RESOLUTION 2025-185

EXECUTIVE SESSION

WHEREAS, the Open Public Meetings Act, N.J.S.A. 10:4-12(b), permits the exclusion of the public from a meeting in certain circumstances; and

WHEREAS the Colts Neck Township Committee finds that such circumstances presently exist.

NOW, THEREFORE, BE IT RESOLVED by the Colts Neck Township Committee as follows:

1. The public shall be excluded from discussion of any action upon hereinafter specified subject matter;

2. The general nature of the subject matter to be discussed is as follows:

   a. Potential litigation confidential pursuant to N.J.S.A. 10:4-12(b)(7)

   b. Personnel confidential pursuant to N.J.S.A. 10:4-12(b)(8);

3. The Committee will not take action during closed executive session;

4. It is anticipated that the closed session will last approximately thirty (30) minutes;

5. It is anticipated at this time the above-stated subject matter(s) will be made public when the need for confidentiality no longer exists; and

6. This Resolution shall become effective immediately.

I, Kathleen Capristo, do hereby certify the foregoing to be a true and accurate copy of a Resolution passed by the Township Committee of Colts Neck Township during a regular meeting held on the 12th day of November 2025.

_____

Kathleen Capristo, Municipal Clerk

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

RESOLUTION 2025-186

CONFIRMING APPOINTMENT OF
MUNICIPAL CLERK
KATHLEEN CAPRISTO

BE IT RESOLVED by the Township Committee of Colts Neck Township that it hereby confirms the appointment of Ms. Kathleen Capristo as Municipal Clerk, effective November 10, 2025.

BE IT FURTHER RESOLVED, the term of Municipal Clerk expires November 09, 2028; and

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

1. Ms. Kathleen Capristo, Municipal Clerk;
2. Director, Division of Local Government Services;
3. NJ Division of Alcoholic Beverage Control;
4. Monmouth County Clerk; and
5. Mr. John Antonides, Chief Financial Officer.

I, Kathleen Capristo, do hereby certify the foregoing to be a true and accurate copy of a Resolution passed by the Township Committee of Colts Neck Township during a regular meeting held on the 12th day of November 2025.

_____
Kathleen Capristo, Municipal Clerk

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

RESOLUTION 2025-187

CONFIRMING APPOINTMENT TO
THE RECREATION COMMITTEE

BE IT RESOLVED by the Township Committee of Colts Neck Township that pursuant to Chapter 57 of the Code of Colts Neck Township that the following appointments are confirmed to the Recreation Committee:

MATTHEW WILLIAMS TERM EXPIRES 12/31/26

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

1. All members so appointed;
2. Colby Marques; Director, Recreation and Parks; and
3. Recreation Committee

I, Kathleen Capristo, do hereby certify the foregoing to be a true and accurate copy of a Resolution passed by the Township Committee of Colts Neck Township during a regular meeting held on the 12th day of November 2025.

Kathleen Capristo, Municipal Clerk

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

RESOLUTION 2025-188

AUTHORIZING FORMAL TRANSFER OF FUNDS – 2025 BUDGET

WHEREAS, N.J.S.A. 40A:4-58 states: "Should it become necessary, during the last 2 months of the fiscal year, to expend for any of the purposes specified in the budget an amount in excess of the respective sums appropriated therefor and there shall be an excess in any appropriations over and above the amount deemed to be necessary to fulfill the purpose of such appropriation, the governing body may, by resolution setting forth the facts, adopted by not less than 2/3 vote of the full membership thereof, transfer the amount of such excess to those appropriations deemed to be insufficient"; and,

WHEREAS, the Chief Financial Officer has recommended that the following transfers, being in compliance with N.J.S.A. 40A:4-58, be made.

NOW THEREFORE BE IT RESOLVED by the Township Committee of Colts Neck Township, County of Monmouth, (not less than 2/3 of the full membership concurring affirmatively) that the 2025 budget transfers be made a permanent part of this resolution, are hereby made and approved.

TRANSFERS TO (INSIDE "CAPS"):

Planning Board:	
Other Expenses	$4,000 To cover additional expenses
Zoning Board of Adjustment:	
Other Expenses	$1,000 To cover additional expenses
	$5,000

TRANSFERS FROM (INSIDE "CAPS"):

Planning Board:	
Salaries and Wages	$5,000
	$5,000

I, Kathleen Capristo, do hereby certify the foregoing to be a true and accurate copy of a Resolution passed by the Township Committee of Colts Neck Township during a regular meeting held on the 12th day of November 2025.

Kathleen Capristo, Municipal Clerk

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

RESOLUTION 2025-189

RESOLUTION SUPPORTING THE SUBMISSION OF THE COLTS NECK TOWNSHIP FARMLAND PRESERVATION PROGRAM MUNICIPAL PLANNING INCENTIVE GRANT PROGRAM 2027 PLANNING ROUND APPLICATION

WHEREAS, the Agricultural Retention and Development Act establishes the State Agricultural Development Committee (SADC) to implement the preservation of farmland through the retirement of development rights and the acquisition of agricultural easements; and

WHEREAS, the SADC enacted the Planning Incentive Grant (PIG) Program in 1999 to enhance farmland preservation by providing grants to eligible counties and municipalities for easement acquisition; and

WHEREAS, Colts Neck has preserved over 1,000 acres of agricultural land through the SADC Farmland Preservation Program; and

WHEREAS, N.J.S.A. 2:76-17A.6 requires municipalities to submit annual Farmland Preservation Program Municipal Planning Incentive Grant applications for each year's funding round to be eligible to receive funding for that round; and

WHEREAS, the deadline to submit Colts Neck Township's Municipal Planning Incentive Grant for 2027 Planning Round is December 15, 2025; and

WHEREAS, N.J.S.A. 2:76-17A.6(a)iii(3) requires Municipal Planning Incentive Grant Applications be accompanied by a resolution of support from the Governing Body; and

WHEREAS, the Colts Neck Farmland Preservation Municipal Planning Incentive Grant Program 2025 Planning Round Application has been prepared by the Colts Neck Agricultural Advisory Committee and Timothy Anfuso, P.P., Township Planner; and

WHEREAS, the Township Committee has reviewed the Farmland Preservation Municipal Planning Incentive Grant Program 2027 Planning Round Application and supports its submission to the SADC.

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of Colts Neck Township in the County of Monmouth, and the State of New Jersey that it endorses and supports the submission of the Colts Neck Farmland Preservation Municipal Planning Incentive Grant Program 2027 Planning Round Application to the SADC.

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

1. Mr. Stephen Bruder, SADC
2. Ms. Harriet Honigfeld, MCADB
3. Colts Neck Township Agricultural Advisory Committee

I, Kathleen Capristo, do hereby certify the foregoing to be a true and accurate copy of a Resolution passed by the Township Committee of Colts Neck Township during the regular meeting held on the 12th day of November, 2025.

_____

Kathleen Capristo, Municipal Clerk

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

RESOLUTION 2025-190

RESOLUTION URGING THE NEW JERSEY STATE LEGISLATURE TO DEFEAT S-4736 AND SIMILAR LEGISLATION THAT DENIES LOCAL AUTHONOMY IN LAND USE PLANNING

WHEREAS, municipalities are required to establish a Municipal Master Plan with a combination of mandatory and optional elements including Goals and Objectives, Land Use, Circulation, Housing, Community Facilities, Downtown Economic Development, Historic Preservation, and Sustainability; and

WHEREAS, municipalities are also required to reexamine the Municipal Master Plan every 10 years to ensure that the master plan meets the community needs and is relevant as communities, evolve, grow, and change; and

WHEREAS, municipalities complete this effort at great cost and community input to ensure their community has a roadmap for growth; and

WHEREAS, a municipality is best suited to plan for and understand their community's needs, the existing infrastructure to address the municipality's public safety, health, traffic, and character and the ability to expand such infrastructure for desired growth; and

WHEREAS, there are many mechanisms for exceptions and variances to the local planning process; and

WHEREAS, municipalities have been diligently working to comply with the changes outlined in the passage of A-4/S-50 in 2024 that made substantial changes to the 4th Round of Affordable Housing obligations; and

WHEREAS, affordable housing construction has generally comprised between 10 – 20 % of a total development, but municipalities will end up constructing far more units during this current round of affordable housing; and

WHEREAS, recent legislative proposals that preempt the planning process by permitting the conversion of underutilized properties into mixed used developments, reducing the number of parking spaces required for new developments near transit, making Accessory Dwelling Units permissible, and most recently, legislation that enhances the ability of religious and nonprofit organizations to convert certain property to inclusionary developments with affordable housing undermine the careful planning process outlined in the Municipal Land Use Law; and

WHEREAS, this proposal, S-4736 is particularly egregious because the required percentage of affordable housing units is only 20% with the remaining 80% at market rate making it more challenging for municipalities to meet their 4th Round Affordable Housing obligations; and

WHEREAS, this legislation bypasses local planning for increased density and height, regardless of a municipality's ability to ensure safety; and

WHEREAS, a worthy project could, and should participate in the local planning and zoning process to engage with the public; and

WHEREAS, S-4736 permits the bypassing of the local planning process which is an egregious assault on municipal autonomy and local decision making.

NOW, THEREFORE, BE IT RESOLVED that Colts Neck Township urges the legislature to defeat S-4736 and similar legislation that denies local autonomy in land use planning and ignores the well thought out master plan; and

BE IT FURTHER RESOLVED, that a copy of this resolution is forwarded to Senator Vin Gopal, Assemblywoman Margie Donlon, Assemblywoman Luanne Peterpaul, Governor Phil Murphy, Governor-Elect Mikie Sherrill, and the New Jersey State League of Municipalities.

I, Kathleen Capristo, do hereby certify the foregoing to be a true and accurate copy of a Resolution passed by the Township Committee of Colts Neck Township during the regular meeting held on the 12th day of November, 2025.

_____

Kathleen Capristo, Municipal Clerk

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