everyone who supported Sandy and me. The mayor proceeded to show everyone the new translator. The court purchased two, one for the court and one for the police department. My son has already utilized it. It has all languages. Our court was recognized by the state court for being one of the first courts to have it.

PUBLIC:

Linda Chapman – 5th Avenue – Was it ever brought up for speed bumps?
Mayor – in the past, the snowplows don’t like them, there are issues when plowing.
Linda Chapman – the cars are still flying down the streets.
Chief – there are certain requirements to be considered, and they are call speed humps. They don’t tend to work. We have looked at other ways to lower speeds, message boards, signs, and pedestrians wearing reflective clothing. Also, they will be working on the Commonwealth bridge soon. We are also looking into speed limit being reduced on First.

There being no further comments or business to come before Council at this time, motion to close public and adjourn meeting at 6:36 p.m. upon a motion by Councilman Vaccaro, seconded by Councilman Wallis 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

11/24/2025
Date Approved