

**MANCHESTER TOWNSHIP
REGULAR MEETING MINUTES
March 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	- 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 Lauren Staiger, Administrator Carl Block, Chief Ellis, Capt. Vega, and CMFO Jeannette Larrison, CFO.

APPOINTMENTS AND SWEARING IN

#26-131 – Appointing Rachel V. Morris to fill the position of Full Time Special Law Enforcement Officer Class II to the Division of Police in the Township of Manchester 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.

Chief Ellis read officer bio and Mayor Hankins sworn her in.

Councilman Vaccaro – Madam President I would like to extend congratulations to Rachel Morris and her family. Welcome to the best and finest pride of Ocean County.

Councilwoman Drake – Welcome to the finest police department ever with great leadership. Be safe.

Councilman Wallis - Congratulations

Councilwoman Zolezi – Congratulations to you and your family.

Councilwoman Conniff – Congratulations Officer Morris. The best police department in NJ and Ocean County. Happy to have you as part of the team.

PROCLAMATIONS

Recognizing Public Works Professionals as First Responders

Present were Al Yodakis, Joe Veni, Steven McTigue, Justin Mills, Jim Mohn, Don Thomas and Jeff Ruerup.

St. Elizabeth Ann Seton – 50th Anniversary.

Councilwoman Drake - this is my church. We are a very active church. We serve soup during lent. We work with Rob Sharry and OEM, and they use the building and supplies for a warming station. Last storm was horrific, and we made sure OEM was ok. Father, thank you.

Chief Ellis – I echo Sandy’s sentiments. They are a good community partner, especially when in crisis when we ask for help.

Father Evarist Kabagambe thank you to the Mayor and Council. We will continue to do what we need to do for the community.

APPROVAL OF MINUTES

The regular and executive meeting minutes from February 9, 2026, were offered upon a motion by Councilwoman Zolezi seconded by Councilwoman Drake and approved by the following roll call vote: Councilmembers Drake, Vaccaro, Wallis, Zolezi and Conniff; yea. Abstain: Vaccaro, Wallis.

SUBMISSION OF BILLS

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

#26-132 – Authorizing payment of bills from the Current Fund in the amount of \$21,511,631.62 was offered by Councilwoman Drake seconded by Councilman Vaccaro and approved by the following roll call vote: Councilmembers Drake, Vaccaro, Wallis, Zolezi and Conniff; yea. Abstain: Zolezi, ck#77543 for \$714.21.

#26-133 – Authorizing payment of bills from the Eastern Service Area in the amount of \$750,399.24 was offered by Councilwoman Drake seconded by Councilman Vaccaro and approved by the following roll call: Councilmembers Drake, Vaccaro, Wallis, Zolezi and Conniff; yea.

#26-134 – Authorizing payment of bills from the Western Service Area in the amount of \$439,008.17 was offered by Councilwoman Drake seconded by Councilman Vaccaro and approved by the following roll call: Councilmembers Drake, Vaccaro, Wallis, Zolezi and Conniff; yea.

ORDINANCES – Second Reading, Public Hearing, and Final Action

#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 asked for a motion to carry ordinance until next meeting of March 23, 2026. Councilwoman Zolezi made a motion to carry seconded by Councilman Vaccaro. Roll Call: Councilmembers Drake, Vaccaro, Wallis, Zolezi and Conniff; yea.

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

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

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

ORDINANCES – First Reading & Introduction

#26-15 – A BOND ORDINANCE PROVIDING FOR WATER UTILITY IMPROVEMENTS TO THE WESTERN SERVICE AREA OF THE TOWNSHIP OF MANCHESTER, INCLUDING THE REPLACEMENT OF WELL NO. 10 AND DECOMMISSIONING OF THE EXISTING WELL, APPROPRIATING \$2,142,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$2,142,000 BONDS AND NOTES TO FINANCE A PORTION OF THE COSTS THEREOF, AUTHORIZED IN AND BY THE TOWNSHIP OF MANCHESTER, IN THE COUNTY OF OCEAN, NEW JERSEY

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.

#26-16 – AN BOND ORDINANCE PROVIDING FOR WATER UTILITY IMPROVEMENTS TO THE EASTERN SERVICE AREA OF THE TOWNSHIP OF MANCHESTER, INCLUDING THE ROUTE 70 WATER MAIN EXTENSION PROJECT, APPROPRIATING \$2,565,400 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$2,565,400 BONDS AND NOTES TO FINANCE A PORTION OF THE COSTS THEREOF, AUTHORIZED IN AND BY THE TOWNSHIP OF MANCHESTER, IN THE COUNTY OF OCEAN, NEW JERSEY

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.

#26-17 – 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, ARTICLE I, WATER CONNECTIONS, SECTION 430-1 WATER CONNECTION REQUIRED & SECTION 430-4 FAILURE TO CONNECT, DELINQUENT NOTICE

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.

#26-18 - AN ORDINANCE OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE VACATION OF PORTIONS OF WESTON AVENUE, MADISON AVENUE, JACKSON AVENUE AND MANCHESTER AVENUE

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.

#26-19 - AN ORDINANCE OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE VACATION OF BLANCHE AVENUE, CLEVELAND AVENUE AND EVELYN STREET

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.

#26-20 – ORDINANCE OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, FOR CALENDAR YEAR 2026, TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS AND TO ESTABLISH A CAP BANK PURSUANT TO (N.J.S.A. 40A: 4-45.14)

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.

#26-21 – AN ORDINANCE OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, ADOPTING PORTIONS OF THE GENERAL REEXAMINATION OF THE MASTER PLAN REVISING DEFINITIONS PERTAINING TO CLUSTER DEVELOPMENT

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.

#26-22 – AN ORDINANCE AMENDING CHAPTER 245, ARTICLE XI, SECTIONS 245-90 THROUGH 245-98 OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY 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. Councilman Vaccaro made a motion to approve, seconded by Councilwoman Drake. Roll Call: Councilmembers Drake, Vaccaro, Wallis, Zolezi and Conniff; yea.

#26-23 – AN ORDINANCE OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AMENDING CHAPTER 245 ENTITLED “LAND USE AND DEVELOPMENT” OF THE TOWNSHIP OF MANCHESTER CODE TO CREATE A NEW PAF-2 PINELANDS AFFORDABLE HOUSING ZONE

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.

#26-24 – AN ORDINANCE OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING VARIOUS SECTIONS OF CHAPTER 245, ENTITLED “LAND USE AND DEVELOPMENT”

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.

#26-25 - AN ORDINANCE OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, ADOPTING PORTIONS OF THE GENERAL REEXAMINATION OF THE MASTER PLAN REVISING VARIOUS SECTIONS OF CHAPTER 245 OF THE TOWNSHIP CODE ENTITLED “LAND USE AND DEVELOPMENT”

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.

#26-26 – AN ORDINANCE OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AMENDING APPENDIX 8, THE ZONING MAP

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. No public comment.

Resolutions #26-135 – #26-158 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. PURCHASING

#26-135 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER OCEAN COUNTY, NEW JERSEY AUTHORIZE THE EXTENSION OF CONTRACT AWARD TO JERRYS AUTO BODY FOR BID # 24R-05 TOWING AND AUTO REPAIR BID

#26-136 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, EXTENDING CONTRACT OF BID 24-09 TO CREST CONSTRUCTION GROUP FOR EMERGENCY CONTRACTING SERVICES

B. BONDS/ESCROWS

#26-137 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, RELEASING ESCROW POSTED FOR BLOCK 1.223 / LOT 11 (1508 COMMONWEALTH BOULEVARD)

#26-138 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, RELEASING ESCROWS POSTED FOR BLOCK 41.09 / LOT 8 (464 COMMONWEALTH BOULEVARD)

C. FINANCE

#26-139 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY AUTHORIZING THE REFUNDS REQUESTED BY THE TAX COLLECTOR

#25-140 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING EMERGENCY TEMPORARY APPROPRIATIONS FOR THE CALENDAR YEAR 2026.

#26-141 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING HEALTH SAVINGS ACCOUNT AND FLEXIBLE SPENDING ACCOUNT MANAGEMENT TO AMERIFLEX

#26-142 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE MUNICIPAL CLERK TO EXECUTE ONE NEW JERSEY STATE FIREMEN’S ASSOCIATION MEMBERSHIP APPLICATION

#26-143 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, ESTABLISHING CERTAIN FEES FOR SPRING/SUMMER RECREATION PROGRAMS

#26-144 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, INCREASING AN EXISTING CHANGE FUND FOR THE MUNICIPAL CLERK’S OFFICE

#25-145 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, INCREASING AN EXISTING CHANGE FUND FOR THE TAX COLLECTOR’S OFFICE

D. LEGISLATION

#26-146 - RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, SUPPORTING S-2161 AND A-1351, INCREASING CONSERVATION PILOT FUND PAYMENTS TO MUNICIPALITIES

E. CONTRACTS/AGREEMENTS

#26-147 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE EXECUTION OF A LEASE AGREEMENT WITH CASSONE LEASING, INC.

#26-148 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE EXECUTION OF A CONTRACT WITH PARTY PERFECT

#26-149 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE PROCESSING OF PURCHASE ORDERS AND THE EXECUTION OF CONTRACTS WHEN NEEDED FOR TRIP RESERVATIONS FOR CAMPER AND CHAPERONES FROM HARRY WRIGHT LAKE DAY CAMP

#26-150 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE PROCESSING OF PURCHASE ORDERS AND THE EXECUTION OF CONTRACTS FOR TRIP RESERVATIONS FOR CAMPER AND CHAPERONES FOR CAMP ADVENTURE

#26-151 - RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE EXECUTION OF A RIDER TO A CONTRACT WITH MANCHESTER 4, LLC

#26-152 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY CONTRACT WITH REMINGTON AND VERNICK ENGINEERS FOR ENGINEERING SERVICES FOR WELLS 1, 2, 3, 4 WATERMAIN EXTENSION, WELL REPLACEMENT, AND TREATMENT PLANT

#26-153 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE AMENDMENT AND EXECUTION OF A SCHEDULE “C” AGREEMENT WITH THE COUNTY OF OCEAN FOR 2026

F. MISCELLANEOUS

#26-154 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY AUTHORIZING THE IMPLEMENTATION AND EXPENDITURES FOR AN AFFORDABILITY ASSISTANCE PROGRAM

#26-155 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY ADOPTING THE AFFIRMATIVE MARKING MANUAL PURSUANT TO FOURTH ROUND AFFORDABLE HOUSING COMPLIANCE

#26-156 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY RESOLUTION ADOPTING THE HOME IMPROVEMENT PROGRAM POLICIES AND PROCEDURES MANUAL PURSUANT TO FOURTH ROUND AFFORDABLE HOUSING COMPLIANCE

#26-157 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY RESOLUTION ADOPTING THE SPENDING PLAN PURSUANT TO FOURTH ROUND AFFORDABLE HOUSING COMPLIANCE

#26-158 – RESOLUTION OF INTENT TO ADOPT AFFORDABLE HOUSING ENABLING ORDINANCES AND RESOLUTIONS FOR THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY

COUNCIL REPORTS:

Mrs. Drake – I worked with officers during the storm. Myself, Councilman Vaccaro and Mayor Hankins attended Corporal Terranova's retirement. I am currently working with the police on the fundraiser which is tomorrow. I am sure the Chief will speak on that. March 28th is opening day for baseball. I hope council can attend. We will be celebrating 250th anniversary. The kitchen will be open.

Mr. Vaccaro – As always, a warm welcome and thank you for your attendance, continue concern and interest in our township. Please remember we have pride in Manchester Township, your home and residence and the Gemstone of the Jersey Shore aka Gateway of the Jersey Shore. I want to acknowledge our 1st responders. Also, acknowledge the 50th Anniversary of St. Elizabeth Ann Seton church. On 2/12 I attended a special zoning board meeting. On 2/17 and 3/3 – bi-weekly meeting. 2/25 – zoning board meeting. 3/2 – Planning Board meeting. Additional quick notes, I ask to address growth of new businesses in Manchester. Shift the tax burden to commercial with controlled smart growth while keeping Manchester rural. Discuss ordinance to waive fees for small businesses. Restarting shop local in Manchester program. Also attract and pursue a much-needed medical health village and senior center and youth center. Thank you, madam president, and God Bless America and the residents of Manchester Township!

Mr. Wallis – Congratulations to Officer Morris. It's great to see a local grown officer.

Ms. Zolezi – Congratulations to Officer Morris. Also, congratulations Corporal Terranova on your retirement. I would like to acknowledge public works personnel. With recent weather events, we realize how important it is to have them. Also acknowledge St. Elizabeth and thank you for being there. Lastly, March is women's history month. I wish everyone well.

Ms. Conniff – I am grateful for public works, the police department and 1st responders. Thank you for everything you do. Congratulations to St. Elizabeth, fantastic pastor.

Mayor Hankins – with the storm, trees came down. The fire department were going crazy helping out. Also, on our website, there are 4 or 5 quick links on the bottom of the page. One of the links is a link for pothole repairs. The NJ Forest Fire submitted and received a grant. The money will go to the Forest Fire Service to reduce fire threats.

Carl Block – I want to confirm that Congressman Smith organized and we were award 1.75 million dollars for water projects and PFAS. Also, IBank projects have principal forgiveness. Several items on the agenda for affordable housing plan, March 23rd will be second reading.

Chief Ellis – Thank you to council for hiring and funding. With the storm, the volunteer firemen were out there with over 50 calls on the west end. Corporal Terranova retired and we wish him luck. Last weekend was the St. Patty's Day parade in Seaside Heights. Recently two of our officer's fathers passed away. Thank you for all your support. On 2/27 – was Read Across America. 2/25 – There was a fatal crash at Beckerville and Route 70. There will be an ongoing traffic study there. Dispatch Nixle indicating power down while change over. All back on now. Tomorrow is Goal Zero again. In May, we will have it in honor of Robert Tobias. As Councilwoman Drake mentioned, tomorrow is a Bingo fundraiser for the Unity Tour. Each officer needs to raise \$2200.00.

Lastly, Chester County officer was killed in the line of duty. Corporal Timothy O'Connell was on a stop when he was ambushed and killed.

PUBLIC:

Phyliss – Burtons Court – You have an ordinance #26-9, repelling ordinance. Is that River Pointe?

Carl – Explained ordinance and the repelling ordinance. Pinelands would not certify.

Phyliss – Route 70 and Ridgeway Road, near Hope Chapel Road. They cleared land. I was wondering what is going there.

Carl – That is in Jackson. Jackson Trails.

Margaret – River Pointe – If ordinance #26-9 gets repelled, what recourse do we have. With the traffic, there are only two ways out. I did go to the Pinelands meeting.

Carl – Pinelands didn't approve, so Manchester must change. When the applicant applies, they must go through the full process and still go to the Planning Board. We also have an appointed traffic engineer now.

Margaret – What is the ordinance changing zone for townhouses and garden apartments in #26-24?

Lauren – It is removing uses in the Whiting section. Pinelands agreed to the change.

Margaret – Across from Ridgeway Liquors, what's going on there.

Carl uses his TV with GIS mapping to show PB1 zone already permitted. A piece is being considered to be open space through Ocean County.

Karen Argenti – Clear Lake Rd. – She read again a prepared statement regarding ordinance #26-9 and her opinion on the Master Plan and the reexamination.

Carl – Clarified some incorrect statements and listed the facts regarding state requirements with housing.

Lauren – There is a report, but it doesn't become law until fully approved.

Karen – There are lights in the Meadows that are out. Maybe someone could check them out.

Mayor – You can get the pole number and submit a report of outage.

Carolyn White – Aylesford Rd. - River Pointe – the decisions you make are affecting our lives. I am going to say it, first comes the community, then, temple, then Yeshiva.

Mayor stopped the conversation.

Carl – I am compelled to do this. Traffic is a valid concern. One cannot decide a land use decision on who is going to live there.

Michele Manzella – 2nd Ave. – Affordable housing. We can try to fight it. It's unfair, we can try to minimize.

Carl – Responded with the requirements with the housing plan.

James Anderson – Jackson Ave. – with the new road vacation in Holly Oaks, will my egress go away. Also, will I have to change my address to the other street.

Carl – explained that the tax assessor will work it out with him.

Gail Apgar -Columbus Blvd. – question to the chief, Fox Run is a gravel road. There seems to be cars speeding down the road. Also, during the snowstorm, a man driving down the road near the electric tower got stuck in two feet of snow. I called the police.

Also, the land being built on is that state owned? Is there a difference between low income and section 8?

Carl – no, the property is privately owned. And yes, there is a difference between low income and section 8.

Antoinetta Repertorio– Radcliffe Ave. – With all the building, the only place to shop is Shoprite. Where are we going to go shopping?

Carl – Saker Shoprite will be moving the Shoprite to Route 37.

Antoinetta – How soon will the development start building?

Carl – Probably one or two years away.

Antoinetta – Thank you for allowing us to voice our concerns.

Ellen -Leisure Knoll – I love Manchester, with all the American flags. Question. Affordable housing – when selling or renting Mt. Laurel units paid much less. What or who oversees affordable units after they are purchased?

Carl – Our affordable housing officer is the Tax Assessor.

EXECUTIVE SESSION

#26-159- 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 7:59 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 8:22 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.

ADD ON RESOLUTON

#26-160 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE EXECUTION OF A SHARED SERVICE AGREEMENT WITH THE TOWNSHIP OF JACKSON

Motion to approve resolution #25-160 Shared Service with Jackson Township for CFO services was made by Councilman Vaccaro, seconded by Councilwoman Drake and approved 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 adjourn meeting at 8:23 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

3/23/2026
Date Approved