

DRAFT

MANCHESTER TOWNSHIP
NOTICE OF CHANGE OF MEETING LOCATION

NOTICE IS HEREBY GIVEN, in accordance with the Open Public Meetings Act, that the Regular Meeting of the Manchester Township Council scheduled for Monday, September 14, 2026 at 6:00 p.m. will be held at **Manchester Township High School, 101 Hawks Way, Manchester, NJ 08759**, instead of the Court Room, 1 Colonial Dr., Manchester, NJ 08759. The meeting time remains unchanged. Formal action will be taken.

Teri Giercyk RMC/CMC
Municipal Clerk

POSTED ON WEBSITE 9/4/2026 TLG



DRAFT

**MANCHESTER TOWNSHIP
COUNCIL MEETING AGENDA
SEPTEMBER 14, 2026
6:00 PM**

1. CALL TO ORDER

2. STATEMENT

Adequate notice of this meeting was provided in accordance with the Open Public Meetings Act, pursuant to Public Law 1975, Chapter 231. Said notice was advertised in the Asbury Park Press, Star Ledger and was posted in the lobby of the municipal building.

3. FLAG SALUTE

4. ROLL CALL

5. MAYORAL APPOINTMENTS - READ INTO THE RECORD

Appointments to the Zoning Board

6. PROCLAMATIONS

Recognizing National POW/MIA Recognition Day

Honoring September 12, 2026 as National Police Women's Day

7. APPROVAL OF MINUTES

Regular and Executive Meeting Minutes – August 24, 2026

Special Meeting Minutes – September 2, 2026

8. SUBMISSION OF BILLS

#26-398 Current Fund

#26-399 Utility Fund – ESA

#26-400 Utility Fund – WSA

9. ORDINANCES - Second Reading, Public Hearing and Final Action

#26-9 Repealing Ordinance #24-40 in its Entirety

#26-44 Amending Attachment 8, The Zoning Map So as to Adopt an Updated

#26-46 Amending and Supplementing Chapter 245, Entitled “Land Use and Development” so as to Amend Section 245-74.1 Entitled “Mixed Use Development”

#26-47 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)

#26-48 Repealing Ordinance #25-27 and Authorizing an Amendment to the Redevelopment Plan for Block 62, Lots 30 & 31.01 to Remove Data Centers

10. RESOLUTIONS: 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.

A. PURCHASING

#26-401 Authorizing the Award of Bid #26-21 – Chemical Supply Bid Treatment Plants to Miracle Chemical Company

#26-402 Authorizing the Award of Bid #26-01 Police Uniform Supply to Galls, LLC

#26-403 Rejecting Submittal from R23K, Inc. t/a American Uniform & Supply for Police Uniform Supply Bid #26-01

#26-404 Authorizing the Award of Bid #26-26 Award for Electrical Services to Electro Maintenance, Inc.

B. BONDS/ESCROWS

#26-405 Releasing of Escrow Posted for Block 1.326 Lots 26 & 28

C. FINANCE

#26-406 Authorizing the Refunds Requested by the Tax Collector

#26-407 Authorizing the Refunds Requested by the Tax Collector

#26-408 Requesting Permission for the Dedication by Rider for Uniform Fire Safety Act Penalty Monies Per NJSA 5:70-2.12(f)2 Penalties

D. CONTRACTS/AGREEMENTS

#26-409 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 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)

DRAFT

#26-411 Authorizing the Execution of the Third Amendment to the Redevelopment Agreement with 2065 Highway 37 Owners, LLC

E. MISCELLANEOUS

#26-412 Authorizing the Release of a Lien at 585B Kevin Court

#26-413 Authorizing Affordability Assistance Grant with the Owner of an Affordable Housing Unit

#26-414 Authorizing Affordability Assistance Grant with the Owner of an Affordable Housing Unit

#26-415 Authorizing Affordability Assistance Grant with the Owner of an Affordable Housing Unit

#26-416 Authorizing Affordability Assistance Grant with the Owner of an Affordable Housing Unit

#26-417 Authorizing Affordability Assistance Grant with the Owner of an Affordable Housing Unit

#26-418 Authorizing Affordability Assistance Grant with the Owner of an Affordable Housing Unit

#26-419 Authorizing Affordability Assistance Grant with the Owner of an Affordable Housing Unit

#26-420 Authorizing Affordability Assistance Grant with the Owner of an Affordable Housing Unit

#26-421 Authorizing Affordability Assistance Grant with the Owner of an Affordable Housing Unit

#26-422 Authorizing Affordability Assistance Grant with the Owner of an Affordable Housing Unit

11. BUDGET AMENDMENT

#26-423 Budget Amendment

12. REPORTS

13. PUBLIC COMMENT

14. EXECUTIVE SESSION

#26-424 Executive Session – Contract Negotiations and Litigation

15. ADJOURNMENT

TOWNSHIP OF MANCHESTER

PROCLAMATION

DRAFT



Recognizing National POW/MIA Recognition Day

WHEREAS, throughout our nation's history, brave men and women of the United States Armed Force have answered the call to defend the freedoms we hold dear, often at tremendous personal sacrifice; and

WHEREAS, thousands of American service members have been held as prisoners of war, and thousands more remain missing in action from conflicts including World War II, the Korean War, the Vietnam War, the Cold War, and the Gulf Wars, their fates unresolved and their families left without answers; and

WHEREAS, National POW/MIA Recognition Day is observed each year to honor the service and sacrifice of American prisoners of war and those still missing in action, and to renew our nation's commitment to achieving the fullest possible accounting of these missing service members; and

WHEREAS, the black and white POW/MIA flag stands as a solemn reminder of the duty we owe to those who have not returned home, and of the families who continue to wait for word of their loved ones; and

WHEREAS, the residents of Manchester Township join with communities across the State of New Jersey and the United States in expressing profound gratitude to all prisoners of war and those missing in action and in extending heartfelt support to their families;

NOW, THEREFORE, I, Joseph Hankins, Mayor of Manchester Township, along with the Township Council, do hereby proclaim

September 18, 2026

as

NATIONAL POW/MIA RECOGNITION DAY

in Manchester Township and call upon all residents to pause in remembrance of the sacrifices made by our nation's prisoners of war and those missing in action, to fly the POW/MIA flag in their honor, and to keep faith with their families until the fullest possible accounting of our missing has been achieved.

A handwritten signature in cursive script, reading "Joseph Hankins".

Joseph Hankins

Mayor, Manchester Township

TOWNSHIP OF MANCHESTER

PROCLAMATION

DRAFT

Honoring September 12, 2026 as National Police Women's Day

WHEREAS, the Township of Manchester recognizes the invaluable contributions of women who serve in law enforcement, upholding the law and protecting the safety and well-being of our residents; and

WHEREAS, women in policing have demonstrated extraordinary courage, dedication, and professionalism in service to their communities, often overcoming significant barriers to build distinguished careers in law enforcement; and

WHEREAS, National Police Women's Day, observed annually on September 12th, commemorates the anniversary of the appointment of the first woman to serve with full arrest powers in American law enforcement, and celebrates the ongoing achievements of policewomen nationwide; and

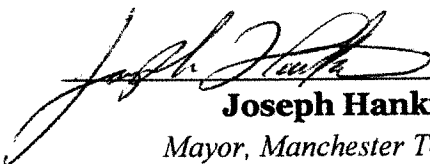
WHEREAS, the women who serve within the Manchester Township Police Department and in law enforcement agencies across our nation embody the values of integrity, bravery, and selfless service, working tirelessly to protect and serve our community around the clock; and

WHEREAS, it is fitting and proper that the Township of Manchester recognize the sacrifices, dedication, and accomplishments of policewomen who enhance the safety and quality of life for all residents;

NOW, THEREFORE, BE IT PROCLAIMED, that I, Joseph Hankins, Mayor of Manchester Township, along with the Township Council, do hereby proclaim September 12, 2026, as:

National Police Women's Day

in the Township of Manchester, and encourage all residents to join in recognizing and honoring the outstanding women who serve in law enforcement for their unwavering commitment to public safety and service.



Joseph Hankins

Mayor, Manchester Township

26-398
September 14, 2026

DRAFT

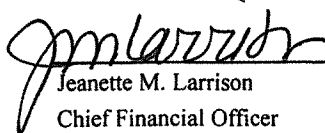
**RESOLUTION AUTHORIZING PAYMENT OF BILLS
MANCHESTER TOWNSHIP, NEW JERSEY**

BE IT RESOLVED by the Township Council of the Township of Manchester that the following bills on the list hereto be paid; the Chief Financial Officer is hereby authorized and directed to draw checks for the payment of same as and when funds are available.

SUMMARY

Current Fund	\$	8,053,329.15
Capital Fund	\$	327,158.95
Escrows	\$	26,429.85
Affordable Housing Trust Fund	\$	37,363.50
Animal Control Fund	\$	
Drug Enforcement Fund	\$	
General Trust	\$	
NJ Forfeiture	\$	
N.J. Unemployment Trust	\$	
Public Assistance Discretionary Trust	\$	
Public Assistance Trust Fund I	\$	
Municipal Alliance Discretionary Trust	\$	
Manchester Day Trust Fund	\$	
Public Defender Trust Fund	\$	
Recreation Trust Fund	\$	3,542.62
Reserve for Accumulated Absence	\$	
Open Space Trust Fund	\$	24,944.92
Manchester - Lakehurst Borough Construction Code Fund	\$	
	\$	<u><u>8,472,768.99</u></u>

CERTIFICATION:


Jeanette M. Larrison
Chief Financial Officer

Signed: _____

Michele Zolezi
Council President

Teri Giercyk
Township Clerk

BILL LIST ADDENDUM

26-398

September 14, 2026

DRAFT**General Capital**

\$0.00

CURRENT FUND

Payroll week ending 9/25/26

Manchester Board of Ed
NJ SolutionsSeptember 2026 Current and Debt Service
September Active and Retiree MedicalWire 4,975,575.19
Wire 350,913.28

\$ 5,326,488.47

EscrowsColliers Engineering & Design
Coronato Law
T&M Associates
CME Associates
Morgan EngineeringVarious Developer Escrows
Various Developer Escrows
Various Developer Escrows
Various Developer Escrows
Various Developer EscrowsChk#3328 153.75
Chk#3329 513.00
Chk#3330 344.00
Chk#3331 2,638.50
Chk#3332 22,780.60

\$ 26,429.85

OPEN SPACE

September 10, 2026
09:19 AM

MANCHESTER TOWNSHIP
Check Register By Check Date

DRAFT Page No: 1

Range of Checking Accts: 01 CURRENT to 01 CURRENT Range of Check Dates: 08/25/26 to 09/14/26
Report Type: All Checks Report Format: Condensed Check Type: Computer: Y Manual: Y Dir Deposit: Y

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num	Contract
PO #		Description				
01 CURRENT		Current Fund Account				
78859	08/25/26	LEXIN005 LEXINGTON INSURANCE COMPANY			11349 (Replacement of: 01 CURRENT	78635)
26-01374		OCEAN HOLDINGS,LLC	10,306.28			
78860	08/27/26	MANCH130 TOWNSHIP OF MANCHESTER PAYROLL		08/28/26	11423	
26-01683		CURRENT PAY 18	977,538.98			
78861	08/28/26	ANDRE035 ANDREA TUIITE		08/28/26	11449	
V2600954		REL RES 26-325 ACCT 10071	550.00			
78862	09/09/26	NJMOT005 NJ MOTOR VEHICLE COMMISSION			11455	
26-01383		Title for Donated Vehicle	60.00			
78999	09/10/26	MANCH130 TOWNSHIP OF MANCHESTER PAYROLL			11471	
26-01756		CURRENT PAY 19	981,534.95			
78863	09/14/26	ACCUR005 ACCURATE TOWING			11470	
26-00342		TOWING SERVICES	130.00			
78864	09/14/26	ACTIO030 ACTION UNIFORM CO LLC			11470	
26-01423		Police Uniforms and Equipment	994.00			
78865	09/14/26	AMANJ005 AMANJ			11470	
26-01591		Annual Assessors Meeting	80.00			
78866	09/14/26	AMAZON01 AMAZON CAPITAL SERVICES INC			11470	
26-01348		Misc Supplies	389.20			
26-01397		PERS buttons	2,546.55			
26-01531		Personnel Supplies/EE Folders	299.62			
26-01571		office supplies-1125273099-464	180.59			
26-01592		Scotch Tape	20.99			
26-01595		court room hdmi cables	55.08			
26-01648		water fountain filters/folders	212.62			
26-01652		part to repair fountain Sr out	52.92			
26-01664		monitor desk mount	32.89			
			3,790.46			
78867	09/14/26	AMERI065 AMERICAN WEAR, INC.			11470	
26-01219		UNIFORMS FOR DPW CREW & MECHS	2,117.27			
26-01344		Uniform rental/cleaning 3 mon	341.45			
			2,458.72			
78868	09/14/26	ANIMA015 ANIMAL DAMAGE CONTROL SYS. LLC			11470	
26-00365		Goose Control Agreement	6,120.00			
78869	09/14/26	ARCHE025 ARCHER & GREINER PC AS TRUSTEE			11470	
V2601104		REFUND STATE TAX COURT APPEAL	97,863.51			
78870	09/14/26	ARMAN005 ARMANDO V. RICCIO,LLC			11470	
V2601139		AUGUST LABOR COUNSEL	11,817.00			

September 10, 2026
09:19 AM

MANCHESTER TOWNSHIP
Check Register By Check Date

DRAFT Page No: 2

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
PO #		Description			Contract
01	CURRENT	Current Fund Account	Continued		
78871	09/14/26	ATLAS005 ATLAS WELDING SUPPLY CO. INC.			11470
26-01156		WELDING SUPPLIES	102.30		
78872	09/14/26	ATTMO005 AT&T MOBILITY			11470
V2601133		PHONE SVC 28732213210X09012026	10,036.62		
78873	09/14/26	AVAFL005 AVA FLOCKHART			11470
V2601101		LIFEGUARD CERT 1/2 REIMBURSE	250.00		
78874	09/14/26	BLAZE005 BLAZE EMERGENCY EQUIP CO LLC			11470
26-01329		PM 548 Ambulance	1,427.03		
26-01409		542 PM	3,351.29		
26-01503		76-13 Replacement Batteries	1,203.98		
26-01514		547 Blower Motor Replacement	715.49		
26-01549		541 PM And battery replacement	1,235.33		
26-01564		3311 Repump Test & Valve	1,817.00		
26-01570		Ladder Repair FD	400.69		
26-01609		546 Sensor Replacement	1,383.30		
26-01614		76-11 Gas & Guage Repairs	1,776.85		
26-01615		547 PM	907.50		
			14,218.46		
78875	09/14/26	BLOOD005 BLOODGOOD LAW ENFORCEMENT			11470
26-01540		Police Training Courses	780.00		
78876	09/14/26	BLUEM005 BLUE MOUNTAIN DISTRIBUTORS LLC			11470
26-00433		WATER FOR VARIOUS DEPARTMENTS	198.83		
78877	09/14/26	BONNI015 BONNIE R. PETERSON ATTY AT LAW			11470
V2601094		MUNICIPAL PROSECUTOR	3,800.00		
78878	09/14/26	BOUND005 BOUND TREE MEDICAL, LLC			11470
26-00713		Medical Supplies	649.70		
78879	09/14/26	BRIGH005 BRIGHT HARBOR HEALTHCARE			11470
26-01678		Bright Harbor PD Q1 & Q2	17,500.00		
78880	09/14/26	BUILD005 BUILDER'S GENERAL SUPPLY CO IN			11470
26-00157		FOR BUILDING MATERIAL/MAINT.	43.77		
26-01115		FOR PARK/BUILDING REPAIR/MAINT	131.97		
26-01393		Counter Top for Lobby	775.00		
			950.74		
78881	09/14/26	CAMPB020 CAMPBELL FREIGHTLINER, LLC			11470
26-01298		LARGE TRUCK MAINTENANCE	1,203.13		
78882	09/14/26	CASIN005 CASINO PIER			11470
26-00653		2026 Camp Adventure Trips	1,036.00		
78883	09/14/26	CASSO005 CASSONE LEASING INC			11470
26-00651		2026 Trailer Rental	2,748.00		

September 10, 2026
09:19 AM

MANCHESTER TOWNSHIP
Check Register By Check Date

Page No: 3
DRAFT

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
PO #		Description			Contract
01	CURRENT	Current Fund Account	Continued		
78884	09/14/26	CEDAR010 CEDAR GLEN LAKES, INC			11470
	V2600812	2025 MUNICIPAL SERVICES ACT	17,721.75		
78885	09/14/26	CEDAR015 CEDAR GLEN WEST, INC.			11470
	V2600813	2025 MUNICIPAL SERVICES ACT	7,002.14		
78886	09/14/26	CELEB005 CELEBRITY MOTORS OF TOMS RIVER			11470
	26-01278	VEHICLE REPAIR/MAINT. PARTS	139.98		
	26-01381	vehicle repairs/maintenance	1,628.88		
	26-01487	SEAT REPAIR PARTS FOR PD#41/60	915.16		
			<u>2,684.02</u>		
78887	09/14/26	CENTR010 CENTRAL JERSEY HEALTH INS.			11470
	V2601132	DENTAL INS. SEPTEMBER 2026	22,544.50		
78888	09/14/26	CERTI025 CERTIFIED SPEEDOMETER SERV INC			11470
	26-01560	Speedometer Calibrations	480.00		
78889	09/14/26	CHERR005 CHERRY VALLEY TRACTOR SALES			11470
	26-00925	*ASAP* TRACTOR MAINTENANCE	82.59		
78890	09/14/26	CIVIC005 CIVIC PLUS, LLC			11470
	26-01424	Public Records Compliance Fees	5,663.70		
	26-01443	July 2026-July 2027 subscript	5,663.70		
			<u>11,327.40</u>		
78891	09/14/26	CMEAS005 CME ASSOCIATES			11470
	26-01238	STORMWATER CONTROL ORDINANCE	3,650.50		
	26-01239	LOT CONSOLIDATION SURVEY	664.30		
	26-01408	SURVEY/SUB DIVISION QUARRY RD	21,119.50		
	V2601111	ENGINEERING SERVICES	3,236.75		
	V2601113	ENGINEERING SERVICES	1,862.00		
			<u>30,533.05</u>		
78892	09/14/26	COLLI005 COLLIER ENGINEERING & DESIGN			11470
	25000897	GRANTS CONSULTING SERVICES	1,000.00		
	25001641	NJBPU Community Energy Plan	569.50		
	V2601109	ENGINEERING SERVICES	13,493.10		
	V2601112	PINE LAKE DAM MCT0098	2,938.75		
			<u>18,001.35</u>		
78893	09/14/26	COMCA015 COMCAST BUSINESS			11470
	V2601119	CABLE SVC ACCT 939042865	3,491.28		
78894	09/14/26	COMCA015 COMCAST BUSINESS			11470
	V2601120	CABLE SVC ACCT# 903863873	419.66		
78895	09/14/26	COMCA025 COMCAST			11470
	V2601126	CABLE SVC 8499 05 196 0465114	123.74		
78896	09/14/26	COMCA025 COMCAST			11470
	V2601127	CABLE SVC 8499 05 196 0173684	589.63		

September 10, 2026
09:19 AM

MANCHESTER TOWNSHIP
Check Register By Check Date

Page No: 4

DRAFT

Check #	Check Date	Vendor	Reconciled/Void	Ref Num
PO #	Description	Amount Paid	Contract	
01 CURRENT	Current Fund Account	Continued		
78897 09/14/26	COMCA025 COMCAST		11470	
V2601128	CABLE SVC 8499 05 196 0282378	328.65		
78898 09/14/26	COMCA025 COMCAST		11470	
V2601129	CABLE SVC 8499 05 196 0194565	252.94		
78899 09/14/26	COMCA025 COMCAST		11470	
V2601130	CABLE SVC 8499 05 196 0266280	563.43		
78900 09/14/26	CORON020 CORONIS HEALTH I, LLC		11470	
26-01677	Medical Billing July	25,940.45		
78901 09/14/26	COUNT060 COUNTY OF OCEAN		11470	
V2601069	5% LONG TERM TAX EXEMPTION PMT	2,593.54		
78902 09/14/26	COUNT065 COUNTY OF OCEAN		11470	
26-01153	TRUCK AND PAD WASHES	185.00		
78903 09/14/26	CRANE005 CRANEY INTERPRETING SERVICES		11470	
26-00353	BLANKET FOR INTERPERTING SERVI	140.00		
78904 09/14/26	CREST001 CRESTWOOD VILLAGE 5		11470	
V2600823	2025 MUNICIPAL SERVICES ACT	15,171.69		
78905 09/14/26	CREST025 CRESTWOOD VILLAGE CO-OP 1		11470	
V2600819	2025 MUNICIPAL SERVICES ACT	13,842.08		
78906 09/14/26	CREST030 CRESTWOOD VILLAGE CO-OP 3		11470	
V2600821	2025 MUNICIPAL SERVICES ACT	13,958.99		
78907 09/14/26	CREST075 CRESTON HYDRAULICS, INC		11470	
26-01167	REPAIR PARTS PW #25 DUMP TRK	406.53		
78908 09/14/26	CUSTO010 CUSTOM-BANDAG, INC.		11470	
26-00421	Fleet parts for maint/repairs	56.00		
26-01271	*ASAP* BLANKET FOR TIRES	914.00		
26-01489	TIRES FOR EMS FLEET	1,283.96		
		2,253.96		
78909 09/14/26	DASTI020 DASTI & STAIGER, PC		11470	
V2601106	TOWNSHIP ATTORNEY AUGUST	17,395.59		
78910 09/14/26	DELAG005 DE LAGE LANDEN		11470	
26-00400	POSTAGE EQUIPMENT RENTAL	205.42		
78911 09/14/26	DELLC005 DELL COMPUTER CORP.		11470	
26-01612	Computer/Monitors	1,293.92		
78912 09/14/26	DENNI035 DENNIS CLEARY		11470	
V2601068	EYEWEAR REIMBURSEMENT	225.00		

September 10, 2026
09:19 AM

MANCHESTER TOWNSHIP
Check Register By Check Date

Page No: 5
DRAFT

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
PO #		Description			Contract
01	CURRENT	Current Fund Account	Continued		
78913	09/14/26	DIANA005 DIANA SANCHEZ			11470
		V2601100 LIFEGUARD CERT 1/2 REIMBURSE	250.00		
78914	09/14/26	DUPLI005 DUPLITRON, INC.			11470
		26-01701 BLANKET PO FOR COPIER OVERAGES	1,753.72		
78915	09/14/26	EARLE005 EARLE ASPHALT COMPANY			11470
		26-00554 ASPHALT FOR ROAD REPAIRS	612.72		
78916	09/14/26	EARLE005 EARLE ASPHALT COMPANY			11470
		26-00941 ASPHALT PRODUCTS FOR ROADS	857.66		
78917	09/14/26	EASTE005 EASTERN WAREHOUSE DIST., LLC			11470
		26-01297 police fleet management	11.18		
		26-01379 police veh parts/maint/repair	2,165.14		
		26-01634 PARTS FOR POLICE VEHICLES	<u>769.49</u>		
			2,945.81		
78918	09/14/26	ENTEN005 ENTENMANN ROVIN COMPANY			11470
		26-01426 Refinishing of 8 Older Badges	447.40		
78919	09/14/26	EPLUS010 E-PLUS TECHNOLOGY, INC.			11470
		26-01088 TO RESOLVE POLICE EMAIL ISSUES	570.00		
78920	09/14/26	FEDER005 FEDERAL EXPRESS CORPORATION			11470
		26-00375 BLANKET FOR SHIPPING	20.36		
78921	09/14/26	FLEET015 FLEETPRIDE, INC			11470
		26-00815 FLEET MAINTENANCE/REPAIRS	49.09		
		26-01157 FLEET MAINT/REPAIRS	364.09		
		26-01527 MAINTENANCE/REPAIR PARTS	<u>279.00</u>		
			692.18		
78922	09/14/26	GABRI005 GABRIELLI KENWORTH OF NJ LLC			11470
		26-00132 TRACTOR REPAIR/MAINT. PARTS	511.06		
		26-01581 TRUCK PARTS	<u>511.06</u>		
			1,022.12		
78923	09/14/26	GALLS005 GALLS LLC			11470
		26-01094 EMS/Fire Uniform Blanket	340.82		
78924	09/14/26	GANNE005 GANNETT MEDIA GROUP			11470
		26-01672 Public Notice Website Advertis	73.72		
78925	09/14/26	GOVER005 GOVERNMENT FORMS & SUPPLIES			11470
		26-01448 envelopes for tax bill mailing	1,572.50		
		26-01577 Business Cards for Mr. Vaccaro	<u>77.00</u>		
			1,649.50		
78926	09/14/26	GRAIN005 GRAINGER INC			11470
		26-01486 Dayton Floor Polisher/Pads	1,936.34		

September 10, 2026
09:19 AM

MANCHESTER TOWNSHIP
Check Register By Check Date

Page No: 6

Check #	Check Date	Vendor	Reconciled/Void	Ref Num
PO #	Description	Amount Paid	Contract	
01	CURRENT	Current Fund Account	Continued	
78927	09/14/26	GRAIN010 GRAINGER, INC		11470
26-01578	ASPHALT LUTES FOR ROAD JOBS	406.52		
78928	09/14/26	GREEN010 GREEN LEAF PET RESORT &		11470
26-00677	K-9 Lodging	237.00		
78929	09/14/26	GRESH005 GRESHAM PETROLEUM COMPANY		11470
26-01442	Gas for all Township vehicles	18,572.73		
78930	09/14/26	HADEH005 H.A DEHART & SON, INC		11470
26-01597	*ASAP* STREET SWEEPER REPAIR	2,415.05		
78931	09/14/26	HCWIN005 HCW INC		11470
26-01528	Police Vehicle washes	605.00		
78932	09/14/26	HENDE005 HENDERSON LABS , INC		11470
26-00888	Compliance testing 2nd Quarter	3,496.00		
78933	09/14/26	HENRY030 HENRY SCHEIN, INC.		11470
26-01331	Medical Blanket	40.10		
78934	09/14/26	HENRY035 HENRY J MANCINI & ASSOC. INC.		11470
26-01413	Appraisal Report	382.25		
V2601064	TAX APPEAL BL 44. L15.03,15.04	<u>232.50</u>		
		614.75		
78935	09/14/26	JANTR005 JAN TRACZ		11470
V2601099	LIFEGUARD CERT 1/2 REIMBURSE	247.50		
78936	09/14/26	JCPL0005 J C P & L		11470
V2601115	ELEC SVC 100 153 374 036	2,864.58		
78937	09/14/26	JCPL0005 J C P & L		11470
V2601135	ELEC SVC 100 159 225 851	3,465.71		
78938	09/14/26	JEANE015 JEANETTE LARRISON		11470
26-01738	EE Eye Glass Reimb	115.00		
78939	09/14/26	JERRY015 JERRY'S AUTO BODY, LLC		11470
26-01300	COLLISION REPAIR EMS #543	2,142.14		
26-01471	DEDUCTIBLE FOR TREE DAMAGE	2,500.00		
26-01599	COLLISION REPAIRS FOR PD#75	3,391.82		
26-01666	*ADDITIONAL COLLISION REPAIRS*	<u>1,316.21</u>		
		9,350.17		
78940	09/14/26	JERSE015 JERSEY ELEVATOR COMPANY, LLC		11470
26-01548	Elevator Maintenance	435.60		
78941	09/14/26	JESCO005 JESCO, INC.		11470
26-00928	*ASAP* VEHICLE MAINT	293.13		
26-01335	VEHICLE MAINT/PARTS	731.89		

September 10, 2026
09:19 AM

MANCHESTER TOWNSHIP
Check Register By Check Date

Page No: 7
DRAFT

Check #	Check Date	Vendor	Reconciled/Void	Ref Num
PO #	Description	Amount Paid	Contract	
01	CURRENT	Current Fund Account	Continued	
78941	JESCO, INC.	Continued		
26-01640	fleet repair/maintenance parts	<u>785.41</u>		
		1,810.43		
78942	09/14/26 JIMC005 JIM CURLEY GMC TRUCK, INC		11470	
26-00929	*ASAP* VEHICLE MAINT	313.22		
26-01336	VEHICLE MAINT/PARTS	1,124.42		
26-01630	vehicle maintenance/repairs	<u>197.36</u>		
		1,635.00		
78943	09/14/26 JOHNS010 JOHNSON & TOWERS, LLC		11470	
26-00838	EQUIPMENT MAINTENANCE/REPAIR	268.62		
78944	09/14/26 JOSEP030 JOSEPH DE SIMONE		11470	
26-01671	Employee Eye Glass Reimb	350.00		
78945	09/14/26 JOSEP305 JOSEPH FAZZIO-HOWELL, LLC		11470	
26-01566	STOCK ITEMS FOR FLEET REPAIRS	1,288.69		
78946	09/14/26 KELLY025 KELLY WINTHROP, LLC		11470	
26-01561	Deer Carcass Removal	950.00		
78947	09/14/26 LAKEH015 LAKEHURST DINER		11470	
26-00676	Prisoner Meals	22.40		
78948	09/14/26 LAKEH025 LAKEHURST LAWNMOWER		11470	
26-01144	LAWN MOWER MAINT/REPAIR	784.28		
78949	09/14/26 LBGTM005 LB GTMA OPCO LLC		11470	
26-00926	*ASAP* TRACTOR MAINTENANCE	256.26		
78950	09/14/26 LEISU010 LEISURE KNOLL AT		11470	
V2600815	2025 MUNICIPAL SERVICES ACT	31,074.87		
78951	09/14/26 LEISU020 LEISURE VILLAGE WEST ASSOC.		11470	
V2600814	2025 MUNICIPAL SERVICES ACT	66,408.45		
78952	09/14/26 LEXIN005 LEXINGTON INSURANCE COMPANY		11470	
V2601123	COINSURANCE OBLIGATION	3,275.16		
78953	09/14/26 LEXIP005 LEXIPOL, LLC		11470	
26-01361	Annual Accreditation Managemen	13,671.00		
78954	09/14/26 LOBEL005 LOBELLO ISSAKOV NAPA LLC		11470	
26-01202	FLEET REPAIR AND MAINTENANCE	268.88		
78955	09/14/26 LOWES010 LOWES HOME CENTERS, INC.		11470	
26-00278	2026 BLANKET ORDER	21.75		
26-00855	OPEN PO FOR SUPPLIES	<u>1,197.46</u>		
		1,219.21		

September 10, 2026
09:19 AM

MANCHESTER TOWNSHIP
Check Register By Check Date

Page No: 8
DRAFT

Check #	Check Date	Vendor	Reconciled/Void	Ref Num
PO #	Description	Amount Paid	Contract	
01	CURRENT	Current Fund Account	Continued	
78956	09/14/26	MAGIC005 MAGIC TOUCH CONSTRUCTION CO		11470
	26-01547	Service breakers-receptacle	2,332.80	
78957	09/14/26	MARKB005 MARK BOZICEV		11470
	V2601102	LIFEGUARD CERT 1/2 REIMBURSE	247.50	
78958	09/14/26	MAVIS005 MAVIS TIRE SUPPLY, LLC		11470
	26-01250	ALIGNMENTS	229.45	
78959	09/14/26	MEADO005 MEADOWS AT LAKE RIDGE		11470
	V2600826	2025 MUNICIPAL SERVICES ACT	5,267.81	
78960	09/14/26	MERID005 HACKENSACK MERIDIAN WORKS		11470
	26-01602	Pre-Employment Physicals	2,169.00	
	26-01613	EMT Medical background	<u>700.00</u>	
			2,869.00	
78961	09/14/26	MITCH010 MITCHELL REPAIR INFORMATION CO		11470
	26-01529	*ASAP* SVC MANUAL SOFTWARE	5,518.80	
78962	09/14/26	MTSOP005 MT SOPHIA CAPITAL, LLC		11470
	26-00768	Treatment for lantern fly's	900.00	
78963	09/14/26	MULLE005 MULLEN COUGHLIN		11470
	V2601124	CLAIM# 10893117	2,512.50	
78964	09/14/26	NAPAA005 NAPA AUTO PARTS		11470
	26-01299	VEHICLE MAINTENANCE	132.76	
	26-01553	REPAIR AND MAINTENANCE PARTS	<u>456.12</u>	
			588.88	
78965	09/14/26	NJLM0005 NJLM		11470
	26-01635	NJ Magazine Subscription	75.00	
78966	09/14/26	NORHT005 NORTH STAR VETS, LLC		11470
	26-01129	Lynk Vet. Visit	500.00	
	V2601067	VETERINARIAN SERVICES	<u>89.93</u>	
			589.93	
78967	09/14/26	OCEAN010 OCEAN COUNTY BOARD OF ELECTION		11470
	26-01627	2026 Primary Elec Sample Ballo	10,495.50	
78968	09/14/26	OCEAN015 OCEAN COUNTY BOARD OF HEALTH		11470
	V2601066	JUNE SHELTER SERVICES	640.00	
	V2601098	JULY SHELTER SERVICES	<u>1,177.00</u>	
			1,817.00	
78969	09/14/26	OCEAN065 OCEAN COUNTY MAYOR'S ASSOC		11470
	26-00561	March Mayors Meeting	20.00	
78970	09/14/26	OCEAN090 OCEAN COUNTY RECYCLING		11470
	26-00837	FOR CONCRETE & ASPHALTIC WASTE	117.12	

September 10, 2026
09:19 AM

MANCHESTER TOWNSHIP
Check Register By Check Date

DRAFT Page No: 9

Check #	Check Date	Vendor	Reconciled/Void	Ref Num
PO #	Description	Amount Paid	Contract	
01	CURRENT	Current Fund Account	Continued	
78971	09/14/26 OFFIC035 OFFICE BASICS, INC.		11470	
26-01477	Cleaning supplies	3,764.46		
78972	09/14/26 OZANE005 OZANE TERMITE AND		11470	
26-01582	Pest Control Service	225.00		
78973	09/14/26 POSTM005 POST MASTER - TOMS RIVER		11470	
V2601096	REPLENISH POSTAGE PERMIT 300	11,350.00		
78974	09/14/26 PRICE005 PRICED RITE TOWING & ROAD		11470	
26-00200	Police Vehicle Towing	190.00		
26-01579	TOWING SERVICE	<u>162.00</u>		
		352.00		
78975	09/14/26 RENAI005 RENAISSANCE HOMEOWNERS		11470	
V2600825	2025 MUNICIPAL SERVICES ACT	58,831.60		
78976	09/14/26 RESER005 RESERVE AT LAKE RIDGE		11470	
V2600829	2025 MUNICIPAL SERVICES ACT	4,993.29		
78977	09/14/26 RICOH010 RICOH USA, INC		11470	
26-01286	Ricoh Copier Blanket	143.00		
78978	09/14/26 RIGGI005 RIGGINS, INC.		11470	
26-01274	DIESEL FUEL FOR TWP FLEET	20,263.71		
78979	09/14/26 RUMPF015 RUMPF LAW, PC		11470	
V2601103	ZONING BOARD ATTORNEY	346.50		
78980	09/14/26 RUSSE015 R.REID WASTE HAULING&DISPOSAL		11470	
26-00934	Blanket for port-a-johns	1,044.45		
78981	09/14/26 SAKER005 SAKER SHOPRITES, INC		11470	
26-00276	2026 Blanket Order	68.15		
26-01165	Misc Supplies	173.68		
26-01642	OPEN PO FOR WISE PROGRAM	<u>147.84</u>		
		389.67		
78982	09/14/26 SJSHO005 SJSHORE MARKETING LLC		11470	
26-01513	allegra-stickers	155.00		
26-01606	UCC Forms & Bldg. Stickers	<u>805.00</u>		
		960.00		
78983	09/14/26 STAPL010 STAPLES BUSINESS ADVANTAGE		11470	
26-01414	Misc Office Supplies	778.05		
26-01601	Boss Vinyl Guest Chairs	<u>539.18</u>		
		1,317.23		
78984	09/14/26 SUNCO005 SUNCOAST RESEARCH LABS, INC		11470	
26-01603	ASPHALT RELEASE AGENT	2,115.00		

September 10, 2026
09:19 AM

MANCHESTER TOWNSHIP
Check Register By Check Date

Page No: 10

DRAFT

Check #	Check Date	Vendor	Reconciled/Void	Ref Num
PO #	Description	Amount Paid	Contract	
01	CURRENT	Current Fund Account	Continued	
78985	09/14/26	SUPLE005 SUPLEE, CLOONEY & COMPANY		11470
	V2601125	2025 ANNUAL AUDIT	40,375.00	
78986	09/14/26	TELES010 TELESYSTEM		11470
	V2601118	PHONE SVC ACCT# 9973948	5,550.46	
78987	09/14/26	THECA010 THE CANNING GROUP, LLC		11470
	26-01179	OPEN PO QPA SERVICES	1,458.33	
78988	09/14/26	THEHU005 THE HUNGRY PUPPY CORP.		11470
	26-00042	K-9 Supply	139.98	
78989	09/14/26	TOWN0005 TOWNSHIP OF MANCHESTER		11470
	26-01755	Water bill for 217D Laurel Pl	695.74	
78990	09/14/26	TOWN0005 TOWNSHIP OF MANCHESTER		11470
	V2601131	SR OUTREACH GAS AUGUST 2026	826.14	
78991	09/14/26	ULINE005 ULINE, INC		11470
	26-01526	Anti-Fatigue Mats for Dispatch	450.53	
78992	09/14/26	VCAAN005 VCA ANIMAL HOSPITALS, INC		11470
	V2601107	VETERINARY SERVICES	244.53	
78993	09/14/26	VERIZ020 VERIZON ONLINE		11470
	V2601122	PHONE SVC 452-496-004-0001-40	126.99	
78994	09/14/26	VERIZ020 VERIZON ONLINE		11470
	V2601134	PHONE SVC 555-731-148-0001-43V	96.60	
78995	09/14/26	VERIZ035 VERIZON		11470
	V2601116	PHONE SVC 450-491-959-0001-89	55.92	
78996	09/14/26	WBMA005 WB MASON CO INC		11470
	26-01452	Personnel Supplies	58.60	
	26-01604	court supplies	745.16	
	26-01605	Ink for whiting printer	250.47	
			1,054.23	
78997	09/14/26	WELLS065 WELLS FARGO VENDOR FIN.SERVICE		11470
	26-00738	COPIER RENTS FOR 3 MONTHS	218.74	
78998	09/14/26	WEXBA005 WEX BANK INC.		11470
	V2601093	EMS GAS PURCHASES	73.00	

Checking Account Totals	<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
Checks:	141	0	2,726,840.68	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	141	0	2,726,840.68	0.00

September 10, 2026
09:19 AM

MANCHESTER TOWNSHIP
Check Register By Check Date

Page No: 11

DRAFT

Check #	Check Date	Vendor	Reconciled/Void	Ref Num
PO #	Description	Amount Paid	Contract	

01 CURRENT	Current Fund Account	Continued			
Report Totals		<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
	Checks:	141	0	2,726,840.68	0.00
	Direct Deposit:	0	0	0.00	0.00
	Total:	141	0	2,726,840.68	0.00

Totals by Year-Fund					
Fund Description	Fund	Budget Total	Revenue Total	G/L Total	Total
Current Fund	5-01	1,000.00	0.00	0.00	1,000.00
Current Fund	6-01	2,630,790.13	550.00	0.00	2,631,340.13
Current Fund	G-01	94,500.55	0.00	0.00	94,500.55
Total Of All Funds:		2,726,290.68	550.00	0.00	2,726,840.68

September 9, 2026
03:41 PM

MANCHESTER TOWNSHIP
Check Register By Check Date

Page No: 1
DRAFT

Range of Checking Accts: 04 GEN CAPITAL to 04 GEN CAPITAL Range of Check Dates: 08/25/26 to 09/14/26
Report Type: All Checks Report Format: Condensed Check Type: Computer: Y Manual: Y Dir Deposit: Y

Check #	Check Date	Vendor	Reconciled/Void	Ref Num
PO #	Description	Amount Paid	Contract	
04 GEN CAPITAL	Capital Account			
3082 09/14/26	COLLI005 COLLIERS ENGINEERING & DESIGN		11466	
25002281	Proposal Professional Services	2,922.50		
3083 09/14/26	DIGIT015 DIGITAL ASSURANCE		11466	
V2601114	INITIAL SET UP FEE	2,500.00		
3084 09/14/26	MOTOR030 MOTOROLA SOLUTIONS, INC		11466	
26-01482	Change Order for Radio Project	275,212.33		
26-01517	Change Order for Radio Project	16,571.43		
26-01518	Change Order for Radio Project	19,007.14		
		310,790.90		
3085 09/14/26	SHORE005 SHORE BUSINESS SOLUTIONS		11466	
26-01385	SHREDDER FOR 2ND FLOOR	3,373.00		
3086 09/14/26	VCOMM005 V-COMM, LLC		11466	
25000318	PROFESSSIONAL RADIO	7,572.55		
Checking Account Totals				
	<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
Checks:	5	0	327,158.95	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	5	0	327,158.95	0.00
Report Totals				
	<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
Checks:	5	0	327,158.95	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	5	0	327,158.95	0.00

September 9, 2026
03:41 PM

MANCHESTER TOWNSHIP
Check Register By Check Date

Page No: 2

DRAFT

Totals by Year-Fund
Fund Description

Fund Description	Fund	Budget Total	Revenue Total	G/L Total	Total
GENERAL CAPITAL:	C-04	327,158.95	0.00	0.00	327,158.95
Total of All Funds:		327,158.95	0.00	0.00	327,158.95

September 10, 2026
09:21 AM

MANCHESTER TOWNSHIP
Check Register By Check Date

Page No: 1
DRAFT

Range of Checking Accts: 15 OPEN SPACE to 15 OPEN SPACE Range of Check Dates: 08/25/26 to 09/14/26
Report Type: All Checks Report Format: Condensed Check Type: Computer: Y Manual: Y Dir Deposit: Y

Check #	Check Date	Vendor	Reconciled/Void	Ref Num
PO #	Description	Amount Paid	Contract	
15	OPEN SPACE	Open Space Trust		
229	08/27/26	MANCH130 TOWNSHIP OF MANCHESTER PAYROLL	08/31/26	11428
26-01688	OPEN SPACE PAY 18	4,147.48		
232	09/10/26	MANCH130 TOWNSHIP OF MANCHESTER PAYROLL		11476
26-01761	OPEN SPACE PAY 19	4,091.47		
230	09/14/26	COLLI005 COLLIERS ENGINEERING & DESIGN		11467
25002103	Professional services	984.72		
26-00192	GREEN ACRES DIVERSION	1,036.25		
		2,020.97		
231	09/14/26	SHAFT005 SHAFTS & SLEEVES CO, INC.		11467
26-01512	Pump HWL Sewer Pump Station	14,685.00		

Checking Account Totals	Paid	Void	Amount Paid	Amount Void
Checks:	4	0	24,944.92	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	4	0	24,944.92	0.00

Report Totals	Paid	Void	Amount Paid	Amount Void
Checks:	4	0	24,944.92	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	4	0	24,944.92	0.00

September 10, 2026
09:21 AM

MANCHESTER TOWNSHIP
Check Register By Check Date

Page No: 2

DRAFT

Totals by Year-Fund

Fund Description	Fund	Budget Total	Revenue Total	G/L Total	Total
OPEN SPACE TRUST	T-15	24,944.92	0.00	0.00	24,944.92
Total of All Funds:		24,944.92	0.00	0.00	24,944.92

September 9, 2026
03:43 PM

MANCHESTER TOWNSHIP
Check Register By Check Date

Page No: 1

DRAFT

Range of Checking Accts: 26 RECREATION to 26 RECREATION Range of Check Dates: 08/25/26 to 09/14/26
Report Type: All Checks Report Format: Condensed Check Type: Computer: Y Manual: Y Dir Deposit: Y

Check #	Check Date	Vendor	Reconciled/Void	Ref Num
PO #		Description	Amount Paid	Contract
26 RECREATION		Recreation Trust		
1132	09/14/26	KRYST005 KRYSTYNA HUBBARD		11468
V2601097		SUPPLIES MUSICAL PRODUCTION	1,009.62	
1133	09/14/26	LEGAC005 LEGACY LIGHTING, LLC		11468
26-01490		Rec Musical Theatre Lighting	2,029.00	
1134	09/14/26	PEACE005 PEACEFUL PATHWAYS, LLC		11468
26-01523	2026 07-14 TO 09-15 TUES YOGA		504.00	

Checking Account Totals	<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
Checks:	3	0	3,542.62	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	3	0	3,542.62	0.00

Report Totals	<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
Checks:	3	0	3,542.62	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	3	0	3,542.62	0.00

September 9, 2026
03:43 PM

MANCHESTER TOWNSHIP
Check Register By Check Date

Page No: 2

DRAFT

Totals by Year-Fund Fund Description	Fund	Budget Total	Revenue Total	G/L Total	Total
RECREATION TRUST	T-26	3,542.62	0.00	0.00	3,542.62
Total of All Funds:		<u>3,542.62</u>	<u>0.00</u>	<u>0.00</u>	<u>3,542.62</u>

September 9, 2026
03:43 PM

MANCHESTER TOWNSHIP
Check Register By Check Date

Page No: 1
DRAFT

Range of Checking Accts: 27 AFF HOUSE to 27 AFF HOUSE Range of Check Dates: 08/25/26 to 09/14/26
Report Type: All Checks Report Format: Condensed Check Type: Computer: Y Manual: Y Dir Deposit: Y

Check #	Check Date	Vendor	Reconciled/Void	Ref Num
PO #	Description	Amount Paid		Contract
27	AFF HOUSE	Affordable Housing		
538	09/14/26 COLLI005 COLLIERS ENGINEERING & DESIGN			11469
V2601110	4TH ROUND AFFORDABLE HOUSING	102.50		
539	09/14/26 COMMU020 COMMUNITY GRANTS, PLANNING &			11469
V2601105	AFFORDABLE HOUSING ADMIN AGENT	21,420.00		
540	09/14/26 KYLEM010 KYLE MCMANUS ASSOCIATES,LLC			11469
26-00854	PROFESSIONAL PLANNING SERVICE	585.00		
541	09/14/26 PRESI005 PRESIDENTIAL GARDENS AT			11469
26-01690	AFFORDABILITY ASSISTANCE GRANT	2,408.00		
542	09/14/26 PRESI005 PRESIDENTIAL GARDENS AT			11469
26-01691	AFFORDABILITY ASSISTANCE GRANT	1,238.00		
543	09/14/26 PRESI005 PRESIDENTIAL GARDENS AT			11469
26-01692	AFFORDABILITY ASSISTANCE GRANT	2,934.00		
544	09/14/26 PRESI005 PRESIDENTIAL GARDENS AT			11469
26-01693	AFFORDABILITY ASSISTANCE GRANT	2,934.00		
545	09/14/26 PRESI005 PRESIDENTIAL GARDENS AT			11469
26-01694	AFFORDABILITY ASSISTANCE GRANT	2,028.00		
546	09/14/26 PRESI005 PRESIDENTIAL GARDENS AT			11469
26-01695	AFFORDABILITY ASSISTANCE GRANT	1,238.00		
547	09/14/26 PRESI005 PRESIDENTIAL GARDENS AT			11469
26-01696	AFFORDABILITY ASSISTANCE GRANT	1,238.00		
548	09/14/26 PRESI005 PRESIDENTIAL GARDENS AT			11469
26-01697	AFFORDABILITY ASSISTANCE GRANT	1,238.00		

Checking Account Totals	<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
Checks:	11	0	37,363.50	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	11	0	37,363.50	0.00

Report Totals	<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
Checks:	11	0	37,363.50	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	11	0	37,363.50	0.00

September 9, 2026
03:43 PM

MANCHESTER TOWNSHIP
Check Register By Check Date

DRAFT Page No: 2

Totals by Year-Fund					
Fund Description	Fund	Budget Total	Revenue Total	G/L Total	Total
AFFORDABLE HOUSING TRUST	T-27	37,363.50	0.00	0.00	37,363.50
Total of All Funds:		37,363.50	0.00	0.00	37,363.50

DRAFT

26-399

RESOLUTION AUTHORIZING PAYMENT OF BILLS

September 14, 2026

BE IT RESOLVED by the Township Council of the Township of Manchester that the following bills on the list hereto be paid; the Chief Financial Officer is hereby authorized and directed to draw checks for the payment of same as and when funds are available.

SUMMARY

Water Utility -East	\$	227,146.50
Sewer Utility - East	\$	211,968.22
Utility Escrow - Water	\$	-
Utility Escrow - Sewer	\$	-
Sewer Utility Capital Fund	\$	-
Water Utility Capital Fund	\$	<u>315,839.30</u>
	\$	<u><u>754,954.02</u></u>

CERTIFICATION:


Jeanette M Larrison
Chief Financial Officer

Signed: _____
Michele Zolezi
Council President

Teri Giercyk
Township Clerk

DRAFT

UTILITY BILL LIST ADDENDUM

26-399

September 14, 2026

WATER OPERATING

PAYROLL WEEK ENDING 9/25/26

NJ Solutions	Utlities Portion of Health Benefits-September	Wire	88,518.36
			<u>\$ 88,518.36</u>

SEWER OPERATING

PAYROLL WEEK ENDING 9/25/26

NJ Solutions	Utlities Portion of Health Benefits-September	Wire	88,518.36
			<u>\$ 88,518.36</u>

WATER UTILITY ESCROW

\$ -

SEWER UTILITY ESCROW

\$ -

WATER UTILITY CAPITAL FUND

-

SEWER UTILITY CAPITAL FUND

-

September 10, 2026
09:20 AM

MANCHESTER TOWNSHIP
Check Register By Check Date

DRAFT Page No: 1

Range of Checking Accts: 05 WATER EAST to 05 WATER EAST Range of Check Dates: 08/25/26 to 09/14/26
Report Type: All Checks Report Format: Condensed Check Type: Computer: Y Manual: Y Dir Deposit: Y

Check #	Check Date	Vendor	Reconciled/Void	Ref Num
PO #	Description	Amount Paid	Contract	
05 WATER EAST	Water Operating Fund			
7261 08/27/26	MANCH130 TOWNSHIP OF MANCHESTER PAYROLL	08/28/26	11424	
26-01684	WATER EAST PAY 18	41,426.51		
7276 09/10/26	MANCH130 TOWNSHIP OF MANCHESTER PAYROLL		11472	
26-01757	WATER EAST PAY 19	40,478.02		
7262 09/14/26	ALLIE005 ALLIED CONTROL SERVICES, INC		11461	
26-01660	EMG ESA TF#5 Lightning Damage	15,062.87		
7263 09/14/26	ALLIE010 ALLIED METER SERVICES, INC		11461	
26-01572	ESA & WSA Annual Backflow Test	2,306.00		
7264 09/14/26	BLUEM005 BLUE MOUNTAIN DISTRIBUTORS LLC		11461	
26-00433	WATER FOR VARIOUS DEPARTMENTS	24.00		
7265 09/14/26	BRAND005 BRANDON MCTIGUE		11461	
26-01707	License Reimbursement McTigue	154.95		
7266 09/14/26	CENTR010 CENTRAL JERSEY HEALTH INS.		11461	
V2601132	DENTAL INS. SEPTEMBER 2026	815.30		
7267 09/14/26	CREST070 CREST CONSTRUCTION GROUP, LLC		11461	
26-01596	Water Main Repair 35 Cambridge	5,177.40		
7268 09/14/26	FMGEN005 FM GENERATOR, INC.		11461	
26-00916	ESA TF#5 Generator Repair	5,619.58		
7269 09/14/26	KINGM005 KING MOENCH & COLLINS LLP		11461	
V2601108	UTILITIES COUNSEL	2,402.00		
V2601137	1519T035 105 SCHOOLHOUSE	48.00		
		2,450.00		
7270 09/14/26	LOWES010 LOWES HOME CENTERS, INC.		11461	
26-00855	OPEN PO FOR SUPPLIES	514.51		
7271 09/14/26	NJWAT005 NJ WATER ASSOCIATION		11461	
26-01568	2026 Conference - B McTigue	400.00		
7272 09/14/26	POSTM005 POST MASTER - TOMS RIVER		11461	
V2601138	REPLENISH PERMIT 300 W/S	3,044.00		
7273 09/14/26	REEDP005 THE ANDERSONS REED & PERRINE		11461	
26-00618	Blanket PO Lime	5,175.00		
26-01190	Blanket PO Lime	6,900.00		
		12,075.00		
7274 09/14/26	SUPLE005 SUPLEE, CLOONEY & COMPANY		11461	
V2601125	2025 ANNUAL AUDIT	7,500.00		

September 10, 2026
09:20 AM

MANCHESTER TOWNSHIP
Check Register By Check Date

DRAFT Page No: 2

Check #	Check Date	Vendor	Reconciled/Void	Ref Num
PO #	Description	Amount Paid	Contract	
05	WATER EAST	Water Operating Fund	Continued	
7275	09/14/26	TREAS045 TREASURER, STATE OF NEW JERSEY		11461
	26-01706	NJDEP Safe Drinking Water ESA	1,580.00	
Checking Account Totals				
		<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>
	Checks:	16	0	138,628.14
	Direct Deposit:	0	0	0.00
	Total:	16	0	138,628.14
Report Totals				
		<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>
	Checks:	16	0	138,628.14
	Direct Deposit:	0	0	0.00
	Total:	16	0	138,628.14

DRAFT

Totals by Year-Fund					
Fund Description	Fund	Budget Total	Revenue Total	G/L Total	Total
Water East	6-05	138,628.14	0.00	0.00	138,628.14
Total of All Funds:		138,628.14	0.00	0.00	138,628.14

September 10, 2026
09:20 AM

MANCHESTER TOWNSHIP
Check Register By Check Date

Page No: 1
DRAFT

Range of Checking Accts: 07 SEWER EAST to 07 SEWER EAST Range of Check Dates: 08/25/26 to 09/14/26
Report Type: All Checks Report Format: Condensed Check Type: Computer: Y Manual: Y Dir Deposit: Y

Check #	Check Date	Vendor	Reconciled/Void	Ref Num
PO #	Description	Amount Paid	Contract	
07 SEWER EAST	Sewer Operating Account			
4505 08/27/26	MANCH130 TOWNSHIP OF MANCHESTER PAYROLL	08/28/26	11425	
26-01685	SEWER EAST PAY 18	39,324.94		
4513 09/10/26	MANCH130 TOWNSHIP OF MANCHESTER PAYROLL		11473	
26-01758	SEWER EAST PAY 19	38,608.67		
4506 09/14/26	AMERI065 AMERICAN WEAR, INC.		11462	
26-01447	Blanket PO Uniforms	470.05		
4507 09/14/26	CENTR010 CENTRAL JERSEY HEALTH INS.		11462	
V2601132	DENTAL INS. SEPTEMBER 2026	839.35		
4508 09/14/26	EARLE005 EARLE ASPHALT COMPANY		11462	
26-00919	Blanket PO Asphalt Repairs	237.54		
4509 09/14/26	GRESH005 GRESHAM PETROLEUM COMPANY		11462	
26-01702	Blanket for gas for Township	33,196.09		
4510 09/14/26	POSTM005 POST MASTER - TOMS RIVER		11462	
V2601138	REPLENISH PERMIT 300 W/S	3,044.00		
4511 09/14/26	SUPLE005 SUPLEE, CLOONEY & COMPANY		11462	
V2601125	2025 ANNUAL AUDIT	7,500.00		
4512 09/14/26	UNITE040 UNITED REFRIGERATION, INC		11462	
26-00147	Blanket PO Repair Supplies	229.22		
Checking Account Totals				
	<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
Checks:	9	0	123,449.86	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	9	0	123,449.86	0.00
Report Totals				
	<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
Checks:	9	0	123,449.86	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	9	0	123,449.86	0.00

September 10, 2026
09:20 AM

MANCHESTER TOWNSHIP
Check Register By Check Date

Page No: 2
DRAFT

Totals by Year-Fund					
Fund Description	Fund	Budget Total	Revenue Total	G/L Total	Total
Sewer East	6-07	123,449.86	0.00	0.00	123,449.86
Total of All Funds:		123,449.86	0.00	0.00	123,449.86

September 9, 2026
03:42 PM

MANCHESTER TOWNSHIP
Check Register By Check Date

DRAFT

Page No: 1

Range of Checking Accts: 06 WAT EAST CAP to 06 WAT EAST CAP Range of Check Dates: 08/25/26 to 09/14/26

Report Type: All Checks

Report Format: Condensed

Check Type: Computer: Y Manual: Y Dir Deposit: Y

Check #	Check Date	Vendor	Reconciled/Void	Ref Num
PO #	Description	Amount Paid	Contract	
06 WAT EAST CAP	Water Capital Fund			
1194 09/02/26	NJDOT010 NJDOT OPERATIONS PERMITS		11452	
26-01721	NJ DOT UTILITY OPENING PERMIT	526.50		
1195 09/14/26	COREM005 CORE & MAIN LP		11465	
25001226	ESA METER REPLACEMENT PHASE 2	34,303.92		
1196 09/14/26	MATHI005 MATHIS CONSTRUCTION CO, INC.		11465	
26-01558	ROUTE 70 WATER MAIN EXTENSION	280,623.88		
1197 09/14/26	REMIN015 REMINGTON & VERNICK ENGINEERS		11465	
26-01233	Engineering Services	385.00		

Checking Account Totals	<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
Checks:	4	0	315,839.30	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	4	0	315,839.30	0.00

Report Totals	<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
Checks:	4	0	315,839.30	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	4	0	315,839.30	0.00

September 9, 2026
03:42 PM

MANCHESTER TOWNSHIP
Check Register By Check Date

DRAFT Page No: 2

Totals by Year-Fund Fund Description	Fund	Budget Total	Revenue Total	G/L Total	Total
WATER EAST CAPITAL:	C-06	315,839.30	0.00	0.00	315,839.30
Total of All Funds:		315,839.30	0.00	0.00	315,839.30

26-400

DRAFT

September 14, 2026

RESOLUTION AUTHORIZING PAYMENT OF BILLS

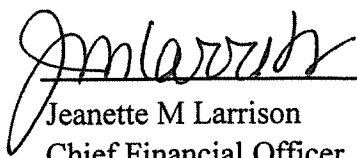
MANCHESTER TOWNSHIP, NEW JERSEY

BE IT RESOLVED by the Township Council of the Township of Manchester that the following bills on the list hereto be paid; the Chief Financial Officer is hereby authorized and directed to draw checks for the payment of same as and when funds are available.

SUMMARY

Water Utility West	\$	191,608.67
Sewer Utility West	\$	170,424.44
Water Utility West Capital Fund	\$	-
Sewer Utility West Capital Fund	\$	<u>-</u>
	\$	<u>362,033.11</u>

CERTIFICATION:



Jeanette M Larrison
Chief Financial Officer

Signed: _____
Michele Zolezi
Council President

Teri Giercyk
Township Clerk

DRAFT

UTILITY WEST ADDENDUM

26-400

WATER WEST OPERATING

PAYROLL WEEK ENDING 9/25/26

NJ Solutions	Utilities Portion of Health Benefits-September	Wire	88,518.36
--------------	--	------	-----------

88,518.36

SEWER WEST OPERATING

PAYROLL WEEK ENDING 9/25/26

NJ Solutions	Utilities Portion of Health Benefits-September	Wire	88,518.36
--------------	--	------	-----------

88,518.36

WATER WEST CAPITAL

0.00

SEWER WEST CAPITAL

0.00

September 10, 2026
09:21 AM

MANCHESTER TOWNSHIP
Check Register By Check Date

Page No: 1

DRAFT

Range of Checking Accts: 30 WATER WEST to 30 WATER WEST Range of Check Dates: 08/25/26 to 09/14/26
Report Type: All Checks Report Format: Condensed Check Type: Computer: Y Manual: Y Dir Deposit: Y

Check #	Check Date	Vendor	Reconciled/Void	Ref Num
PO #	Description	Amount Paid	Contract	
30 WATER WEST	Water West Account			
23847	08/27/26 MANCH130 TOWNSHIP OF MANCHESTER PAYROLL	08/31/26	11426	
26-01686	WATER WEST PAY 18	31,163.93		
23861	09/10/26 MANCH130 TOWNSHIP OF MANCHESTER PAYROLL		11474	
26-01759	WATER WEST PAY 19	30,620.25		
23848	09/14/26 ALLIE005 ALLIED CONTROL SERVICES, INC		11463	
26-01546	June 2026 Service Calls	3,086.89		
23849	09/14/26 CENTR010 CENTRAL JERSEY HEALTH INS.		11463	
V2601132	DENTAL INS. SEPTEMBER 2026	671.20		
23850	09/14/26 COREM005 CORE & MAIN LP		11463	
26-01398	Utility Repair Supplies	2,756.96		
23851	09/14/26 COYNE005 COYNE ENVIRONMENTAL		11463	
26-00108	Blanket PO SLI Polyphosphate	996.84		
23852	09/14/26 FILTR005 FILTRA SYSTEMS COMPANY LLC		11463	
25002056	Filter Bags For ESA TF#2 & 7	318.65		
23853	09/14/26 HENDE005 HENDERSON LABS , INC		11463	
26-00332	Blanket PO Water Samples	3,685.00		
23854	09/14/26 MIRAC005 MIRACLE CHEMICAL CO.		11463	
26-01535	Blanket PO Hypo	13,506.63		
23855	09/14/26 POSTM005 POST MASTER - TOMS RIVER		11463	
V2601138	REPLENISH PERMIT 300 W/S	2,626.00		
23856	09/14/26 SUPLE005 SUPLEE, CLOONEY & COMPANY		11463	
V2601125	2025 ANNUAL AUDIT	7,500.00		
23857	09/14/26 TREAS045 TREASURER, STATE OF NEW JERSEY		11463	
26-01705	NJDEP Safe Drinking Water WSA	1,580.00		
23858	09/14/26 USABL005 USA BLUEBOOK		11463	
26-00994	Utility Supplies	1,896.31		
23859	09/14/26 VERIZ035 VERIZON		11463	
V2601117	PHONE SVC 250-775-723-0001-90	165.65		
23860	09/14/26 WATER010 WATER RESOURCE MANAGEMENT, INC		11463	
26-01689	JULY LICENSED OPERATOR	2,516.00		

September 10, 2026
09:21 AM

MANCHESTER TOWNSHIP
Check Register By Check Date

DRAFT

Page No: 2

Check #	Check Date	Vendor	Reconciled/Void		Ref Num
PO #	Description		Amount Paid		Contract
30 WATER WEST	Water West Account		Continued		
Checking Account Totals		<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
	Checks:	15	0	103,090.31	0.00
	Direct Deposit:	<u>0</u>	<u>0</u>	<u>0.00</u>	<u>0.00</u>
	Total:	15	0	103,090.31	0.00
Report Totals		<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
	Checks:	15	0	103,090.31	0.00
	Direct Deposit:	<u>0</u>	<u>0</u>	<u>0.00</u>	<u>0.00</u>
	Total:	15	0	103,090.31	0.00

September 10, 2026
09:21 AM

MANCHESTER TOWNSHIP
Check Register By Check Date

DRAFT Page No: 3

Totals by Year-Fund					
Fund Description	Fund	Budget Total	Revenue Total	G/L Total	Total
Water West	5-30	318.65	0.00	0.00	318.65
Water West	6-30	102,771.66	0.00	0.00	102,771.66
Total of All Funds:		103,090.31	0.00	0.00	103,090.31

September 10, 2026
09:21 AM

MANCHESTER TOWNSHIP
Check Register By Check Date

DRAFT Page No: 1

Range of Checking Accts: 32 SEWER WEST to 32 SEWER WEST Range of Check Dates: 08/25/26 to 09/14/26
Report Type: All Checks Report Format: Condensed Check Type: Computer: Y Manual: Y Dir Deposit: Y

Check #	Check Date	Vendor	Reconciled/Void	Ref Num
PO #	Description	Amount Paid	Contract	
32 SEWER WEST	Sewer West Account			
12290	08/27/26 MANCH130 TOWNSHIP OF MANCHESTER PAYROLL	08/28/26	11427	
26-01687	SEWER WEST PAY 18	31,508.50		
12302	09/10/26 MANCH130 TOWNSHIP OF MANCHESTER PAYROLL		11475	
26-01760	SEWER WEST PAY 19	30,964.76		
12291	09/14/26 AMAZON01 AMAZON CAPITAL SERVICES INC		11464	
26-01472	Office / Cleaning Supplies	145.14		
12292	09/14/26 CENTR010 CENTRAL JERSEY HEALTH INS.		11464	
V2601132	DENTAL INS. SEPTEMBER 2026	620.65		
12293	09/14/26 COOPE020 COOPERFRIEDMAN ELEC SUPPLY INC		11464	
26-01555	Generator Rental - WSA LS#5	3,450.00		
12294	09/14/26 EARLE005 EARLE ASPHALT COMPANY		11464	
26-00111	Blanket PO Asphalt Repairs	154.66		
12295	09/14/26 EARLE005 EARLE ASPHALT COMPANY		11464	
26-01326	Blanket PO Asphalt Repairs	350.24		
12296	09/14/26 OCEAN090 OCEAN COUNTY RECYCLING		11464	
26-00622	Blanket PO Asphalt Disposal	807.20		
12297	09/14/26 POSTM005 POST MASTER - TOMS RIVER		11464	
V2601138	REPLENISH PERMIT 300 W/S	2,626.00		
12298	09/14/26 SUBUR010 SUBURBAN PROPANE		11464	
26-01276	Blanket PO Propane	50.00		
12299	09/14/26 SUPLE005 SUPLEE, CLOONEY & COMPANY		11464	
V2601125	2025 ANNUAL AUDIT	7,500.00		
12300	09/14/26 WATER010 WATER RESOURCE MANAGEMENT, INC		11464	
26-01689	JULY LICENSED OPERATOR	2,516.00		
12301	09/14/26 WBMAS005 WB MASON CO INC		11464	
26-01500	Cleaning / Office Supplies	779.92		
26-01661	Office Supplies	433.01		
		<u>1,212.93</u>		

Checking Account Totals	Paid	Void	Amount Paid	Amount Void
Checks:	13	0	81,906.08	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	<u>13</u>	<u>0</u>	<u>81,906.08</u>	<u>0.00</u>

September 10, 2026
09:21 AM

MANCHESTER TOWNSHIP
Check Register By Check Date

DRAFT

Page No: 2

Check #	Check Date	Vendor	Reconciled/Void		Ref Num
PO #	Description	Amount Paid	Contract		
32 SEWER WEST	Sewer West Account	Continued			
Report Totals		<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
	Checks:	13	0	81,906.08	0.00
	Direct Deposit:	0	0	0.00	0.00
	Total:	13	0	81,906.08	0.00

September 10, 2026
09:21 AM

MANCHESTER TOWNSHIP
Check Register By Check Date

DRAFT Page No: 3

Totals by Year-Fund
Fund Description

Fund Description	Fund	Budget Total	Revenue Total	G/L Total	Total
Sewer West	6-32	81,906.08	0.00	0.00	81,906.08
Total of All Funds:		81,906.08	0.00	0.00	81,906.08

AN ORDINANCE OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, REPEALING ORDINANCE 2024-40 IN ITS ENTIRETY

WHEREAS, the Township of Manchester (“Township”) adopted Ordinance 2024-40, seeking to modify permitted uses located within Pinelands areas within the Township, on November 25, 2024; and

WHEREAS, the Pinelands Commission (“Commission”) notified the Township in writing that the proposed ordinance directly relates to the standards of the Pinelands Comprehensive Management Plan (“CMP”) and must be formally reviewed and approved by the Commission; and

WHEREAS, the Commission noted Ordinance 2024-40 needed further review as it had concerns with the ordinance’s consistency with CMP standards, particularly the removal of townhouse development as a permitted use in the POR-LI District; and

WHEREAS, over the course of 2025, the Commission and the Township conducted virtual meetings and exchanged correspondence related to the Commission’s review of Ordinance 2024-40; and

WHEREAS, the Pinelands Commission’s Executive Director, by written correspondence dated January 6, 2026, notified the Township that the Commission cannot certify Ordinance 2024-40; and

WHEREAS, Pinelands Commission certification is necessary, pursuant to N.J.A.C. 7:50-3.1 et seq., in order for local land use ordinances to be deemed valid; and

WHEREAS, the absence of certification by the Pinelands Commission renders Ordinance 2024-40 unenforceable and, therefore, the ordinance shall be repealed.

NOW THEREFORE, BE IT ORDAINED by the Township Council of the Township of Manchester, County of Ocean, State of New Jersey as follows:

SECTION 1. Ordinance 2024-40 of the Township Code which revised Chapter 245 of the Township Code is hereby repealed in its entirety, pursuant to the Pinelands Commission’s letter dated January 6, 2026, and its failure to certify the ordinance.

SECTION 2. This Ordinance shall be part of the code of the Township of Manchester as though codified and fully set forth therein. The Township Clerk shall have this ordinance codified and incorporated in the official copies of the Code. The Township Clerk and the Township Attorney are authorized and directed to change any Chapter, Article and/or Section number of the Code of the Township of Manchester in the event that the codification of this Ordinance reveals that there is a conflict between the numbers and the existing Code, and in order to avoid confusion and possible accidental repealers of existing provisions not intended to be repealed.

SECTION 3. If any section, subsection, paragraph, sentence or other part of this Ordinance is adjudged unconstitutional or invalid, such judgment shall not affect or invalidate the remainder of this Ordinance but shall be confined in its effect to the section, subsection, paragraph, sentence or other part of this Ordinance directly involved in the controversy in which said judgment shall have been rendered and all other provisions of this Ordinance shall remain in full force and effect.

SECTION 4. All Ordinances or parts of Ordinances which are inconsistent with the provisions of this Ordinance are hereby repealed, but only to the extent of such inconsistencies.

DRAFT

SECTION 5. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by a court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions hereof.

SECTION 6. This ordinance shall take effect after second reading and publication as required by law.

NOTICE

PUBLIC NOTICE is hereby given that the foregoing ordinance was introduced at a meeting of the Township Council of the Township of Manchester, in the County of Ocean and State of New Jersey on the 26th day of January 2026 and was then read for the first time. The said ordinance will be further considered for final passage by the Township Council in the Town Hall at 6:00 p.m. on September 14, 2026. At such time and place or any time or place to which said meeting may be adjourned, all persons interested will be given an opportunity to be heard concerning said ordinance.

Teri Giercyk, RMC/CMC
Municipal Clerk

NOW, THEREFORE, BE IT ORDAINED by the Township Council of the Township of Manchester, County of Ocean, State of New Jersey, that the Township Code is hereby amended and supplemented as follows:

[illegible]

DRAFT

SECTION 2. All ordinances or parts of ordinances inconsistent herewith are hereby repealed.

SECTION 3. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by a court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions hereof.

SECTION 4. After introduction of this ordinance, the Township Clerk shall send a copy of this ordinance to the Township Planning Board for its review and comment and to all other persons entitled to notice pursuant to N.J.S.A. 40:55D-15 and N.J.S.A. 40:55D-63 (if required). The Township Clerk shall also send a copy of the ordinance to the Ocean County Planning Board pursuant to N.J.S.A. 40:55D-16.

NOTICE

NOTICE IS HEREBY GIVEN that the foregoing ordinance was introduced and passed by the Township Council of the Township of Manchester on first reading at a meeting held on the 10th day of August 2026 at 6:00 pm. The Ordinance will be considered for second and final reading at a meeting of the Township Council which is scheduled for the 14th day of September 2026, at 6:00 pm or as soon thereafter as the matter may be reached, at the Municipal Building located at 1 Colonial Drive, Manchester, New Jersey 08759, at which time the public is invited to ask questions, raise objections, or provide public comment with regard to the proposed adoption of this Ordinance.

Teri Giercyk, RMC/CMC
Municipal Clerk

DRAFT

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"

BE IT ORDAINED by the Township Council of the Township of Manchester, County of Ocean, State of New Jersey, as follows:

SECTION 1. Chapter 245 of the Township Code of the Township of Manchester, entitled "Land Use and Development" is hereby amended and supplemented so as to amend Section 245-74.1, entitled "Mixed Use Development," which shall be revised as follows:

§ 245-74.1. Mixed use development.

A. Purpose:

- (1) To provide for a mix of commercial, residential, and multifamily residential uses within the Township's Pinelands Zoning District Area PB-1, along County Route 547.
- (2) To permit flexibility in design standards in order to promote creative design concepts.
- (3) To attract additional businesses, employment opportunities, and places to live.
- (4) To serve as an appropriate transition to adjacent residential zones.
- (5) To create a place to live that represents Manchester Township in a unique and attractive way.

B. Permitted principal uses.

- (1) Townhouses (2.5 story maximum building height).
- (2) Multifamily residential dwellings, which for purposes of this section, shall mean a building containing six or more dwelling units located over a commercial use.
- (3) Mixed-use buildings.
- (4) The following commercial uses:

NAICS Code	Name	NAICS Code	Name	NAICS Code	Name
52	Finance and Insurance	448320	Luggage and Leather Goods Stores	541613	Marketing Consulting Services
621	Medical offices (including urgent care centers and blood work testing and analysis facilities)	451110	Sporting Goods Stores	541614	Process, Physical Distribution, and Logistics Consulting Services
4531	Florists	451120	Hobby, Toy, and Game Stores	541618	Other Management Consulting Services
4533	Used Merchandise Store	451130	Sewing, Needlework, and Piece Goods Store	541921	Photography Studios, Portrait
311811	Retail Bakeries	451140	Musical Instrument and Supplies Store	561310	Employment Placement Agencies
323114	Commercial Printing (except manufacturing)	451211	Book Stores	561431	Private Mail Centers
441310	Automotive Parts and Accessories Stores	451212	News Dealers and Newsstands	561510	Travel Agencies
442110	Furniture Stores	451220	Prerecorded Tape, Compact Disc, and Record Store	561599	All Other Travel Arrangement and Reservation Services
442291	Window Treatment Stores	453210	Office Supplies and Stationary Stores	561621	Security System Services except Locksmiths
442299	All Other Furnishings Stores	453220	Gift, Novelty and Souvenir Stores	561622	Locksmiths

NAICS Code	Name	NAICS Code	Name	NAICS Code	Name
443111	Household Appliance Stores	453910	Pet and Pet Supplies Stores	621310	Offices of Chiropractors
443112	Radio, Televisions, and Other Electronic Store (including cellular mobile devices)	453920	Art Dealers	621320	Offices of Optometrists
443120	Computer and Software Store	453998	All Other Miscellaneous Store Retailers	621399	Offices of All Other Miscellaneous Practitioners (including blood work testing and analysis facility)
443130	Camera and Photographic Supplies Store	517110	Wired Telecommunications Carriers, Except Satellite	621493	Freestanding Ambulatory Surgical and Emergency Centers (including urgent care centers)
444130	Hardware Stores	517212	Cellular and Other Wireless Telecommunications	713940	Fitness and Recreational Sports Centers
445110	Supermarkets and Other Grocery Stores (grocery store only)	517310	Telecommunications Resellers	722410	Drinking Places for Alcoholic Beverages
445120	Convenience Stores	518111	Internet Service Providers	722511	Full-Service Restaurants
445210	Meat Markets	531110	Lessors of Residential Buildings and Dwellings	722513	Limited-Service Restaurants
445220	Fish and Seafood Markets	531120	Lessors of Nonresidential Buildings (except Miniwarehouses)	722514	Cafeterias, Grill Buffets, and Buffets
445230	Fruit and Vegetable Markets	531190	Lessors of Other Real Estate Property	722515	Snack and Nonalcoholic Beverage Bars
445291	Baked Goods Store	531210	Offices of Real Estate Agents and Brokers	811213	Communication Equipment Repair and Maintenance
445292	Confectionary and Nut Store	531311	Residential Property Managers	811430	Footwear and Leather Goods Repair
445299	All Other Specialty Food Stores	531312	Nonresidential Property Managers	812111	Barbershops
445310	Beer, Wine, and Liquor Store	531320	Offices of Real Estate Appraisers	812112	Beauty Salons
446110	Pharmacies and Drug Store	531390	Other Activities Related to Real Estate	812113	Nail Salons
446120	Cosmetics, Beauty Supplies, and Perfume Stores	541110	Offices of Lawyers	812191	Diet and Weight Reducing Centers
446130	Optical Goods Store	541191	Title Abstract and Settlement Offices	812199	Other Personal Care Services (including day spa)
446191	Food/Health Supplement Stores	541211	Offices of Certified Public Accountants	812320	Dry Cleaning and Laundry Services except Coin-Operated
446199	All Other Health and Personal Care Stores	541213	Tax Preparation Services	812331	Linen Supply
448110	Men's Clothing Stores	541214	Payroll Services	812910	Pet Care (except Veterinary) Services Limited to Dog Grooming
448120	Women's Clothing Stores	541219	Other Accounting Services		Shopping Plaza
448130	Children and Infants Clothing Stores	541310	Architecture Services		Fast-food restaurants and drive-through restaurants
448140	Family Clothing Stores	541320	Landscape Architecture Services		Offices for professional, executive or administrative purposes, and related business support services
448150	Clothing Accessories Store	541330	Engineering Services		Banks, financial institutions, insurance and real estate businesses
448190	Other Clothing Stores	541370	Surveying and Mapping (except Geophysical) Services		
448210	Shoe Stores	541611	Administrative Management and General Management Consulting Services		
448310	Jewelry Stores	541612	Human Resources and Executive Search Consulting Services		

(5) Child-care centers in accordance with N.J.S.A. 40:55D-66.6 and subject to the following conditions:

- The facility shall be licensed by the Division of Youth and Family Services of the New Jersey Department of Human Services.
- A minimum of square footage as required by N.J.A.C. 3A:52-5.4 of outdoor play area shall be provided, which shall be entirely fenced and protected from hazards such as driveways and cars.

(c) All loading and unloading of children shall take place on-site and not in a public right-of-way.

C. Development standards.

- (1) Minimum lot size: five acres.
- (2) The maximum density for residential dwelling units shall be eight units per gross acre of the entire development tract for mixed use developments.
- (3) The ground floor of a mixed-use building shall be utilized as a shopping plaza as specified herein. No permitted principal use other than multifamily residential dwellings shall be located above the ground floor of any mixed-use building.
- (4) Minimum setback distance:
 - (a) Minimum front yard:
 - [1] 50 feet from a collector road or arterial road as identified in the Master Plan;
 - [2] 30 feet from a local road as identified in the Master Plan;
 - (b) Minimum side yard setback: 30 feet;
 - (c) Minimum rear yard setback: 20 feet;
 - (d) When the rear of a residential structure abuts a side yard, the minimum rear yard setback of 20 feet shall apply.
 - (e) All setbacks shall be measured to the outermost building wall.
 - (f) If a building contains an attached or otherwise adjoining deck or patio, then it shall comply in all respects with the requirements for principal buildings of this chapter.
 - (g) The setback distances listed above shall also apply to community amenities, including clubhouses, swimming pools, and splash pads.
- (5) A swimming pool of 1,000 square feet minimum size and/or a splash pad of 1,500 square feet minimum size shall be provided for all development of 90 units or more.
- (6) Minimum width of any residential unit shall be 20 feet.
- (7) Minimum floor area per any residential unit shall be 600 square feet.
- (8) Maximum floor area per multifamily residential unit shall be 1,500 square feet.
- (9) Maximum building height: same as underlying zone.
- (10) Maximum number of stories per townhome: 2.5 stories.
- (11) Maximum building coverage for commercial and mixed use buildings: same as underlying zone.
- (12) Minimum number of multifamily residential units per structure shall be six.
- (13) Maximum number of multifamily residential units per structure: 28.
- (14) Maximum number of townhouse units per structure: eight.
- (15) Maximum number of eight-unit townhouse structures shall not be more than 50% of all residential structures included in the townhouse development.
- (16) There shall be a 25-foot setback between buildings, as measured from the nearest building wall to nearest building wall, inclusive of any decks or patios.
- (17) A minimum of one outdoor refuse and recycling storage area shall be required per 10 acres of residential development. All such outdoor refuse and recycling storage areas shall be appropriately located and screened by a wall enclosure constructed of materials similar to the facades of the

buildings and with appropriate landscaping as required by the Planning Board.

D. Recreation requirement.

- (1) Playground area or areas shall be provided at the rate of 500 square feet per four dwelling units for all development of 90 units or more. A swimming pool of 1,000 square feet minimum size and/or a splash pad of 1,500 square feet minimum size shall be provided. Outdoor playground equipment shall be installed in each playground in sufficient amount and variety to service the occupants of the project. No certificate of occupancy shall be issued until recreation areas are completed.
- (2) All areas of mixed use development not used for the construction of buildings, roads, accessways, parking areas or sidewalks shall be fully landscaped or grassed.

E. Off-street parking requirements.

- (1) Off-street parking, loading and vehicular access.
 - (a) Unless specifically set forth herein, minimum off-street parking, loading and vehicular access shall be provided in accordance with the standards set forth in § 245-28 of this chapter as defined for that particular use.
 - (b) Guest parking areas shall be provided at a minimum of 0.5 parking space per residential unit.
 - (c) Parking for nursery schools, child-care centers shall be provided at a minimum of one space for every 500 feet of gross floor area.
- (2) Garage facilities or off-street parking areas shall be provided and shall be developed and maintained in accordance with the following:
 - (a) Garages and parking area shall be used for automobile parking only. The sale of automobiles, dead storage of automobiles, repair work, dismantling or servicing of any kind is strictly prohibited.
 - (b) Parking areas shall be paved and curbed and provided with an adequate system of stormwater drainage.
 - (c) No garages or off-street parking areas shall be located nearer than five feet from any tract property line.
 - (d) No detached garages shall be located between the main building or buildings and the street line on which the building(s) fronts.
 - (e) Where the rear or side yard of a lot abuts on a street, no garage or off-street parking area shall be located nearer than 25 feet from such street line.
 - (f) No parking area, with the exception of townhome driveways, shall be placed closer to a building than 12 feet.
 - (g) All garage walls facing any street shall be screened from street view by dense evergreen planting or hedge planting at least six feet in height maintained in good condition.
 - (h) All off-street parking shall be efficiently screened along all side and rear lot line by a six-foot-high fence landscaped with dense evergreen planting, or a dense evergreen shrub or hedge screening at least six feet in height maintained in good condition.

F. Utility requirements.

- (1) The applicant for the site plan approval shall arrange with the serving utility for the underground installation of the utility's distribution supply lines and service connections in accordance with the provisions of the applicable standard terms and conditions incorporated as part of its tariff on file with the State of New Jersey Board of Public Utility Commissioners.

- (2) All mixed use developments shall be served by public water and sewer in accordance with the requirements of the Manchester Township Division of Utilities.

G. Landscaping and buffer requirements.

- (1) All areas of mixed use developments not used for the construction of buildings, roads, accessways, recreational areas, parking areas or sidewalks shall be fully landscaped, and/or grass.
- (2) Where a mixed use development boundary line abuts a lot in a residential zone, which lot is not owned by the mixed use developer, which there shall not be cut, uprooted, destroyed or taken away any existing trees, shrubbery or other planting within the area of 20 feet inside the boundary line of the mixed use development abutting a residential lot. If inadequate trees, shrubs or planting exists in the twenty-foot area in the natural state of the premises before development, the area shall be provided with an adequate approved planting plan to provide a belt of screening within the twenty-foot area.
- (3) Any townhomes abutting an external street frontage or property boundary shall be screened by a solid and continuous landscape buffer, measuring no less than half the required setback distance.
 - (a) Said landscaping shall consist of massed evergreen and deciduous trees and shrubs of such species and size as will produce, within two growing seasons, a screen of at least eight feet in height. Such screen shall consist of a minimum of double row of staggered plant materials planted 10 feet on center and staggered or parallel, serpentine, or broken rows as approved by the municipal agency.
 - (b) Buffers shall utilize existing, established plantings where present, and supplement with additional trees and understory evergreen shrubs to minimize light trespass.
 - (c) The buffer may also utilize a berm, in conjunction with the landscaping described above, to mitigate light and noise trespass.
 - (d) The buffer shall also include a 6-foot-high black vinyl-coated chain link fence, located along the property line.
 - (e) Shrubs and trees authorized by N.J.A.C. 7:50-6.25, Native Shrubs and Trees, shall be used for the buffer. Other shrubs and trees may be used when limited use of other shrubs or tree species is required for proper screening or buffering.

H. Interior roads and driveway location.

- (1) All roads and other accessways within the mixed use development shall be private roads constructed, paved and curbed to a right-of-way width of not less than 26 feet. All such construction, paving and curbing shall be completed in accordance with the subdivision regulations of Manchester Township.
- (2) Driveways for ingress and egress for the project shall not be located within 200 feet of an existing intersection or create any hazardous conditions. Acceleration and deceleration lanes shall be installed where a traffic hazard exists or where substantial traffic congestion shall be created.

I. Accessory uses. Accessory uses incidental to the above uses, as specified below:

- (1) Noncommercial garages for exclusive use of site residents only.
- (2) Parking, including for residential dwellings as provided herein.
- (3) Active and passive non-commercial recreational facilities for residents, which may include, but not be limited to, a clubhouse, swimming pool, splash pad, fitness and exercise areas and bicycle/walking paths for exclusive use of site residents only.
- (4) Signage for residential and commercial uses subject to the approval of the Manchester Township Planning Board. Signage shall comply with the following requirements:

- ID: B/0131
- (a) Signs shall comply with Section 245-27 E (General Sign Regulations).
 - (b) Signs identifying the mixed use development. The number, location, and setbacks for the sign shall be governed by Section 245-27 E (15)(a). Total area per each sign shall not exceed 36 square feet each.
 - (c) All other signage shall comply with Section 245-32N, governing signage in the Pinelands Area outside the PPA Preservation Area District.
- (5) Garbage storage and recycling enclosures.
- (6) Centralized cluster mail boxes as required by the USPS.
- (7) Any other uses which are subordinate and customarily incidental to a permitted use, subject to the approval of the Manchester Township Planning Board.
- J. Association required. Any applicant requesting a townhouse project approval shall provide for the creation of an association. Such documents creating the association shall specifically provide for the association to have responsibility for maintenance for all common areas and shall provide for assurances that the Township shall in no way be held responsible for and shall be held harmless for the cost of maintenance of the common elements.
- K. Affordable housing requirement. In accordance with Article XI (Affordable Housing) of this Chapter.
- L. Pinelands development credits. In the PB-1 and PRC-1 Zoning Districts, Pinelands development credits shall be purchased and redeemed for 30% of all units, excluding up to 20% of the total project units that are made affordable for low- and moderate-income households in accordance with applicable state law. Units made affordable for low- and moderate-income households that account for more than 20% of the total project units shall purchase and redeem Pinelands development credits for 30% of all such units.
- M. Technical subdivision.
- (1) It is acknowledged that a project to be developed pursuant to this subsection may be of such a size or type so as to make sectionalization by subdivision and the use of different forms of ownership a practical necessity. Therefore, a technical subdivision for such a project may be required for marketing or financing purposes.
 - (2) An application for technical subdivision approval may be submitted with an application for approval of a site plan, or subsequent to the issuance of such an approval.
 - (3) Such an application shall be considered as a technical subdivision and treated as a minor subdivision application without the necessity to obtain bulk variances that would technically be required.
 - (a) The purpose of the application is to create a new lot for the purpose of financing or transfer of ownership within a development which is, or has been, the subject of site plan approval.
 - (b) A technical subdivision may not substantially modify or otherwise adversely impact on the integrity of a previously approved development plan.
 - (c) A technical subdivision must not reduce, limit or modify parking or access to parking.
 - (d) If a technical subdivision includes the division of parking or other common areas or facilities, the subdivision shall be conditioned upon appropriate easements for parking, access, drainage and/or utilities where necessary.
 - (4) The application for a technical subdivision shall set forth the manner in which lot lines for the subdivision shall be determined. Approval by the reviewing board of such lot lines is required.
- N. Lighting.
- (1) All outdoor lighting fixtures, including residential lighting, shall be dark sky compliant and shall not exceed a color temperature of 3,000 kelvin.

- DRAFT
- (2) To the extent practicable, lighting fixtures shall be designed and programmed to adjust to ambient lighting conditions (e.g. decreasing the intensity of illumination at nighttime).
 - (3) Fixtures shall be fully shielded, pointing downward, to minimize skyglow, glare, and light trespass in accordance with International Dark Sky Association guidelines.
 - (4) No light spillage shall be permitted onto any adjacent residential properties. For all other properties, a maximum of 0.25 footcandles at a height of five feet (5') above the property line and/or right-of-way line, excluding points of ingress and egress for vehicles shall be permitted.
 - (5) Full cutoff flat lenses, directed downward, shall be utilized on all sites.
 - (6) Fixtures shall be no brighter than necessary to illuminate the site, building, entrance, street, sidewalk, and/or area intended.
 - (7) A lighting plan, including full photometrics of all site lighting, shall be submitted as part of the Site Plan package.

SECTION 2. All ordinances or parts of ordinances inconsistent herewith are hereby repealed.

SECTION 3. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by a court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions hereof.

SECTION 4. After introduction of this ordinance, the Township Clerk shall send a copy of this ordinance to the Township Planning Board for its review and comment and to all other persons entitled to notice pursuant to N.J.S.A. 40:55D-15 and N.J.S.A. 40:55D-63 (if required). The Township Clerk shall also send a copy of the ordinance to the Ocean County Planning Board pursuant to N.J.S.A. 40:55D-16.

NOTICE

NOTICE IS HEREBY GIVEN that the foregoing ordinance was introduced and passed by the Township Council of the Township of Manchester on first reading at a meeting held on the 24th day of August 2026 at 6:00 pm. The Ordinance will be considered for second and final reading at a meeting of the Township Council which is scheduled for the 14th day of September 2026, at 6:00 pm or as soon thereafter as the matter may be reached, at the Municipal Building located at 1 Colonial Drive, Manchester, New Jersey 08759, at which time the public is invited to ask questions, raise objections, or provide public comment with regard to the proposed adoption of this Ordinance.

Teri Giercyk, RMC/CMC
Municipal Clerk

DRAFT

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 BERGER AND DEVORA BERGER, IN ACCORDANCE WITH THE PROVISIONS OF N.J.S.A. 40A:12-13 (b) AND N.J.S.A. 40A:12-13.2 (1325 THIRD AVENUE; \$145,000.00)

WHEREAS, the Township of Manchester is the owner of Block 1.61, Lots 35 & 36, which are undersized under the current ordinances of the municipality; and

WHEREAS, it is the desire of the Mayor and Township Council to sell said property; and

WHEREAS, the municipality has established \$145,000.00 as the fair market value for said property; and

WHEREAS, N.J.S.A. 40A:12-13.2 requires the municipality to first offer said property to the adjoining property owners for purchase; and

WHEREAS, the adjoining property owners, Joseph Berger and Devora Berger, have agreed to purchase Block 1.61, Lots 35 & 36, from the Township of Manchester for the sum of \$145,000.00; and

WHEREAS, N.J.S.A. 40A:12-13(b)(5) provides for the authorization of said transfer of property by ordinance.

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Township Council of the Township of Manchester, County of Ocean, State of New Jersey, as follows:

SECTION 1. That, in accordance with the requirements of N.J.S.A. 40A:12-13(b)(5), the governing body does hereby authorize the sale of Block 1.61, Lots 35 & 36, to the adjoining property owners, Joseph Berger and Devora Berger, said property being undersized, and the adjoining property owners agree to purchase said property for the fair market value of said property.

SECTION 2. That the Mayor and Municipal Clerk are hereby authorized to execute any and all documents to transfer title to said property by Quitclaim Deed to Joseph Berger and Devora Berger, for the sum of \$145,000.00. Joseph Berger and Devora Berger shall be responsible for the payment of the municipality's costs in conveying said property. A requirement of the transfer of the property is that it be consolidated with the adjoining property owned by the purchasers.

SECTION 3. All ordinances or parts of ordinances inconsistent herewith are hereby repealed.

SECTION 4. This ordinance shall take effect after the second reading and publication as required by law.

NOTICE

PUBLIC NOTICE is hereby given that the foregoing ordinance was introduced at a meeting of the Township Council of the Township of Manchester, in the County of Ocean and State of New Jersey on the 24th day of August 2026 and was then read for the first time. The said ordinance will be further considered for final passage by the Township Council in the Town Hall at 6:00 p.m. on September 14, 2026. At such time and place or any time or place to which said meeting may be adjourned, all persons interested will be given an opportunity to be heard concerning said ordinance.

Teri Giercyk, RMC/CMC
Municipal Clerk

**AN 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**

WHEREAS, the Governing Body of the Township of Manchester, County of Ocean, New Jersey ("Governing Body") was approached by the owner of Block 62, Lots 30 and 31.01 requesting the property be designated as an area in need of redevelopment; and

WHEREAS, on July 13, 2022, pursuant to Resolution #22-240, the Governing Body referred this request to the Township Planning Board for a determination as to whether this property is an area in need of redevelopment in accordance with N.J.S.A. 40A:12A-1 et seq.; and

WHEREAS, on July 5, 2022, upon referral from the Governing Body, the Township Planning Board voted to undertake the preliminary investigation to determine if the property is an area in need of redevelopment; and

WHEREAS, following the investigation performed by the Special Projects Board Planners, CME Associates ("CME"), CME prepared a preliminary report and map in support of the designation, and filed it with the Township Clerk for public inspection prior to public hearing; and

WHEREAS, on August 16, 2022, the Planning Board held a public hearing to consider the preliminary report and map and took testimony from the planner; and

WHEREAS, the meeting was opened for public comment, and the Planning Board considered the testimony of all interested parties; and

WHEREAS, the Planning Board agreed with and adopted the factual findings of CME's report, finding the area to meet the criteria to receive the designation of an area in need of redevelopment; and

WHEREAS, by resolution adopted on August 16, 2022, the Planning Board formally found the property is an area in need of redevelopment and recommended the Governing Body designate same by resolution pursuant to N.J.S.A. 40A:12A-1 et seq.; and

WHEREAS, pursuant to the recommendation made by the Planning Board, the Governing Body designated an area known as Block 62, Lots 30 and 31.01 on Township of Manchester Tax Maps including rights of way (the "Redevelopment Area"), as an area in need of redevelopment via Resolution #22-357; and

WHEREAS, pursuant to Ordinance #23-35, the Governing Body adopted a redevelopment plan to provide specific provisions for the redevelopment of the Redevelopment Area, which authorized the preparation of a redevelopment plan for the property; and

WHEREAS, pursuant to Ordinance #24-02, the Governing Body adopted a revised redevelopment plan to provide specific provisions for the redevelopment of the Redevelopment Area, to include comments made by the Pinelands Commission that changes to the redevelopment plan are needed to address pinelands credits and rooftop solar projects; and

WHEREAS, pursuant to Ordinance #25-27, the Governing Body adopted a revised redevelopment plan to authorize the inclusion of the use of data centers within the Redevelopment Area; and

DRAFT

WHEREAS, the Mayor and Governing Body have reconsidered its decision to include data centers in the Redevelopment Area and have determined that the repeal of Ordinance #25-27 and the revision to the Redevelopment Plan are necessary; and

WHEREAS, the Township Engineer has been directed to revise the redevelopment plan to remove this use; and

WHEREAS, the Township Council further declares that data centers are not a permitted use within the Township of Manchester.

NOW THEREFORE BE IT ORDAINED by the Township Council of the Township of Manchester, County of Ocean and State of New Jersey as follows:

SECTION 1. That Ordinance #25-27 is hereby repealed.

SECTION 2. That pursuant to the authority granted to the Governing Body by N.J.S.A. 40A:12A-7, the Township Engineer is directed to revise the redevelopment plan to remove data centers from the Redevelopment Area. Upon revision of same, the revised redevelopment plan shall be placed on file at the Office of the Township Clerk and can be reviewed by the public during normal business hours.

SECTION 3. Pursuant to the provisions of N.J.S.A. 40A:12-7c, the redevelopment plan shall constitute an overlay zoning district within the redevelopment area.

SECTION 4. That data centers are not permitted within the Township of Manchester.

SECTION 5. All ordinances or parts of ordinances inconsistent herewith are hereby repealed.

SECTION 6. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by a court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions hereof.

SECTION 7. After introduction of this ordinance, the Township Clerk shall send a copy of this ordinance to the Township Planning Board for its review and comment. The Township Clerk shall also send a copy of the ordinance to the Ocean County Planning Board pursuant to N.J.S.A. 40:55D-16.

NOTICE

NOTICE IS HEREBY GIVEN that the foregoing ordinance was introduced and passed by the Township Council of the Township of Manchester on first reading at a meeting held on the 24th day of August 2026 at 6:00 pm. The Ordinance will be considered for second and final reading at a meeting of the Township Council which is scheduled for the 14th day of September 2026, at 6:00 pm or as soon thereafter as the matter may be reached, at the Municipal Building located at 1 Colonial Drive, Manchester, New Jersey 08759, at which time the public is invited to ask questions, raise objections, or provide public comment with regard to the proposed adoption of this Ordinance.

Teri Giercyk, RMC/CMC
Municipal Clerk

DRAFT

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

WHEREAS there exists a need for Chemical Treatment supply within the Township of Manchester water utility; and

WHEREAS the Township publicly advertised and received one (1) bid for supply on August 19, 2026, at 1:00P.M. to wit:

Base Bid for Two (2) years	Miracle Chemical Company
Fifteen percent (15%) Sodium Hypochlorite Solution – Bulk (liquid)	\$4.75
Number of days required for shipment after placement of delivery request	2
Emergency Delivery Price (to be delivered within 6 hours of notice of emergency delivery request)	\$4.75

WHEREAS, Miracle Chemical Co. 1151 B Hwy 33, Farmingdale, New Jersey, 07727 has been determined to submit the lowest responsible bid, in accordance with N.J.S.A 40A:11-4a: and

WHEREAS, the Chief Financial Officer has certified funding from the 2026 current fund is available.

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Manchester, County of Ocean, State of New Jersey, as follows:

1. That the Mayor is authorized to enter into contract with Miracle Chemical Co. 1151 B Hwy 33, Farmingdale, New Jersey, 07727 for a two (2) year contract for Chemical Supply.
2. That the Township Clerk shall forward a certified copy of this resolution to the following:
 - A. Business Administrator
 - B. Chief Financial Officer
 - C. Purchasing Agent
 - D. Director of Public Works

CERTIFICATION

I, Teri Giercyk, Clerk of the Township of Manchester, County of Ocean, State of New Jersey, do hereby certify the foregoing to be a true and correct copy of a resolution adopted by the Township Council at a meeting held on the 14th day of September 2026.

Teri Giercyk, RMC/CMC
Municipal Clerk

DRAFT

**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**

WHEREAS there exists a need for Police Uniform Supply services for the daily operations of the Township of Manchester Police Department; and

WHEREAS the Township publicly advertised and received two (2) bids for police uniform supply, one (1) of which was a fatal defect subject mandatory rejection; and

WHEREAS, the Township received a bid from Galls, LLC, 28 Scotch Road, Ewing, N.J., deemed to be the lowest responsible bidder in accordance with N.J.S.A. 40A:11-4A; and

WHEREAS, subject to the approval of future budgets by the governing body of the Township of Manchester, the Chief Financial Officer certifies funding is available in the 2026, 2027 and 2028 budgets.

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Manchester, County of Ocean, State of New Jersey, as follows:

1. That the Mayor is authorized to enter into contract with Galls, LLC, 28 Scotch Road, Ewing, N.J for a two (2) year contract for uniform supply & cleaning, with extensions available, in accordance with N.J.S.A. 40A:11-15
2. That the Township Clerk shall forward a certified copy of this Resolution to the following:
 - A. Business Administrator
 - B. Chief Financial Officer
 - C. Purchasing Agent; and
 - C. Chief of Police

CERTIFICATION

I, Teri Giercyk, Clerk of the Township of Manchester, County of Ocean, State of New Jersey, do hereby certify the foregoing to be a true and correct copy of a resolution adopted by the Township Council at a meeting held on the 14th day of September 2026.

Teri Giercyk, RMC/CMC
Municipal Clerk

DRAFT

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

WHEREAS, the Township of Manchester (Township) publicly advertised and received Bid #26-01 Police Uniform Supply, in a fair and open manner (N.J.S.A. 19:44A-20.5) on August 26, 2026; and

WHEREAS, the Township received submittals by R23K, Inc. t/a American Uniform & Supply, with a lack of disclosure of ownership information as demanded by N.J.S.A 52:25-24.2; and

WHEREAS, the New Jersey Local Public Contracts Law at N.J.S.A. 40A:11-23.2c, makes the lack of providing a valid statement of ownership, a fatal defect and a mandatory rejection of bids.

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Manchester, County of Ocean, as follows:

1. The averments of the preamble are hereby incorporated.
2. That the submittal in response to Bid #26-01 Police Uniform Supply by R23K, Inc. t/a American Uniform & Supply, 6831 US 9, Howell, New Jersey, 07731, is hereby rejected under N.J.S.A. 40A:11-23.2c for failure to comply with N.J.S.A. 52:25-24.2
3. This resolution shall take effect immediately, according to law.

CERTIFICATION

I, Teri Giercyk, Clerk of the Township of Manchester, County of Ocean, State of New Jersey, do hereby certify the foregoing to be a true and correct copy of a resolution adopted by the Township Council at a meeting held on the 14th day of September 2026.

Teri Giercyk, RMC/CMC
Municipal Clerk

DRAFT

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.

WHEREAS there exists a need for electrician services within the Township of Manchester; and

WHEREAS the Township advertised and received in a fair and open manner (N.J.S.A. 19:44A-20.5), bids for electrical services, on September 1, 2026; and

WHEREAS, the Township received one (1) bid from Electro Maintenance Inc., 2416 NJ-35, Suite C, Manasquan, New Jersey, 08736 deemed to be the lowest responsible bidder (N.J.S.A. 40A:11-4A) in the following amounts:

BASE BID	Electro Maintenance Inc
-----------------	--------------------------------

Foreman

Standard Hourly	\$140.00
Overtime Hourly	\$210.00
Sunday & Holiday Hourly	\$280.00

Journeyman

Standard Hourly	\$120.00
Overtime Hourly	\$180.00
Sunday & Holiday Hourly	\$240.00

WHEREAS, subject to the approval of future budgets the Chief Financial Officer has certified funding from 2026, 2027 and part of 2028 is available; and

WHEREAS it is the recommendation of the Director of Public Works to award for a two (2) year period.

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Manchester, County of Ocean, State of New Jersey, as follows:

1. That the Mayor is authorized to enter into contract with Electro Maintenance Inc., 2416 NJ-35, Suite C, Manasquan, New Jersey, 08736, for a two (2) year contract for Electrician services, at the rates as bid and under the tenets as found within bid #26-26.
2. That the Township Clerk shall forward a certified copy of this resolution to the following:
 - A. Business Administrator.
 - B. Chief Financial Officer.
 - C. Purchasing Agent; and
 - C. Director of Public Works

CERTIFICATION

I, Teri Giercyk, Clerk of the Township of Manchester, County of Ocean, State of New Jersey, do hereby certify the foregoing to be a true and correct copy of a resolution adopted by the Township Council at a meeting held on the 14th day of September 2026.

Teri Giercyk, RMC/CMC
Municipal Clerk

DRAFT

#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**

WHEREAS, escrows were posted by Jeffrey R. Jerman, Block 1.326 / Lots 26 & 28; and,

WHEREAS, under date of August 18, 2026, Professional Design Services LLC recommended the return of the aforesaid escrows; and,

WHEREAS, the Township Council has reviewed the recommendation aforesaid and finds the same to be acceptable.

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Manchester, County of Ocean, State of New Jersey, as follows:

1. That the escrow release of Block 1.326 / Lots 26 & 28 in the amount of \$2,809.50 plus interest minus any outstanding invoices be released from account number 73738.
2. That the Township Clerk shall forward a certified copy of this Resolution to the Following:
 - A. Professional Design Services LLC
 - B. Chief Financial Officer
 - C. Jeffrey R. Jerman
PO Box 922
Point Pleasant Borough, NJ 08742

CERTIFICATION

I, Teri Giercyk, Clerk of the Township of Manchester, County of Ocean, State of New Jersey, do hereby certify the foregoing to be a true and correct copy of a resolution adopted by the Township Council at a meeting held on the 14th day of September 2026.

Teri Giercyk, RMC/CMC
Municipal Clerk

DRAFT

#26-406

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

I, Andrea Gaskill, CTC Tax Collector of the Township of Manchester, County of Ocean, do hereby request a refund to Cotality for overpayment for the following properties:

1. Block 1.23 lot 9.01	in the amount of \$3,583.59
2. Block 1.69 lot 12	in the amount of \$2,122.11
3. Block 1.75 lot 9	in the amount of \$1,629.52
4. Block 1.242 lot 38	in the amount of \$1,739.96
5. Block 1.329 lot 26	in the amount of \$2,543.19
6. Block 1.330 lot 18	in the amount of \$3,057.24
7. Block 38.23 lot 440.07	in the amount of \$514.44
8. Block 38.74 lot 949.01	in the amount of \$868.39
9. Block 38.102 lot 60	in the amount of \$1,184.07
10. Block 52.16 lot 26	in the amount of \$2,494.56
11. Block 61.13 lot 79	in the amount of \$2,039.88
12. Block 61.13 lot 332	in the amount of \$1,949.71
13. Block 86.04 lot 106.01	in the amount of \$1,182.61
14. Block 99.82 lot 10	in the amount of \$2,721.16
15. Block 102.29 lot 13	in the amount of \$903.92
16. Block 102.32 lot 24	in the amount of \$809.20
17. Block 116 lot 7QFARM	in the amount of \$89.18
18. Block 116 lot 7	in the amount of \$1,921.37

Total Amount Due \$ 31,354.10

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Manchester, County of Ocean, State of New Jersey, that the aforementioned refunds be and hereby authorized by the Tax Collector of Revenue.

BE IT FURTHER RESOLVED, that a certified copy of this resolution be sent to the following:

1. Chief Financial Officer
2. Tax Collector

CERTIFICATION

I, Teri Giercyk, Municipal Clerk of the Township of Manchester, County of Ocean, State of New Jersey, do hereby certify the foregoing to be a true and correct copy of a resolution adopted by the Township Council on the 14th day of September 2026.

Teri Giercyk, RMC/CMC
Municipal Clerk

DRAFT

#26-407

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

I, Andrea Gaskill, CTC Tax Collector of the Township of Manchester, County of Ocean, do hereby request a refund for overpayment for the following property:

1. Block 61.13 lot 162 for a refund of an overpayment made payable to Xue-Ming Bao & Yiping Tao, 2 David Drive, Manchester, NJ 08759 in the amount of \$1,701.41.
2. Block 5018 lot 106.02 for a refund of a bulk bank payment by Cotality to the wrong township/block & lot in the amount of \$207.48.
3. Block 52.26 lot 25 for a refund of a bulk bank overpayment by Cotality in the amount of \$1,010.50.
4. Block 102.29 lot 13 for refund of a bulk bank overpayment by Cotality in the amount of \$903.92.
5. Block 45.07 lot 7 for refund of a bulk bank overpayment by Cotality in the amount of \$1,435.24.

Total Amount Due \$ 5,258.55

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Manchester, County of Ocean, State of New Jersey, that the aforementioned refunds be and hereby authorized by the Tax Collector of Revenue.

BE IT FURTHER RESOLVED that a certified copy of this resolution be sent to the following:

1. Chief Financial Officer
2. Tax Collector

CERTIFICATION

I, Teri Giercyk, Clerk of the Township of Manchester, County of Ocean, State of New Jersey, do hereby certify the foregoing to be a true and correct copy of a resolution adopted by the Township Council on the 14th day of September 2026.

Teri Giercyk, RMC/CMC
Municipal Clerk

DRAFT

**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**

WHEREAS, permission is required of the Director of the Division of Local Government Services for approval as a dedication by rider of revenues received by a municipality when the revenue is not subject to reasonably accurate estimates in advance; and

WHEREAS, N.J.S.A. 5:70-2.12(f)2 penalties provide for receipt of Fire Safety Act Penalty Monies by the municipality to provide for the operating costs to administer this act; and

WHEREAS, N.J.S.A. 40A:4-39 provides the dedicated revenues anticipated from the Fire Safety Act Penalty Monies are hereby anticipated as revenue and are hereby appropriated for the purpose to which said revenue is dedicated by statute or other legal requirement.

NOW, THEREFORE BE IT RESOLVED, by the Manchester Township Council, County of Ocean, State of New Jersey as follows:

1. The Governing Body does hereby request permission of the Director of the Division of Local Government Services to pay expenditures of the Fire Safety Act Penalty in accordance with the provisions of N.J.S.A. 5:70-2.12(f)2 Penalties
2. The Chief Financial Officer upon Governing Body approval shall upload this resolution into the FAST system utilized by the Division of Local Government Services

CERTIFICATION

I, Teri Giercyk, Clerk of the Township of Manchester, County of Ocean, State of New Jersey, do hereby certify that the foregoing to be a true and correct copy of a resolution adopted by the Manchester Township Council at a meeting held on the 14th day of September 2026.

Teri Giercyk, RMC/CMC
Municipal Clerk

DRAFT

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

WHEREAS, N.J.S.A. 40:8A-1 authorizes municipalities to enter into agreements for the sharing of services; and

WHEREAS, the Township of Manchester Police Department recommends that the Township Council approve a Shared Services Agreement between the Township of Manchester and the County of Ocean Prosecutor's Office to form a Regionalized SWAT and Crisis Negotiation Team; and

WHEREAS, the Ocean County SWAT Team will consist of members from participating agencies under the command of the Ocean County Prosecutor; and

WHEREAS, the Township of Manchester finds that participation in this Shared Services Agreement is in the best interest of the Township and will enhance public safety through regional cooperation; and

WHEREAS, this Shared Services Agreement shall become effective upon execution by the Chief Executive Law Enforcement Officer of each participating agency and shall remain in full force and effect until terminated in accordance with the procedures set forth in the Agreement; and

WHEREAS, the Township wishes to enter into this Agreement with the County of Ocean for the purpose of establishing the terms and conditions of participation in the Ocean County Regional SWAT and Crisis Negotiation Team.

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Manchester, County of Ocean, State of New Jersey, as follows:

1. That the Mayor is hereby authorized to execute, and the Township Clerk to attest, to a Shared Services Agreement between the Township of Manchester and the Ocean County Prosecutor's Office for participation in the Ocean County Regional SWAT and Crisis Negotiation Team.
2. The term of this agreement shall be effective from September 14, 2026 and shall continue in full force and effective until terminated in accordance with the procedures set forth in the Agreement.
3. **COMPENSATION:** The Municipality shall pay its police officers for their hours worked for the OC SWAT at their current salary to include all overtime and compensatory time.
4. **OC SWAT MUNICIPALITY PARTICIPATION STIPEND:** When a municipality participates in the OC SWAT for 12 consecutive months with four or more officers, that Township will receive a stipend of \$10,000 to be paid by the County from either the County Law Enforcement Trust Fund and/or the Federal Law Enforcement Trust Fund to the Municipality's Special Law Enforcement Trust Account. For each additional officer up to eight and for those departments that have less than four officers assigned, the County will allocate \$1,500 stipend to be paid by the County from either the County Law Enforcement Trust Fund and/or the Federal Law Enforcement Trust Fund to the Municipality's Special Law Enforcement Trust Account. Participation is defined as a Municipality having an officer assigned to the OC SWAT for twelve consecutive months and participating in good faith. It is further agreed that, due to an injury or other situation(s), if agreed upon by the Municipality and the County, the Municipality can re-assign a different Police Officer(s) during the twelve-month period to satisfy the consecutive twelve-month participation requirement of this Shared Services Agreement.

5. The Township Clerk shall forward a copy of this Resolution to the following:

- A. Business Administrator
- B. Chief Financial Officer
- C. Chief of Police
- D. Lt. Christian Nazario
- E. Ocean County Board of Commissioners
- F. Ocean County Prosecutor's Office (Six copies)

CERTIFICATION

I, Teri Giercyk, Clerk of the Township of Manchester, County of Ocean, State of New Jersey, do hereby certify the foregoing to be a true and correct copy of a resolution adopted by the Township Council at a meeting held on September 14th 2026.

Teri Giercyk, RMC/CMC
Municipal Clerk

DRAFT

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)

WHEREAS, N.J.S.A. 40:8A-1 authorizes municipalities to enter into an agreement among other things, for the sharing of services; and

WHEREAS, the Township of Manchester is desirous of entering into a Shared Services Agreement with the Ocean County Prosecutor's Office, for the purpose of Police services; and

WHEREAS, the Township of Manchester finds that the performance of this Agreement is in the best interest of Manchester Township;

WHEREAS, the Prosecutor's Office and the Municipality have determined it to be in their mutual interest for the Municipality to designate certain police officers to be assigned to the Prosecutor's Office **High Tech Crime Unit**; and

WHEREAS, the **High Tech Crime Unit**, a specialized unit within the Ocean County Prosecutor's Office is primarily tasked with identifying, investigating, and apprehending individuals and organized criminal groups involved in computer criminal activity.

WHEREAS, the Municipality wishes to enter into an Agreement with the County for the purpose of setting the terms and conditions regarding the assignment of police officers employed by the Municipality to the **High Tech Crime Unit**.

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Manchester, County of Ocean, State of New Jersey, as follows:

1. That the Mayor is hereby authorized to execute and the clerk to attest to an inter-local service agreement between the Township of Manchester and the Ocean County Prosecutor's Office.
2. The term of this agreement shall be effective from April 1st, 2026.
3. The Township Clerk shall forward a copy of this Resolution to the following:
 - A. Business Administrator
 - B. Chief Financial Officer
 - C. Chief of Police
 - D. Lt. Christian Nazario
 - E. Ocean County Board of Commissioners
 - F. Lt. James Hill, Ocean County Prosecutor's Office

CERTIFICATION

I, Teri Giercyk, Clerk of the Township of Manchester, County of Ocean, State of New Jersey, do hereby certify the foregoing to be a true and correct copy of a resolution adopted by the Township Council at a meeting held on the 14th day of September 2026.

Teri Giercyk, RMC/CMC
Municipal Clerk

DRAFT

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

WHEREAS, the Township of Manchester, County of Ocean, State of New Jersey (“the Township”) is a party to a developer’s agreement with 2065 Highway 37 Owners, LLC (“Redeveloper”); and

WHEREAS, the Redeveloper has requested a revision to the project to amend the agreement to permit the construction of 44 residential units consisting of apartments and/or stacked townhouses on Lot 15.04 (Phase 3), clarifying the +/- 40 units permitted in the Second Amendment, and to formally recognize Manchester Apartments II, LLC, as a qualified entity as to the residential component on Lot 15.04; and

WHEREAS, the Township is agreeable to amending the redeveloper’s agreement in accordance with these requests; and

NOW, THEREFORE, BE IT RESOLVED, by the Township Council of the Township of Manchester, County of Ocean, State of New Jersey as follows:

1. The Township accepts the recommendations of its professional staff and authorizes the execution of the third amendment to the redevelopment agreement.
2. The Township hereby authorizes the Mayor, Council President, Township Clerk, Township Attorney to execute any and all documents to implement the intent of this resolution.

CERTIFICATION

I, Teri Giercyk, Clerk of the Township of Manchester, County of Ocean, State of New Jersey, do hereby certify that the foregoing to be a true and correct copy of a resolution adopted by the Township Council at a meeting held on the 14th day of September 2026.

Teri Giercyk, RMC/CMC
Municipal Clerk

DRAFT

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

WHEREAS, the Township of Manchester ("Township") has a program referred to as the Manchester Home Improvement Program ("Program") whereby funds from the Township's affordable housing trust fund were utilized by qualifying homeowners to perform necessary improvements to their homes; and

WHEREAS, pursuant to the Program's rules, in order to receive funds, the Township placed a mortgage on the subject property that would be released after 10 years if conditions are met by the recipient; and

WHEREAS, the owner of 585B Kevin Court received a grant under the Program and the appropriate mortgage was recorded against the property, dated 9/16/2026; and

WHEREAS, the recipient has met the conditions for release of the lien, and the Assessor recommends the release of same; and

WHEREAS, the Township hereby authorizes the execution of the necessary documents to release the Township's lien on 585B Kevin Court pursuant to Program regulations.

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Manchester, County of Ocean, State of New Jersey, as follows:

1. That the Township Council authorizes the Mayor, his designee, to execute the appropriate release documents for the release of the Township's mortgage at 585B Kevin Court in connection with the Township's Manchester Home Improvement Program.
2. That a copy of this resolution shall be forwarded to the Tax Assessor.

CERTIFICATION

I, Teri Giercyk, Clerk of the Township of Manchester, County of Ocean, State of New Jersey, do hereby certify the foregoing to be true and correct copy of a resolution adopted by the Township Council at a meeting held on the 14th day of September 2026.

Teri Giercyk, RMC/CMC
Municipal Clerk

DRAFT

**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**

WHEREAS, the Township currently has a program titled the Affordability Assistance Program (“AAP”) and the AAP complies with all applicable laws, including but not limited to New Jersey Council on Affordable Housing regulations (N.J.A.C. 5:97-6.2) and Uniform Housing Affordability Controls (N.J.A.C. 5:80-26.1); and

WHEREAS, the Township has retained CGP&H, a professional affordable housing consultant, to administer the AAP; and

WHEREAS, Lisa Lifshitz [will rent/rents] property located at 2501 Route 37, Apt. 16305, which property is governed by the statutes, ordinances, rules and regulations restricting ownership and use of the property as an Affordable Housing unit; and

WHEREAS, the tenant has requested an Affordability Assistance Program grant from the Affordable Housing Trust Fund; and

WHEREAS, the Township is willing to extend a grant to the tenant in the amount of \$2,934.00.

NOW, THEREFORE BE IT RESOLVED, by the Manchester Township Council, that:

The Mayor is hereby authorized to execute an Affordability Assistance Program grant with the owner/renter of an Affordable Housing unit located at 2501 Route 37, Apt. 16305.

BE IT FURTHER RESOLVED, that a copy of this resolution will be forwarded to:

1. Martin W. Lynch, Municipal Housing Liaison
2. Chief Financial Officer
3. CGP&H
1249 South River Road, Suite 301
Cranbury, NJ 08512-3633

CERTIFICATION

I, Teri Giercyk, Clerk of the Township of Manchester, County of Ocean, State of New Jersey, do hereby certify that the foregoing to be a true and correct copy of a resolution adopted by the Township Council at a meeting held on the 14th day of September 2026.

Teri Giercyk, RMC/CMC
Municipal Clerk

DRAFT

**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**

WHEREAS, the Township currently has a program titled the Affordability Assistance Program (“AAP”) and the AAP complies with all applicable laws, including but not limited to New Jersey Council on Affordable Housing regulations (N.J.A.C. 5:97-6.2) and Uniform Housing Affordability Controls (N.J.A.C. 5:80-26.1); and

WHEREAS, the Township has retained CGP&H, a professional affordable housing consultant, to administer the AAP; and

WHEREAS, Simona Racquel Vigodner [will rent/rents] property located at 2501 Route 37, Apt. 17305, which property is governed by the statutes, ordinances, rules and regulations restricting ownership and use of the property as an Affordable Housing unit; and

WHEREAS, the tenant has requested an Affordability Assistance Program grant from the Affordable Housing Trust Fund; and

WHEREAS, the Township is willing to extend a grant to the tenant in the amount of \$2,934.00.

NOW, THEREFORE BE IT RESOLVED, by the Manchester Township Council, that:

The Mayor is hereby authorized to execute an Affordability Assistance Program grant with the owner/renter of an Affordable Housing unit located at 2501 Route 37, Apt. 17305.

BE IT FURTHER RESOLVED, that a copy of this resolution will be forwarded to:

1. Martin W. Lynch, Municipal Housing Liaison
2. Chief Financial Officer
3. CGP&H
1249 South River Road, Suite 301
Cranbury, NJ 08512-3633

CERTIFICATION

I, Teri Giercyk, Clerk of the Township of Manchester, County of Ocean, State of New Jersey, do hereby certify that the foregoing be a true and correct copy of a resolution adopted by the Township Council at a meeting held on the 14th day of September 2026.

Teri Giercyk, RMC/CMC
Municipal Clerk

DRAFT

**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**

WHEREAS, the Township currently has a program titled the Affordability Assistance Program (“AAP”) and the AAP complies with all applicable laws, including but not limited to New Jersey Council on Affordable Housing regulations (N.J.A.C. 5:97-6.2) and Uniform Housing Affordability Controls (N.J.A.C. 5:80-26.1); and

WHEREAS, the Township has retained CGP&H, a professional affordable housing consultant, to administer the AAP; and

WHEREAS, Icelyn E Griffith [will rent/rents] property located at 2501 Route 37, Apt. 19201, which property is governed by the statutes, ordinances, rules and regulations restricting ownership and use of the property as an Affordable Housing unit; and

WHEREAS, the tenant has requested an Affordability Assistance Program grant from the Affordable Housing Trust Fund; and

WHEREAS, the Township is willing to extend a grant to the tenant in the amount of \$1,238.00.

NOW, THEREFORE BE IT RESOLVED, by the Manchester Township Council, that:

The Mayor is hereby authorized to execute an Affordability Assistance Program grant with the owner/renter of an Affordable Housing unit located at 2501 Route 37, Apt. 19201.

BE IT FURTHER RESOLVED, that a copy of this resolution will be forwarded to:

1. Martin W. Lynch, Municipal Housing Liaison
2. Chief Financial Officer
3. CGP&H
1249 South River Road, Suite 301
Cranbury, NJ 08512-3633

CERTIFICATION

I, Teri Giercyk, Clerk of the Township of Manchester, County of Ocean, State of New Jersey, do hereby certify that the foregoing to be a true and correct copy of a resolution adopted by the Township Council at a meeting held on the 14th day of September 2026.

Teri Giercyk, RMC/CMC
Municipal Clerk

DRAFT

**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**

WHEREAS, the Township currently has a program titled the Affordability Assistance Program (“AAP”) and the AAP complies with all applicable laws, including but not limited to New Jersey Council on Affordable Housing regulations (N.J.A.C. 5:97-6.2) and Uniform Housing Affordability Controls (N.J.A.C. 5:80-26.1); and

WHEREAS, the Township has retained CGP&H, a professional affordable housing consultant, to administer the AAP; and

WHEREAS, Julianne Taylor [will rent/rents] property located at 2501 Route 37, Apt. 19103, which property is governed by the statutes, ordinances, rules and regulations restricting ownership and use of the property as an Affordable Housing unit; and

WHEREAS, the tenant has requested an Affordability Assistance Program grant from the Affordable Housing Trust Fund; and

WHEREAS, the Township is willing to extend a grant to the tenant in the amount of \$2,468.00.

NOW, THEREFORE BE IT RESOLVED, by the Manchester Township Council, that:

The Mayor is hereby authorized to execute an Affordability Assistance Program grant with the owner/renter of an Affordable Housing unit located at 2501 Route 37, Apt. 19103.

BE IT FURTHER RESOLVED, that a copy of this resolution will be forwarded to:

1. Martin W. Lynch, Municipal Housing Liaison
2. Chief Financial Officer
3. CGP&H
1249 South River Road, Suite 301
Cranbury, NJ 08512-3633

CERTIFICATION

I, Teri Giercyk, Clerk of the Township of Manchester, County of Ocean, State of New Jersey, do hereby certify that the foregoing to be a true and correct copy of a resolution adopted by the Township Council at a meeting held on the 14th day of September 2026.

Teri Giercyk, RMC/CMC
Municipal Clerk

DRAFT

**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**

WHEREAS, the Township currently has a program titled the Affordability Assistance Program (“AAP”) and the AAP complies with all applicable laws, including but not limited to New Jersey Council on Affordable Housing regulations (N.J.A.C. 5:97-6.2) and Uniform Housing Affordability Controls (N.J.A.C. 5:80-26.1); and

WHEREAS, the Township has retained CGP&H, a professional affordable housing consultant, to administer the AAP; and

WHEREAS, Teresa Acevedo [will rent/rents] property located at 2501 Route 37, Apt. 18206, which property is governed by the statutes, ordinances, rules and regulations restricting ownership and use of the property as an Affordable Housing unit; and

WHEREAS, the tenant has requested an Affordability Assistance Program grant from the Affordable Housing Trust Fund; and

WHEREAS, the Township is willing to extend a grant to the tenant in the amount of \$2,408.00.

NOW, THEREFORE BE IT RESOLVED, by the Manchester Township Council, that:

The Mayor is hereby authorized to execute an Affordability Assistance Program grant with the owner/renter of an Affordable Housing unit located at 2501 Route 37, Apt. 18206.

BE IT FURTHER RESOLVED, that a copy of this resolution will be forwarded to:

1. Martin W. Lynch, Municipal Housing Liaison
2. Chief Financial Officer
3. CGP&H
1249 South River Road, Suite 301
Cranbury, NJ 08512-3633

CERTIFICATION

I, Teri Giercyk, Clerk of the Township of Manchester, County of Ocean, State of New Jersey, do hereby certify that the foregoing to be a true and correct copy of a resolution adopted by the Manchester Township Council at a meeting held on the 14th day of September 2026.

Teri Giercyk, RMC/CMC
Municipal Clerk

DRAFT

**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**

WHEREAS, the Township currently has a program titled the Affordability Assistance Program (“AAP”) and the AAP complies with all applicable laws, including but not limited to New Jersey Council on Affordable Housing regulations (N.J.A.C. 5:97-6.2) and Uniform Housing Affordability Controls (N.J.A.C. 5:80-26.1); and

WHEREAS, the Township has retained CGP&H, a professional affordable housing consultant, to administer the AAP; and

WHEREAS, Kathryn Desanto Medina [will rent/rents] property located at 2501 Route 37, Apt. 19105, which property is governed by the statutes, ordinances, rules and regulations restricting ownership and use of the property as an Affordable Housing unit; and

WHEREAS, the tenant has requested an Affordability Assistance Program grant from the Affordable Housing Trust Fund; and

WHEREAS, the Township is willing to extend a grant to the tenant in the amount of amount of \$2,408.00.

NOW, THEREFORE BE IT RESOLVED, by the Manchester Township Council, that:

The Mayor is hereby authorized to execute an Affordability Assistance Program grant with the owner/renter of an Affordable Housing unit located at 2501 Route 37, Apt. 19105.

BE IT FURTHER RESOLVED that a copy of this resolution will be forwarded to:

1. Martin W. Lynch, Municipal Housing Liaison
2. Chief Financial Officer
3. CGP&H
1249 South River Road, Suite 301
Cranbury, NJ 08512-3633

CERTIFICATION

I, Teri Giercyk, Clerk of the Township of Manchester, County of Ocean, State of New Jersey, do hereby certify that the foregoing to be a true and correct copy of a resolution adopted by the Manchester Township Council at a meeting held on the 14th day of September 2026.

Teri Giercyk, RMC/CMC
Municipal Clerk

DRAFT

**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**

WHEREAS, the Township currently has a program title the Affordability Assistance Program (“AAP”) and the AAP complies with all applicable laws, including but not limited to New Jersey Council on Affordable Housing regulations (N.J.A.C. 5:97-6.2) and Uniform Housing Affordability Controls (N.J.A.C. 5:80-26.1); and

WHEREAS, the Township has retained CGP&H, a professional affordable housing consultant, to administer the AAP; and

WHEREAS, Brittney Paige [will rent/rents] property located at 2501 Route 37, Apt. 19303, which property is governed by the statutes, ordinances, rules and regulations restricting ownership and use of the property as an Affordable Housing unit; and

WHEREAS, the tenant has requested an Affordability Assistance Program grant from the Affordable Housing Trust Fund; and

WHEREAS, the Township is willing to extend a grant to the tenant in the amount of \$2,934.00.

NOW, THEREFORE BE IT RESOLVED, by the Manchester Township Council, that:

The Mayor is hereby authorized to execute an Affordability Assistance Program grant with the owner/renter of an Affordable Housing unit located at 2501 Route 37, Apt. 19303.

BE IT FURTHER RESOLVED, that a copy of this resolution will be forwarded to:

1. Martin W. Lynch, Municipal Housing Liaison
2. Chief Financial Officer
3. CGP&H
1249 South River Road, Suite 301
Cranbury, NJ 08512-3633

CERTIFICATION

I, Teri Giercyk, Clerk of the Township of Manchester, County of Ocean, State of New Jersey, do hereby certify that the foregoing to be a true and correct copy of a resolution adopted by the Manchester Township Council at a meeting held on the 14th day of September 2026.

Teri Giercyk, RMC/CMC
Municipal Clerk

DRAFT

**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**

WHEREAS, the Township currently has a program titled the Affordability Assistance Program (“AAP”) and the AAP complies with all applicable laws, including but not limited to New Jersey Council on Affordable Housing regulations (N.J.A.C. 5:97-6.2) and Uniform Housing Affordability Controls (N.J.A.C. 5:80-26.1); and

WHEREAS, the Township has retained CGP&H, a professional affordable housing consultant, to administer the AAP; and

WHEREAS, Shauna Brower [will rent/rents] property located at 2501 Route 37, Apt. 18201, which property is governed by the statutes, ordinances, rules and regulations restricting ownership and use of the property as an Affordable Housing unit; and

WHEREAS, the tenant has requested an Affordability Assistance Program grant from the Affordable Housing Trust Fund; and

WHEREAS, the Township is willing to extend a grant to the tenant in the amount of \$1,238.00.

NOW, THEREFORE BE IT RESOLVED, by the Manchester Township Council, that:

The Mayor is hereby authorized to execute an Affordability Assistance Program grant with the owner/renter of an Affordable Housing unit located at 2501 Route 37, Apt. 18201.

BE IT FURTHER RESOLVED, that a copy of this resolution will be forwarded to:

1. Martin W. Lynch, Municipal Housing Liaison
2. Chief Financial Officer
3. CGP&H
1249 South River Road, Suite 301
Cranbury, NJ 08512-3633

CERTIFICATION

I, Teri Giercyk, Clerk of the Township of Manchester, County of Ocean, State of New Jersey, do hereby certify that the foregoing to be a true and correct copy of a resolution adopted by the Manchester Township Council at a meeting held on the 14th day of September 2026.

Teri Giercyk, RMC/CMC
Municipal Clerk

DRAFT

**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**

WHEREAS, the Township currently has a program titled the Affordability Assistance Program (“AAP”) and the AAP complies with all applicable laws, including but not limited to New Jersey Council on Affordable Housing regulations (N.J.A.C. 5:97-6.2) and Uniform Housing Affordability Controls (N.J.A.C. 5:80-26.1); and

WHEREAS, the Township has retained CGP&H, a professional affordable housing consultant, to administer the AAP; and

WHEREAS, Richard F Donato [will rent/rents] property located at 2501 Route 37, Apt. 19102, which property is governed by the statutes, ordinances, rules and regulations restricting ownership and use of the property as an Affordable Housing unit; and

WHEREAS, the tenant has requested an Affordability Assistance Program grant from the Affordable Housing Trust Fund; and

WHEREAS, the Township is willing to extend a grant to the tenant in the amount of \$2,028.00.

NOW, THEREFORE BE IT RESOLVED, by the Manchester Township Council, that:

The Mayor is hereby authorized to execute an Affordability Assistance Program grant with the owner/renter of an Affordable Housing unit located at 2501 Route 37, Apt. 19102.

BE IT FURTHER RESOLVED, that a copy of this resolution will be forwarded to:

1. Martin W. Lynch, Municipal Housing Liaison
2. Chief Financial Officer
3. CGP&H
1249 South River Road, Suite 301
Cranbury, NJ 08512-3633

CERTIFICATION

I, Teri Giercyk, Clerk of the Township of Manchester, County of Ocean, State of New Jersey, do hereby certify that the foregoing to be a true and correct copy of a resolution adopted by the Manchester Township Council at a meeting held on the 14th day of September 2026.

Teri Giercyk, RMC/CMC
Municipal Clerk

DRAFT

**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**

WHEREAS, the Township currently has a program titled the Affordability Assistance Program (“AAP”) and the AAP complies with all applicable laws, including but not limited to New Jersey Council on Affordable Housing regulations (N.J.A.C. 5:97-6.2) and Uniform Housing Affordability Controls (N.J.A.C. 5:80-26.1); and

WHEREAS, the Township has retained CGP&H, a professional affordable housing consultant, to administer the AAP; and

WHEREAS, Leigh A Fedor [will rent/rents] property located at 2501 Route 37, Apt. 18202, which property is governed by the statutes, ordinances, rules and regulations restricting ownership and use of the property as an Affordable Housing unit; and

WHEREAS, the tenant has requested an Affordability Assistance Program grant from the Affordable Housing Trust Fund; and

WHEREAS, the Township is willing to extend a grant to the tenant in the amount of \$2,028.00.

NOW, THEREFORE BE IT RESOLVED, by the Manchester Township Council, that:

The Mayor is hereby authorized to execute an Affordability Assistance Program grant with the owner/renter of an Affordable Housing unit located at 2501 Route 37, Apt. 18202.

BE IT FURTHER RESOLVED, that a copy of this resolution will be forwarded to:

1. Martin W. Lynch, Municipal Housing Liaison
2. Chief Financial Officer
3. CGP&H
1249 South River Road, Suite 301
Cranbury, NJ 08512-3633

CERTIFICATION

I, Teri Giercyk, Clerk of the Township of Manchester, County of Ocean, State of New Jersey, do hereby certify that the foregoing to be a true and correct copy of a resolution by the Manchester Township Council at a meeting held on the 14th day of September 2026.

Teri Giercyk, RMC/CMC
Municipal Clerk

#26-423

DRAFT

Tentative Budget Amendment Resolution

DRAFT

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

WHEREAS, Section 2 of the Open Public Meetings Act, Chapter 231, Public Laws of 1975, permits the exclusion of the public from a meeting in certain circumstances; and

WHEREAS, this public body is of the opinion that such circumstances presently exist.

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Manchester, County of Ocean, State of New Jersey as follows:

1. The public shall be excluded from discussion of and actions upon following specified subject matter(s)
2. The general nature of the subject matter to be discussed is as follows:
 - a. Litigation
 - b. Contract Negotiations
3. It is anticipated at this time that the above stated subject matter(s) will be made public within sixty (60) days
or
4. At such time the need for confidentiality no longer exists.
5. This resolution shall become effective immediately.

CERTIFICATION

I, Teri Giercyk, Clerk of the Township of Manchester, County of Ocean, State of New Jersey, do hereby certify the foregoing to be a true and correct copy of a Resolution adopted by the Township Council at a meeting on the 14th day of September 2026.

Teri Giercyk, RMC/CMC
Municipal Clerk