

**MANCHESTER TOWNSHIP
REGULAR MEETING MINUTES
July 28, 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 Attorney Brandon DeJesus, Business Administrator Carl Block, CMFO Jeannette Larrison and Chief Ellis.

PRESENTATION

Swearing in Dawson Palmarini as an Honorary Firefighter, Honorary EMT and Honorary Police.

Bobby Baran read Dawson’s bio. In 2019, Dawson was involved in a very serious motorcycle accident. He spent three months in the ICU/Trauma Unit and then Children’s Specialized hospital for rehabilitation to relearn basic skills such as walking, speaking, and feeding himself. Dawson has come along and has chosen to dedicate part of his therapy to thanking not only the individuals who saved his life, but all the first responders. His goal is to visit every police, fire and EMS agency in NJ and has the goal of entering the Guinness Book of World Records on becoming an Honorary Police, firefighter and EMT with as many agencies he can. Dawson has even been featured on New Channel 12 with the segment titled “Man on a Mission”. Chief Ellis and Bobby Baran presented Dawson with shirts from police, fire and EMS.

Councilwoman Zolezi congratulated Dawson. We are so proud of you. Good luck getting in the Guinness Book of World Records.

APPROVAL OF MINUTES

The regular and executive meeting minutes from July 14, 2025, were offered upon a motion by Councilman Vaccaro, seconded by Councilwoman Drake and approved by the following roll call vote: Councilmembers Drake, Vaccaro, Wallis, and Conniff; yea. Abstain: Zolezi.

SUBMISSION OF BILLS

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

#25-299 – Authorizing payment of bills from the Current Fund in the amount of \$1,719,839.07 was offered by Councilman Vaccaro, seconded by Councilwoman Drake and approved by the following roll call vote: Councilmembers Drake, Vaccaro, Zolezi, Wallis, and Conniff; yea.

#25-300 – Authorizing payment of bills from the Eastern Service Area in the amount of \$558,446.01 was offered by Councilman Vaccaro, seconded by Councilwoman Drake and approved by the following roll call vote: Councilmembers Drake, Vaccaro, Wallis, Zolezi, and Conniff; yea.

#25-301 – Authorizing payment of bills from the Western Service Area in the amount of \$1,007,268.89 was offered by Councilman Vaccaro, seconded by Councilwoman Drake and approved by the following roll call vote: Councilmembers Drake, Vaccaro, Wallis, Zolezi, and Conniff; yea.

ORDINANCES – Second Reading, Public Hearing, and Final Action

#25-25 - ORDINANCE OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE VACATION OF PORTIONS OF ROADWAY WITHIN THE TOWNSHIP OF MANCHESTER ABUTTING PRICE AVENUE

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 Vaccaro, Drake, Wallis, Zolezi and Conniff; yea.

#25-26 – ORDINANCE OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE INTRODUCTION OF A BOND ORDINANCE FOR CONGASIA ROAD IMPROVEMENTS NJDOT GRANT

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 Vaccaro, Drake, Wallis, Zolezi and Conniff; yea.

ORDINANCES – First Reading and Introduction

#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 BROSAN AND JESSICA BROSAN 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)

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, Wallis, Zolezi and Conniff; yea.

#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 BROSAN AND JESSICA BROSAN 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)

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.

#25-30 - 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. Councilman Vaccaro made a motion to approve, seconded by Councilwoman Drake. 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 #25-302 – #25-319 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, Wallis, Zolezi and Conniff; yea.

A. MUNICIPAL CLERK

#25-302 - RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING A PERSON-TO-PERSON TRANSFER OF ALCOHOLIC BEVERAGE LICENSE

B. BONDS/ESCROW

#25-303 – RESOLUTION OF THE MANCHESTER TOWNSHIP, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE RELEASE OF A PERFORMANCE GUARANTEE FOR A PROJECT AT ENGLEMERE BOULEVARD (BLOCK 1.348, LOT 34.01)

#25-304 - RESOLUTION OF THE MANCHESTER TOWNSHIP, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE RELEASE OF A PERFORMANCE GUARANTEE FOR A PROJECT AT GREEN ACRES COMMERCIAL CENTER

C. CONTRACTS/AGREEMENTS

#25-305 - A RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, ADOPTING THE OCEAN COUNTY MULTI-JURISDICTIONAL ALL HAZARD MITIGATION PLAN

D. FINANCE

#25-306 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, REFUNDING A CONSTRUCTION PERMIT PAYMENT TO U.S. HOME CORP., D.B.A. LENNAR BLOCK 109, LOT 14.06 - 90 CHERRY STREET

#25-307 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY AUTHORIZING THE REFUNDS REQUESTED BY THE TAX COLLECTOR

#25-308 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, PROVIDING FOR THE INSERTION OF SPECIAL ITEM OF REVENUE FOR A BULLET PROOF VEST GRANT MID YEAR

#25-309 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING 61.13, LOT 211 FOR A TOTALLY DISABLED VETERAN

#25-310 -RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING 109.02, LOT 8 FOR A TOTALLY DISABLED VETERAN

#25-311 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING 38.84, LOT 1035.02 FOR A TOTALLY DISABLED VETERAN

#25- 312 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING 38.84, LOT 1035.02 FOR A TOTALLY DISABLED VETERAN

#25-313 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING 61.13, LOT 191 FOR A TOTALLY DISABLED VETERAN

#25-314 - AUTHORIZING THE TAX COLLECTOR TO EXTEND THE GRACE PERIOD FOR THE AUGUST 2025 TAX BILLS

#25-315 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AMENDING RESOLUTION #25-288 ESTABLISHING SALARIES FOR THE DEPARTMENT HEADS, DIVISION HEADS UNDER ADMINISTRATION, NON-CONTRACTED STAFF

E. MISCELLANEOUS

#25-316 - 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 312 PARKVIEW (BLOCK 1.58 LOT 7), AND AUTHORIZING THE PLACEMENT OF A LIEN AGAINST SAID PROPERTY FOR SAID COSTS

#25 -317 - 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 2708

SPRUCE DR. (BLOCK 31.01 LOT 11), AND AUTHORIZING THE PLACEMENT OF A LIEN AGAINST SAID PROPERTY FOR SAID COSTS

#25-318 - 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 14 NATHAN AVE. (BLOCK 45.07 LOT 4), AND AUTHORIZING THE PLACEMENT OF A LIEN AGAINST SAID PROPERTY FOR SAID COSTS

#25-319 - 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 29 NATHAN AVE. (BLOCK 45.05 LOT 7), AND AUTHORIZING THE PLACEMENT OF A LIEN AGAINST SAID PROPERTY FOR SAID COSTS

REPORTS:

Mrs. Drake – Manchester football called me, and they are selling fundraiser cards for local restaurants. \$20.00 per card, I have some if you are interested. The Manchester Little League tournaments are over, and they were very successful. On 8/21 the Pine Lake Park residents are having a book bag giveaway at the Cabin. Tomorrow the Maine Lobster Food Truck will be going to Pine Ridge South. On 9/14 – K-9 pasta dinner at 2:00 at St. Elizabeth Ann Seton church.

Mr. Vaccaro – Thank you madam president, and as always, a warm welcome and thank you for your attendance and pride, interest and operational aspects in our town. Please remember we have pride in Manchester Township and are the Gemstone of the Jersey Shore. On 7/8– I attended the Renaissance meeting. On 7/16 -I attended the Renaissance Men’s Club meeting. On 7/18 – Mayor Hankins, myself, Councilwoman Drake, and mayor confidential aid Judy Noonan and Frank attended the grand opening of Hankins Dry Cleaning. 7/19 – Councilwomen Zolezi, Drake and Judy and Frank attended the Leisure Knoll Monument unveiling. 7/22 – in the morning, I attended Renaissance evacuation plan. In the afternoon, I attended the bi-weekly meeting with Council President Conniff. On 7/24– I attended the zoning that was cancelled and applications carried until 9/5 meeting. 7/26 – reviewed bills with Councilwoman Drake. We are now waiting for the bid results for energy aggregation on August 20th at 2pm. 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 businesses. Thank you, madam president, and God Bless America and the residents of Manchester Township!

Mrs. Zolezi – I attended the veteran’s ceremony at Leisure Knoll. It was a great event. Great for our veterans in Manchester Township and all over. Reminder, shop local businesses and at local restaurants. The National Night Out is on August 13th in Lakehurst. The recreation Luau Night is on August 18th from 4 – 9pm. It has been very out, be mindful of neighbors especially with air quality that has not been good. Be prepared with storms. In driving, we have been notified of more accidents. Be mindful, slow down. Congratulations Dawson. It really touched my heart.

Mrs. Conniff – I echo the sentiments for Dawson. With the heat wave, our county libraries are always open with air conditioning. Do not leave children or pets in cars. I urge support for legislative bill for reimbursement to municipalities for total disabled vets.

Chief – We are retiring K-9 Lynk on Wednesday. National Night Out is August 13th. Fatal crashes in 2025 compared to 2024 have been down statewide. Goal Zero is in effect. We are having UTV training tonight.

PUBLIC:

Alice DeVito – 4th Ave. With the traffic signal and plan with Wawa and storage on Route 37, how do we get in and out?

Chief – It is still not open. The DOT will approve, and we will have a new traffic pattern once it is open.

Judy Noonan – Stonybrook Ave.- Reminder there is a mailer sent out to residents with a \$100.00 rebate, but it is not JCP&L.

Gail Apgar – Columbus Blvd. -I agree with Judy. She gave Roxy a copy of the flyer. I attended the Yacht Rock concert at Harry Wright Lake. Excellent, I hope they have them again.

EXECUTIVE SESSION

#25-320- 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 6:40 p.m. seconded by Councilwoman Drake and approved upon the following roll call: Councilmembers Drake, Vaccaro, Wallis, Zolezi, and Conniff, yea.

Councilman Vaccaro made a motion to close executive session at 8:00 pm and return to public meeting, seconded by Councilwoman Drake and approve upon the following roll call: Councilmembers Drake, Vaccaro, Wallis, Zolezi, and Conniff, yea.

There being no further comments or business to come before Council at this time, motion to close public and adjourn meeting at 8:01 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

8/11/2025
Date Approved