RESOLUTION 2025-151

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 10th 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 2025-152

AUTHORIZING EXECUTION OF EMPLOYMENT AGREEMENTS FOR THE DEPARTMENT OF PUBLIC WORKS LABORERS KYLE DAVIS AND SEAN KELLY

WHEREAS, the Township wishes to enter into employment agreements (the "Agreements") with Kyle Davis, Laborer, and Sean Kelly, Laborer (the "Employee") to memorialize terms and conditions of employment; and

WHEREAS, the Mayor and Township Committee have reviewed and agree to the terms and conditions of the Agreements; and

WHEREAS, the Chief Financial Officer has certified that funds are available for same.

NOW THEREFORE, BE IT RESOLVED that the Mayor is hereby authorized and directed to execute the Agreements between Colts Neck Township and Kyle Davis, Laborer and Sean Kelly, Laborer in substantially the same form as attached hereto on behalf of the Township; and

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

1. Lou Bader, Director of Public Works;
2. Kathleen Capristo, Township Administrator; and
3. John Antonides, Chief Financial Officer.

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 10th 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 2025-153

AUTHORIZING ACCEPTANCE OF PERFORMANCE GUARANTEES AND INSPECTION FEES FOR CHARLESTON MEADOWS BLOCK 42, LOT 4 – 193 STONE HILL ROAD PB753

WHEREAS, on August 8, 2025, the Municipal Clerk received a memo from the Township Planner requesting adoption of a resolution by the Township Committee for the above-mentioned project; and

WHEREAS, the memo dated August 8, 2025 reflected the following; and

1. Accepting a Cash Performance Guarantee in the amount of $15,008.40, check #00228657

2. Accepting an Inspection Fee in the amount of $33,883.00, check #00228805

3. Accepting a Stabilization Guarantee in the amount of $4,460.67, check #00228656

4. Accepting a Performance Guarantee Surety Bond No. 0270677 from Berkley Insurance Company in the amount of $40,146.08 representing the Stabilization Performance Guarantee

5. Accepting a Performance Guarantee Surety Bond No. 0270677 from Berkley Insurance Company in the amount of $135,075.60 representing the Performance Guarantee

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 acceptance of the above-mentioned performance guarantees and inspection fee for Charleston Meadows, Block 42, Lot 4 – 193 Stone Hill Road, PB753:

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 10th 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 2025-154

AUTHORIZING AWARD OF CONTRACT
FY 2025 CAPITAL ROAD IMPROVEMENT PROGRAM

WHEREAS, Colts Neck Township solicited formal bids for the FY2025 Capital Road Improvement Program; and

WHEREAS, the Township Engineer received and publicly opened ten (10) bids on August 28, 2025 and has made a recommendation to award the following contrac.

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

Vendor: Meco, Inc.
P.O. Box 536
Clarksburg, NJ 08510

Total Bid:

Budget Account No. C-02—078-228

Amount: $1,056,283.50

BE IT FURTHER RESOLVED, John Antonides, Chief Financial Officer has hereby certified that funds are available under the account listed.

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

1. Meco, Inc..;
2. Glenn Gerken, Township Engineer;
3. Kathleen Capristo, Township Administrator;
4. John Antonides, Chief Financial Officer; and
5. 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 the regular meeting held on the 10th 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 2025-155

AUTHORIZING SUMMER CAMP PROGRAM FEE REFUNDS

BE IT RESOLVED by the Township Committee of Colts Neck Township that based on the recommendation of the Colts Neck Township Recreation Director that it hereby authorizes the following refunds for Volleyball Camp and Multi-Sports camp:

- Aliye Vayner – Volleyball Camp refund, $375.00
- Erin Fedina – Multi-Sports Camp refund, $120.00
- Mollie Righter - Multi-Sports Camp refund, $60.00

BE IT FURTHER RESOLVED that a copy of this resolution be provided to:

1. John Antonides, Chief Financial Officer; and
2. Colby Marques, Recreation Director

I, Trina Lindsey, do hereby certify the foregoing to be a true and accurate copy of a resolution passed by the Township Committee of the Township of Colts Neck during a regular meeting held on the 10th 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 2025-156

ACCEPTING THE RESIGNATION OF TOWNSHIP EMPLOYEE PARKER MCCALL

BE IT RESOLVED by the Township Committee of Colts Neck Township that it hereby acknowledges the receipt of and accepts the resignation of Parker McCall effective August 18, 2025.

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

1. John Antonides, Chief Financial Officer; and
2. Kathleen Capristo, Township Administrator

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 10th 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 2025-157

AUTHORIZING VETERAN ALLOWANCE DEDUCTION

BE IT RESOLVED by the Township Committee of Colts Neck Township that upon the recommendation of the Tax Assessor, an allowance of a veteran deduction be made to the taxpayer shown.

NOW, THEREFORE, BE IT RESOLVED that the Finance Officer is hereby authorized to issue a credit to the taxpayer shown for 2025 taxes in the total amount of $250.00.

BLOCK	LOT	OWNER	AMOUNT
1.01	2.06	Eric Schrider 9 Richmonde Court Colts Neck, NJ 07722	$250.00

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 meeting held on the 10th day of September, 2025.

_____
Trina Lindsey, Township 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 2025-158

RESOLUTION AUTHORIZING AN EMERGENCY REPAIR OF $12,300.00 FOR A SINK HOLE ON HOMINY HILL ROAD

WHEREAS, an emergency has arisen with respect a sinkhole in Colts Neck Township at Hominy Hill Road and,

WHEREAS, N.J.S. 40A:11-6 provides for the creation on an emergency appropriation for the purposes above mentioned, and

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of Colts Neck Township, County of Monmouth, State of New Jersey that in accordance with N.J.S.A. 40A:11-6 that:

1. Emergency repairs be made in the amount of $12,300.00.
2. That said emergency appropriation shall be provided in full from Capital Ordinance for Road Improvements, Account # C-02—078-228.
3. That the Chief Financial Officer has certified that the expenditures to be financed through this resolution are related to the aforementioned emergency (Attached).

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 10th 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 2025-159

AUTHORIZING ACCEPTANCE OF PERFORMANCE GUARANTEE AND AN INSPECTION FEE FOR A STREET OPENING PERMIT BLOCK 45, LOT 1.03 – 48 MINE BROOK ROAD

WHEREAS, on August 25, 2025, the Municipal Clerk received a memo from the Township Planner requesting adoption of a resolution by the Township Committee for the above-mentioned project; and

WHEREAS, the memo dated August 25, 2025 reflected the following; and

1. Accepting a Cash Performance Guarantee in the amount of $1,000.00, check #1022

2. Accepting an Inspection Fee in the amount of $350.00, check #1021

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 acceptance of the above-mentioned performance guarantee and inspection fee for DiFazio street opening permit, Block 45, Lot 1.03 – 48 Mine Brook Road:

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 10th 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 2025-160

RESOLUTION INCREASING BID THRESHOLD AND QUOTATION THRESHOLD

WHEREAS, a contracting unit with a purchasing agent who possesses a qualified purchasing agent certificate pursuant to N.J.S.A. 40A:11-9 desiring to take advantage of the supplemental authority of N.J.S.A. 40A:11-3 and 40A:11-4.3 shall have its governing body pass a Resolution authorizing the amount of a higher bid threshold for the contracting unit, the amount of which shall not exceed the statutory maximum bid threshold; and

WHEREAS, John Antonides is a Qualified Purchasing Agent with Certification No.Q-0788 issued by the State of New Jersey Department of Community Affairs Division of Local Government Services; and

WHEREAS, pursuant to N.J.S.A. 40A:11-3 the State Treasurer has increased the bid threshold to $53,000.00 for entities subject to the Local Public Contracts Law whose purchasing agents possess a Qualified Purchasing Agent ("QPA") certificate awarded by the Division of Local Government Services. In addition, the net quotation threshold established by the State Treasurer for local units with QPA's is $7,950.00 (15% of the $53,000.00 QPA bid threshold);

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of Colts Neck Township that John Antonides as Qualified Purchasing Agent for Colts Neck Township is hereby authorized to exercise the duties of a Qualified Purchasing Agent pursuant to N.J.S.A. 40A:11-2(30) with specific relevance to the authority, responsibility and accountability of the purchasing activity of Colts Neck Township; and

BE IT FURTHER RESOLVED that Colts Neck Township pursuant to **N.J.S.A.** 40A:11-3 hereby increases its bid threshold to $53,000.00 and also increases its new quotation threshold to $7,950.00 (15% of the $53,000 QPA bid threshold); and

BE IT FURTHER RESOLVED that the Township hereby authorizes the Qualified Purchasing Agent to negotiate and award fair and open contracts and non-fair and open contracts or both below the bid threshold; and

BE IT FURTHER RESOLVED that the Township Clerk is hereby authorized and directed to forward a certified copy of this Resolution to the Director of the Division of Local Government Services.

I, Trina Lindsey, do hereby certify the foregoing to be a true and accurate copy of a resolution passed by the Township Committee of the Township of Colts Neck during a regular meeting held on the 10th 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 2025-161

AUTHORIZING COUNTRYSIDE DEVELOPERS, LLC TO APPOINT AN ADMINISTRATIVE AGENT FOR AFFORDABLE HOUSING IN ACCORDANCE WITH THE TERMS OF THE SETTLEMENT OF LITIGATION AGREEMENT DATED MARCH 18, 2020

WHEREAS, the New Jersey Supreme Court, through its rulings in In re Adoption of N.J.A.C. 5:96 and 5:97 by the New Jersey Council on Affordable Hous., 221 N.J. 1 (2015) (Mount Laurel IV); Hills Dev. Co. v. Twp.of Bernards 103 N.J. 1 (1986) (Mount Laurel III); S. Burlington Cty. NAACP v. Twp. of Mount Laurel, 92 N.J. 158 (1983) (Mount Laurel II); . S. Burlington Cty. NAACP v. Twp. of Mount Laurel, 67 N.J. 151,174 (1975) (Mount Laurel I) (the "Mount Laurel Decisions"), has determined that municipalities in New Jersey have a constitutional obligation to provide a realistic opportunity for a fair share of its region's present and prospective needs for housing for low and moderate income families; and

WHEREAS, the New Jersey State Legislature, in response to the Mount Laurel Decisions, adopted the Fair Housing Act, N.J.S.A. 53:27D-301 et seq. to codify the obligation of municipalities to provide a realistic opportunity for housing for low and moderate income families; and

WHEREAS, Colts Neck Township (the "Township") recognizes its obligation under the State Constitution, as further set forth in the Mount Laurel Decisions and the Fair Housing Act, to provide a realistic opportunity for housing for low and moderate income individuals and families; and

WHEREAS, on July 19, 2015, the Township filed a declaratory judgment action, in accordance with Mount Laurel IV, seeking a declaration of its compliance with the Mount Laurel Decisions and the Fair Housing Act (the "Action"); and

WHEREAS, Countryside Developers, LLC (Countryside) intervened in the Action; and

WHEREAS, Countryside is the contract purchaser the Property located at 193 Stone Hill Road, Colts Neck, identified on the Township's tax map as Block 42, Lot 4 (the "Project Site"); and

WHEREAS, in evaluating properties appropriate for inclusionary developments, the Township has determined that the Project Site presents an available, approvable, developable, and suitable opportunity for such development N.J.A.C. 5:93-1.3; and

WHEREAS, with the assistance of a special master, the Township and Countryside entered into a settlement agreement (the "Countryside Settlement", annexed herein as Exhibit A) which sets forth the manner in which the Township will incorporate the Project Site into its Affordable Housing Plan and further sets out the rights and responsibilities of the Parties; and

WHEREAS, Countryside has proposed a residential project at the Project Site, which project will provide 15 units affordable to very low, low, and moderate-income households (the "Affordable Units"); and

WHEREAS, in accordance with Section 3.4.5 of the Countryside Settlement, Countryside is required to contract with a qualified and experienced third-party administrative agent for the administration of the Affordable Units (the "Administrative Agent"), and to work with the Township regarding any affordable housing monitoring requirements imposed by the Court, which contract shall be subject to approval by the Township Council; and

WHEREAS, Countryside has selected Community Grants, Planning & Housing (CGP&H) to be its Administrative Agent, and has requested that the Township approve its selection; and

WHEREAS, the Township Committee finds CGP&H to be qualified and wishes to approve the selection.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWNSHIP COMMITTEE OF COLTS NECK TOWNSHIP, COUNTY OF MONMOUTH, STATE OF NEW JERSEY, they being the governing body thereof, as follows:

1. In accordance with the terms of the Countryside Settlement, the Township hereby approves Countryside's selection of CGP&H as Administrative Agent for the purpose of working with the Township regarding affordable housing monitoring requirements.

2. The Mayor and/or his designee, Township Attorney, and Municipal Clerk, along with any agents or consultants so authorized, are hereby authorized to take any action necessary to effectuate the purpose of this resolution.

3. A copy of this Resolution shall be placed on file with the office of the Municipal Clerk.

4. This Resolution shall take effect 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 the Township of Colts Neck during a regular meeting held on the 10th 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					