

**MANCHESTER TOWNSHIP
REGULAR MEETING MINUTES
September 14, 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 by Teri Giercyk, Municipal Clerk:

“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

MOMENT OF SILENCE IN REMEMBRANCE OF 9/11

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 Mayor Hankins, Township Attorney Lauren Staiger, Administrator Carl Block, Chief Ellis and other members of the police department, and CMFO Jeannette Larrison.

MAYORAL APPOINTMENT – READ INTO THE RECORD

Mayor appointment read into the records by Teri Giercyk

ZONING BOARD OF ADJUSTMENT:

- 1. Member – NINA CHARLTON (Term expires 12/31/29)**
- 2. Alternate #1 - ROBERT MORRIS (Term expires 12/31/27)**

PROCLAMATIONS

Mayor Joseph Hankins presented a proclamation recognizing National POW/MIA Recognition Day to Roger Greiner, member of the Veteran’s Advisory Committee.

Comments:

Mayor Hankins noted to view the flags in the high school parking lot, as they are former students of Manchester High School that served and died serving our country. This Proclamation is recognition of National POWs and MIAs Recognition Day, where we celebrate our nation's history of brave men and women of the United States Armed Forces.

President Zolezi added observing POW/MIA are particularly meaningful as Manchester Township has a very strong Veteran community. Thank you to all of our Veterans and Military families here in Manchester.

Mayor Joseph Hankins presented a proclamation to the Manchester Township Police Department in honor of National Police women’s Day September 12, 2026. Present to accept the Proclamation were Det. Victoria Guarino, Ptl. Jordan Weed, Ptl. Taylor Schandall, Ptl. Ashley Ventura, SLEO II Rachel Morris.

Comments:

Mayor Hankins recognized the valuable contributions of women who serve in law enforcement, demonstrating extraordinary courage, dedication, professionalism, and service to their community.

President Zolezi recognized women building successful careers in a historically male dominated profession. Thank you for the work you do and commitment to keeping our community safe.

APPROVAL OF MINUTES

The regular and executive session meeting minutes from August 24, 2026, were offered upon a motion by Councilwoman Drake seconded by Councilman Vaccaro and approved by the following roll call vote: Councilmembers Drake, Vaccaro, Noonan, Wallis and Zolezi; yea.

The special meeting minutes from September 2, 2026, noting Councilman Wallace was absent, were offered upon a motion by Councilman Vaccaro seconded by Councilwoman Drake and approved by the following roll call vote: Councilmembers Drake, Vaccaro, Noonan, and Zolezi; yea. Mr. Wallis abstained.

SUBMISSION OF BILLS

Councilwoman Drake stated the bills have been reviewed for tonight's meeting.

#26-398 – Authorizing payment of bills from the Current Fund in the amount of \$8,472,768.99 was offered by Councilman Vaccaro seconded by Councilwoman Drake and approved by the following roll call vote: Councilmembers Drake, Vaccaro, Wallis, Noonan, and Zolezi; yea. Ms. Zolezi abstained from checks #78915 in the amount of \$612.72 and #78916 in the amount of \$857.66.

#26-399 – Authorizing payment of bills from the Eastern Service Area in the amount of \$754,954.02 was offered by Councilman Vaccaro and seconded by Councilwoman Drake and approved by the following roll call vote: Councilmembers Drake, Vaccaro, Wallis, Noonan, and Zolezi; yea. Ms. Zolezi abstained from check #4508 in the amount of \$237.54.

#26-400 – Authorizing payment of bills from the Western Service Area in the amount of \$362,033.11 was offered by Councilman Vaccaro seconded by Councilwoman Drake and approved by the following roll call: Councilmembers Drake, Vaccaro, Wallis, Noonan, and Zolezi; yea. Ms. Zolezi abstained from checks #12294 in the amount of \$154.66 and #12295 in the amount of \$154.66 \$350.24.

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 asked for a motion to carry ordinance until the meeting of October 13, 2026. Councilman Vaccaro made a motion to carry seconded by Councilwoman Noonan. Roll Call: Councilmembers Drake, Vaccaro, Wallis, Noonan, and Zolezi; yea.

#26-44 - AN ORDINANCE OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AMENDING ATTACHMENT 8, THE ZONING MAP SO AS TO ADOPT AN UPDATED COMPLETE MAP OF THE TOWNSHIP

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

President Zolezi thanked Manchester High School for the use of the auditorium and for setting it up.

#26-46 - AN ORDINANCE OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING CHAPTER 245, ENTITLED “LAND USE AND DEVELOPMENT” SO AS TO AMEND SECTION 245-74.1 ENTITLED “MIXED USE DEVELOPMENT”

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

#26-47 - ORDINANCE OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE SALE OF BLOCK 1.61 LOTS 35 & 36 ON THE MUNICIPAL TAX MAP TO JOSEPH AND DEVORA BERGER (1325 THIRD AVENUE, \$145,000)

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

#26-48 – ORDINANCE OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, REPEALING ORDINANCE #25-27 AND AUTHORIZING AN AMENDMENT TO THE REDEVELOPMENT PLAN FOR BLOCK 62, LOTS 30 & 31.01 TO REMOVE DATA CENTERS

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.

Elaine White - Aspen Court – I would like a more specific definition of data center.

Lauren Staiger – By removing these parcels, removes data centers from Manchester as they are not a permitted use in any zones in Manchester.

Natalie Hairrell Southend Court – Thank you for your description but I am still concerned developers will find a loophole.

Lauren Staiger – If it’s prohibited, it applies to the Zoning Board and not allowed in our code. Developers will still need to apply to Planning Board.

Mary Ellen Stafford Drive – Thank you all for the excellent document you prepared, you have been open and hearing us.

Resident Georgia Way – Is there a 20 day period before it’s enforced? Can someone come in during that period?

Lauren Staiger – Yes, but they would have to go through all the application period which is lengthy.

Andrew Powell Beechmont St. – Question about flex warehouses and how they operate in the data center world. If they did put in flex warehouses, what is that definition?

Lauren Staiger – At this point it is not an issue.

Carl Block - any developer has to spell out exactly what they're using to cause usage, back up new supply, or use or anything else, even if it's an odd data set, because it will impact up to whatever we do and whatever you approve.

Pam G. - Swallow St. – Can people possibly come before Zoning Board for variance? How do we know if we don't read the Asbury Park Press?

Ms. Zolezi – The Clerk's Office will have copies available; agendas are available on our website.

Audrey Carmeli Hastings Rd. – Data Centers were originally permitted, what is to stop future Council from reconsidering again or is there an end date?

Lauren Staiger - Future Council can amend an ordinance; we must stay diligent. There is no way to put a minimum amount of years that it has to stay.

Jason Howell Pinelands Alliance – 54 towns have taken this initiative to ban data centers in the Pinelands. Variances can be easy depending on the Zoning Board. It's a smart move to pass a ban. Thank you Mayor and Council for moving forward.

Janet Bernard Daniell Court – This will affect our property values. I witnessed a man near DC on YouTube living near a data center. It hummed all day, 24/7.

Kathleen Jennings Renaissance – To the Township Committee, I live in Renaissance, I express my appreciation for this room. There are several counties that have defined acceptable usage. I have 15, what makes Manchester extra that you don't feel it necessary to take steps to protect our town?

Ms. Zolezi – Data centers are not permitted, period.

Taylor - Maple Ave. New Egypt – Sampling technician for 3 years. Sampling water, air, and soil. Data centers will be coming into the process. We need strong regulations, we need a better defense. These sites will become superfund sites in the future.

Peggy Middough - Churchill Rd – Thank you for the ordinance to repeal. We need a more accurate description. Asking for a formal ban.

Jim -Verona Drive – Thank you all for listening to us. For future, how do we prevent something from getting snuck in?

Ms. Zolezi – It's wonderful to see a full room here at a Council meeting, I implore our residents to be more engaged in attending your planning and zoning and council meetings.

Terry Babyak – Belvedere Drive – I want to know who voted ok to Data Centers. I'm concerned about the back lot of the renaissance. What are they putting there? I see an extremely engaged concerned public attending meetings. As an environmentally protected area, that particular plot, you can pass a ban, and so we have a responsibility, but you have a responsibility as well. And multiple people have given you documents that you can copy that other towns have put in.

Carl Block – Is there any legal break by a local governing body to pass something that would bar any developer from going to the zoning board? The answer is that temporarily you can't do that. It would exceed the power of the local government, and would then be then with the next level of government, which would be a state statute or state regulation.

Lauren Staiger - We need the law to create a statute. We're going to need to make a motion. There's so much we can do. We are looking into everything we can do.

Sid G - If there is ever a consideration of a data center and an investigation made into it, any time we start talking about it publicly, officially, that there may be a look into a data center, you can sure our values of our homes will take a dive. Simple as that.

Lori Davis – C.V.6 – Everyone in this room let this happen. It is our job to attend meetings. Council can only do what we ask them to. We need to show up.

Christopher Lawrence – Ninth Ave. – We have no formal definition, is there anything stopping a developer or somebody build a 51% warehouse, 49% data center, and is the warehouse being the primary use, or is that not a thing? I just want to understand.

Ms. Zolezi – Data centers are not allowed.

Lauren Staiger – They are not permitted.

Max Murphy Brooklyn Ave.- Having that definition just adds extra guardrails.

Denise Fusco Pinebrook Lane – Will residents know if developers repeal/challenge?

Lauren Staiger – It would be a lawsuit.

Donna Renaissance - I worked many years on the board of directors, and was the treasurer. One thing I'll say is that anything that wanted to be done, it had to go through the EPA because of water restrictions. Utilities lost electric. All the gas stations had to have new power generators. A lot of these things now probably need to come from a higher source. We are in the infancy stages of data centers. The government can get involved, the government can do a lot, but it really does need the support of the local communities to get in and make your voice heard.

Karen Argenti – Clearlake Rd.– 2nd page , 2nd paragraph, what does that mean?

Lauren Staiger - Will be removed from redevelopment plan and plan revised. Can't update until ordinance passed.

Karen Argenti – How do we know what will be removed? Generators, solar panels, is this all coming out?

Lauren Staiger - It is all being reviewed.

Karen Argenti – Was the map changed in the redevelopment plan?

Lauren Staiger – I don't have it here.

Karen Argenti – I appreciate the reconsideration, ban data centers like vape stores. Also from the Renaissance, I want to thank you all for putting in the time and listening to the people in the community.

Man Renaissance – Through appeal process, can developers go to the Zoning Board?

Lauren Staiger – yes, they may submit an application.

Man Renaissance – Doesn't this override this?

Lauren Staiger – Municipal law has limitations.

Theresa Fedorczyk– Thornbury Lane – Thank you all, start revisiting global solutions, EPA on how to combat pollution. You're doing 1 piece, others are doing 1 piece that conflicts with what you are doing. We need to develop an end to end plan.

Cindy Triana Newark Ave. – We did ban vape stores, why not data centers? Are they different?

Lauren – Every town is different, statutorily must ban certain things like recreational marijuana. If it is not permitted, it I prohibited.

Kathleen Jennings Renaissance - There is an executive order 14365. You can find it on WhiteHouse.gov. Within 30 days of the date of this order, the Attorney General shall establish an AI litigation task force whose sole responsibility shall be to challenge state AI laws inconsistent with the policies set forth in Section 3 of this order. So, I think if we are waiting for the state to ban AI data centers, we're going to find ourselves in trouble because then the task force can come after us.

Sam Whiting – If we didn't have the council vote yes, we wouldn't be in trouble.

Nastasi – Renaissance – Any justification for putting it in the plan? Is there rationale for taking it out? Just Council saying this is what we want.

Carl Block - The redevelopment plan is based in agreement of contract with the developer.

Ernest V. – Renaissance – These people are doing with what power they have.

Bonnie MacFarland Mallard – If it goes to court and there is a date, could we all attend?

Carl Block – Court rooms are open to the public, yes you could all go. Better that people understand first and don't waste time and taxpayers' money in court.

Gail Apgar Columbus Blvd. - Council planning or zoning get to revote many times. The reasoning anybody would want data center is because of taxes they generate. There's usually 10 people at council meetings, if you don't show up they think everything is ok. Everyone should come all of the time.

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

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.

Taylor New Egypt – Can you tell me what #26-401 is for?

Carl Block – It is chemicals for the Water Department.

Seeing no additional comments, Council President requested a motion to approve items on the consent agenda.

Resolutions #26-401 - #26-422 were considered routine by the Manchester Township Council and were enacted by one motion offered by Councilman Vaccaro, seconded by Councilwoman Noonan and adopted by the following roll call vote: Councilmembers Drake, Vaccaro, Wallis, Noonan, and Zolezi; yea.

A. PURCHASING

#26-401 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE AWARD OF BID 26-21 - CHEMICAL SUPPLY BID TREATMENT PLANTS TO MIRACLE CHEMICAL COMPANY

#26-402 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE AWARD OF BID 26-01 POLICE UNIFORM SUPPLY TO GALLS, LLC

#26-403 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, REJECTING SUBMITTAL FROM R23K, INC. T/A AMERICAN UNIFORM & SUPPLY FOR POLICE UNIFORM SUPPLY BID # 26-01

#26-404 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE AWARD OF BID #26-26 AWARD FOR ELECTRICAL SERVICES TO ELECTRO MAINTENANCE, INC.

B. BONDS/ESCROWS

#26-405 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, RELEASING ESCROWS POSTED FOR BLOCK 1.326 / LOTS 26 & 28

C. FINANCE

#26-406 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE REFUNDS REQUESTED BY THE TAX COLLECTOR

#26-407 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE REFUNDS REQUESTED BY THE TAX COLLECTOR

#26-408 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, REQUESTING PERMISSION FOR THE DEDICATION BY RIDER FOR UNIFORM FIRE SAFETY ACT PENALTY MONIES PER N.J.S.A. 5:70-2.12(F)2 PENALTIES

D. CONTRACTS/AGREEMENTS

#26-409 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE EXECUTION OF A SHARED SERVICES AGREEMENT BETWEEN THE TOWNSHIP OF MANCHESTER AND THE COUNTY OF OCEAN FOR POLICE SERVICES WITH THE OCEAN COUNTY PROSECUTOR’S OFFICE TO FORM A REGIONALIZED SWAT AND CRISIS NEGOTIATION TEAM

#26-410 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AMENDING RESOLUTION #26-218 AUTHORIZING THE EXECUTION OF A SHARED SERVICES AGREEMENT BETWEEN THE TOWNSHIP OF MANCHESTER AND THE

COUNTY OF OCEAN FOR POLICE SERVICES WITH THE OCEAN COUNTY PROSECUTOR'S OFFICE, HIGH TECH CRIME UNIT (HTCU)

#26-411 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE EXECUTION OF THE THIRD AMENDMENT TO THE REDEVELOPMENT AGREEMENT WITH 2065 HIGHWAY 37 OWNERS, LLC

E. MISCELLANEOUS

#26-412 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE RELEASE OF A LIEN AT 585B KEVIN COURT

#26-413 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING AFFORDABILITY ASSISTANCE GRANT WITH THE OWNER OF AN AFFORDABLE HOUSING UNIT

#26-414 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING AFFORDABILITY ASSISTANCE GRANT WITH THE OWNER OF AN AFFORDABLE HOUSING UNIT

#26-415 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING AFFORDABILITY ASSISTANCE GRANT WITH THE OWNER OF AN AFFORDABLE HOUSING UNIT

#26-416 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING AFFORDABILITY ASSISTANCE GRANT WITH THE OWNER OF AN AFFORDABLE HOUSING UNIT

#26-417 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING AFFORDABILITY ASSISTANCE GRANT WITH THE OWNER OF AN AFFORDABLE HOUSING UNIT

#26-418 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING AFFORDABILITY ASSISTANCE GRANT WITH THE OWNER OF AN AFFORDABLE HOUSING UNIT

#26-419 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING AFFORDABILITY ASSISTANCE GRANT WITH THE OWNER OF AN AFFORDABLE HOUSING UNIT

#26-420 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING AFFORDABILITY ASSISTANCE GRANT WITH THE OWNER OF AN AFFORDABLE HOUSING UNIT

#26-421 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING AFFORDABILITY ASSISTANCE GRANT WITH THE OWNER OF AN AFFORDABLE HOUSING UNIT

#26-422 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING AFFORDABILITY ASSISTANCE GRANT WITH THE OWNER OF AN AFFORDABLE HOUSING UNIT

COUNCIL REPORTS:

Ms. Drake – The Environmental Commission is hosting Manchester Township Earth Day Clean-Up on November 14th from 9am – 11am starting at the Manchester Football Fields and November 21st from 9am – 11am starting at Harry Lake Wright Park. Please come out and get involved and help. Whiting Volunteer Fire Company is having a pasta dinner on October 18th for \$25. There will be music and dancing Thank you, Mayor, for attending the 50th St. Elizabeth Church Anniversary.

Mr. Vaccaro – A warm welcome to everyone, thank you for your continued concern and interest that you've shown. Continue to think positively of our community. On 8/24 C. Block and I attended a meeting with various members of NJ Law. On 8/26 O.P.A. zoom discussing and clarifying various aspects of the Mater Plan. On 8/27 I attended the zoning meeting. On 9/8 along with President Zolezi attended the bi-weekly meeting to discuss items for this evening's meeting. 9/9 attended a Planning Board of Adjustment meeting and next month I will have a report on that. On 9/11 with President Zolezi and Councilwoman Drake, we attended the 25th Anniversary of 9/11 ceremony at town hall, it was a very emotional ceremony. I want to thank everyone who helped in making our ceremony a huge success. Caitlyn Sloan, Director of Recreation and her staff, Chief Ellis, and the Manchester Township Police /EMS/Fire. Also, the ROTC color guard in making our ceremony a huge success. Remember one act of kindness can put a smile on someone's face. Kindness is contagious. May God Bless America and the residents of Manchester Township.

Mr. Wallis – To find out things that are happening, it is on our agenda which can be found on our website or the Clerk's office. Karen will also let you know. We can't sneak anything in, they have to go through the planning and application process.

Ms. Noonan – As Council Members, we really do pay attention. Nobody was at council meetings, I'm so proud to have all of you here. I met with the DCA. Engaging the state is very important. We need to have a stronger voice, you have a voice, you need to be heard. They listen. People want to build; they want to make money. The DCA is doing a great job helping so many people with services, we have serious problems with people who cannot pay their bills. I'm glad to be here, I love our female officers.

Ms. Zolezi – Thank you for those that are here. Thank you again to the school district for allowing us and making provisions for us. On the 9/11 Memorial service, I can't believe it's been 25 years. Thank you for the moment of silence. The days following 9/11 we were all Americans; we all loved each other. Stay respectful to one another in Manchester. Thank you to the Manchester Police Department and their color guard as well as the High School and the ROTC. School is back in session and buses back on the road, please take extra care. Thank you to our Veterans and congratulations on the Proclamation. And congratulations to our Law Enforcement Women of the Manchester Police Department.

Mayor Hankins – You've mentioned Verizon removing all of the copper lines and it's my understanding we need to improve the cell service.

Carl Block – The high-resolution digital map is what the Planning Commission requested. It is an upgrade of the zoning map we have had online. We are trying to expand the knowledge base. And to further that along, as we mentioned, the master plan will be starting. We'll be doing 4th quarter this year, 1st quarter next year. There will be shortly about a dozen traffic cams at the busiest intersections. They are cameras that will be camera trips by our traffic consultant, dynamic for the master plan.

Chief Ellis - We appreciate you coming out and being part of this. Thank you for being respectful to the officers and the council. They're here for you. They listen to you, and we appreciate that. Thank you again for the proclamation for the women in law enforcement. We have five women officers. That's the most in our history, and they are awesome. They do a great job for you. Thank you.

PUBLIC:

Nina Charlton Rockingham Way – When is the master plan starting? How can we become more involved?

Carl Block – The traffic study I mentioned is part of that, after the 1st of the year it will start being available on the website. Please come to public meetings, have your voice heard. The Zoning and Planning Board, Environmental Commission-those are places you need to come out and voice your opinion.

Bonnie MacFarland Mallard St. - Are we reviewing the master plan to make it an undeveloped area and actually keep it open space? Would that be a possibility?

Carl Block - Could the county or the town that purchased that property and develop that area? There is currently a contract between the developer and the owner. Stavola is the owner and Active Acquisitions the developer. They have a contract, and full approval for a warehouse complex. The only way you can only keep it open space now is to buy it. That's the ultimate answer on any piece of property you want to permanently preserve and have nothing on there.

Cynthia Higgins Ridgeway Blvd. – You can feel vibrations from 6 miles away from Data Centers. We need to develop a more stringent policy for water/environment. This will deter data center development.

Maureen Globber Toms River – Chris Smith said it's up to us to call Congress, the time to stop is now. Thank you for your transparency and for letting us voice our concerns.

Karen Argenti Clearlake Rd – I'm happy to hear about zoom meeting, webinars are good, we can listen to what's going on. It would be a great service for us.

Gail Hoffman– Riverpointe Community - I'm wondering if we have an update on the testing and part of the builder that LLC that purchased on that property, the telephone polls all along Ridgeway Blvd. There's a lot of stuff going on Sundays

Mayor Hankins – With regard to electricity and JCP&L equipment, the power equipment upgrades has been since we had two outages in Whiting; around Christmas time for the last two years. Since then, we've had meetings with JCP&L. They've also identified the Ridgeway area as an area in dire need of some upgrades. So those poles that you see have switches on them now. And they're able to switch power. That was done because we lack infrastructure. They were able to throw switches and supply the east end of Manchester Township with the substation out in Whiting because of these upgrades that were made available.

Pat Swallow St. – I called the County recreation on park infrastructure for walking area in parks, they are really needed. That was a year ago. Secondly, a possible cell tower in the park? My community across Hope Chael Rd in Jackson has no service.

Bonnie MacFarland Malland St. – Cell service is non-existing. They are taking away land lines-no reception.

Gail Apgar Columbus Blvd – We have military, will electronic AI buildings interrupt any planes or helicopters?

Max Murphy Brooklyn Ave. – Last meeting I brought a resolution, I'm not sure if you had time to pursue it.

Cythia Triana Newark Ave. – There's no land lines, no receptions, what's the plan?

Carl Block – Pinelands has limitations on land use and locations of towers.

Lauren Staiger – They have a consultant that takes inventory of land uses.

Cythia Triana Newark Ave. – Webinars and zoom would be appreciated.

Alice Devito 4th Avenue – Commented on the discontinuation of Verizon landline service.

#26-423 – 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

Councilman Vaccaro made a motion to go into executive session at 8:36 p.m. seconded by Councilwoman Noonan and approved upon the following roll call: Councilmembers Drake, Vaccaro, Wallis, Noonan, and Zolezi; yea.

Councilwoman Noonan made a motion to close executive session at 9:34 pm and return to public meeting, seconded by Councilwoman Drake and approved upon the following roll call: Councilmembers Drake Vaccaro, Wallis, and Zolezi; yea.

Councilwoman Drake made a motion to reconvene to regular session at 9:35 pm; seconded by Councilwoman Noonan and approved upon the following roll call: Councilmembers Drake Vaccaro, Wallis, and Zolezi; yea.

Councilman Vaccaro made a motion to add resolution and approve #26-424 to the agenda, seconded by Councilwoman Drake and approved by the following roll call: Councilmembers Drake, Vaccaro, Wallis, Noonan and Zolezi; yea.

#26-424 – RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE EXECUTION OF A SHARED SERVICES AGREEMENT WITH THE TOWNSHIP OF JACKSON

There being no further comments or business to come before Council at this time, motion to adjourn meeting at 9:35 p.m. upon a motion by Councilman Vaccaro, seconded by Councilwoman Drake and approved by the following Roll call vote: Councilmembers Drake, Noonan, and Vaccaro; yea. Absent: Wallis, Zolezi.

Michele Zolezi
Council President

Teri Giercyk, RMC/CMC
Municipal Clerk

9/28/2026
Date Approved