**RESOLUTION 2025-162**

**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)

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, Trina Lindsey, 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 24th day of September 2025

_____

Trina Lindsey, 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 2025-163**

**RESOLUTION AUTHORIZING EXTENSION OF AFFORDABILITY CONTROLS ON 14 RENTAL UNITS AT THE GRANDE**

**WHEREAS,** Colts Neck Township (the "**Township**") has a long history of complying with its Constitutional obligation to secure affordable housing opportunities within the Township for individuals, families and households; and

**WHEREAS,** Grande Condo Portfolio LLC (the "**Owner**"), is the owner of twenty-two (22) condominium rental units (the "**Rental Units**") subject to affordability controls in the Township; and

**WHEREAS**, the Rental Units are affordable units as defined in a document entitled "Affordable Housing Plan for the Grande at Colts Neck, A Condominium" ("**Affordable Housing Plan**"), which has been recorded with the Clerk of the County of Monmouth and is on file with the Clerk of Colts Neck Township; and

**WHEREAS**, the Rental Units are restricted units with affordability controls governed by the Uniform Housing Affordability Controls, *N.J.A.C.* 5:80-26.1 *et seq.*, (the "**UHAC Rules**") and are subject to affordability controls for an initial period of thirty (30) years ("**Control Period**"), as set forth in the Affordable Housing Plan and the Master Deed for the Grande at Colts Neck, a Condominium ("**Master Deed**"); and

**WHEREAS**, the Control Period for the Rental Units has expired, but the Township has negotiated with the Owner of the Rental Units to seek to extend the Control Period and the Rental Units have not yet been released from affordability controls by the Township;

**WHEREAS**, according to the UHAC Rules, the Township has the right to extend the Control Period for the Rental Units to preserve the affordability controls beyond its initial term; and

**WHEREAS**, according to UHAC Rules, to effectuate release of affordable housing controls on Rental Units, a release of a deed restriction must be executed and recorded; and

**WHEREAS,** according to UHAC Rules, a deed restriction must be executed and recorded to effectuate extension of affordability controls on the Rental Units; and

**WHEREAS**, pursuant to the Affordable Housing Plan, the Rental Units are subject to a recapture lien ("**Recapture Lien**") requiring the Owner to pay the Township a certain percentage of the proceeds of any sale of the Rental Units above the highest restricted price as established by the UHAC Rules; and

**WHEREAS**, according to the UHAC Rules, a release of a recapture lien must be executed and recorded to release the Recapture Liens on the Rental Units; and

**WHEREAS**, as authorized by the UHAC Rules and in accordance with *N.J.S.A.* 52:27D-329.2(a)(5), the Township may enter into an agreement for payments to the municipality in lieu of taxes for municipal services to compensate Owner for agreeing to extend the Control Period for the Rental Units; and

**WHEREAS**, the Township desires to extend affordable housing controls on fourteen (14) of the Rental Units (the "**Affordable Units**") for an additional thirty (30) years ("**Extended Control Period**") whereby the Affordable Units shall each become subject to a new affordable deed restriction whereby each Affordable Unit will remain subject to affordability controls for another thirty (30) year period; and

**WHEREAS,** the Owner has notified the Township that it is willing to agree to extend affordable housing controls on the Affordable Units for the Extended Control Period in exchange for: (1) release of the other eight (8) Rental Units from affordable housing controls, (2) release of a recapture lien on all Rental Units; (3) the Township considering the adoption of an Ordinance authorizing the execution of an agreement for payments to the municipality in lieu of taxes for

municipal services for the Rental Units, and (4) payment of a per unit stipend for the fourteen (14) Rental Units on which affordability controls will be extended, in the aggregate amount of $470,000.00; and

**WHEREAS,** the actions requested by the Owner in the above Whereas clause plus extension of affordable housing controls on the fourteen (14) units may be referred to collectively in this resolution by the term "**Affordability Extension Actions**"; and

**WHEREAS**, the Township finds that the preservation of affordability controls of the Affordable Units is important to the Township and that without such measures, the vulnerable residents currently residing within the Affordable Units would be jeopardized; and

**WHEREAS**, the Township Committee desires to authorize the Affordability Extension Actions whereby the Affordable Units shall each become subject to a new affordable deed restriction whereby each Affordable Unit will remain subject to affordability controls for another thirty (30) year period; and

**WHEREAS**, the parties have negotiated a proposed form of agreement to undertake the Affordability Extension Actions (the "**Affordable Housing Extension Agreement**"), and the Township Committee has determined that it is appropriate to approve the execution of the Affordable Housing Extension Agreement substantially in the form attached hereto as **Exhibit X**; and

**NOW THEREFORE, BE IT RESOLVED** by the Township Committee of Colts Neck Township, Monmouth County, State of New Jersey, that the Township Mayor, Township Administrator, Township Clerk and Township Affordable Housing Administrator (as appropriate) be and is hereby authorized to execute the Affordable Housing Extension Agreement substantially in the form attached hereto and subject to any further review, analysis or modifications that the Township attorney may deem appropriate and take any and all additional steps necessary and legally required to effectuate the Affordability Extension Actions and the Affordable Housing Extension Agreement pursuant to the conditions set forth above pursuant to the UHAC Rules, which includes: (i) executing an appropriate form of release of deed restriction releasing affordability controls on eight (8) Rental Units; (ii) payment of $33,571.42 per unit being extended for a total aggregate payment of $470,000.00; (iii) executing an appropriate form of deed restriction extending affordability controls on fourteen (14) Rental Units whereby each unit shall become subject to a new affordable deed restriction and maintain its affordability controls; (iv) executing and recording an appropriate form of release of recapture lien releasing the recapture lien on the twenty-two (22) Rental Units; and (v) subsequently introducing for consideration an Ordinance to authorize the Township to enter into an agreement for payments to the municipality in lieu of taxes for municipal services to compensate Owner for agreeing to extend the Control Period for the Rental Units.

I, Trina Lindsey, 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 24th day of September 2025

_____
Trina Lindsey, 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 2025-164**

**RESOLUTION REQUESTING THE MONMOUTH COUNTY BOARD OF COUNTY COMMISSIONERS FORMALLY NAME AND DEDICATE THE COLTS NECK CIRCLE AS THE LILLIAN G. BURRY MEMORIAL CIRCLE**

**WHEREAS** Lillian G. Burry served as the founding member and president of the Matawan League of Women Voters and the first woman elected to the Matawan Borough Council,

**WHEREAS** Lillian G. Burry served three terms on the Colts Neck Township Committee and three times as mayor and a champion of Historic and Open Space Preservation,

**WHEREAS** Lillian G. Burry was first elected to the Monmouth County Board of Chosen Freeholders in November 2005, reelected in 2008, 2011, 2014, 2017 and reelected to the Board of County Commissioners in 2020, serving as the liaison to the Board of Elections, Planning Board, Agricultural Board, and Consumer Affairs.

**WHEREAS** Lillian G. Burry was appointed to the Fort Monmouth Economic Revitalization Planning Authority serving as Vice Chair and to the Fort Monmouth Economic Revitalization Authority, where she chaired the Veterans Affairs Sub-Committee and served on the Real Estate Sub-Committee. She was appointed by the Commissioner of the Interior, to the Fort Hancock 21st Century Advisory Committee for the National Park Service,

**WHEREAS** Lillian G. Burry earned countless awards and recognition for more than fifty years of dedicated public service leaving an indelible mark of service and contribution to Monmouth County,

**NOW, THEREFORE BE IT RESOLVED,** I, Tara Torchia Buss, Mayor of Colts Neck Township, together with the entire Township Committee formally request the Monmouth County Board of Commissioners formally name and dedicate the county traffic circle as The Lillian G. Burry Memorial Circle.

**BE IT FURTHER RESOLVED,** that the Township Committee of Colts Neck Township requests all municipalities in Monmouth County to adopt a resolution requesting the same.

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

1. Monmouth County Board of County Commissioners;
2. All municipalities in Monmouth County;
3. Monmouth County Clerk Christine Giordano Hanlon;
4. Monmouth County Sherriff Shaun Golden; and
5. Senator Vin Gopal and Assemblywomen Margie Donlon and Luanne Peterpaul.

I, Trina Lindsey, 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 24th day of September 2025

_____

Trina Lindsey, 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 2025-165**

**AUTHORIZING THE RELEASE OF UNEXPENDED ESCROW FUNDS, INSPECTION FEES, PLUS ANY ACCRUED INTEREST FOR 16 CRUSIUS PLACE, BLOCK 24, LOT 5 PB731 – GROOMS SUBDIVISION**

**WHEREAS**, on August 6, 2025 recommendation was received from the Township Planner, Tim Anfuso authorizing the release of the escrow account and inspection fee account.

**NOW THEREFORE BE IT RESOLVED** by the Township Committee of Colts Neck Township that pursuant to the recommendation of the Township Planner that it hereby authorizes the following for 16 Crusius Place, Block 24, Lot 5, PB731 Grooms Subdivision:

1. Release of unexpended escrow funds, inspection fee account, plus any accrued interest in the amount of $529.50.

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

1. John Antonides, Chief Financial Officer;
2. Tim Anfuso, Township Planner.

I, Trina Lindsey, 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 24th day of September 2025

_____
Trina Lindsey, 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 2025-166**

**A RESOLUTION OF COLTS NECK TOWNSHIP ADOPTING THE MONMOUTH COUNTY MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN 2026**

**WHEREAS** the Colts Neck Township Committee recognizes the threat that natural hazards pose to people and property within Colts Neck Township; and

**WHEREAS** the County of Monmouth has prepared a multi-hazard mitigation plan, hereby known as Monmouth County Multi-Jurisdictional Hazard Mitigation Plan 2026, in accordance with federal and state laws, including the Robert T. Stafford Disaster Relief and Emergency Assistance Act, as amended; the National Flood Insurance Act of 1968, as amended; and the National Dam Safety Program Act, as amended; and New Jersey P.L. 2023, CHAPTER 313 approved January 16, 2024.

**WHEREAS** the Monmouth County Multi-Jurisdictional Hazard Mitigation Plan 2026, identifies current and future natural hazard risks, and assesses the vulnerability of facilities, infrastructure, and populations, and defines mitigation goals and actions to reduce or eliminate long term risk to people and property in (local government) from the impacts of future natural hazards and disasters; and

**WHEREAS** adoption by the Township Committee of Colts Neck Township demonstrates its commitment to hazard mitigation and achieving the goals outlined in the Monmouth County Multi-Jurisdictional Hazard Mitigation Plan 2026.

**NOW THEREFORE BE IT RESOLVED,** by the Township Committee of Colts Neck Township, NJ that:

Section 1. In accordance with (local rule for adopting resolutions), the Township Committee of Colts Neck Township adopts the Monmouth County Multi-Jurisdictional Hazard Mitigation Plan 2026. While content related to Colts Neck Township may require revisions to meet the plan approval requirements, changes occurring after adoption will not require Colts Neck Township to re-adopt any further iterations of the plan. Subsequent plan updates following the approval period for this plan will require separate adoption resolutions.

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

1. Tyler Badaracco, OEM Coordinator;
2. Jeremie Faber, Emergency Management Analyst, Monmouth County.

I, Trina Lindsey, 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 24th day of September 2025

_____

Trina Lindsey, 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 2025-167**

**AUTHORIZING AWARD OF CONTRACT FOR USE OF TOWNSHIP PROPERTY FOR AGRICULTURAL PURPOSES**

WHEREAS, bids were solicited for the use of Township property for agricultural purposes have been duly advertised and publicly read pursuant to law on September 16, 2025; and

WHEREAS, the Qualified Purchasing Agent received one (1) bid, and has made a recommendation to award the following contract; and

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of Colts Neck Township that it hereby awards a bid in this regard as follows:

| | |
|---|---|
| Vendor: | Slope Brook Farm, Inc.<br>213 Heyers Mill Road<br>Colts Neck, NJ 07722 |
| Amount: | $50 per acre, 30 acres = $1,500 per year<br>Payable to the Township each year<br><br>($3,000 for a total of 2 years) |
| Term: | Two Years – January 1, 2026 – December 31, 2026, January 1, 2027 – December 31, 2027 with an optional twelve month extension, January 1, 2028 – December 31, 2028 |

BE IT FURTHER RESOLVED that the Mayor and Clerk are hereby authorized to execute all documents in this regard; and

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

1. Thomas Orgo, III, Slope Brook Farm, Inc., Vendor;
2. John Antonides, Chief Financial Officer; and
3. Meghan Bennett, Esq., Township Attorney

I, Trina Lindsey, 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 24th day of September 2025

_____

Trina Lindsey, Municipal Clerk

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

**RESOLUTION 2025-168**

**RESOLUTION APPPOINTING MEMBERS OF THE COLTS NECK TOWNSHIP 250TH COMMITTEE**

**BE IT RESOLVED**, pursuant to the Colts Neck Township Committee's resolution, 2025-168 establishing the appointment of a committee to develop a plan for this commemoration that will coordinate with the federal, state and county celebration committees and will promote the maximum involvement of our residents, neighborhoods, businesses, schools, historical and civic organizations, and institutions in the commemorations; and

BE IT RESOLVED, the members of the 250th Committee will be as follows;

Sue Fitzpatrick, Chair
Mary Pahira
Michael Viola
Colby Marques
Lou Bader
Chief of Police, Daniel DeVito
Lisa Laird
Dino Nicoletta
Phyllis Camera
Frank Leccese

**BE IT RESOLVED**, the Township Committee seeks to appoint the above-mentioned individuals to the 250th Committee.

**NOW, THEREFORE, BE IT RESOLVED** by the Township Committee that the above-mentioned individuals are hereby appointed as members of the 250th Committee, with a term expiring on December 31, 2026.

I, Trina Lindsey, 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 24th day of September 2025

_____
Trina Lindsey, Municipal Clerk

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