



**NOTICE IS HEREBY GIVEN** that Ordinance 2026-2, entitled “AN ORDINANCE REPEALING EXISTING SECTION 102-97.1 THROUGH SECTION 102-97.7, OF ARTICLE IV ZONING AND DESIGN REQUIREMENTS FOR RESIDENTIAL DISTRICTS, OF THE CODE OF COLTS NECK TOWNSHIP, IN ITS ENTIRETY AND REPLACING IT WITH NEW COMPREHENSIVE REGULATIONS FOR THE ADMINISTRATION OF AFFORDABLE HOUSING AND ADDRESSING THE CURRENT REQUIREMENTS OF THE FAIR HOUSING ACT AND THE UNIFORM HOUSING AFFORDABILITY CONTROLS (UHAC) REGARDING THE COLTS NECK TOWNSHIP AFFORDABLE HOUSING FAIR SHARE OBLIGATION” was introduced and passed on first reading at a regular meeting of the Township Committee of Colts Neck Township on February 25, 2026, and will be considered for second reading and final passage at the regular meeting of said Governing Body to be held on March 11, 2026 at 7:00 p.m., at the meeting room in Town Hall, 1 Veterans Way, Colts Neck, New Jersey 07722, at which time all persons interested shall be given an opportunity to be heard concerning this ordinance.

This Ordinance repeals existing Section 102-97.1 through Section 102-97.7, and replaces it with a new Section 102-97.1, which sets forth regulations regarding the creation, use, occupancy, administration and preservation of very low-, low- and moderate-income affordable housing units in Colts Neck Township consistent with the Mount Laurel doctrine; the New Jersey Fair Housing Act, as amended by P.L. 2024, c.2, N.J.S.A. 52:27D-301 et seq., (hereinafter the “Act,” “FHA” or FHA-2”); the regulations promulgated pursuant thereto by the New Jersey Department of Community Affairs, Division of Local Planning Services (“LPS”) at N.J.A.C. 5:99 et seq., (“Affordable Housing Rules”), and the Housing and Mortgage Finance Agency’s (HMFA) Uniform Housing Affordability Controls at N.J.A.C. 5:80-26.1 et seq.; and the municipality’s Fourth Round Housing Element and Fair Share Plan (“HEFSP”).

A complete copy of the ordinance may be obtained at no charge from the Municipal Clerk's Office located at Town Hall, 1 Veterans Way, Colts Neck, New Jersey 07722, during regular business hours, Monday – Friday 8:00 a.m. – 4:00 p.m. (excluding holidays).

Kathleen Capristo, RMC  
Municipal Clerk  
Colts Neck Township