

**MANCHESTER TOWNSHIP
REGULAR MEETING MINUTES
April 27, 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.

PROCLAMATIONS

National Silver Star Banner Day - Roger Grenier was present.

Honoring William Barron for 50 years of Dedicated Service - Mr. Barron’s family and firemen were present.

APPROVAL OF MINUTES

The regular and executive meeting minutes from April 13, 2026, were offered 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.

SUBMISSION OF BILLS

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

#26-202 – Authorizing payment of bills from the Current Fund in the amount of \$7,094,902.68 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#77967-\$559.44, Wallis-ck#77961-\$1717.44.

#26-203 – Authorizing payment of bills from the Eastern Service Area in the amount of \$408,773.50 was offered by Councilwoman Drake seconded by Councilman Vaccaro and approved by the following roll call: Councilmembers Drake, Vaccaro, Wallis, Zolezi and Conniff; yea.

#26-204 – Authorizing payment of bills from the Western Service Area in the amount of \$317,697.31 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 Conniff asked for a motion to table ordinance until May 11th. Councilwoman Drake made a motion to table seconded by Councilman Vaccaro. Roll Call: Councilmembers Drake, Vaccaro, Wallis, Zolezi and Conniff; yea.

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

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.

#26-30 - 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, Council President Conniff asked if there were any comments from the public.

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

ORDINANCES – First Reading & Introduction

#26-31 - AN ORDINANCE OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING SECTION 245-33 ENTITLED “PINELANDS AREA DEVELOPMENT” SO AS TO AMEND SUBSECTION C, ENTITLED “PINELANDS DEVELOPMENT CREDITS”

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

#26-32 - AN ORDINANCE OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, CREATING CHAPTER 166 OF THE TOWNSHIP CODE, ENTITLED “FILMING”

Council President Conniff asked if any member of Council had any comments on this ordinance. Seeing no comments from Council. Councilman Vaccaro made a motion to approve, seconded by Councilwoman Drake. Roll Call: Councilmembers Drake, Vaccaro, Wallis, Zolezi and Conniff; yea.

CONSENT AGENDA

The items listed below are considered to be routine by the Township of Manchester and will be enacted by one motion. There will be no formal discussion of these items. If discussion is desired, this item will be removed from the Consent Agenda and will be considered separately.

Council President Conniff asked if any member of Council had any comments on any item on the consent agenda.

Seeing no comments from Council, Council President Conniff asked if there were any comments from the public on any items on the consent agenda.

Resolutions #26-208 – #26-218 were considered routine by the Manchester Township Council and were enacted by one motion offered by Councilman Vaccaro, seconded by Councilman Wallis and adopted by the following roll call vote: Councilmembers Drake, Vaccaro, Wallis, Zolezi and Conniff; yea.

A. BONDS/ESCROWS

#26-205 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, RELEASING ESCROW POSTED FOR BLOCK 1.306 LOT 1.01 & BLOCK 1.335 LOT 1.0 (901 Wellington Avenue & 1301 Amsterdam Avenue)

B. APPOINTMENT

#26-206 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, REAPPOINTING TERI GIERCYK AS REGISTRAR OF VITAL STATISTICS

C. FINANCE

#26-207 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING REFUND OF OPRA FEE OVERPAYMENT

#26-208 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING REFUND OF OPRA FEE OVERPAYMENT

#26-209 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING REFUND OF PAYMENT FOR PROPERTY BELONGING TO NICHOLA ATCHLEY

#26-210 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE ISSUANCE OF A DUPLICATE TAX SALE CERTIFICATE PURSUANT TO CHAPTER 99 OF THE PUBLIC LAWS OF 1997

#26-211 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE ISSUANCE OF A DUPLICATE TAX SALE CERTIFICATE PURSUANT TO CHAPTER 99 OF THE PUBLIC LAWS OF 1997

#26-212 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY AUTHORIZING THE TAX COLLECTOR TO CONDUCT AN ELECTRONIC TAX SALE

#26-213 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY AUTHORIZING TO CANCEL TAXES AS TO BLOCK 61.48 LOT 17 FOR A TOTALLY DISABLED VETERAN

#26-214 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY AUTHORIZING TO CANCEL TAXES AS TO BLOCK 38.21 LOT 409.01 FOR A TOTALLY DISABLED VETERAN

#26-215 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY AUTHORIZING TO CANCEL TAXES AS TO BLOCK 38.103 LOT 11 FOR A TOTALLY DISABLED VETERAN

#26-216 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY AUTHORIZING THE REFUNDS REQUESTED BY THE TAX COLLECTOR

D. LEGISLATION

#26-217- RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, SUPPORTING ASSEMBLY BILL A4017 REQUIRING OWNERSHIP INFORMATION WHEN RESIDENTIAL RENTAL HOUSING IS PURCHASED BY LIMITED LIABILITY CORPORATIONS

E. CONTRACTS/AGREEMENTS

#26-218 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE EXECUTION OF A SHARED SERVICES AGREEMENT BETWEEN THE TOWNSHIP OF MANCHESTER AND THE COUNTY OF OCEAN FOR POLICE SERVICES WITH THE OCEAN COUNTY PROSECUTOR'S OFFICE, HIGH TECH CRIME UNIT (HTCU).

COUNCIL REPORTS:

Mrs. Drake – I have been busy with the Little League. Jim will cover everything I did. Congratulations Bill. Everyone stay safe.

Mr. Vaccaro – Thank you. 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. Congratulations Chief Barron.

On 4/15 – I attended the police promotion ceremony. 4/18 – Police 5K myself, Mayor Hankins, and Councilwoman Drake attended. 4/21 – Bi-weekly with President Conniff attending via phone. 4/22 - Renaissance meeting. 4/23 – Zoning Board meeting. 4/24 – farewell party for Tracey Lynch. 4/27 - I attended with Councilwoman Drake and the Mayors Confidential aid Judy, the senior coordinating council meeting.

As I mentioned at the last meeting, 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.

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 and God Bless America and the residents of Manchester Township!

Mr. Wallis – Billy Barron and I have known each other for years. He is really committed to the fire company. He was a great mentor. He motivated me to get involved. It has been a pleasure knowing him and working with him.

Ms. Zolezi – Thank you for the proclamation for the veterans. I can't say enough about them. Bill Barron has done a lot for this town, and I am proud to know him. A great person and I appreciate his service.

Mayor Hankins – Helicopters will be monitoring power lines in the Whiting area. DOT will be on Route 70; the shoulders are being worked on. The substation in Whiting is fully operational. The Chief is working on traffic study with Beckerville Road traffic study, but it is a county and state road.

Chief Ellis – no report

Ms. Conniff – Ms. Conniff read a prepared statement announcing her resignation from Council effective April 28, 2026.

Councilman Vaccaro – Thank you President Conniff. You did a remarkable job. We accomplished many tasks. Thank you very much for your hard work and commitment.

PUBLIC:

Marge Camposano – Woodview Drive – Thank you council president. Best wishes.

Laura Mezzaline – Quaker Ln. – Council president, thank you for your help. Now that you are leaving, who do I contact.

Roxy – Gary Sylvester can be reached to assist you.

Linda Chapman – 5th Ave. – Sorry to see you go. Thank you for your service. Now who takes your spot?

Lauren Staiger – explained the procedure for council replacement.

Russell Potosky (and his wife) – Mt. Misery Rd. – We have a big problem down Pasadena Road. It is a large hangout for cars, with graffiti, and litter all over the place. There is drag racing all the time. There are a lot of them. I have called the police, but with the bad reception and dead zones out in that area with the phones and by the time I get through, they leave by the time the police arrive. The police said they would put cars down there, but no tickets were issued. I have sent you a video and I have also been assaulted by them the last time. They took the video themselves and posted it. The town needs to put signs up and tickets need to be issued and hit them in their pockets, so they don't come back.

Judy Noonan – Stonybrook Rd. – To Roxy, I'm going to miss you. I wish you well. There are two bills S791 and A3466 that I have been discussing. Underage buying houses in senior communities and also deed transfers. I have a petition with signatures on it.

Chet Socha – Yorktown Pkwy. – (crying and hard to understand). He wanted to thank EMS for their assistance when his companion passed away.

Alan Jaeger – Camden Ave – with the communication tower, we feel disappointed how it was handled. He proceeded to express how he feels it shouldn't be in his neighborhood.

Gail Apgar – Columbus Blvd. – To Roxy, when you were reading your speech, we didn't know what to do. Sorry you are leaving. Thank you. I wanted to discuss the scam that I got from DMV. I called the police and they are handling it. We should warn each other about scams.

Michele Manzella – 2nd Avenue – What is your relationship with Morgan Engineering and what are they responsible for?

Carl explained the RFP process and the appointment each year for township engineer.

Michele – Do they guide us on the Master Plan?

Carl – No. He explained what they do.

Michele – The owner is Ocean County Commissioner Sadeghi is the owner of both Morgan Engineering and Ayra Homes. Isn't that a conflict of interest with building in Manchester Township?

Carl and the Mayor explained if there is any conflict, we have Colliers Engineering as our conflict engineer.

Colin Jaeger – Camden Ave. -Fox Hollow – I like the peace and quiet of where I live. With the tower, we had a lack of communication, and the location is in the middle of a neighborhood. Why couldn't you just add to the Pine Ridge tower. He referred to the Chief's comment of, "not in my backyard".

Carl – we hired consultants to do the study. Pinelands says where we can build. This has been going on for a year and a half.

Alex Jaeger – Camden Ave. – I oppose the tower. Not acting in our best interest.

Carl – explained the plan.

Alexis – what was original plan, cell tower also?

Carl – Yes, but Pinelands scaled in down and it is now only a communication tower.

Mayor – explained Whiting Fire House and the lack of ability for communication with the radios. Also, this has been talked about at meetings and reported in the Manchester Times for over a year now.

Briana Marchlewski – New Brunswick Ave. – I was raised here. I am raising my children here and now having another child. I feel this was not fully disclosure. Not in everyone's best interest. If you decide in the future to put cell towers on the tower, will we be notified?

Carl – explained the procedures.

Briana – as we stand now, are we moving forward.

Carl – it is already approved. Moving forward, just have to go out to bid for materials.

Mayor – on Manchester Blvd., how many times do you drive past the cell tower near the school. This is something the community needs.

Shirley Strader – Camden Ave. – Very disappointed. You should have talked to the neighbors. Was there a plan B – somewhere else?

Carl explained again the research and study that was done with radio coverage A consultant was hired.

Commissioner Rob Arace – Huckleberry Rd. – Congratulations Roxy Conniff. I commend you for your service. I am the former mayor. With the radio tower, the location and need are state mandated. He explained radio frequency and in regard to the Jones Fire and the radio response. With safety communication, we have the most EMS calls in the county. Our intent was to ensure the safety of the residents and our first responders.

Laura Mezzaline – Quaker Rd. – It's been a year since I started attending meetings. No permits still going on in Crestwood #3. Stanley still doing work without permits.

Gary Sylvester – permits are on the applicant. Crestwood should call or get the permits.

Laura – continued to complain to Gary.

Roxy – you can discuss this with Gary. Please arrange to meet with him.

Maureen Capuzzio – Constitution Blvd. – any update on lawsuit?

Lauren – I can follow up. They were found in violation, but I do not have it in front of me. The addresses were given in regard to permits or violations issued, the wheels of justice takes time.

Carl – the trustees and HOA are the homeowners. They have absentee management.

Maureen – where do we go, DCA is out, no help.

Billy Tilton – New York Ave. – are we being listened to or are you just appeasing us. We don't want to see the damn tower.

Gail Apgar – Columbus Blvd. – co-ops and villages Crestwood 1-7, we are supposed to be self-sufficient. We should ask or know when we need permits.

Mr. Gwozdz – Harry Wright Blvd. – Who’s going to compensate me with the loss of revenue with the tower.

Alan Jaeger – Camden Ave. – thank you former Mayor. In looking at original plans, there were three pods, you scaled back now.

Roxy – everyone should come to meetings. Come and see what’s going on, not just tonight when you think there’s a problem.

Judy – she discussed the Reserve Act and what needs to be done. The associations know what needs to be done.

Diane Cottrell – Trenton Ave. – it is literally right next to my house. Find a better way, it was done sneakily.

Mr. Gwozdz – Harry Wright Blvd. – If lighting strikes, it will start a fire and the fire will spread to houses. We do not have enough fire trucks to put out the fire.

Mayor – that is ridiculous. That statement is not true.

Councilwoman Drake made a motion to close public session and go into executive session at 8:03 p.m. seconded by Councilwoman Drake and approved upon the following roll call: Councilmembers Drake, Vaccaro, Wallis, Zolezi, and Conniff: yea.

Roxanne Conniff left the meeting prior to beginning executive session.

EXECUTIVE SESSION

#26-223- 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 executive session at 9:20 pm and return to public meeting, seconded by Councilwoman Drake and approve upon the following roll call: Councilmembers Drake, Vaccaro, Wallis, and Zolezi; yea.

RESOLUTIONS TO BE VOTED ON SEPARATELY

#26-219 - RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN STATE OF NEW JERSEY, AUTHORIZING THE EXECUTION OF A SHARED SERVICES AGREEMENT WITH THE BOROUGH OF BRADLEY BEACH

Motion to approve was offered by Councilwoman Drake seconded by Councilman Wallis and approved by the following roll call: Councilmembers Drake, Vaccaro, Wallis, and Zolezi; yea.

#26-220 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE EXECUTION OF AN EMPLOYMENT AGREEMENT BETWEEN THE TOWNSHIP OF MANCHESTER AND HEATHER LARSON (BRADLEY BEACH)

Motion to approve was offered by Councilwoman Drake seconded by Councilman Wallis and approved by the following roll call: Councilmembers Drake, Vaccaro, Wallis, and Zolezi; yea.

#26-221 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE EXECUTION OF AN EMPLOYMENT AGREEMENT BETWEEN THE TOWNSHIP OF MANCHESTER AND JEANETTE M LARRISON (BRADLEY BEACH)

Motion to approve was offered by Councilwoman Drake seconded by Councilman Wallis and approved by the following roll call: Councilmembers Drake, Vaccaro, Wallis, and Zolezi; yea.

#26-222 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE EXECUTION OF AN EMPLOYMENT AGREEMENT BETWEEN THE TOWNSHIP OF MANCHESTER AND JEANETTE M LARRISON (JACKSON)

Motion to approve was offered by Councilwoman Drake seconded by Councilman Wallis and approved by the following roll call: Councilmembers Drake, Vaccaro, Wallis, and Zolezi; yea.

#26-224 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, APPROVING CAITYLN SLOAN AS RECREATION DIRECTOR

Motion to approve was offered by Councilwoman Drake seconded by Councilman Wallis and approved by the following roll call: Councilmembers Drake, Vaccaro, Wallis, and Zolezi; yea.

Vice President Vaccaro asked for a nomination for council president.

Councilwoman Drake nominated Ms. Zolezi, seconded by Councilman Vaccaro and approved by the following roll call: Drake, Vaccaro, Wallis, and Zolezi.

There being no further comments or business to come before Council at this time, motion to adjourn meeting at 9:24 p.m. upon a motion by Councilwoman Drake, seconded by Councilman Vaccaro and approved by the following Roll call vote: Councilmembers Drake, Vaccaro, Wallis, and Zolezi; yea.

Michele Zolezi
President

Teri Giercyk, RMC/CMC
Municipal Clerk

5/11/2026
Date Approved