MANCHESTER TOWNSHIP
REGULAR MEETING MINUTES
July 13, 2026

The regular meeting of the Manchester Township Council was called to order at 6:00 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 Judy Noonan	- present
Councilwoman Michele Zolezi	- present

The Municipal Clerk noted for the record that also present were Attorney Chris Dasti, Administrator Carl Block, Mayor Hankins, Lt. Nazario, Ptl. Yatauro, and CMFO Jeannette Larrison.

FLAG SALUTE

PRESENTATION
Communication Tower Bid Presentation by David Stern of V-Comm

Questions & Comments from Council
Councilman Wallis – If a cell tower was on it, would it change the readings.
Mr. Stern – slightly higher, not much.
Councilwoman Zolezi – clarification, the communication tower reading are 1 to 2% of the standard, household refrigerators are 4-6%. So, we are well below the standard.
Mr. Stern – correct.

Questions & Comments from Public
Karen Perry – Thornbury Lane – in simply terms; what's the purpose and where is it being placed?
Councilwoman Zolezi – located in Whiting located in the wooded area of Roosevelt City off Trenton Avenue and it is strictly a communication tower at this time.

Alice DeVito – 4th Ave. – to Mr. Stern – you worked in Lakewood and Jackson; how many have you done?
Mr. Stern – statewide – over 300.
Alice – do they all look different?
Mr. Stern – sometimes. This is a lattice tower so it will blend in with the trees.

Motion to close public comments was made by Councilman Vaccaro, seconded by Councilwoman Drake and approved by the following roll call: Councilmembers Drake, Vaccaro, Wallis, Noonan, and Zolezi; yea.

#26-293 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING AWARD OF BID# 26-13 HALF MOON HILL RADIO PROJECT
Was approved upon a motion made by Councilman Vaccaro, seconded by Councilwoman Noonan
Roll Call: Councilmembers Drake, Vaccaro, Wallis, Noonan, and Zolezi; yea.

APPROVAL OF MINUTES
The executive and regular meeting minutes from June 22, 2026, were offered upon a motion by Councilman Vaccaro seconded by Councilwoman Noonan and approved by the following roll call vote: Councilmembers Vaccaro, Noonan, and Zolezi; yea. Abstain: Drake, Wallis

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

#26- 294 – Authorizing payment of bills from the Current Fund in the amount of $7,825,855.08 was offered by Councilwoman Noonan seconded by Councilman Vaccaro and approved by the following roll call vote:

Councilmembers Drake, Vaccaro, Wallis, Noonan, and Zolezi; yea. Abstain: Zolezi ck#78481-$769.88 & ck#3063-$138,702.57.

#26- 295 – Authorizing payment of bills from the Eastern Service Area in the amount of $149,366.40 was offered by Councilman Vaccaro seconded by Councilwoman Noonan and approved by the following roll call: Councilmembers Drake, Vaccaro, Wallis, Noonan, and Zolezi; yea. Abstain: Zolezi ck#4479-$1667.22.

#26- 296 – Authorizing payment of bills from the Western Service Area in the amount of $98,928.67 was offered by Councilman Vaccaro seconded by Councilman Wallis and approved by the following roll call: Councilmembers Drake, Vaccaro, Wallis, Noonan, and Zolezi; yea.

ORDINANCES – Second Reading, Public Hearing, and Final Action

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

Council President Zolezi asked for a motion to carry until the August 10th meeting until after the Planning Board meets and reviews.

Councilwoman Drake made a motion to carry seconded by Councilman Vaccaro. Roll Call: Councilmembers Drake, Vaccaro, Wallis, Noonan, and Zolezi; yea.

#26-37 – AN ORDINANCE OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AMENDING SALARY RANGES AND POSITIONS OF NON-BARGAINING UNIT EMPLOYEES

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, Councilwoman Noonan made a motion to close public comments and approve seconded by Councilman Vaccaro. Roll Call: Councilmembers Drake, Vaccaro, Wallis, Noonan, and Zolezi; yea.

ORDINANCES – First Reading & Introduction

#26-38 - ORDINANCE OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, BOND ORDINANCE – EAST AREA WATER UTILITY FOR AN INTERCONNECTION WITH LAKEHURST

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 Councilwoman Noonan. Roll Call: Councilmembers Drake, Vaccaro, Wallis, Noonan, and Zolezi; yea.

Thomas Titus – Augusta Rd. – question, are we sharing water with Lakehurst?
Carl Block – it is an agreement for shared service receiving water from Lakehurst.

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. No comments from the public.

Resolutions #26-297– #26-314 were considered routine by the Manchester Township Council and were enacted by one motion offered by Councilman Vaccaro, seconded by Councilwoman Drake and adopted by the following roll call vote: Councilmembers Drake, Vaccaro, Wallis, Noonan, and Zolezi; yea.

A. GRANTS

#26-297 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, TO ADOPT THE MANCHESTER TOWNSHIP COMMUNITY ENERGY PLAN (CEP) AS PART OF THE NEW JERSEY BOARD OF PUBLIC UTILITIES CEP GRANT PROGRAM

B. PURCHASING

#26-298 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING EXTENSION OF BID AWARD FOR BID# 24-02 TREATMENT PLANT SERVICE FOR WELL NO. 4 TO CALGON CARBON CORPORATION

#26-299 - RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF MANCHESTER AUTHORIZING THE HIRING OF ONLINE TAX SALES VENDOR AS A SOFTWARE APPLICATION AND DATA PROCESSING FOR THE TOWNSHIP OF MANCHESTER THROUGH THE COMPETITIVE CONTRACTING PROCESS

#26- 300 -RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF MANCHESTER AUTHORIZING THE HIRING OF PAYMENT PROCESSING VENDOR AS A SOFTWARE APPLICATION AND DATA PROCESSING FOR THE TOWNSHIP OF MANCHESTER THROUGH THE COMPETITIVE CONTRACTING PROCESS

C. BONDS/ESCROWS

#26-301 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, MAINTENANCE BOND RELEASE POSTED FOR BLOCK 21 / LOTS 621, 622, 1712 (BRENTWOODS ESTATES)

D. APPOINTMENT

#26-302 - RESOLUTION OF THE TOWSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, APPOINTING CONNER YATAURO TO THE POSITION OF EMERGENCY MANAGEMENT COORDINATOR TO THE OFFICE OF EMERGENCY MANAGEMENT IN THE TOWNSHIP OF MANCHESTER

#26-303 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, APPOINTING CHARLES BROOKS TO THE POSITION OF DEPUTY EMERGENCY MANAGEMENT COORDINATOR TO THE OFFICE OF EMERGENCY MANAGEMENT IN THE TOWNSHIP OF MANCHESTER

E. FINANCE

#26-304 -RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY AUTHORIZING THE TAX COLLECTOR TO EXTEND THE GRACE PERIOD FOR THE AUGUST 2026 TAX BILLS

#26-305 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, PROVIDING FOR THE INSERTION OF SPECIAL ITEM OF REVENUE FOR 2025 COMMUNITY DEVELOPMENT BLOCK GRANT

#26-306 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, PROVIDING FOR THE INSERTION OF SPECIAL ITEM OF REVENUE FOR 2025 BULLETPROOF VEST PARTNERSHIP PROGRAM

#26-307 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, PROVIDING FOR THE INSERTION OF SPECIAL ITEM OF REVENUE FOR RECYCLING TONNAGE GRANT

#26-308 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, PROVIDING FOR THE INSERTION OF SPECIAL ITEM OF REVENUE FOR THE TECHNICAL ASSISTANCE GRANT

#26-309 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE MAYOR TO EXECUTE REIMBURSEMENT AGREEMENTS WITH VARIOUS QUALIFIED PRIVATE COMMUNITIES

#26-310 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY AUTHORIZING THE REFUNDS REQUESTED BY THE TAX COLLECTOR

F. MISCELLANEOUS

#26-311 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, ACCEPTING THE CERTIFICATION OF THE DIRECTOR OF PUBLIC WORKS CONCERNING COSTS INCURRED IN THE CLEAN UP OF THE PROPERTY LOCATED AT 450 GLADSTONE (BLOCK 1.86 LOT 1), AND AUTHORIZING THE PLACEMENT OF A LIEN AGAINST SAID PROPERTY FOR SAID COSTS

#26-312 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE RECEIVING OF A DONATION OF A VEHICLE

#26-313 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATEOF NEW JERSEY, AUTHORIZING THE RECEIVING OF A DONATION OF A VEHICLE

#26-314 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, WAIVING THE PERMIT FEES FOR WHITING VOLUNTEER FIRE COMPANY NO. 1

COUNCIL REPORTS:

Ms. Drake – I would like to commend Caitlyn and her staff. Manchester Day went really well and was wonderful. The next couple of weeks Manchester Little League will be having tournaments.

Mr. Vaccaro – Thank you Madam President. 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 6/23 – I attended with Mayor Hankins the high school graduation. 6/24 – senior advisory committee. 6/26- zoning meeting. 6/28 -with Mayor Hankins, Council members Zolezi, Noonan and Drake attended Manchester Day. Caitlyn, staff and all the volunteers did a great job. 6/29 – attended with the BA, Council President Zolezi, and the PW Director the OPA zoom meeting discussing various aspects of the Master Plan. 6/30 – I attended the police retirements. 7/1 – police promotions. 7/2 – with Mayor Hankins attended a 100th birthday at the Havens. 7/7 – along with Council President Zolezi attended the bi-weekly meeting. 7/9 – with Mayor Hankins, Council members Noonan and Drake attended the youth police academy ceremony.

Some quick notes, with bringing in commercial, the Master Plan was revisited and reshaped and the traffic study, we should also address our 10-year energy plan and infrastructure needs. We need to be a catalysis for new businesses coming into town with new tax ratables. Control smart growth while maintaining rural in nature. We should consider an ordinance waiving fees to encourage small businesses to come to town, and we should restart the shop local program.

Lastly, market and attract establishing a much-needed health care village and senior citizen and youth center. Such as a grief counseling senior center. 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 – Mr. Vaccaro covered everything.

Mrs. Noonan – Manchester Day was phenomenal, and the concert was great. The police academy ceremony was great and very important for the children. I am working with NJ Transit. I have a list of every bus stop and we here in Manchester don't have any. I am working on this with NJ Transit. Not all residents have transportation and busing is important to get around. In Jackson they passed an ordinance for property management companies and license registration. I would like to look at that registration for all management companies and oversee commercial real estate and estate properties. Also, myself, mayor, and Council President Zolezi went to the Netflix seminar. I think it is a good idea for income, and it would be good for Manchester.

Ms. Zolezi – Manchester Day was great. Everyone did a wonderful job. I am glad it was moved to Sunday; it was a good decision. I would like to recognize the appointments on tonight's agenda. Councilman Wallis and I are on the Veterans committee. They do a wonderful job. They have flags for veterans you see hanging on poles and at the school and also pavers. We are now under water restrictions. Old and even days. Please don't go to social media for information. Please call the clerk's office for accurate answers. With the hot weather, we have a lot of seniors; please check on neighbors. Remember, be kind.

Mayor Hankins – Manchester Day was a great time. Please check out their concert series.

Carl Block – First, I would like to let you know that Pinelands had their meeting on July 10th and approved our ordinances #26-23, #26-24, #26-31 and 4th round housing plan. In following up on our Master Plan, traffic study will start in September.

PUBLIC:

Susan McKelvey – Liverpool Circle – LVW – I would request a formal clarification of ordinance 101.37, feeding of wildlife. Our HOA has put a ban on bird feeders. They did not accept a letter from the clerk. Your township attorney sent a letter also confirming that bird feeders were not included. At this time, I was told the letter existed and requested a copy of the letter. Our HOA is requesting clarification on record and put in the minutes regarding bird feeders.

Chris Dasti – In the minutes we can confirm the ordinance does not include bird feeders.

Council President Zolezi – for the record, the clerk does represent the council.

Nathalia Gregorio – Coventry Court – LVW – Ordinance 101.37B – Feeding wildlife. Can that be amended to not include bird feeders specifically?

Council President Zolezi – The attorney letter should be acceptable.

Councilman Wallis – if you have a board or management company, it is them you have to speak to.

Gail Agpar – Columbus Blvd. – The programs at Harry Wright Lake were excellent. The recreation people need to rehire FM Band, they were excellent. In regard to the HOA and feeding of animals, it is a big problem. Please stop feeding them.

Councilwoman Noonan – coyotes have been spotted behind village 6. Feeding wildlife is very dangerous with animals.

Donna McGlashon – Medford Rd. – Crestwood Village 6 did a terrible job of removing snow. They did not have enough money in their account, so they charged everyone $150.00 for the snow removal. We were trapped in our homes. If there was an emergency, the fire company or police could not get through. Nothing was shoveled. You should hold back money owed to them.

Chris Dasti – We cannot hold back money.

Mayor Hankins – I know I'm going to win this argument, but when it comes to the fire company, police and EMS they work together, and I have seen the Whiting Fire Company shovel to get through.

Council President Zolezi – Thank you for bringing it to our attention.

Gail Apgar – Columbus Blvd. – I would like to make a statement. We chose to live in a HOA community. That snow was a major storm. They did the best they could. A onetime fee wasn't a lot.

Thomas Titus – Augusta Rd. – Harry Wright Park area is beautiful, but you can't walk some of the trails, they need to be cleaned up. The seniors should be able to go fishing. I'm new to the area and I think the seniors should stop gossiping on Facebook.

Council President Zolezi – thank you for your comments.

Thomas Titus – the seniors need a liaison to go to with issues they are having with their HOA.

EXECUTIVE SESSION

#26- 315 - 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 Noonan made a motion to close public session and go into executive session at 7:27 p.m. seconded by Councilman Vaccaro and approved upon the following roll call: Councilmembers Drake, Vaccaro, Wallis, Zolezi and Conniff, yea.

Councilwoman Noonan made a motion to close executive session at 9:20 pm and return to public meeting, seconded by Councilman Vaccaro and approve upon the following roll call: Councilmembers Vaccaro, Wallis, Zolezi and Conniff, yea. Absent: Drake

ADD ON RESOLUTIONS

#26-316 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, APPROVING SALARY RESOLUTION FOR DEPARTMENT HEADS, DIVISION HEADS UNDER ADMINISTRATION, NON-CONTRACTED STAFF

Councilwoman Noonan made a motion to approve, seconded by Councilman Vaccaro and approved upon the following roll call: Councilmembers Vaccaro, Wallis, Zolezi and Conniff, yea. Absent: Drake

#26-317 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, APPROVING SALARY RESOLUTION FOR POLICE SUPPORT STAFF AIDES

Councilwoman Noonan made a motion to approve, seconded by Councilman Vaccaro and approved upon the following roll call: Councilmembers Vaccaro, Wallis, Zolezi and Conniff, yea. Absent: Drake

There was discussion with CFO regarding capital budget. 4.6 million this year, a little lower next year.

There being no further comments or business to come before Council at this time, motion to adjourn meeting at 9:30 p.m. upon a motion by Councilman Vaccaro, seconded by Councilwoman Noonan and approved by the following Roll call vote: Councilmembers Vaccaro, Wallis, Noonan, and Zolezi; yea. Absent: Drake

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Michele Zolezi
President

Teri Giercyk, RMC/CMC
Municipal Clerk

_7/27/2026___
Date Approved