

MANCHESTER TOWNSHIP PLANNING BOARD ORGANIZATION MEETING  
TUESDAY, JANUARY 06, 2026  
1 COLONIAL DRIVE, MANCHESTER, NEW JERSEY

The organizational meeting of the Manchester Township Planning Board was called to order by Secretary Amanda Kisty, acting as temporary Chairperson at 6:02 PM on Wednesday, January 6, 2026.

This meeting had been advertised as required by enactment of the Sunshine Law.

The Board recited the Pledge of Allegiance.

MATTERS:

Members: Timothy Umlauf, Mayors Designee, Class I, John Franolich, Class II, Felicia Finn, Class IV, James Vaccaro, Class III, and James Teague, Class IV, appointed to Planning Board for a new term, sworn in by Mr. Joseph Coronato, Esq, Planning Board Attorney.

ROLL CALL:

William Barron	Present
Felicia Finn	Present
Timothy Umlauf	Present
James Vaccaro	Present
James Teague	Present
Paul Cugliari	Absent
John Franolich	Present

For the Records:

Joseph Coronato, Jr., Esq., Mat Wilder, PE, PP, Nicholas Dickerson, PP, AICP, and Robert Mullin, PE, PP were all present.

SECRETARY CALLED FOR NOMINATION OF A CHAIRPERSON OF THE PLANNING BOARD FOR THE YEAR JANUARY 06, 2026 TO DECEMBER 31, 2026.

- a. Mr. Barron nominated Ms. Finn, Mr. Umlauf seconded the nomination.  
No other nominations were made.
- b. Ms. Kisty asked if all were in favor of the election of Chairperson, all affirmed and none opposed.

Ms. Kisty then held a roll call vote.

Mr. Barron-yes, Ms. Finn-yes

Messrs. Umlauf-yes, Cugliari-absent, Vaccaro-yes, Teague-yes, Franolich-yes

SECRETARY CALLED FOR NOMINATION OF A VICE CHAIRPERSON OF THE PLANNING BOARD FOR THE YEAR JANUARY 06, 2026 TO DECEMBER 31, 2026.

- a. Ms. Finn nominated Mr. Barron, Mr. Vaccaro seconded the nomination.  
No other nominations were made.
- b. Ms. Kisty asked if all were in favor of the election of Vice Chairperson, all affirmed and none opposed.

Ms. Kisty then held a roll call vote.

Mr. Barron-yes, Ms. Finn-yes

Messrs. Umlauf-yes, Cugliari-absent, Vaccaro-yes, Teague-yes, Franolich-yes

SECRETARY CALLED FOR NOMINATION OF VICE CHAIRPERSON PRO TEM OF THE PLANNING BOARD FOR THE YEAR JANUARY 06, 2026 TO DECEMBER 31, 2026.

- a. Ms. Finn nominated Tim Umlauf, Mr. Vaccaro seconded the nomination.  
No other nominations were made.

- b. Ms. Kisty asked if all were in favor of the election of Vice Chairperson Pro Tem, all affirmed, and none opposed.

Ms. Kisty then held a roll call vote.

Mr. Barron-yes, Ms. Finn-yes

Messrs. Umlauf-yes, Cugliari-absent, Vaccaro-yes, Teague-yes, Franolich-yes

#### MS. KISTY TURNED THE MEETING OVER TO CHAIRPERSON FINN

#### APPOINTMENT OF THE SECRETARY.

- a. Mr. Barron nominated Amanda Kisty as secretary to the board for the year of January 6, 2026 to December 31, 2026, seconded by Mr. Vaccaro.
- b. Ms. Finn asked if all were in favor of the election of Secretary: All in Favor, all affirmed and none opposed.
- c. Roll Call Vote for Secretary:  
Ms. Kisty then held a roll call vote.  
Mr. Barron-yes, Ms. Finn-yes  
Messrs. Umlauf-yes, Cugliari-absent, Vaccaro-yes, Teague-yes, Franolich-yes

#### APPOINTMENT OF THE ALTERNATE SECRETARY FOR SIGNING MAPS.

- a. Mr. Barron nominated Erin Mathioudakis as Alternate secretary to the board for the year of January 6, 2026 to December 31, 2026, seconded by Mr. Vaccaro.
- b. Ms. Finn asked if all were in favor of the election of the Alternate Secretary: All in Favor, all affirmed and none opposed.
- c. Roll Call Vote for Alternate Secretary:  
Mr. Barron-yes, Ms. Finn-yes  
Messrs. Umlauf-yes, Cugliari-absent, Vaccaro-yes, Teague-yes, Franolich-yes

#### RESOLUTION FOR THE APPOINTMENT OF A SOLICITOR TO BE ADVERTISED IN NEWSPAPER TEN (10) DAYS WITHIN ITS PASSAGE.

- a. Mr. Barron moved for a resolution for the appointment of Joseph D. Coronato, Jr., Esq., as Solicitor and Mr. Vaccaro seconded the motion.
- b. Ms. Finn asked if all were in favor of the appointment of Solicitor: All in Favor, all affirmed and none opposed.
- c. Roll Call Vote for Solicitor:  
Mr. Barron-yes, Ms. Finn-yes  
Messrs. Umlauf-yes, Cugliari-absent, Vaccaro-yes, Teague-yes, Franolich-yes  
MOTION CARRIES

#### RESOLUTION FOR THE APPOINTMENT OF AN ENGINEER, TO BE ADVERTISED IN NEWSPAPER TEN (10) DAYS WITHIN ITS PASSAGE.

- a. Mr. Barron moved for a resolution for the appointment of Mathew Wilder, PE, PP of Morgan Municipal Engineering, as Engineer and Mr. Vaccaro seconded the motion.
- b. Ms. Finn asked if all were in favor of the appointment of Engineer: All in Favor, all affirmed and none opposed.
- c. Roll Call Vote for Engineer:  
Mr. Barron-yes, Ms. Finn-yes  
Messrs. Umlauf-yes, Cugliari-absent, Vaccaro-yes, Teague-yes, Franolich-yes  
MOTION CARRIES

#### RESOLUTION FOR THE APPOINTMENT OF A CONFLICT ENGINEER, TO BE ADVERTISED IN NEWSPAPER TEN (10) DAYS WITHIN ITS PASSAGE.

- a. Mr. Barron moved for a resolution for the appointment of Robert Mullin, PE, PP, CME, Colliers Engineering, as Conflict Engineer and Mr. Vaccaro seconded the motion.
- b. Ms. Finn asked if all were in favor of the appointment of Conflict Engineer: All in Favor, all affirmed and none opposed.
- c. Roll Call Vote for Conflict Engineer:  
Mr. Barron-yes, Ms. Finn-yes  
Messrs. Umlauf-yes, Cugliari-absent, Vaccaro-yes, Teague-yes, Franolich-yes  
MOTION CARRIES

RESOLUTION FOR THE APPOINTMENT OF A PROFESSIONAL PLANNER, TO BE ADVERTISED IN NEWSPAPER TEN (10) DAYS WITHIN ITS PASSAGE.

- a. Mr. Barron moved for a resolution for the appointment of Nicholas Dickerson, PP, AICP of Colliers Engineering, as Planner and Mr. Umlauf seconded the motion.
- b. Ms. Finn asked if all were in favor of the appointment of Engineer: All in Favor, all affirmed and none opposed.
- c. Roll Call Vote for Professional Planner:  
Mr. Barron-yes, Ms. Finn-yes  
Messrs. Umlauf-yes, Cugliari-absent, Vaccaro-yes, Teague-yes, Franolich-yes  
MOTION CARRIES

RESOLUTION TO ADOPT THE OFFICIAL NEWSPAPERS.

Mr. Barron moved for a resolution to adopt the Asbury Park Press and the Star Ledger, as Official Newspapers and Mr. Vaccaro seconded the motion.

Mr. Barron-yes, Ms. Finn-yes  
Messrs. Umlauf-yes, Cugliari-absent, Vaccaro-yes, Teague-yes, Franolich-yes  
MOTION CARRIES

Mr. Coronato announced that public entities no longer have to publish notice in the newspapers.

RESOLUTION FOR THE SCHEDULE AND TIME OF THE PLANNING BOARD MEETINGS.

Remain at 6:00 PM start.

Mr. Vaccaro moved for a resolution to hold the Planning Board meetings on the first Monday of every month at six o'clock p.m., provided that that day does not fall on a holiday.

The Schedule of meeting dates was read into record as follows:

February 2, 2026, March 2, 2026, April 6, 2026, May 4, 2026, June 1, 2026, July 6, 2026, August 3, 2026, Tuesday, September 8, 2026, October 5, 2026, November 2, 2026, December 7, 2026, Tuesday, January 5, 2027

Mr. Barron seconded the motion.

Mr. Barron-yes, Ms. Finn-yes  
Messrs. Umlauf-yes, Cugliari-absent, Vaccaro-yes, Teague-yes, Franolich-yes  
MOTION CARRIES

APPOINTMENT OF A BILLS COMMITTEE.

- a. Ms. Finn nominated Timothy Umlauf for this position, Mr. Vaccaro seconded the nomination. No other nominations were made.
- b. Mr. Umlauf accepted the nomination to this position.
- c. Roll call vote to approve:  
Mr. Barron-yes, Ms. Finn-yes  
Messrs. Umlauf-yes, Cugliari-absent, Vaccaro-yes, Teague-yes, Franolich-yes  
MOTION CARRIES

MEMBERSHIP IN THE NEW JERSEY PLANNING OFFICIALS.

Mr. Vaccaro moved to continue the Board's membership in the New Jersey Planning Officials and Mr. Umlauf, seconded the motion.

All were in favor, none opposed.

Mr. Vaccaro moved to adjourn the meeting and Mr. Umlauf seconded the motion.

Chairwoman Finn asked if all were in favor of the motion. All were in favor, none opposed.  
6:15 P.M.

Respectfully Submitted

Amanda Kisty  
Planning Board Secretary