COLTS NECK TOWNSHIP
TOWNSHIP COMMITTEE REGULAR MEETING MINUTES
DECEMBER 10, 2025, 6:00 P.M.
TOWN HALL

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1. Mayor Buss called the meeting to order at 6:00 p.m.

2. Mayor Buss asked everyone to join in the salute to the flag.

3. Mayor Buss asked for a moment of silence recognizing all first responders.

4. Administrator Capristo read the following Sunshine Statement: "The notice requirements of the New Jersey Public Meetings Law have been satisfied by noticing the Asbury Park Press and the Two River Times on January 3, 2025, stating that a regular meeting of the Township Committee would be held on December 10, 2025, at 7:00 p.m., 1 Veterans Way, Colts Neck, NJ 07722, Town Hall. A copy is on file in the office of the Township Clerk."

   "Further notice was provided to the Asbury Park Press and Two River Times on December 1, 2025, noting the meeting time change from 7:00 p.m. to 6:00 p.m."

5. Roll call by Township Administrator/Municipal Clerk Capristo indicated the following:

Present:	Mayor Tara Torchia Buss, Deputy Mayor Michael Viola, Committeeman Dan Buzzetta, Committeewoman Sue Fitzpatrick and Committeeman Frank Rizzuto
Also Present:	Kathleen Capristo, Township Administrator, Meghan Bennett, Township Counsel
Absent:	None

6. **Resolution 2025-191**: Executive Session – Potential Litigation, Contract Negotiations, and Personnel

   Mayor Buss called for a motion to approve. On a motion by Deputy Mayor Viola, seconded by Committeeman Rizzuto and a unanimous voice vote, the resolution was adopted.

RECORD OF VOTE					
	M S	Yes	No	NV	Ab
Mayor Torchia Buss		X			
Deputy Mayor Viola	M	X			
Buzzetta	S	X			
Fitzpatrick		X			
Rizzuto		X			
M - Moved S - Seconded X - indicates vote		NV - Not Voting		Ab - Absent	

   After closed session, Mayor Buss asked for a motion to go back to open session. On a motion by Committeeman Rizzuto, seconded by Committeewoman Fitzpatrick, and a unanimous voice vote, the Governing Body was back in open session at 7:13 p.m.

7. **Proclamation**
   a. National Drunk and Drugged Driving Prevention Month

   Mayor Buss read the proclamation and held it to present it to Anita Dedalis, Prevention Alliance who was unable to attend.

8. **Minutes**
   a. November 12, 2025 – Executive Session
   b. November 12, 2025 – Regular Meeting

RECORD OF VOTE					
	M S	Yes	No	NV	Ab
Mayor Torchia Buss		X			
Deputy Mayor Viola	M	X			
Buzzetta		X			
Fitzpatrick	S	X			
Rizzuto		X			
M - Moved S - Seconded X - indicates vote		NV - Not Voting		Ab - Absent	

9. **Discussion Item**
   a. 97 Cedar Drive – Mr. Shane Marco – Entry Piers and Wall

Mr. Marco and his legal representative advised the Governing Body that they were looking for the Governing Body's approval to retain a decorative wall that was built in front of his property that resulted in a small encroachment into the Township's right-of-way. After reviewing the details of the matter and the potential options, the Governing Body agreed to grant a license to retain the wall. Attorney Bennett will draft the license agreement for execution.

10. **New Business**

   a. Resolution 2025-192: Authorizing the emergency purchase of a critical component part for the Colts Neck Town Hall Annex HVAC system.

Mayor Buss called for a motion to approve. On a motion by Committeeman Rizzuto, seconded by Committeewoman Fitzpatrick and a unanimous voice vote, the resolution was adopted.

RECORD OF VOTE					
	M S	Yes	No	NV	Ab
Mayor Torchia Buss		X			
Deputy Mayor Viola		X			
Buzzetta		X			
Fitzpatrick	S	X			
Rizzuto	M	X			
M - Moved S - Seconded X - indicates vote		NV - Not Voting		Ab - Absent	

   b. Consent Agenda

All items listed on the "Consent Agenda" are considered routine by the Township and are adopted or approved collectively by a single motion and roll-call vote of a majority of the Township Committee. If discussion is desired on any item, it is considered separately.

A. Resolution 2025-193 – Authorizing Formal Transfer of Funds – 2025 Budget
B. Resolution 2025-194: Cancellation of Miscellaneous Charges and Outstanding Checks
C. Resolution 2025-195: Authorizing Cancellation and Refund of Taxes for 2025
D. Resolution 2025-196 – Confirming Promotion of Frank Bradach to the Foreman Position of the Department of Public Works
E. Resolution 2025-197 – Authorizing Agreement with Kathleen Capristo Regarding Compensation for Her Role as Municipal Clerk
F. Resolution 2025-198 – Authorizing Vehicle Installation Package for Two (2) 2025 Chevy Tahoes
G. Resolution 2025-199 – Enabling Resolution for Supplemental Funding Request

RECORD OF VOTE					
	M S	Yes	No	NV	Ab
Mayor Torchia Buss		X			
Deputy Mayor Viola		X			
Buzzetta		X			
Fitzpatrick	M	X			
Rizzuto	S	X			
M - Moved S - Seconded X - indicates vote		NV - Not Voting		Ab - Absent	

c. Approval of Vouchers

Deputy Mayor Viola stated that he reviewed all of the vouchers and found all to be in order.

Deputy Mayor Viola made a motion to approve the bills list.

Mayor Buss called for a second to his motion, seconded by Committeewoman Fitzpatrick and a unanimous roll call vote, the bills list was approved.

RECORD OF VOTE					
	M S	Yes	No	NV	Ab
Mayor Torchia Buss		X			
Deputy Mayor Viola	M	X			
Buzzetta		X			
Fitzpatrick	S	X			
Rizzuto		X			
M - Moved S - Seconded X - indicates vote		NV - Not Voting		Ab - Absent	

Committeeman Buzzetta recuses from any bills/vouchers in connection with the Colts Neck Fire Department.

Committeeman Rizzuto recuses from any bills/vouchers in connection with the Colts Neck Fire Department.

Deputy Mayor Viola recuses from any bills/vouchers in connection with Best Horticultural, Joleen Landscaping and Bucks Tree Service.

Mayor Buss recuses from any bills/vouchers in connection with the Municipal Court.

11. **Administrator's Report**

Administrator Capristo sought the Township Committee's approval for the annual E. Murray Todd half marathon event to utilize roads within Colts Neck Township. The event is to take place on Sunday, March 8, 2026. The Township Committee voiced no objections.

12. **Township Committee Reports**

Committeeman Buzzetta:

- Committeeman Buzzetta reported on the recreation activities including the tree lighting ceremony and the Country Christmas event.
- Committeeman Buzzetta reported that the Seniors Club holiday luncheon is scheduled for December 18, 2025 at the Molly Pitcher Inn.
- Committeeman Buzzetta reported that the Colts Neck Sports Foundation elected a new slate of Board Members for the upcoming year and acknowledged the great job that they do for youth sports. Mr. Buzzetta also reported that the Colts Neck PBA made a donation to the Sports Foundation.
- Reporting on the Board of Education, Committeeman Buzzetta shared that they recently passed a parental bill of rights. He also reported that Linda McMahon the US Secretary of Education, visited the school on December 5, 2025 as part

of the America 250 Civics Education Coalition. The next Board of Education meeting will be held on December 17, 2025, he announced.

- Committeeman Buzzetta congratulated the Police Department noting that October statistics showed that there were zero motor vehicle thefts, zero robberies, two (2) assaults, and three (3) larcenies and that in a town of over 10,000 people he thought that was quite good. Mr. Buzzetta congratulated the police and also commended the residents for being vigilant in locking their cars, use of good property lighting, and use of security cameras.
- Committeeman Buzzetta stated that he would add to affordable housing later.
- Mayor Buss added to Mr. Buzzetta's remarks regarding the visit by the Secretary of Education, stating that she had received a great number of calls and emails voicing concerns for the visit and reminded the public that the Board of Education is a completely separate governing body and that the Township Committee does not have the ability to tell them what they can and cannot do. Ms. Buss stated that she has full confidence in the Superintendent, the teachers, and the staff and felt sure that they would not be introducing something that was political in nature. Ms. Buss encouraged members of the public to attend the Board of Education meetings, email, call, and get their questions answered.
- Committee Buzzetta reminded the public that the town has a state mandate regarding affordable housing and noted the Township is seeking to extend affordability controls for the units at The Grande reporting that the benefit of this is that the Township satisfies a portion of the state mandate without any new development. As of today, Mr. Buzzetta report that the Township has received 46 credits against the outstanding obligation for rounds three and four. Mr. Buzzetta opined that this program has been very successful. Mr. Buzzetta further reported that the mediation with the objectors is scheduled to continue December 16, 2025 noting that there are three (3) developers who want to develop property on Obre Road, the WellSpring Farm, and on Dutch Lane. The Navy, Mr. Buzzetta added, has written a letter objecting to the WellSpring Farm development. Finally, Mr. Buzzetta noted that the lawsuit spearheaded by Mayor Gassali of Montvale, according to the court docket, has before it a motion for a preliminary injunction and a motion by the State to dismiss the entire lawsuit which is set to be heard on January 6, 2026.
- Mr. Viola added that the offer to The Grande owners is strictly voluntary noting that the offer of $40,000 is tax-free and the offer expiries on December 17, 2025. Mr. Viola noted that another town is offering $10,000 but that if the resident declines, their unit could be sold out from under them to another qualified owner. Mr. Viola opined that this seemed a little heavy handed and not something Colts Neck would consider. Mr. Viola added that the Township is working on addressing the obligation beyond the preservation of these controls. We have to have everything in order before we can present it to the public and put it in our plan, he stated. If the Township puts something in our plan that is not ready for prime time, we'll be stuck with it, he added. So, Mr. Viola stated, we don't want to get too far ahead of ourselves. Mr. Viola noted that there are several other strategies that the Township is working on and that we hope to be able to articulate those strategies to the public in January.
- Mayor Buss clarified that these are 30-year deed restrictions, not 40, and that the Township is negotiating in mediation with two (2) developers and Fairshare Housing who is the third intervenor.
- Deputy Mayor Viola continued sharing that earlier this evening the Township got word that one of the developers who is seeking to develop WellSpring and Dutch Lane, originally wanted to put up 500 homes at WellSpring and 250 on Dutch Lane. Now, Mr. Viola continued, they want to put up 263 on WellSpring and 395 on Dutch Lane.

Deputy Mayor Viola:

- Deputy Mayor Viola read a letter from a resident complimenting the efforts of the Department of Public Works in connection with a fallen tree.
- Deputy Mayor Viola reported that leaf collection is underway in Zone 4 and once completed, the extra reservation only collection will take place.
- Deputy Mayor Viola reported that the 2026 budget development is underway. Further, he advised that the average increase in connection with the recent tax appraisal was 8.29%. Mr. Viola stated that the Township intends on lowering the municipal tax rate to offset this increase and look for other means of relief

for the taxpayers. He added that he and his colleagues are committed to, at the very least, holding taxes flat for the municipal line.

- Deputy Mayor Viola congratulated all those involved in the holiday activities in the Township as well as those involved in the Semer Fi Santa fundraising event which raised $20,000.
- Deputy Mayor Viola reported that he attended the Colts Neck Business Association installation event for their 2026 slate of officers.

Committeeman Rizzuto:

- Committeeman Rizzuto reported that the Police Department has hired a new Police officer and reminds the residents that the Police Department has a child seat installation service available for all residents.
- Committeeman Rizzuto reported that the Historic Preservation held their annual Montrose School holiday event that was very well attended. The event included a dedication of a plaque and portrait in honor of Lillian Burry.
- Committeeman Rizzuto reported that all is going well with the First Aid Squad. Mr. Rizzuto encouraged anyone interested in volunteering to do so.
- Committeeman Rizzuto reported that the OEM Emergency Operations Plan is complete and thanked OEM Coordinator Tyler Badaracco, Chief DeVito, Police Secretary Rae Behrens, and all those involved in bringing this project to completion.

Committeewoman Fitzpatrick:

- Committeewoman Fitzpatrick reported that the Colts Neck Business Association held their installation event and held a holiday window decorating contest and winners will be announced soon.
- Committeewoman Fitzpatrick reported that she is the Chair for the 250th Celebration Committee to coordinate events in celebration of our nation's independence. Ms. Fitzpatrick added that there are several exciting events being planned including an event on February 22nd in honor of George Washington, a barn tour hosted by the Colts Neck Business Association, and an art contests for the local students.

Mayor Buss:

- Mayor Buss reported that the Planning Board had a great presentation last night detailing the Colts Neck Comprehensive Farmland Preservation Plan and hopes to have a similar presentation at this meeting in the near future. Ms. Buss noted that the Township has preserved over 315 acres just within the past two years. Ms. Buss thanked Committeewoman Fitzpatrick who has been very involved with Farmland and Open Space during her tenure on the Township Committee. Ms. Buss added that the plan has also been duly approved by the State.
- Mayor Buss thanked all those involved in the various holiday events. Specifically, Director of Recreation Colby Marques, Director Lou Bader and his team, the first responders, and all the volunteers involved including Mary Pahira and the Historic Preservation Committee. Ms. Buss also thanked Tom Sullivan for hosting the wreath making activity that was a huge hit with the attendees. Mayor Buss also thanked all those involved in the Breakfast with Santa.
- Mayor Buss took a moment to reflect on her mayoral year stating that it has been an honor and a privilege to serve Colts Neck Township as the 2025 Mayor. Ms. Buss thanked the volunteers and staff that supported her throughout the year.
- Mayor Buss reported that there will be a great deal of changes in 2026 in connection with the Prevention Alliance grants as to how the grant funds can be used.
- Mayor Buss reported that the Friends of the Library Book Sale was a huge success and expressed her appreciation for all those involved in the event.
- Mayor Buss, as in past years, gifted personally selected books that she purchased at the Book Sale to her fellow colleagues, the Township Attorney, and the Township Administrator as a show of appreciation.
- Mayor Buss, along with her fellow committee members, presented Committeewoman Fitzpatrick with a gift in recognition of her six years of dedicated service as a Committee member. Ms. Buss offered the following remarks: *Sue, when you first stepped into this role, you brought with you a deep love for our community, an unwavering sense of responsibility, and a determination to make a meaningful lasting impact. Over these six years, you*

have done exactly that. Whether it was navigating complex budgets, advocating for thoughtful planning, or simply being that steady, reliable voice of the day, your work has strengthened Colts Neck in countless ways. You approached every issue, big or small, with a calm hand and a genuine desire to do what was right for our residents. You listened carefully. You always put the community first. That authenticity and commitment and that integrity have left an indelible mark here on this Township. Beyond your public service, Sue, you have been a colleague, you've been a mentor, and a friend. I have personally appreciated your guidance, your historic knowledge of the Township, and your willingness to offer perspective when it was needed most, and your contributions have helped shape not only policy, but the collaborative spirit of this governing body. Because much to what some people may think, we don't all get along all the time. As you conclude your tenure, I want I want you to know that your legacy will continue far beyond tonight. The initiatives you championed, the standards you raised, the care you poured into this role will be felt by our residents for years to come. On behalf of the entire Township committee, the grateful residents of Colts Neck, thank you for your service, your leadership, and your heart. We wish you the best in all chapters still ahead, and I hope you bring as much fulfillment as you have brought to this community.

- Deputy Mayor Viola offered his appreciation for Ms. Fitzpatrick's years of service reflecting on her contributions to the efforts associated with the new building and affordable housing noting that Ms. Fitzpatrick has always exuded calm, caring, and professionalism. Mr. Viola added that he looks forward to her continued contributions to Colts Neck as part of the 250th Celebration Committee.
- Committeeman Rizzuto thanked Ms. Fitzpatrick and her family for all their efforts decorating Town Hall for not only holidays but for the many national awareness days and events. He added that while this may seem inconsequential it's an enormous undertaking and makes an incredible impact on the community.
- Committeeman Buzzetta stated that as the newest member of the committee it's been an honor and a pleasure to serve with Ms. Fitzpatrick throughout the last year and he appreciated her guidance and mentorship. Mr. Buzzetta specifically congratulated Ms. Fitzpatrick for her contribution to the efforts of farmland preservation.
- Committeewoman Fitzpatrick thanked her colleagues and voiced that it has been her honor and privilege to work with the town, it's wonderful people, and the professionals and stated that she will miss working with everyone.
- Mayor Buss read the following letter from Senator Vin Gopal, and Assemblywomen Donlon and Peterpaul: *Dear Committeewoman Fitzpatrick, It's our distinct honor to congratulate you on completing your service as a member of the Colts Neck Township Committee and to thank you for all you have done for the residents of Colts Neck and Monmouth County. During your time on the committee, you have demonstrated your commitment to public service and to improving the lives of Colts Neck residents in pursuing your priorities of farmland and open space preservation. improving the Township forestry plan to protect us against forest fires and planning events for America's 250. You exemplify something we have always believed that public service is an honor. Your service has been a testament to your leadership, dedication, and compassion for others. It is an honor to have elected municipal representatives as skilled and professional as you are serving towns in our legislative district 11. We hope you will remain involved in your community and we look forward to working with you in the future.*

13. **Public Comment:**

Mayor Buss called for a motion to open public comments. On a motion by Committeeman Rizzuto, seconded by Deputy Mayor Viola and a unanimous voice vote, public comment was opened.

Melinda Martin, resident, suggested that the Township put in place a new resident welcome kit to educate residents on the various Township codes.

Michele Battista, resident, thanked Director Lou Bader and Foreman Gus Baxes for their assistance in preparing for the holiday events at Montrose School. Ms. Battista also thanked the Fire Police, the members of the Historic Preservation Committee, Chair Mary Pahira, and Tom Sullivan for their contributions to a successful event. Ms. Battista further thanked the Township Committee for their support of the event and the dedication of the schoolhouse to Lillian Burry. Ms. Battista offered Ms. Fitzpatrick a quote from Lillian Bury: "When a man assumes a public trust, he should consider himself as public property. The deeds we do and the things we create endure beyond our hour upon the stage. A well-lived public life signifies faith in the great continuum of civic duty and a deep belief in the importance of liberty and democracy."

Michael Narcis, resident, stated that he is here to learn more about the potential development on Dutch Lane. Deputy Mayor Viola reiterated the details regarding the three potential development applications and voice that while he is not against affordable housing he is against overdevelopment and the mandate without considering the implications on schools, roads, staff, etc. Mr. Viola voiced concerns about development near the Naval Weapons Station Earle facility and the potential impacts of this type of development. Mr. Viola added that the committee is committed to fighting overdevelopment and irresponsible development and will continue to provide information to the public. Mayor Buss addressed the specific question about Crine and Boundary and advised that while there is a contract to purchase, the developer does not own the property. Ms. Buss noted that as long as there is open space, there will be interest by developers to buy property and develop the town. She implored her colleagues and the residents to stay vigilant to enforce the Township's zoning laws and deed restrictions where possible.

Nicole Arcat, inquired as to how a developer can purchase a property without a bidding process. Mr. Buzzetta advised that private property owners can sell to a developer if they so choose and that a local government can't stop them from selling. The Township can only intervene, Mr. Buzzetta continued, as it relates to deed restrictions and zoning which the Township intends on defending. Mayor Buss added that affordable housing legislation allows developers to take the position that they are helping local governments satisfy their obligation for affordable housing. Mr. Viola added that developers will approach property owners with a contingency plan based upon their ability to build the number of units they desire and if they don't get the proper zoning to build, the contract expires. Committeeman Rizzuto added details regarding intervenor status. Mayor Buss added that the Township meetings are livestreamed, and the recordings are saved on the Township website and encouraged members of the public to view the past meetings to get additional information on the topic of affordable housing. Mr. Rizzuto encouraged members of the public to ask questions, educated themselves, and continue to attend meetings to get more information.

Daniel Kryzanekas, resident, inquired as to why the Township did not purchase a 40-acre parcel that was up for sale several years ago. He also asked about water problems on Obre Road, and the possible use of a 12-acre parcel on 537 for a senior housing development. Mr. Kryzanekas also inquired as to why the speed limit on Montrose Road is 45 miles per hours when the limit on Bucks Mill Road is only 35 miles per hour and also asked about the possibility of a dedicated left turn off 537 onto Bucks Mill. Mr. Kryzanekas also suggested the Township consider putting in a circle at Boundary, Dutch and Cedar.

Elaine Kryzanekas, resident, added to Mr. Kryzanekas remarks asking if anyone has discussed the development activity with anyone in Marlboro Township. Ms. Kryzanekas also suggested that the Township consider a dedicated left turn lane at Bucks Mill Road. Mayor Buss advised that several of the roads spoken of including Dutch Lane and Crine Road are county roads and as such the Township does not have jurisdiction over those roads. The Mayor added that she has been in discussions with the Mayor of Marlboro about development and other matters. The Mayor did advise that she understands the County is planning a dedicated turn lane off 537 onto Bucks Mill and that due to the Kushner development she believes the dedicated turn lane at Montrose and other locations took priority. The Mayor further opined that even if the Township purchased hundreds of acres of land it would not absolve the town from its obligation under affordable housing. Committeeman Rizzuto reminded the public that

the Township recently purchased 29 acres off Five Points Road and also noted that he believes the Police Department is undertaking a traffic study on Montrose Road. Committeewoman Fitzpatrick added that the Township has identified farms that they would like to preserve but landowners are not always interested in the preservation options when big developers are willing to spend big dollars to purchase and develop the land. Committeeman Rizzuto reminded members of the public that they can help by voting to increase the open space tax. Deputy Mayor Viola provided details regarding the budgetary impact should the Township purchase land and the subsequent impact to the taxpayers. Mr. Viola also reiterated the importance of farmland preservation and the commitment by the Township to continue to look for preservation opportunities. Mr. Viola encouraged members of the community to reach out with any suggestions or ideas.

Niti Trika, resident, asked if the State reimburses the Township for increased costs associated with the new developments such as costs associated with schools, firefighters, police, etc. Ms. Trika also asked if the Township has considered dedicating a particular location in town for affordable housing. Committeeman Rizzuto and Deputy Mayor Viola advised it is akin to an unfunded mandate and that the taxpayers are responsible for any costs associated with the new developments. Mr. Viola added that the Township added two police officers and associated capital in the 2025 budget in response to the increase in housing and also reviewed other implications with other departments. Mr. Viola added that by the time the development is fully occupied, the taxes collected will help offset the costs of staffing and capital equipment needed as a result of the new development. Mr. Viola also gave an overview of the overlay zone that the Township put in place five years ago but opined that the developers are not interested in developing this section of town but would rather pursue the development of beautiful horse farms.

Anthony Ursino, resident, voiced his frustration about the confusing nature of affordable housing and asked if zoning regulations and deed restrictions are in place, how does the developer get around these regulations and restrictions. Committeeman Buzzetta advised that while the Township controls the zoning, the developers simply go to the court and file suit against the Township and the judges agree with the developers that if a town has not met its affordable housing obligation the developer should be giving the opportunity to develop a parcel regardless of the zoning. Mr. Rizzuto added that when towns fight, they risk losing their zoning rights. Mr. Ursino thanked the governing body for the commitment to continue to fight overdevelopment. Mayor Buss added that this topic is one that motivated her to run for office and get involved in order to protect the town. Mayor Buss encouraged residents to get involved and explore preservation options.

Joseph Geiger, resident, presented a letter that was placed in his mailbox and asked if the Township knew anything about it. It was reviewed by Township Attorney Bennett and the members of the Governing Body and it was determined that it was not a letter sent by the Township. Mr. Geiger asked how the Governing Body could better inform the residents. Further, Mr. Geiger stated that the one way to discourage development is to require them to pay union wages. Mayor Buss voiced her appreciation for the members of the public who attended the meeting and encouraged them to review past meeting videos. Mayor Buss further advised that as soon as the Governing Body can legally disclose information related to affordable housing and any other matters of the Township, they will do so. Committeeman Buzzetta encouraged residents to contact the members of the governing body at anytime to ask questions. Mayor Buss further stated that had the Township Committee been aware that the letter was distributed to residents, she would have included a Discussion Item on the Agenda to address the matter. Mayor Buss provided her cell phone number of 732-810-3023 inviting residents to call her at any time. Mayor Buss also stated that the claim in the letter that something has already been approved is simply not accurate.

Frank Collette, resident, thanked the committee for their efforts and asked what else the residents could do to help. Attorney Bennett advised that if anyone gets another letter to advise the Township Administrator. Mr. Collette advised that he too got a letter, but it is different than the one previously discussed. Mr. Collette asked if letters to the legislators were one way the residents could help. Mayor Buss voiced that being informed and asking questions is one way to assist and encouraged residents to

continue to stay involved and to give the Township Committee a heads up if they received future correspondence that is not from the Township.

Nunzio Innucci, resident, asked what proactive measures the Township is taking such as working with builders to develop Township greenways or other Township owned property. Mayor Buss advised that the Township has been quite proactive but only certain information can be shared publicly particularly information that is legally privileged. Mr. Innucci suggested the Town consider working with local builders to fulfill its obligation. The Mayor advised that the Township is open to anyone who may have land they would like to donate to assist with the Township in achieving its goals.

Mayor Buss thanked everyone for coming.

As there were no further comments and/or questions from the public, Mayor Buss called for a motion to close public comment. On a motion by Committeeman Rizzuto, seconded by Deputy Mayor Viola and a unanimous voice vote, public comment was closed.

14. **Adjournment:**
As there was no further business, Mayor Buss called for a motion to adjourn. On a motion by Committeeman Rizzuto seconded by Deputy Mayor Viola and a unanimous voice vote, the meeting adjourned at 9:47 p.m.

Kathleen Capristo, RMC
Municipal Clerk

APPROVED: January 14, 2026