

IN THE MATTER OF
APPLICATION PB-743
OF COLTS NECK BUILDING ASSO., LLC
d/b/a COLTS NECK MANOR
BLOCK 22, LOT 18

RESOLUTION GRANTING
PRELIMINARY AND
FINAL SITE PLAN APPROVAL

WHEREAS, COLTS NECK BUILDING ASSO., LLC, d/b/a COLTS NECK MANOR hereinafter the "Applicant", has applied to the Planning Board of the Township of Colts Neck for Preliminary and Final Major Site Plan approval for the development of property located on Monmouth County Route 537 in the Township of Colts Neck, County of Monmouth and State of New Jersey, which property is further known and designated as Block 22, Lot 18 on the Tax Map of the Township of Colts Neck; and

WHEREAS, the Applicant has requested approval to construct a 360 unit apartment complex consisting of 180 one bedroom units, 165 two bedroom units and 15 three bedroom units with 72 units being dedicated for very low, low and moderate income families to partially satisfy the Townships Round Three Affordable Housing obligation pursuant to the Mt. Laurel Doctrine imposed upon all municipalities by the Supreme Court of the State of New Jersey; and

WHEREAS, the subject property is located in the A-6 Residential Zone District and the proposed development is a permitted use in the Zone; and

WHEREAS, the Applicant appeared before the Planning Board of the Township of Colts Neck on August 10, 2021, September 14, 2021, October 12, 2021, November 3, 2021 and December 1, 2021 respectively, due Notice of said meetings having been given in

accordance with New Jersey Statutes, the Open Public Meetings Act and the Municipal Land Use Law and a quorum of the Planning Board being present, the application was heard; and

WHEREAS, the Applicant's witnesses and interested citizens were sworn and the Planning Board having heard the testimony of the Applicant's witnesses and interested citizens and having examined the Exhibits presented by the Applicant and interested citizens, and having considered all of the evidence presented in favor of or in opposition to the application, the Planning Board has made the following findings of fact:

1) The Planning Board has received and reviewed the following documents, Exhibits and reports:

1.1 Engineer's colorized plan entitled "Site Aerial" dated February 19, 2021, marked as Exhibit A-1 in evidence.

1.2 Engineer's colorized plan entitled "Plan Rendering" consisting of one sheet, marked as Exhibit A-2 in evidence.

1.3 Engineer's Sit Plan Set dated January 22, 2021 revised May 28, 2021 consisting of 38 sheets, marked as Exhibit A-3 in evidence.

1.4 Architectural Plan Set date January 18, 2021, revised through April 28, 2021, marked as Exhibit A-4 in evidence.

1.5 Architectural Color Elevation and Material details dated January 15, 2021, marked as Exhibit A-5 in evidence.

1.6 Stormwater Management Report dated January 22, 2021, revised through May 28, 2021, marked as Exhibit A-6 in evidence.

1.7 Sanitary Sewer Engineer's Report dated January 22, 2021, revised through May 28, 2021, marked as Exhibit A-7 in evidence.

1.8 Water System Report dated January 22, 2021, revised through May 28, 2021, marked as Exhibit A-8 in evidence.

1.9 Traffic Impact Study dated January 21, 2021, marked as Exhibit A-9 in evidence.

1.10 Environmental Impact Report dated January 22, 2021, revised through May 28, 2021, marked as Exhibit A-10 in evidence.

1.11 Application and Checklist, marked as Exhibit A-11 in evidence.

1.12 Aquifer pump test memorandum from Langan Engineering, marked as Exhibit A-12 in evidence.

1.13 Aerial Photograph depicting entire site and surrounding area, marked as Exhibit A-13 in evidence.

1.14 Survey prepared by Keller & Kirkpatrick, Inc. dated October 16, 2014, revised February 3, 2015, marked as Exhibit A-14 in evidence.

1.15 NJDEP Flood Hazard Permit No. 1309-02-0008.1 dated June 24, 2015, marked as Exhibit A-15 in evidence.

1.16 NJDEP Stream Encroachment/Freshwater Wetlands Permit dated July 12, 2006, marked as Exhibit A-16 in evidence.

1.17 Monmouth County Planning Board Development Review Committee letter dated May 10, 2021, marked as Exhibit A-17 in evidence.

1.18 Settlement Agreement between Applicant and Colts Neck Township dated March 19, 2020, marked as Exhibit A-18 in evidence.

1.19 Settlement Agreement between Fair Share Housing Center and Colts Neck Township dated March 18, 2020, marked as Exhibit A-19 in evidence.

1.20 Memorandum from Langan Engineering to Planner Anfuso dated August 27, 2021, marked as Exhibit A-20 in evidence.

1.21 Memorandum from Langan Engineering to Engineer Gerken dated August 27, 2021, marked as Exhibit A-21 in evidence.

1.22 Architectural Plans prepared by Minno Wasco dated January 18, 2021, revised August 27, 2021, marked as Exhibit A-22 in evidence.

1.23 Site Plan overall CS100 prepared by Langan Engineering dated February 24, 2021, revised August 27, 2021, marked as Exhibit A-23 in evidence.

1.24 Site Plan partial CS101 prepared by Langan Engineering dated February 24, 2021, revised August 27, 2021, marked as Exhibit A-24 in evidence.

1.25 Site Plan partial CS102 prepared by Langan Engineering dated February 24, 2021, revised August 27, 2021, marked as Exhibit A-25 in evidence.

1.26 Grading & Drainage Partial CG101 prepared by Langan Engineering dated February 24, 2021, revised August 27, 2021, marked as Exhibit A-26 in evidence.

1.27 Grading & Drainage Partial CG102 prepared by Langan Engineering dated February 24, 2021, revised August 27, 2021, marked as Exhibit A-27 in evidence.

1.28 Utility Plan Partial CU103 prepared by Langan Engineering dated February 24, 2021, revised August 27, 2021, marked as Exhibit A-28 in evidence.

1.29 Utility Plan Partial CU104 prepared by Langan Engineering dated February 24, 2021, revised August 27, 2021, marked as Exhibit A-29 in evidence.

1.30 Construction Details CS505 prepared by Langan Engineering dated February 24, 2021, revised June 15, 2021, marked as Exhibit A-30 in evidence.

1.31 Construction Details CS507 prepared by Langan Engineering dated February 24, 2021, revised June 28, 2021, marked as Exhibit A-31 in evidence.

1.32 Letter from Attorney Giunco dated October 12, 2021, marked as Exhibit A-32 in evidence.

1.33 Traffic Report prepared by Langan Engineering dated January 21, 2021 revised September 29, 2021, marked as Exhibit A-33 in evidence.

1.34 Langan Engineering list of projects with disposal fields below asphalt surface, marked as Exhibit A-34 in evidence.

In addition, Board exhibits included the following:

2.1 Letter of Planner Anfuso dated February 3, 2021, marked as Exhibit B-1 in evidence.

2.2 Letter of Planner Anfuso dated February 22, 2021, marked as Exhibit B-2 in evidence.

2.3 Letter of Planner Anfuso dated February 25, 2021, marked as Exhibit B-3 in evidence.

2.4 First incompleteness letter of Planner Anfuso dated March 3, 2021, marked as Exhibit B-4 in evidence.

2.5 Comment letter of Planner Anfuso dated April 22, 2021, marked as Exhibit B-5 in evidence.

2.6 Second incompleteness letter of Planner Anfuso dated April 23, 2021, marked as Exhibit B-6 in evidence.

2.7 Township Engineer completeness letter dated February 22, 2021, marked as Exhibit B-7 in evidence.

2.8 Second Township Engineer completeness letter dated April 26, 2021, marked as Exhibit B-8 in evidence.

2.9 Third Township Engineer completeness letter dated June 15, 2021, marked as Exhibit B-9 in evidence.

2.10 Architectural Review Committee Report dated February 23, 2021, marked as Exhibit B-10 in evidence.

2.11 Architectural Review Committee Report dated April 27, 2021, marked as Exhibit B-11 in evidence.

2.12 Architectural Review Committee Report dated May 25, 2021, marked as Exhibit B-12 in evidence.

2.13 Shade Tree Commission letter dated April 1, 2021, marked as Exhibit B-13 in evidence.

2.14 Affordable Housing Planner Review dated July 11, 2021, revised September 9, 2021 and marked as Exhibit B-14 in evidence.

2.15 Board of Health Report dated April 1, 2021, marked as Exhibit B-15 in evidence.

2.16 Environmental Review Committee Report dated April 22, 2021, marked as Exhibit B-16 in evidence.

2.17 Fire Official Report dated July 28, 2021, marked as Exhibit B-17 in evidence.

2.18 Report of Township Engineer dated August 4, 2021, marked as Exhibit B-18 in evidence.

2.19 Report of Township Planner Anfuso dated August 6, 2021, marked as Exhibit B-19 in evidence.

2.20 Environmental Commission Report dated September 8, 2021, marked as Exhibit B-20 in evidence.

2.21 Township Engineer second engineering review dated September 13, 2021, marked as Exhibit B-21 in evidence.

2.22 Amendment to Settlement Agreement dated September 9, 2021, marked as exhibit B-22 in evidence.

2.23 Letter from attorney Troutner with resolution 2021-171 and resolution 2021-172, marked as Exhibit B-23 in evidence.

2.24 Fifth engineering review of Township engineer dated November 24, 2021, marked as Exhibit B-24 in evidence.

2) The premises in question are located on Monmouth County Route 537 in the Township of Colts Neck, County of Monmouth and State of New Jersey which property is further known and designated as Block 22, Lot 18 on the Tax Map of the Township of Colts Neck.

3) The subject property is located in the A-6 Residential Zone District and **the** use of the property as an apartment complex is a permitted use in the Zone.

4) The premises are presently comprised of a 39.6 acre parcel of vacant land. The Applicant proposes to construct a 360 unit apartment complex with 180 one bedroom units, 165 two bedroom units and 15 three bedroom units. The apartments will be located in 15 buildings. Each building will be three stories in height and contain 24 units. Twelve of the buildings will line a "loop" road serviced from County Route 537. Accessory uses include a clubhouse with swimming pool, maintenance building, wastewater treatment facility, bicycle storage sheds, and/or racks and four pocket parks. Public water supply will be provided through the Gordon's Corner Water Company.

5) The project is being constructed pursuant to a Settlement Agreement between the Applicant and Colts Neck Township as part of the Township's Mt. Laurel Declaratory Judgment action in the Superior Court of New Jersey, Law Division, Monmouth County Docket No. MON-L-2234-15. As part of the Settlement Agreement 72 of the apartment units will be family rental units affordable to very low, low and moderate income families. That will provide 72 credits against Colts Necks obligation to provide its fair share of affordable housing for the region. It will also provide an additional 72 bonus credits for providing affordable family rental housing.

6) The Applicant was represented by John A. Giunco, Esq. who presented the testimony of Christian Roche, a licensed professional engineer in New Jersey. He provided testimony regarding the design and layout of the development and noted that it substantially conforms to the Concept Plan prepared by Minno & Wasko, Architects dated June 27, 2018, revised July 6,

2018 and attached to the Settlement Agreement as Exhibit A. He also testified that the development complies with all Residential Site Improvement Standards (RSIS) including the number of parking spaces and of the Colts Neck Ordinances with the exception of the following:

- a. Variance from Section 102-85.2 to plant shade trees less than 10 feet from the curb line.
- b. Design waiver from Section 102-71D to not provide landscaping for detention basins
- c. Design waiver from Section 102-73D to have a trash compactor fence height of 7 ft. 2 in. where 6 ft. is the maximum permitted.

7) Mr. Roche also agreed on behalf of the Applicant to comply with the technical recommendations set forth in the review letters of the Township Planner, Township Engineer and Fire Official. He also agreed to provide a berm along County Route 537 with a height of 2ft. to 3 ft. where feasible and enhanced landscaping around the clubhouse.

8) The Applicant also presented the testimony of Daniel D. Disario a licensed professional engineer in New Jersey specializing in traffic engineering. He prepared a Traffic Report dated January 21, 2021 revised September 29, 2021, marked as Exhibit A-33 in evidence. He testified that the site design will provide for safe and efficient vehicular and pedestrian circulation, parking and loading within the site. He also analyzed the adjacent road system, traffic volumes, existing and anticipated trip generation and distribution and levels of

service at intersections. He concluded that the intersections will function at level of service "D" or better during peak hours which is satisfactory. A number of citizens expressed concerns regarding the increase in traffic the development will generate. Mr. Disario testified that he used accepted practices including those of the Institute for Traffic Engineers for his calculations. He noted that County Route 537 is under jurisdiction of the Monmouth County Planning Board which has the ultimate authority as to what improvements will be required for this development. The Planning Board will send correspondence to the County Planning Board advising of those concerns so that it may consider them while going through the review process for this facility.

9) The Applicant also presented the testimony of Jack Raker, a licensed architect in the State of New Jersey who prepared the architectural plans. He reviewed the architecture and opined that the proposal is consistent with the Settlement Agreement Concept Plan. He noted that the buildings will be sprinklered and complies with all building and safety codes. He testified that more of the affordable units are located on the ground floor level as that is the preference of Fair Share Housing Center, the recognized affordable housing advocate in this state. He also testified that the applicant will comply with the recommendations set forth in the review of KMA Associates, the Township's affordable housing consultant, marked as Exhibit B-14 in evidence

10) The Applicant also presented the testimony of Adam Stern, a licensed professional engineer specializing in environmental engineering and particularly wastewater treatment. He testified as to the on-site wastewater treatment system for the proposed development. He testified at length regarding the functioning of the system and that the effluent discharged is near drinking water quality. Therefore, it will not have adverse impacts upon Yellow Brook, which flows to the Swimming River Reservoir or to the Aquifers below. He testified under lengthy cross-examination as to the environmental safety of the system and the various mechanisms employed to ensure that any system failure can be handled safely and efficiently. This includes having a licensed operator for the facility. He testified that the system is permitted under the jurisdiction of NJDEP and maintained under its supervision with regular monitoring and reporting of its operations. The Planning Board is sensitive to the environmental concerns expressed by interested citizens and groups such as the Sierra Club and the League of Women Voters who participated in the hearings and will correspond to NJDEP advising that such concerns were raised so that they may be considered while NJDEP is going through the permitting process for this facility. Such correspondence shall also be provided to the applicant. The Planning Board encourages the applicant to continue to pursue a public system for wastewater treatment.

11) The Planning Board finds that the variance for providing shade trees within 10 feet of the curb line is appropriate under the circumstances. The Planning Board finds that the grant of variance relief will promote the purposes of the MLUL by providing adequate light, air and open space and

providing a desirable visual environment. The Planning finds that these additional trees will not result in any substantial detriment to the public good. Instead, it will provide for additional landscaping that improves the visual appearance of the development. The Planning Board further finds that the grant of variance relief will not substantially impair the intent and purpose of the zone plan or zoning ordinance.

12) The Applicant requested waivers from providing landscaping within detention basins and compactor fence height. The Planning Board finds that the proposed restoration of the retention basins without new landscaping is appropriate. As noted by the Township Planner, the basins are located at the rear of the site completely screened from public view. Additional landscape in this area is unnecessary. With respect to the trash compactor fence, the purpose of the additional height is to better screen the facility as the equipment exceeds 6 ft. in height. The Planning Board finds that the increased fence height will enhance the physical appearance. Therefore, the Planning Board finds that it is appropriate to grant the requested waivers.

13) The Planning Board finds that the Applicant has submitted a site plan and such other information as is reasonably necessary to make an informed decision as to whether the site plan approval can be granted at this time. The Planning Board further finds that the detailed drawings, specifications and estimates of the application conform to the standards established by ordinance and that preliminary and final site plan approval can and should be given at this time.

14) The Planning Board further finds that all property owners within 200 ft. of the premises in question were given proper notice of the hearing of this application and were provided with an opportunity to present testimony in support of or in opposition to the appeal.

NOW THEREFORE, BE IT RESOLVED by the Planning Board of the Township of Colts Neck on this 14th day of December, 2021 that the application of **Colts Neck Building Associates, LLC / Colts Neck Manor**, be and is hereby approved, which approval shall be and is hereby expressly conditioned upon compliance with the following terms and conditions:

GENERAL CONDITIONS -

1) This approval is subject to the accuracy and completeness of the submissions, statements, Exhibits and other testimony filed with, or offered to, the Board in connection with this application, all of which are incorporated herein by reference and specifically relied upon by the Board in granting this approval. This condition shall be a continuing condition subsequent which shall be deemed satisfied unless and until the Board determines (on Notice to the Applicant) that a breach hereof has occurred.

2) In the event that any documents require execution in connection with the within approval, such documents will not be released until all of the conditions of this

approval have been satisfied, except as necessary to pursue resolution compliance and to pursue outside approvals of other agencies required by this development. The Planning board acknowledges that the application and permit processing before this or other agencies may require municipal consent and execution of documents to process such approvals. The Planning Board acknowledges Township's obligation to facilitate the approval of this inclusionary development and the prompt execution and return of documents required to process the approvals to the Applicant in accordance with the provisions of the Mt. Laurel Settlement Agreement

3) No taxes or assessments for local improvements shall be due or delinquent on the subject property.

4) The Applicant shall pay to the municipality any and all sums outstanding for fees incurred by the municipality for services rendered by the municipality's professionals for review of the application for development, review and preparation of documents, inspections of improvement and other purposes authorized by the Municipal Land Use Law. The Applicant shall provide such further escrow deposits with the municipality as are necessary to fund anticipated continuing municipal expenses for such professional services, if any, in connection with the Application for Development as may be authorized by the Municipal Land Use Law.

5) The Applicant shall furnish such Performance Guarantees, Temporary Certificate of Occupancy Guarantees, Safety and Stabilization Guarantees, Maintenance Guarantees, Inspection Fees and such other Guarantees or fees as may be required pursuant to the Municipal Land Use Law and the Ordinances of this Municipality for the purpose of assuring the installation and maintenance of on-tract/off-tract and private site improvements.

6) No site work shall be commenced, or plans signed or released, or any work performed with respect to this approval until such time as all conditions of the approval have been satisfied. This shall not prohibit preliminary site work upon review, approval, authorization and satisfaction of all appropriate conditions imposed by the Township Engineer. The Applicant shall be fully responsible for restoration of the property in the event that all required approvals are not fully perfected.

7) Any and all notes, drawings or other information contained on any approved plans shall be conditions of this approval.

8) Nothing herein shall excuse compliance by the Applicant with any and all other requirements of this municipality or any other governmental entity. This approval is conditioned upon compliance by the Applicant with all Ordinances and Regulations of this Municipality.

9) In the event any de minimis exception has been granted from the Residential Site Improvement Standards Regulations in connection with this application, a copy of this resolution shall be sent to the New Jersey Department of Community Affairs, Division of Codes and Standards, 101 South Board Street, CN 802, Trenton, New Jersey 08625-0802 within thirty (30) days of the date hereof. Said copy of this resolution shall be clearly marked on its face with the words "SITE IMPROVEMENT EXCEPTIONS".

10) In the event that the Applicant and the approving authority have agreed that exceeding a standard of the Residential Site Improvement Standards is desirable under the specific circumstances of the proposed development, such Agreement to Exceed RSIS Standards shall be placed, in writing, by the developer and transmitted forthwith to the New Jersey Department of Community Affairs, Division of Codes and Standards, 101 South Broad Street, CN 802, Trenton, New Jersey 08625-0802.

11) The Applicant shall comply with the contribution requirements of the Municipal Affordable Housing Fund as applicable to this application.

12) In the event that this Application involves a subdivision or site plan, such subdivision or site plan shall expire at the conclusion of the period of protection from zoning changes provided for in N.J.S.A. 40:55D-49 or 40:55D-52.a, as applicable, and in no event shall extend

beyond the fifth anniversary of the date of adoption of this resolution.

13) In the event that this approval involves the approval of a subdivision, the Applicant shall provide to the Board Engineer and attorney for review and approval, deeds for each of the lots created and shall file such deeds simultaneously with the recording of any subdivision plat.

14) All special conditions shall be included as notes on the plans.

15) All general and special conditions set forth in this Resolution shall be placed as notes on the approved plans as a Resolution compliance requirement.

16) The Applicant shall comply with the requirements of the Municipal Ordinances with respect to its Affordable Housing obligation by either providing the required affordable housing on-site, providing affordable housing off-site or making a contribution of an Affordable Housing fee pursuant to the applicable Municipal Ordinances. This approval is subject to the Applicant paying all applicable fees, including any fee due and owing to the Municipality's Affordable Housing Trust Fund.

17) This Resolution does not constitute a permit for the construction of the approved improvements. The Applicant shall be responsible for obtaining any and all permits and approvals required prior to the commencement of any development activities including, but not limited to,

N.J.D.O.T., N.J.D.E.P., Monmouth County Planning Board, Freehold Soil Conservation District, Regional and/or Municipal Utility Authority approval, in addition to any and all building and construction permits, required by the Municipality. All work performed shall be in accordance with, and shall not deviate from, the approved plans and all applicable Federal, State, County and Local laws, rules and regulations.

18) As an essential and non-severable condition of this approval, the Applicant shall comply with all Mount Laurel obligations and shall comply with the Municipality's approved Housing Element and Fair Share Plan including but not limited to, any associated implementing Ordinances.

19) The scope of the review of this application is necessarily limited to planning, zoning and land use review of the site as compared to the requirements of the Municipality. The grant of this approval and of any permit or approval in connection therewith shall not constitute a representation, guarantee or warranty of any kind or nature by the Municipality or by any Municipal official or employee thereof with respect to the practicability or safety of any structure, use or other plan proposed and shall create no liability upon or cause of action against the Board, the Municipality or any officials or employees of the Municipality for any damage or injury that result from the construction of the improvements for which this Zoning approval is granted.

SPECIAL CONDITIONS -

1. Colors and materials consistent with architectural plans exhibits A-4, A-5 and A-22.
2. Include trash compactors.
3. Off-site public water from Gordon's Corner Water System. NJDEP permits as may be required.
4. Fire Department approval of fire hydrant locations and compliance with September 8, 2021, Fire Official Report, exhibit B-21.
5. NJDEP Sewer Treatment Works (TWA) approval.
6. NJDEP New Jersey Pollutant Discharge Elimination System (NJPDES) approval.
7. NJDEP approval for continuation of existing drainage facilities within 300 ft. Riparian Buffer.
8. Compliance with Affordable Housing requirements in Kyle, McManus Associates Report dated July 11, 2021, revised September 9, 2021, and marked as Exhibit B-14 which includes, but is not limited to:

Compliance with all 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.

Compliance with COAH's rules N.J.A.C. 5:93-5.6(d) regarding phasing and delivery of affordable/adaptable units.

Compliance with N.J.A.C. 5:97-3.14 regarding requirement that first floor units be accessible units.

Contracting with an experienced third-party Affordable Housing Administrative Agent, subject to approval by the Township Committee and paying for all costs for the administration of the affordable housing units for the 30 year control.

9. Compliance with terms of Settlement Agreement exhibit A-18 including:

P. 3.1 PB take all necessary steps to advance and expedite process for permitting and approval.

P. 3.7 Developer perform, at its expense, any studies reasonably required by PB re: infrastructure improvements necessitated by the project.

P. 4.6 Cooperate with outside approval agencies (example MRRSA, NJDEP, NJDOT)

P. 4.8 Provide relief from cost generative features or requirements.

P. 4.9 Cooperate in facilitating public water and sewer.

10. Variance granted to permit shade trees less than 10 ft. from curb line in parking areas at the curbed end and central islands. (Section 102-85.2F(8))

11. Monmouth County Planning Board Approval.

12. Freehold Soil Conservation District Approval.

13. Posting of Performance Guarantees and Inspection Fees.

14. Waiver for trash compactor fence of 7ft. 2 inches where 6 ft. is permitted. (Section 102-73D)

15. Waiver for not landscaping detention basins (Section 102-71D)

16. Increased berm height along Rt. 537 frontage. Add 3ft. to 4 ft. berm along Rt. 537 frontage adjusted in accordance with topological conditions. Place additional landscaping and berms around the pool/clubhouse/business office complex.
17. Removal of gasoline tank and pump identified in Phase I Environmental Assessment with acceptable post removal and excavation soil sampling.
18. Any potable wells to be sealed by a licensed well driller.
19. Close any existing septic system.
20. Approval and recording of all easement (Landscape and Conservation) deeds.
21. Approval of Affordable Housing Deed Restriction.
22. Record Stormwater Basin Maintenance Manual.
23. Posting of Tax Map Update fees if converted to Condominium if the future.
24. Record Flood Hazard Permit dated July 1, 2021 and conservation restriction.
25. Comply with technical comments in Planner Anfuso Reports exhibits B-5, 19 and 24.
26. Comply with technical comments in Engineer Gerken Reports exhibits B-18, 22 and 23.

BE IT FURTHER RESOLVED that nothing herein shall excuse compliance by the Applicant with any and all other requirements of this Municipality or any other governmental entity.

BE IT FURTHER RESOLVED that a written copy of this Resolution certified by the Secretary of the Planning Board to be a true copy be forwarded to the Applicant, to the Construction Code Official of the Township of Colts Neck and to

the Code Enforcement Official of the Township of Colts Neck. A written copy of the certified Resolution shall also be filed in the office of the Administrative Officer of the municipality, which copy shall be made available to any interested party and available for public inspection during normal business hours.

BE IT FURTHER RESOLVED that a proper notice of this decision be published once in the official newspaper of the municipality or in a newspaper in general circulation within the Township.

OFFERED BY: Bader

SECONDED BY: Lutkewitte

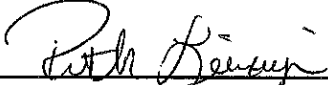
ROLL CALL:

YES: Viola, Bartolomeo, Bader, Corsi, Kostka and
Lutkewitte

NO: None


ABSTAIN: None

ABSENT: None



Secretary, Planning Board
Township of Colts Neck

I certify that the above is a true and exact copy of the Resolution adopted by the Planning Board of the Township of Colts Neck at its meeting held on December 14, 2021.



Secretary, Planning Board
Township of Colts Neck