ORDINANCE 2025-1

ORDINANCE AMENDING § 51-9 "OUTSIDE EMPLOYMENT AND SPECIAL ASSIGNMENTS" OF CHAPTER 51 "POLICE DEPARTMENT" OF THE CODE OF COLTS NECK TOWNSHIP, COUNTY OF MONMOUTH, AND STATE OF NEW JERSEY

WHEREAS, Colts Neck Township regulates the off-duty, special assignment employment process of the Township Police Department in § 51-9 of the Township Code; and

WHEREAS, the Township Police Department advises it will be of benefit to the Township Police if they were permitted the flexibility to utilize the services of a secondary service provider to administer the scheduling, billing, and other activities associated with the department's special assignment employment process; and

NOW THEREFORE BE IT ORDAINED, by the Township Committee of Colts Neck Township, County of Monmouth, and State of New Jersey, as follows (additions to text indicated by **bold italicized underline**; deletions to text indicated by ***~~bold italicized strikeout~~***):

SECTION 1. §9 of Chapter 51 "Police Department" of the Colts Neck Township Code shall be amended as follows:

§ 51-9 Outside employment and special assignments.

A. "Outside employment" shall be employment that is separate and apart from an officer's employment and responsibilities as an officer for the Township. Such employment shall include but not be limited to additional occupations such as landscaping and lawn services.

B. Prior to engaging in any outside business or employment, a member or employee of the Police Department shall request permission to do so from the Chief of Police through channels in the approved form. The decision of the Chief of Police to approve or deny permission to work outside the Department is final and subject only to appeal to the Township Committee.

C. Special assignments or "road jobs" shall include but not be limited to private security or managing traffic for private functions. Whenever the Chief of Police or his designee determines that special assignments shall be performed for a party requesting private or quasi-public duty, the Chief of Police or his designee shall enter into an agreement providing for the special assignments for which the Township shall be compensated at the rate set from time to time by resolution. Such agreements shall be in accordance with the following standards:

(1) The party requesting the assignment shall execute and deliver an agreement in a form approved by the Township Committee by resolution from time to time. The Chief of Police or his designee shall be authorized to execute any such agreement, provided that it has been submitted in the form approved by resolution.
(2) The Township shall be responsible to provide all necessary claims for damages for personal injury, including death or damage to property which may arise or result from the Township's performance under the contract.
(3) The party requesting the assignment of police officers shall indemnify and hold harmless the Township from any and all claims made by said police officers for injury or illness while performing outside employment assignments for said party. In addition, the party shall hold the Township harmless from any and all claims made by any third party for injury, illness or damage to property arising out of the special assignment of a police officer.
(4) Any and all outside employment assignments shall be determined and approved by the Chief of Police or his designee. The Chief of Police or his designee may assign a patrol vehicle for use in performing special assignments if

and in the event it is determined that the use of a patrol vehicle is necessary to perform the contracted duty.
(5) The work to be performed shall be considered "special assignment from independent contractors" and will not be considered direct assignment or duty on the job through the Township. The appointment of any and all special assignments shall be in accordance with a system established and administered by the Chief of Police.

D. The Township may choose to utilize a secondary service to administer and perform the actions within this section related to the special assignment off-duty employment process detailed in the preceding section. These actions include but are not limited to: communicating with parties to schedule off-duty "jobs", scheduling the officers for said jobs, invoicing requesting parties, and receiving escrow and/or payments from parties in a manner set forth by the secondary service provider. The secondary service provider shall utilize business-type collection rules as set forth in the contract between the Township and the secondary service provider. The secondary service provider shall reimburse the Township via ACH or other funds transfer methods, as set forth by their agreement with the Township, and shall pay the Township and the officer(s) in a timely manner for their "jobs", in a manner usually coinciding with payroll periods for "jobs" that the officers have performed or were scheduled for.

SECTION 2. All ordinances or parts of ordinances which are inconsistent with the provisions of this ordinance are, to the extent of such inconsistency, hereby repealed. All portions of the ordinance not modified herein remain in full force and effect.

SECTION 3. Should any section, clause, sentence, phrase or provision of this ordinance be declared unconstitutional or otherwise invalid by a court of competent jurisdiction, such decision shall not affect the remaining portions of this ordinance.

SECTION 4. This ordinance shall take effect upon final passage, adoption and publication in the manner prescribed by law.

I hereby certify the Ordinance foregoing to be a true copy of an Ordinance introduced by the Township Committee of Colts Neck Township on the 8th day of January 2025. A public hearing will be held on January 29, 2025, 7:00 p.m. Town Hall, 1 Veterans Way.

Tara Torchia Buss, Mayor

Trina Lindsey, Municipal Clerk

RECORD OF VOTE										
	First Reading					Second Reading				
	January 8, 2025					January 29, 2025				
	M	S	Yes	No	NV	Ab	M	S	Yes	No	NV	Ab
Mayor Buss												
Deputy Mayor Viola												
Buzzetta												
Fitzpatrick												
Rizzuto												
M - Moved S - Seconded X - indicates vote NV - Not Voting Ab - Absent												

ORDINANCE 2025-2

ORDINANCE AMENDING CHAPTER 62 "SHADE TREE COMMISSION" AND CHAPTER 102 "DEVELOPMENT REGULATIONS" OF THE CODE OF COLTS NECK TOWNSHIP, COUNTY OF MONMOUTH, AND STATE OF NEW JERSEY TO ABOLISH THE TOWNSHIP SHADE TREE COMMISSION AND PLACE POWERS OF SAID COMMISSION WITHIN THE AUTHORITY OF THE TOWNSHIP ENVIRONMENTAL COMMISSION

WHEREAS, under N.J.S.A. 40:64-1 et seq., the New Jersey Legislature ("Legislature") provided municipal governing bodies with the power to create commissions for the purposes of regulating municipal concerns regarding the planting, care and control of shade and ornamental trees and shrubbery; and

WHEREAS, Colts Neck Township ("Township") previously created a Shade Tree Commission for purposes of addressing the concerns identified by the Legislature in N.J.S.A. 40:64-1 et seq. (see Chapter 62 of the Township Code); and

WHEREAS, per Chapter 24 of the Township Code, the Township Environmental Commission ("Environmental Commission") exists to research and make recommendations regarding concerns of an ecological and environmental manner, as well as to coordinate the efforts of Township bodies relating to environmental concerns; and

WHEREAS, the purposes of the Shade Tree Commission and Environmental Commission to a large extent overlap, as both entities are concerned with matters affecting the natural environment of the Township; and

WHEREAS, the Colts Neck Township Committee finds that the continued existence of the Township Shade Tree Commission is unnecessary given the existence of the Township Environmental Commission, the latter of which is capable of responsibly assuming the powers previously granted to the Shade Tree Commission.

NOW THEREFORE BE IT ORDAINED, by the Township Committee of Colts Neck Township, County of Monmouth, and State of New Jersey, as follows (additions to text indicated by **bold italicized underline**; deletions to text indicated by ***~~bold italicized strikeout~~***):

SECTION 1. Chapter 62 of the Code of Colts Neck Township shall be amended as follows:

Chapter 62 ***~~Shade Tree Commission~~*** ***Environmental Commission Powers Over Shade Tree Concerns***

§ 62-1 Purpose; ***Powers of Environmental Commission Over Shade Tree Concerns~~; Commission created; appointment; composition; alternate members.~~***

A. The purpose of this chapter is to protect the general welfare of the citizens of Colts Neck Township by establishing standards governing the planting and preservation of all trees, brush, vines, shrubs and/or ground cover upon Township-owned land, greenways and access corridors for greenways in an effort to retain the rural, bucolic character of the Township.

B. The regulation, planting, care and control of shade and ornamental trees and shrubbery upon and in the streets, highways, public places, parks and parkways of Colts Neck Township, except state highways, unless the State Highway Department shall assent thereto, and except county highways, parks and parkways, if a County Shade Tree Commission is operative and gives assent thereto, shall be exercised by and under the authority of Colts Neck Township ***~~Shade Tree~~*** ***Environmental*** Commission***~~, which is hereby created. The Commission shall consist of no less than five and no more than seven members and may include not more than two alternate members. The members~~***

~~*and alternate members shall be appointed by the Mayor, shall be residents of the municipality and shall serve without compensation.*~~

C. *The Township entity heretofore known as the "Colts Neck Township Shade Tree Commission" is hereby abolished. All powers heretofore held and exercised by the said Shade Tree Commission shall hereby be placed under the authority of the Colts Neck Environmental Commission. Any reference in this chapter to the "Commission" shall be considered a reference to the Township Environmental Commission.* ~~*The alternate members shall be assigned and designated by the Mayor as "Alternate No. 1" and "Alternate No. 2" and shall serve during the absence or disqualification of any regular member or members. The term of each alternate member shall be five years, commencing on January 1 of the year of the appointment. In the event that two alternate members are appointed, the initial term of Alternate No. 1 shall be five years and the term of Alternate No. 2 shall be four years. The terms of the first alternate members appointed shall commence on the day of their appointment and shall expire on the fourth or fifth December 31 following said appointment. An alternate member may participate in discussions of the proceedings but may not vote, except in the absence or disqualification of a regular member. A vote shall not be delayed in order that a regular member may vote instead of an alternate member.*~~

~~*§ 62-2 First Commission; subsequent Commissions; terms.*~~

~~*A. The first Commissioners shall be appointed within 60 days after the effective date of this chapter, and their terms of office shall commence upon the day of their appointment and be for the respective periods:*~~

~~*(1) One for a term of one year.*~~
~~*(2) One for a term of two years.*~~
~~*(3) One for a term of three years.*~~
~~*(4) One for a term of four years.*~~
~~*(5) One for a term of five years.*~~

~~*B. The terms of each appointee shall be designated in his or her appointment. All subsequent appointments, except to fill vacancies, shall be for the full term of five years, to take effect on January 1 next succeeding such appointment.*~~
~~*§ 62-3 Vacancies.*~~

~~*Any vacancy occurring by reason of the death, resignation or removal of any Commissioners shall be filled for the unexpired term by the Mayor of the municipality.*~~

~~*§ 62-4 Annual appropriation; estimate; amount.*~~

~~*During the month of December in each year, the Shade Tree Commission shall certify to the Township Committee of the municipality the estimated sum necessary for the proper conduct of its work during the ensuing fiscal year. Any sums approved by the Township Committee shall be placed in a separately established and maintained Township of Colts Neck Shade Tree Fund for the purposes of its work, which sums shall be expended for such of the following items: purchase of trees and shrubbery, purchase of necessary equipment and materials, trimming and/or removal of trees, and/or the cost of services for the prudent promotion of work.*~~

§ 62-6 Authority of Commission *Over Shade Tree Concerns*.

A. ~~*Said*~~ *The Environmental* Commission shall exercise such authority as is conferred upon ~~*it*~~ *commissions created under* N.J.S.A. 40:64-1 et seq. and the amendments thereof and supplements thereto, except as otherwise modified by the provisions of this chapter.

B. The Commission or Township Administrator shall have the authority to remove any vegetation of any kind from any Township-owned land, greenways or access easements for greenways. Notwithstanding the Commission's authority to trim trees and shrubs on Township-owned land, prior to undertaking the removal of any tree on Township-owned land, as set forth in § 62-7D of this chapter, the Commission must first consult with the

Code Enforcement Officer and Township Administrator, with ultimate review and final approval by the Administrator and/or Township Committee prior to undertaking any tree removal by the Commission. In the event that there is a conflict, the ultimate determination is to be made by the Township Committee. No trees, brush, vines, shrubs and/or ground cover are to be removed by anyone, including adjacent landowners or agents of any landowner, from any Township-owned land, greenways or access corridors for greenways without permission of the Colts Neck ~~***Shade Tree***~~ ***Environmental*** Commission or Township Administrator.

C. Routine maintenance.

(1) The provisions of this chapter shall not be construed to apply to the routine maintenance (i.e., mowing) of township-owned conservation and/or landscape easements by neighboring property owners, with the following requirements:

(a) Conservation easement areas may be mowed if the area was shown as an open grass area with no shrubs or trees on the approved subdivision plats.

(b) Landscape easement areas may be mowed, provided that the approved plats show the areas to be planted with grass or turf.

(2) In neither case shall trees, shrubs and/or ground cover be disturbed, damaged or destroyed, nor shall structures be located within these easements.

§ 62-7 Tree removal.

A. No tree within a Township right-of-way and/or Township greenway or access easement for a greenway or within any Township-owned land may be removed or trimmed by the adjoining property owner without ~~***Shade Tree***~~ Commission approval. Street trees pursuant to § 102-71A and planted on private property may be removed by the property owner at any time and for any reason once the maintenance guarantee posted by the developer is released and the Township has accepted the tree.

B. No person, except as is otherwise provided in this chapter or pursuant to state law, shall remove, trim or cause harm to any tree on Township property or the Township Greenway or on an access easement for a greenway or within any Township-owned land.

C. ~~***Members of the Colts Neck Shade Tree Commission, pursuant to the authority conferred upon it by N.J.S.A. 40:64-1 et seq.,***~~ ***The Environmental Commission,*** by process of routine inspection and observation and through screening complaints as lodged with the Township, and while working in concert with the Township Administrator and Code Enforcement Officer, shall seek to ensure that no substantive violations of § 62-7A and B, as enumerated above, occur on Township-owned land.

D. Powers and duties of the ~~***Shade Tree***~~ ***Environmental Commission concerning shade tree matters. So far as its duties extend to shade tree concerns,*** the Colts Neck ~~***Shade Tree***~~ ***Environmental*** Commission shall have the following general powers and duties:

(1) Responsibility for the regulation, planting, removal and trimming of trees and shrubs upon and in any Township-owned land, as land is defined in § 62-7A;

(2) Responsibility to consult and advise with the Code Enforcement Officer and Township Administrator in all matters within its purview;

(3) Prior to undertaking the removal of any tree, the responsibility to consult with the Code Enforcement Officer and Township Administrator for ultimate review and final approval by the Administrator and/or Township Committee. In the event there is a conflict, the ultimate determination is to be made by the Township Committee;

(4) Authority to review tree surveys, removal plans and planting plans submitted with land development applications referred to it by the Planning Board or Zoning Board. After its review, the commission may prepare a report of its findings and

recommendations to be sent to the board of jurisdiction at least 14 days prior that board's scheduled hearing of the development application;

(5) Authority to prepare criteria, standards, guidelines, and recommendations, including recommendations as to specific appropriations, for the use of funds collected in the Colts Neck Shade Tree Commission Removal Fund;

(6) Authority to develop a list of sites throughout Colts Neck that require the removal of trees, replacement of trees or the addition of new trees, and regularly update the list to reflect the replacement or removal of trees;

(7) Authority to develop and maintain a recommended tree species list;

(8) Authority to develop and maintain an inventory of trees and shrubs upon and in any Township-owned land, as land is defined in § 62-7A;

(9) Responsibility to monitor and maintain the health of the trees in the Township's Arboretum;

(10) Responsibility to make, keep, and preserve minutes and records of its meetings and activities, and to make annual reports to the Township Mayor and Committee. Copies of all minutes and records of its meetings and activities shall be filed with the Township Clerk;

(11) All authority conferred ***on commissions created*** by N.J.S.A. 40:64-1 et seq., to the extent applicable.

§ 62-8 Violations and penalties; restoration plan; exceptions.

A. Any person violating any provision of this chapter shall, pursuant to N.J.S.A. 40:64-12, be liable to a penalty not to exceed $1,500 for each violation, in the discretion of the court before whom the conviction is had. Each day that the infraction exists represents a new occurrence of the violation. The Commission or Township Zoning Officer shall have the authority to issue a summons for any violation.

B. In addition to the penalties authorized by Subsection A of this section, the Commission may require a person who removes or otherwise destroys a tree in violation of this chapter to pay a replacement assessment to the township. The replacement assessment shall be the value of the tree as determined by the appraisal of a trained forester or certified tree expert retained by the Commission for that purpose. In lieu of an appraisal, the Commission may adopt a formula and schedule based upon the number of square inches contained in a cross section of the trunk of the tree multiplied by a predetermined value per square inch, not to exceed $27 per square inch. The square-inch cross section shall be calculated from the diameter at breast height, and, if there is a multiple-stem tree, then each trunk shall be measured and an average shall be determined for the tree. For the purposes of this section, "diameter at breast height" shall mean the diameter of the tree taken at a point 4 1/2 feet above ground level. The Commission shall modify the value of the tree based upon its species variety, location and its condition at the time of removal or destruction. Failure to comply with this section shall constitute an additional violation of this chapter.

C. As an alternative to Subsection B, the Commission may require a person who removes or otherwise destroys trees, brush, vines, shrubs and/or ground cover in violation of this chapter to provide and obtain ~~***Shade Tree***~~ Commission approval of a restoration plan, drawn by a certified landscape architect. Said person may be required to implement the approved restoration plan at his or her expense, including inspection fees and on a schedule specified by the ~~***Shade Tree***~~ Commission.

(1) A tree of six-inch or less caliper shall be replaced with one tree, which meets with the approval of the ~~***Colts Neck Shade Tree***~~ Commission, of not less than two-and-one-half-inch caliper. The following guidelines shall apply to caliper of trees destroyed:

Existing Tree Removed (inches)	Number of Replacement Trees (minimum two-and-one-half-inch-caliper tree)
12 or less	2
13 to 18	3
19 to 21	4
22 to 23	5
24 to 25	6
26 to 27	7
28 to 29	8
30 to 31	9
32 to 33	10
34 to 35	11
36 to 37	12
38 to 39	13
40 to 41	14

(2) The Commission shall have the discretion to prescribe the appropriate number of replacement trees for the removal of any existing tree of over 41 inches and to specify where the replacement trees are to be planted. The caliper or diameter of a tree is measured six inches from the existing undisturbed ground. Failure to comply with this section shall constitute an additional violation of this chapter.

D. All members of the ~~*Colts Neck Shade Tree*~~ Commission or the Township Zoning Officer shall have the authority to issue a stop-work order if any destruction is occurring on township-owned land, greenways or access corridors for greenways.

E. Any public utility or cable television company that clears, moves, cuts or destroys any trees, shrubs or plants for the purpose of erecting, installing, moving, removing, altering or maintaining any structures or fixtures necessary for the supply of electric light, heat or power, communication or cable television services upon any lands in which it has acquired an easement or right-of-way shall not be subject to any penalty imposed by the Commission pursuant to this section. This subsection, however, shall not exempt any public utility or cable television company from any penalty or replacement assessment imposed for negligent actions.

SECTION 2. Subparagraph (1) of Section (A) of §34 of Chapter 102 of the Code of Colts Neck Township shall be amended as follows:

§ 102-34 Submission of sketch plat, minor subdivision plat or minor site plan.

A. Filing procedure.

(3) Within five days of certification of a complete application, the administrative officer shall forward one copy of the plat to the following:

(a) Township Engineer.
(b) Tax Assessor.
(c) Board of Health.
(d) Environmental Commission.
~~*(e) Shade Tree Commission (as applicable).*~~
(~~*f*~~*e*) Such other Township, county or state officials as directed by the Board

SECTION 3. Subparagraph (2) of Section (B) of §36 of Chapter 102 of the Code of the Township of Colts Neck shall be amended as follows:

§ 102-36 Submission of preliminary plat.

B. Action by the approving authority.

(2) Application requirements.

(a) The administrative officer shall issue an application number, and thereafter it shall appear on all papers, maps, plats, etc., submitted for processing in conjunction with the application. Within five days of certification of complete application, the administrative officer shall submit copies of the plat and supporting data to each of the following:

[1] Township Engineer.
~~*[2] Shade Tree Commission.*~~
[*2* ~~*3*~~] Board of Health.
[*3* ~~*4*~~] Environmental Commission.
[*4* ~~*5*~~] Tax Assessor (two).
[*5* ~~*6*~~] Any other agency or person, as directed by the approving authority for their review or action.

SECTION 4. Subparagraph (1) of Section (A) of §38 of Chapter 102 of the Code of Colts Neck Township shall be amended as follows:

§ 102-38 Plat design standards for subdivision plats.

A. Plat conformity.

(1) No development application shall be accepted unless submitted in plat form, and no plat shall be accepted for consideration unless it conforms to the following requirements as to form, content and accompanying information and complies with the provisions of N.J.S.A. 46:23-1 et seq., as amended.[1] All plats shall be drawn by a land surveyor, as required by law, licensed to practice in the State of New Jersey and shall bear the signature, seal, license number and address of the land surveyor, except that plats submitted under the informal discussion provisions of Article V[2] are exempt from this requirement. All drawings of improvements shall be drawn to comply with the Route 34, Colts Neck, Highway Access Management Plan for developments located in the area included in that Plan, and shall be signed and sealed by a licensed professional engineer of the State of New Jersey if they are a part of an application requiring formal approval. All landscaping plans shall be prepared by a professional licensed landscape architect and/or engineer. Each such person shall affix his or her name, title, address and signature and seal to such plans. All landscaping shall fully comply with and be installed and planted in accordance with the Colts Neck Township ~~*Shade Tree*~~ ***Environmental*** Commission Planting Specifications, as well as in conformance with any conditions stated in the resolution approving a development.

SECTION 5. Subparagraph (17) of Section (D) of §38 of Chapter 102 of the Code of Colts Neck Township shall be amended as follows:

§ 102-38 Plat design standards for subdivision plats.

D. Preliminary major subdivision plat.

(17) The following notes and diagrams shall be added to preliminary plats:

(a) General notes.

[1] Following installation of the street base course, the areas around catch basins and manholes shall be immediately built up with pavement to facilitate snowplowing and to prevent damage to vehicles passing over them, said buildup to be in accordance with Township Engineer's recommendations and to be maintained until the top course is applied. See § 102-77Q.
[2] All site improvements shall be completed within two years of the date that a certificate of occupancy is issued for the first new home in a subdivision development.

[3] All utilities to be placed under streets are to be installed before the street base course pavement is installed.
[4] Conservation, open space, drainage and utility right-of-way easements and landscape easements and greenway areas are not to be used for roadways or storage or as a dump area or driven over by construction or other equipment or disturbed in any manner without prior permission, in writing, from the Township Engineer. Any such areas disturbed must be restored to the natural state or to the state specified on the approved plats and to the satisfaction of the Colts Neck Township ~~***Shade Tree***~~ ***Environmental*** Commission.

SECTION 6. Subparagraph (3) of Section (D) of §39 of Chapter 102 of the Code of Colts Neck Township shall be amended as follows:

§ 102-39 Plat design standards for site plan plats.

D. Preliminary site plan plat.

(3) The following notes and diagrams shall be added to preliminary site plans (see also § 102-85I):

(a) General notes.

[1] All site improvements shall be completed within one year of the date that a certificate of occupancy is issued for the building for which such improvements are required or necessary in a site plan development.
[2] Conservation, open space, drainage and utility right-of-way and landscape easement areas are not to be used for roadways or storage or as a dump area or driven over by construction or other equipment or disturbed in any manner without prior permission, in writing, from the Township Engineer. Any such areas disturbed must be restored to the natural state or to the state specified on the approved plats and to the satisfaction of the Colts Neck Township ~~***Shade Tree***~~ ***Environmental Commission.***

SECTION 7. All ordinances or parts of ordinances which are inconsistent with the provisions of this ordinance are, to the extent of such inconsistency, hereby repealed. All portions of the ordinance not modified herein remain in full force and effect.

SECTION 8. Should any section, clause, sentence, phrase or provision of this ordinance be declared unconstitutional or otherwise invalid by a court of competent jurisdiction, such decision shall not affect the remaining portions of this ordinance.

SECTION 9. This ordinance shall take effect upon final passage, adoption and publication in the manner prescribed by law.

I hereby certify the Ordinance foregoing to be a true copy of an Ordinance introduced by the Township Committee of Colts Neck Township on the 8th day of January 2025. A public hearing will be held on January 29, 2025, 7:00 p.m. Town Hall, 1 Veterans Way.

Tara Torchia Buss, Mayor

Trina Lindsey, Municipal Clerk

RECORD OF VOTE										
	First Reading					Second Reading				
	January 8, 2025					January 29, 2025				
	M	S	Yes	No	NV	Ab	M	S	Yes	No	NV	Ab
Mayor Buss												
Deputy Mayor Viola												
Buzzetta												
Fitzpatrick												
Rizzuto												
M - Moved S - Seconded X - indicates vote NV - Not Voting Ab - Absent												

ORDINANCE 2025-3

ORDINANCE REPEALING CHAPTER 2 "ARCHITECTURAL REVIEW COMMITTEE" AND AMENDING CHAPTER 102 "DEVELOPMENT REGULATIONS" OF THE CODE OF COLTS NECK TOWNSHIP, COUNTY OF MONMOUTH, AND STATE OF NEW JERSEY

WHEREAS, in 1999 Colts Neck Township ("Township") created an Architectural Review Committee for purposes of preserving the architectural heritage of the Township; and

WHEREAS, with the passage of time, it is clear to the Colts Neck Township Committee that there is no significant concern regarding the preservation of the Township's architectural heritage; and

WHEREAS, the Township Committee finds that the continued existence of the Architectural Review Committee is no longer necessary.

NOW THEREFORE BE IT ORDAINED, by the Township Committee of Colts Neck Township, County of Monmouth, and State of New Jersey, as follows (additions to text indicated by **bold italicized underline**; deletions to text indicated by ~~***bold italicized strikeout***~~):

SECTION 1. Chapter 2 "Architectural Review Committee" of the Colts Neck Township Code shall be repealed in full as follows:

~~***§ 2-1 Purpose.***~~

~~***The Architectural Review Committee is hereby established to promote the general welfare by preserving the exterior architectural heritage of the Township of Colts Neck, specifically by:***~~

~~***A. Encouraging the rejuvenation and maintenance of all structures built prior to 1875 in concert with the Historical Preservation Committee.***~~

~~***B. Stabilizing and improving property values.***~~

~~***C. Fostering civic pride and beauty.***~~

~~***D. Encouraging the private sector's involvement with restoring and preserving certain traditionally significant structures.***~~

~~***E. Providing advisory architectural reports pertaining to new exterior construction.***~~

~~***F. Providing advisory architectural reports to the Planning Board and Board of Adjustment.***~~

~~***§ 2-2 Applicability of regulations.***~~

~~***The regulations of this chapter shall apply to newly proposed subdivisions, site plan and variance applications.***~~

~~***§ 2-3 Membership and terms.***~~

~~***A. The Township Committee shall appoint an Architectural Review Committee consisting of nine residents of the Township, one of whom shall be a member of a business association or the owner or operator of a commercial business located in the Township, and one of whom shall be a member of the Colts Neck Historical Preservation Committee. Each member shall serve for a term of three years commencing January 1 of each year and until their successors are appointed and qualified. In January of each year, the Architectural Review Committee shall elect a***~~

~~*Chairperson and Vice Chairperson from its members and elect a Secretary who may or may not be a municipal employee.*~~

~~*B. A member of the Township Committee shall be appointed as a liaison to the Architectural Review Committee for a one-year term.*~~

~~*C. Initial appointments shall be staggered so that three citizen members shall be appointed for three-year terms, three citizen members shall be appointed for two-year terms, and two citizen members appointed for one-year terms.*~~

~~*§ 2-4 Scope of review.*~~

~~*All applications to the Planning Board or Board of Adjustment shall be referred to the Architectural Review Committee, which Committee shall make a report within the time prescribed by the Planning Board's referral schedule. Said report shall be advisory, with no final authority over any land use, zoning or planning decisions. If no such report is received within 35 days of such referral, the obligation to make such a referral shall be deemed satisfied.*~~

~~*§ 2-5 Application procedures and requirements.*~~

~~*A. All applications filed with the Planning Board or Board of Adjustment Secretary will be referred automatically to the Architectural Review Committee.*~~

~~*B. Upon the receipt by the Architectural Review Committee of such a referral, the Committee shall either issue a letter of no interest or a written report, as previously described, within the time period prescribed by the Planning Board Secretary, but in no case later than 35 days of such referral.*~~

~~*C. The following exhibits may be required to be filed with each application:*~~

~~*(1) An overall site plan of the proposed project.*~~
~~*(2) Building elevations of the subject property.*~~
~~*(3) Architectural drawings, candid photographs or commercial photographs showing details of construction, including exterior fixtures, signs or furnishings.*~~
~~*(4) Photographs of the subject property and adjacent properties.*~~
~~*(5) Any other information or displays which clarify the visual and physical impact of the proposed project.*~~

~~*D. It shall be the duty of the applicant to inquire as which of the above exhibits are necessary. Such inquiry shall be made in writing to the Architectural Review Committee upon the initial submission of such application to the Planning or Zoning Board of Adjustment. The Architectural Review Committee may then determine which submissions are necessary. The Architectural Review Committee will review all applications submitted and issue a report or a letter of no interest. Any deficiencies in an application will be noted in said report indicating the impact, if any, of such deficiencies.*~~

~~*§ 2-6 Guidelines.*~~
~~*In furtherance of the purposes set out herein, the Architectural Review Committee shall be guided by the following in their review of any application referred to them by the Planning Board or Board of Adjustment:*~~

~~*A. Proposed exterior construction and signage may be reviewed and specifically its impact on the streetscape and character of the neighborhood may be considered in assessing it appropriateness.*~~

~~*B. Exterior colors of structures may be considered. The Committee may recommend a new color in those instances where three or less colors will appear within four neighboring dwellings or one color will appear within two neighboring dwellings situated on the same or opposite side of the street within 300 feet of each other's property lines.*~~

~~*C. The Committee may consider, among other things, the materials, general design, lighting, arrangements, structure and exterior features, and the relationship of such features to similar features of other structures in the immediate surrounding area, as well as the position of such structures to the public way.*~~

~~*D. There shall not be two dwellings which are neighboring, situated on the same or opposite side of the street within 300 feet of each other's property lines which are substantially alike in exterior design and appearance.*~~

~~*E. To the extent not inconsistent with the Development Regulations chapter, § 102-107, there shall not be less than four separate basic house designs in every housing development containing eight or more houses.*~~

~~*§ 2-7 Meetings.*~~
~~*The Architectural Review Committee shall hold its regularly scheduled meeting monthly, at which time the applicant may appear and present unsworn testimony and such other evidence deemed relevant.*~~

~~*§ 2-8 Annual organization meeting.*~~
~~*The Architectural Review Committee shall hold its annual organization meeting in January of each year*~~

SECTION 2. Section (A) of §106 of Chapter 102 of the Code of Colts Neck Township shall be amended as follows:

§ 102-106 Signs.

A. All signs, except temporary real estate signs, require approval from the approving authority unless specifically exempted by other provisions of this chapter. Modification or relocation of existing signs requires approval of the Zoning Officer and/or Code Enforcement Officer. ~~*The Planning Board shall submit all applications for sign approval to the Architectural Review Committee pursuant to Chapter 2, Architectural Review Committee, and more specifically §§ 2-4, 2-5, and 2-6.*~~

SECTION 3. Section (A) of §8 of Chapter 102 of the Code of Colts Neck Township shall be amended as follows:

§ 102-8 Zoning Board of Adjustment.

H. To be considered for discussion at a regular meeting of the Zoning Board of Adjustment, the application and supporting documents, including required plats, checklist(s), W-9 taxpayer's identification number and certification, developer's escrow agreement, hold harmless indemnification, ~~*Architectural Review Committee form,*~~ plot plan drawing, to scale, showing the proposed land improvement as well as all existing site improvements, including building, signs, driveway parking areas, pool, sheds, patio, etc., floorplans and elevations of all existing and proposed buildings and all other information required under the provisions of this chapter, and certification from the Township Tax Collector stating that all taxes levied against the property in question have been paid to date, together with the fee, shall be submitted to the administrative officer at least 10 working days prior to the meeting and in the following quantities:

(1) Request for relief under Subsection B(2)(a), (b) (c), (e) and (f) of this section: three copies of each required document.
(2) Requests for relief under Subsection B(2)(d) of this section: four copies of each required document.
(3) Request for relief under Subsection F of this section: four copies of the application plus the number of copies of supporting documents and plats as required by this chapter for the types of applications and developments involved.

SECTION 4. All ordinances or parts of ordinances which are inconsistent with the provisions of this ordinance are, to the extent of such inconsistency, hereby repealed. All portions of the ordinance not modified herein remain in full force and effect.

SECTION 5. Should any section, clause, sentence, phrase or provision of this ordinance be declared unconstitutional or otherwise invalid by a court of competent jurisdiction, such decision shall not affect the remaining portions of this ordinance.

SECTION 6. This ordinance shall take effect upon final passage, adoption and publication in the manner prescribed by law.

I hereby certify the Ordinance foregoing to be a true copy of an Ordinance introduced by the Township Committee of Colts Neck Township on the 8th day of January 2025. A public hearing will be held on January 29, 2025, 7:00 p.m. Town Hall, 1 Veterans Way.

Tara Torchia Buss, Mayor

Trina Lindsey, Municipal Clerk

RECORD OF VOTE										
	First Reading					Second Reading				
	January 8, 2025					January 29, 2025				
	M	S	Yes	No	NV	Ab	M	S	Yes	No	NV	Ab
Mayor Buss												
Deputy Mayor Viola												
Buzzetta												
Fitzpatrick												
Rizzuto												
M - Moved S - Seconded X - indicates vote NV - Not Voting Ab - Absent												

ORDINANCE 2025-4

ORDINANCE AMENDING CHAPTER 24 "ENVIRONMENTAL COMMISSION" OF THE CODE OF COLTS NECK TOWNSHIP, COUNTY OF MONMOUTH, AND STATE OF NEW JERSEY TO INCREASE COMMISSION MEMBERSHIP

WHEREAS, through N.J.S.A. 40:56 A-1 et seq., the New Jersey Legislature provided the parameters by which municipalities could create municipal environmental commissions; and

WHEREAS, the Colts Neck Township Committee created the Township Environmental Commission ("Commission") for purposes of undertaking research, providing recommendations regarding concerns of an ecological and environmental manner, as well as to coordinate the efforts of Township bodies relating to environmental concerns (See Chapter 24 of the Township Code for more detail); and

WHEREAS, the Township Committee feels it is in the best interests of the Township to have membership on the Commission increased from seven (7) commissioners to nine (9) commissioners.

NOW THEREFORE BE IT ORDAINED, by the Township Committee of Colts Neck Township, County of Monmouth, and State of New Jersey, as follows (additions to text indicated by **bold italicized underline**; deletions to text indicated by ~~***bold italicized strikeout***~~):

SECTION 1. Section A of §2 of Chapter 24 "Environmental Commission" of the Colts Neck Township Code shall be amended as follows:

§ 24-2 Membership; terms; removal; vacancies.

> A. A Commission shall consist of ~~***seven***~~ ***nine*** regular members appointed by the Mayor, all of whom shall be residents of Colts Neck Township and shall serve without compensation, one of whom shall also be a member of the Planning Board. The Mayor shall designate one of the regular members to serve as Chairman and presiding officer of the Commission.

SECTION 2. All ordinances or parts of ordinances which are inconsistent with the provisions of this ordinance are, to the extent of such inconsistency, hereby repealed. All portions of the ordinance not modified herein remain in full force and effect.

SECTION 3. Should any section, clause, sentence, phrase or provision of this ordinance be declared unconstitutional or otherwise invalid by a court of competent jurisdiction, such decision shall not affect the remaining portions of this ordinance.

SECTION 4. This ordinance shall take effect upon final passage, adoption and publication in the manner prescribed by law.

I hereby certify the Ordinance foregoing to be a true copy of an Ordinance introduced by the Township Committee of Colts Neck Township on the 8th day of January 2025. A public hearing will be held on January 29, 2025, 7:00 p.m. Town Hall, 1 Veterans Way.

Tara Torchia Buss, Mayor

Trina Lindsey, Municipal Clerk

RECORD OF VOTE										
	First Reading					Second Reading				
	January 8, 2025					January 29, 2025				
	M	S	Yes	No	NV	Ab	M	S	Yes	No	NV	Ab
Mayor Buss												
Deputy Mayor Viola												
Buzzetta												
Fitzpatrick												
Rizzuto												
M - Moved S - Seconded X - indicates vote NV - Not Voting Ab - Absent												

ORDINANCE 2025-5

ORDINANCE AMENDING § 222-31 OF CHAPTER 222 "VEHICLES AND TRAFFIC" OF THE CODE OF COLTS NECK TOWNSHIP, COUNTY OF MONMOUTH, AND STATE OF NEW JERSEY TO INCREASE STOP INTERSECTIONS IN TOWNSHIP

WHEREAS, N.J.S.A. 39:4-140 includes provisions regarding the designation of stop intersections in municipalities in New Jersey; and

WHEREAS, the § 222-11 of the Code of Colts Neck Township ("Code") addresses stop intersections, designating Schedule VIII of § 222-31 as the section of the Code in which record would be maintained of all stop intersections within the Township; and

WHEREAS, enforcement of traffic laws in the Township rests with the Township Police Department ("Township Police"); and

WHEREAS, the Township Police advise that it has identified a number of locations in the Township that should be designated as stop intersections with stop signs installed at such locations; and

WHEREAS, the Department of Public Works shall undertake the installation of stop signs at the locations identified as new stop intersections by Township Police; and

WHEREAS, the Township Police have provided to the Township Administration the locations for the additional stop intersections for updating of Schedule VIII of § 222-31; and

WHEREAS, the volume of new stop intersections to be added to Schedule VIII is such that a rearranging to the format of the original Schedule is warranted.

NOW THEREFORE BE IT ORDAINED, by the Township Committee of Colts Neck Township, County of Monmouth, and State of New Jersey, as follows (additions to text indicated by **bold italicized underline**; deletions to text indicated by ~~***bold italicized strikeout***~~):

SECTION 1. Chapter 222 of the Code of Colts Neck Township is hereby amended as follows:

§ 222-31 Schedule VIII: Stop Intersections.

Pursuant to the provisions of N.J.S.A. 39:4-140, the following described intersections are hereby designated as stop intersections. A stop sign shall be installed as provided therein.

~~*Intersection*~~	~~*Stop Sign On*~~
~~*Clover Hill Road and Boundry Road*~~	~~*Clover Hill Road*~~
~~*Conover Road and Heyers Mill Road*~~	~~*Heyers Mill Road*~~
~~*Hunt Road and Colts Neck Boulevard*~~	~~*Colts Neck Boulevard*~~
~~*Stone Hill Road and Colts Neck Boulevard*~~	~~*Colts Neck Boulevard*~~

Intersection	***Stop Sign On***
Clover Hill Road and Boundary Road	***Clover Hill Facing EB intersection of Boundary Road***
Conover Road and Heyers Mill Road	***Heyers Mill Facing EB intersection of Conover***
Conover Road and Heyers Mill Road	***Heyers Mill Facing WB intersection of Conover***
Hunt Road and Colts Neck Boulevard	***Colts Neck Boulevard Facing WB intersection of Hunt Road***

Stone Hill Road and Colts Neck Boulevard	*Colts Neck Boulevard Facing SB intersection of Stone Hill Road*
The Enclosure W	*The Enclosure W Facing NB*
The Enclosure W	*The Enclosure W Facing SB*
Preakness Way and Clover Hill Road	*Preakness Way facing SB intersection of Clover Hill*
Duchess Court and Preakness Way	*Duchess Court facing EB intersection of Preakness*
Tollhouse Lane and Tanglewood Court	*Tollhouse Lane Facing EB intersection of Tanglewood*
Monticello Court and Glenwood Road	*Monticello Court Facing SB intersection of Glenwood*
Ashland Court and Glenwood Road	*Ashland Court Facing SB intersection of Glenwood*
Mt Vernon Court and Glenwood Road	*Mt Vernon Court Facing SB intersection of Glenwood*
Craig Court and Christopher Drive	*Craig Court Facing NB intersection of Christopher*
Locust Place and Tulip Lane	*Locust Place facing EB intersection of Tulip*
Locust Place and Maple Drive	*Locust Place facing WB intersection of Maple*
E Larchmont Drive and Tulip Lane	*E Larchmont facing NB intersection of Tulip*
W Larchmont Drive and East Larchmont Drive	*W Larchmont facing EB intersection of E Larchmont*
E Larchmont Drive and Homelands Dr	*E Larchmont facing SB intersection of Homelands Dr*
Windsor Place and Tulip Lane	*Windsor Place facing NB intersection of Tulip*
Georgetown Road and Maple Drive	*Georgetown Road facing WB intersection of Maple*
Georgetown Road of Provincial Place	*Georgetown Road facing NB intersection of Provincial*
Cambridge Ave and Georgetown Road	*Cambridge Ave facing WB intersection of Georgetown*
Cambridge Ave and Ridge Road	*Cambridge Ave facing WB intersection of Ridge*
Ridge Road and Cambridge Ave	*Ridge Road facing SB intersection of Cambridge*
Provincial Place and Ridge Road	*Provincial Place facing EB intersection of Ridge*
Spring Garden Ave and Maple Drive	*Spring Garden Ave facing WB intersection of Maple*
Spring Garden Ave and Ridge Road	*Spring Garden Ave facing EB intersection of Ridge*
Ridge Road and Meadowview Drive	*Ridge Road facing NB intersection of Meadowview*
Wedgewood Ave and Meadowview Drive	*Wedgewood Ave facing NB intersection of Meadowview*
Sherwood Lane and Linden Place	*Sherwood Lane facing EB intersection of Linden*
Sherwood Lane and Mulberry Lane	*Sherwood Lane facing WB intersection of Mulberry*
Sycamore Place and Sherwood Lane	*Sycamore Place facing SB intersection of Sherwood*
Sycamore Place and Mulberry Lane	*Sycamore Place facing NB intersection Mulberry*
Normandy Place and Meadowview Drive	*Normandy Place facing NB intersection of Meadowview*

Normandy Place and Laurelwood Drive	*Normandy Place facing SB intersection of Laurelwood*
Meadowview Drive and Mulberry Lane	*Meadowview Drive facing SB intersection of Mulberry*
Laurelwood Drive Maple Drive	*Laurelwood Drive facing EB intersection of Maple*
Juniper Place and Laurelwood Drive	*Juniper Place facing SB intersection of Laurelwood*
Meadowview Drive and Longview Drive	*Meadowview Drive facing EB intersection of Longview*
Hartshorn Drive and Longview Drive	*Hartshorn Drive facing WB intersection of Longview*
Concord Court and Chestnut Drive	*Concord Court facing SB intersection of Chestnut*
Applethorn Court and Chestnut Drive	*Applethorn Court facing SB intersection of Chestnut*
Hartshorn Drive and Longview Drive	*Hartshorn Drive facing WB intersection of Longview*
Cherry Drive and Gaitway Drive	*Cherry Drive facing SB intersection of Gaitway*
Cherry Drive and Birch Lane	*Cherry Drive facing WB intersection of Birch*
Dogwood Court and Cherry Drive	*Dogwood Court facing SB intersection of Cherry*
Hampton Court and Boundary Road	*Hampton Court facing EB intersection of Boundary*
Silvercolt Drive and Boundary Road	*Silvercolt Drive facing EB intersection of Boundary*
Silvercolt Drive and Peppermill Lane	*Silvercolt Drive facing WB intersection of Peppermill*
Peppermill Lane and Red Hawk Road	*Peppermill Lane facing SB intersection of Red Hawk*
Sheffield Court and Red Hawk Road	*Sheffield Court facing EB intersection of Red Hawk*
Veterans Way and Heritage Lane	*Veterans Way facing EB intersection of Heritage*
Gulf Stream Way and Hialeah Drive	*Gulf Stream Way facing NB intersection of Hialeah*
Gulf Stream Way and Saratoga Drive	*Gulf Stream Way facing SB intersection of Saratoga*
Bowie Place and Saratoga Drive	*Bowie Place facing NB intersection of Saratoga*
Colonial Terrace and Longbridge Road	*Colonial Terrace facing WB intersection of Longbridge*
Vista Drive and Saddle Ridge Road	*Vista Drive facing SB intersection of Saddle Ridge*
Wyndcrest Court and Cross Road	*Wyndcrest Court facing EB intersection of Cross*
Partridge Way and Cross Road	*Partridge Way facing EB intersection of Cross*
Big Brook Terrace and Pilgrim Way	*Big Brook Terrace facing NB intersection of Pilgrim*
Blackbriar Drive	*Blackbriar Drive facing EB intersection of Blackbriar*
Big Beach Lane and Laird Road	*Big Beach Lane facing EB intersection of Laird*
Bowling Green and Liberty Knoll	*Bowling Green facing NB intersection of Liberty Knoll*
Seedling Drive and Fireside Drive	*Seedling Drive facing NB intersection of Fireside*

Spruce Lane and Fireside Drive	*Spruce Lane facing NB intersection of Fireside*
Utopia Drive	*Utopia Drive facing SB intersection of Utopia*
Hidden Pine Drive and Creamery Road	*Hidden Pine Drive facing EB intersection of Creamery*
Privet Lane and Lakeside Avenue	*Privet Lane facing NB intersection of Lakeside*
Privet Lane and Jockey Terrace	*Privet Lane facing SB intersection of Jockey Terrace*
Lindy Lane and Galloping Hill Road	*Lindy Lane facing SB intersection of Galloping Hill*
Deborah Drive and Galloping Hill Road	*Deborah Drive facing SB intersection of Galloping Hill*
White Pine Drive and Privet Lane	*White Pine Drive facing NB intersection of Privet*
White Pine Drive and Barbary Lane	*White Pine Drive facing SB intersection of Barbary*
Barbary Lane and Lakeside Avenue	*Barbary Lane facing EB intersection of Lakeside*
Camelot Drive and Route 537	*Camelot Drive facing NB intersection of 537*
Holling Road and Creamery Road	*Holling Road facing EB intersection of Creamery*
Greeley Road and Woodhollow Road	*Greeley Road facing NB intersection of Woodhollow*
Brisbane Road and Dana Lane	*Brisbane Road facing SB intersection of Dana*
Dana Lane and Woodhollow Road	*Dana Lane facing WB intersection of Woodhollow*
Woodhollow Road and Beaver Dam Road	*Woodhollow Road facing NB intersection of Beaver Dam*
Woolcott Road and Woodhollow Road	*Woolcott Road facing NB intersection of Woodhollow*
Woolcott Road and Rimwood Road	*Woolcott Road facing SB intersection of Rimwood*
Rimwood Road and Beaver Dam Road	*Rimwood Road facing WB intersection of Beaver Dam*
Yellow Brook Drive and Village Lane	*Yellow Brook Drive facing NB intersection of Village*
Yellow Brook Drive and Village Lane	*Yellow Brook Drive facing NB intersection of Village*
Timber Lane and Deerpath Lane	*Timber Lane facing NB intersection of Deerpath*
Forrest Way and Deerpath Lane	*Forrest Way facing SB intersection of Deerpath*
Talleyrand Drive and Brittany Drive	*Talleyrand Drive facing EB intersection of Brittany*
Fairway West and Fairway East	*Fairway West facing NB intersection of Fairway East*
Pacer Court and Colts Gait Lane	*Pacer Court facing WB intersection of Colts Gait*
Sunrise Court and Shadowbrook Drive	*Sunrise Court facing EB intersection of Shadowbrook*
Lakeview Terrace and Green Hill Road	*Lakeview Terrace facing SB intersection of Green Hill*
Lakeview Terrace and Shawnee Court	*Lakeview Terrace facing NB intersection of Shawnee*
Brookside Drive and Green Hill Road	*Brookside Drive facing SB intersection of Green Hill*

Bluebell Road and Freemont Lane	*Bluebell Road facing SB intersection of Freemont*
Driftwood Lane and School Road	*Driftwood Lane facing NB intersection of School Road*
Mine Brook Road	*Mine Brook Road facing NB intersection of Mine Brook*
Brookview Drive and Hominy Hill Road	*Brookview Drive facing SB intersection of Hominy Hill*
Burlington Trail and Stone Hill Road	*Burlington Trail facing NB intersection of Stone Hill*
Hambletonian Drive and Stone Hill Road	*Hambletonian Drive facing NB intersection of Stone Hill*
Messenger Drive and Hambletonian Drive	*Messenger Drive facing NB intersection of Hambletonian*
Darien Court and Farmgate Drive	*Darien Court facing SB intersection of Farmgate*
Farmgate Drive and Beacon Drive	*Farmgate Drive facing NB intersection of Beacon*
Beacon Drive and Darien Court	*Beacon Drive facing EB intersection of Darien*
Westminster Drive and Wellington Court	*Westminster Drive facing EB intersection of Wellington*
Joshua Huddy Drive and Williamsburg S	*Joshua Huddy Drive facing SB intersection of Williamsburg S*
Williamsburg N and Joshua Huddy Drive	*Williamsburg N facing EB intersection of Joshua Huddy*
Williamsburg N and Williamsburg S	*Williamsburg N facing NB intersection of Williamsburg S*
Oak Glen Lane and Williamsburg S	*Oak Glen Lane facing SB intersection of Williamsburg S*
Maplecrest Lane and Stoney Creek Lane	*Maplecrest Lane facing SB intersection of Stoney Creek*
Millbrook Lane and Stoney Creek Lane	*Millbrook Lane facing SB intersection of Stoney Creek*
Millbrook Lane and Stoney Creek Lane	*Millbrook Lane facing NB intersection of Stoney Creek*
South Bretwood Drive and Cypress Way	*South Bretwood Drive facing NB intersection of Cypress*
Westbury Way and N Bretwood Drive	*Westbury Way facing SB intersection of N Bretwood*
Westbury Way and N Bretwood Drive	*Westbury Way facing SB intersection of N Bretwood*
Lockwood Run and N Bretwood Drive	*Lockwood Run facing SB intersection of N Bretwood*
Comstock Lane and N Bretwood Drive	*Comstock Lane facing SB intersection of N Bretwood*
Brookview Drive and Hominy Hill Road	*Brookview Drive facing WB intersection of Hominy Hill*
Salem Drive and Brookview Drive	*Salem Drive facing SB intersection of Brookview*
Salem Drive and Hominy Hill Road	*Salem Drive facing WB intersection of Hominy Hill*
Professional Circle and SR 34	*Professional Circle facing EB intersection of SR 34*

SECTION 2. All ordinances or parts of ordinances which are inconsistent with the provisions of this ordinance are, to the extent of such inconsistency, hereby repealed. All portions of the ordinance not modified herein remain in full force and effect.

SECTION 3. Should any section, clause, sentence, phrase or provision of this ordinance be declared unconstitutional or otherwise invalid by a court of competent jurisdiction, such decision shall not affect the remaining portions of this ordinance.

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