

**MANCHESTER TOWNSHIP
REGULAR MEETING MINUTES
March 23, 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	- absent
Councilwoman Michele Zolezi	- present (by phone)
Councilwoman Roxy Conniff	- present

The Municipal Clerk noted for the record that also present were Township Attorney Lauren Staiger, Mayor Hankins, Gary Sylvester, Mr. Herbert, Fair Share Attorney, Chief Ellis, Capt. Vega, and CMFO Jeannette Larrison, CFO.

PROCLAMATIONS

Recognizing Meals on Wheels presenting proclamation to Heather de Jong.

APPROVAL OF MINUTES

The regular and executive meeting minutes from March 9, 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. Absent: Wallis

SUBMISSION OF BILLS

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

#26-161 – Authorizing payment of bills from the Current Fund in the amount of \$2,021,083.10 was offered by Councilwoman Drake seconded by Councilman Vaccaro and approved by the following roll call vote: Councilmembers Drake, Vaccaro, Zolezi and Conniff; yea. Absent: Wallis. Abstain: Zolezi, ck#77141 for \$574.40.

#26-162 – Authorizing payment of bills from the Eastern Service Area in the amount of \$116,608.59 was offered by Councilwoman Drake seconded by Councilman Vaccaro and approved by the following roll call: Councilmembers Drake, Vaccaro, Zolezi and Conniff; yea. Absent: Wallis

#26-163 – Authorizing payment of bills from the Western Service Area in the amount of \$302,742.70 was offered by Councilwoman Drake seconded by Councilman Vaccaro and approved by the following roll call: Councilmembers Drake, Vaccaro, Zolezi and Conniff; yea. Absent: Wallis

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 April 14, 2026. Councilman Vaccaro made a motion to carry seconded by Councilwoman Drake. Roll Call: Councilmembers Drake, Vaccaro, Zolezi and Conniff; yea. Absent: Wallis

Lauren explained the ordinance and the reason for it.
Gary showed the regional growth area on map

#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, 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, Zolezi and Conniff; yea.
Absent: Wallis

#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, 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, Zolezi and Conniff; yea.
Absent: Wallis

#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, 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, Zolezi and Conniff; yea.
Absent: Wallis

#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, 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, Zolezi and Conniff; yea.
Absent: Wallis

Per a comment from a resident at last meeting, we did revisions on the vacations and ended the vacation before the resident's house on Jackson Ave., so he can keep his address.

#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, 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, Zolezi and Conniff; yea.
Absent: Wallis

#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, 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, Zolezi and Conniff; yea.
Absent: Wallis

#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, 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, Zolezi and Conniff; yea.
Absent: Wallis

Lauren stated there was a minor amendment with language regarding buildable area.

#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, 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, Zolezi and Conniff; yea.
Absent: Wallis

#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 asked for a motion to carry ordinance until next meeting of April 14, 2026. Councilman Vaccaro made a motion to carry seconded by Councilwoman Drake. Roll Call: Councilmembers Drake, Vaccaro, Zolezi and Conniff; yea. Absent: Wallis

#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 asked for a motion to carry ordinance until next meeting of April 14, 2026. Councilman Vaccaro made a motion to carry seconded by Councilwoman Drake. Roll Call: Councilmembers Drake, Vaccaro, Zolezi and Conniff; yea. Absent: Wallis

#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, Council President Conniff asked if there were any comments from the public.

Gary showed the true overlays. Rt. 70 and Rt. 571. Can't have multi-family in overlay. Highway business zone.

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, Zolezi and Conniff; yea.
Absent: Wallis

#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, Council President Conniff asked if there were any comments from the public.

Margaret Prokop – Bayonne Ave. – does this effect residential zone.
Gary – No. highway development.

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, Zolezi and Conniff; yea. Absent: Wallis

ORDINANCES – First Reading & Introduction

#25-27 - 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. Councilman Vaccaro made a motion to approve, seconded by Councilwoman Drake. Roll Call: Councilmembers Drake, Vaccaro, Zolezi and Conniff; yea. Absent: Wallis

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

FOURTH ROUND HOUSING RESOLUTION

#26-164 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER OCEAN COUNTY, NEW JERSEY ENDORSING THE AMENDED FOURTH ROUND HOUSING ELEMENT AND FAIR SHARE PLAN

Resolution #26-164 was approved 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. Absent: 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 #26-165 – #26-182 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, Zolezi and Conniff; yea. Absent: Wallis

A. PURCHASING

#26-165 – 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

#26-166 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING PURCHASE OF EVENTIDE RECORDING SYSTEM THROUGH STATE OF NEW JERSEY CONTRACT, 83891

#25-167 – RESOLUTION AUTHORIZING AWARD OF CONTRACT TO EVANS CONSOLES INCORPORATED THROUGH HOUSTON GALVESTON AREA COOPERATIVE (HGAC) NATIONAL COOPERATIVE CONTRACT

#26-168 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, EXTENDING CONTRACT OF CC#25-08 HARRY WRIGHT LAKE ICE CREAM CONCESSION TO DOWN THE SHORE ICE CREAM

B. FINANCE

#26-169 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY AUTHORIZING TO CANCEL TAXES AS TO BLOCK 109.01 LOT 87 FOR A TOTALLY DISABLED VETERAN

#26-170 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY AUTHORIZING TO CANCEL TAXES AS TO BLOCK 61.10 LOT 157 FOR A TOTALLY DISABLED VETERAN

#26-171 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY AUTHORIZING TO CANCEL TAXES AS TO BLOCK 61.16 LOT 271 FOR A TOTALLY DISABLED VETERAN

#26-172 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY AUTHORIZING TO CANCEL TAXES AS TO BLOCK 52.39 LOT 34 FOR A TOTALLY DISABLED VETERAN

#26-173 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY AUTHORIZING TO CANCEL TAXES AS TO BLOCK 102.20 LOT 13 FOR A TOTALLY DISABLED VETERAN

#26-174 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY AUTHORIZING TO CANCEL TAXES AS TO BLOCK 52.16 LOT 26 FOR A TOTALLY DISABLED VETERAN

#26-175 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY AUTHORIZING TO CANCEL TAXES AS TO BLOCK 83.05, LOT 10 FOR A TOTALLY DISABLED VETERAN

C. MISCELLANEOUS

#26-176 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE DISPOSITION OR SALVAGE OF VEHICLE(S) IN THE POSSESSION OF THE TOWNSHIP THAT HAVE BEEN ABANDONED AT THE TOW COMPANY IMPOUND YARD

#25-177 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE USE OF PINE LAKE FOR A POLICE ATHLETIC LEAGUE FISHING DER

D. CONTRACTS/AGREEMENTS

#26-178 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE AWARD OF A PROFESSIONAL SERVICES CONTRACT WITH DR. ASHLEY LEO FOR VETERINARY SERVICES

#26-179 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE MAYOR TO SIGN A CONTRACT WITH MUSIC THEATRE INTERNATIONAL

#26-180 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE EXECUTION OF A REVISED AGREEMENT BETWEEN THE TOWNSHIP OF MANCHESTER AND OPEIU LOCAL 32, AFL-CIO - WHITE COLLAR EMPLOYEES

#26-181 – RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE EXECUTION OF A FACILITIES AGREEMENT WITH THE COUNTY OCEAN

#26-182 – RESOLUTION OF THE MANCHESTER TOWNSHIP, COUNTY OF OCEAN, STATE OF NEW JERSEY AUTHORIZING THE EXECUTION OF THE SECOND AMENDMENT TO THE REDEVELOPMENT AGREEMENT WITH 2065 HIGHWAY 37 OWNERS LLC

COUNCIL REPORTS:

Mrs. Drake – The Bingo fundraiser was a success. Thank you for supporting it. Little League Opening Day is March 28th at 9am.

Mr. Vaccaro – Thank you Madam President. As always, a warm welcome and thank you for your attendance, and continued fiscal management in government. 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 3/10 – I supported Team Manchester and attended Bingo for the Unity Tour. It was a huge success, thanks to Sandy Drake. 3/18 – I attended the Renaissance men’s club meeting. 3/19 – Planning Board Special meeting. 3/23 – myself, Mayor Hankins and Councilwoman Drake attended the MCC meeting.

Additional quick notes, again address stimulate growth of new businesses in Manchester. Transfer the tax burden from residents to commercial while controlling smart growth while keeping Manchester rural in nature. 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. 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!

Ms. Zolezi – My sincere apologizes for not being present in the courtroom. Wishing everyone a Happy Healthy Holidays.

Ms. Conniff – I appreciate seeing a packed room asking questions and not listening to Facebook for the facts.

Mayor Hankins – The intersection of Beckerville Rd. and Rt. 70, I asked the Chief for a traffic study or survey.

Chief Ellis – Thank to Sandy Drake for the fundraiser for the Unity Tour. We have 17 riders, and each have to raise \$2200.00. We are having a dine to donate at Grill 37 on April 1st. We have our 1st Annual 5K fun and color run on April 18th.

Sandy – sorry to interrupt but the 5k run doesn’t mean you have to run. Come on out, we have food trucks, auction and 50/50.

Chief – we are now using “Regroup”. It is like Nixle but since our contract is expiring, we decided to go with Regroup. It has more options for certain areas of town instead of general notice. K-9 Buc had a birthday. We had an accident on the west side of town that was a fatality. He was not wearing their seatbelt. PAL had lunch with the Easter Bunny. The Fishing Derby will be in June

PUBLIC:

Judy Noonan – Stonybrook – Thank you Sandy for everything she does. She does a great job. Judy asked the Chief about Channel 21 for communication. The Chief said he did not have access to that channel, it’s the schools. Judy said she would speak to him since she has access to the channel. I would like to speak about the resale of homes in senior communities to underage people. We are opposing Assembly Bill A3466 that prohibits 55 and older communities from enforcing minimum age requirements for buyers. If purchased by someone who is underage and cannot live there, they rent the house. They can raise the rents so seniors cannot afford to live there. I am creating a forum for Ocean County to meet and share information on issues that affect our community.

Laura Mezzaline - Quaker Lane – I received a letter stating that Manchester was sending an inspector to inspect the dehumidifiers. I asked and they would not tell me who was coming to inspect. Did Manchester hire someone to do the inspections?

Gary – no. If they call and require an inspection, our inspectors will schedule and come out.

Betty Vasil – Aberdeen Lane – Will the ordinance go to the Pinelands?

Lauren explained the process and the ordinance. The Pinelands sent a letter stating that they would not support the ordinance, so Manchester has requested the Pinelands vote on it. I don’t know if they will do that.

Betty – will they do a traffic study there?

Lauren – when they put in an application.

Margaret – River Pointe – I believe there is discussion on this at the April 4th Planning Board meeting.

Gary – No. There is no formal application yet.

Lauren – they applied to the Pinelands for a certificate of filing.

Allen Jaeger – Camden Ave. Fox Hollow – I didn't know there would be a cell tower near my house. He proceeded to discuss the negatives about cell towers.

Chief read a statement of facts regarding the radio tower, not a cell tower. He said there were handouts if anyone wanted one.

Joanne Zaremba – Harry Wright Blvd. – she read a statement objecting to the tower. (very difficult to understand her)

Bob Dennis – Harry Wright Blvd. – If notices should have been sent to residents within 800', why didn't this apply to township for this project? Why there?

Rob Sharry – we used consultants from Motorola and V-Com. They compared strength and coverage area to other locations, but this location worked the best.

Roxy – we have a cell tower consultant, and they said there is locations to add at other locations in town, not Whiting.

Mayor – Whiting Fire stated their pagers were not going off. That is an issue we had to deal with.

Eric Gwordz – Harry Wright Blvd. – submitted a petition to the clerk objecting to the tower. He does not want it in his neighborhood.

Mary O'Neill – Trenton Ave. – I understand it's a communication tower which is needed but how will I know when cell companies will be there?

Lauren – it was a public process. Everything was done legally. If it changes with cell companies in the future, I don't know who twenty years down the line will still be here.

Rob – everyone within 200' were notified. That is a Pinelands requirement. Not just from the tower, but the four corners of the property.

George Reichenback – Camden Ave. – let's try this a different way. What about the snakes? I see the traps are blocked off with cardboard.

Rob – Per Pinelands we need to do a two-season study. By consultation (snake company), we did one and the traps are blocked off until we start the spring study.

Colin Jaeger – Camden Ave. – I did have snakes in my yard. I reported the snakes to the Pinelands. Why weren't we notified?

Eric Gwordz – Harry Wright Blvd. – Please move it somewhere else. Do I have to move?

Alis Jaeger – Camden Ave. – I home school my kids, so we are home all day. Why do I have to look at it and not know what it is doing to us.

Ryan O'Rorke – Camden Ave. – I had a fire at my house, so I am displaced. Do I want to come back to this. We are all concerned that's it right in the middle of our development.

Donna McGlashan – Medford Rd. – During the snowstorm, I had issues with identify theft. I live in Crestwood Village 6 and they didn't clear the snow. When an officer came to my house, he said this is bad. Certain streets weren't done. Weeks later when I went to my lawyers office, he said that could have been a workman's comp case if the officer got hurt.

Roxy – did you contact your HOA?

Allen Jaeger – Camden Ave. – I tried years ago to have a mother daughter house and was denied saying we could not have a multi-generational home.

Linda Chapman – 5th Ave. - did you do statistics on the tower? She showed a picture of a house and electrical box located at Amsterdam and Larchmont. This is not an electrical box for a residential home. Just like the other house that is not a residential home but house of worship. Also, there will be parking issues.

Mayor/Gary – that house meets the requirements for a single family residential home.

Lauren – if there are any violations, we can address at that time. But currently, they meet the current regulations for a house.

Allen Jaeger – Camden Ave. – If Pinelands already approved, why wouldn't they approve cell tower.

Harold Adams – Luther Dr. – I received a violation. I have a RV parked on gravel on my property. I went around Manchester and saw many parked-on gravel, so why did I get a ticket?

Gary – we only have two code enforcements officer, so we go out if we receive a complaint.

Lauren – we will have an oversize parking area near the Ridgeway Fire house.

Joe Markowski – Eleanor Rd. – With the Pine Lake Park Fishing Derby, you do not eat the fish?

Chief – no, catch and release.

Joe – I have a question in regard to the housing requirement. What are 1 to 1-1/2 houses?

Gary – for affordable housing requirement, it is based on bedrooms.

Joe – if possible, could we get the sunshine version for language on the ordinances.

There being no further comments or business to come before Council at this time, motion to adjourn meeting at 8:05 p.m. 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. Absent: Wallis

Roxanne Conniff
President

Teri Giercyk, RMC/CMC
Municipal Clerk

4/13/2026
Date Approved