

**MANCHESTER TOWNSHIP
REGULAR MEETING MINUTES
April 13, 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, Mayor Hankins, Chief Ellis, Capt. Vega, and CMFO Jeannette Larrison, CFO.

APPOINTMENT

Resolution #26-183 - Appointing Anthony Irizarry Jr. to a Full Time Police Officer position within the Division of Police in the Township of Manchester was offered upon a motion made by Councilwoman Zolezi seconded by Councilman Vaccaro and approved by the following roll call vote: Councilmembers Drake, Vaccaro, Wallis, Zolezi and Conniff; yea.

MAYORAL APPOINTMENTS READ INTO THE RECORD

Appointment of Zoning Board Alternative #2 – Margaret D. Prokop

PROCLAMATIONS

National Library Week 2026

National Public Safety Telecommunicators Week

APPROVAL OF MINUTES

The regular and executive meeting minutes from March 23, 2026, were offered upon a motion by Councilman Vaccaro seconded by Councilwoman Drake and approved by the following roll call vote: Councilmembers Drake, Vaccaro, Zolezi and Conniff; yea. Abstain: Wallis.

SUBMISSION OF BILLS

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

#26-184 – Authorizing payment of bills from the Current Fund in the amount of \$8,050,099.44 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#77846 in the amount of \$912.20.

#26-185 – Authorizing payment of bills from the Eastern Service Area in the amount of \$147,125.70 was offered by Councilwoman Drake seconded by Councilman Vaccaro and approved by the following roll call: Councilmembers Drake, Vaccaro, Wallis, Zolezi and Conniff; yea.

#26-186 – Authorizing payment of bills from the Western Service Area in the amount of \$757,758.39 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

#26-23 – 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, Council President Conniff asked if there were any comments from the public.

Judith Aunio – Durham Avenue – I am concerned with traffic, noise and air pollution. What about a buffer?

Carl – This ordinance changes the zone, if the Planning Board has an application submitted, they will look at that. With the Master Plan, there is an engineering study, then it goes to the Pinelands. It is part of the affordable housing plan. It is a state mandate, state law.

Judith – I see trees and animals from my backyard; I do not want to see buildings and parking lots. Isn't there somewhere else to build?

Carl – He shows her the map with GIS with the small amount of available land to build.

Judith – I would like to see more open space.

Linda Caswell – Westport Dr. – I have a question, why did Crestwood Village #7 get notices.

Carl – You are speaking of the next ordinance #26-24.

Tony Vinciguerra – Dartmouth St. – With low income, how many units will there be?

Carl – Inclusive 20% of units built.

Tony – Is there enough water.

Carl – Yes

Jim Anagnostis – Lily Ct. – What is going on in Whiting Station and why did we get notified?

Carl – Ordinance #26-24 will be discussed next. Taking out townhouses and apartments. We had to notify everyone.

Jim – What is going on across from the church?

Mayor – Code enforcement is handling that.

Lori Milatano – Woodview Dr. - Sounds scary, what is the definition of affordable housing?

Carl explains income requirements; this is not HUD or section 8.

Peggy Middaugh – Churchill Rd. - #26-23 – new zone of PFZ

Carl responded. That is the zone now.

Peggy – Will you require a buffer.

Roxy – That would be up to the Planning Board. When someone submits an application, come out then and voice your concerns.

Robert Brokaw – Chelsea Dr. – Thank you for explaining. Where will the affordable housing be?

Carl – This is round 4, they look at round 3. With 4th round, Heritage Minerals, River Pointe, Presidential Gardens and Manchester Apartments.

Robert – How many total?

Carl – 412.

Lillian Noonan – Woodview Dr. – I have a question on #26-24.

Lauren – We are on #26-23, that ordinance will be next.

Lorraine Fetherman – Quarry Rd. – Did the town purchase the two lots near me? I see a sign that says future site of a park.

Mayor – That property is county owned.

Lorraine – So since I see the area is in green, does that mean open space and it cannot be built on?

Carl – Yes.

Lorraine – Awesome!

Seeing no other 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.

#26-24 – 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”

Lauren Staiger – There is a small change on the ordinance. Removal of wording on two zones changes.

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.

Linda Caswell – Westport Drive – Since the state requires affordable housing, I am worried that we are getting overcrowded.

Carl – Explains number of units required per state.

Linda – I have a second questions. What’s the RD4 zone on Lake Road, are they going to build?

Carl – No, already there.

Lil Noonan – Woodview – Ordinance #26-24 – What can we do to stop building?

Carl explains the ordinance.

Ron Krott – McKinley Lane – Thank you. I wanted to let you know I appreciate the ordinance.

Karen Argenti – Clear Lake Rd – How did we get here?

Carl – With the recommendation of Mayor and Council, take that area out and remove townhouses and apartments.

Karen – Is it in the Master Plan, why did you just decide this?

Lauren Staiger explained the procedures, since it is not on the Master Plan, we did have to notify everybody.

Rosalyn Carter – Woodview Lane – Glad to hear you are getting rid of townhouses and apartments. I also know things can be repelled and reversed. Down the road, will you change the zone?

Carl – Any open space cannot be changed. Zones can be changed, in the future, if these people aren’t sitting up here, you don’t know what other people will do.

Matt Labella – Mackenzie Ct. – Quick question. He pointed to a section on the map and asked is that area changing zone?

Carl said no.

Seeing no other 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.

#26-27 – ORDINANCE OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE SALE OF BLOCK 1.249, LOT 5 ON THE MUNICIPAL TAX MAP TO AKIVA S. BANKER & JUDITH HANNA BANKER, IN ACCORDANCE WITH THE PROVISIONS OF N.J.S.A. 40A:12-13 (b) AND N.J.S.A. 40A:12-13.2 (1208 Champlain Street; \$175,000.00)

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

#25-28 – 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, 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.

#26-09 - 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 April 27, 2026, per Carl's recommendation. Let's wait to hear from Pinelands. Councilman Vaccaro made a motion to carry seconded by Councilwoman Drake. Roll Call: Councilmembers Drake, Vaccaro, Wallis, Zolezi and Conniff; yea.

ORDINANCES – First Reading & Introduction

#26-29 - ORDINANCE OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE SALE OF BLOCK 1.300, LOT 13 ON THE MUNICIPAL TAX MAP TO CHAYIM RABINOWITZ & CHAJA RABINOWITZ, IN ACCORDANCE WITH THE PROVISIONS OF N.J.S.A. 40A:12-13 (b) AND N.J.S.A. 40A:12-13.2 (610 WELLINGTON AVE.; \$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.

#26-30 - AN ORDINANCE OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE VACATION OF A PORTION OF LINCOLN BOULEVARD

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.

Gail Apgar – Columbus Blvd. – Can you explain the bond sale. Carl explained.

Resolutions #26-187 – #26-201 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

#26-187 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE DISPOSITION OR SALVAGE OF OBSOLETE EQUIPMENT AT AUCTION ON GOVDEALS.COM

B. BONDS/ESCROWS

#26-188 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, RELEASING 10% CASH PERFORMANCE ACCOUNT POSTED FOR BLOCK 33.132, LOT 14 (1700 ROOSEVELT BLVD)

#26-189 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, RELEASING 10% CASH PERFORMANCE ACCOUNT FOR BLOCK 51.06 / LOT 109 (1770 TOBIAS AVENUE)

#26-190 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, RELEASING ESCROW POSTED FOR BLOCK 99.59 LOT 2 & BLOCK 99.60 LOT 5 (2020 & 2021 NEW BRUNSWICK AVENUE)

C. FINANCE

#26-191 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY AUTHORIZING TO CANCEL TAXES AS TO BLOCK 99.103 LOT 2 FOR A TOTALLY DISABLED VETERAN

#26-192 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY AUTHORIZING THE REFUNDS REQUESTED BY THE TAX COLLECTOR

#26-193 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY AUTHORIZING THE REFUNDS REQUESTED BY THE TAX COLLECTOR

#26-194 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER PROVIDING FOR AN ISSUE OF GENERAL OBLIGATION BONDS CONSISTING OF GENERAL IMPROVEMENT BONDS AND WATER/SEWER UTILITY BONDS AND AUTHORIZING THE SALE OF \$24,521,000 PRINCIPAL AMOUNT OF GENERAL IMPROVEMENT BONDS SERIES 2026 AND \$977,000 PRINCIPAL AMOUNT OF WATER/SEWER UTILITY BONDS, SERIES 2026, AUTHORIZING ADVERTISEMENT OF A NOTICE OF SALE; AUTHORIZING THE CHIEF FINANCIAL OFFICER TO SELL AND AWARD THE BONDS; DETERMINING THE FORM AND OTHER DETAILS OF THE BONDS; AND AUTHORIZING OTHER MATTERS RELATING THERETO

C. MISCELLANEOUS

#26-195 – RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, RESPECTFULLY REQUESTING THAT THE \$94 MILLION INCREASE IN STATE AID IN THE FY 2027 STATE BUDGET BE FAIRLY DISTRIBUTED TO ALL MUNICIPALITIES AND NOT ONLY TO A SELECT FEW, SOME OF WHOM WILLFULLY CREATED UNIQUE FINANCIAL CRISES AS THEIR MAYORS IRRESPONSIBLY CURRIED FAVOR WITH THEIR VOTERS WHILE RUNNING FOR HIGHER OFFICE

#26-196 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, GRANTING THE DONATION OF TWO USED MOTOROLA RADIOS TO THE SALEM COUNTY SHERIFF DEPARTMENT

D. CONTRACTS/AGREEMENTS

#26-197 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE MAYOR TO SIGN A CONTRACT WITH THE VOLUNTEER AUXILIARY FOR ANIMAL SHELTERS, INC. FOR TNR SERVICES WITHIN MANCHESTER TOWNSHIP

#26-198 – 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 ADDITIONAL TRIP RESERVATIONS FOR CAMPER AND CHAPERONES FOR CAMP ADVENTURE

#26-199 – A RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF MANCHESTER, OCEAN COUNTY, NEW JERSEY, AUTHORIZING THE FILING OF AN APPLICATION FOR A LOCAL EFFICIENCY ACHIEVEMENT PROGRAM (LEAP) IMPLEMENTATION GRANT THROUGH THE NEW JERSEY DEPARTMENT OF COMMUNITY AFFAIRS, DIVISION OF LOCAL GOVERNMENT SERVICES, FOR THE PURPOSE OF

IMPLEMENTING A SHARED FIRE AND EMERGENCY MEDICAL SERVICES PROGRAM WITH THE BOROUGH OF LAKEHURST

#26-200 - A RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF MANCHESTER, OCEAN COUNTY, NEW JERSEY, AUTHORIZING A SHARED SERVICE AGREEMENT WITH THE BOROUGH OF SEASIDE PARK FOR INSPECTIONS

#26-201 - A RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF MANCHESTER, OCEAN COUNTY, NEW JERSEY, AUTHORIZING A CONTRACT WITH JAMES T. KYLE OF KYLE MC MANUS ASSOCIATES AS SPECIAL PLANNER

COUNCIL REPORTS:

Mrs. Drake – I would like to thank local volunteers for coaching and for putting in those hours.

Mr. Vaccaro – Thank you Madam President. As always, a warm welcome and thank you for your attendance, and continued interest in our management. 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.

On 3/25 – I attended the senior coordinating council meeting. 3/26 – zoning meeting. 3/29 – Manchester Little League opening day. 4/7 Bi-weekly meeting. Today, 4/13 – mandatory harassment training class.

Again, I would like to address stimulating growth of new businesses in Manchester. Transfer the tax burden from residents to commercial while controlling smart growth while keeping Manchester rural in nature. I would like to prepare Manchester to be a film ready town for locations shots for TV companies. It is a 5-step certification program. In state revenue, it is an 833-million-dollar industry. Let's get some of that money. We have areas in Whiting, parts of Manchester, Railroad sites, Pine Barrens, Pinelands and Heritage Minerals site. Lastly, attract and pursue a much-needed medical health village and senior center and youth center. One act of kindness by you changes all aspects. Thank you, madam president, that concludes my short report and God Bless America and the residents of Manchester Township!

Mr. Wallis – Joe, I want to thank you and Judith for the clean-up on Route 70. Everyone says how much better it looks.

Ms. Zolezi – I would like to welcome the new officer. Have a safe career. It is public safety and telecommunicators week. They are super important and we are thankful for them. Thank you emergency services. Check on one another. Happy Spring.

Ms. Conniff – I just gave the attorney a draft ordinance for film ready requirements.

Mayor Hankins – We had a cleanup on Route 70, and it only cost me five pizzas. We are still working on a plan with Lakehurst Fire department.

Chief Ellis – Thank you for taking the time to be here tonight. On Friday, April 10th we had a training workout in honor of Scott Thompson. National Telecommunicators week is a big deal. When you call 911, they are there. They are true heroes. We have a fundraiser coming up. It is our first 5k run and raffle for the Unity Tour riders and dispatchers. We are having a formal ceremony on Wednesday with promotions and swearing in of the new officer.

Roxy – I just wanted to thank our BA, the best. Thank you Carl.

PUBLIC:

Someone in the audience thanked Carl Block for clarifying the ordinances in a way they understood. We appreciate it.

Phyllis Scharago – Burtons Ct. – Heritage Minerals – is that going to be low-income housing. I didn't know you could build there.

Carl – Explains low income and the lawsuit.

Phyllis – Are they low-income apartments?

Carl – Yes, they are already built.

Jayne Gherardi – Lake Ridge Blvd. – Across from the church, there are trailers on the property. What's going on?

Mayor – The code enforcement office issue summons today.

Jim Anagnostis – Lily Ct. – My question was just answered in regard to the trailers. Thank you.

Peggy Middaugh – Churchill Rd. – Are planning on any bans on AI Data centers? All other towns have already banned them.

Carl – They are not permitted.

Peggy – Maybe you can have a class clarifying zone information for the public.

Alan Jaeger – Camden Ave. – Thank you listening to me at the last meeting. I also spoke with Sgt. Sharry. He proceeded to read page after page of documentation regarding testing and thermal heat testing since 1996 of radio waves. FCC studies. EPA studies sent findings to FDA and also NTP. They continued to need additional studies and results and guidelines but nothing has changed with acceptable levels of exposure. He continued with studies from Linda Birnbaum.

Roxy – I appreciate your concern, but you can leave your paperwork with us for review. Thank you.

Alan – I guess you want me to stop since I have a lot.

Christopher Lawrence – 9th Avenue – Is there a way we can go back and watch videos of meetings? Some of us can't always attend.

Roxy – We have been looking into that.

Karen Argenti – Clear Lake Rd. – It would be great to have a recording. Any plans to do a Master Plan?

Mayor – We did one.

Carl – We hired a planner tonight, then we can go back and look at the Master Plan.

Karen – CCRHVA – Did you do one or will you do it?

Mayor – If it is required, we will do it.

Carl – I don't know if it is mandated. Traffic study is being done. I am sure the judge will know what's mandated.

Karen – Is that map available to the public?

Carl – Yes. It is on our website.

Bob Brokaw – Chelsea Dr. – Are there any low income near Harry Wright Lake area?

Carl – No.

There being no further comments or business to come before Council at this time, motion to adjourn meeting at 7:58 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

4/27/2026
Date Approved