COLTS NECK TOWNSHIP
Township Committee Regular Meeting Minutes
March 25, 2026 6:00 p.m.
Town Hall, 1 Veterans Way, Colts Neck

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1. Mayor Viola called the meeting to order at 6:00 p.m.

2. Township Administrator/Municipal Clerk Kathleen Capristo read the following Sunshine Law 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 COLTS NECK TOWNSHIP COMMITTEE WOULD BE HELD ON MARCH 25, 2026 AT 7:00 P.M., TOWN HALL, 1 VETERANS WAY, COLTS NECK. 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 MARCH 18, 2026 NOTING THE MEETING TIME CHANGE FROM 7:00 P.M. TO 6:00 P.M."

3. Roll call by Township Administrator/Municipal Clerk Capristo indicated the following:

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

   Also Present: Township Administrator/Municipal Clerk Kathleen Capristo, Township Attorney Meghan Bennett, Special Counsel Ronald Israel

4. Resolution 2026-61 – Authorizing the Hiring and Appointment of Deputy Municipal Clerk Brian O'Malley

   Mayor Viola instructed Township Administrator/Municipal Clerk to introduce and advance the resolution. Mayor Viola called for a motion to approve. On a motion by Committeewoman Buss, seconded by Committeeman Rizzuto, and a roll call 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					

Township Attorney Bennett administered the oath of office to Deputy Municipal Clerk Brian O'Malley.

5. Resolution 2026-62: Executive Session – Potential Litigation

Mayor Viola called for a motion to approve. On a motion by Committeeman Tobia, seconded by Committeeman Rizzuto, 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		X			
Tobia	M	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 into 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.

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

7. Mayor Viola asked for a moment of silence.

8. Minutes

   a. March 11, 2026 – Executive Session
   b. March 11, 2026 – Regular Meeting

Mayor Viola asked for any comments or changes. Mayor Viola called for a motion to approve. On a motion by Committeeman Rizzuto, seconded by Deputy Mayor Buzzetta, and on a roll call vote, the motion was approved.

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					

9. Old Business

   a. **Second Reading/Public Hearing:** Ordinance 2026-03: An Ordinance to Exceed the Municipal Budget Appropriation Limits and to Establish a CAP Bank (N.J.S.A. 40A:4-45.14)

Mayor Viola read the ordinance by title for second reading/public hearing. Mayor Viola called for comments from the committee. Mayor Viola called for a motion to open the public hearing. On a motion by Deputy Mayor Buzzetta, seconded by Committeeman Rizzuto, and on a unanimous voice vote the public hearing was opened.

Kevin O'Brien, resident, commented on an increase in the particular budget item. Mayor Viola corrected that the ordinance under consideration is related to the CAP bank, not the budget, and invited Mr. O'Brien to make his comment during the public comment period.

As there were no further comments from the public Mayor Viola called for a motion to close the public hearing. On a motion by Committeeman Rizzuto, seconded by Committeewoman Buss, and on a unanimous voice vote, the public hearing was closed. Mayor Viola called for a motion to approve. On a motion by Committeewoman Buss, seconded by Deputy Mayor Buzzetta, and on a roll call vote, the ordinance was adopted.

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

Mayor Viola read the ordinance by title for second reading/public hearing. Mayor Viola called for comments from the committee. Committeeman Tobia thanked the committee for moving this ordinance forward, Township Attorney Bennett for her review of the ordinance, and spoke in favor of the ordinance. Mayor Viola called for a motion to open the public hearing. On a motion by Committeewoman Buss, seconded by Deputy Mayor Buzzetta, and on a unanimous voice vote the public hearing was opened.

Kevin O'Brien, resident, commented in support of the ordinance.

As there were no further comments from the public Mayor Viola called for a motion to close the public hearing. On a motion by Committeeman Tobia, seconded by Committeeman Rizzuto, and on a unanimous voice vote, the public hearing was closed. Mayor Viola called for a motion to approve. On a motion by Committeeman Tobia, seconded by Committeeman Rizzuto, and on a roll call vote, the ordinance was adopted.

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

Mayor Viola read the ordinance by title for second reading/public hearing. Mayor Viola called for comments from the committee. Committeeman Tobia commented in favor of the ordinance and expressed his opinion that certain positions in the Police Department should be eligible for overtime. Mayor Viola asked Committeeman Tobia to meet with the police liaison and the police chief for further discussion. Mayor Viola called for a motion to open the public hearing. On a motion by Committeewoman Buss, seconded by Committeeman Rizzuto, and on a unanimous voice vote the public hearing was opened.

Kevin O'Brien, resident, inquired about whether the proposed salaries fall in line with the League of Municipalities recommendations. Township Administrator Capristo responded and provided clarification on the purpose of the salary ordinance.

As there were no further comments from the public Mayor Viola called for a motion to close the public hearing. On a motion by Committeeman Rizzuto, seconded by Committeewoman Buss, and on a unanimous voice vote, the public hearing was closed. Mayor Viola called for a motion to approve. On a motion by Committeeman Tobia, seconded by Committeeman Rizzuto, and on a roll call vote, the ordinance was adopted.

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

b. **Second Reading/Public Hearing:** Ordinance 2026-06: Approving and Authorizing Extension of Affordable Housing Controls for 34 Owner-Occupied Units, Payment of $40,000 to Each Owner Extending and Continuation of 50% Recapture Lien

Mayor Viola read the ordinance by title for second reading/public hearing. Mayor Viola called for comments from the committee. Deputy Mayor Buzzetta provided additional information about the ordinance and the history leading up to it. Committeeman Tobia stated that the committee should be aware of the total cost, including legal costs, of enacting this proposal. Deputy Mayor Buzzetta and Mayor Viola responded that such information was provided at the March 11, 2026 meeting of the Township Committee. Mayor Viola called for a motion to open the public hearing. On a motion by Committeewoman Buss, seconded by Committeeman Rizzuto, and on a unanimous voice vote the public hearing was opened.

Kevin Walsh, resident, commented in support of the ordinance and inquired about the number of affordable housing units that would be required to be built if the ordinance was not approved. Committeeman Tobia responded to Mr. Walsh stating that he is not opposed to the concept of affordable housing but that his opposition is specifically related to transparency related to the cost of the proposal to the Township.

Kevin O'Brien, resident, inquired as to whether the residents who are engaged in litigation against the Township related to this proposal are among the 34 who will benefit from it. Mr. O'Brien also commented on Committeeman Tobia's statement.

Marianne Cucolo, resident, stated that if the Township had met its obligation in a previous round, the proposed ordinance would not be necessary. Deputy Mayor Buzzetta responded, thanking the residents of The Grand complex for agreeing to the proposal. Committeewoman Buss provided additional context and history leading up to the proposal in this ordinance.

As there were no further comments from the public Mayor Viola called for a motion to close the public hearing. On a motion by Committeeman Rizzuto, seconded by Deputy Mayor Buzzetta, and on a unanimous voice vote, the public hearing was closed. Mayor Viola called for a motion to approve. On a motion by Committeeman Rizzuto, seconded by Deputy Mayor Buzzetta, and on a roll call vote, the ordinance was adopted.

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					

10. New Business

a. **First Reading/Introduction:** Ordinance 2026-07: Amending Chapter 41 "Miscellaneous Fees", § 41-2 "Establishment of Fees" of the Code of Colts Neck Township

Township Administrator/Municipal Clerk Capristo gave a brief explanation of the ordinance.

Mayor Viola read the ordinance by title for the first reading. Mayor Viola called for a motion to approve the ordinance for introduction. On a motion from Committeewoman Buss, seconded by Deputy Mayor Buzzetta, and on a roll call vote, the ordinance was approved for introduction. Mayor Viola stated that the public hearing is scheduled for April 8, 2026.

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

b. Resolution 2026-63 – Authorizing Introduction of 2026 Municipal Budget

Mayor Viola gave a brief explanation of the resolution, including the following summary:

The 2026 budget process is a comprehensive, year-round endeavor led by the Business Administrator and CFO, reaching a critical peak each fall as every departmental line item is meticulously reviewed. Following a high-level "macro" workshop with the Governing Body in February, the finance team—steered by the Finance Chair and Mayor—conducts a granular analysis of all expenditures. This year's fiscal planning is shaped by significant cost drivers, including a 59% surge in snow and storm removal and a 22.84% rise in insurance premiums, alongside modest increases in recycling and pension obligations. Despite these pressures, the 2026 operating budget has been successfully reduced to $19,118,181.67, representing a decrease of nearly $957,372.05 from the previous year. To maintain fiscal stability, the township will utilize $2.75 million of its surplus, leaving a healthy balance of $2,390,920.25 or 12.5% of the budget - a key metric for sustaining a strong credit rating and demonstrating disciplined fiscal restraint.

A central pillar of this budget is the strategic management of debt and capital planning to ensure long-term taxpayer relief. By leveraging the township's strong credit profile and comparing self-funding options against entities like the Monmouth County Improvement Authority (MCIA), the administration has secured more favorable financing rates. This strategic approach to debt, including "pay-as-you-go" projects funded by $2 million in the Capital Improvement Fund, has directly contributed to a projected 8.66% reduction in the municipal tax rate. Consequently, property taxes raised will drop by over $156,018 for 2026. For the average appraised home in Colts Neck, valued at approximately $1,367,047, this translates to an estimated $44.96 reduction in municipal taxes, reflecting a commitment to balancing essential service costs with direct financial benefits for residents.

Mayor Viola read the resolution by title for the first reading. Deputy Mayor Buzzetta congratulated his committee and Township colleagues for presenting a budget that decreases the tax rate and spending, and provided additional explanation on the resolution. Committeewoman Buss commented in support of CFO John Antonides's work on the budget proposal. Committeeman Tobia commented on several areas that he believes should be adjusted in the budget proposal. Mayor Viola responded to Committeeman Tobia's comments and provided additional context and information on the purchase of police vehicles. Committeeman Rizzuto provided additional information on the purchase of police vehicles. Mayor Viola commented on the budget surplus.

Mayor Viola called for a motion to approve the resolution for introduction. On a motion from Deputy Mayor Buzzetta, seconded by Committeewoman Buss, and on a roll call vote, the resolution was approved for introduction. Mayor Viola stated that the public hearing is scheduled for April 29, 2026.

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

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 2026-64 – Accepting the Resignation of Sgt. Matthew Miyakawa
B. Resolution 2026-65 – Authorizing Compensation Adjustment Kathleen Capristo

Mayor Viola called for a motion to approve. On a motion by Committeewoman Buss, seconded by Deputy Mayor Buzzetta, and on a roll call vote, the consent agenda resolutions were adopted.

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

d. Approval of Vouchers

Deputy Mayor Buzzetta highlighted a few key expense categories and advised that he found all to be in order. Mayor Viola advised that he found the fire department related vouchers 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, and followed by a roll call vote, the bills list was approved.

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					

Mayor Viola recuses from and bills/vouchers in connection with the Best Horticultural, Buck's Tree Service, and Jolene Landscaping.

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

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

Committeewoman Buss recuses from and bills/vouchers in connection with the Municipal Court.

Committeeman Tobia voted yes with the exception of any bills/vouchers related to the affordable housing attorney, for which he voted no.

e. Administrator's Report – Township Administrator Capristo announce a spring leaf collection beginning on March 30, 2026 and running through April 3, 2026, with leaves due out by March 29, 2026. Administrator Capristo further announced that spring brush collection will begin in Zone One on April 6, 2026. Additionally, Saturday convenience collection hours will begin on Saturday, April 4, 2026. Clean Up Day is scheduled for Saturday, May 2, 2026 from 7:00 a.m. – 1:00 p.m. Seniors and disabled residents can take advantage of the curbside collection, but they must make a reservation no later than April 6, 2026 at 3:00 p.m. Residents can visit the Township website for additional information on these items.

f. Township Committee Reports

Committeeman Tobia:

- Committeeman Tobia reported that the Environmental Committee is looking into a tree to celebrate the America 250 celebration. Farmland Preservation will have recommendations on a farmland and open space ballot question for funding open space. Commented on affordable housing and proposed that the Township bring in additional legal counsel with different expertise to assist the Township with meeting its obligations. Proposed designating Route 34 including overlay zone as an area in need of redevelopment and hire redevelopment planners and attorneys to advise the Township. Proposed a dual or parallel path to meeting affordable housing obligations and changing the Township's legal representation to go before the court. Encouraged the Township to meet with potential developers and the school board to try to negotiate the best redevelopment for the Township.

Committeewoman Buss:

- Committeewoman Buss reported that the library is accepting donations of books, puzzles, and board games until March 31, 2026. Thanked the Fire Department who were on standby at the fire houses during the last significant snowstorm.

Committeeman Rizzuto:

- Committeeman Rizzuto reported that the Police Department did very well at their accreditation hearing and will receive their renewed accreditation. Chief requests permission to attend a Township Committee meeting to present the accreditation to the governing body. Reported that the committee has added officers, vehicles, and established a traffic unit over the past few years. Commented on the ordinance related to police department firearms. Police Department will be hosting a car seat inspection event Thursday, March 26, 2026 from 4:00 p.m. – 6:00 p.m. at Bucks Mill Park. Residents can visit the Township website to find out more about the next "Coffee with a Cop" event. Historic Preservation will have several events coming, including those related to the America 250 celebration. The committee have also directed the Township Engineer to look into securing the foundation of the historic schoolhouse building. The Daughters of the America Revolution have approached the Historic Preservation Committee requesting permission to clean and place flags at the Bennett Cemetery. No new reports from Office of Emergency Management or the First Aid Squad.

Deputy Mayor Buzzetta:

- Deputy Mayor Buzzetta responded to Committeeman Tobia's affordable housing suggestions stating that the Township Committee has been engaged in working parallel paths for a 100% affordable option throughout 2025 and earlier and that he welcomes his participation in a parallel path solution. Provided additional context and information about the direction taken thus far by the Affordable Housing Committee. Encouraged Monmouth County to look into purchasing and preserving property within Colts Neck Township. Deputy Mayor Buzzetta met with the Board of Education to discuss the impact of affordable housing on the school district. Reported that the State of New Jersey is cutting aid to Colts Neck school district by approximately 5.5% or a loss of $180,000. There was an announcement made at the March 18th Board of Education meeting that the board will not rename a district school after President Trump.

Mayor Viola:

- Mayor Viola provided context and history on the hiring of the Recreation Director. Announced that the Easter Egg Hunt will take place on Saturday, May 28, 2026 at 9:30 a.m. at Fire House Number 1. Sports Foundation will open spring baseball on April 11, 2026. On April 1, 2026 the Senior Citizens Club will have their general meeting at the Colts Neck Inn. The club has a newsletter that discusses their news, events, and trips. Planning Board will hold their regular April meeting on April 7, 2026 with a change in location. It will be held at the Conover Road Primary school. The court ordered housing element fair share plan will be reviewed by the Planning Board and considered for adoption. Mayor Viola encouraged residents to sign up for notifications on the Township website as a way of staying in touch. At this evening's Monmouth County Commissioner's meeting, the board considered a resolution to reduce the speed limit on Phalanx Road to 40 MPH.

11. Public Comment

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

Ken Bropson, resident, commented on speeding and traffic safety on Clover Hill Lane. Suggested that the Township install two speed bumps on either side of the road to improve safety and reduce speeding.

Committeeman Rizzuto stated that he would speak to the police chief about speeding on Clover Hill Lane.

Committeeman Tobia spoke about the criteria for putting speed bumps on municipal roads. Asked the Township Administrator and Township Engineer to look into this particular road.

Scott Duprex, resident, commented on the loss of revenues to first responders due to the Executive Fire Council's failure to implement a cost recovery plan. Stated that he has spoken with Fire Recovery Company about volunteer recovery costs. Stated that the Fire Department responds to approximately 70 motor vehicle accidents per year. Provided examples of other municipalities that conduct cost recovery. Additionally, commented on the suspension of a volunteer first responder by Fire Company Number 2.

Mayor Viola responded to Mr. Duprex that Fire Company Number 2 was asked to provide additional information to the Township Committee, which has not been done to date.

Township Attorney Bennett responded to Mr. Duprex that based on review and research, the legality of a cost recovery ordinance is questionable. Outlined several restrictions on municipalities that adopt such an ordinance, as well as potential constitutional issues. The several municipalities that the Township

spoke with reported that a cost recovery ordinance lost revenue to those municipalities.

Committeewoman Buss responded to Mr. Duprex, stating that the Fire Department was charge with looking into cost recovery and provide a proposal to the Township Committee, which has not been done. Committeewoman Buss stated that Colts Neck residents have provided negative feedback related to cost recovery. State and federal grants could be a reasonable alternative to billing through the Fire Department.

Dan Kryzanekas, resident, commented on the Township's response to affordable housing. Inquired about the type of plan submitted by the Township in June 2025. Stated that residents should be provided with a copy of architectural renderings or site plans submitted by any affordable housing developers. Encouraged the Township Committee to replace their affordable housing legal counsel. Inquired about development on Mockingbird Lane and Clover Hill Road. Commented on traffic safety and speeding on Montrose Road.

Mayor Viola responded to Mr. Kryzanekas stating that a traffic safety study has been authorized for Montrose Road.

Deputy Mayor Buzzetta responded to Mr. Kryzanekas providing additional information and context about the durational adjustment applied for by the Township and the legal process that the Township has undertaken. Stated that the Township reduced its affordable housing obligation by 54 units.

Committeeman Rizzuto responded to Mr. Kryzanekas providing additional information about what an intervener is, related to the affordable housing process. Stated that the Township Committee negotiated its affordable housing obligation down to 101 units. Encouraged Mr. Kryzanekas to volunteer for a committee.

Mayor Viola responded to Mr. Kryzanekas, stating that no site plans or renderings have been presented to the Township Committee.

Kevin O'Brien, resident, informed the Township Committee of the upcoming deadlines for State Historic Preservation Grant, the Historic Preservation Certified Local Government Grant, and the Monmouth County Historic Grant. Inquired as to whether the proposed budget includes funds to acquire land for a dedicated affordable housing complex. Inquired whether the concept building plans and dedicated affordable housing complex are included in the budget. Commented on $250,000 in funding for Sports Foundation as being unreasonable. Suggested eliminating $35,000 in funding for a score board. Commented on renting out of field space. Inquired about a federal grant to fund sewer and water lines for affordable housing projects. Commented on the use of surplus funds at the end of the budget year.

Mayor Viola responded to Mr. O'Brien, stating that only historic properties can apply for the historic preservation grants mentioned.

Committeeman Rizzuto responded to Mr. O'Brien, agreeing that the Historic Preservation Committee will be looking into those historic preservation grants.

Committeeman Tobia responded to Mr. O'Brien related to capital items for the Sports Foundation.

Deputy Mayor Buzzetta responded to Mr. O'Brien, providing additional information on the CAP Bank ordinance.

Mayor Viola commented that all governing bodies adopt a CAP Bank ordinance.

Phyllis Camera, resident, thanked the Township Committee for the development of the budget. Reported on the America 250 calendar contest. Reported on the

Board of Education newsletter. Inquired about the hours for Five Points Park, stating that she has found it to be closed on multiple occasions.

Mayor Viola stated that the committee will look into Five Points Park hours.

Patricia Miller, resident, inquired about the open space tax and whether Monmouth County would be open to purchasing and preserving land within Colts Neck Township.

Mayor Viola responded to Ms. Miller, affirming that the Township does work with the county to obtain open space funds for the purpose of preserving land.

Committeeman Tobia reported that Monmouth County has allocated funds to purchase and preserve land for open space, including in Colts Neck Township. Reported that residents voted to increase the open space tax. Reported that there are ongoing discussions with the county and NWS Earle about future property acquisitions for preservation.

Mayor Viola commented that the federal government is working to increase funds to the Navy so that they can preserve land adjacent to the base.

Elaine Mann, resident, inquired about the progress of arbitration with the builders of the new Town Hall building. Inquired about the possibility of the Township dumping leaves on Township properties and providing them to local farmers and residents as mulch. Suggested the establishment of a grant writing committee to research and apply for available grants. Stated that Randolph Township in New Jersey has reduced their affordable housing obligation by 92% and may be able to provide advice to Colts Neck. Inquired whether the Township has asked for a change of venue related to the affordable housing litigation as the attorney stated that the judge was prejudicial in rendering her decision.

Mayor Viola responded to Ms. Mann stating that there are rules in place related to leaf disposal. Inquired whether we could get an estimate from DPW as to the amount of leaves collected by the Township.

Committeeman Tobia provided additional information about potential leaf disposal options.

Marianne Cucolo, resident, commented that the residents who did not accept the Township's offer are now suing the Township, related to UHAC rules. Commented that the loss of state aid to the school district is due to a mathematical formula related to special education and ESL programs. Commented in support of changing affordable housing legal counsel.

Committeeman Rizzuto commented about the funds spent on fighting affordable housing mandates.

Mayor Viola commented on the state funding formula and the need for it to be revamped.

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 Deputy Mayor Buzzetta, and followed by a unanimous voice vote, public comment was closed.

12. 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 on a unanimous voice vote, the meeting adjourned at 9:22 p.m.

Kathleen Capristo

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Kathleen Capristo, RMC
Municipal Clerk

APPROVED: April 8, 2026