

**MANCHESTER TOWNSHIP
REGULAR MEETING MINUTES
May 11, 2026**

The regular meeting of the Manchester Township Council was called to order at 5:00 p.m. by Council President, Michele Zolezi. 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

The Municipal Clerk noted for the record that also present were Township Attorney Lauren Staiger, Administrator Carl Block, Mayor Hankins, Capt. Vega, and CMFO Jeannette Larrison.

EXECUTIVE SESSION

#26-226A- 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 5:02 p.m. seconded by Councilman Wallis and approved upon the following roll call: Councilmembers Drake, Vaccaro, Wallis, Zolezi, and Conniff: yea.

Councilwoman Drake made a motion to close executive session at 5:58 pm and return to public meeting, seconded by Councilman Wallis and approve upon the following roll call: Councilmembers Drake, Vaccaro, Wallis, and Zolezi; yea.

FLAG SALUTE

NOMINATION OF COUNCIL MEMBER TO FILL VACANCY

Councilman Wallis made a motion to nominate Judy Noonan, seconded by Councilman Vaccaro. Roll Call: Councilmembers: Vaccaro, Wallis, Zolezi; yes. Councilwoman Drake: Abstain.

PROCLAMATION

57th Annual Professional Municipal Clerk’s Week

BUDGET

#26-226 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, IN THE COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE MUNICIPAL BUDGET TO BE READ BY TITLE ONLY AT PUBLIC HEARING

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

#26-227 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING AN ALTERNATE CALCULATION OF THE RESERVE FOR UNCOLLECTED TAXES PURSUANT TO N.J.S.A. 40A:4-41(c)(1)

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

#26-228 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE INTRODUCTION OF THE BUDGET

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

APPROVAL OF MINUTES

The regular and executive meeting minutes from April 27, 2026, were offered upon a motion by Councilman Vaccaro seconded by Councilman Wallis and approved by the following roll call vote: Councilmembers Drake, Vaccaro, Wallis, and Zolezi; yea.

SUBMISSION OF BILLS

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

#26-229 – Authorizing payment of bills from the Current Fund in the amount of \$13,735,720.17 was offered by Councilman Vaccaro seconded by Councilman Wallis and approved by the following roll call vote: Councilmembers Drake, Vaccaro, Wallis, and Zolezi; yea. Abstain: ck#78081-\$460.03 Zolezi

#26-230 – Authorizing payment of bills from the Eastern Service Area in the amount of \$212,332.19 was offered by Councilman Vaccaro seconded by Councilwoman Drake and approved by the following roll call: Councilmembers Drake, Vaccaro, Wallis, and Zolezi; yea.

#26-231 – Authorizing payment of bills from the Western Service Area in the amount of \$121,149.18 was offered by Councilman Vaccaro seconded by Councilman Wallis and approved by the following roll call: Councilmembers Drake, Vaccaro, Wallis, and Zolezi; yea.

ORDINANCES – Second Reading, Public Hearing, and Final Action

#26-9 - AN ORDINANCE OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, REPEALING ORDINANCE 2024-40 IN ITS ENTIRETY

Council President Zolezi asked for a motion to table ordinance until June 22nd. Councilman Vaccaro made a motion to table seconded by Councilman Wallis. Roll Call: Councilmembers Drake, Vaccaro, Wallis, and Zolezi; yea.

#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 Zolezi asked if any member of Council had any comments on this ordinance. Seeing no comments from Council, Council President Zolezi 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, and Zolezi; 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 Zolezi asked if any member of Council had any comments on this ordinance. Seeing no comments from Council, Council President Zolezi 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, and Zolezi; yea.

ORDINANCES – First Reading & Introduction

#26-33 – AN ORDINANCE OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AMENDING & SUPPLEMENTING FEE SCHEDULE 1 OF THE CODE OF THE TOWNSHIP OF MANCHESTER

Council President Zolezi 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, and Zolezi; yea.

#26-34 – AN ORDINANCE OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING SECTION CHAPTER 245-30, ENTITLED "FENCES, WALL, SCREENING, HEDGES, TREES AND SIGHT TRIANGLES"

Council President Zolezi asked for a motion to remove from agenda. Councilwoman Drake made a motion to remove from agenda, seconded by Councilman Vaccaro. Roll Call: Councilmembers Drake, Vaccaro, Wallis, and Zolezi; 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 Zolezi asked if any member of Council had any comments on any item on the consent agenda.

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

Resolutions #26-232 – #26-239 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, and Zolezi; yea.

A. PURCHASING

#26-232 - 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

#26-233 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, RELEASING ESCROW POSTED FOR BLOCK 1.136 LOT 9 (908 7th Avenue)

C. FINANCE

#26 -234 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, IN THE COUNTY OF OCEAN, NEW JERSEY, DETERMINING THE FORM AND OTHER DETAILS OF ITS “NOTE RELATING TO THE WATER BANK CONSTRUCTION FINANCING PROGRAM OF THE NEW JERSEY INFRASTRUCTURE BANK”, TO BE ISSUED IN THE PRINCIPAL AMOUNT OF UP TO \$2,565,400, AND PROVIDING FOR THE ISSUANCE AND SALE OF SUCH NOTE TO THE NEW JERSEY INFRASTRUCTURE BANK, AND AUTHORIZING THE EXECUTION AND DELIVERY OF SUCH NOTE BY THE TOWNSHIP OF MANCHESTER IN FAVOR OF THE NEW JERSEY INFRASTRUCTURE BANK, ALL PURSUANT TO THE WATER BANK CONSTRUCTION FINANCING PROGRAM OF THE NEW JERSEY INFRASTRUCTURE BANK

#26 -235 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, IN THE COUNTY OF OCEAN, NEW JERSEY, DETERMINING THE FORM AND OTHER DETAILS OF ITS “NOTE RELATING TO THE WATER BANK CONSTRUCTION FINANCING PROGRAM OF THE NEW JERSEY INFRASTRUCTURE BANK”, TO BE ISSUED IN THE PRINCIPAL AMOUNT OF UP TO \$2,142,000, AND PROVIDING FOR THE ISSUANCE AND SALE OF SUCH NOTE TO THE NEW JERSEY INFRASTRUCTURE BANK, AND AUTHORIZING THE EXECUTION AND DELIVERY OF SUCH NOTE BY THE TOWNSHIP OF MANCHESTER IN FAVOR OF THE NEW JERSEY INFRASTRUCTURE BANK, ALL PURSUANT TO THE WATER BANK CONSTRUCTION FINANCING PROGRAM OF THE NEW JERSEY INFRASTRUCTURE BANK

D. MISCELLANEOUS

#26- 236 - 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

E. CONTRACTS/AGREEMENTS

#26-237 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE EXECUTION OF SCHOOL USE PERMITS BETWEEN THE TOWNSHIP OF MANCHESTER AND THE MANCHESTER TOWNSHIP BOARD OF EDUCATION

#26-238 - 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 TO FORM A REGIONALIZED SWAT AND CRISIS NEGOTIATION TEAM

#26-239 - 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 INTERNATIONAL ASSOCIATION OF EMTS AND PARAMEDICS LOCAL NO. R2-540

COUNCIL REPORTS:

Mrs. Drake – I am sure Jim will cover everything we did. I just wanted to let Judy know that I received great feedback from your smart phone class.

Mr. Vaccaro – Congratulations Judy. 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 5/4 – I attended the Planning Board meeting. On 5/5 - I attended the Bi-weekly meeting with President Zolezi. 5/5 – All council members, Mayor Hankins and Chief Ellis displayed the 10 new vehicles purchased with no municipal tax burden with Congressman Smith's help in obtaining a grant. On 5/8 – myself and Mayor Hankins and Carl Block attended Manchester's town center designation meeting. 5/8 – interviews for council. 5/9 – myself, Mayor Hankins, Councilwoman Drake and Judy attended the ribbon cutting of the new Whiting Vet. 5/11 – executive session.

In closing, one act of kindness by you changes all aspects and puts a smile on someone's face. Thank you, madam president and God Bless America and the residents of Manchester Township!

Mr. Wallis – Congratulations to the Clerk's office. Teri is the best and she has the best staff in the clerk's office. Congratulations Judy.

Ms. Zolezi – Thank you fellow council for your confidence in me. I applaud the clerk's office, and I would like to take this time to recognize National Police Week. Safe travels for everyone on the Unity Tour and wish them well, safe travels. Congressman Smith was here. We obtained a grant with his help and got to tour and see the new dispatch room. It is safer and more efficient. Congratulations Judy, and I look forward to working with you. Thank our township workers, employees and our residents.

Mayor Hankins – Good evening. Tonight, the Township Council is introducing the 2026 Municipal Budget. The total budget for 2026 is \$51,906,670.44, with \$32,059,595.80 required to be raised through taxation to support municipal operations and services.

This budget reflects the Township's continued commitment to maintaining essential public services, investing in our community, and addressing rising operational costs while remaining fiscally responsible.

The proposed municipal tax rate represents an increase of 2.5 cents over the 2025 rate. For the average assessed home in the Township, valued at \$367,443.00, this equates to approximately \$100.00 annually, or about \$251.00 per quarter.

Despite ongoing financial pressures affecting municipalities throughout New Jersey, this budget was developed with careful consideration to balance the needs of our residents with the long-term financial stability of the township.

The introduced 2026 Municipal Budget will be available for public review following tonight's meeting. Copies may be obtained through the Clerk's office or by visiting the Township website.

Finally, the public hearing on the 2026 Municipal Budget is scheduled for June 8th at 6:00 pm. At that time, a detailed budget presentation will be provided prior to public comment and the anticipated vote for adoption by the Township Council.

Any questions members of the public maybe have prior to the hearing may be directed to the Chief Financial Officer Jeannette Larrison of Business Administrator Carl Block. Thank you.

Carl Block – The bids specs for the tower will be out tomorrow. We will be awarding in approximately two months. We had a town center designation meeting with the 9th district. Lastly, the maps are available to the public. He shows the maps on the TV. The tax maps were recently digitized.

Capt. Vega – Congratulations Judy and the Clerk’s office.

PUBLIC:

Judy Noonan – Stonybook Ave. – The Manchester High School seniors are having a Relay for Life on June 5th. We seem to have a new scam occurring. Aids coming into senior developments to care for the residents and are somehow convincing the residents to switch their deed to the house to them.

Gail Apgar – Columbus Blvd. – With the tower, I think people it’s going to look like the Eiffel tower. I drove past the tower on Ridgeway Road and didn’t see it at first. But it looks different, smaller.

Mayor – it is a lattice tower.

Gail – once people see the tower doesn’t look bad, they will feel better.

Linda Chapman – 5th Ave. – I think the people were more concerned if there would be cell towers on top of the tower. Since there is more building in Pine Lake Park, there has been more speeding. Especially on Larchmont

Karen Argenti – Clear Lake Rd. – Thank you for the maps. Do you know why the Planning Board minutes are not on the website.

Bob Vosseler – Manchester Times – I wanted to personally congratulate Michele and Judy and acknowledge Municipal Clerk’s week. Teri is the best and her staff is top notch. It is a pleasure to cover Manchester Township, the Gemstone and Gateway of the Jersey Shore. You construct yourselves extremely well.

Mayor – I wanted to add that the Whiting Vet is a well thought out practice. No one should be concerned about going there.

Teri – The Whiting Vet is donating her time at no charge for our residents at our Rabies Clinic.

Sandy – The Whiting Vet also helps our K-9’s. Also, it was an honor to see the police off in Jackson for their Police Unity Tour.

There being no further comments or business to come before Council at this time, motion to adjourn meeting at 6:44 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.

James A. Vaccaro, Sr.
Council Vice President

Teri Giercyk, RMC/CMC
Municipal Clerk

5/26/2026
Date Approved