COLTS NECK TOWNSHIP
TOWNSHIP COMMITTEE REGULAR MEETING MINUTES
FEBRUARY 25, 2026, 5:30 P.M.
TOWN HALL

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1. Mayor Viola called the meeting to order at 5:30 p.m.

2. Township Counsel Meghan Bennett 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, 2026, stating that a regular meeting of the Township Committee would be held on February 25, 2026, 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 Two River Times on February 19, 2026, noting the meeting time change from 7:00 p.m. to 5:30 p.m."

3. Roll call by Township Counsel Bennett indicated the following:

   Present: Mayor Michael Viola, Deputy Mayor Dan Buzzetta, Committeeman Frank Rizzuto, Committeewoman Tara Torchia Buss, and Committeeman John Tobia

   Also Present: Meghan Bennett, Township Counsel

   Absent: Kathleen Capristo, Township Administrator/Municipal Clerk

4. Resolution 2026-52: Executive Session – Potential Litigation and Personnel

   Mayor Viola called for a motion to approve. On a motion by Committeewoman Buss, seconded by Committeeman Buzzetta and a unanimous voice vote, the resolution was adopted.

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

   After closed session, Mayor Viola asked for a motion to go back to open session. On a motion by Committeewoman Buss, seconded by Deputy Mayor Buzzetta, and a unanimous voice vote, the Governing Body was back in open session at 7:23 p.m.

5. Mayor Viola asked everyone to join in the salute to the flag.

6. Mayor Viola asked for a moment of silence.

7. Presentations - Daughters of the American Revolution – Citizen Award and Patriots of the American Revolution High School Essay Contest

   Committeewoman Buss invited Terre Danieli and Michele Donnelly from the National Society of the Daughters of the American Revolution (DAR), a nonprofit, volunteer, nonpolitical organization to address the Committee and members of the public. Ms. Buss advised that the organization has been in existence since 1890 and its mission is to focus on historic preservation, education, and promoting patriotism. Ms. Buss added that Ms. Donnelly is a Regent which is basically the president of this particular group and connects women, including our Township Attorney Meghan Bennett, who share revolutionary war ancestry. Ms. Buss also stated that the organization engages in community service, does cemetery restorations, marking of local patriots, and participates in patriotic and educational activities.

Ms. Donnelly thanked Ms. Buss for providing the background of the DAR and shared that 2026 will be an exciting year given the celebration of America 250. She added that they were honored to be in attendance to recognize several students from Colts Neck and encourage them and others to learn about history and foster patriotism. Ms. Donnelly continued stating that understanding the nation's past not only helps young people appreciate the sacrifices and achievements that have shaped our country but also helps inspire them to contribute positively to our future.

Ms. Donnelly presented the Good Citizen Award to Ms. Abby Herman noting that the award recognizes high school seniors who help renew and strengthen the democracy achieved by the patriarchs of the American Revolution through the qualities of dependability, service, leadership, and patriotism. Further, Ms. Donnelly stated the award seeks to recognize and uplift these young citizens as a shining example to others. Abby was chosen by her Colts Neck High School guidance department as a student in her grade who best exemplifies these qualities. One of her notable accomplishments, Ms. Donnelly stated, was the creation of Math with a Mission, a nonprofit dedicated to educating students in Ghana and making sure they have school supplies.

Ms. Donnelly stated that the DAR also offers several essay contests for students with winners at the local, state, regional, and national levels. She added that the High School essay contest asked students to select a person from the American Revolution and discuss how he or she influenced the course of the revolution and the contributions a person made to the founding of a new nation. Ms. Donnelly recognized the second-place chapter winner, Catherine Hunt who chose to write about Thomas Payne, the author of Common Sense. Ms. Donnelly read the following from Ms. Hunt's essay, "Payne weaponized the power of the masses which is to say he recognized the futility of writing political pieces only meant to be read by the hypereducated and politically inclined. Payne used simplistic common language in his pamphlet. He made use of analogies that his readers could relate to. In total nearly 500,000 copies were sold. By making his writings accessible to all readers, he was able to broaden the scope of his reach and magnify the electrifying effect his writing had."

Ms. Donnelly congratulated both award recipients and wished them well in their future endeavors.

Ms. Buss congratulated the award recipients and thanked Ms. Donnelly and Ms. Danieli for everything they do on behalf of DAR.

8. Proclamation
    a. Colorectal Cancer Awareness Month

    Committeewoman Buss read the proclamation.

    Resident and Township volunteer Michelle Battista read the following remarks:

    Thanks to Mayor Viola, the Township Committee and the Township Administrator for reading the proclamation for Colorectal Cancer Awareness Month.

    After being diagnosed from my colonoscopy at 50 on Valentine's Day, 2012 with no symptoms, I discovered that 1 in 20 people were diagnosed with colorectal cancer. Now, the lifetime risk of developing colorectal cancer is approximately 1 in 23 for men and 1 in 25 for women. While that is great news, Colorectal Cancer is now the leading cause of cancer deaths in men & women under 50! Did you know that if Colorectal Cancer is caught early enough, it is preventable? Now the recommended screening age is 45.

    I started emailing family and friends to get the word out about the importance of being screened, as it saved my life. I've had a few family and friends go for that ignored colonoscopy who were grateful when a precancerous polyp was found.

    With each chemo and checkup with my Penn Medicine - Abramson Cancer

Center oncologist, Dr Teitelbaum, I would send another update of how my chemo, blood work and scans went and reminded folks to get screened! I finished my 5 years of surveillance, but I'm still sending updates, because my story never gets old -- to get someone to go for a past due colonoscopy. Last year the Alliance did a survey and people would rather file taxes than get a colonoscopy. Not me!

I host awareness events for the Colorectal Cancer Alliance and get proclamations from Colts Neck, Monmouth County and the State of NJ. This year, I am thrilled to report that with the help of the Alliance, I am manning a table at Fresh Works at Bell Works in Holmdel NJ on Wed, March 11th. More importantly, that evening the iconic water tower in the shape of a transistor will be lit blue for Colorectal Cancer Awareness.

As a 14-year Colorectal Cancer Survivor, I #WalkLoud about the importance of being screened and #CelebrateMoreBirthdays! I appreciate you for supporting my cause!

9. Minutes
    a. February 11, 2026 – Executive Session
    b. February 11, 2026 – Regular Meeting

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

10. New Business

    a. **First Reading/Introduction:** ORDINANCE 2026-01: AN ORDINANCE REPEALING EXISTING SECTION 102-15.C DEVELOPMENT FEES, OF ARTICLE IV, ADMINISTRATIVE PROCEDURES, OF THE CODE OF COLTS NECK TOWNSHIP, IN ITS ENTIRETY AND REPLACING IT WITH A NEW 102-15.C DEVELOPMENT FEES, OF ARTICLE IV, ADMINISTRATIVE PROCEDURES, PROVIDING REGULATIONS FOR THE AFFORDABLE HOUSING TRUST FUND, COLLECTION OF DEVELOPMENT FEES AND EXPENDITURE OF DEVELOPMENT FEES

Deputy Mayor Buzzetta provided background information on the two ordinances being introduced stating that in March of 2024, Governor Murphy signed a law establishing a new framework for determining and enforcing municipalities affordable housing obligations under the New Jersey Supreme Court's Mount Laurel Doctrine and the New Jersey Fair Housing Act. He added that in December 2025, the state adopted amendments to certain regulations known as the Uniform Housing Affordability Controls (UHAC) and the amended UHAC rules made changes to the regulations concerning the administration and affordability controls that apply to affordable housing units. Additionally, Mr. Buzzetta added, the state recently adopted certain Fair Housing Act regulations in furtherance of the amended fair housing act which among other things regulates a municipality's affordable housing obligations, including the collection of development fees and other funds deposited into a municipality's affordable housing trust fund. Mr. Buzzetta further stated that as part of the compliance process, with these newly enacted regulations, the Township is introducing these two ordinances.

RECORD OF VOTE					
	M S	Yes	No	NV	Ab
Mayor Viola		X			
Deputy Mayor Buzzetta		X			

Rizzuto		X			
Torchia Buss		X			
Tobia			X		
M - Moved S - Seconded X - indicates vote		NV - Not Voting		Ab - Absent	

Committeeman Tobia stated that while some of this may be required by the state of New Jersey, he believes that the Township's affordable housing attorney should provide a synopsis on the clear changes that are being recommended, and not just state that the ordinance needs to be passed. As such, Mr. Tobia stated that he is voting "no".

b. **First Reading/Introduction:** ORDINANCE 2026-02: AN ORDINANCE REPEALING EXISTING SECTION 102-97.1 THROUGH SECTION 102-97.7, OF ARTICLE IV ZONING AND DESIGN REQUIREMENTS FOR RESIDENTIAL DISTSRICTS, OF THE CODE OF COLTS NECK TOWNSHIP, IN ITS ENTIRETY AND REPLACING IT WITH NEW COMPREHENSIVE REGULATIONS FOR THE ADMINISTRATION OF AFFORDABLE HOUSING AND ADDRESSING THE CURRENT REQUIREMENTS OF THE FAIR HOUSING ACT AND THE UNIFORM HOUSING AFFORDABILITY CONTROLS (UHAC) REGARDING THE COLTS NECK TOWNSHIP AFFORDABLE HOUSING FAIR SHARE OBLIGATION

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

Committeeman Tobia stated that for the same reasons as stated for Ordinance 2026-01, he believes that the changes should be outlined so the public can clearly see what the proposed changes are and for this reason he votes "no".

c. 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 2026-53 – Authorizing the Acceptance of a Special Demolition Performance Guarantee for Block 7.21; Lot 6, 15 Linden Place

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

d. Administrator's Report

On behalf of Administrator Capristo, Mayor Viola advised that a resident who is interested in holding an event at Bucks Mill Park which will include the serving and consumption of alcohol is seeking the Township Committee's

approval for same. Mayor Viola further advised that the applicant has submitted all the requisite paperwork which has been reviewed and approved by the respective department heads. No objections were raised.

e. Approval of Vouchers

Deputy Mayor Buzzetta highlighted a few key expense categories and advised that he found all to be in order.

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

Mayor Viola called for a second to his motion, seconded by Committeeman Rizzuto.

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

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

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

Mayor Buss recuses from any bills/vouchers in connection with the Municipal Court.

Mayor Viola recuses from any bills/vouchers in connection with Best Horticultural, Joleen Landscaping and Bucks Tree Service.

Committeeman Tobia voted "yes" on all items with the exception of any bills associated with the affordable housing legal counsel, to which he votes "no".

f. Township Committee Reports

Committeeman Tobia:

- Committeeman Tobia offered his thanks to the members of the Fire Department, First Aid, MedStar, Police Department, Colts Neck OEM, the Public Works Department, Monmouth County, the Colts Neck school system, and JCP&L for their communication and cooperation throughout this storm. Mr. Tobia also thanked the department heads for their preparation prior to the storm and in anticipation of office closures to ensure continuity of services to the public. Mr. Tobia spoke to the difficulties associated with snow removal with storms of this magnitude and stated that overall, the contractor and the Township's Public Work's staff did a great job. Mr. Tobia specifically thanked DPW Director Lou Bader for his leadership and professionalism in coordinating the efforts throughout the event. Finally, Mr. Tobia thanked the public for their role by giving the Township the courtesy of staying off the roads and moving their vehicles so that the Township could more easily plow.

Committeewoman Buss:

- Committeewoman Buss also thanked all those involved in managing the various issues related to the storm and as Liaison to the Fire Department thanked those volunteers for being at the ready and responsive to fire calls throughout the event.

- Committeewoman Buss further spoke to her work as Liaison offering a reminder that the Fire Department is 100% volunteer and that the Executive Fire Council (EFC) is made up of representatives from both fire houses who come together to look at firematics and to look for ways to help the department run more efficiently and cost effectively. As Liaison since 2024, Ms. Buss stated that she's had the honor to work with this large group of dedicated and professional individuals and have been impressed with the improvements that have been made. Ms. Buss added that they did an excellent job during the recent storms and congratulated them on a job well done. Ms. Buss further stated that the recent issues brought up at this meeting were personnel related and are being appropriately addressed.
- Committeewoman Buss reported that the cottage food operator permit ordinance and ebike ordinance were recently discussed at the Long Range Planning (LRP) Committee meeting. She advised that the State has recently expanded the ebike laws and the LRP Committee is reviewing whether public parks and recreation areas should also be included in the regulations.
- Committeewoman Buss reported that the Friends of the Library book sale is scheduled for May 2, 2026 and May 3, 2026 noting that in addition to books, donations for games, puzzles, CDs, audio books, and viewable CDs will also be accepted.
- Committeewoman Buss reporting on Affordable Housing stating that when the Township held a public meeting, they welcomed input from the public on what they would like to see. Ms. Buss noted that suggestions were made regarding senior housing, veteran housing, supportive needs housing, 100% affordable housing, and the like. The Governing Body took these ideas seriously as a way to fulfill the obligation of providing affordable housing without overdevelopment of the town. Ms. Buss added that many non-profit groups were engaged with including Tunnels to Towers and Soldier On, and they also spoke with the Walters Group, Monarch, and Autism Horizon. Ms. Buss noted that what they learned through a lot of these discussions and their research is that in order to make these ventures affordable for the town, they would need to be able to qualify for tax credit programs. Ms. Buss continued, noting that the key is to get a clear understanding of the properties the Township is considering to ensure that the project makes good financial sense for the Township.

Committeeman Rizzuto:

- Committeeman Rizzuto reported on the recent storm recapping OEM preparedness as well the Fire, Police, and First Aid response thanking them all for their efforts. Mr. Rizzuto reminded the public that when trees fall during a storm and take down power lines, the Township must wait for JCP&L to respond first prior to the DPW or the Fire Department removing the tree from the roadway.
- Committeeman Rizzuto reported that the George Washington celebration was rescheduled due to the weather and will take place on Sunday, from 5 to 8 pm.
- Committeeman Rizzuto reported that the Historical Preservation Committee is also planning a fundraising campaign and advised that letters will be going out soon. Mr. Rizzuto detailed the importance of contributing to the efforts to fund the restoration and preservation of historical township assets such as the Montrose Schoolhouse.
- Committeeman Rizzuto reported that the Police Department is hosting a car seat installation checkpoint event that will be held on March 26, 2026 from 4 pm to 6 pm at the Bucks Mill Community Center.

Deputy Mayor Buzzetta:

- Deputy Mayor Buzzetta reported on two updates related to Affordable Housing. One, in connection with the Round IV

mediation where a decision is still pending. Second, the US Supreme Court denied the emergency application to delay the implementation of New Jersey's affordable housing laws. Mr. Buzzetta added that the rejection of that application allows the State's updated framework for requiring municipalities to plan for affordable housing to move forward. Mr. Buzzetta stated that he has not heard from Mayor Ghassali who spearheaded this action as to whether or not there are any further steps that they plan to pursue.

- Committeeman Buzzetta reported that the Board of Education recently recognized students and staff for various achievements and MoneyInc.com ranked Colts Neck Schools K through eight district 15 out of 600 school districts reflecting outstanding achievements by the students, the teachers, and the district leadership. Mr. Buzzetta offered his congratulations on this well-deserved recognition.
- Committeeman Buzzetta reported that the Township's annual Budget Workshop was held on February 18, 2026. The Township will introduce the budget on March 25, 2026 and plan to adopt on April 29, 2026.

Mayor Viola:

- Mayor Viola called for a moment to recognize the passing of Firehouse #1's President Tom Savage who passed away last week. Mayor Viola stated the Mr. Savage was a long-term volunteer and steady presence at Firehouse #1 and offered his condolences to Lt. Morgan Savage, Mr. Savage's son, and to his entire family.
- Mayor Viola added to previous comments regarding the storm stating that there was extensive communication throughout the event with OEM as well as members of the public. Mr. Viola echoed Mr. Tobia's thanks to the DPW, Fire Department, Police Department, Fire Police, Fire Police, Monmouth County, MedStar, and Naval Weapons Station Earle. Mr. Viola emphasized the expanse of the storm noting that every county in the state was under a blizzard watch.
- Mayor Viola reported that the Seniors meet next week and have a trip scheduled to No Limits Café and shared that the owner of the Café gave a presentation about the Café noting that they are staffed by individuals with developmental disabilities. Also, Mr. Viola stated the Seniors will be attending the Sunshine Boys at the Hunterdon Hills Playhouse.
- Mayor Viola reported that the Monmouth County sponsored shredding event in Colts Neck is scheduled for September 26, 2026 from 9 am to 1 pm. Mr. Viola further advised there are other scheduled events throughout the County in 2026 and residents can bring up to 100 pounds of confidential material to be shredded.

9. Public Comment:

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

Jimmy Carfora, resident, introduced himself as the Vice President of the Colts Neck Sports Foundation (CNSF) and stated that the CNSF is a community-based nonprofit organization dedicated to supporting and enhancing youth sports in Colts Neck through program support, facility improvements, equipment investment, and community events. Mr. Carfora added that the mission is to ensure that Colts Neck children have access to safe, high quality athletic programs that promote teamwork, sportsmanship, and personal growth. Mr. Carfaro voiced appreciation for the partnership CNSF enjoys with the Township and the Township Committee's long-standing support noting that this partnership has led to great success and growth of youth sports in Colts Neck. Mr. Carfora stated that the CNSF looks forward to continuing to work with the Township to improve facilities, expand programming, and create even more opportunities for our young athletes and families.

Mayor Viola thanked Mr. Carfora adding that the CNSF has been engaged in high-quality programming for youth sports in partnership with the Township since 1965 and the Township appreciates the contributions the Foundation has made in helping develop and maintain Township assets to provide these great programs.

Mary Ellen Griffin, Tinton Falls, stated that she is part of the Summer Concert Committee made up of Jim Fitzpatrick, AJ Garito, and herself. Ms. Griffin advised that they started the concerts here in Colts Neck a few years ago and offer various types of music from conservatory to brass. Ms. Griffin stated that she was disappointed to learn that the Township has decided that there are too many concerts planned for the 2026 summer and has advised that there would only be eight instead of 13. Ms. Griffin asked for a rationale for the committee's decision opining that the events are wonderful for the community bringing old friends and neighbors together. Ms. Griffin advised that the concert committee has already set in stone the 13 concerts planned and they would hate to have to cancel.

Mayor Viola responded that the 13 concert schedule was proposed during the Budget Workshop and that no final decisions have been made.

Ms. Griffin added that she does the publicity for the concerts and has a deadline to meet detailing that a photo shoot was to take place next Monday, a reporter from Colts Neck Living wants to interview the committee, and a program is going to be developed from photos of last year's concerts.

Mayor Viola stated that a decision won't be made until the budget is ready for introduction on March 25th.

Kevin O'Brien, resident, made the following comments:

On Transparency…It's has been 3 months of one person doing two jobs. What is the status on hiring a full time clerk? The Deputy Mayor said…"we have discussed the bathroom many times, we had an initial price of around $700,000" The Deputy Mayor ignored the engineer's signed initial price of $522,330…how can the public believe anything he says as the truth? The Deputy Mayor shared the Rec. Center as being potentially converted to a group home…so please make all affordable housing strategies public. Mayor Viola said Affordable Housing legal fees ran about $450,000 in 2025, about the same in 2024 and we expected the same in 2026. At 2:48 into the budget meeting…it is now $250,00…2024 legal fees, with the consultant and Ms. Bennett totaled $138,265.14. The Mayor's prior statement… was off by a $311,735 Legal fees in 2025 …including Ms. McManus and Ms. Bennett affordable housing, the bill was…$497,097.38…or $47,000 over the Mayor's price. 2026…legal bill for Jan…was $50,278 another $24,961 in February. Despite 493 redactions In the 2025 legal bills… Nov 19th…review proposed Development of Synergy Stables a 30 acre property at 232 County Road 537. FORMULATING FOURTH ROUND STRATEGY AND COMMUNICATIONS WITH SPECIAL ADJUDICATOR REGARDING SETTLEMENT DISCUSSIONS; Nov 24…Settlement Discussions with Cameron McLeod at FTB Gibbons LLP…he represents clients with zoning and land use issues. Nov 28th …proposed change in 4th Round Strategy. DEC 5th …FOURTH ROUND PREPARE REVISIONS TO SUBMISSION; DEC 14th … POTENTIAL CHANGE IN FOURTH ROUND STRATEGY Dec 31…REVIEW NJ REGISTER AND RULES RE SEWER SERVICE AREA ALLOCATION. What is the new proposed strategy change for round 4? What are the "unfunded mandates" and how are they paid 2024 bill? What are the Colts Neck Manor Issues" 2024 bill as well? A builder's legal brief as well as Fair Share Housing filings opposing Colts Neck is posted on the Township website…be transparent…post Colts Neck's court filings…they are public records per NJ Court Rule 1:38 Court Records. The public deserves the truth. Where is the build plan… time lines.. and structure types…. I asked about in June… and Fair Share Housing seeks it in their August court filing? Is it too late to seek a peaceful compromise? Still no response in explaining the $742,500 grant estimate for the park bathroom. How do you extend a price when do don't have plans?

Mayor Viola responded that the Clerk's position is being addressed and the budget is deliberative at this point and will be introduced on March 25th and as such the legal

fees and other items discussed during workshop are not final. As for the approximate $742,000 number related to the grant, the Mayor stated that this number is a combination of a bond amount of $542,500 and a $200,000 direct grant from the DCA.

Committeewoman Buss suggested Mr. O'Brien email his comments to them.

Dan Kryzanekas, resident, stated that he did research regarding the speed limits in town and believes they have not been reviewed since 1998 and as such he suggested they be looked at again. Mr. Kryzanekas also stated the there are two cross streets between Cedar Drive and 537, Bucks Mill Road and Montrose Road, and he questioned why Bucks Mill Road's speed limit is 35 and 25 mph while Montrose Road's speed limits are 40 and 45 mph. Mr. Kryzanekas also asked why there is no left hand turn signal from 537 to Bucks Mill Road and why there is no sign at the bridge on Bucks Mill regarding a weight limit. Mr. Kryzanekas asked how Rumson is handling their Affordable Housing, noting that they have information on their website noting that Rumson has no high-rise buildings and when Wells Fargo went out of business they put in senior living. Mr. Kryzanekas stated that he believes the Township needs new lawyers, opining that the towns lawyers are not doing anything for the citizens of Colts Neck. Mr. Kryzanekas stated that a 50-mph speed limit on Phalanx Road is too high and all roads in town should be 35 mph. Mr. Kryzanekas also noted that Zone 3 residents are being discriminated against since all the affordable housing is being placed in Zone 3.

Mayor Viola responded, stating that regarding the left turn off 537, the County Engineer asked the Township to provide some data from the police department. Mr. Viola added that this will likely be a lengthy process and will not happen overnight. Regarding Mr. Kryzanekas' comment about Zone 3, Mr. Viola stated that the Township did not select this location noting that the developer had ownership of the land and they filed suit against the Township in 2015 to put affordable housing there. Mr. Viola added that the only location the Township selected for affordable housing was the business district along the Rt. 34 corridor. Finally, Mr. Viola stated that the Charleston Meadows development was always zoned for affordable housing and that zoning has been in place for 30 or 40 years.

Committeeman Rizzuto responded stating that comparing Colts Neck with Rumson is difficult as Rumson is a very densely populated town and a more appropriate comparison would be with towns that are more like Colts Neck with lots of open space. Mr. Rizzuto stated that Colts Neck has done a good job with the attorneys in managing our affordable housing obligations.

Committeewoman Buss stated that the committee is working proactively to look at different areas of town and do take into consideration the density of the various areas around town. As for the speed limit questions, Ms. Buss advised that they are working with the Chief of Police and his traffic division to do more targeted enforcement.

Committeeman Tobia responded suggesting that the Township engage our engineering firm's traffic engineers to conduct a study in connection with Montrose Road. Mr. Tobia also stated that the County is currently monitoring the recently established dedicated left turn lane at Montrose Road before advancing similar improvements at Bucks Mill Road.

Anthony Ursino, resident, stated that it was his first experience with a winter storm in Colts Neck, and he thought it was handled very well in terms of communication and street clearing. Mr. Ursino suggested the Township consider an emergency fund in the budget in the event of future storms to perhaps assist residents with snow plowing their driveway entrances and near their mailboxes. Mr. Ursino also stated that there should be a dedicated right turn off Phalanx Road onto Rt. 34 as there is a great deal of back up on Phalanx.

Attorney Meghan Bennett advised that municipalities legally can not use public funds or resources on private property.

Mayor Viola added that the public is responsible for clearing their own driveway aprons of snow.

Committeeman Rizzuto added that residents with certain vulnerabilities can register with the County to be put on a priority list for assistance during emergencies.

Attorney Meghan Bennett offered that some towns have residents who have gotten together to donate their time to help their fellow residents after snowstorms.

Committeeman Tobia stated that there is a New Jersey Department of Transportation and Monmouth County improvement plan underway in connection with the Rt. 34 and Flock Road intersection that would create a dedicated through lane from Phalanx and a dedicated left hand turn lane. This project, Mr. Tobia stated, is scheduled for the next two years.

As there were no further comments and/or questions from the public, Mayor Viola called for a motion to close public comment. On a motion by Committeeman Rizzuto, seconded by Committeewoman Buss and a unanimous voice vote, public comment was closed.

2. **Adjournment:**
As there was no further business, Mayor Viola called for a motion to adjourn. On a motion by Committeeman Rizzuto, seconded by Committeewoman Buss and a unanimous voice vote, the meeting adjourned at 8:39 p.m.

Kathleen Capristo

_____
Kathleen Capristo, RMC
Municipal Clerk

APPROVED: March 11, 2026