

RESOLUTION 2025-161

**AUTHORIZING COUNTRYSIDE DEVELOPERS, LLC TO APPOINT AN
ADMINISTRATIVE AGENT FOR AFFORDABLE HOUSING IN ACCORDANCE
WITH THE TERMS OF THE SETTLEMENT OF LITIGATION AGREEMENT DATED
MARCH 18, 2020**

WHEREAS, the New Jersey Supreme Court, through its rulings in In re Adoption of N.J.A.C. 5:96 and 5:97 by the New Jersey Council on Affordable Hous., 221 N.J. 1 (2015) (Mount Laurel IV); Hills Dev. Co. v. Twp. of Bernards 103 N.J. 1 (1986) (Mount Laurel III); S. Burlington Cty. NAACP v. Twp. of Mount Laurel, 92 N.J. 158 (1983) (Mount Laurel II); . S. Burlington Cty. NAACP v. Twp. of Mount Laurel, 67 N.J. 151,174 (1975) (Mount Laurel I) (the “Mount Laurel Decisions”), has determined that municipalities in New Jersey have a constitutional obligation to provide a realistic opportunity for a fair share of its region's present and prospective needs for housing for low and moderate income families; and

WHEREAS, the New Jersey State Legislature, in response to the Mount Laurel Decisions, adopted the Fair Housing Act, N.J.S.A. 53:27D-301 et seq. to codify the obligation of municipalities to provide a realistic opportunity for housing for low and moderate income families; and

WHEREAS, Colts Neck Township (the “Township”) recognizes its obligation under the State Constitution, as further set forth in the Mount Laurel Decisions and the Fair Housing Act, to provide a realistic opportunity for housing for low and moderate income individuals and families; and

WHEREAS, on July 19, 2015, the Township filed a declaratory judgment action, in accordance with Mount Laurel IV, seeking a declaration of its compliance with the Mount Laurel Decisions and the Fair Housing Act (the “Action”); and

WHEREAS, Countryside Developers, LLC (Countryside) intervened in the Action; and

WHEREAS, Countryside is the contract purchaser the Property located at 193 Stone Hill Road, Colts Neck, identified on the Township's tax map as Block 42, Lot 4 (the “Project Site”); and

WHEREAS, in evaluating properties appropriate for inclusionary developments, the Township has determined that the Project Site presents an available, approvable, developable, and suitable opportunity for such development N.J.A.C. 5:93-1.3; and

WHEREAS, with the assistance of a special master, the Township and Countryside entered into a settlement agreement (the “Countryside Settlement”, annexed herein as Exhibit A) which sets forth the manner in which the Township will incorporate the Project Site into its Affordable Housing Plan and further sets out the rights and responsibilities of the Parties; and

WHEREAS, Countryside has proposed a residential project at the Project Site, which project will provide 15 units affordable to very low, low, and moderate-income households (the “Affordable Units”); and

WHEREAS, in accordance with Section 3.4.5 of the Countryside Settlement, Countryside is required to contract with a qualified and experienced third-party administrative agent for the administration of the Affordable Units (the “Administrative Agent”), and to work with the Township regarding any affordable housing monitoring requirements imposed by the Court, which contract shall be subject to approval by the Township Council; and

WHEREAS, Countryside has selected Community Grants, Planning & Housing (CGP&H) to be its Administrative Agent, and has requested that the Township approve its selection; and

WHEREAS, the Township Committee finds CGP&H to be qualified and wishes to approve the selection.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWNSHIP COMMITTEE OF COLTS NECK TOWNSHIP, COUNTY OF MONMOUTH, STATE OF NEW JERSEY, they being the governing body thereof, as follows:

1. In accordance with the terms of the Countryside Settlement, the Township hereby approves Countryside’s selection of CGP&H as Administrative Agent for the purpose of working with the Township regarding affordable housing monitoring requirements.
2. The Mayor and/or his designee, Township Attorney, and Municipal Clerk, along with any agents or consultants so authorized, are hereby authorized to take any action necessary to effectuate the purpose of this resolution.
3. A copy of this Resolution shall be placed on file with the office of the Municipal Clerk.
4. This Resolution shall take effect immediately.

I, Trina Lindsey, do hereby certify the foregoing to be a true and accurate copy of a resolution passed by the Township Committee of the Township of Colts Neck during a regular meeting held on the 10th day of September, 2025



Trina Lindsey, Municipal Clerk

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