

**RESOLUTION 2025-62**

**RESOLUTION ADOPTING AN OPERATING MANUAL FOR ADMINISTRATION OF AFFORDABLE SALE UNITS**

**WHEREAS**, On March 10, 2015, the Supreme Court transferred responsibility to review and approve housing elements and fair share plans from the Council on Affordable Housing (COAH) to designated Mount Laurel trial judges within the Superior Court; and

**WHEREAS**, on June 12, 2015, the Township submitted a Declaratory Judgment Action to the New Jersey Superior Court; and

**WHEREAS**, the Colts Neck Township Planning Board, under protest with the intent to appeal the Court Orders of November 21, 2024, adopted on February 11, 2025 a Third Round Housing Element and Fair Share Plan as being consistent with the goals and objectives of the Colts Neck Township Master Plan, as guiding the use of lands in the municipality in a manner which protects public health and safety and promotes the general welfare in accordance with N.J.S.A. 40:55D-28, and as achieving access to affordable housing to meet present and prospective housing needs in accordance with N.J.S.A. 52:27D-310;

**WHEREAS**, the Township’s Third Round Housing Element and Fair Share Plan was prepared consistent with the November 21, 2024 Orders issued by the Hon. Linda Grasso Jones, albeit under protest with the intent to appeal the Orders once the matter is deemed final;

**WHEREAS**, the Township agrees to comply with the Court’s November 21, 2024 Orders, albeit under protest, with the intent to appeal the Orders once the matter is deemed final and reserves all rights and positions in connection with any appeal;

**WHEREAS**, the Township prepared an operating manual for affordable sale units to ensure compliant administration of sale affordable units in the Township;

**WHEREAS**, the Township’s operating manual is compliant with the Fair Housing Act N.J.S.A. 52:27-301 and UHAC, N.J.A.C. 5:80-26.1 et seq.; and

**NOW THEREFORE, BE IT RESOLVED** the Township Committee of Colts Neck Township, Monmouth County, State of New Jersey, hereby adopts the operating manual for sale affordable units.

I, Trina Lindsey, 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 a regular meeting held on the 12<sup>th</sup> day of February 2025



Trina Lindsey, Municipal Clerk

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