

**ORDINANCE 2025-20**

**ORDINANCE OF THE TOWNSHIP COMMITTEE OF COLTS NECK TOWNSHIP  
AUTHORIZING THE ACQUISITION OF REAL PROPERTY DESIGNATED AS  
BLOCK 41.01, LOT 43 ON THE TAX MAP OF COLTS NECK**

**WHEREAS**, Local Lands and Buildings Law, *N.J.S.A. 40A:12-5, et seq.*, as amended, authorizes municipalities to acquire any real property by purchase, gift, devise, lease, exchange, condemnation, or installment purchase agreement; and

**WHEREAS**, the Township has negotiated the purchase of the property identified as Lot 43, Block 4.01 on the tax map of Colts Neck Township and located at 34 Federal Key, Colts Neck, New Jersey (the "Property") for the acquisition price of Two Hundred and Two Thousand Nine Hundred and Twenty (\$202,920.00) Dollars (the "Purchase Price"); and

**WHEREAS**, the Township has available funds for the Purchase Price pursuant to Bond Ordinance #2009-19 adopted on November 12, 2009; and

**WHEREAS**, the Township Committee of Colts Neck Township hereby determines that it is necessary and in the public interest to acquire the Property pursuant to the Uniform Housing Affordability Controls, which are found in the New Jersey Administrative Code at Title 5, chapter 80, subchapter 26 (N.J.A.C. 5:80-26.1, *et seq.*), wherein the Town will be exercising its right of first refusal to purchase the Property at its maximum restricted sale price in order to preserve the unit as an affordable housing unit; and

**WHEREAS**, the governing body desires to formally authorize the acquisition of the Property in order to acquire title of the subject Property.

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

1. **RECITALS INCORPORATED**: The above recitals are incorporated into this section of the Ordinance as if specifically set forth at length herein.
2. **FINDINGS**: The Mayor and Township Committee find that it is in the best interests of the Township to acquire the Property located at Block 41.01, Lot 43 on the Tax Map of Colts Neck Township to provide the opportunity for appropriate and beneficial use of this property.
3. **PURCHASE OF PROPERTY**: The Mayor and Township Committee of Colts Neck Township authorizes any and all necessary and appropriate actions by municipal officials including the Mayor, Township Administrator, Township Clerk

and Township Attorney, for the acquisition of the Property as set forth herein through negotiation and purchase, including, but not limited to, the hiring of any experts, engaging the services of land surveyors, title insurance companies, and any other professional whose services are necessary or appropriate to implement the purposes of this Ordinance for the purchase price of Two Hundred and Two Thousand Nine Hundred and Twenty (\$202,920.00) Dollars, and taking any and all other actions, administrative or other nature, necessary to complete the process contemplated by this Ordinance.

4. **IDENTIFICATION OF PROPERTY:** The Property authorized for purchase pursuant to this Ordinance is designated as Block 41.01, Lot 43 on the tax map of Colts Neck Township.
5. **OFFICIALS AUTHORIZED:** All appropriate officials of the municipality, including, but not limited to, the Mayor, Township Administrator, Township Clerk, Township Attorney, and all experts or others acting on behalf of the Township are authorized by this Ordinance to sign any and all documentation and take any and all action necessary to effectuate the purposes and intention of this Ordinance.
6. **REPEALER:** All Ordinances or parts of Ordinances inconsistent herewith are hereby repealed to the extent of such inconsistency only.
7. **SEVERABILITY:** If any section, paragraph, subdivision, subsection, clause, or provision of this Ordinance shall be adjudged invalid, such adjudication shall apply only to the section, paragraph, subdivision, subsection, clause, or provision declared invalid and the remainder of this Ordinance shall remain in full force and effect and shall be enforceable.
8. **EFFECTIVE DATE:** This Ordinance shall take effect immediately upon final adoption and publication as required by law.

**BE IT FURTHER RESOLVED** that a copy of this Ordinance, certified by the Township Clerk to be a true copy, be forwarded to each of the following:

1. Meghan Bennett, Township Attorney
2. Thomas Trautner, Affordable Housing Attorney

Trina Lindsey, Municipal Clerk

Michael Viola, Deputy Mayor

RECORD OF VOTE										
	First Reading					Second Reading				
	August 13, 2025					September 10, 2025				
	M S	Yes	No	NV	Ab	M S	Yes	No	NV	Ab
Mayor Torchia Buss		X								X
Deputy Mayor Viola	M	X					X			
Buzzetta		X					X			
Fitzpatrick		X				S	X			
Rizzuto	S	X				M	X			
M - Moved      S - Seconded      X - indicates vote      NV - Not Voting      Ab - Absent										