

**MANCHESTER TOWNSHIP
REGULAR MEETING MINUTES
June 22, 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	- absent
Councilman James Vaccaro	- present
Councilman Craig Wallis	- absent
Councilwoman Judy Noonan	- 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, Lt. Nazario, and CMFO Jeannette Larrison.

FLAG SALUTE

APPROVAL OF MINUTES

The executive and regular meeting minutes from June 8, 2026, were offered upon a motion by Councilwoman Noonan seconded by Councilman Vaccaro and approved by the following roll call vote: Councilmembers Vaccaro, Noonan, and Zolezi; yea. Absent: Drake, Wallis

SUBMISSION OF BILLS

Councilwoman Zolezi stated the bills have reviewed for tonight’s meeting.

#26-279 – Authorizing payment of bills from the Current Fund in the amount of \$3,149,450.29 was offered by Councilman Vaccaro seconded by Councilman Wallis and approved by the following roll call vote: Councilmembers Vaccaro, Noonan, and Zolezi; yea. Absent: Drake, Wallis

#26-280 – Authorizing payment of bills from the Eastern Service Area in the amount of \$139,337.48 was offered by Councilman Vaccaro seconded by Councilwoman Drake and approved by the following roll call: Councilmembers Vaccaro, Noonan, and Zolezi; yea. Absent: Drake, Wallis

#26-281 – Authorizing payment of bills from the Western Service Area in the amount of \$101,413.65 was offered by Councilman Vaccaro seconded by Councilman Wallis and approved by the following roll call: Councilmembers Vaccaro, Noonan, and Zolezi; yea. Absent: Drake, Wallis

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 carry until the August 10th meeting.

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

#26-35 - AN ORDINANCE OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING A SPECIAL EMERGENCY APPROPRIATION TO PROVIDE FUNDING FOR REVISIONS TO THE MASTER PLAN

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

#26-36 – ORDINANCE OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE EXCHANGE OF LANDS (BLOCK 1.328, LOTS 16 & 17 FOR BLOCK 1.312, LOTS 16 & 17) BETWEEN THE TOWNSHIP OF MANCHESTER AND JEFFREY JERMAN PURSUANT TO N.J.S.A. 40A:12-16

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.

Michelle Mandella – 2nd Avenue – What lots are being exchanged?

Carl explained the lots exchanged.

Michelle – will they now be conforming for him now?

Carl – yes, conforming or almost conforming.

Seeing no other comments from public, Councilman Vaccaro made a motion to close public comments and approve seconded by Councilwoman Noonan. Roll Call: Councilmembers Vaccaro, Noonan, and Zolezi; yea. Absent: Drake, Wallis

ORDINANCES – First Reading & Introduction

#26-37 - 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. Councilman Vaccaro made a motion to approve, seconded by Councilwoman Noonan. Roll Call: Councilmembers Vaccaro, Noonan, and Zolezi; yea. Absent: Drake, Wallis

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 #26-282– #26-292 were considered routine by the Manchester Township Council and were enacted by one motion offered by Councilwoman Noonan, seconded by Councilman Vaccaro and adopted by the following roll call vote: Councilmembers Vaccaro, Noonan, and Zolezi; yea. Absent: Drake, Wallis

A. LICENSING

#26-RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, APPROVING RENEWAL OF PLENARY RETAIL DISTRIBUTION LICENSES

#26-RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, APPROVING RENEWAL OF PLENARY RETAIL CONSUMPTION LICENSES

B. PURCHASING

#26- RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING AWARD OF BID# 26-07 WELL 10 REPLACEMENT WSA

C. BONDS/ESCROWS

#26-RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, RELEASING ESCROW AND UTILITY ESCROWS POSTED FOR MULTIPLE PROJECTS

#26-RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, RELEASING ESCROW POSTED FOR BLOCK 79 LOT 14 (103 Central Lane)

D. FINANCE

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

#26-RESOLUTION PROVIDING FOR THE FINANCING OF A SPECIAL EMERGENCY APPROPRIATION OF THE TOWNSHIP OF MANCHESTER, IN THE COUNTY OF OCEAN, NEW JERSEY, BY THE ISSUANCE OF SPECIAL EMERGENCY NOTES OF THE TOWNSHIP

E. MISCELLANEOUS

#26-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

F. CONTRACTS/AGREEMENTS

#26-RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE MAYOR TO SIGN A GENERAL TERMS & CONDITIONS SPONSORSHIP CONTRACT WITH THE BEASLEY MEDIA GROUP, LLC, OWNER AND OPERATOR OF RADIO STATION WJRZ-FM

COUNCIL REPORTS:

Mr. Vaccaro – As always, a warm welcome and thank you for your attendance, and continued interest and concern in our management. As always, we have pride in Manchester Township, your home and residence and the Gemstone of the Jersey Shore aka Gateway of the Jersey Shore.

On 6/15 – I attended with the Business Administrator a meeting at the NJ Advisory office regarding the Master Plan. On 6/16 - I attended the Bi-weekly meeting with President Zolezi. On 6/17 I attended with Judy Noonan the employee appreciation barbeque. 6/17 – Renaissance men's club meeting with Chief Ellis. 6/22 – I attended along with Judy Noonan the CCM meeting which was well attended. A full house. Guest speakers were Mayor Hankins and Carl Block regarding the Master Plan update.

I would like to see a 10-year energy plan review and explore grants for geothermal power. 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!

Ms. Noonan – I attended a 200-club meeting. It is a special club with police and fire. It was an honor to watch the mayor get an award. It takes a special person to be a police officer or fire member. Looking at the future with apartments coming in, we have to look at no bus service. I met with Gavin on his project, and looking at the future, not everyone drives. We should look into buses and bus service. Also, I will be attending a seminar with Netflix for film ready towns. Manchester Township is great place to live.

Ms. Zolezi – Congratulations Mayor on receiving an award from the 200-club. I am the Veterans Committee; I would like to remind people about the flags in the parking lot for veterans. Applications are here if you know a veteran. Manchester Day is this Saturday, also celebrating the 250th Anniversary. There are fireworks at night. The veterans will be there. Lastly, I would like to acknowledge that tomorrow is graduation. Congratulations and be healthy and safe.

Mayor Hankins – With the Veterans Advisory committee, banners at the high school are all graduates who served and passed.

PUBLIC:

Karen Perry – Thornbury Lane – I would like to commend the mayor and especially the EMT’s. I live in Leisure Village West and it is sad that our EMT’s are there every single day. They are very professional. We recently had someone who had a medical emergency, and they were quick and professional.

Judy to Robert Tuckosh come up.

Robert Tuckosh – I am the president of the Koke’s Community Garden for the past two years. I want to thank the mayor and Carl Block. I did not know that our contract expired in October of 2025. They assisted in getting our renewal lease. The garden is 5 acres with 330 gardens. We have 130 gardeners. They all work together well; we had only one gardener dismissed due to his mouth. Thank you.

There being no further comments or business to come before Council at this time, motion to adjourn meeting at 6:31 pm upon a motion by Councilman Vaccaro, seconded by Councilwoman Noonan and approved by the following Roll call vote: Councilmembers Vaccaro, Noonan, and Zolezi; yea. Absent: Drake, Wallis

Michele Zolezi
President

Teri Giercyk, RMC/CMC
Municipal Clerk

7/13/2026
Date Approved