



# State of New Jersey Local Government Services

**Year:** 2026 **Municipal User Friendly Budget**

**MUNICIPALITY:** 1518 Manchester Township - County of Ocean Adopted

**Municode:** 1518 **Filename:** 1518\_fba\_2026.xlsm

**Website:** www.manchestertwp.com

**Phone Number:** 732-657-8121

**Mailing Address:** 1 Colonial Dr

**Municipality:** Manchester **State:** NJ **Zip:** 08759

**Mayor**

First Name	Middle Name	Last Name	Term Expires	Business Email
Joseph		Hankins	12/31/2026	mayor@manchestertwp.com

**Chief Administrative Officer**

Carl		Blcok		Cblock@manchestertwp.com
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**Chief Financial Officer**

First Name	Middle Name	Last Name	Cert. Number	Business Email
Jeanette	M	Larrison	N-898	<a href="mailto:Jlarrison@manchestertwp.com">Jlarrison@manchestertwp.com</a>

**Municipal Clerk**

Teri	L	Giercyk	C-1813	Tgiercyk@manchestertwp.com
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**Registered Municipal Accountant**

Robert	W	Swisher		Rswisher@scnco.com
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**Governing Body Members**

First Name	Middle Name	Last Name	Term Expires	Business Email
Vacant			12/31/2026	Council@manchestertwp.com
James		Vaccaro Sr.	12/31/2028	Council@manchestertwp.com
Craig		Wallis	12/31/2028	Council@manchestertwp.com
Michele		Zolezi	12/31/2028	Council@manchestertwp.com
Sandra		Gravatt-Drake	12/31/2026	Council@manchestertwp.com

**Government Type:** Mayor-Council (Faulkner)

**Election Type:** Non-Partisan (November)

## USER FRIENDLY BUDGET SECTION - PROPERTY TAX BREAKDOWN

<u>2025 Calendar Year Property Tax Levies - ALL entities levying property taxes</u>					<u>Current Year 2026 Budget</u>		
	<u>Calendar Year</u>	<u>Calendar Year</u>	<u>% of</u>	<u>Avg Residential</u>	<u>Taxes</u>	<u>Actual/Estimated</u>	<u>Tax Levy</u>
	<u>Tax Rate</u>	<u>Tax Levy</u>	<u>Total Levy</u>	<u>Taxpayer Impact</u>			
Municipal Purpose Tax	0.385	\$29,709,393.49	26.50%	\$1,409.49	Municipal Purpose Tax	ACTUAL	\$32,059,595.80
Municipal Library			0.00%	\$0.00	Municipal Library		
Municipal Open Space	0.010	\$770,737.79	0.69%	\$36.61	Municipal Open Space	ACTUAL	\$779,525.18
Municipal Arts and Culture			0.00%	\$0.00	Municipal Arts and Culture		
Fire Districts (avg. rate/total levies)			0.00%	\$0.00	Fire Districts (total levies)		
Other Special Districts (total levies)			0.00%	\$0.00	Other Special Districts (total levies)		
Local School District	0.736	\$56,754,418.00	50.63%	\$2,694.50	Local School District	ESTIMATED	\$57,605,836.00
Regional School District			0.00%	\$0.00	Regional School District		
County Purposes	0.268	\$20,682,883.78	18.45%	\$981.15	County Purposes	ESTIMATED	\$20,993,127.05
County Library	0.027	\$2,069,414.56	1.85%	\$98.85	County Library	ESTIMATED	\$2,100,455.78
County Board of Health	0.017	\$1,224,390.09	1.09%	\$62.24	County Board of Health	ESTIMATED	\$1,242,755.94
County Open Space	0.012	\$880,097.76	0.79%	\$43.93	County Open Space	ESTIMATED	\$893,299.23
Other County Levies (total)			0.00%	\$0.00	Other County Levies (total)		
<b>Total (Calendar Year 2025 Budget)</b>	<b>1.455</b>	<b>\$112,091,335.47</b>	<b>100.00%</b>	<b>\$5,326.76</b>	<b>Total ESTIMATED amount to be raised by taxes</b>		<b>\$115,674,594.98</b>
Total Taxable Valuation as of October 1, 2025 <u>\$7,795,251,800.00</u> (To be used to calculate the current year tax rate)					Revenue Anticipated, Excluding Tax Levy <u>19,847,074.64</u>		
Current Year (2026) Average Residential Assessment <u>\$367,443.09</u>					Budget Appropriations, before Reserve for Uncollected Taxes <u>50,576,412.60</u>		
Prior Year (2025) Average Residential Assessment <u>\$366,100.00</u>					Total Non-Municipal Tax Levy <u>\$83,614,999.18</u>		
<b><u>Prior Year to Current Year Comparison</u></b>					Amount to be Raised by Taxes - Before RUT <u>\$114,344,337.14</u>		
<b><u>Comparison - Municipal Purposes Tax Rate</u></b>					Reserve for Uncollected Taxes (RUT) <u>\$1,330,257.84</u>		
Prior Year	Current Year	% Change (+/-)			Total Amount to be Raised by Taxes <u>\$115,674,594.98</u>		
0.385	0.411	6.75%			% of Tax Collections used to Calculate RUT <u>98.85%</u>		
<b><u>Comparison - Municipal Purposes Tax Levy</u></b>					If % used exceeds the actual collection % then reference the statutory exception used <u>40A:4-41c(1) 3 Year Average</u>		
Prior Year	Current Year	% Change (+/-)	\$ Change (+/-)		<b>Tax Collections - ACTUAL as of Prior Year</b>		
\$29,709,393.49	\$32,059,595.80	7.91%	\$2,350,202.31		Total Tax Revenue, Collections CY 2025 <u>111,666,939.59</u>		
<b><u>Comparison - Impact on Avg. Residential Tax Payment (Municipal Purposes Only)</u></b>					Total Tax Levy, CY 2025 <u>113,215,636.08</u>		
Prior Year	Current Year	% Change (+/-)	\$ Change (+/-)		% of Taxes Collected, CY 2025 <u>98.63%</u>		
\$1,409.49	\$1,510.19	7.14%	\$100.71		Delinquent Taxes - December 31, 2025 <u>\$1,299,523.17</u>		

USER FRIENDLY BUDGET SECTION - ANTICIPATED REVENUE SUMMARY (ALL OPERATING FUNDS)

FCOA		% Difference Current vs. Prior Year	\$ Difference Current vs. Prior Year	Total Realized Revenue (Prior Year)	Total Anticipated Revenue (Current Year)	General Budget	Open Space Budget	Arts and Culture Trust Fund	East Water Utility	East Sewer Utility	West Water Utility	West Sewer Utility	Utility
08	Surplus	2.15%	\$101,000.00	\$4,705,000.00	\$4,806,000.00	\$1,556,000.00			\$700,000.00	\$850,000.00	\$900,000.00	\$800,000.00	
08	Local Revenue	-3.81%	(\$684,409.23)	\$17,977,152.23	\$17,292,743.00	\$4,480,651.00			\$3,395,730.00	\$4,099,180.00	\$2,536,171.00	\$2,781,011.00	
09	State Aid (without offsetting appropriation)	0.00%	(\$0.04)	\$3,290,786.04	\$3,290,786.00	\$3,290,786.00							
08	Uniform Construction Code Fees	-0.05%	(\$510.00)	\$995,510.00	\$995,000.00	\$995,000.00							
<b>Special Revenue Items w/ Prior Written Consent</b>													
11	Shared Services Agreements	67.52%	\$143,085.00	\$211,915.00	\$355,000.00	\$355,000.00							
08	Additional Revenue Offset by Appropriations	-0.18%	(\$7,719.90)	\$4,207,719.90	\$4,200,000.00	\$4,200,000.00							
10	Public and Private Revenue	-62.44%	(\$565,068.28)	\$904,914.92	\$339,846.64	\$339,846.64							
08	Other Special Items	-3.66%	(\$127,274.68)	\$3,482,065.68	\$3,354,791.00	\$3,354,791.00							
15	Receipts from Delinquent Taxes	32.16%	\$310,279.77	\$964,720.23	\$1,275,000.00	\$1,275,000.00							
<b>Amount to be raised by taxation</b>													
07	Local Tax for Municipal Purposes	6.06%	\$1,831,862.38	\$30,227,733.42	\$32,059,595.80	\$32,059,595.80							
07	Minimum Library Tax	#DIV/0!	\$0.00		\$0.00								
54	Open Space Levy Tax	#DIV/0!	\$0.00		\$0.00								
56	Arts and Cultural Levy Tax	#DIV/0!	\$0.00		\$0.00								
07	Addition to Local District School Tax	#DIV/0!	\$0.00		\$0.00								
08	Deficit General Budget	#DIV/0!	\$0.00		\$0.00								
	<b>Total</b>	<b>1.50%</b>	<b>\$1,001,245.02</b>	<b>\$66,967,517.42</b>	<b>\$67,968,762.44</b>	<b>\$51,906,670.44</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$4,095,730.00</b>	<b>\$4,949,180.00</b>	<b>\$3,436,171.00</b>	<b>\$3,581,011.00</b>	<b>\$0.00</b>

**USER FRIENDLY BUDGET SECTION - APPROPRIATIONS SUMMARY (ALL OPERATING FUNDS)**

FCOA	Budgeted Positions		% Difference Current v. Prior Year	\$ Difference Current v. Prior Year	Total Modified Appropriation for Service Type (Prior Year)	Total Appropriation for Service Type (Current Year)	General Budget	Public & Private Offsets	Open Space Budget	Arts and Culture Trust Fund	East Water Utility	East Sewer Utility	West Water Utility	West Sewer Utility	Utility	
	Full-Time	Part-Time														
20	General Government		-15.23%	(\$566,226.09)	\$3,718,791.09	\$3,152,565.00	\$3,152,565.00									
21	Land-Use Administration		7.37%	\$25,589.51	\$347,410.49	\$373,000.00	\$373,000.00									
22	Uniform Construction Code		4.04%	\$36,025.24	\$892,354.76	\$928,380.00	\$928,380.00									
23	Insurance		2.98%	\$231,140.21	\$7,760,849.79	\$7,991,990.00	\$7,991,990.00									
25	Public Safety		4.55%	\$818,749.70	\$17,987,628.64	\$18,806,378.34	\$18,806,378.34									
26	Public Works		13.15%	\$2,112,327.00	\$16,062,700.05	\$18,175,027.05	\$4,630,207.05				\$3,324,500.00	\$4,749,180.00	\$2,481,500.00	\$2,989,640.00		
27	Health and Human Services		8.06%	\$13,290.10	\$164,959.90	\$178,250.00	\$178,250.00									
28	Parks and Recreation		1.34%	\$9,537.79	\$713,962.21	\$723,500.00	\$723,500.00									
29	Education (including Library)		#DIV/0!	\$0.00		\$0.00										
30	Unclassified		#DIV/0!	\$100,000.00		\$100,000.00	\$100,000.00									
31	Utilities and Bulk Purchases		2.91%	\$36,961.14	\$1,269,038.86	\$1,306,000.00	\$1,306,000.00									
32	Landfill / Solid Waste Disposal		#DIV/0!	\$0.00		\$0.00										
35	Contingency		#DIV/0!	\$10,000.00		\$10,000.00	\$10,000.00									
36	Statutory Expenditures		2.53%	\$179,641.74	\$7,104,174.26	\$7,283,816.00	\$6,513,816.00				\$195,000.00	\$200,000.00	\$200,000.00	\$175,000.00		
37	Judgements		#DIV/0!	\$0.00		\$0.00										
42	Shared Services		77.50%	\$155,000.00	\$200,000.00	\$355,000.00	\$355,000.00									
43	Court and Public Defender		2.68%	\$13,809.07	\$515,190.93	\$529,000.00	\$529,000.00									
44	Capital		-57.14%	(\$400,000.00)	\$700,000.00	\$300,000.00	\$300,000.00									
45	Debt		-1.36%	(\$72,512.27)	\$5,319,336.27	\$5,246,824.00	\$3,499,552.00				\$576,230.00		\$754,671.00	\$416,371.00		
46	Deferred Charges		186.35%	\$767,118.10	\$411,656.11	\$1,178,774.21	\$1,178,774.21									
48	Debt - Type 1 School District		#DIV/0!	\$0.00		\$0.00										
50	Reserve for Uncollected Taxes		12.68%	\$149,669.40	\$1,180,588.44	\$1,330,257.84	\$1,330,257.84									
55	Surplus General Budget		#DIV/0!	\$0.00		\$0.00										
	<b>Total</b>	0.00	0.00	5.63%	\$3,620,120.64	\$64,348,641.80	\$67,968,762.44	\$51,906,670.44	\$0.00	\$0.00	\$0.00	\$4,095,730.00	\$4,949,180.00	\$3,436,171.00	\$3,581,011.00	\$0.00



**ASSESSED PROPERTY VALUATIONS - EXEMPT PROPERTY - PROPERTY TAX APPEAL DATA**

<b>Property Tax Assessments - Taxable Properties (October 1, 2025 Value)</b>			
	# of Parcels	Assessed Value	% of Total
1 Vacant Land	1,360	\$164,785,500.00	2.11%
2 Residential	16,704	\$6,137,755,200.00	78.74%
3A/3B Farm	47	\$10,659,500.00	0.14%
4A Commercial	144	\$523,961,800.00	6.72%
4B Industrial	10	\$69,527,500.00	0.89%
4C Apartments	32	\$888,562,300.00	11.40%
5A/5B Railroad			0.00%
6A/6B Business Personal Property			0.00%
<b>Total</b>	<b>18,297</b>	<b>\$7,795,251,800.00</b>	<b>100.00%</b>

Average Ratio (%), Assessed to True Value	101.63%
Equalized Valuation, Taxable Properties	\$7,670,227,098.30

Total # of property tax appeals filed in 2025	County Tax Board	144.00
	State Tax Court	13.00

Number of 2025 County Tax Board decisions appealed to Tax Court	5.00
Number of pending property tax appeals in State Tax Court	34.00

Amount paid out by municipality for tax appeals in 2025	\$0.00
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<b>Property Tax Assessments - Exempt Properties (October 1, 2025 Value)</b>			
	# of Parcels	Assessed Value	% of Total
15A Public Schools	6	\$127,798,500.00	7.44%
15B Other Schools			0.00%
15C Public Property	2,272	\$1,232,523,500.00	71.73%
15D Church and Charities	45	\$123,407,500.00	7.18%
15E Cemeteries & Graveyards	3	\$3,772,000.00	0.22%
15F Other Exempt	1,086	\$230,838,800.00	13.43%
<b>Total</b>	<b>3,412</b>	<b>\$1,718,340,300.00</b>	<b>100.00%</b>

Percentage of Exempt vs.  
Non-Exempt Properties 22.04%

**Prior Budget Year's Payments in Lieu of Tax (PILOT) - 5 Year Exemptions/Abatements**

	# of Parcels	PILOT Billing/Revenue	Assessed Value	Taxes if Billed in Full 2025 Total Tax Rate
G Commercial/Industrial Exemption				
I Dwelling Exemption				
J Dwelling Abatement				
K New Dwelling/Conversion Exemption				
L New Dwelling/Conversion Abatement				
N Multiple Dwelling Exemption				
O Multiple Dwelling Abatement				
<b>Total 5 Yr Exemptions/Abatements</b>	<b>0</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>





**USER FRIENDLY BUDGET SECTION  
BUDGETED PERSONNEL COSTS**

Organization / Individuals Eligible for Benefit	# of Full-Time Employees	# of Part-Time Employees	Total Personnel Cost	Base Pay	Overtime and other Compensation	Pension (Estimate)	Health Benefits Net of Cost Share	Employment Taxes and Other Benefits
Governing Body		6.00	112,556.00	\$104,000.00	\$0.00	\$600.00	\$0.00	\$7,956.00
Supervisory Staff (Department Heads & Managers)	35.00	0.00	5,959,390.00	\$4,010,800.00	\$130,000.00	\$722,200.00	\$766,390.00	\$330,000.00
Police Officers (Including Superior Officers)	77.00	3.00	18,751,246.00	\$10,744,169.00	\$700,000.00	\$3,975,350.00	\$1,966,727.00	\$1,365,000.00
Fire Fighters (Including Superior Officers)	2.00	3.00	360,801.00	\$179,910.00	\$25,000.00	\$59,760.00	\$76,131.00	\$20,000.00
All Other Union Employees not listed above	104.00	3.00	11,353,290.00	\$6,169,450.00	\$300,000.00	\$1,675,000.00	\$2,613,840.00	\$595,000.00
All Other Non-Union Employees not listed above	30.00	58.00	4,808,962.00	\$3,850,000.00	\$250,000.00	\$310,000.00	\$93,962.00	\$305,000.00
<b>Totals</b>	<b>248.00</b>	<b>73.00</b>	<b>41,346,245.00</b>	<b>\$25,058,329.00</b>	<b>\$1,405,000.00</b>	<b>\$6,742,910.00</b>	<b>\$5,517,050.00</b>	<b>\$2,622,956.00</b>

Is the Local Government required to comply with N.J.S.A. 11A **(Civil Service)**? - YES or NO

**NO**

Note - **Base Pay** is the annualized rate of pay to which overtime (if eligible) and/or pension is calculated. Either calculation is fine at the discretion of the Local Unit. Overtime and other compensation is any other item that is charged as a salary and wage expense but not included in Base Pay.

**USER FRIENDLY BUDGET SECTION - HEALTH BENEFITS**

	<b>Current Year # of Covered Members (Medical &amp; Rx)</b>	<b>Current Year Annual Cost Estimate per Employee</b>	<b>Total Current Year Cost</b>	<b>Prior Year # of Covered Members (Medical &amp; Rx)</b>	<b>Prior Year Annual Cost per Employee (Average)</b>	<b>Total Prior Year Cost</b>
<b><u>Active Employees - Health Benefits - Annual Cost</u></b>						
Single Coverage	70.00	\$19,800.00	\$1,386,000.00	74.00	\$15,600.00	\$1,154,400.00
Parent & Child	18.00	\$36,000.00	\$648,000.00	20.00	\$28,700.00	\$574,000.00
Employee & Spouse (or Partner)	32.00	\$34,250.00	\$1,096,000.00	29.00	\$33,600.00	\$974,400.00
Family	68.00	\$56,000.00	\$3,808,000.00	72.00	\$42,600.00	\$3,067,200.00
Employee Cost Sharing Contribution (enter as negative - )			(\$1,420,950.00)			(\$1,420,950.00)
<b>Subtotal</b>	<b>188.00</b>		<b>\$5,517,050.00</b>	<b>195.00</b>		<b>\$4,349,050.00</b>
<b><u>Elected Officials - Health Benefits - Annual Cost</u></b>						
Single Coverage			\$0.00			\$0.00
Parent & Child			\$0.00			\$0.00
Employee & Spouse (or Partner)			\$0.00			\$0.00
Family			\$0.00			\$0.00
Employee Cost Sharing Contribution (enter as negative - )						
<b>Subtotal</b>	<b>0.00</b>		<b>\$0.00</b>	<b>0.00</b>		<b>\$0.00</b>
<b><u>Retirees - Health Benefits - Annual Cost</u></b>						
Single Coverage	19	\$21,000.00	\$399,000.00	5	\$18,750.00	\$93,750.00
Parent & Child	1	\$36,620.00	\$36,620.00	1	\$23,600.00	\$23,600.00
Employee & Spouse (or Partner)	9	\$61,100.00	\$549,900.00	9	\$43,500.00	\$391,500.00
Family	21	\$67,400.00	\$1,415,400.00	17	\$49,000.00	\$833,000.00
Employee Cost Sharing Contribution (enter as negative - )			(\$120,000.00)			(\$45,000.00)
<b>Subtotal</b>	<b>50.00</b>		<b>\$2,280,920.00</b>	<b>32.00</b>		<b>\$1,296,850.00</b>
<b>GRAND TOTAL</b>	<b>238.00</b>		<b>\$7,797,970.00</b>	<b>227.00</b>		<b>\$5,645,900.00</b>

Note - other health insurances such as dental and vision are not included in this analysis unless included in the employees total premium. Therefore, the total from this sheet may not agree with the budgeted appropriation.

**Is medical coverage provided by the SHBP (Yes or No)?**

<b>NO</b>
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**Is prescription drug coverage provided by the SHBP (Yes or No)?**

<b>NO</b>
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**USER FRIENDLY BUDGET SECTION - OUTSTANDING DEBT; PER CAPITA AND BUDGET IMPACT**

	Gross Debt	Deductions	Net Debt	Current Year Budget				
				2027 Budget	2028 Budget	All Additional Future Years' Budgets		
Local School Debt	\$7,435,000.00	\$7,435,000.00	\$0.00	Utility Fund - Principal	\$1,100,915.00	\$1,101,000.00	\$1,145,000.00	\$18,555,000.00
Regional School Debt			\$0.00	Utility Fund - Interest	\$656,357.00	\$623,967.00	\$580,066.00	\$4,106,418.00
<b>Utility Fund Debt</b>				Bond Anticipation Notes - Principal				
East Water	\$13,508,999.18	\$13,508,999.18	\$0.00	Bond Anticipation Notes - Interest	\$1,043,150.00			
East Sewer			\$0.00	Bonds - Principal	\$2,241,600.00	\$3,024,000.00	\$3,092,000.00	\$54,520,000.00
West Water	\$18,294,750.00	\$18,294,750.00	\$0.00	Bonds - Interest	\$223,509.00	\$1,338,505.00	\$976,582.00	\$4,702,650.00
West Sewer	\$2,935,000.00	\$2,935,000.00	\$0.00	Loans & Other Debt - Principal	\$35,293.00	\$35,293.00	\$35,293.00	\$91,333.00
			\$0.00	Loans & Other Debt - Interest				
				<b>Total</b>	<b>\$5,300,824.00</b>	<b>\$6,122,765.00</b>	<b>\$5,828,941.00</b>	<b>\$81,975,401.00</b>
<b>Municipal Purposes</b>				<b>Total Principal</b>	<b>\$3,377,808.00</b>	<b>\$4,160,293.00</b>	<b>\$4,272,293.00</b>	<b>\$73,166,333.00</b>
Debt Authorized (BNI)	\$4,911,986.55		\$4,911,986.55	<b>Total Interest</b>	<b>\$1,923,016.00</b>	<b>\$1,962,472.00</b>	<b>\$1,556,648.00</b>	<b>\$8,809,068.00</b>
Notes Outstanding	\$22,146,054.00		\$22,146,054.00	<b>% of Total Current Year Budget</b>	<b>7.80%</b>			
Bonds Outstanding	\$9,875,000.00		\$9,875,000.00					
Loans and Other Debt	\$182,948.07		\$182,948.07					
<b>Total (Current Year)</b>	<b>\$79,289,737.80</b>	<b>\$42,173,749.18</b>	<b>\$37,115,988.62</b>	<b>Description</b>	<b>Debt Not Listed Above</b>			
				Total Guarantees - Governmental				
				Total Guarantees - Other				
				Total Capital/Equipment Leases				
				Total Other				
Population (2020 census)	45,115			<b>Bond Rating</b>	<b>Moody's</b>	<b>Standard &amp; Poors</b>	<b>Fitch</b>	
Per Capita Gross Debt	\$1,757.50			Rating		A+		
Per Capita Net Debt	\$822.70			Year of Last Rating		2026		
3 Year Average Property Valuation		\$7,176,478,526.00		<b>Mark "X" if Municipality has no bond rating</b>				
Net Debt as % of 3 Year Average Property Valuation		0.52%						







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**USER FRIENDLY BUDGET SECTION - Notes**
