

**MANCHESTER TOWNSHIP
REGULAR MEETING MINUTES
December 15, 2025**

The regular meeting of the Manchester Township Council was called to order at 5:00 p.m. by Council Vice President James Vaccaro. 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	- absent
Councilman James Vaccaro	- present
Councilman Craig Wallis	- present
Councilwoman Michele Zolezi	- present
Councilwoman Roxy Conniff	- absent

The Municipal Clerk noted for the record that also present were Attorney Brandon DeJesus, Mayor Hankins, Carl Block, Al Yodakis, Martin Lynch, Gary Sylvester, Michael Herbert (Parker McCay), Dan Block (Colliers on video), Chief Ellis and Capt. Vega.

EXECUTIVE SESSION

#25-469 - 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 Wallis made a motion go into executive session at 5:02 p.m. seconded by Councilwoman Zolezi and approved upon the following roll call: Councilmembers Wallis, Zolezi and Vaccaro, yea. Absent: Drake, Conniff.

Councilman Wallis made a motion to close executive session at 5:48 pm, seconded by Councilwoman Zolezi and approved upon the following roll call: Councilmembers Wallis, Zolezi and Vaccaro, yea. Absent: Drake, Conniff.

Councilman Wallis made a motion to go into public at 6:00 pm, seconded by Councilwoman Zolezi and approved upon the following roll call: Councilmembers Wallis, Zolezi and Vaccaro, yea. Absent: Drake, Conniff.

FLAG SALUTE and MOMENT OF SILENCE FOR FORMER COUNCILMAN FUSARO

APPOINTMENT AND SWEARING IN

#25-470 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, APPOINTING ASHLEY VENTURA TO FULL-TIME POLICE OFFICER POSITION WITHIN THE DIVISION OF POLICE IN THE TOWNSHIP OF MANCHESTER was offered by Councilwoman Zolezi, seconded by Councilman Wallis and approved by the following roll call vote: Councilmembers Wallis, Zolezi and Vaccaro, yea. Absent: Drake, Conniff.

Chief Ellis read Officer Ventura's bio. Chaplain Watson did invocation. Mayor Hankins swore in officer. Officer Ventura thanked everyone. Chaplain Watson offered a prayer.

Councilman Vaccaro – Congratulations Ashley. Also, congratulations to her family and friends. Welcome aboard to the best and finest police department, the pride of Ocean County.

Councilman Vaccaro – Former Councilman Fusaro was my running mate for three campaigns. He will never be forgotten.

APPROVAL OF MINUTES

The regular and executive meeting minutes from November 24, 2025, were offered upon a motion by Councilwoman Zolezi, seconded by Councilman Wallis and approved by the following roll call vote: Councilmembers Zolezi and Vaccaro, yea. Abstain: Wallis, Absent: Drake, Conniff.

SUBMISSION OF BILLS

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

#25-471 – Authorizing payment of bills from the Current Fund in the amount of \$15,174,693.91 was offered by Councilman Wallis, seconded by Councilwoman Zolezi and approved by the following roll call vote: Councilmembers Wallis, Zolezi and Vaccaro, yea. Absent: Drake, Conniff. Abstain: Zolezi from check #77185 - \$1093.52, check #2987 - \$23,707.44

#25-472 – Authorizing payment of bills from the Eastern Service Area in the amount of \$350,007.95 was offered by Councilman Wallis, seconded by Councilwoman Zolezi and approved by the following roll call vote: Councilmembers Wallis, Zolezi and Vaccaro, yea. Absent: Drake, Conniff.

#25-473 – Authorizing payment of bills from the Western Service Area in the amount of \$112,108.34 was offered by Councilman Wallis, seconded by Councilwoman Zolezi and approved by the following roll call vote: Councilmembers Wallis, Zolezi and Vaccaro, yea. Absent: Drake, Conniff. Abstain: Zolezi from check #23698-154.73.

ORDINANCES – Second Reading, Public Hearing, and Final Action

#25-45 - AN ORDINANCE OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, GRANTING RENEWAL OF MUNICIPAL CONSENT TO COMCAST OF NEW JERSEY, LLC. TO CONSTRUCT, CONNECT, OPERATE AND MAINTAIN A CABLE TELEVISION AND COMMUNICATIONS SYSTEM IN THE MUNICIPALITY OF MANCHESTER, OCEAN COUNTY, NEW JERSEY

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

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

#25-46 - ORDINANCE OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE ACCEPTANCE OF THE DONATION OF BLOCK 1.123, LOTS 11, 12 & 13 TO THE TOWNSHIP PURSUANT TO THE PROVISIONS OF N.J.S.A. 40A:12-5

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

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

#25-47 - ORDINANCE OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING CERTAIN SECTIONS OF CHAPTER 430 OF THE TOWNSHIP CODE, ENTITLES “WATER AND SEWER”.

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

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

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 Vice President Vaccaro asked if any member of Council had any comments on any item on the consent agenda.

Seeing no comments from Council, Council Vice President Vaccaro asked if there were any comments from the public on any items on the consent agenda.

Joe Markowski – Eleanor Rd. – In looking at Resolution#25-477, you might want to change #25-488 to #24-488 for correction.

Motion was made by Councilman Wallis to add Resolution #25-503 to the consent agenda, seconded by Councilwoman Zolezi and approved by the following roll call: Councilmembers Wallis, Zolezi and Vaccaro, yea. Absent: Drake, Conniff.

Resolutions #25-474 – #25-503 were considered routine by the Manchester Township Council and were enacted by one motion offered by Councilman Wallis, seconded by Councilwoman Zolezi and adopted by the following roll call vote: Councilmembers Wallis, Zolezi and Vaccaro, yea. Absent: Drake, Conniff. Abstain: Zolezi on Resolution #25-474.

A. PURCHASING

#25-474 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AWARDED A CONTRACT FOR THE PUBLIC SAFETY RADIO NETWORK BUILDOUT – HALF MOON HILL PROJECT TO EARLE ASPHALT COMPANY IN THE AMOUNT OF \$170,513.013

B. FINANCE

#25- 475 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING TO MOVE UNRETURNED VOUCHER REQUESTS TO THE GENERAL FUND

#25- 476 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE TRANSFER OF TAX SALE PREMIUMS OVER FIVE YEARS OLD FROM THE TAX COLLECTOR REDEMPTION ACCOUNT TO THE GENERAL FUND AS REQUESTED BY THE TAX COLLECTOR

#25- 477 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER IN THE COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING A CHANGE ORDER #1 TO #24-488 AUTHORIZING THE FINANCING OF CERTAIN EQUIPMENT AND RELATED ITEMS BY LEASE PURCHASE AGREEMENT PURSUANT TO STATE CONTRACT #83909/T0109; LEASE PURCHASE AGREEMENT

#25 -478 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING A CHANGE ORDER #2 TO #24-488 AUTHORIZING THE FINANCING OF CERTAIN EQUIPMENT AND RELATED ITEMS BY LEASE PURCHASE AGREEMENT PURSUANT TO STATE CONTRACT #83909/T0109; LEASE PURCHASE AGREEMENT

#25- 479 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER IN THE COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING A CHANGE ORDER #3 TO #24-488 AUTHORIZING THE FINANCING OF CERTAIN EQUIPMENT AND RELATED ITEMS BY LEASE PURCHASE AGREEMENT PURSUANT TO STATE CONTRACT #83909/T0109; LEASE PURCHASE AGREEMENT

#25- 480 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER IN THE COUNTY OF OCEAN, STATE OF NEW JERSEY, PROVIDING FOR THE INSERTION OF SPECIAL ITEM OF REVENUE FOR A SPOTTED LATERNFLY GRANT MID-YEAR

#25-481 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, PROVIDING FOR THE INSERTION OF SPECIAL ITEM OF REVENUE FOR SUSTAINED ENFORCEMENT GRANT MID YEAR

#25-482 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE REFUNDS REQUESTED BY THE TAX COLLECTOR

#25-483 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE REFUNDS REQUESTED BY THE TAX COLLECTOR

#25-484 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE REFUNDS REQUESTED BY THE TAX COLLECTOR

#25-485 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY AUTHORIZING REMOVAL OF OPEN TAXES FOR PROPERTY OWNED BY MANCHESTER TOWNSHIP

#25-486 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY AUTHORIZING TO CANCEL TAXES AS TO BLOCK 1.320 LOT 39 FOR A TOTALLY DISABLED VETERAN

#25-487 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY AUTHORIZING TO CANCEL TAXES AS TO BLOCK 75.101 LOT 152 FOR A TOTALLY DISABLED VETERAN

#25-488 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY AUTHORIZING TO CANCEL TAXES AS TO BLOCK 75.119 LOT 72 FOR A TOTALLY DISABLED VETERAN

#25-489 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY AUTHORIZING TO CANCEL TAXES AS TO BLOCK 83.01 LOT 1 FOR A TOTALLY DISABLED VETERAN

#25-490 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY AUTHORIZING TO CANCEL TAXES AS TO BLOCK 99.252 LOT 15 FOR A TOTALLY DISABLED VETERAN

#25-491 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY AUTHORIZING TO CANCEL TAXES AS TO BLOCK 100.02 LOT 43 FOR A TOTALLY DISABLED VETERAN

#25-492 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE CHIEF FINANCIAL OFFICER TO MAKE TRANSFERS BETWEEN APPROPRIATIONS IN THE 2025 CALENDAR YEAR BUDGET

#25-493 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING AN EMERGENCY APPROPRIATION IN THE 2025 CALENDAR YEAR BUDGET

C. MISCELLANEOUS

#25-494 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY AUTHORIZING THE APPLICATION TO THE NJ ENVIRONMENTAL INFRASTRUCTURE TRUST FOR THE INSTALLATION OF A NEW WATER MAIN ON NEW WATER MAIN ON NJ ROUTE 70

#25-495 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, SUPPORTING THE OCEAN COUNTY NATURAL LANDS TRUST'S REQUEST TO ACQUIRE CERTAIN PROPERTIES LOCATED IN MANCHESTER TOWNSHIP (BLOCK 2, Lots 44 & 44.01)

#25-496 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, OPPOSING "SANCTUARY STATE" POLICIES AND RESOLVING THAT THE TOWNSHIP OF MANCHESTER WILL FOLLOW THE LEAD OF THE PRESIDENT OF THE UNITED STATES IN NOT SUPPORTING SANCTUARY POLICIES AND DECLARES THAT MANCHESTER IS NOT AND WILL NOT BE CLASSIFIED AS A "SANCTUARY CITY"

D. CONTRACTS/AGREEMENTS

#25-497 -RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING A WIRELESS FACILITIES SITE AUDIT

#25-498 – 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 POLICE SERVICES WITH THE OCEAN COUNTY PROSECUTOR’S OFFICE, SPECIAL OFFENDERS’ UNIT

#25-499 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, SUPPORTING THE HTS FEDERAL HIGHWAY SAFETY GRANT, SUSTAINED ENFORCEMENT 2026, AND ACCEPTING THE ENFORCEMENT GRANT FROM THE DHTS

#25-500 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING CONTRACT THROUGH EDUCATIONAL SERVICES COMMISSION OF NEW JERSEY COOPERATIVE CONTRACT FOR NEW UPS SYSTEM FOR POLICE DISPATCH THROUGH #65MCESCCPS - ESCNJ /AEPA-22-G

#25-501 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, APPROVING AND ACCEPTING A PROPOSAL FOR GREEN ACRES DIVERSION – TOWNSHIP HOCKEY RINK (BLOCK 48, LOT 1) PROJECT PROFESSIONAL ENGINEERING SERVICES FROM COLLIERS ENGINEERING & DESIGN, PURSUANT TO AND IN ACCORDANCE WITH N.J.S.A. 19:44A-20.4 ET SEQ.

#25- 502 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY AUTHORIZING THE MAYOR TO EXECUTE THE MEMORANDUM OF UNDERSTANDING BETWEEN MANCHESTER TOWNSHIP AND OPEIU LOCAL 32 BLUE COLLAR EMPLOYEES

#25-503 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY AUTHORIZING SETTLEMENT AGREEMENT WITH D.R. HORTON, EETTS, AND FAIR SHARE HOUSING CENTER PURSUANT TO FOURTH ROUND AFFORDABLE HOUSING COMPLIANCE

REPORTS:

Mr. Wallis – Christmas in the Pines was wonderful. I want to thank everyone who helped. Thank you to Tracey and staff. Judith was also out there helping. It was a great night. You should attend if you haven’t already been there.

Sam Fusaro was an original councilman. Sam was here forever. He had a brilliant mind. He was highly devoted to this town. Sam stepped down so his son could become a police officer without any conflict. I stepped in and eventually he came back when there was an opening. When Sam stepped down, I came back. His memory was incredible. He will be sorely missed.

Ms. Zolezi – Thank you, that was a great tribute. He genuinely cared about this town and the people. He was a great mentor. Congratulations to Officer Ventura. Thank you to the volunteer fire department for facilitating Santa Claus. With the last meeting, the year in review, I look forward to serving the community. We have wonderful people in town hall and the police department. Merry Christmas, Happy Hanukkah and a Happy Healthy New Year. Keep in mind and thoughts for veterans and those who don’t have families.

Mr. Vaccaro – A warm welcome and thank you for your interest in our town and the management of the town. We have pride in the township, known as the Gemstone of the Jersey Shore, bar none. I want to thank Mr. Wallis for Resolution #25-496.

On 12/1 – I attended the Planning Board meeting. 12/6 – Christmas in the Pine, everyone a job well done. Craig did come later and helped light the Christmas tree. Looking forward to next year's 4th annual. On 12/9 – myself, Mayor Hankins and Council President Conniff attended the bi-weekly meeting. 12/12 – I reviewed bills with Councilwoman Drake. My gift is no quick notes. I want to wish Mayor, council, and employees a Merry Christmas, Happy Kwanzaa, Happy Hanukkah and a Happy Healthy New Year.

Thank you to President Conniff for leadership as president of council. She did a wonderful job. It is my honor to serve as Vice President. I look forward to 2026. God Bless American and all the Residents of Manchester Township!

Mayor Hankins – First, while we were in executive session, Judy was on the phone with JCP&L. They wanted to have a planned outage tonight, but it is not a good idea with the cold and the seniors with electric heat. With the snow, the fire department responded to countless calls. Lastly, in Councilman Fusaro's memory, I ask Al to plant a tree in Holly Oaks where he lived.

Carl Block – Merry Christmas and Happy Hanukkah. Happy New Year.

Lt. Vega – on behalf of the Police Department, thank you to Mayor and Council. We look forward to 2026.

Lt. Fusaro – My dad was a councilman for 27 years. Thank you to everyone who supported our family through this.

PUBLIC:

Michele Manzella – 2nd Ave. – in regard to affordable housing, how many are we doing and how many do we still need to have? If we are doing the minimum of 20%, how much more are we going to build to meet requirements?

Carl showed her the numbers and went over figures.

Michele – 4th round – will it be only the 20%?

Michael Herbert – Presbyterian Homes are at 100%. 84 units for a total of 117 credits.

There was discussion on the state mandates for affordable housing.

There being no further comments or business to come before Council at this time, motion to close public and adjourn meeting at 6:49 p.m. upon a motion by Councilman Wallis, seconded by Councilwoman Zolezi and approved by the following Roll call vote: Councilmembers Wallis, Zolezi and Vaccaro, yea. Absent: Drake, Conniff.

James Vaccaro Sr.
Vice President

Teri Giercyk, RMC/CMC
Municipal Clerk

1/5/2026
Date Approved