

**MANCHESTER TOWNSHIP  
REGULAR MEETING MINUTES  
February 9, 2026**

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:

“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    | - absent  |
| 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, Administrator Carl Block, Chief Ellis, Capt. Vega and Jeannette Larson, CFO.

**Mayor’s Appointments to Planning Board to Read into the Record**

The following positions are vacant:

I am appointing the following to serve on the PLANNING BOARD:

1. **Alternate #1** – MICHELLE MANZELLA (term of 1/1/26 to 12/31/27)
2. **Alternate #2** – PAULA ANN FAZIO (fulfilling unexpired term of 1/1/26 to 12/31/26)

**PROCLAMATIONS**

Four Chaplain’s Day Proclamation was read by Chief Ellis and presented to Chaplains Watson, Alston and Lt. Colonial Schultz.

**APPROVAL OF MINUTES**

The regular meeting minutes from January 26, 2026, were offered upon a motion by Councilwoman Zolezi seconded by Councilwoman Drake and approved by the following roll call vote: Councilmembers Drake, Zolezi and Conniff; yea. Absent: Vaccaro, Wallis.

**SUBMISSION OF BILLS**

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

**#26-113** – Authorizing payment of bills from the Current Fund in the amount of \$2,953,917.59 was offered by Councilwoman Zolezi seconded by Councilwoman Drake and approved by the following roll call vote: Councilmembers Drake, Zolezi and Conniff; yea. Absent: Vaccaro, Wallis.

**#26-114** – Authorizing payment of bills from the Eastern Service Area in the amount of \$213,622.66 was offered by Councilwoman Zolezi seconded by Councilwoman Drake and approved by the following roll call vote: Councilmembers Drake, Zolezi and Conniff; yea. Absent: Vaccaro, Wallis.

**#26-115** – Authorizing payment of bills from the Western Service Area in the amount of \$322,469.12 was offered by Councilwoman Zolezi seconded by Councilwoman Drake and approved by the following roll call vote: Councilmembers Drake, Zolezi and Conniff; yea. Absent: Vaccaro, Wallis.

**ORDINANCES – Second Reading, Public Hearing, and Final Action**

**#26-07 – AN ORDINANCE OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE SALE OF BLOCK 1.231, LOTS 37 & 39 ON THE MUNICIPAL TAX MAP TO GOLD EAGLE ENTERPRISES IN ACCORDANCE WITH THE PROVISIONS OF N.J.S.A. 40A:12-13; 1909 COMMONWEALTH BLVD. (\$301,000.00)**

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, Councilwoman Zolezi made a motion to close public comments and approve seconded by Councilwoman Drake. Roll Call: Councilmembers Drake, Zolezi and Conniff; yea. Absent: Vaccaro, Wallis.

**#26-08 - AN 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, ENTITLED “WATER AND SEWER”**

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, Councilwoman Zolezi made a motion to close public comments and approve seconded by Councilwoman Drake. Roll Call: Councilmembers Drake, Zolezi and Conniff; yea. Absent: Vaccaro, Wallis.

**#26-09 - AN ORDINANCE OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, REPEALING ORDINANCE 2024-40 IN ITS ENTIRETY**

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.

Carl Block explained the reason for the ordinance and the history of ordinance #24-40 and ordinance #26-0. Pinelands requested a meeting. Pinelands was very strong and would not certify the ordinance. A letter was received from the commissioner of the Pinelands. In the meantime, we got sued by developers who own two of the lots. I hope this explains the reason for this ordinance.

Karen Argenti – Clear Lake Road – These pieces of land, seems like there is a history with this piece of land. I guess I wanted to discuss the need for this item at all. These properties are filled with wetlands, which if you check with the NRI, you would see:

“Wetlands are land area that are either submerged or retain water at ground level for a portion of the year, which may include marshes, swamps, and bogs. Wetland areas provide a number of benefits that help to protect both natural and man-made environments. They serve as filtration systems, removing pollutants, chemicals, and sediments from the water table and storing them in biomass. They act as groundwater recharge areas, releasing stored waters to streams during droughts.

Wetlands are critical habitats for many of New Jersey’s threatened and endangered species. Perhaps the most salient function of wetlands for many of New Jersey’s shore and riverine communities is the natural flood control they provide by storing excess water and releasing it to surface waters over time. In situations where the total area of wetlands shrinks and their natural functions decrease, the overall quality and quantity of the surface water flow

within the watershed is altered. Expensive man-made infrastructure is often required to make up for the loss of wetlands.

A community that incorporates growth while maintaining or improving wetlands and wetland's function can achieve lower flood peaks, fewer drought periods, more wildlife and wildlife habitat, and better surface water quality than comparable watersheds with fewer wetlands. Wetlands also provide recreational opportunities such as boating, hiking and bird watching. Based on NJDEP's land use/land cover classification, approximately 19.4% of Manchester Township (10,253.1 acres) is occupied by wetlands. Within the Township, wetlands are predominantly located along the existing streams, lakes, and ponds."

Carl Block – Wetlands are designed by Pinelands, and the DEP. Reade Manufacturing is already located there. Pinelands said you can develop there and build the townhouses.

Margaret (unable to determine last name) – Hollow Lane – River Pointe – Years ago we received letters that the zone was commercial. Now we are getting letters again about the commercial and redevelopment.

Carl Block– We tried changing it but unfortunately Pinelands doesn't agree.

Margaret – How does one get in front of the Pinelands board? If developers build, how do they have water? We have been trying to get water for years.

Carl Block – You mean for irrigation?

Margaret – Yes. We were told Jackson would be supplying water.

Carl Block – A water line in the works where we can buy water from Jackson.

Margaret – With Commonwealth Blvd. development, does anyone look at the overdevelopment surrounding us. Toms River and Jackson the traffic is horrendous.

Lauren Staiger – The Pinelands has public meetings. This Friday at 9:30 am there is a meeting. 15C Springfield Rd., New Lisbon. There is a public comment period at the meeting.

Carl Block – Pinelands Commission fees very strong where building should be. Keep in mind, we just went through our affordable housing plan. They are forcing everyone to build. Even though we have home rule, the state has guidelines. It makes it very difficult for the town to navigate. We did hire a traffic study engineer to identify concerns and how much traffic in certain areas and intersections for safety concerns.

Karen Perry – Thornbury Lane – These two parcels, are they included in this ordinance? Can we table this ordinance.

Council President Conniff – I would like to carry since we don't have a confirmation vote in writing from Pinelands.

Paula Ann Fazio – LVW – We had Green West LLC approach LVW. They are going to do a study on the wetlands areas, after the study they will registrar the areas as wetlands.

Carolyn White – River Pointe – I moved from Jackson. It is sad to have this happening to me, now there will be developing Ridgeway Blvd. with offices, and adding two more townhouses. We worked hard to get where we are, this is our lives. Please consider what this is doing to us.

Paul Aponte – Applewood Lane – Question, isn't this ordinance spot zoning?

Carl Block – No, he explained and showed him the map.

Lauren – It is in an overlay zone. It was always allowed; it has been zoned that way for many years.

Paul – I lived in Hunterdon County, and they petitioned to get out of the Pinelands and they got out.

Carl Block – There is no opt out of the Pinelands.

Carl Block Covan – River Pointe – If this gets built, they will want walkways and a House of Worship.

Carl Block – there are no sidewalks on any plan.

Lauren – This is allowed for that zone.

Carl Covan – If they get water from Jackson, what about the sewer?

Carl Block – it will go into the sewer system.

Carl Covan – How do you know how much water comes from Jackson?

Carl Block – the line has a meter.

Seeing no other comments from public, Councilwoman Zolezi made a motion to close public comments and carry the ordinance to the February 23, 2026 Council meeting, seconded by Councilwoman Drake. Roll Call: Councilmembers Drake, Zolezi and Conniff; yea. Absent: Vaccaro, Wallis.

It was noted that the public hearing was held on this date for Ordinance #26-9, and the ordinance will be considered for adoption on February 23, 2026.

**#26-10 – AN ORDINANCE OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AMENDING VARIOUS SECTIONS OF CHAPTER 424 OF THE CODE OF THE TOWNSHIP OF MANCHESTER**

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, Councilwoman Zolezi made a motion to close public comments and approve seconded by Councilwoman Drake. Roll Call: Councilmembers Drake, Zolezi and Conniff; yea. Absent: Vaccaro, Wallis.

**#26-11 - AN ORDINANCE OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, ADOPTING PORTIONS OF THE GENERAL REEXAMINATION OF THE MASTER PLAN**

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.

Alice DeVito – 4<sup>th</sup> Avenue – Clarification with religious organizations permitted in R10.

Lauren – No change.

Carl Block – Explained the areas.

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

**ORDINANCES – First Reading & Introduction**

**#26-12 - AN ORDINANCE OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING CHAPTER 7 OF THE TOWNSHIP CODE, ENTITLED “TRAFFIC”, SO AS TO AMEND SECTION 7-14.1, ENTITLED “PARKING PROHIBITIONS”**

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

**#26-13 - AN ORDINANCE OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AMENDING THE SALARY RANGES AND POSITIONS OF BARGAINING UNIT EMPLOYEES**

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

**#26-14 - AN ORDINANCE OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING CHAPTER 160 OF THE TOWNSHIP CODE, ENTITLED “FEES”, SO AS TO AMEND ARTICLE X, ENTITLED “MARRIAGES AND CIVIL UNIONS”**

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 Councilwoman Drake. Roll Call: Councilmembers Drake, Zolezi and Conniff; yea. Absent: Vaccaro, 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. No public comment.

**Resolutions #26-116 – #26-128 were considered routine by the Manchester Township Council and were enacted by one motion offered by Councilwoman Zolezi, seconded by Councilwoman Drake and adopted by the following roll call vote: Councilmembers Drake, Zolezi, and Conniff; yea. Absent: Vaccaro, Wallis.**

**A. LICENSING**

**#26-116 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, APPROVING MOBILE HOME PARK LICENSES FOR THE YEAR 2026 FOR PINE RIDGE AT CRESTWOOD, PINE RIDGE SOUTH, PINE ACRES MANOR, 27 6<sup>th</sup> STREET, LLC dba OAK AND MAL MOBILE HOME PARK, AND RIDGEWAY COMMUNITY GARDEN HOMES**

**B. PURCHASING**

**#26-117 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING AWARD AND REJECTION FOR BID SUBMITTALS OF BID# 26-02 GENERATOR MAINTENANCE AND REPAIR SERVICES**

**C. BONDS/ESCROWS**

**#26-118 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, RELEASING ESCROWS POSTED FOR BLOCK 55 & 56-687 / LOTS 713-715**

**#25-119 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, RELEASING ESCROWS POSTED FOR WESTON SOLUTIONS**

**#26-120 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, RELEASING ESCROWS POSTED FOR BLOCK 1.348, LOT 34.01 (CHANA BRODY)**

**#26-121 - RESOLUTION OF THE MANCHESTER TOWNSHIP, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE RELEASE OF A SAFETY & STABILIZATION GUARANTEE AND INSPECTION ESCROW FEES FOR THE OCEAN COUNTY LANDFILL RNG PROJECT**

#### **D. FINANCE**

**#26-122 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY AUTHORIZING THE REFUNDS REQUESTED BY THE TAX COLLECTOR**

#### **E. CONTRACTS/AGREEMENTS**

**#26-123 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE EXECUTION OF A SHARED SERVICE AGREEMENT BETWEEN THE TOWNSHIP OF MANCHESTER AND THE COUNTY OF OCEAN FOR FY 2026 PROSECUTOR’S PROGRAM**

**#26-124 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE EXECUTION OF INTERLOCAL AGREEMENTS BETWEEN THE TOWNSHIP OF MANCHESTER AND VARIOUS AGENCIES FOR THE USE OF THE MANCHESTER TOWNSHIP FIREARMS RANGE FACILITY**

**#26-125 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE EXECUTION OF A CONTRACT WITH SEFO PRODUCTIONS LLC/PARADISE ISLAND ENTERTAINMENT**

**#26-126 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE EXECUTION OF THE FOURTH AMENDMENT TO THE COMMUNICATIONS SITE LEASE AGREEMENT WITH INSITE TOWERS DEVELOPMENT 2, LLC**

**#26-127 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AWARDING A CONTRACT TO D&M FIREWORKS, LLC FOR A FIREWORKS EXHIBITION TO BE CONDUCTED ON BEHALF OF THE TOWNSHIP OF MANCHESTER**

**#26-128 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE MAYOR TO SIGN CONTRACTS IN CONNECTION WITH THE 2026 SUMMER CONCERTFEST**

#### **COUNCIL REPORTS:**

**Mrs. Drake** – Congratulations Chaplains. I appreciate everyone for coming out tonight and not going on social media and coming in person. The Unity Tour fundraiser is on March 10<sup>th</sup> but the Chief will talk about that.

**Ms. Zolezi** – Chaplains are very supportive. Congratulations Lt. Nazario. I commend the police department, EMS and Fire for their commitment. Thank you for moving cars off the street during the storm. It’s for everyone’s safety, especially for the children and the bus stops. Thank you to the residents for coming out.

**Mrs. Conniff** – There are three strong women on the dais today. I agree with both councilwomen for coming out and not going on social media and getting the correct answers.

**Chief Ellis** – We appreciate you coming out and getting the facts from the best business administrator in the state. With the weather we are doing the best that we can. On February 3<sup>rd</sup> we had an evacuation of a nursing home. They are still hooked up to our firetruck. Thank you to everyone that came out to assist. We had a promotion, Lt. Nazario. We have home grown officers. Capt. Vega did a press release regarding the fire at Dickie's BBQ and damage to the liquor store next door. The Haven's is now having issues with the sprinkler system and also has our firetruck there. There will be a Bingo fundraiser for the Unity Tour March 10<sup>th</sup>. The cost is \$40.00. We also are having a fundraiser at Burger 25 in Brick on February 25<sup>th</sup>. For the Superbowl we had extra DWI patrol on.

Ms. Drake – Bingo can be purchased at St. Elizabeth church or myself or the Chief.

Public Question from Audience (unable to determine name/address): Cars that have darkened out windows, is that legal?

Chief – It is illegal but there are medical exceptions.

**PUBLIC:**

Donna McGloshen – Medford Rd. – This was some storm we had. I am proud of Manchester Township Road department. Crestwood Village 6 had me trapped inside for 10 days. They are supposed to plow up my driveway to 2 feet of my garage. They did 4 feet from my garage which was frozen and I could not get out. That is dangerous for the police or EMT's to come out with the ice. I told the mayor when it comes to reimbursing the HOA, maybe you should hold the money for like 60 days.

Judy Noonan – Stonybrook Rd. – myself and Jaimie, the mayor's confidential secretary, have been dealing with complaints about the snow in every association. The Kelly Act in NJ, towns cannot step in with the state law. In one village, the men quit and walked away. When people moved in, did they know the bi-laws? I couldn't get out myself. I had to pay someone. Management has issues. I want to thank Brandon for speaking at Crestwood 5 village regarding the new water meters. Letters are going out. Brandon did an excellent job.

Phyliss Sarago – LVW – Ordinance #26-9, is that zoned commercial?

Carl Block – It is an overlay zone, and he explained the zone with the map of the area.

Tom Ferrell – Hudson Pkwy. – the snow. Four years ago, we had a big snowstorm also. Each village has a different contractor to plow. When they plow, they push piles of snow over fire hydrants. There are no poles on them. Does the fire department know where they are? You had a chaplain's proclamation; I am active with the Cathedral of the Air and there are tours available.

Chief - yes. The fire department has a map where all the fire hydrants are located.

Margaret Baranka – River Pointe – The zoning board has a Mikvah application in Pine Lake Park. Can you tell me about it?

Carl Block explains the procedure of the zoning board and the boards' function and procedures.

Linda Chapman – 5<sup>th</sup> Ave. – I have this van that flies down the road every day. If I get the license tag, can I call it in?

Chief – Yes. We can also have patrol the time of day he usually travels down the road.

Linda – With all the apartments and houses being built, do we have enough police officers? Also, the zoning in Pine Lake Park being residential, what's going on with 9<sup>th</sup> Avenue? They are going to sue if they get denied. It is a residential area. This is wrong.

**EXECUTIVE SESSION**

**#26-129- 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**

Councilwoman Zolezi made a motion to close public session and go into executive session at 7:35 p.m. seconded by Councilwoman Drake and approved upon the following roll call: Councilmembers Drake, Zolezi and Conniff, yea. Absent: Vaccaro, Wallis.

Councilwoman Zolezi made a motion to close executive session at 8:22 pm and return to public meeting, seconded by Councilwoman Drake and approve upon the following roll call: Councilmembers Drake, Zolezi and Conniff, yea. Absent: Vaccaro, Wallis.

There being no further comments or business to come before Council at this time, motion to adjourn meeting at 8:23 p.m. upon a motion by Councilwoman Zolezi, seconded by Councilwoman Drake and approved by the following Roll call vote: Councilmembers Drake, Zolezi and Conniff; yea. Absent: Vaccaro, Wallis.

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Roxanne Conniff  
President

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Teri Giercyk, RMC/CMC  
Municipal Clerk

3/9/2026  
Date Approved