RESOLUTION 2026-70

AUTHORIZING PARTIAL REFUND FOR TEMPORARY MOBILE RETAIL FOOD ESTABLISHMENT PERMIT FEE
JUICY JULIAN'S DIRTY DOGS C/O JULIAN LEWIS
($586.00)

BE IT RESOLVED by the Township Committee of Colts Neck Township that based on the recommendation of the Township Health Office, Fire Official, and Municipal Clerk that it hereby authorizes the following related to a Temporary Mobile Retail Food Establishment Permit fee:

- Permit fee refunded in the amount of $586.00 for:

  Juicy Julian's Dirty Dogs
  371 Old Stage Road
  Spotswood, NJ 08884

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

1. John Antonides, Chief Financial Officer;
2. Tom Frank, Health Officer;
3. Phil Engle, Fire Official; and
4. Kathleen Capristo, Municipal Clerk.

I, Kathleen Capristo, do hereby certify the foregoing to be a true and accurate copy of a Resolution passed by the Township Committee of Colts Neck Township during the regular meeting held on the 8th day of April 2026.

_____
Kathleen Capristo, Municipal Clerk

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

RESOLUTION 2026-71

RESOLUTION OF THE TOWNSHIP COMMITTEE OF COLTS NECK TOWNSHIP AUTHORIZING THE APPOINTMENT OF SPECIAL COUNSEL FOR MATTER BEFORE MONMOUTH COUNTY BOARD OF AGRICULTURE

WHEREAS, there exists a need for the retention of Special Counsel for the purpose of providing Colts Neck Township (the "Township") with legal representation related to a matter currently pending before the Monmouth County Board of Agriculture concerning the operation of Carm's Farm (the "Carm's Farm matter"); and

WHEREAS, the services of a Special Counsel for matters relating to the Carm's Farm matter are anticipated to have a value less than $17,500.00; and

WHEREAS, Michael Steib, Esq., is an attorney known by Township staff as able and reputable; and

WHEREAS, the Chief Financial Officer has certified that the necessary funds are available in the 2026 budget for the hiring of a Special Counsel to assist with the Carm's Farm matter.

NOW, THEREFORE BE IT RESOLVED by the Township Committee of the Township of Colts Neck, County of Monmouth, and State of New Jersey as follows:

1. Michael Steib, Esq., is hereby designated as Special Counsel for the Township in connection with a pending matter before the Monmouth County Agricultural Board concerning the operation of Carm's Farm.
2. The appointment is made without competitive bidding, as Attorney Steib's services have an anticipated value of under $17,500.00, thus exempting his appointment from the fair and open process requirements of N.J.S.A. 19:44A-20.4.
3. A Notice of this appointment shall be published on the Township's website www.coltsneck.org under "public notices" as required by law.
4. That upon the adoption of the within resolution, the Municipal Clerk is authorized and directed to forward a certified copy of it to the Township CFO, Purchasing Officer/QPA.
5. Upon the adoption of the within resolution, the Mayor and Municipal Clerk are authorized and directed to forward a certified copy to the Township CFO, and to Michael Steib, Esq., as Special Counsel for the Township and to execute a contract in accordance with this resolution. A copy of said contract shall be filed with the Clerk of the Township and shall be available for public inspection.

I, Kathleen Capristo, do hereby certify the foregoing to be a true and accurate copy of a Resolution passed by the Township Committee of Colts Neck Township during the regular meeting held on the 8th day of April 2026.

_____
Kathleen Capristo, Municipal Clerk

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

RESOLUTION 2026-72

AUTHORIZING THE PURCHASE OF COPIER FOR THE COLTS NECK MUNICIPAL COURT NJ STATE APPROVED SOURCEWELL CONTRACT #112124-SEC

BE IT RESOLVED by the Township Committee of Colts Neck Township that it hereby authorizes the purchase of a new Copier for the Colts Neck Court, as follows:

VENDOR: Shore Business Solutions
1800 Route 34, Building 4, Suite 405
Wall, NJ 07719

PURCHASE: New Copier

AMOUNT: $6,288.00

BE IT FURTHER RESOLVED AND CERTIFIED by John Antonides, Chief Financial Officer, that funds for this purpose are provided through but not limited to the Capital Ordinance # 2025-10, Capital Budget Account # C-02—078-249; and

BE IT FURTHER RESOLVED that the Mayor and Clerk are hereby authorized to execute any documents in this regard; and

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

1. Kathleen Capristo, Administrator;
2. John Antonides, Chief Financial Officer; and
3. Kathy Bradach, Court Administrator

I, Kathleen Capristo, do hereby certify the foregoing to be a true and accurate copy of a resolution passed by the Township Committee of Colts Neck Township during a regular meeting held on the 8th day of April, 2026.

_____
Kathleen Capristo, Municipal Clerk

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

RESOLUTION 2026-73

AUTHORIZING ACCEPTANCE OF TEMPORARY CERTIFICATE OF OCCUPANCY PERFORMANCE GUARANTEE BLOCK 22, LOT 18 – 7 ROUTE 537

WHEREAS, on March 21, 2026, the Municipal Clerk received a memo from the Township Planner requesting adoption of a resolution by the Township Committee for the above-mentioned project; and

WHEREAS, the memo reflected receipt of the following:

1. A Cash Performance Guarantee in the amount of $44,018.10, check #1253;
2. Original Performance Surety Bond No. CIC1931624 in the amount of $396,162.90; and
3. Engineer's Correspondence from March 3, 2026 calculating amount of the Temporary Certificate of Occupancy Performance Guarantee.

NOW THEREFORE BE IT RESOLVED by the Township Committee of Colts Neck Township that pursuant to the recommendation of the Township Planner that it hereby authorizes the acceptance of the above-mentioned performance guarantee, Block 22, Lot 18 – 7 Route 537.

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

1. John Antonides, Chief Financial Officer;
2. Tim Anfuso, Township Planner.

I, Kathleen Capristo, do hereby certify the foregoing to be a true and accurate copy of a Resolution passed by the Township Committee of Colts Neck Township during the regular meeting held on the 8th day of April 2026.

_____
Kathleen Capristo, Municipal Clerk

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

RESOLUTION 2026-74

RESOLUTION ENDORSING THE AMENDED FOURTH ROUND HOUSING ELEMENT AND FAIR SHARE PLAN AND AUTHORIZING AND DIRECTING SUBMISSION OF THE PLAN TO THE SUPERIOR COURT, LAW DIVISION

WHEREAS, on March 20, 2024, Governor Murphy signed P.L.2024, c.2. into 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 (the "FHA") (N.J.S.A. 52:27D-301 et al.); and

WHEREAS, pursuant to N.J.S.A. 52:27D-304.1(f)(1)(b), each municipality must adopt a binding resolution no later than January 31, 2025 determining its present and prospective fair share obligation for the Fourth Round; and

WHEREAS, pursuant to Administrative Directive #14-24 issued by the Administrative Office of the Courts on December 13, 2024, "[a] municipality seeking a certification of compliance with the [Fair Housing Act] shall file an action in the form of a declaratory judgment complaint and Civil Case Information Statement (Civil CIS) in the county in which the municipality is located" within 48 hours of adopting the municipal resolution of fair share obligations; and

WHEREAS, the Township of Colts Neck (the "Township") adopted a binding resolution on January 29, 2025 identifying its present and prospective fair share obligation for the Fourth Round; and

WHEREAS, the Township filed a Declaratory Judgement on January 30, 2025 identifying its present and prospective fair share obligation for the Fourth Round and committing to adopting and submitting a fourth round housing element and fair share plan as required by the FHA; and

WHEREAS, the FHA now requires, among other actions, that municipalities submit an adopted housing element in fair share plan on or before June 30, 2025; and

WHEREAS, on March 27, 2025, the Hon. Linda Grasso Jones J.S.C. issued an order finding in favor of the Township's identified affordable housing obligation and authorizing the Township to proceed with preparation and adoption of a fourth round housing plan by June 30, 2025; and

WHEREAS, the Township submission of the 2025 Fourth Round Housing Element and Fair Share Plan on June 9, 2025 to the Affordable Housing Dispute Resolution Program (the "Program") received three objections - Fair Share Housing Center ("FSHC"), 68 Obre Owner, LLC ("Obre"), and Active Acquisitions, LLC ("Active Acquisitions"); and

WHEREAS, On March 4, 2026, the Program Judge, Hon. Mary C. Jacobson, A.J.S.C. (Ret.), issued a Program Decision and Recommendation with the Special Adjudicator's Recommendation and Statement of Reasons, dated March 3, 2026; and

WHEREAS, The County Housing Judge, Hon. Linda Grasso Jones, J.S.C. issued an order shortly thereafter on March 9, 2026 titled Decision and Order Regarding Housing Element and Fair Share Plan for the Fourth Round Housing Cycle (the "Order"); and

WHEREAS, Ms. Elizabeth McManus, PP, AICP, LEEDS AP, of Kyle + McManus Associates prepared a document titled "2026 Amendment to the 2025 Fourth Round Housing Plan" dated April 7, 2026 to address all requirements of the Order (the "Amendment"), a true copy of which is attached hereto and incorporated by reference; and

WHEREAS, upon notice duly provided pursuant to N.J.S.A. 40:55D-13, the Planning Board of the Township of Colts Neck (the "Board") held a public hearing on the Amendment during which the document was presented to the public and Board, and opportunity for comments and questions were provided; and

WHEREAS, upon conclusion of the public hearing, the Planning Board adopted the Amendment determining that it complied with the Order and that the Amendment meets the requirements of N.J.S.A. 40:55D-28 and N.J.S.A. 52:27D-310; and

WHEREAS, the Planning Board's adoption of the Amendment was consistent with the requirements of the Order, which at this time requires amendment to the Township's master plan but not the implementation of new zoning through this action; and

WHEREAS, the Planning Board's resolution enacted the Amendment under protest and in recognition of the potential exercise of all legal rights that are possessed and reserved by the governing body and/or Planning Board, including but not limited to pending appellate practice from the Order, seeking relief from the particular requirements of same, or declining to implement the remaining components of same; and

WHEREAS, the governing body seeks to endorse the adoption of the Amendment consistent with the foregoing including specifically the enumerated reservation of rights.

NOW, THEREFORE, BE IT RESOLVED, by motion duly made and seconded, that the Township Committee of the Township of Colts Neck hereby endorses the 2026 Amendment to the 2025 Fourth Round Housing Plan Element and Fair Share Plan, consistent with the foregoing.

I, Kathleen Capristo, do hereby certify the foregoing to be a true and accurate copy of a Resolution passed by the Township Committee of Colts Neck Township during the regular meeting held on the 8th day of April 2026.

_____

Kathleen Capristo, Municipal Clerk

RECORD OF VOTE					
	M S	Yes	No	NV	Ab
Mayor Viola					
Deputy Mayor Buzzetta					
Rizzuto					
Torchia Buss					
Tobia					
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