COLTS NECK TOWNSHIP
TOWNSHIP COMMITTEE REGULAR MEETING MINUTES
JUNE 11, 2025, 7:00 P.M.
TOWN HALL

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1. Mayor Buss called the meeting to order at 7:00 p.m.

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

3. 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 June 11, 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 the Two River Times on May 30, 2025 noting the meeting location change"

4. Roll call by Administrator Capristo indicated the following:

Present:	Mayor Tara Torchia Buss, Deputy Mayor Michael Viola, Committeeman Dan Buzzetta, Committeewoman Sue Fitzpatrick, Committeeman Frank Rizzuto
Also Present:	Kathleen Capristo, Township Administrator and Meghan Bennett, Township Counsel
Absent:	Trina Lindsey, Municipal Clerk

The following announcements and updates were provided while the Governing Body awaited the arrival of Ms. Beth McManus, Affordable Housing Planner:

Committeeman Buzzetta reported that the Fishing Derby at Bucks Mill Park will be held at 10:00 am on Sunday, June 15, 2025. Further, Committeeman Buzzetta reported that there was a Flag Football Superbowl held at Five Points Park on May 31, 2025. He reported that it was well attended, and the children seemed to thoroughly enjoy the event. Mayor Buss echoed Committeeman Buzzetta's comments regarding the event.

Mayor Buss announced that the paving project on Heyers Mill Road would begin Monday, June 16, 2025, weather permitting.

5. **Minutes**

   a. May 28, 2025 – Executive session
   b. May 28, 2025 – Regular meeting

Mayor Buss called for comments or changes to the minutes. Hearing none, Mayor Buss called for a motion to approve. On a motion by Committeeman Rizzuto, seconded by Committeeman Buzzetta and a unanimous voice vote, the minutes were approved as presented.

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

6. New business

a. 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 2025-107: Authorizing refund of the balance of 2025 property taxes, Monmouth County Park System

b. Resolution 2025-108: Authorizing summer camp program fee refunds

c. Resolution 2025-109: Approving insertion of Special Item of Revenue Clean Communities Grant

d. Resolution 2025-110: Approving insertion of Special Item of Revenue Recycling Tonnage Grant

e. Resolution 2025-111: Authorizing sale of municipal personal property through on-line auction

f. Resolution 2025-112: Approving and authorizing the execution of a Qualified Public Community Service Agreement between Colts Neck Township and The Charleston Meadows Homeowner's Association, Inc.

g. Resolution 2025-113: Authorizing the Mayor and Municipal Clerk to execute a Shared Services Agreement for the Western Monmouth Active Shooter Training Group

h. Resolution 2025-114: Authorizing cancellation and refund of taxes 2025, Coppola

i. Resolution 2025-115: Establishing 2025 salaries and wages for non-union township positions

j. Resolution 2025-116: Approving renewal of liquor licenses for the 2025/2026 license year

k. Resolution 2025-118: Resolution authorizing the acceptance of the donation of a 2015 Ford Pickup Truck

Administrator Capristo announced that 323 Colts Neck, LLC (Via Sposito) has been added to the list of liquor license renewals for Resolution 2025-116. Mayor Buss expressed appreciation to the donor of the pick-up truck to the Fire Department. Mayor Buss called for a motion to approve. On a motion by Committeeman Rizzuto, seconded by Committeeman Buzzetta and a unanimous roll call vote, the consent agenda resolutions were adopted.

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

b. Approval of Vouchers

Deputy Mayor Viola stated that he reviewed all of the vouchers and found all to be in order. Deputy Mayor Viola emphasized that of the $2.8 million on this bills list, a large portion, nearly 94%, was collected from taxpayers and paid to the schools, open space, county, and the library.

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

Mayor Buss called for a second to Deputy Mayor Viola's 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 Rizzuto recuses from any bills/vouchers in connection with the Colts Neck Fire Department.

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

Mayor Buss recuses from any bills/vouchers in connection with the shared municipal court with Holmdel Township.

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

7. Fourth Round Housing Element and Fair Share Plan

Mayor Buss advised that Ms. McManus was running late and requested Deputy Mayor Viola provide an introduction. Deputy Mayor Viola advised that Round 3 is closed and the Township is fully compliant. Tonight's meeting, Deputy Mayor Viola advised, is to discuss the Township's plans for Round 4. Round 4 begins July 1, 2025 and expires June 30, 2035. Deputy Mayor Viola summarized the Township's obligation of 101 units associated with this 4th Round and the legislation associated with this round. Deputy Mayor Viola explained that during the presentation this evening, there will be details related to the durational adjustment the Township will enjoy in connection with this 4th Round. Deputy Mayor Viola noted that the duration adjustment is an adjustment to the Township's obligations which provides the Township with protection from builder's remedy lawsuits since the Township does not provide water/sewer services to support high density development. Deputy Mayor Viola added, however, that if a developer has a suitable plan to provide water/sewer services, the Township is obligated by law to support their application.

There was a brief delay while Ms. McManus set up her presentation.

Ms. Beth McManus presented the Fourth Round Housing Element and Fair Share Plan. See attached PowerPoint presentation.

Mayor Buss thanked Ms. McManus. Mayor Buss added that the Township has an Affordable Housing Trust Fund and noted that these are funds collected from COAH fees. The Mayor stated that many of the various options to fulfill the Township's affordable housing obligation identified by Ms. McManus in her presentation cost a great deal of money and while they are potential options to consider, they are not part of this 4th Round spending plan. Mayor Buss added that the reason these specific strategies are not in the spending plan is because the Township would be on the hook for the costs associated with any strategies memorialized and adopted as part of our

spending plan. Mayor Buss stated that while the Township is pursuing a durational adjustment the Township is also thoroughly exploring other potential strategies.

Ms. McManus reiterated this adding that at any time the Township can amend its housing plan to incorporate a new strategy at which time the durational adjustment would be reduced by the same number of obligated units. Ms. McManus emphasized the point that whatever is put in the housing plan must be certain and developable.

Deputy Mayor Viola added that several strategies presented by Ms. McManus allow for the Township to meet or even exceed the obligation. He added that as various strategies are considered the Township can amend the spending plan accordingly at which time the public would be informed.

The Governing Body opened the meeting for questions.

Kevin O'Brien, resident, asked for details in connection with the financial benefit to the real estate investor who purchased The Grande units. Ms. McManus responded that while she could not speak to the legal negotiations that may be pending but noted that the fundamental response is that extensions are an option that requires an agreement with the property owner and an exchange of money. Mr. O'Brien asked where the money would come from if Colts Neck were to buy the units at market rate. Ms. McManus stated that while a portion could come from the trust fund, the funding of such a transaction would be up to the Governing Body. Mr. O'Brien stated that Mr. John Tobia stated that the Earle housing was not a viable option, and Mayor Buss stated that Earle was not being explored at this time, and then Deputy Mayor Viola stated that the Township was in discussions with Earle but not at liberty to discuss. Mr. O'Brien stated that it appears Earle is in the plan to some extent but that the public is not hearing about it. Ms. McManus stated that Earle is not currently in the housing plan and that if and when it becomes a potential option it would need to be added as an amendment to the plan as earlier described. Mr. O'Brien added that his good friend in the secret service opined on how the housing could be included in a protected area in the blast zone. Mayor Buss responded that a lot of different opportunities are being assessed as well as options with the Navy and any potential projects will need to be fully assessed for feasibility. Mr. O'Brien stated that he has spoken to Tunnel to Towers and the minimum requirement would be for the land to be donated and developed to include 101 units. He added that Soldier On also would require 47 units. Mr. O'Brien asked if either of these options are being considered. Ms. McManus stated that 101 special needs units would be a challenge to incorporate but perhaps 47 could be done. She added that there are a number of details that would need to be vetted to ensure that this is what the Township wants to pursue. Committeeman Rizzuto stated that the Township has an obligation and with the durational adjustment will allow the Township to go to 2035 without putting a shovel in the ground. Mr. O'Brien stated that if the Township were to pursue the donation of land for special needs housing it would've been a lot cheaper to have bought land years ago in order to do this. He further opined that this may have been a better approach than putting in a car wash. Committeeman Buzzetta added that the Township has had discussions with Tunnel to Towers, Soldier On, and other organizations. Deputy Mayor Viola thanked Mr. O'Brien for his questions and stated that while they are "spot on" the Township needs more time to look into the various strategies. As for the car wash, Deputy Mayor Viola added, the land sale for that project predated the Round 3 obligation. Deputy Mayor Viola further stated that there is only one property which is only 1 acre in size that the Township could potentially use for affordable housing. All other Township property is restricted for recreation and open space use.

Elain Mann, resident, asked how much money is in the Affordable Housing Trust Fund. Mayor Buss estimated that it was $1.2 million. Ms. McManus confirmed that it is actually $1.3 million.

Frank Leccese, resident, asked when the 4th round plan needs to be submitted. Ms. McManus advised that it is due June 30, 2025. Mr. Leccese asked why it didn't require the details. Ms. McManus explained that because the Township is taking a durational adjustment it does not need to include details of other strategies its considering to meet its obligation. Mr. Leccese asked what the worst case is in terms of affordable and market rate units. Ms. McManus answered that there is a degree of

nuance to the answer in that there are bonus credits and other considerations that could reduce the obligated number. Mr. Leccese asked Ms. McManus to explain how market is converted to affordable. Ms. McManus advised that there are a couple of different ways. First the municipality could buy the unit from the homeowner at fair market value and then resell it at a price consistent with low- or moderate-income rate. Ms. McManus further explained that the approximate price point is $150,000 and advised that in all likelihood the Township would only purchase lower cost homes if it were to pursue this approach. Committeeman Buzzetta added that the Township is not looking to purchase market rate homes in the $1 million range and then selling at the affordable range. If the Township were to pursue this option, it would be looking at lower priced homes such as in The Grande.

David Hauss, resident, read a recent court order decision involving the Montvale Mayor. Ms. McManus advised that she too read this decision and agreed that it was accurate that housing plans should be sent to Fair Share Housing but found this to be a limited win noting that there was a great deal that the Mayor of Montvale was not successful in the order that would've helped municipalities. Mr. Hauss asked if it would've been helpful had the Township accelerated its decision knowing this action was pending in court. Ms. McManus advised that there was little to no expectation that the decision would give municipalities an opportunity to delay and the requirement to send the plan to Fair Share is really the only impact on Colts Neck.

8. **Resolution 2025-117:** Resolution endorsing the Fourth Round Housing Element and Fair Share Plan and authorizing and directing submission of the plan to the Affordable Housing Dispute Resolution Program

Mayor Buss called for comments. Committeeman Buzzetta asked Ms. McManus to confirm that if a municipality does not adopt their plan by June 30, 2025 the municipality will have its immunity stripped. Ms. McManus confirmed this to be true and added that a number of municipalities sought extensions to the June 30, 2025 deadline and they were all denied. Committeeman Buzzetta emphasized that if we did not submit our plan, builders could build whatever they want, wherever they want, and the Township would have no control. Deputy Mayor Viola added that the durational adjustment offers protection against builder's remedy and the opportunity to amend our plan if we so choose and therefore there is little risk to proceed with this plan adopted by the Planning Board on Monday night. The main objective is to remain in control with the least amount of development as possible, stated Deputy Mayor Viola. Deputy Mayor Viola added that he supports this endorsement. Hearing no further comments, Mayor Buss called for a motion to approve. On a motion by Deputy Mayor Viola, seconded by Committeeman Rizzuto and a unanimous roll call vote, the resolution was adopted.

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

9. **<u>Public Comment:</u>**

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

Scott Duprex, resident, read the following during public comment and submitted same:

My name is Scott Duprex. I'm speaking to you tonight as a private citizen and a professional firefighter with 31 years of experience. The opinions I share are mine alone. I do not speak on behalf of the Colts Neck Fire Department or any other agency.

I served in Bayonne, New Jersey—a city with a full-time fire department of 180 firefighters and a $22 million budget. I held the rank of Captain and served on a pumper, a ladder truck, and rescue throughout my career. I've trained extensively in fireground tactics, building construction, and high-risk occupancy response. I am also a member of the Colts Neck Volunteer Fire Department, where I have served for several years.

Let me be clear from the start:

I am not here to debate zoning decisions, building code compliance, or the number of units approved.

That is not my focus.

I am here to speak about life safety—the safety of the residents who will live in these newly approved buildings, and the firefighters who may be called to protect them.

The recent approval of high-density housing developments—built using lightweight wood-frame truss construction—introduces a level of fire risk that Colts Neck has never encountered before.

This type of construction is notoriously dangerous during fires:

- *Lightweight trusses can collapse in under 7 to 10 minutes of fire exposure.(UL and various studies)*
- *Structures may fail before firefighters have even made entry.*
- *Fires spread rapidly, burn hotter, and behave unpredictably.*

This isn't theory. It's already happened—twice—in Edgewater, New Jersey, in a complex called Avalon:

- *In 2000, and again in 2015, the Avalon complex burned so fast and so thoroughly that the buildings were lost within mins.*
- *These were multi-family structures built with lightweight wood truss construction—the same type now approved here.*
- *In the aftermath of the 2015 fire, John Wisniewski, a Democrat from Middlesex County and then-chair of the state's Fire Safety Commission, introduced legislation to amend the state's building code and require more extensive sprinkler systems in similar developments.*
- *He also supported a moratorium on this type of construction—twice—though neither effort made it into law. That shows you how serious these dangers are.*

And I can tell you from direct experience—we dealt with this in Bayonne.

In the last 15 to 20 years of my career, the city saw a proliferation of high-density housing. That forced us to adapt:

- *We changed/modified our tactics, SOPs, and SOGs.*
- *We invested in training, staffing, and equipment.*

And that was in a well-funded, fully staffed urban department. Now consider Colts Neck.

We are a volunteer department with zero experience fighting fires in high-density, lightweight truss construction.

This department's experience has been primarily single-family homes, MVA's and barns—not large, multi-unit, combustible structures.

We have essentially placed an urban-type structure in a suburban town and expected the fire service to just "figure it out."

That's not realistic—and frankly, it's not safe

Let me also explain something important:

In the fire service, we classify buildings into five types of construction:

1. *Type I – Fire-Resistive Construction*
2. *Type II – Non-Combustible Construction*
3. *Type III – Ordinary Construction*
4. *Type IV – Heavy Timber Construction*
5. *Type V – Wood-Frame Construction, including the lightweight wood-frame truss systems we're discussing tonight.*

Of these, Type I (Fire-Resistive Construction) is by far the safest when it comes to life safety.

It uses concrete and protected steel, designed to withstand fire exposure for long periods, giving residents time to escape and firefighters time to act.

For the life of me, I do not understand why this new high-density development was not required to use fire-resistive construction.

When you're putting hundreds of people under one roof, you have a duty to use the safest materials available.

My Recommendations to the Council:

1. *Reevaluate the township's fire protection plan for high-density housing.*
2. *Allocate new resources for firefighter training specific to truss construction and multi-family response.*
3. *Increase funding and staffing for the volunteer fire department.*
4. *Only approve fire-resistive construction (Type I) for future high-density or multi-family developments.*

We can't stop growth—but we can control how safely we grow.

If Colts Neck is going to approve developments with urban-level fire risk, it must also invest in urban-level fire protection.

Mayor Buss thanked Mr. Duprex for his comments and for his service as a fire fighter. Mayor Buss requested Mr. Duprex submit his written notes and suggested the conversation be continued during the Executive Fire Council meetings.

Elain Mann, resident, stated that Town Hall continues to have problems with their septic system and it's going far beyond what the Township should be paying for. Ms. Mann asked if there has been any success in getting the construction company to pay for the repairs. Ms. Mann voiced concern over several other items from the bills list including uniforms, road improvements, Memorial Day Parade, grass cutting, and mulch and stuff. Ms. Mann asked Ms. Capristo to explain bills for a GFOA annual conference, Realty Data Systems, and Suasion. Ms. Mann expressed surprise that Clean Communities pays for National Night Out. Ms. Mann also asked why NJDEP mapping stormwater is being paid out of the Clean Communities account.

Mayor Buss advised that the National Night Out is funded by grants. Deputy Mayor Viola advised that the GFOA expense is the registration fee for the finance department

staff to attend an annual conference. Deputy Mayor Viola further advised that the Township will not be paying for repairs associated with the septic system in the new building. Ms. Capristo added that in addition to the bills list items for repairs, for which the Township will be reimbursed, there are thousands of dollars of repair expenses that the contractor is directly paying for. Ms. Capristo referenced her remarks at a previous Township Committee meeting that Ms. Mann attended reiterating that any expenses associated with the repairs would be paid for by the contractor. Committeeman Buzzetta, referencing Mr. Duprex's comments, reflected on videos he saw during the fire academy showing how light weight construction burns and noted that unfortunately, the State sets and enforces building codes. He added that the builders' lobby in the state of NJ is so powerful that state legislators are afraid to amend the laws to make construction more durable because it costs more and builders don't want to pay more. Mr. Tim Anfuso added that the builders follow the international builders' codes and local ordinances can't override these codes. Committee Rizzuto added that this ties into the issue of why the Township's volunteer fire department needs a ladder truck.

Mr. Doug Latrenta, resident, asked how much the Township has paid to date in connection with the new building repairs. Ms. Capristo advised that to date it's been approximately $60,000 and estimated that it may be upwards of $110,000 but cautioned the public that this was simply a guess and reminded the public that every dime is being accounted for and the taxpayers of the Township will not be paying for the repairs. Mayor Buss added that there is also a performance and maintenance bond in place to protect the Township. Mr. Latrenta directed his next comments to the Mayor stating that Committeeman Buzzetta should be reprimanded and/or removed from his position as a committee member. Mr. Latrenta continued stating that Committeeman Buzzetta fabricated a ghost post during the recent primary election and that his comments to Marianne Cucolo were vicious and vile and as such he has no standing representing the Township. Mr. Latrenta also stated that Committeeman Buzzetta has done irreparable damage to the Township in his few short months as a Committeeman and single handedly lost the election for Sue Fitzpatrick. The Mayor responded to Mr. Latrenta noting that his comments are political in nature and reminded the public that the meeting was to address township business and not politics. Committeeman Buzzetta responded to Mr. Latrenta characterizing Mr. Latrenta's belief that he created a fictional social media persona as a fantasy, denied the charge, stated that everything he had to say was said in posts bearing his own name, and challenged Mr. Latrenta to produce evidence to prove same.

Alan Ryan, resident, stated that the most important thing is people's lives emphasizing the importance of the community and the safety of the volunteers and first responders.

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 Deputy Mayor Viola seconded by Committeeman Rizzuto and a unanimous voice vote, public comment was closed.

10. <u>Adjournment</u>:

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 8:38 p.m.

Kathleen Capristo
Deputy Clerk/Township Administrator

APPROVED: 06/25/25

Fourth Round Housing Plan

Public Hearing: June 12, 2025

Little Silver
Monmouth County
New Jersey

KMA
KYLE+MCMANUS ASSOCIATES

POLICY
PLANNING
DESIGN

AFFORDABLE HOUSING IN NEW JERSEY

- **Why?**
  - **Constitutional obligation for municipalities (1975 Mt. Laurel I decision)**
  - **Protection from builder's remedy litigation**
- **What is it?**
  - **Rehabilitation obligation**
  - **New construction or "round" obligations**
- **What Actions are Required?**
  - ✓ ***Participate in the process → declare affordable housing obligation***
  - **Submit adopted housing plan and supporting documentation**
    - ***Deadline: June 30th***

AFFORDABLE HOUSING IN NEW JERSEY

2024 Income Limits for Region 4 (Monmouth, Mercer and Ocean counties)					
Household Income Levels	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5-Person Household
Median	$91,038	$104,043	$117,048	$130,054	$140,458
Moderate	$72,830	$83,234	$93,639	$104,043	$112,367
Low	$45,519	$52,022	$58,524	$65,027	$70,229
Very Low	$27,311	$31,213	$35,115	$39,016	$42,137

Source: 2024 Income Limits prepared by Affordable Housing Professionals of New Jersey, dated April 12, 2024

Income levels – percent of median income:

Moderate Income: 51%-80% | Low Income: 30% - 49% | Very Low Income: < 30%

AFFORDABLE HOUSING OBLIGATION

- **Rehabilitation Obligation (2025-2035): 0**
  - **Estimated low and moderate income households in substandard or overcrowded units**
  - ***No strategies required or proposed.***

AFFORDABLE HOUSING OBLIGATION

- **First and Second Rounds Obligation (1987-1999): 218**
  - **Calculated by COAH**
  - ***Constructed and satisfied in Third Round Plan, and approved by Court***

AFFORDABLE HOUSING OBLIGATION

- **Third Round Obligation (1999-2025): 306**
  - Consistent with the "Jacobson" or "Mercer County" decision
    - Dozens of third round settlement agreements rely on the decision to calculate the obligation
  - Approved by Superior Court
  - *Satisfied in Third Round Plan and approved by Court*

AFFORDABLE HOUSING OBLIGATION

- **Fourth Round Obligation (2025-2035): 101**
  - Methodology set forth in NJ Fair Housing Act
  1. Identify region: Region 4 – Monmouth, Mercer and Ocean counties
  2. Determine regional need: household growth between 2010 and 2020 (Census)
  3. Determine share of low and moderate income households: divide by 2.5
  4. Allocate the regional need to each municipality – 3 allocation factors
     - Excludes qualified urban aid municipalities

AFFORDABLE HOUSING OBLIGATION

- **Fourth Round Obligation (2025-2035), continued**
  - Municipal Allocation Factors:
    a. Equalized Nonresidential Valuation Factor
       - Share of region's change in nonresidential property assessed values
    b. Income Capacity Factor
       - Share of region's median income
    c. Land Capacity Factor
       - Share of developable land (excludes wetlands, preserved lands, etc.)
  5. Average the factors and apply to the regional need

AFFORDABLE HOUSING OBLIGATION

- **Fourth Round Obligation (2025-2035), continued**
- **Region 4 household change 2010-2020: 34,554 households**
- **Region 4 need: 13,822 homes**
- **Colts Neck Allocation Factors:**
  - **Equalized nonresidential valuation factor: .48%**
  - **Income Capacity factor: 1.71%**
  - **Land Capacity factor: 0%**
    - ***No land in Colts Neck was identified as developable***
- **<u>Fourth Round Obligation: 101</u>**

AFFORDABLE HOUSING OBLIGATION

- **Rehabilitation & Fourth Round Obligations assigned via Court Order**
  - **April 25, 2025**

FIRST & SECOND ROUNDS SATISFACTION

- **Fully Satisfied & Constructed**

Satisfaction of the 218-First and Second Rounds Obligation				
Strategy	Rental Units	Sale Units	Bonus Credits	Total Credits
RCA with the City of Long Branch	0	0	0	107
The Grande (family for-sale and rental units)	22	66	22	110
Amboy Road Associates (family for-sale units)	0	1	0	1
Total First and Second Rounds Credits	***22***	***67***	***22***	***218***

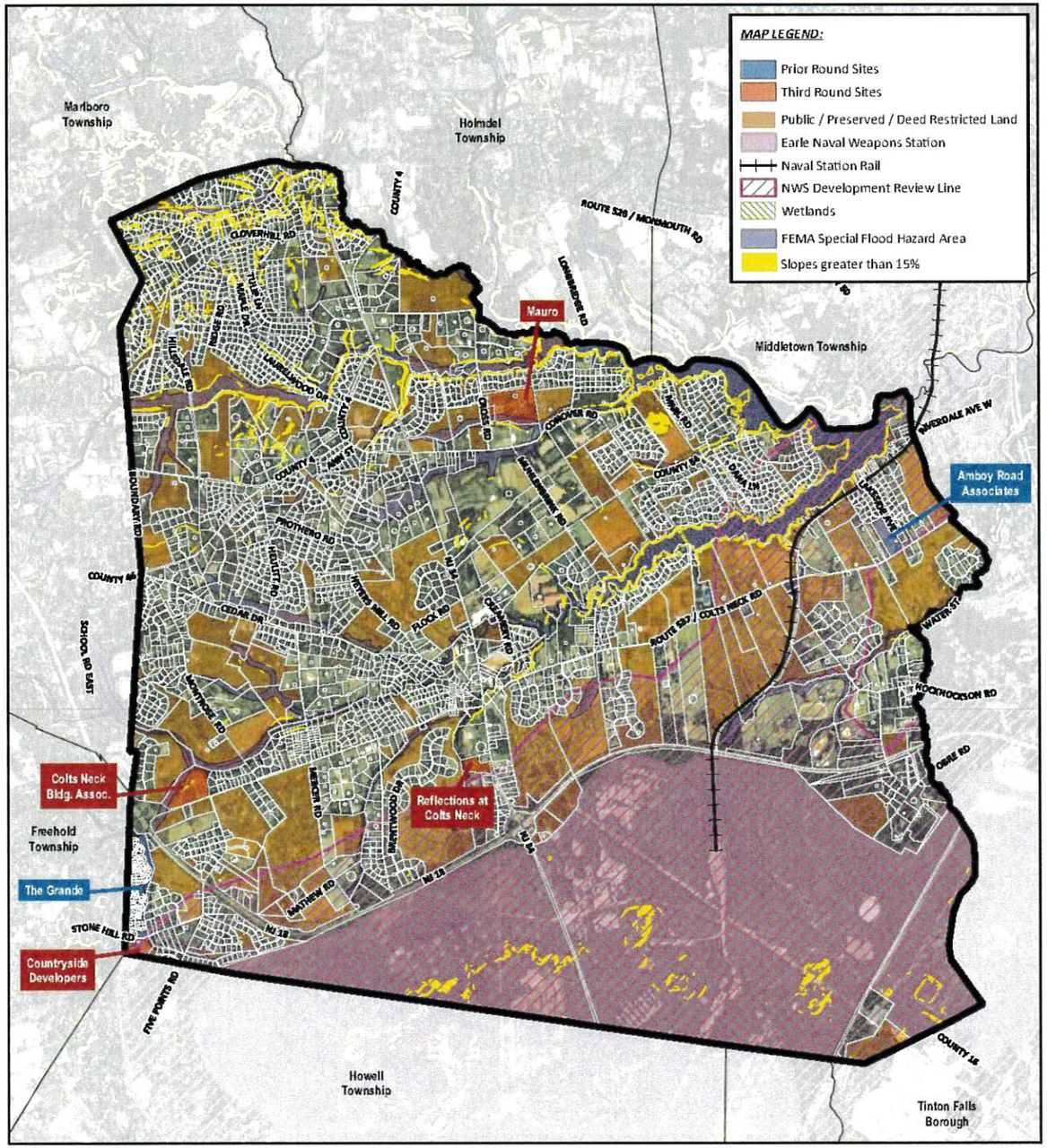
THIRD ROUND SATISFACTION

- **Fully Approved**

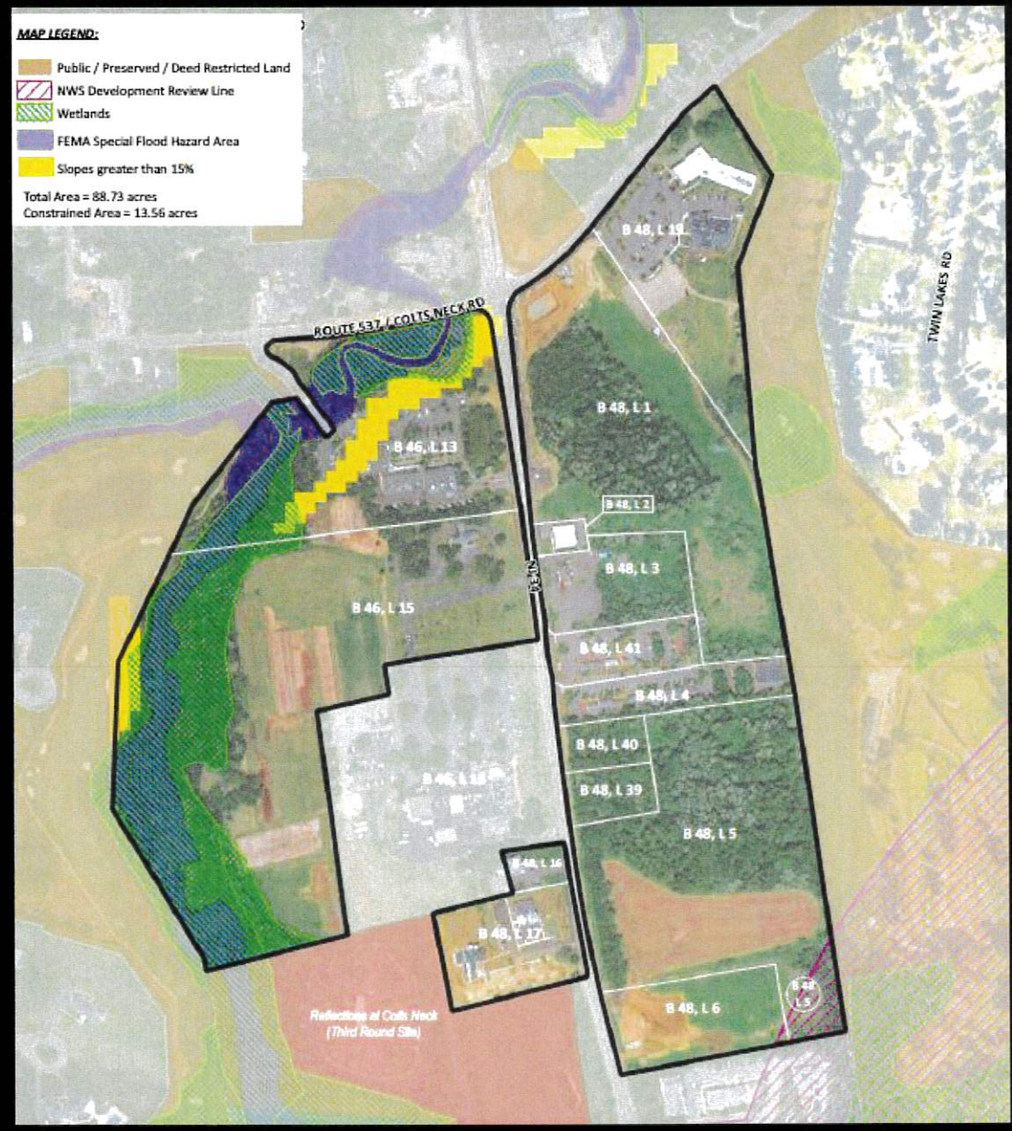
Satisfaction of the 306-unit Third Round Obligation					
Strategy	Unit Type	Units	Bonus	Credits	Durational Adjustment?
Mauro (Route 704 / Cross Street)	Family For-Sale	2	0	2	No
Reflections at Colts Neck	Assisted Living	7	0	7	No
Colts Neck Building Associates	Family Rental	72	72	144	Yes
Countryside Developers	Family Sale	15	0	15	Yes
Durational Adjustment	Family For-Sale / Rental	138	0	138	Yes
	Total Third Round Credits	***234***	***72***	***306***	

THIRD ROUND SATISFACTION

- **2025 Third Round Decision (appeal in process)**
  - **Township must retain Area 1 overlay**
  - **Township must provide $2 million to assist with extending sewer**
  - **Township must comply with durational adjustment requirements**



Area 1 (MU-1 Overlay District)



FOURTH ROUND SATISFACTION

- **Proposed in Housing Plan**
- **Durational Adjustment of the 101 obligation**

DURATIONAL ADJUSTMENT

- **Strategy for municipalities with adequate vacant and developable land but too little sewer and water**

1. **Affordable housing strategies not required at the time of plan adoption**
2. **Must support developer applications to NJDEP for sewer**
    - **Inclusionary development only**
    - **Site must be suitable (as defined by COAH)**
3. **Must add any site with successful NJDEP application to housing plan**

POTENTIAL FOURTH ROUND STRATEGIES

- **Township can amend the Housing Plan to incorporate new strategies that will reduce the durational adjustment**
- Extension of affordability controls
  - Township is engaged in discussion with the Grande
  - Significant cost but preserves housing for existing residents and creates credits without construction
  - Most preferred strategy at January 14th public input meeting
- Convert market rate homes to affordable homes
  - Significant cost but creates credits without construction

POTENTIAL FOURTH ROUND STRATEGIES, CONTINUED

- 100% affordable housing developments
  - Family, senior, special needs – including veterans housing and group homes (subject to limitations)
  - Site must be suitable (as defined by COAH) – including sewer and water
  - Township or developer of housing must have control of property
  - May require *substantial* municipal funding and/or municipal land
  - PILOT likely necessary
  - Commitment to fund if outside funding not received
  - Second most preferred strategy at January 14th public input meeting

FOURTH ROUND MINIMUMS & LIMITATIONS

- 50% family obligation
- 25% rental obligation - half must be for families
- 30% maximum senior housing
- 25% maximum bonus credits
- 13% very low-income unit obligation – half must be for families

NEXT STEPS FOR THE FOURTH ROUND

1. Submit Fourth Round Housing Plan
2. Submit supplemental information: updated affordable housing regulating ordinance, spending plan, various resolutions
3. Objection period through the end of August
4. Address any objections, to the extent required / possible
5. Obtain Compliance Certification (housing plan approval and immunity from builder's remedy litigation)

Thank You!

KMA
KYLE+MCMANUS ASSOCIATES

POLICY
PLANNING
DESIGN