MANCHESTER TOWNSHIP
REGULAR MEETING MINUTES
September 28, 2026

The regular meeting of the Manchester Township Council was called to order at 6:01 p.m. by Council President, Michele Zolezi. The following statement was read by Teri Giercyk, Municipal Clerk:

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

FLAG SALUTE

ROLL CALL
The following roll call was taken by the Municipal Clerk:

Councilwoman Sandy Drake	- absent
Councilman James Vaccaro	- present
Councilman Craig Wallis	- present
Councilwoman Judy Noonan	- present
Councilwoman Michele Zolezi	- present

The Municipal Clerk noted for the record that also present were Mayor Hankins, Township Attorney Lauren Staiger, Chief Ellis, Captain Vega, CMFO Jeannette Larrison, and Senator Amato.

APPROVAL OF MINUTES
The regular and executive session meeting minutes from September 14, 2026, were offered upon a motion by Councilman Vaccaro seconded by Councilwoman Noonan and approved by the following roll call vote: Councilmembers Vaccaro, Wallis, Noonan, and Zolezi; yea. Absent: Drake

AUDIT
#26-425 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, CERTIFYING AS TO RECEIPT AND REVIEW OF THE CY2025 AUDIT

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

#26-426 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, APPROVING THE CORRECTIVE ACTION PLAN FOR CALENDAR YEAR AUDIT 2025

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

SUBMISSION OF BILLS
#26-427 – Authorizing payment of bills from the Current Fund in the amount of $369,376.71 was offered by Councilman Vaccaro seconded by Councilwoman Noonan and approved by the following roll call vote: Councilmembers Vaccaro, Wallis, Noonan, and Zolezi; yea. Absent: Drake.

#26-428 – Authorizing payment of bills from the Eastern Service Area in the amount of $457,376.27 was offered by Councilman Vaccaro and seconded by Councilwoman Noonan and approved by the following roll call vote: Councilmembers Vaccaro, Wallis, Noonan, and Zolezi; yea. Absent: Drake.

#26-429 – Authorizing payment of bills from the Western Service Area in the amount of $666,581.83 was offered by Councilman Vaccaro seconded by Councilwoman Noonan and approved by the following roll call: Councilmembers Vaccaro, Wallis, Noonan, and Zolezi; yea. Absent: Drake.

ORDINANCES – First Reading & Introduction
#26-49 – AN ORDINANCE OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AMENDING THE SALARY RANGES AND POSITIONS OF BARGAINING UNIT EMPLOYEES

Council President Zolezi asked if any member of Council had any comments on this ordinance.

Seeing no comments from Council. Councilman Vaccaro made a motion to approve, seconded by Councilwoman Noonan. Roll Call: Councilmembers Vaccaro, Wallis, Noonan, and Zolezi; yea. Absent: Drake. Please note this ordinance will have a 2nd reading on October 13th 2026.

#26-50 - AN ORDINANCE OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, PROVIDING FOR THE REFUNDING OF A TEMPORARY EMERGENCY APPROPRIATION OF THE TOWNSHIP, APPROPRIATING A COMBINED AMOUNT NOT EXCEEDING $575,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF NOT TO EXCEED $575,000 AMOUNT OF GENERAL OBLIGATION REFUNDING BONDS AND/OR NOTES OF THE TOWNSHIP OF MANCHESTER FOR FINANCING THE COST THEREOF

Council President Zolezi asked if any member of Council had any comments on this ordinance.

Seeing no comments from Council. Councilman Vaccaro made a motion to approve, seconded by Councilwoman Noonan. Roll Call: Councilmembers Vaccaro, Wallis, Noonan, and Zolezi; yea. Absent: Drake. Please note this ordinance will have a 2nd reading on October 13th 2026.

CONSENT AGENDA

The items below are considered to be routine by the Township of Manchester and will be enacted by one motion. There will be no formal discussion of these items. If discussion is desired, this item will be removed from the Consent Agenda and will be considered separately.

Council President Zolezi asked if any member of Council had any comments on any item on the consent agenda.

Seeing no comments from Council, Council President Zolezi asked if there were any comments from the public on any items on the consent agenda. No comments from the public.

Resolutions #26-430 - #26-441 were considered routine by the Manchester Township Council and were enacted by one motion offered by Councilman Vaccaro, seconded by Councilwoman Noonan and adopted by the following roll call vote: Councilmembers Vaccaro, Wallis, Noonan, and Zolezi; yea. Absent: Drake. Councilwoman Zolezi abstained from resolution # 26-434.

A. PURCHASING

#26-430 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING AWARD OF BID #26-25 HVAC STANDBY SERVICES

B. BONDS/ESCROWS

#26-431 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AMENDING RESOLUTION #26-405 RELEASING ESCROWS POSTED FOR BLOCK 1.326 / LOTS 26 & 28

C. APPOINTMENT

#26-432 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, APPOINTING PASTOR ROBERT DENNIS ADAMS AS CHAPLAIN OF THE MANCHESTER POLICE DEPARTMENT

D. FINANCE

#26-433 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE REFUNDS REQUESTED BY THE TAX COLLECTOR

#26-434 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE EXECUTION OF CHANGE ORDER #1 & FINAL FOR EARLE ASPHALT COMPANY FOR THE FY2023 NJDOT LOCAL AID IMPROVEMENTS TO COLT PLACE

E. MISCELLANEOUS

#26-435 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE DISPOSITION OR SALVAGE OF VEHICLE(S) IN THE POSSESSION OF THE TOWNSHIP THAT HAVE BEEN ABANDONED AT THE TOW COMPANY IMPOUND YARD

#26-436 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE RELEASE OF A LIEN AT 17 WEYBRIDGE PLACE

#26-437 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE RELEASE OF A LIEN AT 102 REDHILL ROAD

#26-438 – 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

F. CONTRACTS / AGREEMENTS

#26-439 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING CONTRACT THROUGH EDUCATIONAL SERVICES COMMISSION OF NEW JERSEY COOPERATIVE CONTRACT VENDOR AT NORTHERN NEW JERSEY LLC dba ALLEGIANCE TRUCKS THROUGH #65MCESCCPS - ESCNJ 23/24-04

#26-440 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING CONTRACT THROUGH EDUCATIONAL SERVICES COMMISSION OF NEW JERSEY COOPERATIVE CONTRACT VENDOR TONY SANCHEZ LTD THROUGH #65MCESCCPS - ESCNJ 23/24-04

#26-441 - RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING EXECUTION OF REQUEST FOR COMMUNITY SOLAR MUNICIPAL AUTO ENROLLMENT PROJECT

RESOLUTION FOR LOCAL FINANCE BOARD

#26-442 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, MAKING APPLICATION TO THE LOCAL FINANCE BOARD PURSUANT TO N.J.S.A. 40A:2-51(a)

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

COUNCIL REPORTS:

Mr. Vaccaro – A warm welcome to everyone, thank you for your continued concern and interest that you've shown. Continue to take great pride in Manchester, it is our home and residence. Let it be known that Manchester Township is further known as the gemstone of the Jersey Shore, also known as the gateway to the Jersey Shore. On 9/16 I attended the election board of trustees for the Renaissance Community. On September 21 along with Carl Block, the Mayor, Al Yodakis. and Daniel Block met with members of the New Jersey Office of Public Appellate via zoom to further discuss the Master Plan. The next meeting is scheduled for 10/19 at 2pm. On 9/23 I attended the Manchester Twp. employee health fair. I want to thank Tamara Goble and her staff; it was a huge success. On 9/23 myself, the Mayor and Melissa DePalma attended the Senior Advisory Council meeting. On 9/28 myself, Councilwoman Noonan and the Mayor attended the Village 5 meeting joined by guest speaker Senator Amato from Legislative Dist. 9 providing attendees with updates on pending bills in the Senate and Assembly houses.
Our master plan is being revisited, reviewed, and reshaped to accommodate the expected growth in Manchester Township and we have presently started our comprehensive traffic survey and study. We must revisit our 10-year energy master plan encompassing the uses of renewable energy, such as geothermal and solar energy.
We are now discussing possibly restarting our shop local program. We must encourage our residents to spend their money here in Manchester Township. I encourage Council to consider seek and pursue the possibility of a much-needed medical health care center and senior/youth recreation center.
Remember one act of kindness can put a smile on someone's face. Kindness is contagious. May God Bless America and the residents of Manchester Township.

Ms. Noonan – We are getting a $14 increase from JCPL. Vito with the EMS recently did three CPR classes with me, the Mayor and Senator Amato attended. The classes are great, we have some really special, kind people. I couldn't be prouder. Our OEM (Office of Emergency Management) is now led by Pt. Conner Yatauro, he has a perfect attitude, and he is taking this on in such a way. He has the right attitude. I want to mention the passing of K-9 Lynk and how sorry I am.

Ms. Zolezi – Thank you for those that are here. It is important to engage. Please call Town Hall if you have questions and don't always trust social media. I would like to congratulate Pastor Dennis Adams for the appointment of our Police Chaplain, it's wonderful. I know him as Dennis Adams as he grew up here, he's been engaged in our township and supporting our schools.
As a reminder schools are in session, please be mindful of the buses and children. Thank you to the volunteer/paid EMS/Fire and police department. Everybody worked well together during the past weekend storm.

Mayor Hankins – I want to mention What a Difference a Friend Makes. It is a put out by the Ocean County Mental Health Awareness Committee. Both Ridgeway and Manchester elementary schools have posters in it. It's good that Manchester is recognized on a county level, it's a school year calendar for anybody that's interested. I want to thank the police department and firefighters. They opened up roads during this weekend's storm. Jim mentioned mental health awareness in our seniors, Senior Services is working on grief counseling. I attended a joint base event that went well. The base is very active, and they do a lot of great stuff. We need to support the military whenever we can. I did attend a 100-year old birthday, she was in very good shape for 100, I only wish to be in that good shape. K-9 Lynk often took a bite out of crime, he took a nib out of me one time. Just broke the skin a little but the is sorry to hear of his passing.

Chief Ellis – Thank you for the kind words about Lynk. K-9 Lynk was born in Hungary in 2014. He started work after his academy training in 2015 with, at the time, Patrolman Steven Wendruff. The K-9's go home daily and become a part of the family, and Lynk went home with Steven every day for 10 years. He was responsible for appx. 23 million dollars in illegal drugs and narcotics, 2 million in US currency, and accomplished several noted seizures, not just in Manchester, but in law enforcement in general. Following his summer 2025 retirement, he continued to live with Sergeant Wendruff. He passed away unexpectedly. We are currently working on a shadow box for our K-9 Honor Wall for Lynk, along with former K-9 Storm. We will be giving a civilian award and proclamation at the next meeting 10/13.

Ms. Zolezi – Yes, the next meeting is Oct. 13th, which is a Tuesday due to the holiday.

Senator Amato – Welcome back Judy. Thank you, Mayor and Councilmembers, for attending today's meeting. We provided a lot of good information and handed out information. Our office is always ready to serve the residents of Manchester.

Ms. Noonan – Our Legislators work very hard and they do a lot for our residents.

Ms. Zolezi - We have Roger Grenier here, who is the head of our Veterans Advisory Council for the Mayor. Does a wonderful, wonderful job. The Veterans Committee does a wonderful job. For any of you who served, I thank you sincerely.

PUBLIC:
Carolyn Thomas – Berkshire Road - I'm trying to understand when the tax bills will be mailed. As a senior citizen on a fixed income, I need to know that I can pay my tax obligation. I called a couple of times. I'm told they don't even know if they're going to have them ready for November's payment. I don't understand the delay; I'd like to know a time frame for issuance.

CMFO Larrison - Our budget was submitted, and there's a process for which the rate/budget is approved and certified, then we issue tax bills. You have an estimated bill because that process has been delayed. We hope to get the bills out sometime in mid-October. The time frame for payment will be extended based on when the bills get mailed. You would be able to come to the office/go online and see what you owe before you get the paper bill once certified.

Roger Grenier - Chairman for the Mayor's Veterans Advisory Committee, I'm here to make a presentation. Ms. Zolezi, staunch sponsor of all things Veteran. She has attended more committee meetings than most of our members. She is always doing something for our benefit, with great comments and suggestions. She has a deep love of everything that says Veteran. He asked Councilwoman Zolezi to come down.

(Roger presented Ms. Zolezi with a red veteran's committee hat)

Ms. Zolezi – I wore red today! Thank you, I am so honored, I love our community and I love our veterans. I am really honored.

Joe Markowski – Eleanor Rd. –Asked for clarification on resolution #26-441.

Lauren Staiger– It's an agreement allowing representatives to deal with JCPL to get info. And send out letters to residents regarding the community solar program.

Linda Chapman – 5th Ave. – The allocated money for the Affordable Housing Act, is that coming from taxpayers' money?

CMFO Larrison – No, it comes from developer's escrow.

Wayne Lubinski – Great American Car Show – This year, with the rain we had les cars but last year we had 297 cars. It's been successful for 4 years. Average about 1,000 spectators. Next year it will be on August 21, 2027. He presented appreciation of support plaques to the Senator, Mayor, and Police Chief. Wayne presented 5 checks donating to the Manchester Township Little League, Manchester Township Police Foundation, Manchester Township School District and the Whiting and Ridgeway volunteer fire companies. All proceeds came from the Great American Car Show.

Mayor – Wow, thank you so much.

Chief Ellis – Thank you.

Ms. Zolezi – I want to thank you so much.

Sam – Resident – Thank for the presentations, it's very nice to give money back to the town. Nice businesses and nice people. It's nice to have politicians in office that care about us.

Mayor – Commented on the planning board meeting last night, there is a McDonald's moving forward. It will be where the bank was across the street from the Whiting Bible Church.

There being no further comments or business to come before Council at this time, motion to adjourn meeting at 6:52 p.m. upon a motion by Councilman Vaccaro, seconded by Councilwoman Noonan and approved by the following Roll call vote: Councilmembers Vaccaro, Wallis, Noonan and Zolezi; yea. Absent: Drake

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Michele Zolezi
Council President

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Teri Giercyk, RMC/CMC
Municipal Clerk

_10/13/2026_____
Date Approved