ORDINANCE 2026-14

AN ORDINANCE SUPPLEMENTING CHAPTER 102, "DEVELOPMENT REGULATIONS" OF THE CODE OF THE TOWNSHIP OF COLTS NECK, ARTICLE VIII, "ZONING REQUIREMENTS," "PART 4. ZONING AND DESIGN REQUIREMENTS FOR RESIDENTIAL DISTRICTS," SECTION 102-85.4, "A-8 OVERLAY RESIDENTIAL DISTRICT"

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, the Amended FHA requires the Department of Community Affairs ("DCA") to calculate the Fourth Round Present and Prospective Need Obligation of municipalities within the state and establishing the New Jersey Affordable Housing Dispute Resolution Program; and

WHEREAS, pursuant to the FHA, Administrative Directive No. 14-24, and Resolution No. 2025-43, the Township filed a Declaratory Judgment Action under Docket Number MON-L-422-25 seeking approval and confirmation by the Affordable Housing Alternative Dispute Resolution Program (the "Program") of its affordable housing obligations;

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 Element and Fair Share Plan by June 30, 2025;

WHEREAS, the Township's Planning Board adopted the Fourth Round Housing Element and Fair Share Plan ("Fourth Round HEFSP") on June 9, 2025, which was endorsed by the Township Committee on June 11, 2025; and

WHEREAS, the Township submitted the Fourth Round HEFSP to the Program in accordance with the FHA and Directive #14-24; and

WHEREAS, on August 28, 2025 and September 2, 2025, Fair Share Housing Center, Active Acquisitions, LLC and 68 Obre Owner LLC filed challenges to the Fourth Round HEFSP; and

WHEREAS, on March 4, 2026, the Program issued its Decision Recommendation Housing Element and Fair Share Plan: Denial of Certification of Compliance Pending Action by Township ("Program Decision Recommendation") whereby it found that the Fourth Round HEFSP does not comply with the FHA and the Mount Laurel Doctrine and ordered that to maintain immunity and receive a Certification of Compliance the Township must adopt an Amended HEFSP designating the properties located at 68 Obre Road (Block 50, Lot 7), 318-22 Route 537 (Block 48, Lots 25.01, 26 & 27), and 151 Dutch Lane (Block 11, Lot 3.02) for inclusionary zoning by April 8, 2026 and adopt enabling zoning ordinances to permit development of the three (3) projects proposed by 68 Obre Owner LLC and Active Acquisitions, LLC by May 13, 2026; and

WHEREAS, on March 9, 2026, the Hon. Linda Grasso Jones, J.S.C. entered an Order accepting the Program Decision Recommendation and ordering the Township to adopt an Amended HEFSP by April 8, 2026 and the enabling zoning ordinances by May 13, 2026 ("March 9 Order"; and

WHEREAS, in accordance with the March 9 Order, Colts Neck Township Planning Board, under protest, adopted on April 7, 2026 an Amendment to the Fourth Round HEFSP in compliance with the March 9 Order and as meeting the requirements of N.J.S.A. 40:55D-28 and N.J.S.A. 52:27D-310, which was endorsed, under protest, by the Township Committee on April 8, 2026; and

WHEREAS, on June 23, 2026, the Hon. Linda Grasso Jones, J.S.C. entered an order (the "June 23 Order") providing as follows in relevant part:

> It is anticipated that issues involving the 68 Obre Owner, LLC site will be resolved prior to the August 12, 2026 Township Committee

meeting, and resolution of issue(s) involving development by 68 Obre Owner will be addressed with adoption of a resolution by the governing body at that meeting.

The Township and Active Acquisitions, LLC will continue their discussions regarding the potential for development by Active Acquisitions within Colts Neck.

Immunity from Round IV builder's remedies suits continues to be extended to Colts Neck through September 17, 2026

; and

WHEREAS, in light of the foregoing, and to comply with the March 9 Order consistent with the terms of the June 23 Order, the Township Committee seeks to rezone the property located at 68 Obre Road (Block 50, Lot 7) to permit the development of the inclusionary project proposed by 68 Obre Owner LLC, which includes townhouses and stacked townhouses.

Now Therefore Be It Ordained, by the Township Committee of Colts Neck Township Monmouth County, New Jersey, that the Code of the Township of Colts Neck is hereby amended, to amend and supplement existing Section 102-85.24 "A-8 Overlay Residential District".

SECTION 1. Chapter 102, "Development Regulations," Article VIII, "Zoning Requirements," Section 102-85. 4 "A-8 Overlay Residential District," is hereby established as follows:

A. The purpose of the A-8 Overlay Residential District is to provide for the development of 212 townhome units, comprised of two- and three- story market rate units, and no fewer than fifty (50) affordable housing units, upon Block 50, Lot 7, consistent with the Township's Fourth Round affordable housing obligations as adjudicated by the Superior Court of New Jersey in *In the Matter of the Declaratory Judgment of the Township of Colts Neck, Monmouth County, Pursuant to P.L. 2024, Chapter 2 (N.J.S.A. 52:27D-304.1, et seq.)*, Docket No. MON-L-422-25.

B. Principal permitted uses on land and in buildings. The following shall be permitted as principal uses:

(1) Townhouses.

(2) Stacked townhouses containing not more than 2 dwellings each, with the exception that a portion of the affordable units may be stacked townhouses with 3 units each.

(3) Agricultural uses.

(4) Conservation areas and open space.

C. To the extent property within the zone is developed in accordance with the permitted uses set forth in subsection (B)(1)-(2), the site shall be developed in a manner that is substantially consistent with the Concept Plan titled, Conceptual Layout 'B' – REV 4 prepared by Dynamic Engineering, Inc. dated June 16, 2026, attached hereto as **Exhibit A** and incorporated by reference. Substantial consistency shall include but is not limited to the number of units and affordable housing set-aside, building locations, open space and buffer locations, amenity locations, and site access locations.

D. Accessory uses. The following shall be permitted as accessory uses (subject to §§ 102-48 and 102-87):

(1) Off-street parking facilities and parking lots.

(2) Mailboxes, lampposts, flagpoles, driveways, paths, sidewalks.

(3) Common facilities and amenities including: playgrounds, clubhouse with a fitness center and reception facilities, dog park, swimming pools, hot tubs, grilling stations and other on-site recreational areas and facilities, common walkways and paths, gazebos, sitting areas, picnic areas and gardens, and other similar uses.

(4) Patios, decks, terraces, and balconies.

(5) Fences and walls. See §102-57 and §102-73 for requirements.

(6) Satellite dishes and solar energy panels. Ground mounted solar energy panels shall be screened from view of public streets and neighboring properties by screening,

planting, fencing or a combination of these techniques, in order to provide proper screening after 2 growing seasons. Roof mounted solar energy panels shall be mounted flush, or nearly flush, with building sides or roofs.

(7) Bike racks and storage structures.

(8) Signs.

(9) Emergency generators.

(10) Utility structures, including but not limited to, stormwater management basins and facilities, pump stations, junction boxes, and the like. Existing stormwater management basins and facilities may be utilized in new development.

(11) Temporary construction and sales trailers. See §102-80 for requirements.

(12) Other uses which are customarily incidental to a permitted principal use.

(13) Accessory structures for individual units, such as but not limited to pools and sheds, are prohibited.

E. Affordable housing. Not less than 24% of the total units developed on the site shall be affordable housing units. Affordable units shall be integrated with the market-rate units. All affordable units shall meet the requirements of the Township's affordable housing regulations (§102-97.1) and the Uniform Housing Affordability Control rules (N.J.A.C. 5:80-26.1 et seq.) with the exception that all affordable units may be 2-unit stacked townhouses and a portion may be 3-unit stacked townhouses.

F. Bulk, area, and building requirements.

(1) Bulk Requirements.

Requirements	**Standard**
Minimum tract area	35 acres
Minimum tract frontage	1,100 feet
Minimum tract depth	1,500 feet
Maximum units	212 units
Minimum width of townhouse or stacked townhouse	22 feet
Minimum setbacks	
Principal building	
Setback from Obre Road	250 feet
Setback from internal roads	20 feet
Setback from parking (excluding driveway spaces)	15 feet
Distance between the rear of a dwelling to any building	30feet
Distance between the side of a dwelling to any building	20 feet
Side tract boundary	40 feet
Rear tract boundary	200 feet
Accessory buildings	
Setback from Obre Road	Prohibited
Setback from internal roads	20 feet

Requirements	Standard
Setback from parking	10 feet
Side yard setback	50 feet
Rear yard setback	190 feet
Maximum dwellings per building	
Townhouses	5
Stacked townhouses	12
Combination	12
Maximum building height	
Townhouses	2.5 stories / 35 feet*
Stacked townhouses	3 stories / 40 feet*
Maximum building length along longest side	120 feet
Maximum building coverage (building coverage of tract)	15%
Maximum lot coverage (coverage of tract)	40%

* See subsection (2) below.

(2) Building Height.

(a) The maximum building height for any building located along Obre Road and/or along a site entrance within 130 feet of Obre Road shall be 2 stories / 35 feet.

(b) Building height of stacked townhouses shall be measured as the vertical distance measured to the midpoint point of the building roof from the average finished grade, measured at five-foot intervals along and five feet away from the foundation along the side(s) of the building facing a street. If the average finished grade consists of fill, the grading shall transition to the original grade at maximum slope of 8:1 for a minimum distance of 40 feet. (Retaining walls shall not be used within this 8:1 transition, except for walls that are perpendicular to the structure and designed for basement/cellar garages or walkout basements/cellars.)

(3) First floor patios and decks may encroach into required setbacks by a maximum of 12 feet.

G. Site access, off-street parking, and loading requirements.

(1) A maximum of 2 site access driveways shall be permitted from Obre Road. Driveways serving individual townhouses or stacked townhouses are prohibited from Obre Road.

(2) Site driveways have a minimum setback of 100 feet from any side tract boundary.

(3) A minimum of 20 feet shall be provided for any private driveway, measured from the garage to the sidewalk or cartway, as may be applicable.

(4) The number of parking spaces shall be consistent with the requirements of N.J.A.C. 5:21-1.1 et seq. known as the Residential Site Improvements Standards.

(5) The number of parking spaces required for a club house or amenity space shall be 1 parking space per 500 square feet of gross floor area.

(6) No loading spaces are required.

(7) Parking spaces and drive aisles shall comply with the minimum principal building setbacks.

H. Amenity requirements.

(1) The following amenities shall be provided:

(a) Walking paths available to on-site residents.

(b) Clubhouse.

(c) Outdoor playground that offers play opportunities for a variety of child ages.

(2) No amenity, with the exception of walking paths, shall be located within 100 feet of a side lot line shared with a lot that includes a single-family home.

I. Landscape Requirements.

(1) Landscaping and plantings shall be provided pursuant to §102-71. unless otherwise stated.

(2) Shade trees shall be provided along all internal roads as specified by §102-71A. Notwithstanding the provisions of §102-71A, shade trees shall be planted 10 feet from the curb line.

(3) Landscape buffers.

(a) A 100 foot landscaped buffer shall be provided along the Obre Road frontage.

(b) A 20 foot landscaped buffer shall be provided along the side and rear tract boundaries.

(c) A planted berm of 6 to 8 feet in height shall be provided within the Obre Road landscape buffer. The berm shall have gently curving, naturalistic forms with vertical and horizontal variation. Berm slopes shall not exceed 3:1, with an average slope of between 4:1 and 5:1. The berm shall include a variety of plant materials with a predominance of evergreen trees planted generally along the ridge to maximize the buffer screening.

(d) The landscaped buffers shall be planted with an all-season screen consisting of groups of evergreen and deciduous trees staggered in double rows 15 feet on center, as well as shrubs. Evergreen tree groups shall consist of 3 to 7 evergreen trees (minimum of 6 feet in height at planting). Deciduous tree groups shall consist of one canopy tree (2 ½ inches in caliper at planting), and 3 ornamental trees (2 ½ inches caliper at planting.) No structures are permitted within the buffer with the exception of site entrances and permitted project identification signs.

(4) All stormwater management basins shall be graded, landscaped, and buffered to maintain a naturalized look and minimal walls and retaining walls to the extent practical in accordance with NJ DEP stormwater regulations.

J. Miscellaneous Site Design.

(1) Trash and recycling areas shall be provided within the garages of all units. Dumpsters shall be provided for any unit without a garage within 300 feet of the unit served. Dumpsters shall be enclosed with a masonry wall and a solid gate and shall be screened from adjacent units and amenities with plantings. The masonry wall and gate shall be composed of materials and colors that are complementary to the townhouse buildings.

(2) Covered bicycle storage shall be provided at a rate of one bicycle storage space per unit. Required bike storage shall be provided within 300 feet of each unit served.

(3) Not more than 2 fence styles shall be permitted for individual unit fencing. This shall not apply to fencing for common areas.

K. Building Design.

(1) Walkout basements are prohibited for any unit with rear frontage along Obre Road.

(2) Roof lines shall be varied and shall not include a continuous ridge line for more than two units in a row, with height changes or offsets of not less than 12 inches. The articulation of the roof line shall include gables, dormers, offsets, and similar treatments.

(3) Building front and rear facades shall provide offsets of at least 2 feet, at a spacing of not more than two units having the same setback.

(4) All buildings shall be designed to have an attractive, finished appearance from all public spaces and public streets. Building materials on the rear and side facades of the building shall be consistent with those on the front façade. Building design of the rear and side facades of the building shall be complementary to that of the front façade.

(1) All buildings shall employ traditional architectural forms and materials that complement to the Township's rural and agricultural character. Primary building colors shall be warm muted earth tones.

(2) The side and rear facades of buildings located along Obre Road shall utilize enhanced architectural design to mitigate the visual impact of the development from the public road. Enhanced architecture shall include side building entrances for end units, enhanced architectural detailing of the building facade, increased window areas, and/or enhanced architectural detailing of rear decks and patios.

(3) Rear decks or patios shall be provided for all units except as set forth in item G.(2) here in.

(a) The maximum depth of rear decks and patios is 15 feet.

L. Upper story decks are prohibited.

M. Signs.

(1) One monument or freestanding project identification sign at each site entrance is permitted in accordance with the following standards:

(a) Signs shall be non-illuminated or externally illuminated.

(b) Signs shall be landscaped and may identify the community project name, developer, and logo.

(a) The maximum sign area containing text and logos shall not exceed 20 square feet for each side of the sign if two-sided.

(b) The maximum sign height, including the structure and sign area, shall not exceed 6 feet.

(c) The minimum sign setbacks shall be 10 feet from the public right-of-way and 75 feet from the side tract boundary.

(2) Ground mounted wayfinding signs shall be permitted to identify specific locations and/or buildings, areas, or recreational facilities. No sign shall exceed 4 square feet in area and 4.5 feet in height.

(3) Real estate signs and flag signs, the purpose of which is to advertise availability and/or direct the public to the development, are permitted along public streets and intersections, provided that such signs are located outside of any sight triangle easements, do not interfere with vehicle sight lines. Such signs shall comply with the following requirements:

(a) There shall be no more than 5 real estate signs and 10 flag signs per property being advertised, however, there shall be no more than 2 real estate signs and 2 flag signs along Obre Road.

(b) Signs shall be freestanding and non-illuminated, and may be two sided.

(c) Real estate signs shall not exceed 20 square feet in area, per side, and 6 feet in height above the ground.

(d) Flag signs shall not exceed 30 square feet of area, per side, and shall not exceed 20 feet in height above the ground.

(4) A temporary real estate sign advertising the sale or lease of a property or structure is permitted with the following restrictions:

(a) There shall be no more than one sign per property, except that corner lots shall be entitled to 2 signs per each such lot. Such signs shall not exceed 4 square feet on each side and shall not be more than 4 feet in height and shall be removed at the expense of the advertiser immediately upon termination or completion of the matter being advertised.

(b) Signs must be located on the property advertised.

(c) Directional signs advertising for open houses may be permitted on the day before the open house and must be removed the same day after the termination of the open house. Such signs shall not exceed 4 square feet on each side and shall not be more than 4 feet in height. The number, size and location of such signs are to be determined by the Zoning Officer or Code Enforcement Officer in the exercise of his or her reasonable judgment. In any event, no more than 5 signs shall be permitted for any one open house event.

(5) Except as provided for herein, all signs shall be in accordance with the requirements of § 102-106.

(6) Seasonal decorations are permitted in accordance with the requirements of § 102-106C.

SECTION 2. Repealer. All ordinances or parts of ordinances inconsistent or in conflict with this Ordinance are hereby repealed as to said inconsistencies and conflict.

SECTION 3. Remainder. Except as hereby provided, all other parts of Chapter 102 of the Code of the Township of Colts Neck shall remain in full force and effect.

SECTION 4. Referral to Planning Board. Upon introduction, this Ordinance shall be referred to the Planning Board of the Township of Colts Neck for its review and comment for consistency with the master plan in accordance with the Municipal Land Use Law.

SECTION 5. Severability. If any Section, part of any Section or clause or phrase of this Ordinance is for any reason held to be invalid or unconstitutional, such decision shall not affect the remaining provisions of this Ordinance. The Township Committee of the Township of Colts Neck declares that it would have passed the Ordinance and each Section thereof, irrespective of the fact that any one or more of the subsections, sentences, clauses or phrases may be declared unconstitutional or invalid.

SECTION 6. Effective Date. This Ordinance shall take effect immediately upon final passage and publication according to law.

The foregoing Ordinance was introduced and passed on the first reading at the meeting of the Township Committee of Colts Neck Township on the July 13, 2026 and will be considered for final passage and adoption on August 12, 2026, 6:30 p.m. Town Hall, 1 Veterans Way at which time and place a public hearing will be held for all persons desiring to be heard thereon will be given full opportunity.

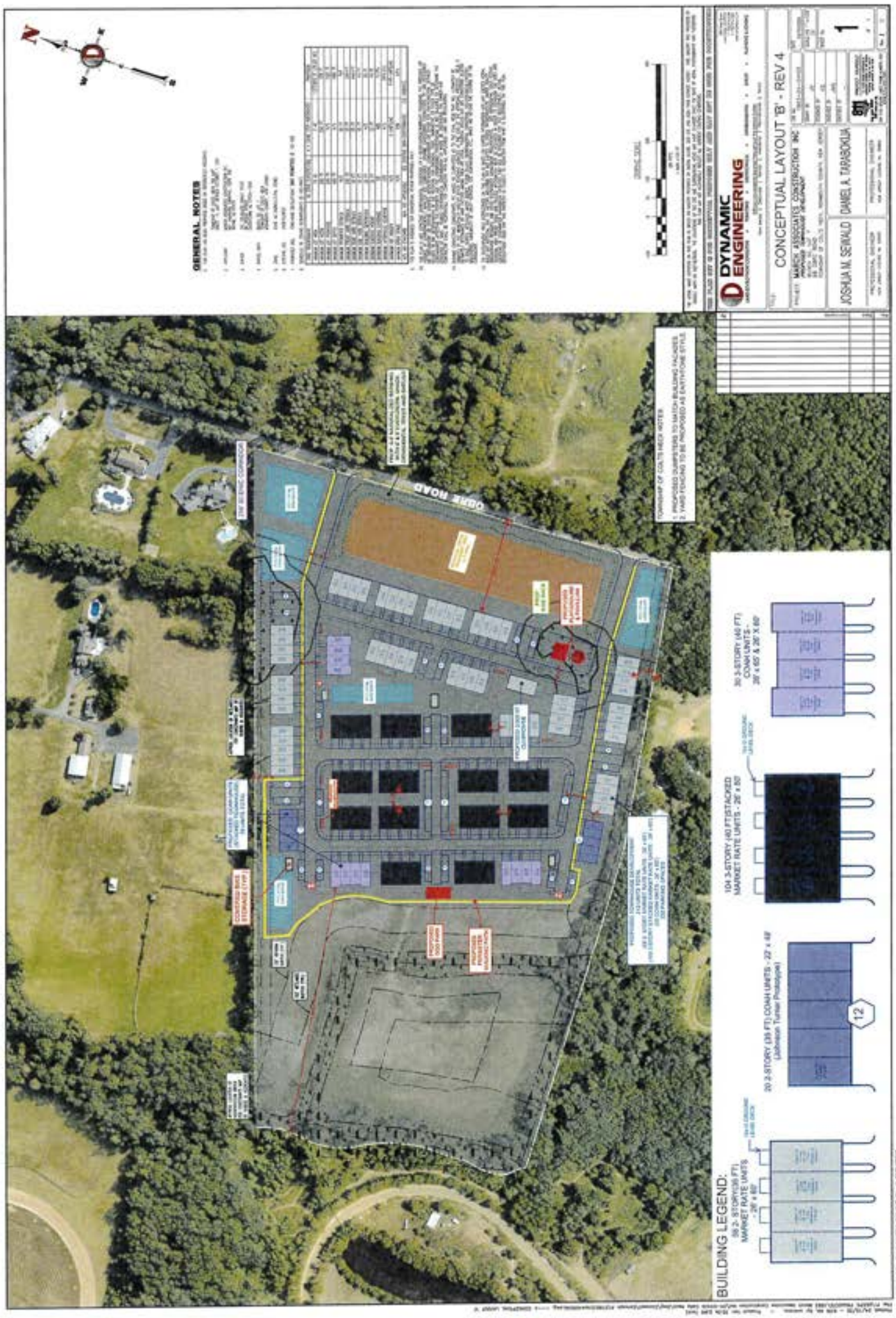
_____

Kathleen Capristo, Municipal Clerk

RECORD OF VOTE										
	First Reading					Second Reading				
	July 13 2026					August 12, 2026				
	M	S	Yes	No	NV	Ab	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

EXHIBIT A


GENERAL NOTES
DYNAMIC ENGINEERING
CONCEPTUAL LAYOUT 'B' - REV 4
JOSHUA M. SEWALD
DANIEL A. TARABOKLIA
OBRE ROAD
BUILDING LEGEND:
12

RESOLUTION 2026-140

EXECUTIVE SESSION

WHEREAS, the Open Public Meetings Act, N.J.S.A. 10:4-12(b), permits the exclusion of the public from a meeting in certain circumstances; and

WHEREAS, the Colts Neck Township Committee finds that such circumstances presently exist.

NOW, THEREFORE, BE IT RESOLVED by the Colts Neck Township Committee as follows:

1. The public shall be excluded from discussion of any action upon hereinafter specified subject matter;

2. The general nature of the subject matter to be discussed is as follows:

   a. Potential litigation confidential pursuant to N.J.S.A. 10:4-12(b)(7)

   b. Personnel confidential pursuant to N.J.S.A. 10:4-12(b)(8);

3. The Committee will not take action during closed executive session;

4. It is anticipated that the closed session will last approximately sixty (60) minutes;

5. It is anticipated at this time the above-stated subject matter(s) will be made public when the need for confidentiality no longer exists; and

6. This Resolution shall become effective immediately.

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 special meeting held on the 13th of July 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 2026-141

RESOLUTION REQUESTING THE PLACEMENT OF A REFERENDUM ON THE OFFICIAL BALLOT FOR THE NEXT GENERAL ELECTION OF NOVEMBER 3, 2026 AUTHORIZING THE INCREASE OF THE ANNUAL LEVY FOR OPEN SPACE, FARMLAND AND HISTORIC PRESERVATION WITHIN COLTS NECK TOWNSHIP

WHEREAS, the Township Committee of Colts Neck Township recognizes the benefits to the residents of the Township and to society in general of preserving open space and setting aside property for conservation, farmland and historic preservation, which will benefit not only the present residents, but future generations as well; and

WHEREAS, the Township, desires to ascertain the approval of the Township's voters with regard to increasing the annual levy of $0.012 per $100 to **TBD** per $100 of assessed valuation of real property for open space, farmland and historic preservation purposes; and

WHEREAS, the Township Committee desires to submit to the voters of the Township Committee, pursuant to *N.J.S.A. 40:12-15.7*, a proposition authorizing the increase of the annual levy in the aforesaid amount.

NOW, THEREFORE, BE AND IT IS HEREBY RESOLVED by the Township Committee of Colts Neck Township that the Township hereby requests the Monmouth County Clerk of Elections to place, on the official ballot to be used in the next General Election to be held on November 3, 2026, the following question:

COLTS NECK TOWNSHIP QUESTION #1

Should Colts Neck Township increase the annual levy for Open Space, Farmland and Historic Preservation, within Colts Neck Township from the amount of $0.012 per $100 to the amount of **TBD** per $100 of assessed valuation of real property?

EXPLANATORY STATEMENT

The proposed referendum seeks to increase the dedicated farmland, open space and historic preservation tax from the current $0.012 to **TBD** per $100 of assessed valuation. The increase is being proposed to provide additional funds to afford the Township the ability to acquire additional land dedicated for farmland, open space and/or historic preservation, in furtherance of the Township's commitment to maintaining the rural character of the Township by preserving open space.

For an average home assessed at $1,367,047, this would increase the tax payment from $164.05 per year to **TBD** per year. Revenues from this dedicated open space tax will be used for farmland, open space and historic preservation, including debt service.

BE IT FURTHER RESOLVED that a certified copy of this Resolution shall be forwarded to each of the following parties:

a. Monmouth County Clerk of Elections;
b. Monmouth County Board of Elections; and
c. Director, Division of Local Government Services, New Jersey Department of Community Affairs.

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 13th of July 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 2026-142

RESOLUTION OF COLTS NECK TOWNSHIP AUTHORIZING THE SETTLEMENT OF LITIGATION BETWEEN NOTARO COMMERCIAL DEVELOPMENT/9 HEYERS MILL, LLC, COLTS NECK TOWNSHIP, AND COLTS NECK TOWNSHIP PLANNING BOARD

WHEREAS, Notaro Commercial Development/9 Heyers Mill, LLC filed a Complaint in Lieu of Prerogative Writs against Colts Neck Township (the "Township"), the Mayor and Township Committee of Colts Neck Township (the "Committee"), and the Colts Neck Township Planning Board (the " Planning Board") entitled Notaro Commercial Development/9 Heyers Mill, LLC v. Township of Colts Neck, et al., Docket No. MON-L-1136-26 (the "Litigation"); and

WHEREAS, the Litigation challenges the Planning Board's denial of an application by Notaro Commercial Development/9 Heyers Mill, LLC requesting approval to construct a 8,550 square- foot commercial building on a parcel located in the Township's B-3 Business Zone District; and

WHEREAS, the parties to the Litigation have discussed the potential re-zoning of the property which is the subject of this Litigation as part of a proposed global settlement of the Litigation; and

WHEREAS, the parties have set forth the terms and conditions of their proposed settlement of the Litigation within a written Stipulation of Settlement and Dismissal (the "Agreement") attached hereto; and

WHEREAS, the Township Committee has determined that it in the best interests of the Township to approve the proposed settlement as set forth within the Agreement and to authorize its counsel in this Litigation, Richard Grodeck, Esq., to sign the Agreement on behalf of the Township.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of Colts Neck Township, County of Monmouth, New Jersey that the terms and conditions of the settlement as set forth within the attached Agreement are hereby approved; and

BE IT FURTHER RESOLVED that the Township's litigation counsel, Richard Grodeck, Esq., is hereby authorized to sign the Agreement, in substantially the form attached hereto, on behalf of the Township; and

BE IT FURTHER RESOLVED that a copy of this resolution shall be provided to the Township's litigation counsel, Richard Grodeck, Esq.

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 13th day of July 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					