

**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 TOWNSHIP 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, STATE OF 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 Aggar – 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 Aggar – 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

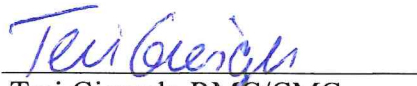
#26-317 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, APPROVING SALARY RESOLUTION FOR POLICE SUPPORT STAFF AIDES

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


Michele Zolezi
President


Teri Giercyk, RMC/CMC
Municipal Clerk

7/27/2026
Date Approved



**MANCHESTER TWP COUNCIL
PRESENTATION FOR
PROPOSED
HALF MOON HILL
SITE**

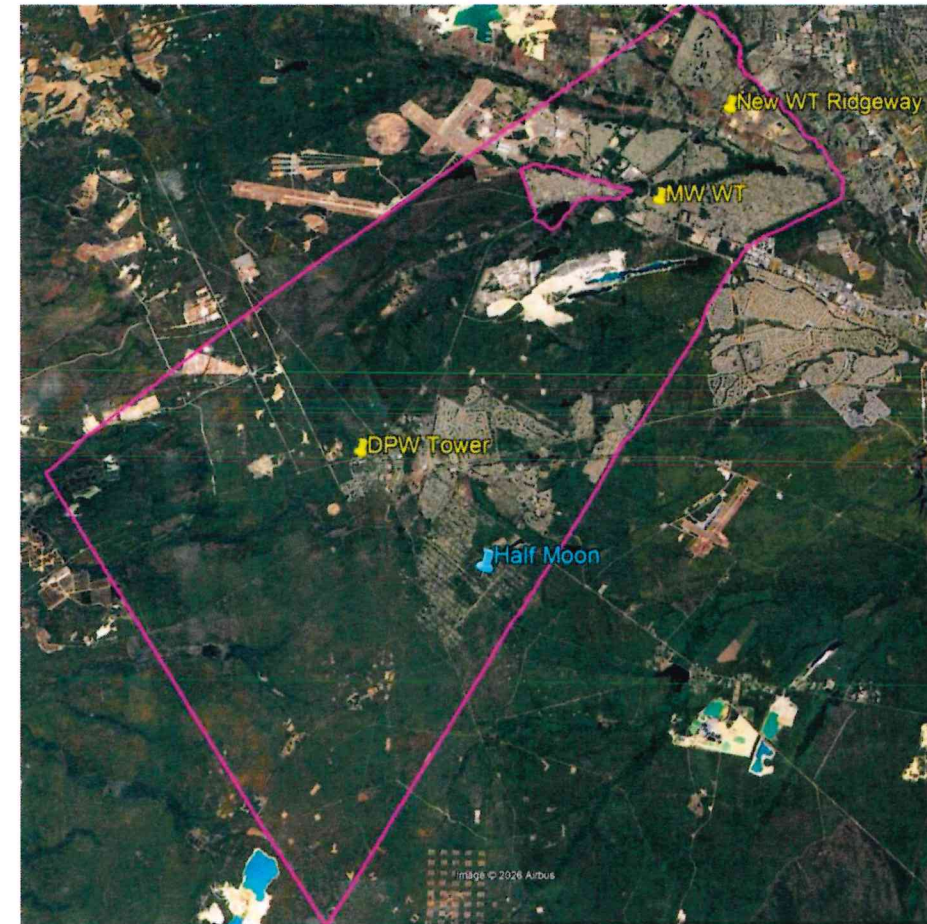
7/13/26

RADIO SYSTEM PROJECT OVERVIEW

- Current Radio System End of Life
 - *Performance Failures, Officer Safety issues*
 - *Parts unavailable*
- After subsequent analysis it was determined affiliation to the State's NJICS system provides:
 - *Greatest short and long-term financial benefit*
 - *Maximizes local interoperability*
 - *Available to all Township agencies*
- Current Status
 - *3 Sites (of 4) Completed*
 - *Agencies cutover to new radio system*
 - *New State-of-the-art 911 Dispatch Center completed and cutover June 2026*

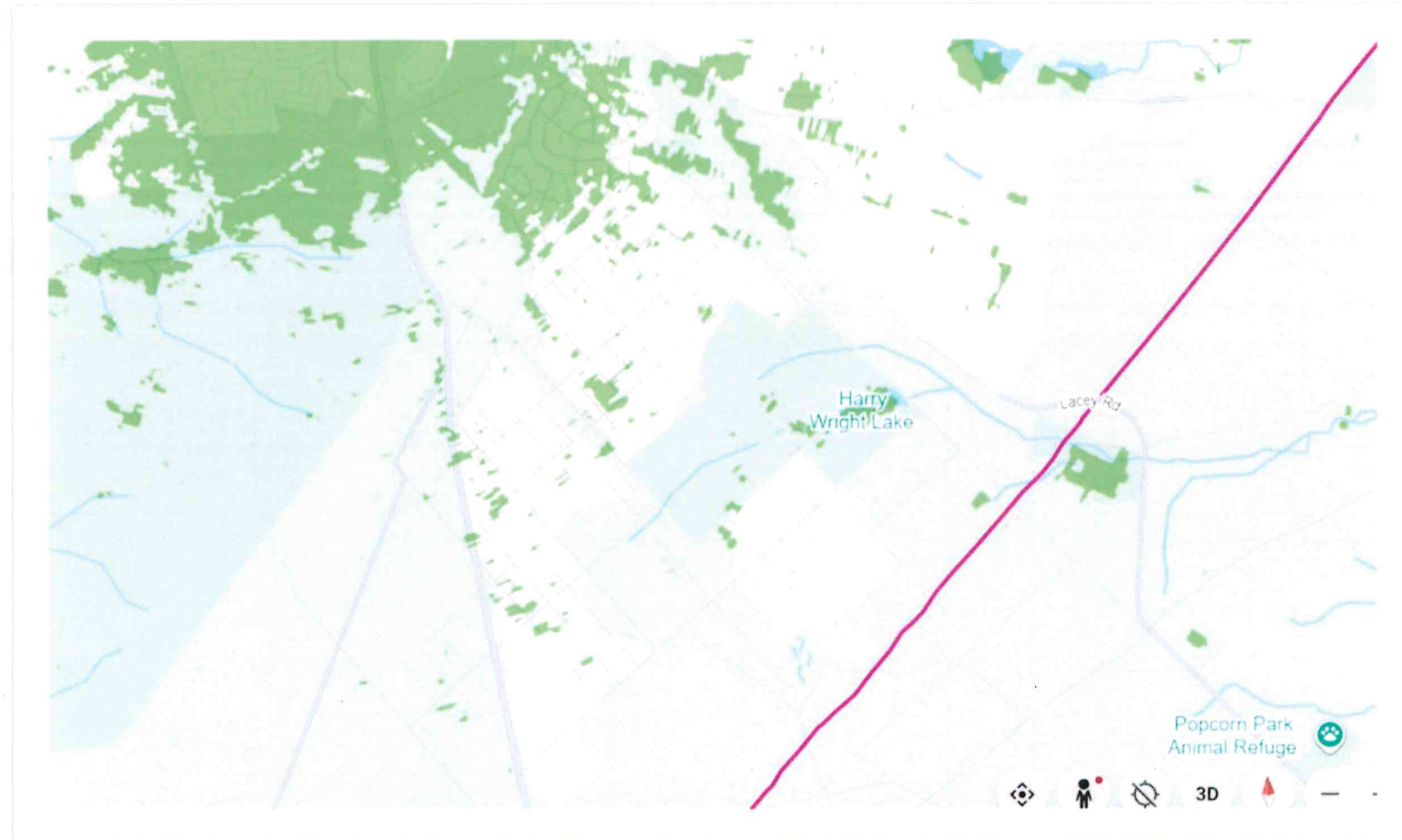
SITE NEED ANALYSIS

- AREA WAS IDENTIFIED AS COVERAGE DEFICIENT
 - Populated Area in southern/eastern portion of Township, near Harry Wright Park
 - Township identified poor coverage area in current UHF based system
 - 700 MHz coverage modeling confirmed need for additional site to achieve reliable coverage to area



HALF MOON COVERAGE ANALYSIS

Area around Half Moon location has gap in-building reliable coverage gap
(Green meets coverage standards)



Pinelands Plan Sites Map

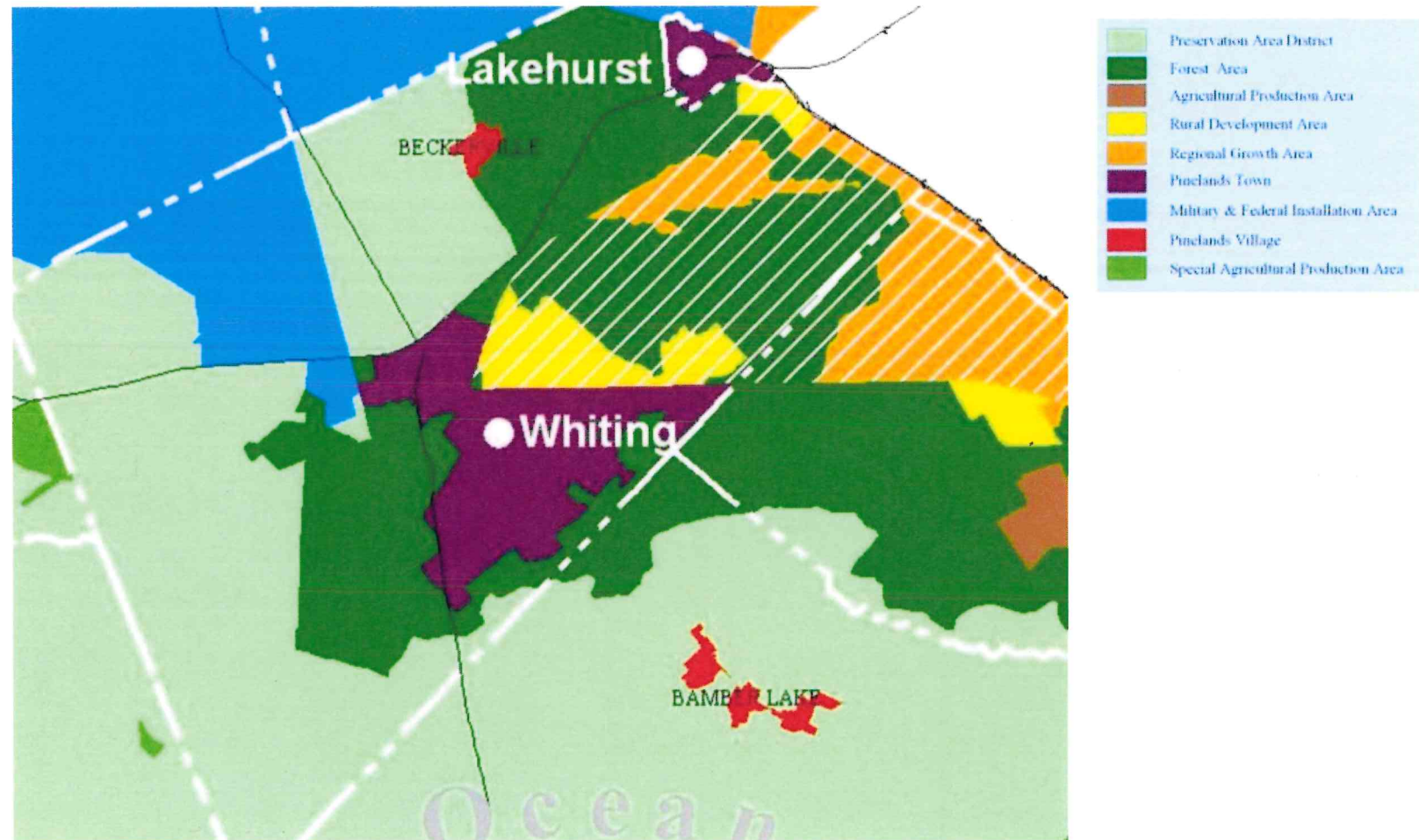
PINELANDS PLAN IDENTIFIES AS KNOWN COVERAGE ISSUE “Ocean 2”



CANDIDATES ANALYSIS

- AREA RESTRICTIONS
 - PINELANDS
 - All new infrastructure subject to Pinelands Plan
 - 2012 Pineland Plans already included site for this vicinity for commercial and public safety use (“Ocean 2”) (note DPW Tower = “Ocean 4”)
 - Pinelands Plan identification of Ocean 2 indicates strong need for infrastructure in area
 - FAA
 - Ocean County Robert J Miller Air Park could influence tower location and height
 - Military Runways could influence tower location and height

Pinelands Land Management Areas



CANDIDATES - Existing

- “Verizon” Tower on Route 530 (Pinewald-Keswick Road) near Township border
 - Township has access rights
 - Site evaluated and did not provide adequate coverage to area of concern
- DPW Tower – Already part of new system, does not provide adequate coverage to area of concern
- No other existing, adequate infrastructure in area

NEW INFRASTRUCTURE REQUIRED TO MEET COVERAGE NEEDS

CANDIDATES - NEW

1. HARRY WRIGHT PARK

- Restricted by Green Acres Acquisition Limitations
- Eliminated from further consideration

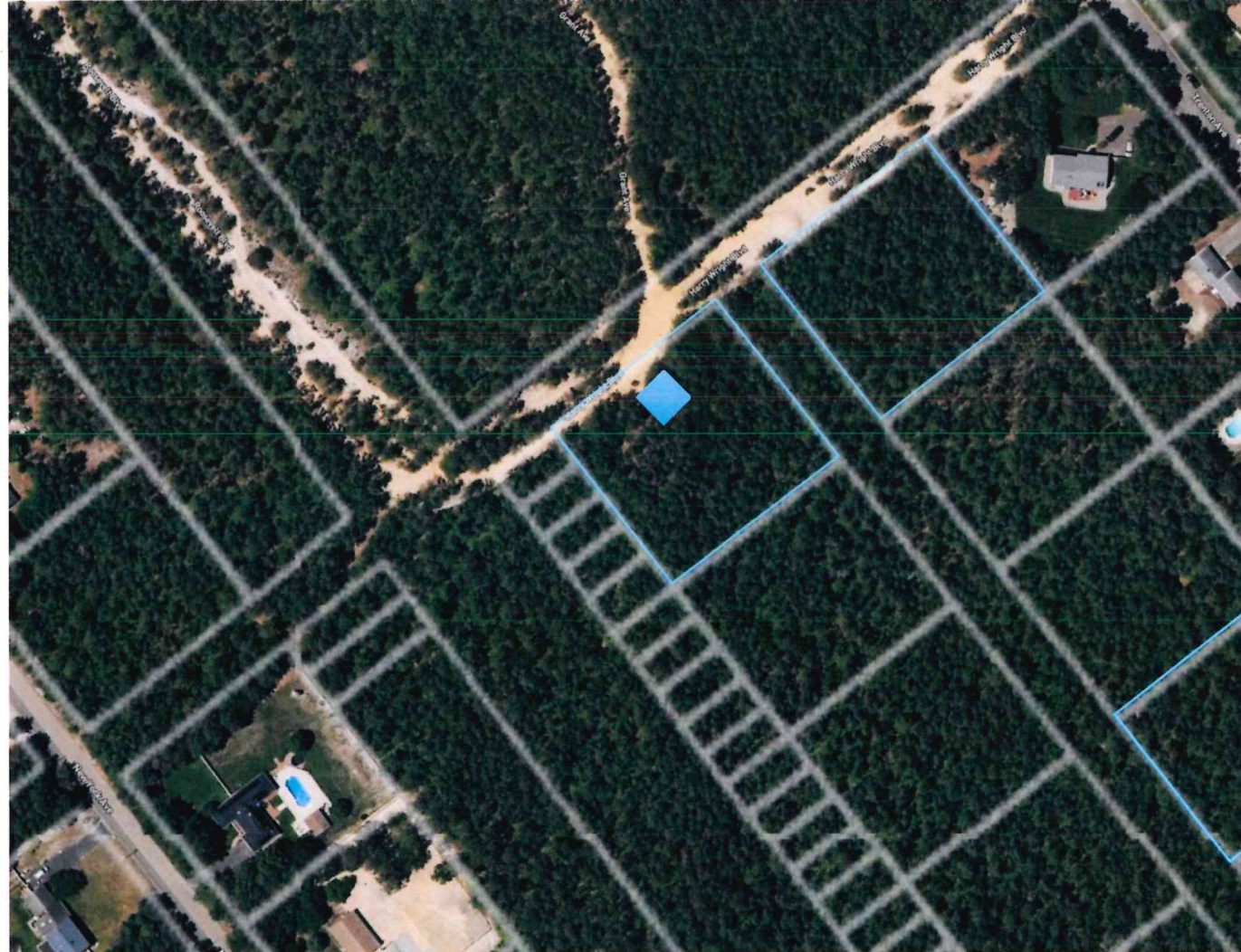


CANDIDATES - NEW

- HALF MOON HILL
 - Township Owned Property - No land lease costs
 - Excellent elevation profile to maximize radio coverage
 - Excellent access
 - Construction access via unimproved roadway off of Roosevelt Blvd
 - Selected location minimizes “driveway” tree removal/disturbance, saves cost
 - Away from existing buildings
 - Between improved roads Trenton Ave and New York Ave
 - Camden Ave = “Paper road” near site
 - ~390’ to nearest occupied lot line
 - ~460’ to nearest residence
 - Utilities service available via Trenton Ave

HALF MOON HILL (con't)

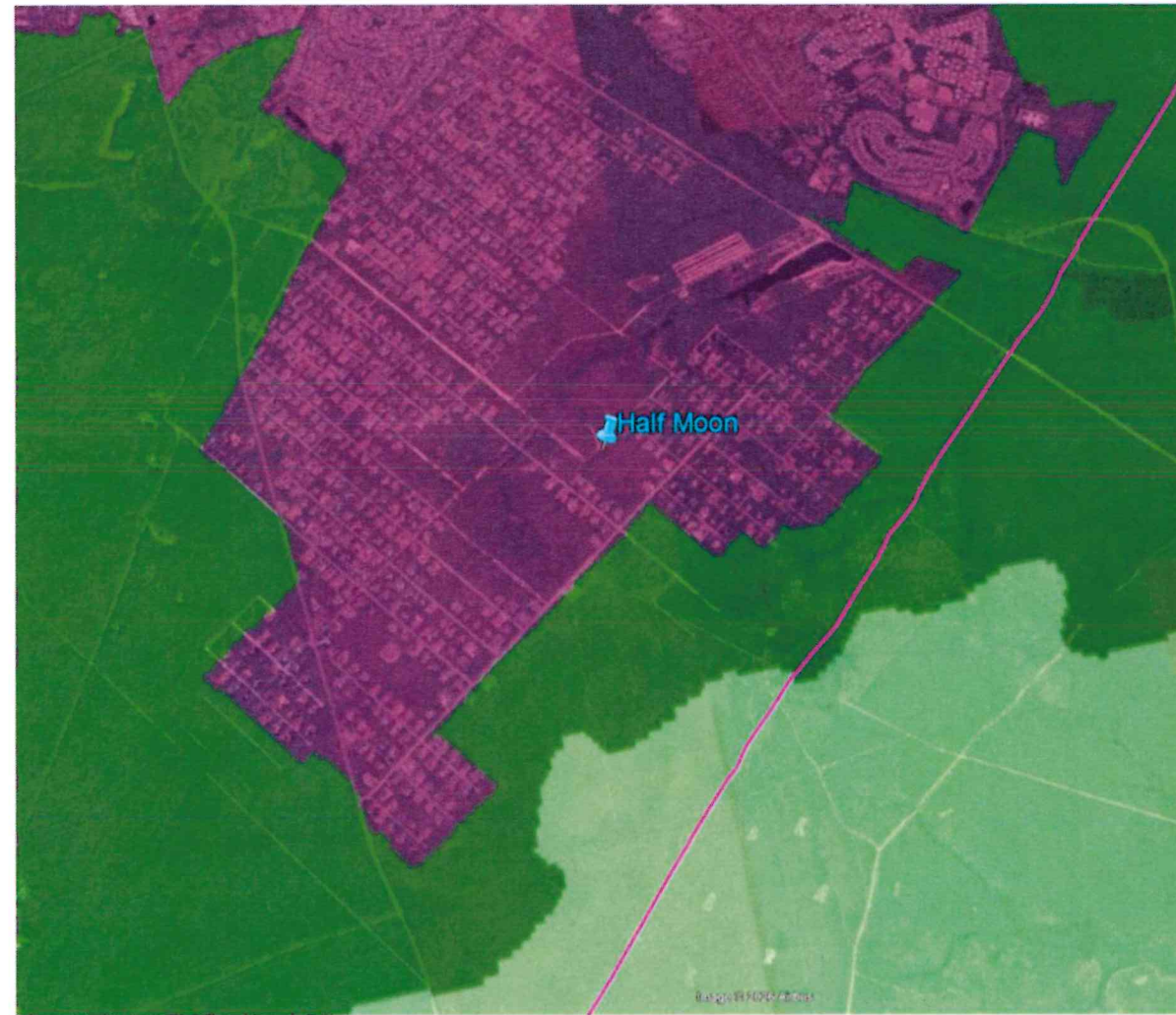
- HALF MOON HILL – PARCEL MAP



CANDIDATES - NEW

- HALF MOON HILL (con't)
 - Pinelands
 - Conforms with Pinelands Plan preferred area for "Ocean 2"
 - Conforms with Pinelands tower development areas, criteria ("Pinelands Town")
 - Application submission completed for Pinelands approval
 - FAA
 - Study executed at Half Moon location
 - FAA "*Determination of No Hazard*" for 170' tower with appurtenances up to 185'

Pinelands Land Management Areas



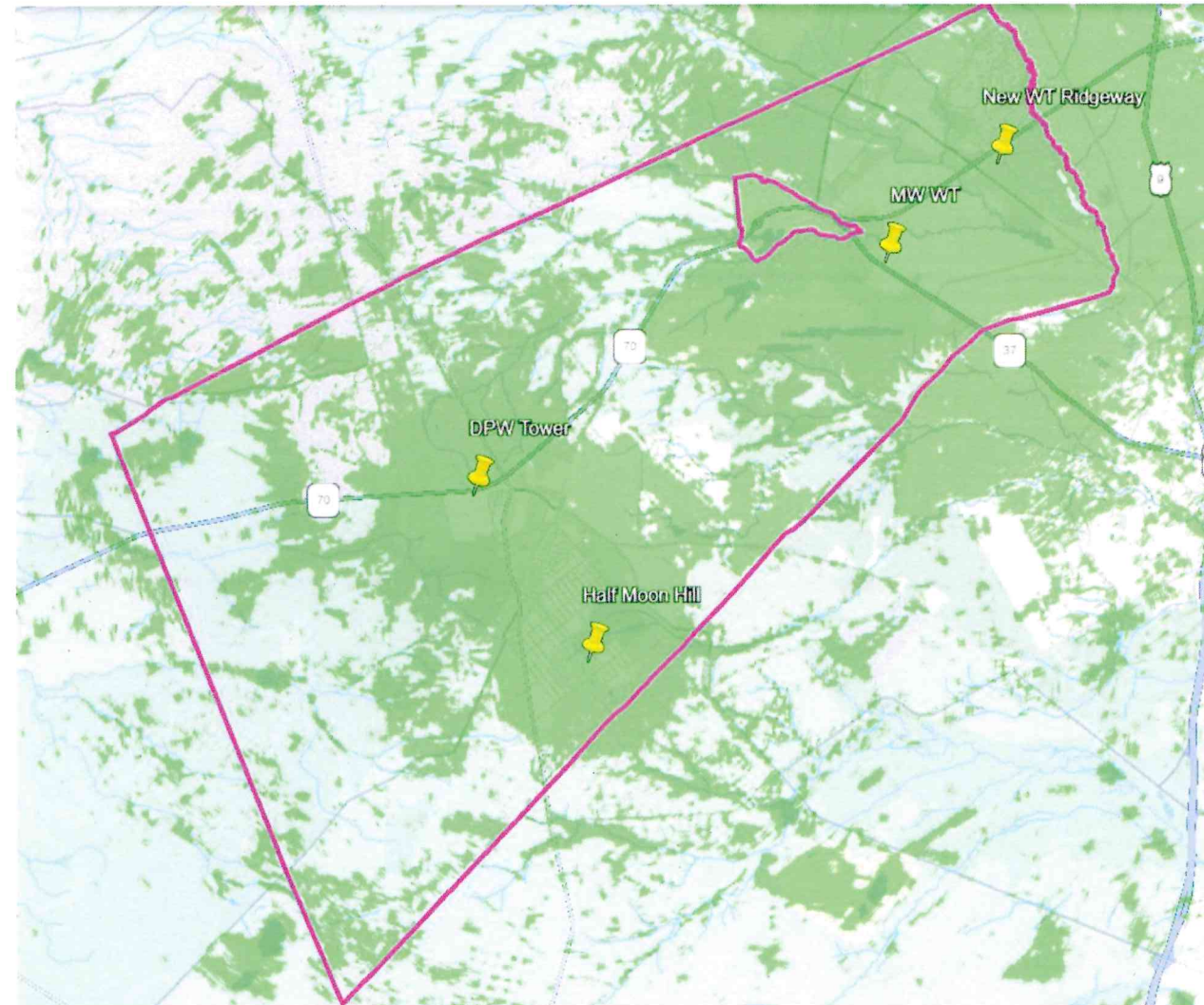
HALF MOON COVERAGE ANALYSIS

Proposed Half Moon Location provides reliable in-building coverage



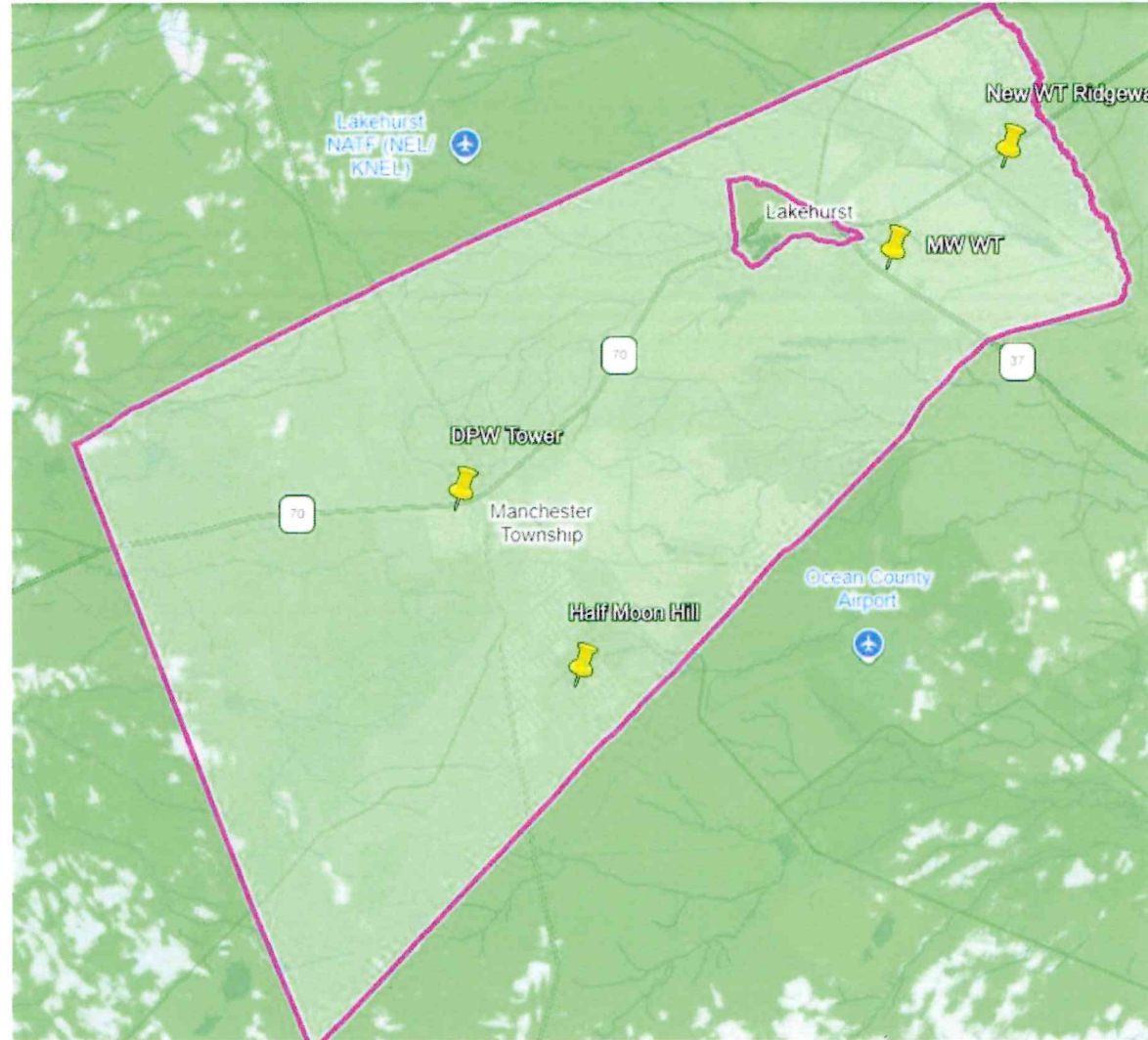
COVERAGE ANALYSIS

- Fulfills radio system portable in-building coverage across Township



COVERAGE ANALYSIS

- Fulfills radio system on-street mobile coverage across Township



HALF MOON HILL - RFE

- RF SAFETY
 - Site located away from existing buildings
 - ~390' to nearest occupied lot line
 - ~460' to nearest residence
 - Between improved roads Trenton Ave and New York Ave
 - Camden Ave = "Paper road" near site
 - 100% compliant with all existing standards (FCC, FDA, OSHA)
 - FCC revisited 1996 Standards in 2019¹; no changes to levels or calculation methodology required
 - RF Energy levels calculated at 0.014% of standard at nearest residence lot boundary
 - Highest level calculated is at 140' feet from the site at 0.028%
 - Please note that both of these values are greater than 3,500 times below the FCC standard for electromagnetic energy exposure
 - Detailed RF Emissions Study developed, provided to Township, and available for review at Township

(1) See FCC Resolution of Notice of Inquiry, Second Report and Order: FCC 19-126

HALF MOON TOWER BID

- BID SCHEDULE
 - 5/11/2026 - Bid Release Date
 - 6/7/2026 - Non-Mandatory bid walk
 - 6/14/2026 – Vendor questions received
 - 6/17/2026 - Vendor questions answered
 - 6/24/2026 - Bids Received



MANCHESTER TOWNSHIP

HALF MOON HILL RF EMISSION STUDY

LOT 30 BLOCK 99.200
1481 CAMDEN AVE
MANCHESTER, NJ 08759

July 7, 2026

V-COMM, L.L.C.
2147 Route 27, Suite 102
Edison, NJ 08817
Tel: 609-655-1200
Fax: 609-409-1927



Executive Summary

V-COMM, L.L.C. has been commissioned by Manchester Township, to ensure that the proposed radio facility complies with Federal Communications Commission (FCC) regulations as required by the Telecommunications Act of 1996. This report will show through the use of FCC prediction that the radio facility in question will be in compliance with all appropriate Federal regulations in regards to Radio Frequency (RF) exposure.

The analysis performed shows that RF exposure on the ground at the base of the tower is below 0.02% of the FCC’s General Public limit. This is 5,000 times below the FCC’s standard, with 100% being compliant.

Case Summary

The proposed Half Moon Hill tower site will have a total of four (4) transmitting antennas mounted to the proposed 170 foot lattice tower located at 1481 Camden Ave, Manchester, NJ. The Manchester Township antennas will be mounted with one (1) antenna at a centerline height of 167 feet above ground level (AGL), and remaining antennae at a centerline height of 125 feet (AGL).

Technical information for the proposed antennas for Manchester Township are listed in Table 1.

Table 1 - Technical Data for proposed Manchester Township antennas

	Proposed 1	Proposed 2	Proposed 3	Proposed 4
Antenna Mfg. and Model #	dbSpectra DS7C06P36D	Radiowaves HP3-11	Radiowaves HP3-11	Radiowaves HP3-11
Antenna Centerline (feet)	167	125	125	125
Orientation (deg. TN)	0	37	66	327
Electrical Downtilt (deg.)	-	-	-	-
TX Power - ERP (Watts)	100	400	400	400
Frequency (MHz)	750	11200	11200	11200
# Carriers	8	2	2	2



The calculated Percent of Maximum Permissible Exposure (%MPE) at a height of 6 feet, which represents a 6-foot-tall person on the ground in the area around the tower is less than 0.02% of the FCC's General Public Limit.

The Percent of Maximum Permissible Exposure (%MPE) was also calculated at specific points of interest around the tower. The points below were evaluated at a height of 24 feet below ground level of the tower. This represents a 6-foot-tall person standing on the ground, which at the distances listed below, is at an elevation of 30 feet below the ground level at base of the tower.

- Nearest Occupied Lot boundary (~390 feet from tower): 0.014% of the FCC's General Public Limit
- Nearest Residential Structure (~460 feet from tower): 0.008% of the FCC's General Public Limit

Please note that both values are more than 7,000 times below the FCC Standard for Electro Magnetic Energy Exposure. With 100% of the standard being compliant.

RF Exposure Prediction Methods

The FCC has established the following equation to calculate the cumulative power density in the far-field region.

$$S = \frac{(1.64) \times (0.64) \times NC \times ERP_{relative}}{\pi \times R^2}$$

$$R = \sqrt{V^2 + \Delta h^2}$$

$$ERP_{relative} = 10^{\left[\frac{10 \times \log(P) + \text{MaxAntennaGain} - \text{Pattern}(\alpha)}{10} \right]}$$

Where:

S = Power Density (milliwatts/cm²)

NC = The number of channel/carriers assigned to the antenna/site

ERP = The maximum Effective Radiated Power of the site (milliwatts)

ERP_{relative} = The Effective Radiated Power taking relative gain and main-beam calculations into account. (milliwatts)

R = The radial distance from antenna to mobile unit (cm)

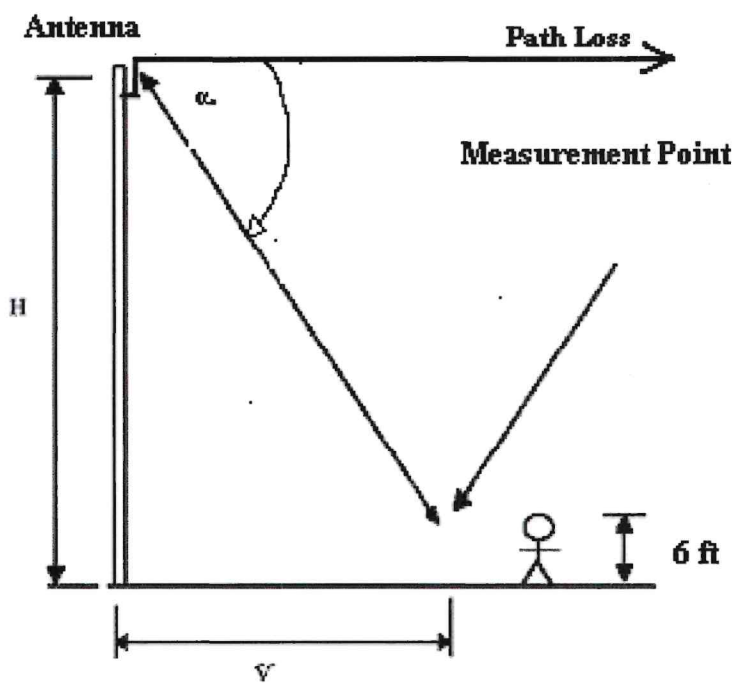
V = The horizontal distance between site and mobile unit (cm)

Δh = The antenna height minus the measurement point (cm)

α = The elevation angle between the main beam of the antenna and any point of reference away from the antenna support structure (degrees)

Pattern (α) = The vertical antenna gain at the specified angle α (dBd)

Max Antenna Gain = The maximum antenna gain (dBd)



Please note that calculations were performed using the techniques and procedures outlined in the FCC OET Bulletin No. 65 with particular emphasis on the pattern of antennas and the number of channels per sector.

Federal Regulations

The licensee planning to operate on the proposed installation falls under the jurisdiction of the FCC. Under the authority granted by the Telecommunications Act of 1996 (and stated in Title 47 CFR, Part 1, Section 1307 b), the FCC has mandated that all FCC licensees must be in compliance with RF Emissions guidelines, as defined in OET Bulletin 65, no later than September 1, 2000.

Additionally, as of 1997 the FCC had already made compliance with OET Bulletin 65, a prerequisite for new Common Carrier station authorization. Applicable standards for this analysis will be discussed below.



State & Local Regulations

The Telecommunications Act of 1996 is the applicable Federal statute in regards to the consideration of environmental effects of RF Emissions during the siting process for wireless facilities. In regards to Common Carrier radio service, the Telecommunications Act of 1996 states the following:

“No state or local government or instrumentality thereof may regulate the placement, construction, and modification of personal wireless service facilities on the basis of the environmental effects of radio frequency emissions to the extent that such facilities comply with the Commission’s regulations concerning such emissions.”

Applicable Standards

“The FCC adopted limits for Maximum Permissible Exposure” (MPE) are generally based on recommended exposure guidelines published by the National Council on Radiation Protection and Measurements (NCRP) in ‘Biological Effects and exposure Criteria for Radiofrequency Electromagnetic Fields,’ NCRP Report No. 114, Sections 17.4.1, 17.4.1.1, 17.4.2 and 17.4.3. Copyright NCRP, 19114, Bethesda, MD 20814.

In the frequency range from 100 MHz to 1500 MHz, exposure limits for power density are also generally based on the MPE limits found in Section 4.1 of, “IEEE Standard for Safety Levels With Respect to Human Exposure to Radio Frequency Electromagnetic Fields, 3 kHz to 300 GHz,” ANSI/IEEE C95.1-1992, Copyright 1992 by the IEEE, Inc., NY, NY 10017, and approved for use as an American National Standard by the American National Standards Institute (ANSI). (Paraphrased from FCC OET Bulletin 65). These limits and prediction methodology were reaffirmed in the latest revision of the IEEE standards, ANSI/IEEE Std C95.1-2005 Copyright 2006 by IEEE, Inc., NY, NY 10016-5997, as well as the FCC Report and Order FCC13-39, dated March 27, 2013.

The FCC has adopted 2 different sets of emission standards. The application of each standard is generally based upon the awareness and training of those people exposed to the RF emissions in question.

An uncontrolled environment implies that the people exposed to the RF emissions either have no knowledge that active transmitters are present, or that they have not been properly trained to work safely around active transmitters.

A controlled environment by definition is an environment where the only people exposed to RF emissions from a site (above those background levels that occur naturally) are aware that they are working near active transmitters, and have been fully trained in working safely around RF emissions. The uncontrolled emission standard is stricter than the controlled emission standard, as can be seen below in Table 2 and Table 3.

Table 2 - Limits for Occupational / Controlled Exposure

Frequency Range (MHz)	Power Density (mw/cm ²)	Averaging Time (minutes)
0.3 – 3	100 *	6
3 – 30	(900/f ²) *	6
30 – 300	1	6
300 – 1500	f/300	6
1500 – 100000	5	6

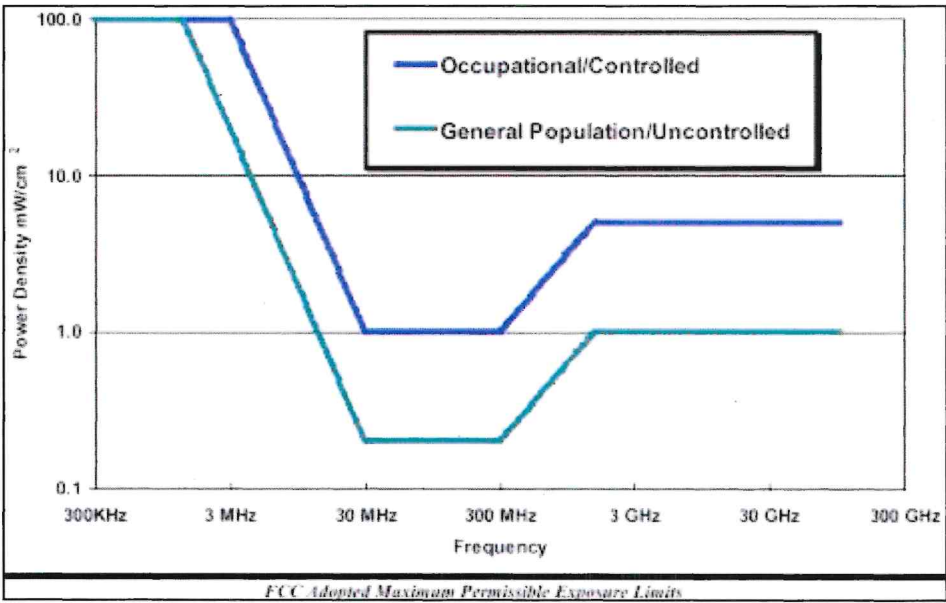
Table 3 - Limits for General Population / Uncontrolled Exposure

Frequency Range (MHz)	Power Density (mw/cm ²)	Averaging Time (minutes)
0.3 - 1.34	100 *	30
1.34 – 30	(180/f ²) *	30
30 – 300	0.2	30
300 – 1500	f/1500	30
1500 – 100000	1	30

Where: f = Frequency in MHz
 * Indicates plane-wave equivalent power density

In general, as specified in 47 C.F.R. 1.1307(b), as amended, when the FCC’s guidelines are exceeded in an accessible area due to the emissions from multiple fixed transmitters, the following policy applies. Actions necessary to bring the area into compliance with the guidelines are the shared responsibility of all licensees whose transmitter’s contribution to the RF environment at the non-complying area exceeds 5% of the exposure limit that applies to their particular transmitter.

The figure below provides a graphical illustration of both the FCC's occupational and general population MPE limits.





CONCLUSIONS

As detailed above, the calculated % of Maximum Permissible Exposure in the area at the base of the tower is well below the FCC's General Public Limit.

Specific points of interest were also analyzed and the calculated % was also well below the FCC's General Public Limit.

Please note that the power densities calculated for this analysis are a worst-case scenario, as it has been assumed that all transmitters are at full power and constantly in continuous operation.



Certification

V-COMM, L.L.C. hereby certifies that the site studied in this analysis complies with FCC mandated RF Emission MPE requirements. V-COMM, L.L.C. also certifies that the above results are based on calculations made using FCC prediction methods, with industry standard assumptions and formulas. All results shown in this report have been reviewed and are accurate within reasonable levels of engineering accuracy.

V-COMM, L.L.C. shall not be held responsible for any inaccuracies in data supplied by the carriers. V-COMM, L.L.C. assumes that all transmitting equipment is operating within FCC Type Accepted specifications. A comprehensive field measurement survey was not performed prior to the generation of this report. If questions arise regarding the calculations herein, V-COMM, L.L.C. recommends that a comprehensive field measurement survey be performed.

A handwritten signature in black ink that reads "Dominic C. Villecco".

Dominic C. Villecco
President, V-COMM, L.L.C.

07/07/2026

A handwritten signature in black ink that reads "David K. Stern".

David K. Stern
Vice President, V-COMM, L.L.C.

07/07/2026