

**COLTS NECK TOWNSHIP
TOWNSHIP COMMITTEE MEETING
SEPTEMBER 9, 2020, 7:30 P.M.
TOWN HALL**

The meeting of the Colts Neck Township Committee was called to order at 7:30 p.m. by Mayor Rizzuto, followed by the Salute to the Flag. The following statement was read by Township Administrator, Kathleen Capristo: "The notice requirements of the New Jersey Public Meetings Law have been satisfied by noticing the News Transcript and the Asbury Park Press on December 19, 2019 stating that a regular meeting of the Colts Neck Township Committee would be held on September 9, 2020 at 7:30 p.m., Town Hall. A copy is on file in the office of the Township Clerk."

Administrator Capristo also read the following statement: Further, on September 7, 2020 notice was provided to the Asbury Park Press that in order to comply with Executive Order 104 from the Governor of the State of New Jersey, this meeting would be held virtually with log-in information and telephonic numbers for call-in being provided via the Township's website.

Roll call by Ms. Lindsey indicated the following:

Present: Mayor Frank Rizzuto, Deputy Mayor Michael Viola; Committeeman J.P. Bartolomeo, Committeewoman Sue Fitzpatrick and Committeeman Tom Orgo

Also Present: Kathleen Capristo, Administrator, Trina Lindsey, Municipal Clerk and Fay Szakal, Township Counsel

Absent: Meghan Bennett, Township Counsel

1. APPROVAL OF MINUTES: MEETING OF JULY 28, 2020, SPECIAL MEETING AND AUGUST 12, 2020 REGULAR MEETING

Mayor Rizzuto called for comments. Hearing none, Mayor Rizzuto called for a motion to approve. On a motion by Committeeman Bartolomeo, seconded by Deputy Mayor Viola and a majority roll call vote, the minutes were approved. Committeeman Orgo abstained from voting on the July 28, 2020 minutes.

RECORD OF VOTE						
Committeeman	M	S	Yes	No	NV	Ab
Rizzuto			X			
Viola		S	X			
Bartolomeo		M	X			
Fitzpatrick			X			
Orgo			X		X	
M - Moved S - Seconded X - indicates vote NV - Not Voting Ab - Absent						

2. PROCLAMATION:

- HUNGER ACTION MONTH, SEPTEMBER 2020

Mayor Rizzuto read the proclamation in its entirety and noted the importance of supporting Fulfill, formerly known as The Foodbank of Monmouth and Ocean Counties.

3. DISCUSSION:

- SIGN ORDINANCE
- SUSTAINABLE JERSEY – DAVE KOSTKA
- NEW STREET

Committeeman Orgo commented on the sign ordinance stating that Long Range Planning has been working on revising the sign ordinance in an attempt to make the ordinance clearer for Code Enforcement. Committeeman Orgo stated that the proposed changes to the ordinance will be introduced at the next Township Committee Meeting.

Mayor Rizzuto introduced Dave Kostka, Chairman of the Environmental Commission, who spoke regarding Sustainable Jersey. Mr. Kostka stated that the Environmental Commission has researched the benefits of joining Sustainable Jersey and feel it would be beneficial to the Township. Mr. Kostka explained that Sustainable Jersey provides tools, training and grants to municipalities who meet certain criteria. Mr. Kostka stated that it is free to register with the Sustainable Jersey program and explained that the first step would be for the Governing Body to adopt a resolution stating that the Township supports registering with the Sustainable Jersey Municipal Certification Program. Mayor Rizzuto and the Township Committee briefly discussed and agreed that it would be beneficial for the Township to register with Sustainable Jersey and will adopt a resolution of support at the next Township Committee meeting.

Mayor Rizzuto welcomed Police Chief, Paul Santucci, to discuss New Street. Chief Santucci was joined by Traffic Safety Sergeant Thomas Ward, and Lieutenant Todd Mayer. Chief Santucci noted that the Police Department and the Township has received concerns from the residents on New Street regarding the speeding of vehicles who use New Street, as well New Street being used as a cut through street. Chief Santucci stated that the Police Department had officers stationed on New Street in the morning and evenings conducting enforcement details. Chief Santucci stated that the Police Department also had a temporary speed sign placed on New Street where they collected data for 16 days in August. Chief Santucci reviewed this data stating that in those 16 days 24,200 vehicles travelled on New Street going north and south, which is an average of 1,500 vehicles per day. Chief Santucci stated that the data collected showed that the afternoon hours from 12:00 p.m. – 2:00 p.m. going southbound on New Street had the highest traffic. Chief Santucci stated that the average speed for travelers going northbound on New Street was 20 mph, and 80% of vehicles travelled 26 mph or less. Chief Santucci stated that the data collected over those 16 days also showed that the average speed of traffic travelling southbound on New Street was 22 mph. Chief Santucci stated that during the time when the patrol officers conducting enforcement details 21 traffic violations were issued. Chief Santucci stated that the Police Department and the Township are currently discussing various possible solutions to address the concerns of the residents on New Street. Chief Santucci stated that some of the possible solutions are speed bumps, making New Street a one-way street, modifications to signage on the street, installing a “speed limit strictly enforced” sign, painting 25 mph on the street, etc.

Mayor Rizzuto commended the Chief and his staff for their work and efforts in addressing the concerns of the residents. Mayor Rizzuto stated that the Township will continue to investigate possible solutions.

Deputy Mayor Viola asked if during the enforcement details by the Police Department were any of the violations issued for oversized trucks. Chief Santucci replied that there were no 4-ton violations issued.

Committeeman Bartolomeo asked if the Township could consider doubling fines on streets that are problem streets with speeding and traffic violations. Mr. Bartolomeo noted an incident when he and a Township employee were on Merchants Way investigating storm damage and were nearly hit multiple times by vehicles travelling over the speed limit.

Chief Santucci noted that it is unfortunate, but slow down and move over is a continuous fight around the country.

4. **RESOLUTION 2020-106:** AUTHORIZING REJECTION OF BIDS FOR FURNISHING AND DELIVERING OF LEAF COLLECTION SERVICES FOR THE

DEPARTMENT OF PUBLIC WORKS OF COLTS NECK TOWNSHIP, OCTOBER 26, 2020 – JANUARY 17, 2022

Mayor Rizzuto called for comments. Administrator Capristo stated that the Township received one bid which was double of the previous contract. Administrator Capristo stated that in accordance with the Local Public Contracts Law the Township can reject all bids and solicit bids with the hope to secure a bid in line with the budget. Hearing no further comments, Mayor Rizzuto called for a motion to approve. On a motion by Committeeman Bartolomeo, seconded by Deputy Mayor Viola and a unanimous roll call vote, the resolution was adopted.

RECORD OF VOTE						
Committeeman	M	S	Yes	No	NV	Ab
Rizzuto			X			
Viola		S	X			
Bartolomeo	M		X			
Fitzpatrick			X			
Orgo			X			
M - Moved S - Seconded X - indicates vote NV - Not Voting Ab - Absent						

5. **RESOLUTION 2020-107:** RESOLUTION OPPOSING ALL MAIL-IN BALLOT ELECTIONS

Mayor Rizzuto called for comments. Deputy Mayor Viola stated that the logic behind an all-mail election is wrong using the pandemic as the reason. Deputy Mayor Viola stated that people wait in lines at stores, etc. therefore he doesn't see why people cannot wait in line to cast their vote. Mayor Rizzuto stated that he agrees with the Deputy Mayor's comments. Hearing no further comments, Mayor Rizzuto called for a motion to approve. On a motion by Deputy Mayor Viola, seconded by Committeeman Bartolomeo and a unanimous roll call vote, the resolution was adopted.

RECORD OF VOTE						
Committeeman	M	S	Yes	No	NV	Ab
Rizzuto			X			
Viola	M		X			
Bartolomeo		S	X			
Fitzpatrick			X			
Orgo			X			
M - Moved S - Seconded X - indicates vote NV - Not Voting Ab - Absent						

6. **RESOLUTION 2020-108:** APPROVING RENEWAL OF LIQUOR LICENSES FOR THE 2020-2021 LICENSE YEAR

Mayor Rizzuto called for comments. Hearing none, Mayor Rizzuto called for a motion to approve. On a motion by Deputy Mayor Viola, seconded by Committeeman Bartolomeo and a unanimous roll call vote, the resolution was adopted.

RECORD OF VOTE						
Committeeman	M	S	Yes	No	NV	Ab
Rizzuto			X			
Viola	M		X			
Bartolomeo		S	X			
Fitzpatrick			X			
Orgo			X			
M - Moved S - Seconded X - indicates vote NV - Not Voting Ab - Absent						

7. **RESOLUTION 2020-109: AUTHORIZING PURCHASE OF 2021 AMERICAN ROLL OFF, SOURCEWELL CONTRACT # 081716-NVS (\$195,572.99)**

Mayor Rizzuto called for comments. Committeeman Orgo stated that this roll off is necessary for the Department of Public Works. Committeeman Orgo stated that the roll off the Township currently owns continues to fail mechanically. Committeeman Bartolomeo asked what year the roll off is that the Township currently owns. Committeeman Orgo replied that the equipment is a 2003. Administrator Capristo stated that the 2003 roll off will be auctioned. Hearing no further comments, Mayor Rizzuto called for a motion to approve. On a motion by Committeeman Bartolomeo, seconded by Deputy Mayor Viola, and a unanimous roll call vote, the resolution was adopted.

RECORD OF VOTE					
Committeeman	M S	Yes	No	NV	Ab
Rizzuto		X			
Viola	S	X			
Bartolomeo	M	X			
Fitzpatrick		X			
Orgo		X			
M - Moved S - Seconded X - indicates vote NV - Not Voting Ab - Absent					

8. **RESOLUTION 2020-110: APPROVING AND AUTHORIZING THE EXECUTION OF A SHARED SERVICE AGREEMENT BETWEEN COLTS NECK TOWNSHIP AND THE COLTS NECK TOWNSHIP SCHOOLS BOARD OF EDUCATION (SPECIAL LAW ENFORCEMENT OFFICERS III)**

Mayor Rizzuto called for comments. Administrator Capristo commented that this is the shared service agreement for the SLEO III officers at the school. Administrator Capristo commented that there are no changes to the contract from last year. Mayor Rizzuto stated that this program has been very successful. Hearing no further comments, Mayor Rizzuto called for a motion to approve. On a motion by Committeeman Bartolomeo, seconded by Committeewoman Fitzpatrick and a unanimous roll call vote, the resolution was adopted.

RECORD OF VOTE					
Committeeman	M S	Yes	No	NV	Ab
Rizzuto		X			
Viola		X			
Bartolomeo	M	X			
Fitzpatrick	S	X			
Orgo		X			
M - Moved S - Seconded X - indicates vote NV - Not Voting Ab - Absent					

9. **RESOLUTION 2020-111: CONFIRMING APPOINTMENT OF TOWNSHIP PROFESSIONAL PURSUANT TO N.J.S.A. 40A:11-5**

Mayor Rizzuto called for comments. Administrator Capristo stated that this professional service contract is for a Municipal Advisor in relation to the new municipal building. Administrator Capristo stated that the Municipal Advisor will assist the Township in securing the best possible rate. Hearing no further comments, Mayor Rizzuto called for a motion to approve. On a motion by Deputy Mayor Viola, seconded by Committeeman Bartolomeo and a unanimous roll call vote, the resolution was adopted.

RECORD OF VOTE					
Committeeman	M S	Yes	No	NV	Ab
Rizzuto		X			
Viola	M	X			
Bartolomeo	S	X			
Fitzpatrick		X			
Orgo		X			
M - Moved S - Seconded X - indicates vote NV - Not Voting Ab - Absent					

10. RESOLUTION 2020-112: AUTHORIZING PURCHASE OF 6 GETAC MDT'S STATE CONTRACT NO. 17-FLEET-00744 (\$35,808.00)

Mayor Rizzuto called for comments. Mayor Rizzuto stated that this purchase is for the computers used in police vehicles. Mayor Rizzuto noted that the current ones being used in the Township's police vehicles are well outdated. Hearing no further comments, Mayor Rizzuto called for a motion to approve. On a motion by Committeeman Bartolomeo, seconded by Deputy Mayor Viola and a unanimous roll call vote, the resolution was adopted.

RECORD OF VOTE					
Committeeman	M S	Yes	No	NV	Ab
Rizzuto		X			
Viola	S	X			
Bartolomeo	M	X			
Fitzpatrick		X			
Orgo		X			
M - Moved S - Seconded X - indicates vote NV - Not Voting Ab - Absent					

11. RESOLUTION 2020-113: A RESOLUTION CONSENTING TO THE PROPOSED MONMOUTH COUNTY WATER QUALITY MANAGEMENT (WQM) PLAN AMENDMENT

Mayor Rizzuto called for comments. Hearing none, Mayor Rizzuto called for a motion to approve. On a motion by Committeeman Orgo, seconded by Committeeman Bartolomeo and a unanimous roll call vote, the resolution was adopted.

RECORD OF VOTE					
Committeeman	M S	Yes	No	NV	Ab
Rizzuto		X			
Viola		X			
Bartolomeo	S	X			
Fitzpatrick		X			
Orgo	M	X			
M - Moved S - Seconded X - indicates vote NV - Not Voting Ab - Absent					

12. ORDINANCE 2020-15: AN ORDINANCE OF COLTS NECK TOWNSHIP, COUNTY OF MONMOUTH, STATE OF NEW JERSEY AMENDING AND SUPPLEMENTING CHAPTER 102 OF THE CODE OF COLTS NECK TOWNSHIP ENTITLED "DEVELOPMENT REGULATIONS" AND MORE PARTICULARLY SECTION 102-85 A-4, MIXED HOUSING DISTRICT

Mayor Rizzuto read the ordinance by title for second reading/public hearing. Mayor Rizzuto called for comments from the Township Committee. Deputy Mayor Viola explained that the existing A-4 Mixed Housing Development is being amended to comply with the Settlement Agreement and Concept Plan submitted by Countryside

Developers, Inc. Deputy Mayor Viola stated that the ordinance reduces the minimum side yard between buildings from 20 feet to 15 feet and reduces the minimum tract perimeter buffer from 50 feet to 35 feet.

Deputy Mayor Viola stated that the Planning Board met last evening and found Ordinance 2020-15, Ordinance 2020-16 and Ordinance 2020-17 to be consistent with the Master Plan.

Hearing no further comments, Mayor Rizzuto called for a motion to open the public hearing. On a motion by Deputy Mayor Viola, seconded by Committeeman Bartolomeo and a unanimous voice vote, the public hearing was opened. Administrator Capristo advised members from the public to raise their hand or dial *9 on their telephones if they wished to comment and/or ask a question in regard to this ordinance. As there were no members of the public who wished to comment on this ordinance, Mayor Rizzuto called for a motion to close the public hearing. On a motion by Committeeman Bartolomeo, seconded by Deputy Mayor Viola and a unanimous voice vote, the public hearing was closed. Mayor Rizzuto called for a motion to approve. On a motion by Deputy Mayor Viola, seconded by Committeeman Bartolomeo and a unanimous roll call vote, the ordinance was adopted.

RECORD OF VOTE						
Committeeman	M	S	Yes	No	NV	Ab
Rizzuto			X			
Viola	M		X			
Bartolomeo		S	X			
Fitzpatrick			X			
Orgo			X			
M - Moved S - Seconded X - indicates vote NV - Not Voting Ab - Absent						

ORDINANCE NO. 2020-15

AN ORDINANCE OF COLTS NECK TOWNSHIP, COUNTY OF MONMOUTH, STATE OF NEW JERSEY AMENDING AND SUPPLEMENTING CHAPTER 102 OF THE CODE OF COLTS NECK TOWNSHIP ENTITLED "DEVELOPMENT REGULATIONS" AND MORE PARTICULARLY SECTION 102-85 A-4, MIXED HOUSING DISTRICT

WHEREAS, the Colts Neck Township Committee desires to amend and supplement Section 102-85, A-4, Mixed Housing District to provide for the construction of an inclusionary development designed to assist the Township in satisfying its fair share housing obligation through construction of affordable units set aside for low and moderate income households pursuant to the Mount Laurel doctrine and laws of New Jersey; and

WHEREAS, the A-4, Mixed Housing District includes, in part, Block 42, Lots 3 and 4 as identified on the Colts Neck Township Tax Map; and

WHEREAS, the Colts Neck Township Committee desires to amend the A-4, Mixed Housing District pursuant to a Settlement of Litigation Agreement between Countryside Developers, Inc. and Colts Neck Township dated March 18, 2020 in the case captioned In the Matter of the Application of the Township of Colts Neck docketed at MON-L-2234-15.

NOW, THEREFORE, BE IT ORDAINED, by the Colts Neck Township Committee, County of Monmouth, State of New Jersey that Chapter 102 of the Code of Colts Neck Township entitled "Development Regulations" subsection 102-84 "A-4, Mixed Housing District" be amended and supplemented in the following parts only (additions to text indicated by underline; deletions to text indicated by ~~strikeout~~):

SECTION I: That Section 102-85E(4) Bulk and Design Requirements be amended and supplemented in the following parts only

Type	Patios, Atriums and Townhouses, Duplexes and Quadplexes ⁷ (See §102-98)	Garden Apartments (see §102-98)	Detached Single-Family Dwellings ⁷
Perimeter Setback	50 feet ¹²	85 feet	50 feet
Minimum Side	20 feet	20 feet	5 feet ¹⁰

yard ^{6, 8}	15 feet	15 feet	
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Notes:

12

Tract perimeter setback of 50 maybe reduced to 35 feet along the Colts Neck side of the Howell Township municipal boundary as long as the remaining 15 feet is provided by a buffer easement dedicated to Colts Neck Township along the Howell Township side of the boundary. The grantor, its successors and assigns reserve a 24 foot access easement and a 15 foot utility right-of-way easement across the 15 foot buffer easement in Howell Township

- SECTION II Severability. If any section, paragraph subsection, clause or provision of this ordinance shall be adjudged invalid, such adjudication shall apply only to the section, paragraph, subsection, clause or provision so adjudged and the remainder of this ordinance shall be deemed valid and effective.
- SECTION III Repealer. The remainder of all other sections and subsections of the aforementioned ordinance not specifically amended by this ordinance shall remain in full force and effect.
- SECTION IV Inconsistent ordinance. All ordinances or parts thereof inconsistent with the provisions of this ordinance are hereby repealed as to such inconsistency.
- SECTION V This ordinance shall take effect immediately upon passage, publication and filing according to law.

I hereby certify the Ordinance foregoing to be a true copy of an Ordinance introduced by the Township Committee of the Township of Colts Neck on the 12th day of August, 2020. A public hearing will be held on September 9, 2020, 7:30 p.m. Town Hall, 124 Cedar Drive.

Frank Rizzuto, Mayor

Trina Lindsey, Township Clerk

RECORD OF VOTE												
	First Reading					Second Reading						
	August 12, 2020					September 9, 2020						
	M	S	Yes	No	NV	Ab	M	S	Yes	No	NV	Ab
Mayor Rizzuto			X					X				
Deputy Mayor Viola	M		X				M		X			
Bartolomeo		S	X				S		X			
Fitzpatrick			X						X			
Orgo						X			X			
M - Moved S - Seconded X - indicates vote NV - Not Voting Ab - Absent												

A4Amendment2020

13. **ORDINANCE 2020-16:** AN ORDINANCE OF COLTS NECK TOWNSHIP, COUNTY OF MONMOUTH, STATE OF NEW JERSEY REPEALING CHAPTER 102, ARTICLE VI, SECTION 102-46.6 "AFFORDABLE HOUSING GROWTH SHARE" AND ESTABLISHING A NEW SECTION 102-46.6 ENTITLED "AFFORDABLE HOUSING GROWTH SHARE-GRANDFATHER" OF THE CODE OF THE TOWNSHIP OF COLTS NECK.

Mayor Rizzuto read the ordinance by title for second reading/public hearing. Mayor Rizzuto called for comments. Deputy Mayor Viola stated that currently, the Township's ordinances require developments generating five or more units to fulfill the

affordable housing obligation generated by that development either onsite or offsite. Deputy Mayor Viola stated that with the new Affordable Housing Plan this provision will become obsolete and needs to be repealed. Deputy Mayor Viola stated that the new grandfathering clause has been provided to prevent the two developments approved under this ordinance from becoming nonconforming.

Hearing no further comments, Mayor Rizzuto called for a motion to open the public hearing. On a motion by Committeeman Bartolomeo, seconded by Deputy Mayor Viola and a unanimous voice vote, the public hearing was opened. Administrator Capristo advised members from the public to raise their hand or dial *9 on their telephones if they wished to comment and/or ask a question in regard to this ordinance. As there were no members of the public who wished to comment on this ordinance, Mayor Rizzuto called for a motion to close the public hearing. On a motion by Committeeman Bartolomeo, seconded by Deputy Mayor Viola and a unanimous voice vote, the public hearing was closed. Mayor Rizzuto called for a motion to approve. On a motion by Deputy Mayor Viola, seconded by Committeeman Bartolomeo and a unanimous roll call vote, the ordinance was adopted.

RECORD OF VOTE						
Committeeman	M	S	Yes	No	NV	Ab
Rizzuto			X			
Viola	M		X			
Bartolomeo		S	X			
Fitzpatrick			X			
Orgo			X			
M - Moved S - Seconded X - indicates vote NV - Not Voting Ab - Absent						

ORDINANCE NO. 2020-16

AN ORDINANCE OF COLTS NECK TOWNSHIP, COUNTY OF MONMOUTH, STATE OF NEW JERSEY REPEALING CHAPTER 102, ARTICLE VI, SECTION 102-46.6 "AFFORDABLE HOUSING GROWTH SHARE" AND ESTABLISHING A NEW SECTION 102-46.6 ENTITLED "AFFORDABLE HOUSING GROWTH SHARE - GRANDFATHER" OF THE CODE OF THE TOWNSHIP OF COLTS NECK

WHEREAS, on April 23, 1997 the Colts Neck Township Committee amended in its entirety Chapter 102, Development Regulations of the Code of the Township of Colts Neck; and

WHEREAS, the New Jersey Council on Affordable Housing (COAH) adopted Third Round Rules (N.J.A.C. 5:97-1.1 et. seq.) addressing municipal affordable housing obligations from 2004 to 2008 on June 2, 2008 which employed a growth share methodology; and

WHEREAS, on December 10, 2008, the Colts Neck Township Committee adopted Ordinance 2008-17 establishing an affordable housing growth share policy in accordance with COAH's Third Round Substantive Rules; and

WHEREAS, on October 18, 2010 the New Jersey Appellate Division remanded to COAH for adoption of Third Round Rules using the methodology for determining prospective need similar to those methodologies used in prior rounds; and

WHEREAS, on March 14, 2014 the New Jersey Supreme Court affirmed the Appellate Division's decision regarding the Third Round Rules and ordered COAH to adopt new rules by October 22, 2014; and

WHEREAS, COAH failed to adopt new Third Round Rules and on March 10, 2015 the Supreme Court stripped COAH from its power in the affordable housing process and transferred enforcement of the Fair Housing Act from COAH to the New Jersey Superior Courts; and

WHEREAS, on June 8, 2015 Colts Neck Township filed a Complaint for Declaratory Judgment Action and Order to Show Cause seeking injunctive relief for temporary immunity from builder's remedy litigation and approval of an Affordable Housing Plan in accordance with the Fair Housing Act; and

WHEREAS, In August 2020 Honorable Linda Grasso Jones entered an Order of Fairness and Preliminary Mount Laurel Compliance resolving the Township's Declaratory Judgment Action (DOCKET No. MON-L-2234-15); and

WHEREAS, the Township Committee of Colts Neck Township desires to rescind all growth share policies invalidated by the Supreme Court and promulgate new affordable housing policies advancing the order of fairness and Preliminary Mount Laurel Compliance dated August 2020.

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

SECTION I: That Section 102-46.6 Affordable housing growth share is hereby repealed.

SECTION II: That new Section 102-46.6 "Affordable housing growth share - grandfather" is hereby established as follows:

A. Purpose. The purpose of the Affordable housing growth share-grandfather is to establish reduced lot size, lot frontage, lot width and side setback requirements for the two developments [PB704 (Block 10, Lots 2 & 2.01) and PB719 (Block 39, Lot 11.01)] approved under the affordable housing growth share ordinance and to prevent these developments from becoming nonconforming.

B. For Planning Board Applications PB704 (Block 10, new Lots 2.03, 2.04, 2.05, 2.06, 2.07, 2.08 and 2.09) and PB719 (Block 39, new Lots 11.03, 11.04, 11.05, 11.06, 11.07, 11.08 and 11.09) the minimum lot size, lot frontage, lot width and side setback shall be as follows:

1. The minimum lot size, lot frontage and lot width shall be 75% of the applicable minimum zoning requirement for the zoning district.
2. The minimum side setback shall be 40 feet.

C. All other provisions of the applicable zone district which have not been specifically modified in this subsection shall apply. This includes, but not limited to, all of these standards in Section 102-87, schedule of limitations and requirements applicable to each zone along with the notes and schedules contained therein.

SECTION III: That Article VII, "Zoning Requirements" §102-84 through 102-86 are hereby amended and supplemented in the following parts only:

102-84. A-1 and A-2 Agricultural Residential Districts; A-3 Village Residential District.

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

- (9) Affordable housing ~~units~~ growth share-grandfather subject to §102-46.6

102-85. A-4 Mixed Housing District.

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

- (5) ~~Affordable housing units~~ subject to §102-46.6 [Reserved for future use]

102-85.2. A-6 Residential District

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

- (7) ~~Affordable housing units~~ subject to §102-46.6 [Reserved for future use]

102-85 AG Agricultural District

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

- (8) Affordable housing ~~units~~ growth share-grandfather subject to §102-46.6

SECTION IV Severability. If any section, paragraph subsection, clause or provision of this ordinance shall be adjudged invalid, such adjudication shall apply only to the section, paragraph, subsection, clause or provision so adjudged and the remainder of this ordinance shall be deemed valid and effective.

SECTION V Repealer. The remainder of all other sections and subsections of the aforementioned ordinance not specifically amended by this ordinance shall remain in full force and effect.

SECTION VI Inconsistent ordinance. All ordinances or parts thereof inconsistent with the

provisions of this ordinance are hereby repealed as to such inconsistency.

SECTION VII This ordinance shall take effect immediately upon passage, publication and filing according to law.

I hereby certify the Ordinance foregoing to be a true copy of an Ordinance introduced by the Township Committee of the Township of Colts Neck on the 12th day of August, 2020. A public hearing will be held on September 9, 2020, 7:30 p.m. Town Hall, 124 Cedar Drive.

Frank Rizzuto, Mayor

Trina Lindsey, Township Clerk

RECORD OF VOTE												
	First Reading					Second Reading						
	August 12, 2020					September 9, 2020						
	M	S	Yes	No	NV	Ab	M	S	Yes	No	NV	Ab
Mayor Rizzuto			X					X				
Deputy Mayor Viola	M		X				M	X				
Bartolomeo			X				S	X				
Fitzpatrick		S	X					X				
Orgo						X		X				

M - Moved S - Seconded X - indicates vote NV - Not Voting Ab - Absent

14. ORDINANCE 2020-17: AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 102 "DEVELOPMENT REGULATIONS" OF THE CODE OF COLTS NECK TOWNSHIP, ARTICLE VIII, "ZONING REQUIREMENTS," PART 4. ZONING AND DESIGN REQUIREMENTS FOR RESIDENTIAL DISTRICTS, SECTION 102-85.2, "A-6 RESIDENTIAL DISTRICT"

Mayor Rizzuto read the ordinance by title for second reading/public hearing. Mayor Rizzuto called for comments. Deputy Mayor Viola stated that the existing A-6 Residential District is being totally rewritten to comply with the Settlement Agreement with Colts Neck Building Associates, LLC. Deputy Mayor Viola stated that this zone will now permit the construction of 360 multi-family residential units consisting of 288 market rate units and 72 affordable housing units. Deputy Mayor Viola stated that the maximum number of residential units permitted in the zone is 360 with an overall density of the 9.5 units per acre. Deputy Mayor Viola stated that the affordable housing units are required to be integrated into the market rate units with no more than 10 affordable housing units per building.

Hearing no further comments, Mayor Rizzuto called for a motion to open the public hearing. On a motion by Deputy Mayor Viola, seconded by Committeewoman Fitzpatrick and a unanimous voice vote, the public hearing was opened. Administrator Capristo advised members from the public to raise their hand or dial *9 on their telephones if they wished to comment and/or ask a question in regard to this ordinance.

Carol Donahue, resident, asked what parcel of land this ordinance is referring to. Deputy Mayor Viola responded stating that this is directly across from Five Points Park on Route 537. Deputy Mayor Viola briefly reviewed for Ms. Donahue how the interveners chose the affordable housing sites to help Colts Neck Township meet their affordable housing obligation.

As there were no further members of the public who wished to comment on this ordinance, Mayor Rizzuto called for a motion to close the public hearing. On a motion by Deputy Mayor Viola, seconded by Committeeman Bartolomeo and a unanimous

voice vote, the public hearing was closed. Mayor Rizzuto called for a motion to approve. On a motion by Deputy Mayor Viola, seconded by Committeeman Bartolomeo and a unanimous roll call vote, the ordinance was adopted.

RECORD OF VOTE						
Committeeman	M	S	Yes	No	NV	Ab
Rizzuto			X			
Viola	M		X			
Bartolomeo		S	X			
Fitzpatrick			X			
Orgo			X			
M - Moved S - Seconded X - indicates vote NV - Not Voting Ab - Absent						

ORDINANCE # 2020-17

AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 102, "DEVELOPMENT REGULATIONS" OF THE CODE OF COLTS NECK TOWNSHIP, ARTICLE VIII, "ZONING REQUIREMENTS," "PART 4. ZONING AND DESIGN REQUIREMENTS FOR RESIDENTIAL DISTRICTS," SECTION 102-85.2, "A-6 RESIDENTIAL DISTRICT"

WHEREAS, the Township Committee of Colts Neck Township desires to amend and supplement the Township of Colts Neck Zoning Code to provide for the construction of an inclusionary residential development designed to assist the Township in satisfying its fair share housing obligation through construction of affordable units set aside for low- and moderate-income households, pursuant to the *Mount Laurel* doctrine and the laws of New Jersey; and

WHEREAS, the A-6 Zone is comprised of the property identified as Lots 11, 12, 13 and 14, within Block 22, on the Colts Neck Township Tax Map; and

WHEREAS, the Township Committee of the Township of Colts Neck desires to adopt this Ordinance pursuant to a settlement agreement between Colts Neck Building Associates, LLC, and the Township, dated March 19, 2020, in the case captioned *In the Matter of the Application of the Township of Colts Neck* docketed at MON-L-2234-15.

NOW, THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Colts Neck, County of Monmouth, State of New Jersey, that the Code of the Township of Colts Neck is supplemented at Chapter 102, "Development Regulations," Article VIII, "Zoning Requirements," "Part 4. Zoning and Design Requirements for Residential Districts," Section 102-85.2, "A-6 Residential District."

SECTION 1. Chapter 102, "Development Regulations," Article VIII, "Zoning Requirements," Section 102-85.2, "A-6 Residential District," shall be amended and supplemented as follows:

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

- (1) Multi-family residential buildings, with market rate and multi-family rental affordable housing units. A twenty percent (20%) set-aside of multi-family rental affordable housing units shall be provided in accordance with Section 102-97.1 of the Township Code.
- (2) Agricultural uses.
- (3) Conservation areas and open space.

B. Permitted accessory uses.

- (1) Off-street parking facilities and parking lots.
- (2) Mailboxes, lampposts, flagpoles, driveways, paths, sidewalks.
- (3) Common facilities and amenities including: tot lots, clubhouse with a fitness center and reception facilities, swimming pools, hot tubs, grilling stations and other on-site recreational areas and facilities, common walkways, gazebos, sitting areas, picnic areas and gardens, enclosed dog park/run area, and other similar uses.
- (4) Patios, decks, terraces, and balconies.

- (5) Fences and walls. See §102-57 and §102-73 for requirements.
 - (6) Maintenance building accessory to the multi-family buildings, and pump station maintenance building, not to exceed 1,500 s.f. of coverage and 25 feet in height.
 - (7) Satellite dishes and solar energy panels mounted at ground level, which 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 two growing seasons. These location requirements do not apply to solar energy panels that are mounted flush, or nearly flush, with building sides or roofs.
 - (8) Antennae. See §102-49 for requirements.
 - (10) Bike racks
 - (12) Signs.
 - (13) Site lighting. The arrangement of exterior lighting shall adequately and safely illuminate parking areas, internal roadways, and walkways.
 - (14) Other uses which are customarily incidental to a permitted principal use.
 - (15) Temporary construction and sales trailers. See §102-80 for requirements.
 - (16) 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.
 - (17) Emergency generators.
 - (18) Barns and accessory buildings to farms. See §102-84 for requirements
- C. Maximum gross density. Notwithstanding the requirements set forth in §102-98H and §102-85.2E setting forth the maximum permitted gross density of residential development, the maximum number of residential units permitted within multi-family buildings is 360 units, or equivalent to a gross density not to exceed 9.5 units per gross acre.
- D. Affordable Housing. Not less than 20% of the total units developed on the site shall be affordable housing rental units. All affordable units shall be integrated into the market rate dwelling units with no more than 10 affordable units per building. If the multi-family rental dwelling units are subject to a condominium form of ownership, affordable units may be owned and managed by an affordable housing developer. The affordable units shall comply with the applicable regulations of the New Jersey Council on Affordable Housing, including the Uniform Housing Affordability Controls, N.J.A.C. 5:80-26.1 et seq., and all other applicable law, including a requirement that thirteen percent (13%) of all affordable units within each bedroom distribution are available to very low income households, and the affordable rental units shall be deed restricted for a period of at least thirty (30) years from the date of the initial occupancy of each affordable unit, unless and until the Township decides, in its sole discretion, to release the controls on affordability.
- E. Bulk, area, and building requirements. Multi-family dwelling units in the A-6 Zone shall be subject to the following requirements. Agricultural uses are subject to the standards of the A-1 Agricultural and Residential District requirements of §102-84.

Requirements for Multi-family Dwellings	Standard
Minimum lot area (acres)	35 acres
Minimum building setback from front Route 537 frontage *	75 feet
Minimum building setback from internal roads, aisles, and parking areas	10 feet

Minimum distance between buildings**	35 feet
Minimum side yard setback	20 feet
Minimum rear yard setback	0 feet where it abuts a riparian zone, otherwise 25 feet
Maximum building height***	50 feet
Maximum clubhouse height***	30 feet
Maximum maintenance building height***	25 feet
Maximum building length along longest side	145 feet
Maximum building coverage	20%
Maximum lot coverage	40%
Minimum open space	50%

*Setbacks are calculated from property line, and may overlap with buffers or setbacks required by any county or state agency.

** Patios, balconies, awnings, stairways servicing buildings are not included in the calculation of minimum distance between buildings, but a minimum separation of 11 feet between buildings including patios shall be maintained and a minimum separation of 15 feet between buildings including balconies, awnings, and stairways shall be maintained.

***Building height is measured from the finished development grade to the highest point of a roof.

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

- (1) Two site access driveways shall be permitted from County Route 537 to the site. Notwithstanding the provisions of §102-77H, a development in the A-6 Zone shall be permitted street intersections with the same side of an existing street at intervals of a minimum of 500 feet between center lines of the new streets.
- (2) 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.
- (3) The number of parking spaces required for a club house or amenity space shall be 1 parking space per 800 square feet of gross floor area. Shared parking between a club house or amenity space and residential units may be approved by the Planning Board or Zoning Board of Adjustment.
- (4) No Loading spaces are required.
- (5) Notwithstanding the requirements set forth in Section 102-119G, aisles providing access to parking spaces shall be twenty-four (24) feet in width.
- (6) Parking spaces and parking areas shall be setback a minimum of 75 feet from the property boundary along the Route 537 frontage, and 0 feet from riparian zone buffers, and 15 feet in all other yards.
- (7) Parking space dimensions shall be 9 feet by 18 feet.

- (8) Notwithstanding the provisions of §102-71A, shade trees shall be planted 10 feet from the curb line.
 - (9) Notwithstanding the requirements set forth in §102-119A(2), no landscape islands shall be required in the parking areas.
 - (10) Notwithstanding the provisions of §102-99B, a wall may be substituted in lieu of screen planting, except along Route 537.
 - (11) The main loop road servicing the development shall have a pavement width of 28 feet.
- G. Landscape buffer. Along the Route 537 frontage a seventy-five (75) foot landscaped buffer shall be provided. The buffer shall be calculated from the property line, and may overlap with any county or state buffers. The landscaped buffer shall be planted with an all-season screen consisting of groups of evergreen and deciduous trees staggered in double rows 15 feet on center. Evergreen tree groups shall consist of three to seven evergreen trees (minimum of six feet in height at planting). Deciduous tree groups shall consist of one canopy tree (minimum of 11 feet in height and 2 ½ inches in caliper at planting), and three ornamental trees (minimum of six feet in height, 1 ¾ inches caliper at planting.) A project identification sign is permitted within the landscaped buffer.

H. Signs.

- (1) One monument or freestanding project identification sign at each side of any site entrance along the Route 537 frontage in accordance with the following standards:
 - i. Signs shall be non-illuminated or externally illuminated.
 - ii. Signs shall be landscaped and may identify the community project name, developer, and logo.
 - iii. The maximum sign area containing text and logos shall not exceed 25 square feet for each side of the sign if two-sided.
 - iv. The maximum sign height, including the structure and sign area, shall not exceed 8 feet above proposed finished grade.
 - v. The minimum sign setback shall be 10 feet from the public right-of-way.
- (2) One (1) wall mounted building identification sign is permitted for each face of a building abutting an internal roadway or parking area. The wall mounted sign shall have a maximum height of 12 feet and a maximum area of 8 s.f. Wall mounted signs may be externally illuminated.
- (3) Ground mounted wayfinding signs shall be permitted to identify specific locations and/or buildings, areas, or recreational facilities. At entrances to these areas, two signs shall be permitted stating the name of the area or facility, as applicable, and no other advertising material. No sign shall exceed 4 square feet in area and 4.5 feet in height.
- (4) Street number designation, name plates, lawn signs, postal boxes, on-site directional and parking signs, and signs posting property as "private property," "no hunting," or similar purposes are permitted but shall not exceed an area of two square feet per sign.
- (5) 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:
 - i. 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 5 real estate signs and 10 flag signs along County Route 537.
 - ii. Signs shall be freestanding and non-illuminated, and may be two sided.
 - iii. Real estate signs shall not exceed 25 square feet in area, per side, and 8 feet in height above the ground.

- iv. Flag signs shall not exceed 60 square feet of area, per side, and shall not exceed 20 feet in height above the ground.
 - v. The text per each sign shall include the community project name, developer name, logo, and advertising and informational text.
 - (6) Except as provided for herein, all signs shall be in accordance with the requirements of § 102-106.
 - (7) Seasonal decorations are permitted in accordance with the requirements of § 102-106C.
 - (8) Monument and freestanding signs shall be located outside of any sight triangle easements.
- I. Refuse and recyclable material storage. Every multi-family building shall provide a storage area to accommodate refuse and recyclable materials. The area shall be screened from view and enclosed by fencing, plantings; or other materials that are contextual with the architectural design of the development.
- J. Yards.
- (1) Notwithstanding the requirements set forth in §102-83C, there is no requirement to provide a yard area for any building.
- K. Phased development.
- (1) Phased development plans may be considered for residential development projects that include a minimum of 300 residential units and a land area of 35 acres or greater.

SECTION 2. Remainder. Except as hereby amended and supplemented, all other parts of Chapter 102 of the Code of the Township of Colts Neck shall remain in full force and effect.

SECTION 3. 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.

SECTION 4. Repealer. All ordinances or parts of ordinances inconsistent or in conflict with this Ordinance are hereby repealed as to said inconsistencies and conflict.

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

I hereby certify the Ordinance foregoing to be a true copy of an Ordinance introduced by the Township Committee of the Township of Colts Neck on the 12th day of August, 2020. A public hearing will be held on September 9, 2020, 7:30 p.m. Town Hall, 124 Cedar Drive.

Frank Rizzuto, Mayor

Trina Lindsey, Township Clerk

RECORD OF VOTE												
	First Reading					Second Reading						
	August 12, 2020					September 9, 2020						
	M	S	Yes	No	NV	Ab	M	S	Yes	No	NV	Ab
Mayor Rizzuto			X					X				
Deputy Mayor Viola	M		X				M	X				
Bartolomeo		S	X				S	X				
Fitzpatrick			X					X				
Orgo						X		X				

M - Moved S - Seconded X - indicates vote NV - Not Voting Ab - Absent
 Final CNBA Ordinance for Adoption (8-12-20)

15. MOTION TO APPROVE VOUCHERS:

Deputy Mayor Viola stated he reviewed all the vouchers and invoices and found all to be in order. Deputy Mayor stated that he moves approving the amount of \$3,227,199.23. Mayor Rizzuto called for a second to the Deputy Mayor's motion. On a motion by Deputy Mayor Viola, seconded by Committeeman Bartolomeo and a unanimous roll call vote, the vouchers were approved.

Mayor Rizzuto recuses from any vouchers for the Colts Neck Fire Department. Committeeman Orgo recuses from any vouchers for Pine Tree Landscaping, Best Horticultural Services and Sakoutis Brothers Disposal, Inc.

RECORD OF VOTE						
Committeeman	M	S	Yes	No	NV	Ab
Rizzuto			X			
Viola	M		X			
Bartolomeo		S	X			
Fitzpatrick			X			
Orgo			X			

M - Moved S - Seconded X - indicates vote NV - Not Voting Ab - Absent

16. ADMINISTRATOR'S REPORT:

Administrator Capristo reported the following:

- Administrator Capristo reported that out of an abundance of caution, the Senior Flu Clinic has been cancelled.
- Administrator Capristo reviewed a request from a resident, Sam Crispi, who resides at 7 Wyndcrest Court. Administrator Capristo reported that Mr. Crispi is seeking Governing Body approval to host a private firework display for a wedding event on September 26, 2020 at 10:30 p.m. that will last approximately 5-7 minutes. Administrator Capristo noted that contingent upon Governing Body approval, Mr. Crispi would then move forward with an application to the Fire Marshall. Committeeman Orgo commented that this request is for Mr. Crispi's son's wedding event. Committeeman Orgo commented that Mr. Crispi lives on an 11-acre parcel and he sees no safety concern. Mayor Rizzuto and the Township briefly discussed the request noting that lot size may be a considerable factor for such requests in the future. Mayor Rizzuto commended Mr. Crispi for following all the correct channels for such a request. Deputy Mayor Viola asked if there are any stables in the area of the Crispi residence. Committeeman Orgo stated that the closest stable is approximately a half of a mile away. Committeewoman Fitzpatrick asked if Mr. Crispi's neighbors will be notified of the fireworks display. The Township Committee verbally approved Mr. Crispi's request for the private fireworks display contingent upon approval from the Fire Marshall as well as Mr. Crispi notifying his neighbors of the display.

17. TOWNSHIP COMMITTEE REPORTS:

COMMITTEEWOMAN FITZPATRICK

- Committeewoman Fitzpatrick reported that the Township participated in displaying purple flags for International Overdose Awareness Day. Committeewoman Fitzpatrick stated that she received a lot of positive feedback from the displays which were placed at the entrances of the municipal complex.
- Committeewoman Fitzpatrick commended the Department of Public Works on their efforts with brush pick up.
- Committeewoman Fitzpatrick thanked Police Chief, Paul Santucci, for his help with the Polo event. Committeewoman Fitzpatrick also thanked Thom Hennessey, Recreation Director and Lou Bader, Director of Public Works. Committeewoman Fitzpatrick reported that the Polo event is scheduled for Sunday, September 13, 2020 at 2:00 p.m. and all tickets are sold out. Committeewoman Fitzpatrick reported that if a rain call must be made, the rain date will be September 20, 2020.

COMMITTEEMAN BARTOLOMEO

- Committeeman Bartolomeo reported that he received a great message thanking Thom Hennessey, Recreation Director for finding a facility for travel soccer.
- Committeeman Bartolomeo reported that the Sports Foundation will host recreation soccer and flag football on the multipurpose field next week. Committeeman Bartolomeo commended the Sports Foundation for trying to get the kids back to some normalization playing sports again.
- Committeeman Bartolomeo reported that he attended a conference call with the Board of Education, the Superintendent of Colts Neck Schools, and an Epidemiologist . Committeeman Bartolomeo stated that the Epidemiologist tipped their hat to the Superintendent of the Colts Neck Schools for having the most comprehensive plan for reopening schools.

COMMITTEEMAN ORGO

- Committeeman Orgo reported that Long Range Planning worked on the sign ordinance which will be introduced at the next meeting.
- Committeeman Orgo commended the Department of Public Works on their efforts with brush pick up stating that to date the department picked up 25,000 cubic yards of brush. Committeeman Bartolomeo asked what does the Department of Public Works do with large stumps and/or large logs. Committeeman Orgo stated that those large stumps and/or large logs are not picked up and are the responsibility of the homeowner to get rid of. Code Enforcement would make them aware that they cannot be picked up by the Department of Public Works.

DEPUTY MAYOR VIOLA

- Deputy Mayor Viola reported that he attended several conference calls, one being the White House call where it was reported that six vaccinations are currently being studied for COVID-19 and are hoping to be available towards the end of the year.
- Deputy Mayor Viola reported that the Finance Department is currently working on the second round of COVID-19 reimbursements from the County.
- Deputy Mayor Viola stated that the seniors held their second round of take out meals. Deputy Mayor Viola reported that the senior luncheons are still on hold due to the pandemic and social distancing requirements.
- Deputy Mayor Viola reported that the Executive Fire Council met and discussed the various carbon monoxide calls received. Deputy Mayor Viola stated that some of the levels of carbon monoxide detected on these calls were dangerous levels. Deputy Mayor Viola urged residents to ensure that their generators are properly vented and to have carbon monoxide detectors in their homes.

MAYOR RIZZUTO

- Mayor Rizzuto reported that he has remained in contact with Mayors of other towns who are also well and septic towns in an attempt to keep the pressure on JCP&L for better service to such towns in an emergency.
- Mayor Rizzuto reported that he has been working with the Chief of Police, Paul Santucci, on speeding issues on various streets throughout Colts Neck. Mayor Rizzuto reminded residents on the importance of not leaving valuables or their keys in their vehicles due to theft.
- Mayor Rizzuto reported that a resident, Mike Moll, donated a custom-made wooden flag to the Colts Neck Police Department. Mayor Rizzuto thanked Mr. Moll for his generosity and stated that the flag will be hung in a general area of the Police Department for all to see and admire.
- Mayor Rizzuto expressed his gratitude to the Township's OEM Coordinator, Tyler Badarracco and the Health Director, Tom Frank, for their continued efforts during COVID-19.
- Mayor Rizzuto announced that the September 11th Remembrance Ceremony will be held on September 11, 2020 at 6:30 p.m. in the Memorial Garden at Town Hall.

18. COMMENTS FROM THE PUBLIC:

Mayor Rizzuto called for a motion to open public comment. On a motion by Committeeman Bartolomeo, seconded by Deputy Mayor Viola and a majority voice vote, public comment was opened.

Administrator Capristo stated that attendees who have joined the meeting via a device such as a computer or tablet can "raise their hand" using the raise hand feature if they wish to speak, while those who have joined the meeting via telephone can dial *9 to raise their hand.

Donna Otten, resident, asked if the Township will consider putting "No thru traffic" signs on New Street. Ms. Otten also requested that the double yellow lines that are currently painted on New Street not be painted back on once the street is paved as it lowers the value of the homes on New Street.

Roseann Scotti, resident, asked if the Township Committee will be holding public hearings for the Master Plan in reference to Affordable Housing. Ms. Scotti commented that she has concern with a mixed-use district. Ms. Scotti also commented that the parcels that are being considered for affordable housing are extremely environmentally sensitive areas.

Fulton Wilcox, resident, commented that the brush logs that are larger than six inches should be cut to firewood size by the Department of Public Works. Mr. Wilcox commented that these logs are valuable product for heating. Mr. Wilcox commented that the Township hired another consultant for the new municipal building. Mr. Wilcox commented that the Township Committee has not mentioned the actual status of the new municipal building and has not published the project budget. Mr. Wilcox commented that the project is not progressing as it should be, and the financial market is twitchy lately.

Gabriela Cannon, resident, thanked Police Chief, Paul Santucci and his team for their efforts on New Street. Ms. Cannon commented that 24,200 vehicles in 16 days are numbers that a small historical street cannot handle. Ms. Cannon commented that the radar sign and police presence brought the speeding numbers down for August.

Elaine Mann, resident, commented that the cost of the new municipal building project will be \$12,000,000. Ms. Mann commented that the cost to move the police department and the court to their temporary locations cost over \$300,000. Ms. Mann commented that the Township could have gutted the current Police and Court building and renovated the building for \$1,500,000. Ms. Mann stated that in resolution 2020-98 the new municipal building is referred to as "The Project" and asked the Township Committee to elaborate on what that means. Ms. Mann commented that the

Department of Public Works provides substandard services. Ms. Mann commented that a citizens committee should be formed to oversee the new municipal building project.

An anonymous attendee asked how much the new roll off is costing the Township and stated it would make more sense to buy preowned. The anonymous attendee also commented that allowing a private firework display in a residential area is opening a can of worms.

With no further comments and/or questions from the public, Mayor Rizzuto called for a motion to close public comment. On a motion by Committeeman Bartolomeo, seconded by Deputy Mayor Viola and a majority voice vote, public comment was closed.

19. DISCUSSION OF PUBLIC COMMENTS:

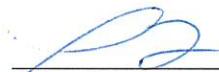
Committeeman Orgo briefly discussed the number of vehicles on New Street stating that if the numbers were that high that would mean a car is driving down New Street every minute.

Mayor Rizzuto responded to Fulton Wilcox stating that the building project has slowed down due to COVID-19. Mayor Rizzuto stated that the Township has been providing regular updates and will continue to do so. Mayor Rizzuto stated that if any members of the public have any questions regarding the project, they are always free to call Town Hall and discuss the project with the Administrator.

Deputy Mayor Viola responded to Fulton Wilcox stating that the municipal market is very touchy which is why the Township has hired professionals to ensure that the Township secures the best possible rate.

Deputy Mayor Viola responded to Roseann Scotti stating that public hearings were held for Affordable Housing. Deputy Mayor Viola commented stating that Colts Neck is environmentally sensitive, and he understands her concern. Deputy Mayor Viola commented that the Affordable Housing obligation is assigned to the Township, the Township does not choose. Deputy Mayor Viola urged residents to visit the website and look at the agendas for the Township Committee and various boards to be present during these discussions. Deputy Mayor Viola explained that the Township goes back before the Superior Court Judge for completeness in mid-November, if deemed complete the Township will have immunity until the year 2025. Deputy Mayor Viola also explained that if the Township bonds for \$22,000,000 that does not mean that the Township has to spend that much.

20. MOTION TO ADJOURN: As there was no further business, Mayor Rizzuto called for a motion to adjourn. On a motion by Committeeman Orgo, seconded by Committeewoman Fitzpatrick and a majority voice vote, the meeting adjourned at 9:23 p.m.


Trina Lindsey, RMC
Municipal Clerk

APPROVED: 09/30/20