

MANCHESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT
REORGANIZATION MEETING

Thursday, January 22, 2026

Manchester Township Municipal Building
1 Colonial Drive, Manchester, NJ

MINUTES OF MEETING

1. The Reorganization Meeting of the Manchester Township Zoning Board of Adjustment was called to order at 6:35 p.m. by the Secretary.
2. This meeting had been duly advertised, filed and posted in accordance with the Open Public Meetings Act.
3. A Pledge of Allegiance and Salute to the Flag followed.
4. Roll Call:
Members Present: W. Cook, D. Tedeschi, B. Hay, G. Apgar, J. Petito, J. Markowski, N. Charlton
Members Absent: G. Georgiano
5. Oaths of Office: N. Charlton
6. The Secretary, acting as temporary Chairperson, called for nominations for Chairperson of the Manchester Township Zoning Board of Adjustment for 2026. W. Cook motioned to nominate Bruce Hay. D. Tedeschi seconded. There were no further nominations.

Roll Call Vote for Bruce Hay to serve as Chairperson for 2026: W. Cook-yes, D. Tedeschi- yes, G. Apgar- yes, J. Petito- yes, J. Markowski- yes, N. Charlton-yes, B. Hay-yes.
6. The Secretary called for nominations for Vice Chairperson of the Manchester Township Zoning Board of Adjustment for 2026. G. Apgar motioned to nominate William Cook. B. Hay seconded. There were no further nominations.

Vote for W. Cook to serve as Vice Chairperson for 2026: G. Apgar- yes, B. Hay- yes, D. Tedeschi- yes, J. Petito-yes, J. Markowski-yes, N. Charlton-yes, W. Cook- yes.
- The Secretary turned the meeting over to Chairman Hay.**
7. Mr. Hay called for the appointment of the Solicitor for one year. W. Cook motioned to nominate Christopher Reid. J. Petito seconded.

Vote for Christopher Reid to serve as Solicitor for 2026: W. Cook-yes, J. Petito- yes, D. Tedeschi- no, G. Apgar- no, J. Markowski- no, N. Charlton- no, B. Hay- no.
Motion Fails.

Mr. Hay called for the appointment of the Solicitor for one year. G. Apgar motioned to nominate Brian Rumpf and Debra Rumpf of Rumpf Law. D. Tedeschi seconded.

Vote for Debra Rumpf to serve as Solicitor for 2026: G. Apgar- yes, D. Tedeschi- yes, W. Cook- no, J. Petito- yes, J. Markowski- yes, N. Charlton- yes, B. Hay- yes.

8. Mr. Hay called for the appointment of the Engineer for one year. W. Cook motioned to nominate Morgan Municipal with Mark Rohmeyer as representative. D. Tedeschi seconded.

Roll Call Vote for Morgan Municipal to serve as Engineer for 2026 with Mark Rohmeyer as Representative at the meetings: W. Cook-yes, D. Tedeschi- yes, G. Apgar- yes, J. Petito-yes, J. Markowski- yes, N. Charlton- yes, B. Hay- yes.

Mr. Hay calls for the Appointment of T&M as Engineer to complete all outstanding applications from 2024 & 2025 and compliance review where required. Motion made by W. Cook and seconded by G. Apgar. Roll Call: W. Cook- yes, G. Apgar-yes, D. Tedeschi-yes, J. Petito- yes, J. Markowski- yes, N. Charlton- yes, B. Hay- yes.

9. Mr. Hay called for the appointment of the Secretary for one year. Mr. Cook motioned to nominate Erin Mathioudakis. B. Hay seconded.

Vote for Erin Mathioudakis to serve as Secretary for 2026: W. Cook-yes, B. Hay-yes, D. Tedeschi- yes, G. Apgar- yes, J. Petito- yes, J. Markowski- yes, N. Charlton- yes.

10. Mr. Hay called for the appointment of Acting Secretary to sign maps for one year. Mr. Cook motioned to nominate Amanda Kisty; D. Tedeschi seconded.

Vote for Amanda Kisty to serve as Acting Secretary to sign maps for 2026: W. Cook-yes, D. Tedeschi- yes, G. Apgar- yes, J. Petito- yes, J. Markowski- yes, N. Charlton- yes, B. Hay- yes,.

11. Mr. Hay called for the adoption of the official newspapers for 2026 the Asbury Park Press and the Newark Star Ledger. W. Cook motioned to adopt the Asbury Park Press and Newark Star Ledger as official newspapers. G. Apgar seconded.

Vote: All in Favor.

12. Mrs. Fazio called for the adoption of the Board's Meeting Schedule for 2026 as follows:

Meeting start time 6:30 P.M.

February 26	May 28	August 27	November 12
March 26	June 25	September 24	December 10
April 23	July 23	October 22	

Said meeting schedule was adopted on motion by W. Cook and seconded by D. Tedeschi seconded.

Vote: All in Favor.

13. Mr. Hay called for approval of membership in the New Jersey Federation of Planning Officials. W. Cook motioned for approval and D. Tedeschi seconded.

Vote: All in Favor.

14. The Reorganization Meeting of the Manchester Township Zoning Board of Adjustment was adjourned at 6:45 p.m. on motion by W. Cook and seconded by D. Tedeschi. All in favor.

Respectfully submitted,

Erin Mathioudakis
Zoning Board Secretary