MANCHESTER TOWNSHIP
REGULAR MEETING MINUTES
October 26, 2026

The regular meeting of the Manchester Township Council was called to order at 6:00 p.m. by Council President, Michele Zolezi. The following statement was read by Teri Giercyk, Municipal Clerk:

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

FLAG SALUTE

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

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

The Municipal Clerk noted for the record that also present were Mayor Joseph Hankins, Township Attorney Lauren Staiger, Chief Antonio Ellis, Business Administrator Carl Block, CMFO Jeannette Larrison, Public Works Director Al Yodakis, and Inspection, Land Use & Planning Director Gary Sylvester.

BEST PRACTICES
CMFO Jeannette Larrison mentioned Manchester Township scored 42. Best Practices Inventory is an annual checklist that municipalities must complete covering budgeting, procurement, ethics, transparency, and operations.

APPROVAL OF MINUTES
The regular and executive session meeting minutes for October 13, 2026 and Special Meeting Minutes for October 14, 2026 were offered upon a motion by Councilman Vaccaro seconded by Councilwoman Drake and approved by the following roll call vote: Councilmembers Drake, Vaccaro, Noonan, and Zolezi; yea. Councilwoman Noonan abstained from October 14th minutes. Absent: Wallis.

The Special Meeting Minutes for October 19, 2026 were offered upon a motion by Councilman Vaccaro seconded by Councilwoman Drake and approved by the following roll call vote: Councilmembers Drake, Vaccaro, and Zolezi; yea. Councilwoman Noonan abstained due to absence. Absent: Wallis.

SUBMISSION OF BILLS
Councilwoman Drake stated the bills have reviewed for tonight's meeting.

#26-459 – Authorizing payment of bills from the Current Fund in the amount of $330,735.79 was offered by Councilwoman Noonan seconded by Councilman Vaccaro and approved by the following roll call vote: Councilmembers Vaccaro, Drake, Noonan, and Zolezi; yea. Absent: Wallis.

#26-460 – Authorizing payment of bills from the Eastern Service Area in the amount of $450,422.77 was offered by Councilman Vaccaro and seconded by Councilwoman Noonan and approved by the following roll call vote: Councilmembers Vaccaro, Drake, Noonan, and Zolezi; yea. Absent: Wallis.

#26-461 – Authorizing payment of bills from the Western Service Area in the amount of $198,335.18 was offered by Councilman Vaccaro seconded by Councilwoman Noonan and approved by the following roll call: Councilmembers Vaccaro, Drake, Noonan, and Zolezi; yea. Absent: Wallis.

ORDINANCES – Second Reading, Public Hearing and Final Action

#26-50 - REFUNDING ORDINANCE OF THE TOWNSHIP OF MANCHESTER, IN THE COUNTY OF OCEAN, 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, Council President Zolezi asked if there were any comments from the public.

Karen Argenti – What is this for?
Carl Block – No additional debt, this is a correction of an appropriation from last year's budget.

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

ORDINANCES – First Reading & Introduction

#26-51 - AN ORDINANCE OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING VARIOUS SECTIONS OF CHAPTER 179 OF THE TOWNSHIP CODE, ENTITLED "FIRE PREVENTION"

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

Seeing no additional comments from Council. Councilman Vaccaro made a motion to approve, seconded by Councilwoman Noonan. Roll Call: Councilmembers Drake, Vaccaro, Noonan, and Zolezi; yea. Absent: Wallis. Please note this ordinance will have a 2nd reading on November 9, 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.

Councilwoman Noonan commented on #26-473 Inserting a Special Item of Revenue. She explained this grant has been in progress since Mayor Arace. It is from Comcast in the amount of $45,000 which will go to media/date equipment upgrades (channel 21 operations) in Manchester High School.

Councilman Vaccaro thanked Ms. Noonon for her efforts and hard work on this project.

Seeing no additional 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 #26-462 - #26-479 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, Drake, Noonan, and Zolezi; yea. Absent: Wallis.

A. BONDS / ESCROWS

#26-462 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, RELEASING ESCROW POSTED FOR BLOCK 61.19 LOT 1

#26-463 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, RELEASING ESCROW POSTED FOR BLOCK 1.27 / LOT 18 (932 COMMONWEALTH BLVD)

#26-464 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, RELEASING ESCROW POSTED FOR BLOCK 2 / LOT 52 (1700 RIDEWAY RD)

#26-465 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, RELEASING ESCROW POSTED FOR BLOCK 46.01 LOTS 1.01 & 1.03 (Presidential Gardens Apartments Hawks Way)

#26-466 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, RELEASING ESCROW POSTED FOR BLOCK 83.01 / LOT 7.02 (1100 Route 70 W)

#26-467 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, RELEASING ESCROW POSTED FOR BLOCK 109 / LOT 4 (131 ROUTE 539)

#26-468 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, RELEASING ESCROW POSTED FOR BLOCK 65 / LOT 1 (3163 RIDGEWAY BLVD)

B. APPOINTMENT

#26-469 - RESOLUTION OF THE TOWSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, APPOINTING RACHEL MORRIS TO A FULL-TIME POLICE OFFICER POSITION WITHIN THE DIVISION OF POLICE IN THE TOWNSHIP OF MANCHESTER

C. FINANCE

#26-470 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY AUTHORIZING THE TRANSFER OF TAX SALE PREMIUMS OVER FIVE YEARS OLD FROM THE TAX COLLECTOR REDEMPTION ACCOUNT TO THE GENERAL FUND AS REQUESTED BY THE TAX COLLECTOR

#26-471 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING TO MOVE UNRETURNED VOUCHER REQUESTS TO THE GENERAL FUND

#26-472 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE REFUNDS REQUESTED BY THE TAX COLLECTOR

#26-473 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, PROVIDING FOR THE INSERTION OF SPECIAL ITEM OF REVENUE FOR THE EDUCATION AND GOVERNMENT ACCESS GRANT

#26-474 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE TAX COLLECTOR TO EXTEND THE GRACE PERIOD FOR THE NOVEMBER 2026 TAX BILLS

D. MISCELLANEOUS

#26-475 – RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE RELEASE OF A LIEN AT 24C AMESBURY ROAD

E. CONTRACTS / AGREEMENTS

#26-476 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE EXECUTION OF A SHARED SERVICES AND REVENUE SHARING AGREEMENT FOR THE RECYCLING CENTER USE WITH THE COUNTY OF OCEAN FOR 2027-2031

#26-477 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE EXECUTION OF A SHARED SERVICES AGREEMENT FOR THE LEAF AND VEGETATIVE WASTE COMPOSTING PROGRAM WITH THE COUNTY OF OCEAN FOR 2027-2031

#26-478 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AWARDING A REQUIRED DISCLOSURE CONTRACT TO AND AUTHORIZING MOTT MACDONALD TO PREPARE A WOOD WASTE RECYCLING AND LEAF COMPOSTING GENERAL PERMIT PURSUANT TO AND IN ACCORDANCE WITH N.J.S.A.19:44A-20.5

#26-479 - 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 THE DRUG RECOGNITION EXPERT CALLOUT PROGRAM FY 2026/2027

COUNCIL REPORTS:

Mrs. Drake – I attended two firehouse open houses with Mayor Hankins which were both very nice and successful. There are two environmental cleanups scheduled for November 14th and November 21st. We will be concentrating on the area behind Manchester Little League and football fields and the Harry Wright Lake area. It starts at 9:00am and we have "Mayor's Cleanup Crew" vests for volunteers.

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 known as the gemstone of the Jersey Shore and the gateway to the Jersey Shore. On 10/14 I attended a special budget meeting and, on the 19th, amending the budget. I also attended the zoning board meeting on the 22nd and the Ridgeway Elementary School 70th anniversary. Remember one act of

kindness can change the complexion of Manchester Township. Make kindness contagious and May God Bless America and the residents of Manchester Township.

Ms. Noonan – I was very impressed with the teachers and school anniversary celebration at the Ridgeway Elementary School. Please pay careful attention regarding cyber bank scamming. There's an FBI number you can call, 800-FBI-CYBER. On a positive note, there is a new bookstore by Heritage Diner, they have two book clubs, it's a place to look at. We will be doing more CPR classes which were successful the 1st time. Remember Veteran's Day is coming, please support our Veteran's.

President Zolezi – On October 28th there is a school board meeting and thank you Councilwoman Noonan for explain the Comcast Grant. The Ridgeway Elementary School 70th celebration was wonderful. Be cognizant about driving in the mornings and evenings as it is darker and harder to see students at bus stops. Thank you to the police, firefighters and EMS.

Mayor Hankins – The school celebration was fun. Former Starbucks in Whiting will be a RWJ Barnabas primary care facility. Consider the 25mph speed limit on Broadway and First Avenue. I'll be putting out the Chief's report soon.

Carl Block – Mayor/Council are moving forward with the Master Plan. There's a survey on our website, please comment at the website survey and not on Facebook. Traffic counts are in from the study; they have raw data and are preparing a report on current conditions. GIS zoning maps are available online and still a work in progress. It will show soon approved/not built and submitted/not approved applications. It also shows as of now, 51.77% of Manchester is preserved land.

Jeannette Larrison – Tax bills were printed today (10/26/2026) and will go out in the mail the 27th or 28th. They are digitally available and the grace period was extended to November 30th.

Chief Ellis – This month was breast cancer awareness, and we sold magnets and wore pink badges. All proceeds are going to Dave's Dream & Believe. It's no shave November; each officer will pay $100 to be matched by the PBA and that money will be going to a local child and family of Christian James Mojica that is suffering with Leukemia. Chuck Brooks will be retiring after 26 years, and we will have a celebration in the Civic Center on 10/28/2026 at 3pm. We will also be having promotions at 8am in the Civic Center on November 4th.

PUBLIC:

No comments from the public.

EXECUTIVE SESSION

#26-480 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, IN ACCORDANCE WITH SECTION 2 OF THE OPEN PUBLIC MEETINGS ACT, CHAPTER 231, PUBLIC LAWS OF 1975

Councilman Vaccaro made a motion to enter into executive session at 6:53 p.m., seconded by Councilwoman Noonan and approved by the following roll call vote: Councilmembers Vaccaro, Drake, Noonan and Zolezi; yea. Absent: Wallis.

Councilwoman Noonan made a motion to close executive session at 8:08 pm and return to public meeting, seconded by Councilman Vaccaro and approved upon the following roll call: Councilmembers Drake, Vaccaro, Noonan, and Zolezi; yea. Absent: Wallis.

Please note for the record there was no public present when returning from executive session.

Councilman Vaccaro made a motion to reconvene to regular session at 8:13 pm and return to public meeting, seconded by Councilwoman Drake and approved upon the following roll call: Councilmembers Drake, Vaccaro, Noonan, and Zolezi; yea. Absent: Wallis.

RESOLUTIONS TO BE VOTED ON SEPARATELY

#26-481 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING A SETTLEMENT AGREEMENT WITH D.R. HORTON, EETTSA, AND FAIR SHARE HOUSING CENTER PURSUANT TO FOURTH ROUND AFFORDABLE HOUSING COMPLIANCE

Motion to approve was offered by Councilwoman Noonan seconded by Councilwoman Drake and approved by the following roll call: Councilmembers Drake, Vaccaro, Noonan, and Zolezi; yea. Absent: Wallis.

#26-482 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING EXECUTION OF "IMPOSING SCARCE WATER RESOURCES RESTRAINTS" CONSENT ORDER

Motion to approve was offered by Councilman Vaccaro seconded by Councilwoman Drake and approved by the following roll call: Councilmembers Drake, Vaccaro, Noonan, and Zolezi; yea. Absent: Wallis.

#26-483 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE EXECUTION OF A NEW EMPLOYMENT AGREEMENT WITH EMERGENCY SERVICES SUPERVISOR'S UNIT

Motion to approve was offered by Councilwoman Drake seconded by Councilman Vaccaro and approved by the following roll call: Councilmembers Drake, Vaccaro, Noonan, and Zolezi; yea. Absent: Wallis.

#26-484 - RESOLUTION OF THE THOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, ENDING HEALTH INSURANCE WAIVER (OPT-OUT) INCENTIVE PAYMENTS

Motion to approve was offered by Councilman Vaccaro seconded by Councilwoman Noonan and approved by the following roll call: Councilmembers Drake, Vaccaro, Noonan, and Zolezi; yea. Absent: Wallis.

#26-485 - RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE EXTENSION OF A CONTRACT TO INCUMBENT THIRD-PARTY POWER SUPPLIER TO PROVIDE ELECTRIC GENERATION SERVICE TO MANCHESTER ENERGY AGGREGATION PROCUREMENT COOPERATIVE (MEAPC) PROGRAM PARTICIPANTS AND TO PROVIDE GOVERNMENT ENERGY AGGREGATION SERVICES IN CONNECTION WITH THE MEAPC PROGRAM PURSUANT TO N.J.A.C. 14:4-6.1 ET. SEQ.

Motion to approve was offered by Councilman Vaccaro seconded by Councilwoman Drake and approved by the following roll call: Councilmembers Drake, Vaccaro, Noonan, and Zolezi; yea. Absent: Wallis.

There being no further comments or business to come before Council at this time, motion to adjourn meeting at 8:20 p.m. upon a motion by Councilwoman Noonan, seconded by Councilman Vaccaro and approved by the following Roll call vote: Councilmembers Drake, Vaccaro, Noonan and Zolezi; yea. Absent: Wallis.

Michele Zolezi
Council President

Teri Giercyk, RMC/CMC
Municipal Clerk

11/09/2026
Date Approved