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7. ORDINANCES - PUBLIC HEARING/ADOPTION

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- 8.I. 2020-01: Ordinance Approving A One-Year Lease Agreement For An Approximate 5,000 Square-Foot, Fenced-In Portion Of Real Property Located At 208 South Pearl Street, Red Bank, New Jersey For The Public Purpose Of A Police Impound Yard (Public Hearing 2/12/2020)

Documents:

[2020-01 INTRO.PDF](#)

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9. RESOLUTIONS

- 9.I. 20-38: Payment Of Vouchers In The Amount Of \$4,428,564.88.

Documents:

[20-38 POV.PDF](#)

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- 9.II. 20-39: A Resolution Authorizing The Release Of A Performance Guarantee Posted By Fortune Square, LLC For 94 Drs. James Parker Boulevard, A/K/A Block 75.01, Lot 86, And Requiring The Posting Of A Maintenance Guarantee.

Documents:

[20-39.PDF](#)

- 9.III. 20-40: Resolution Authorizing Resolution Of The Borough Of Red Bank To Refund Developer's Escrow Account Balances.

Documents:

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- 9.IV. 20-41: A Resolution Ratifying And Confirming The Appointment Of A Full-Time Administrative Assistant.

Documents:

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- 9.V. 20-42: A Resolution Ratifying And Confirming The Appointment Of A Temporary Part-Time Clerk

Documents:

[20-42.PDF](#)

- 9.VI. 20-43: Resolution Authorizing Change Order No. 1 Related To The Contract With Precise Construction, Inc. For The Pearl Street Improvements Project.

Documents:

[20-43.PDF](#)

- 9.VII. 20-44: Resolution Awarding A Professional Services Contract To Fairview Insurance Agency Associates, Inc. For Health Insurance Brokerage Services

Documents:

[20-44.PDF](#)

- 9.VIII. 20-45: Resolution Awarding A Professional Services Contract To Fairview Insurance Agency Associates, Inc. For Property & Casualty Insurance Brokerage And Risk Management Services

Documents:

[20-45.PDF](#)

- 9.IX. 20-46: A Resolution To Authorize A Professional Services Contract With Martin Allen, Esq., Individually, And DiFrancesco, Bateman, Coley, Yospin, Kunzman, Davis, Lehrer & Flaum, P.C. For Special Counsel For Tax Appeals.

Documents:

[20-46.PDF](#)

- 9.X. 20-47: Resolution Appointing Lawrence W. Luttrell, Esq. As Alternate Public Defender For The Borough Of Red Bank

Documents:

[20-47.PDF](#)

9.XI. 20-48: A Resolution Commemorating The Centennial Of The Ratification Of The 19th Amendment

Documents:

[20-48.PDF](#)

10. MAYOR & COUNCIL COMMENTS

11. DISCUSSION & ACTION

12. PUBLIC COMMENT (GOVERNMENTAL ISSUES, 5 MINUTES LIMIT)

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**MINUTES
WORKSHOP MEETING
MUNICIPAL COUNCIL – BOROUGH OF RED BANK
JANUARY 8, 2020
5:30 P.M.**

SUNSHINE STATEMENT

Mayor Menna requested the minutes reflect that, in compliance with Public Law 1975, Chapter 231 (Open Public Meetings Act), notice of this meeting has been provided by notifying the Asbury Park Press, the Two River Times and the Star Ledger and by placing a notice on the bulletin board and filing same with the Borough Clerk on December 11, 2019.

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT: Mayor Menna and Council Members Yassin, Triggiano, Ballard, and Horgan.

ABSENT: Councilman Yngstrom (arrived 5:46) and Councilman Zipprich (arrived 5:40)

ALSO PRESENT: Administrator Shehady, Borough Clerk Borghi, Attorney Cannon, Engineer Neumann and Department Heads.

ENGINEERING

Engineer Neumann reviewed her report. She offered updates on the East Bergen Place project. She said the building for the Eastside Park project should be delivered by the end of the month and they would be getting quotes for the installation. She report that the Borough had received a Monmouth County Open Space Grant for improvements and a Department of Transportation Grant for improvements to Spring Street.

Administrator Shehady also reported that T&M Associates, the project engineer for the Pearl Street project had submitted a change order that would be on the 1/22 Council agenda.

FINANCE

CFO O'Reilly said his Department had completed the close out of 2019 and had rolled over to 2020 as of today. He said he was working with support staff to complete reconciliations so the Annual Financial Statement could be prepared in February.

OEM/FIRE MARSHAL/CODE ENFORCEMENT

Fire Marshal Welsh said he had no OEM update at this time. He reported that they had started a new project in the Fire Marshal/Code office in June and had run into a couple of issues that should be cleared up when they Department receives tablets. He said he had noticed a trend the single family rentals were converting to owner-occupied.

Administrator Shehady said the Department had been using a GovPilot program that was still in the testing phase. He said the program would help the Department better manage all issues.

SENIOR CENTER

Director Reynolds asked if there were any questions her report. She reviewed December activities and upcoming January/February activities.

BUILDING

Administrator Shehady noted there were two resolution on tonight's Regular Agenda to appoint temporary/interim individuals to cover while an employee took leave.

Construction Official Corcione reviewed his report.

Mayor Menna asked about workflow in the office.

Mr. Corcione said they were busy.

Mayor Menna asked if there were any challenges.

Mr. Corcione cited some computer issues and said he would work with the Administrator to resolve them.

PUBLIC WORKS

DPW Director Keen reviewed highlights of his report. He said there had been a rabid raccoon in Fair Haven but it had not been in Red Bank. He asked for patience regarding the Pearl Street project and reported on ongoing DPW activities such as Christmas Tree collection and leave pick up. He said the number of miles on the street sweeper was similar to the year before.

Administrator Shehady noted there was a resolution the Regular Agenda to renew a shared services agreement for Brush/Compost services.

Director Keen said they would continue to use whatever vendor offered the best price.

POLICE

Chief McConnell said he had forwarded his reports that afternoon but understood they had not been distributed to the Council yet. He said crime was down in 2019 by 20 percent. He said the Department had implemented House of Worship visits due to recent events. He said officers stop in various locations each weekend. He also said the impound yard lease was up in February and that it should be renewed. He said expected up to three retirements in 2020 which would result in a significant savings in salaries due to the fact that the retirees were senior officers.

Councilman Ballard asked about the lag in Department reports.

He explained the reason behind the timing of the Department reports noting that it was tied to court reporting. He said they were unable to run a report until after the first weekend of each month which often fell after the Workshop meeting.

PARKING

Administrator Shehady noted that Mr. Calu's contract had expired and said he had submitted a final report with recommendations. He said the report had been endorsed by the Parking Committee.

LAND USE

Administrator Shehady noted Director Carter was on vacation. He reviewed standard resolutions that were listed for the regular agenda.

RECREATION

Administrator Shehady noted Director Hoffmann was on vacation but said he had submitted his report.

CLERK

Clerk Borghi asked if there were any questions on her report and said she had no additional items.

Administrator Shehady noted the report showed an increase in workload.

Mayor Menna jumped back to the Land Use discussion and suggested something be done for the Rutgers students who had worked in town. He said he would review the matter with Director Carter upon his return.

ADMINISTRATION

Administrator Shehady reviewed the Grant Report and said, as of today, the Borough had receive almost \$2 million in grants. He reviewed resolutions on the regular agenda including resolutions to authorize professional services contracts and the hiring of a Special Events Secretary.

Mayor Menna asked if there was a Special Events application fee to offset the cost of the secretary.

Councilwoman Triggiano expressed concern about fees being charged for block parties and public assembly applications.

Administrator Shehady noted there was also a resolution to confirm the hiring of a Confidential Executive Assistant for his office. He said there would be a resolution on the next agenda to authorize a contract for an insurance broker and risk management services as well as one to authorize the contract for the Special Counsel regarding Riverview Medical Center.

PUBLIC COMMENT

Mayor Menna asked if there were any comments from the public.

No one appearing, Councilwoman Horgan made a motion to close the public hearing, seconded by Councilman Zipprich.

ROLL CALL:

AYES: Yassin, Triggiano, Ballard, Yngstrom, Zipprich and Horgan.

NAYS: None

There being six ayes and no nays, the motion was declared approved.

ADJOURNMENT

Councilwoman Horgan offered a motion to adjourn the meeting, seconded by Councilman Zipprich.

ROLL CALL:

AYES: Yassin, Triggiano, Ballard, Yngstrom, Zipprich and Horgan.

NAYS: None

There being six ayes and no nays, the motion was declared approved.

Respectfully submitted,

Pamela Borghi

**MINUTES
REGULAR MEETING
MUNICIPAL COUNCIL – BOROUGH OF RED BANK
JANUARY 8, 2020
6:10 P.M.**

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT: Mayor Menna and Council Members Yassin, Triggiano, Ballard, Yngstrom, Zipprich and Horgan.

ALSO PRESENT: Administrator Shehady, Borough Clerk Borghi, and Attorney Cannon.

SUNSHINE STATEMENT

Mayor Menna requested the minutes reflect that, in compliance with Public Law 1975, Chapter 231 (Open Public Meetings Act), notice of this meeting has been provided by notifying the Asbury Park Press, the Two River Times and the Star Ledger and by placing a notice on the bulletin board and filing same with the Borough Clerk on December 11, 2019.

PROCLAMATIONS, ANNOUNCEMENTS & PRESENTATIONS

None.

PUBLIC COMMENT (AGENDA ITEMS ONLY)

No one appearing, Councilman Zipprich made a motion to close Public Comment, seconded by Councilwoman Horgan.

ROLL CALL:

AYES: Yassin, Triggiano, Ballard, Yngstrom, Zipprich and Horgan.

NAYS: None.

There being six ayes and no nays, the motion was declared approved.

MINUTES & REPORTS

Regular Meeting Minutes of 12/11/2019

Councilman Zipprich offered a motion to approve the minutes, seconded by Councilman Yngstrom.

ROLL CALL:

AYES: Yassin, Triggiano, Yngstrom, Zipprich and Horgan.

NAYS: None.

ABSTAIN: Ballard.

There being five ayes, no nays and one abstention, the motion was declared approved.

Reorganization Meeting Minutes of 1/1/2020

Councilman Zipprich offered a motion to approve the minutes, seconded by Councilwoman Horgan.

ROLL CALL:

AYES: Yassin, Triggiano, Ballard, Yngstrom, Zipprich and Horgan.

NAYS: None.

There being six ayes, no nays and one abstention, the motion was declared approved.

ORDINANCES - Public Hearing/Adoption:

None.

ORDINANCES – First Reading:

None.

RESOLUTIONS

Mayor Menna called for a motion to approve the following resolutions by Consent Agenda:

20-15 A Resolution Appointing Clifford Keen as Fund Commissioner and Ziad Shehady as Alternate Fund Commissioner to Monmouth County Joint Insurance Fund.

20-16 A Resolution Appointing Peter O'Reilly as Fund Commissioner and Ziad Shehady as Alternate Fund Commissioner to Central Jersey Health Insurance Fund.

20-18 A Resolution Authorizing the Release of Performance Guarantee Posted by Metrovation Anderson, LLC for Block 38, Lot 1.01 and Requiring the Posting of a Maintenance Guarantee.

- 20-19 Resolution to Authorize Shared Services Agreement between the Borough of Eatontown and the Borough of Red Bank for Shared Use of Brush Compost Services.
- 20-20 A Resolution Ratifying and Confirming the Interim Appointment of a Part-Time Acting Electrical Subcode Official.
- 20-21 A Resolution Ratifying and Confirming the Interim Appointment of a Part-Time Acting Fire Protection Subcode Official.
- 20-22 A Resolution Ratifying and Confirming the Appointment of a Part-Time Secretary to the Special Events Committee.
- 20-23 A Resolution Ratifying and Confirming the Appointment of a Full-Time Confidential Executive Assistant.
- 20-24 A Resolution Increasing the Bid Threshold and Appointing a Qualified Purchasing Agent.
- 20-25 Resolution to Authorize a Professional Services Contract with Gregory Cannon Individually and with Sobel Han LLP for Municipal Attorney Services.
- 20-26 Resolution to Authorize a Professional Services Contract with Charles J. Fallon Individually and with Fallon & Company LLP for Municipal Auditor Services
- 20-27 Resolution to Authorize a Professional Services Contract with Lisa A. Gorab Individually and with Wilentz, Goldman & Spitzer, P.A. for Municipal Bond Counsel Attorney Services.
- 20-28 Resolution to Authorize a Professional Services Contract with Daniel J. O’hern Individually and with Byrnes, O’Hern & Heugle, LLC for Special Counsel for Tax Appeals.
- 20-29 Resolution to Authorize a Professional Services Contract with Gregory R. Valesi Individually and with CME Associates for Municipal Engineer Services.
- 20-30 Resolution to Authorize a Professional Services Contract with Mark Tabakin Individually and with Weiner Law Group LLP for Labor Counsel Attorney Services.
- 20-31 Resolution to Authorize a Professional Services Contract with William G. McGuinn Individually and with Hoagland, Longo, Moran, Dunst And Doukas, LLP for Municipal Prosecutor Services
- 20-32 Resolution to Authorize a Professional Services Contract with Kevin P. Wigenton, Esq. for Municipal Public Defender Services.
- 20-33 Resolution to Authorize a Professional Services Contract with Leslie G. London Individually And With McManimon Scotland Baumann, LLC for Special Counsel for Redevelopment Services
- 20-34 Resolution to Authorize a Professional Services Contract with Gene J. Anthony, Esq. for Rent Leveling Board Attorney Services.

Councilman Zipprich offered a motion to approve the resolutions en masse, seconded by Councilman Yassin.

ROLL CALL:

AYES: Yassin, Triggiano, Ballard, Yngstrom, Zipprich and Horgan.

NAYS: None

There being six ayes and no nays, the motion was declared approved.

20-14 Mayor Menna read, “Resolution for Payment of Bills Amounting to \$2,229,62.93.”

Councilman Ballard offered a motion to approve the resolution, seconded by Councilman Zipprich.

ROLL CALL:

AYES: Yassin, Triggiano, Ballard, Yngstrom, Zipprich and Horgan.

NAYS: None

There being six ayes and no nays, the motion was declared approved.

20-17 Mayor Menna read, “A Resolution Authorizing Tax Credits/Refunds Totaling \$17,728.76.”

Councilman Ballard offered a motion to approve the resolution, seconded by Councilman Zipprich.

ROLL CALL:

AYES: Yassin, Triggiano, Ballard, Yngstrom, Zipprich and Horgan.

NAYS: None

There being six ayes and no nays, the motion was declared approved.

20-35 Mayor Menna read, “Resolution Amending Resolution No. 19-259 Authorizing the Tax Appeal Settlement regarding Schiff Real Property I, LLC, 140-148 Broad Street, Block 60, Lots 18 and 19, 22 Reckless Place, Block 60, Lot 20 and 133 Broad Street, Block 59, Lots 4 and 5.”

Councilman Yngstrom offered a motion to approve the resolution, seconded by Councilwoman Horgan.

ROLL CALL:

AYES: Ballard, Yngstrom and Horgan.

NAYS: None

ABSTAIN: Yassin, Triggiano and Zipprich.

There being three ayes, no nays and one abstention, the motion was declared approved.

20-36 Mayor Menna read, “A Resolution to Award a Professional Services Contract to Stephen F. Pfeffer for Financial Accounting Services Pursuant to Non-fair and Open Process Established by N.J.S.A. 19:44A:20.4.”

Councilman Yngstrom offered a motion to approve the resolution, seconded by Councilwoman Horgan.

ROLL CALL:

AYES: Yassin, Triggiano, Ballard, Yngstrom, Zipprich and Horgan.

NAYS: None

There being six ayes and no nays, the motion was declared approved.

MAYOR AND COUNCIL COMMENTS

Councilman Ballard reported that the Finance Committee would be meeting the following week and he would have an update at the next meeting.

Councilman Zipprich reported on recent RiverCenter events and said a transition team had been put in place to coordinate in light of the departure of Executive Director Jim Scavone.

Councilwoman Horgan reported that the Library was offering free Citizenship classes. She said the Library had also received a Census Equity Fund mini-grant to fund outreach in support of the Census.

Councilman Zipprich added that participants in the Citizenship classes would be required to provide a green card.

Councilwoman Triggiano had no report.

Councilman Yngstrom had no report.

Councilman Yassin had no report.

PUBLIC COMMENT (Governmental Issues, 5 Minute Limit)

Suzanne Viscomi—25 Cedar Street—asked if there was funding in the budget for a Charter Study Commission.

Mayor Menna said there was not and said it would require legislative action by the Council.

No one else appearing, Councilman Zipprich made a motion to close the Public Comment, seconded by Councilman Yassin.

ROLL CALL:

AYES: Yassin, Triggiano, Yngstrom, Ballard, Zipprich and Horgan.

NAYS: None

There being six ayes and no nays, the motion was declared approved.

Mayor Menna noted he was returning to an agenda item that had been omitted.

DISCUSSION & ACTION

Special Events approvals:

Special Events Requests (subject to Final Plan Review by Special Events Committee):

Request from Red Bank Public Library to hold two events:

1. First Annual Red Bank Heirloom Home Tour on Saturday, May 9, 2020 from 11am to 3pm.
2. Townwide Yard Sale on Saturday, September 12, 2020 from 9am to 2pm.

Councilwoman Horgan made a motion to approve the requests, Councilman Yassin seconded.

ROLL CALL:

AYES: Yassin, Triggiano, Yngstrom, Ballard, Zipprich and Horgan.

NAYS: None

There being six ayes and no nays, the motion was declared approved.

Request from Nicholas Craig for membership to the Westside Hose Company of the Red Bank Volunteer Fire Department.

Councilwoman Triggiano offered a motion to approve the resolution, seconded by Councilman Zipprich.

ROLL CALL:

AYES: Yassin, Triggiano, Yngstrom, Ballard, Zipprich and Horgan.

NAYS: None

There being six ayes and no nays, the motion was declared approved.

EXECUTIVE SESSION

20-37 Mayor Menna read a resolution to adjourn to executive session to discuss Personnel (IT & Finance) and Contract Negotiation (Monmouth County Regional Health Commission/VNA). No action to be taken.

Councilman Zipprich offered a motion to adjourn to Executive Session, seconded by Councilwoman Horgan.

ROLL CALL:

AYES: Yassin, Triggiano, Ballard, Yngstrom, Zipprich and Horgan.

NAYS: None

There being six ayes and no nays, the resolution was declared approved.

RESUME REGULAR BUSINESS

Councilman Zipprich made a motion to resume Regular Business, seconded by Councilwoman Horgan.

ROLL CALL:

AYES: Yassin, Triggiano, Ballard, Yngstrom, Zipprich and Horgan.

NAYS: None

There being six ayes and no nays, the resolution was declared approved.

ADJOURNMENT

Councilman Zipprich offered a motion to adjourn the meeting, seconded by Councilwoman Horgan.

ROLL CALL:

AYES: Yassin, Triggiano, Ballard, Yngstrom, Zipprich and Horgan.

NAYS: None

There being six ayes and no nays, the resolution was declared approved.

Respectfully submitted,

Pamela Borghi

ORDINANCE NO. 2020-01

**ORDINANCE OF THE BOROUGH OF RED BANK, COUNTY OF MONMOUTH,
STATE OF NEW JERSEY, APPROVING A ONE-YEAR LEASE AGREEMENT FOR
AN APPROXIMATE 5,000 SQUARE-FOOT, FENCED-IN PORTION OF REAL
PROPERTY LOCATED AT 208 SOUTH PEARL STREET, RED BANK, NEW JERSEY
FOR THE PUBLIC PURPOSE OF A POLICE IMPOUND YARD**

WHEREAS, R.J.E.S., LLC, 208 South Pearl Street, Red Bank, New Jersey (hereinafter, the "Owner"), is the titled owner of real property located at 208 South Pearl Street, Red Bank, New Jersey, also known as Block 75, Lot 174 on the Tax Map of the Borough of Red Bank (hereinafter, the "Property"); and

WHEREAS, the Borough of Red Bank, 90 Monmouth Street, Red Bank, New Jersey (hereinafter, the "Borough"), is a municipal corporation of the State of New Jersey and is authorized, pursuant to N.J.S.A. 40A:12-5, to acquire leasehold interests in real property for public business and use by Ordinance; and

WHEREAS, the Borough requires a secure impound yard for its Police Department to properly carry out and execute its public duties; and

WHEREAS, the Owner's Property contains an approximately 5,000 square-foot, fenced-in area suitable for the Borough Police Department's use as a secure impound yard (hereinafter, the "Premises"), which Premises Lessor is willing to lease to Lessee; and

WHEREAS, the Borough has been leasing the Premises for the past two years for use as a secure impound yard for its Police Department with successful results;

NOW, THEREFORE, BE IT ORDAINED by the Governing Body of the Borough of Red Bank, County of Monmouth, State of New Jersey, as follows:

1. That the Governing Body does hereby approve the Commercial Lease Agreement attached hereto as Exhibit A; and
2. That the Mayor is hereby authorized to execute the Commercial Lease Agreement attached hereto as Exhibit A; and
3. That a certified copy of this Ordinance, together with a copy of the Commercial Lease Agreement attached hereto as Exhibit A., shall be forwarded to the Chief Financial Officer, the Borough Clerk, the Borough Administrator, the Red Bank Police Department, and R.J.E.S., LLC; and

BE IT FURTHER ORDAINED that any ordinances or portions thereof which are inconsistent with the provisions of this Ordinance are hereby repealed as of the effective date of this Ordinance; and

BE IT FURTHER ORDAINED that, if any provision of this Ordinance or the application of such provision to any person or circumstance is declared invalid, such invalidity shall not affect the other provisions or applications of this Ordinance which can be given effect, and to this end, the provisions of this Ordinance are declared to be severable.

BE IT FURTHER ORDAINED that this Ordinance shall take effect immediately upon its passage and adoption according to law.

	Motion	Yes	No	Abstain	Absent
Councilman Yassin					
Councilwoman Triggiano					
Councilman Ballard					
Councilman Yngstrom					
Councilman Zipprich					
Councilwoman Horgan					

COMMERCIAL PROPERTY LEASE AGREEMENT

THIS AGREEMENT is hereby made between R.J.E.S., LLC., 208 South Pearl Street, Red Bank, New Jersey (hereinafter, "Lessor"), and the Borough of Red Bank, 90 Monmouth Street, Red Bank, New Jersey (hereinafter, "Lessee"). This Lease replaces all other written and verbal agreements.

WHEREAS, Lessor is the titled owner of real property located at 208 South Pearl Street, Red Bank, New Jersey, also known as Block 75, Lot 174 on the Tax Map of the Borough of Red Bank (hereinafter, the "Property"); and

WHEREAS, Lessee is a municipal corporation of the State of New Jersey and is authorized, pursuant to N.J.S.A. 40A:12-5, to acquire leasehold interests in real property for public business and use; and

WHEREAS, Lessee requires a secure impound yard for its Police Department to properly carry out and execute its public duties; and

WHEREAS, Lessor's Property contains an approximately 5,000 square-foot, fenced-in area suitable for Lessee's use as a secure impound yard, as depicted on Exhibit A attached hereto (hereinafter, the "Premises"), which Premises Lessor has leased to Lessee for the past two years;

NOW THEREFORE, in accordance with the Ordinance adopted by Lessee attached hereto as Exhibit B, Lessor hereby demises the Premises to Lessee, and Lessee hereby renews its rental of the Premises from Lessor, upon the following terms and conditions.

1. Term and Rental Payments

The term of this Lease shall be for one (1) year beginning on February 15, 2020 and ending on February 14, 2021. The annual Gross Rent shall be \$16,800.00, paid in equal monthly installments of \$1,400.00 which shall be postmarked or delivered on or before the fifteenth day of every month in advance, and shall be delivered or mailed to Lessor at the Property's address. The Lessee is permitted to pay Rent in advance at any interval most convenient for Lessee.

2. The Premises

The Premises shall be used only as an impound yard for the storage of vehicles and related equipment and items by the Red Bank Police Department. Lessor shall be responsible for repairing any damaged fencing surrounding the Premises prior to the commencement of this Lease. Lessor shall further be responsible for maintaining the fencing surrounding the Premises during the term of this Lease. Other than the aforementioned fencing, Lessee acknowledges that the Premises and all other aspects thereof, are delivered by Lessor in "as is" condition without any warranty or representation as to condition or fitness for any particular purpose. Lessee agrees to accept the Premises in "as is" condition. Any damage, additions, or changes to the Premises caused by the Lessee are the sole responsibility of the Lessee to repair, restore and/or replace.

3. Late Fees

The parties agree that if the Lessee fails to make any monthly payments by the 15th of the month when they are due, there shall be added to the payment due for such month in which payment is late, a sum equal to \$50 for that month as Additional Rent. This is in addition to any other remedies the Lessor may have hereunder or by law.

4. Security Deposit

There shall not be any Security Deposit required under this Lease.

5. Cost of Operation

This is a Full Gross Rent Lease. Lessee shall not be responsible for the payment of any expenses associated with the Property or the Premises, including, by way of example and without limitation, the cost of utilities, water or sewer usage, security, refuse removal, insurance, maintenance or repair of fixtures, supplies, sundries, sales or use tax on supplies or services, wages or salaries of persons engaged in the operation, maintenance and repair of the Property or the Premises, expenses incurred for legal and accounting expenses, the cost of capital improvements or other modifications to the Property, or any other expense or cost, which, in accordance with generally accepted accounting principles and the standard management practices for properties comparable to the Property and the Premises would be considered an expense of operating and/or maintaining the Property and/or Premises.

6. Prohibition Against Activities

The Premises shall be used only as set forth and provided above, and Lessee shall not use, or permit the use of, the Premises, or any part of the Premises, for any other purpose or purposes, without the written consent of Lessor. Lessee shall not commit, or suffer to be committed, any waste upon the Premises, any public or private nuisance, or other act or thing that may disturb the quiet enjoyment of any other occupant of the Property.

7. Signs

Lessee at its cost and expense may install appropriate signage, if any, in or about the Premises, subject to any applicable governmental regulations. Upon termination of this Lease, Lessee shall remove all signage and repair any damage to the Premises related thereto.

8. Maintenance of Premises

All maintenance and repairs, except as described in paragraph 2 herein above, are Lessee's obligation. Lessee shall be responsible for renovations and maintenance of any new installations on the Premises. Lessee shall be responsible for removal of its trash and for snow removal. Lessee shall provide a chain and padlock to secure the Premises for its purposes. Lessee covenants to take good care of the Premises and keep the Premises clean of any garbage, trash and other refuse.

9. Liability for Damages

Lessee, as a material part of the consideration to be rendered to Lessor under this Lease, waives all claims against Lessor for damages to vehicles, equipment, and items in, upon, or about the Premises from any cause arising at any time, including water damage, fire or any other cause, and Lessee will hold Lessor exempt and harmless for and on account of any damage or injury to the vehicles, equipment, and items of any person, arising from the use of the Premises by Lessee, or arising from the failure of Lessee to keep the Premises in good condition and/or secured.

10. Assignments or Sublease

The Lessee may not sublease or assign the Premises without Lessor's prior written consent.

11. Lessor's Remedies in Event of Breach

If the Lessee defaults in the performance of any of the terms, covenants and conditions hereof, except for payment of rent or of any financial obligation under this Lease, or permits the Premises to become deserted, abandoned or vacated, the Lessor may give the Lessee notice of such default, and if Lessee does not cure within ten (10) days, after giving of such notice, or if such other default is of such nature that it cannot be completely cured within such period, if the Lessee does not commence such curing within such ten (10) days and thereafter proceed with reasonable diligence and in good faith to cure such default, then, in any such event the Lessor may terminate this Lease pursuant to applicable law, and on the date specified in said notice, the Lessee's right to possession of the Premises shall cease, and the Lessee shall then quit and surrender the Premises to the Lessor. Should Lessor at any time terminate this Lease for any breach, in addition to any other remedy it may have, it may recover from Lessee all damages it may incur by reason of such breach.

12. Surrender by Lessee of Lease

The voluntary or other surrender of this Lease by Lessee, or a mutual cancellation of the Lease, shall at the option of Lessor, terminate all or any existing subleases or sub tenancies, or may, at the option of Lessor, operate as an assignment of any or all such subleases or sub tenancies to the Lessor.

13. Notices

All notices by the parties under this Lease shall be transmitted in writing by certified mail, return receipt requested or by overnight courier, and addressed to: (1) Lessee at: Pamela Borghi, Municipal Clerk, Borough of Red Bank, 90 Monmouth Street, New Jersey 07701; and to (2) Lessor at: R.J.E.S., LLC, 208 South Pearl Street, Red Bank, New Jersey 07701, unless either party provides the other party with a different address to which notices are to be transmitted in writing by certified mail, return receipt requested.

14. Effect of Waiver of Breach of Covenants

The waiver by Lessor of any breach of any covenant or condition contained in this Lease shall not be deemed to be a waiver of such a covenant or condition or any subsequent breach of the covenant or condition or any other covenant or condition. The subsequent acceptance of rent under this Lease by Lessor shall not be deemed to be a waiver of any preceding breach by Lessee of any covenant or condition of this Lease, other than the failure of Lessee to timely pay the particular rent so accepted, regardless of Lessor's knowledge of such preceding breach at the time of acceptance of such rent.

15. Lessor's Remedies on Default

It is understood and agreed that the remedies given to Lessor shall be cumulative, and the exercise of any one remedy by Lessor shall not be to the exclusion of any other remedy.

16. Binding Effect on Successors and Assigns

The covenants and conditions contained in this Lease, subject to the provisions as to assignment, shall apply to and bind the heirs, successors, executors, administrators and assigns of all of Lessee, and all such heirs, successors, executors, administrators and assignees of Lessee shall be jointly and severally liable under this Lease.

17. Indemnification by Lessee and Lessee's Insurance

Lessee shall be responsible for and shall relieve, indemnify and save Lessor harmless from and against (a) all liability for loss of life, personal injury and/or damage to property occurring in or around the Premises including, but not limited to any claims made by Lessee's agents, vendors, service providers, guests, invitees, clients, customers, investors or patrons and (b) any loss or damage from Lessee's failure to perform its obligations under this Lease.

18. Entire Agreement

This instrument, contains the entire agreement and understanding between the parties hereto with respect to the Lease of the Premises to Lessee. This Lease supersedes and cancels any and all previous negotiations, arrangements, brochures, agreements and understandings, if any, between the parties hereto or displayed by Lessor to Lessee with respect to the subject thereof, and none thereof shall be used to interpret or construe this Lease. This Lease is and shall be considered to be the only Lease agreement relative to the Premises between the parties hereto and their respective representatives and agents as of the date hereof. No modification of this Lease shall be effective unless the same shall be in writing and be signed by the parties hereto or, as the case may be, their respective successors or assigns.

19. Validity of Lease

If any clause or provision of this Lease is legally invalid, the remaining clauses and provisions of this Lease shall remain in full force and effect.

IN WITNESS WHEREOF, the parties have respectively executed this Lease as of the dates hereinafter written below.

LESSOR

R.J.E.S., LLC

Signature: _____

Printed Name/Title: _____

Date: _____

LESSEE

BOROUGH OF RED BANK

Signature: _____

Printed Name/Title: _____

Date: _____

EXHIBIT A



OS



EXHIBIT B

BOROUGH OF RED BANK
COUNTY OF MONMOUTH
RESOLUTION NO. 20-38

A RESOLUTION FOR PAYMENT OF BILLS AMOUNTING TO \$4,428,564.88.

BE IT RESOLVED by the Mayor and Council that the bills be paid as on the attached check registers totaling \$4,428,564.88.

	Motion	Yes	No	Abstain	Absent
Councilman Yassin					
Councilwoman Triggiano					
Councilman Ballard					
Councilman Yngstrom					
Councilman Zipprich					
Councilwoman Horgan					

Dated: January 22, 2020

Bill List 1/22/2020

Borough of Red Bank

Current Operating Fund	1	Computer Checks	\$ 209,422.95
		Manual Checks	\$ 2,927,522.55
		Manual Checks - Wires	\$ -
		Subtotal	\$ 3,136,945.50
Water Operating	5	Computer Checks	\$ 76,876.37
		Manual Checks	\$ 90,115.46
		Manual Checks - Wires	\$ 573,249.95
		Subtotal	\$ 740,241.78
Parking Operating	9	Computer Checks	\$ 6,661.88
		Manual Checks	\$ 11,120.23
		Manual Checks - Wires	\$ -
		Subtotal	\$ 17,782.11
Escrow-TD	E20	Computer Checks	2,617.38
		Manual Checks	\$ -
		Manual Checks - Wires	0
		Subtotal	\$ 2,617.38
Escrow-2 River Bznk	E20	Computer Checks	566.00
		Manual Checks	\$ -
		Manual Checks - Wires	0
		Subtotal	\$ 566.00
Grant Fund	2	Computer Checks	\$ 140.63
		Manual Checks	\$ 10,824.69
		Manual Checks - Wires	\$ -
		Subtotal	\$ 10,965.32
Capital Fund	C4	Computer Checks	\$ 358,087.85
		Manual Checks	\$ 12,472.61
		Manual Checks - Wires	\$ -

MCIA-Manual M-15

Subtotal \$ 370,560.46

MCIA

M Computer Checks \$ 53,147.75
 Manual Checks \$ -
 Manual Checks - Wires \$ -
 MCIA M-15 CAPITAL

Subtotal \$ 53,147.75

Trust

T12 Computer Checks \$ 2,850.00
 Manual Checks \$ 12,450.00
 Manual Checks - Wires \$ -

Subtotal \$ 15,300.00

TTL

T13 Computer Checks
 Manual Checks \$ -
 Manual Checks - Wires \$ -

Subtotal \$ -

RCA

T14 Computer Checks
 Manual Checks \$ 381.63
 Manual Checks - Wires \$ -

Subtotal \$ 381.63

Animal

15 Computer Checks \$ 1,076.20
 Manual Checks \$ 350.00
 Manual Checks - Wires \$ -

Subtotal \$ 1,426.20

Law Enforcement

16 Computer Checks
 Manual Checks \$ -
 Manual Checks - Wires \$ -

Subtotal \$ -

Unemployment

T17 Computer Checks
 Manual Checks \$ -

		Manual Checks - Wires	\$	-
		Subtotal	\$	-
Coah	T18	Computer Checks		
		Manual Checks	\$	-
		Manual Checks - Wires	\$	-
		Subtotal	\$	-
Online Liens	T19	Computer Checks		
		Manual Checks	\$	-
		Manual Checks - Wires	\$	-
		Subtotal	\$	-
Park & Rec Trust green acres	21	Computer Checks	\$	29,324.50
		Manual Checks	\$	-
		Manual Checks - Wires	\$	-
		Subtotal	\$	29,324.50
Recreation Trust	23	Computer Checks	\$	2,781.08
		Manual Checks	\$	-
		Manual Checks - Wires	\$	-
		Subtotal	\$	2,781.08
Water Capital Fund	W6	Computer Checks	\$	22,977.96
		Manual Checks	\$	17,303.07
		Manual Checks - Wires	\$	-
		Subtotal	\$	40,281.03
Parking Capital Fund	P8	Computer Checks	\$	3,632.23
		Manual Checks	\$	3,320.51
		Manual Checks - Wires	\$	-
		Subtotal	\$	6,952.74
Total Computer Checks			\$	766,979.40
Total Manual Checks			\$	3,085,860.75
Total Manual Checks - Wires			\$	573,249.95
PAYROLL ACCOUNTS #T-22				2,474.78

Minus Void Checks

Check Register Total	\$	4,428,564.88
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Grand Total	\$	4,428,564.88
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* Checks processed with 1/8/2020 date, but not on 1/8/2020 bill list.

P.O. Type: All Include Project Line Items: Yes Open: N Paid: N Void: N
 Range: First to Last Rcvd: Y Held: Y Aprv: N
 Format: Condensed Bid: Y State: Y Other: Y Exemt: Y

PO #	PO Date	Vendor	PO Description	Status	Amount	Void Amount	PO Type	
18-02259	09/07/18	w0010	WINNER FORD OF CHERRY HILL INC	2019 WHITE Police Interceptor	Open	53,050.00	0.00	
18-02479	09/25/18	w0010	WINNER FORD OF CHERRY HILL INC	2019 Police Interceptor SUV	Open	40.00	0.00	
18-03280	12/20/18	P0037	POWERHOUSE SIGN WORKS	Lettering - 3 New Patrol Cars	Open	1,155.00	0.00	
19-00166	01/18/19	S0029	SHREWSBURY OFFICE SUPPLY	Open Order - Office Supplies	Open	25.90	0.00 B	
19-00243	01/28/19	S0020	STAVOLA ASPHALT COMPANY INC	Open Purchase Order	Open	280.50	0.00 B	
19-00332	02/04/19	B0108	BAKER & TAYLOR ENTER.W510334	Library - AV	Open	302.63	0.00 B	
19-00334	02/04/19	D0028	DEMCO MEDIA	Library Supplies	Open	930.30	0.00 B	
19-00336	02/04/19	C0051	COMPLETE SECURITY SYSTEMS INC	Libary-Security System	Open	205.00	0.00 B	
19-00337	02/04/19	S0006	SCOLES FLOORSHINE INC.	Library - Maintenance Supplies	Open	678.33	0.00 B	
19-00461	02/20/19	X0003	XEROX CORPORATION	Opeb PO-Copier lease payments	Open	326.08	0.00 B	
19-00731	03/28/19	R0218	R.J.E.S.LLC	BLANKET P.O. - RENT TOW YARD	Open	2,800.00	0.00 B	
19-01018	04/15/19	B0107	BAKER & TAYLOR BOOKS W510486	Library - Materials	Open	2,914.75	0.00 B	
19-01094	04/25/19	w0021	MARK WOSZCZAK MECHANICAL CONT.	191-193 SHREWSBURY AVE	Open	24,429.80	0.00	
19-01560	06/20/19	G0023	GardaWorld	July-Dec 2019 Service	Open	250.14	0.00 B	
19-01562	06/20/19	I0080	INTERGRATED TECHNIAL SYSTEM IN	July-Dec 2019 Monthly Service	Open	25.00	0.00 B	
19-01856	07/29/19	A0114	ALLIED OIL COMPANY	Borough Fleet Fuel	Open	2,184.07	0.00 B	
19-01877	07/29/19	X0003	XEROX CORPORATION	Copy machine monthly lease agr	Open	140.63	0.00 B	
19-01890	07/29/19	A0028	AMERICAN WEAR INDUST.UNIFORM	Leasing Uniforms December 5wks	Open	1,948.12	0.00 B	
19-01896	07/29/19	D0331	DELISA DEMOLITION INC	Tipping Fees HHW	Open	20,909.96	0.00 B	
19-02068	08/12/19	A0018	Al Commercial Kitchen Serv	Services and Supplies	Open	905.00	0.00	
19-02212	09/06/19	D0331	DELISA DEMOLITION INC	Recy Tax for HHW 2019	Open	802.35	0.00 B	
19-02231	09/06/19	C0217	CDW GOVERNMENT INC	Bravo 1 DVD Burner Replacement	Open	161.91	0.00	
19-02394	09/16/19	M0437	MRC,Inc F/K/A Marturano Recrea	Playground Structures Bellhave	Open	181,775.65	0.00	
19-02420	09/19/19	LEDERJEN	Jenna Leder	Community Garden Refund	Open	25.00	0.00	
19-02431	09/19/19	KUGELPAT	Patricia Kugel & John werner	Community Garden Refund	Open	25.00	0.00	
19-02538	10/02/19	P0056	PUMPING SERVICES INC.	LIFT STATION MAINTENANCE	Open	1,400.00	0.00	
19-02563	10/02/19	G0161	IVAN GRILLI	Medicare Reimbursement	Open	572.50	0.00 B	
19-02649	10/16/19	w0021	MARK WOSZCZAK MECHANICAL CONT.	30 BROAD ST	Open	3,466.60	0.00	
19-02662	10/16/19	w0095	WORLD JEEP CHRYSLER INC	Truck 2	Open	62.68	0.00	
19-02682	10/16/19	w0021	MARK WOSZCZAK MECHANICAL CONT.	82 Harrison St	Open	3,131.90	0.00	
19-02693	10/16/19	C0217	CDW GOVERNMENT INC	UPS Batt Replacements Svr Rm	Open	749.52	0.00	
19-02694	10/16/19	C0217	CDW GOVERNMENT INC	UPS for 1st floor switch	Open	97.75	0.00	
19-02700	10/16/19	J0044	JOHNNY ON THE SPOT LLC	Temporary Restroom Services	Open	177.00	0.00	
19-02756	10/29/19	D0178	DYNAMIC TESTING SERVICE LLC	Random drug/alcohol test dpw	Open	250.00	0.00	
19-02760	10/29/19	w0075	W.B.MASON CO INC	Office Supplies	Open	1,037.75	0.00	
19-02764	10/29/19	w0021	MARK WOSZCZAK MECHANICAL CONT.	60& 62 Locust Ave	Open	12,102.70	0.00	
19-02774	10/29/19	U0074	ULTIMATE TRAINING MUNITIONS IN	9mm MMR BLUE (Simunitions)	Open	582.48	0.00	
19-02775	10/29/19	S0368	SIRCHIE ACQUISTION COMPANY LLC	Detective Bureau Evidence	Open	1,128.82	0.00	
19-02821	11/01/19	T0004	T&M ASSOCIATES	T&M October & November 2019	Open	4,922.61	0.00	
19-02838	11/08/19	C0321	CME ASSOCIATES	Services through Oct 25, 2019	Open	15,470.50	0.00	
19-02880	11/15/19	M0309	MID-ATLANTIC TRUCK CENTER INC	Truck 4	Open	149.99	0.00	
19-02883	11/15/19	V0002	VE RALPH & SONS INC	First Aid Supplies	Open	969.71	0.00	
19-02898	11/15/19	F0071	FRA TECHNOLOGIES INC	Animal Licensing Software 2020	Open	650.00	0.00	
19-02935	11/15/19	X0003	XEROX CORPORATION	lease pymt 10/1 - 12/31/19	Open	518.55	0.00	
19-02938	11/15/19	M0024	MGL PRINTING SOLUTIONS LLC	Dog/Cat License Tags 2020	Open	379.00	0.00	
19-02946	11/17/19	T0004	T&M ASSOCIATES	Emergency access road inspecti	Open	602.00	0.00 C	
			Contract No: 18-00010					
19-02979	11/25/19	w0075	W.B.MASON CO INC	Office Supplies	Open	622.51	0.00	
19-02996	11/27/19	w0075	W.B.MASON CO INC	office supplies	Open	314.11	0.00	
19-03013	11/27/19	A0050	ATHLETES ALLEY	Indoor Soccer Uniforms	Open	2,781.08	0.00	

PO #	PO Date	Vendor	PO Description	Status	Amount	Void Amount	PO Type
19-03014	11/27/19	A0050	ATHLETES ALLEY	Winter Basketball Shirts	Open	1,420.60	0.00
19-03028	11/27/19	C0328	CRANEY INTERPRETING	interpreting services	Open	442.50	0.00 B
19-03032	11/27/19	C0321	CME ASSOCIATES	26 Haddon Pk.	Open	566.00	0.00
19-03054	12/04/19	w0021	MARK WOSZCZAK MECHANICAL CONT.	LeightonAve Meter Vault Repair	Open	22,778.17	0.00
19-03056	12/04/19	J0020	JERSEY ELEVATOR CO INC	Emergency Repair 90 Monmouth	Open	422.50	0.00
19-03059	12/04/19	S0012	SEABOARD FIRE & SAFETY EQUIP.	Senior Center	Open	246.00	0.00
19-03064	12/04/19	w0075	W.B.MASON CO INC	Office Supplies	Open	153.76	0.00
19-03065	12/04/19	H0034	ROBERT HOLIDAY	Reimbursement for Tolls	Open	15.50	0.00
19-03066	12/04/19	G0018	GRAINGER INC	Walk Behind Debris Blower	Open	781.00	0.00
19-03070	12/04/19	N0183	NORTHERN TOOL & EQUIPMENT	Supplies Needed for Parks	Open	199.00	0.00
19-03071	12/04/19	M0325	MSC INDUSTRIAL SUPPLY CO	Supplies for B/G	Open	764.74	0.00
19-03096	12/04/19	S0193	RIO SUPPLY INC	Water Meter @ 110 W Front St	Open	2,431.00	0.00
19-03126	12/11/19	S0365	SUPREME CONDITIONING SYSTEM IN	Cleared pans Sr Center	Open	1,676.00	0.00
19-03143	12/11/19	E0012	ELECTRO MAINTENANCE INC	Multiple Jobs @ Marine Pk	Open	19,702.00	0.00
19-03144	12/11/19	E0012	ELECTRO MAINTENANCE INC	Tower hill burning smell	Open	6,743.00	0.00
19-03145	12/11/19	E0012	ELECTRO MAINTENANCE INC	Replace LTS & Change Ballasts	Open	5,370.00	0.00
19-03150	12/11/19	S0009	SHREWSBURY AUTO PARTS INC	OEM (4) Batteries	Open	887.76	0.00
19-03154	12/11/19	12100	G.S.REALTY CORP.	Close Out Escrow Account	Open	2,601.82	0.00
19-03161	12/11/19	LIFTEC	Liftec Inc	Emergency Parts for Fork Lift	Open	377.32	0.00
19-03163	12/11/19	N0009	NAVESINK HOOK AND LADDER	District 1 Polling Place	Open	400.00	0.00
19-03164	12/11/19	R0013	RED BANK BOARD OF EDUCATION	Distict 2 & 7 Polling Place	Open	400.00	0.00
19-03165	12/11/19	U0046	UNITED METHODIST CHURCH	District 3 & 4 Polling Place	Open	400.00	0.00
19-03168	12/11/19	R0042	RED BANK HOUSING AUTHORITY	District 9 Polling Place	Open	400.00	0.00
19-03173	12/11/19	E0012	ELECTRO MAINTENANCE INC	Maint & Service	Open	12,168.50	0.00
19-03266	12/20/19	A0040	ASBURY PARK PRESS	Legal Ads - Ordinances	Open	1,150.32	0.00
19-03267	12/20/19	A0040	ASBURY PARK PRESS	Legal Ads - Notices	Open	533.96	0.00
19-03269	12/20/19	A0040	ASBURY PARK PRESS	Legal Ad - Bond Sale	Open	652.28	0.00
19-03272	12/20/19	w0021	MARK WOSZCZAK MECHANICAL CONT.	61 William St emergency	Open	5,434.90	0.00
19-03273	12/20/19	w0021	MARK WOSZCZAK MECHANICAL CONT.	Oakland@Pearladandoned Service	Open	1,728.38	0.00
19-03274	12/20/19	w0021	MARK WOSZCZAK MECHANICAL CONT.	Reckless pl emergency fire ser	Open	8,368.47	0.00
19-03275	12/20/19	w0021	MARK WOSZCZAK MECHANICAL CONT.	Borough sewer jet removal	Open	6,049.62	0.00
19-03278	12/20/19	S0009	SHREWSBURY AUTO PARTS INC	Door Handle Parking P2	Open	11.41	0.00
19-03292	12/27/19	M0024	MGL PRINTING SOLUTIONS LLC	1099 MISC & INT FORMS	Open	297.00	0.00
19-03295	12/27/19	HOLJOE	Joe Holiday	Reimbursement Water Install	Open	394.40	0.00
19-03296	12/27/19	P0194	PRIMEPOINT LLC	Payroll Check Proc 11/15-11/29	Open	2,066.20	0.00
19-03299	12/30/19	F0192	FALLON & LARSEN LLP	19-270 Bond Sale Pro Srv	Open	5,000.00	0.00
19-03300	12/30/19	P0169	Phoenix Advisors, LLC	19-270 Bond Sale Pro Srv	Open	13,140.00	0.00
19-03301	12/30/19	M0181	MOODY'S INVESTORS SERVICE	19-270 Bond Sale Pro Srv	Open	16,000.00	0.00
19-03302	12/30/19	M0215	MCELWEE & QUINN LLC	19-270 Bond Sale Pro Srv	Open	1,750.00	0.00
19-03303	12/30/19	P0056	PUMPING SERVICES INC.	pumping service	Open	2,016.00	0.00
19-03308	12/30/19	w0021	MARK WOSZCZAK MECHANICAL CONT.	Drummond Ave Emergency Repair	Open	4,783.42	0.00
19-03309	12/30/19	w0021	MARK WOSZCZAK MECHANICAL CONT.	Broad St @ Bergen Leak	Open	2,753.76	0.00
19-03310	12/30/19	w0021	MARK WOSZCZAK MECHANICAL CONT.	191-195 Shrewsbury Ave Abd wtr	Open	2,841.82	0.00
19-03312	12/30/19	RCM011	Rainone Coughlin Minchello LLC	Redevelopment 9/1 thru 10/31	Open	1,564.70	0.00
19-03313	12/30/19	K0073	KYOCERA DOCUMENT SOLUTIONS AME	Copy Machine Services Dec 2019	Open	288.41	0.00
20-00011	01/10/20	T0004	T&M ASSOCIATES	Emergency Access Rd. Inspect	Open	723.00	0.00
20-00012	01/10/20	T0004	T&M ASSOCIATES	Bellhaven Park Improvements	Open	3,985.94	0.00
20-00013	01/10/20	T0004	T&M ASSOCIATES	Pearl St. Roadway Improvements	Open	14,116.88	0.00
20-00014	01/13/20	R0098	RED BANK RIVER CENTER	Quarterly Assessments 2020	Open	134,530.00	0.00 B
20-00015	01/13/20	T0052	TREAS.ST OF NJ DCA (802)	State Permit Fees Oct-Dec 2019	Open	7,480.00	0.00
20-00016	01/14/20	SPFEFF	Stephen Pfeffer	Year End Services - Jan 2020	Open	3,780.00	0.00
20-00019	01/14/20	A0353	Aurelio Ramos Jr.	Jan/Feb 2020 Medicare Reim	Open	270.00	0.00
20-00022	01/14/20	G0161	IVAN GRILLI	Jan 2020 Medicare Reim	Open	602.60	0.00
20-00027	01/14/20	G0023	Gardaworld		Open	257.64	0.00 B

PO #	PO Date	Vendor	PO Description	Status	Amount	Void Amount	PO Type	
20-00028	01/14/20	I0080	INTERGRATED TECHNIAL SYSTEM IN	IRIS Monthly Service Kiosks	Open	1,485.00	0.00 B	
20-00031	01/14/20	T0099	TCTA OF NJ	TAX COLLECTOR ANNUAL MBSHIP	Open	100.00	0.00	
20-00032	01/14/20	M0363	MONMOUTH/OCEAN TCTA	Annual Mbship Tax Collector	Open	80.00	0.00	
20-00034	01/14/20	M0363	MONMOUTH/OCEAN TCTA	MOTCTA Mbship for CFO	Open	80.00	0.00	
20-00062	01/14/20	B0040	BUTCH'S CAR WASH CO.	Balance of Bond Release	Open	15.56	0.00	
20-00109	01/16/20	P0028	PRECISE CONTRUCTION INC	19-222 Pearl St Improvements	Open	139,578.46	0.00 B	
Total Purchase Orders:		109	Total P.O. Line Items:	0	Total List Amount:	813,688.18	Total Void Amount:	0.00

Totals by Year-Fund							
Fund Description	Fund	Budget Rcvd	Budget Held	Budget Total	Revenue Total	G/L Total	Project Total
	0-01	140,637.60	0.00	140,637.60	0.00	0.00	0.00
	0-05	2,016.00	0.00	2,016.00	0.00	0.00	43,525.40
	0-09	1,742.64	0.00	1,742.64	0.00	0.00	0.00
	0-20	0.00	0.00	0.00	0.00	0.00	3,183.38
Year Total:		144,396.24	0.00	144,396.24	0.00	0.00	46,708.78
	9-01	68,785.35	0.00	68,785.35	0.00	0.00	0.00
	9-05	74,860.37	0.00	74,860.37	0.00	0.00	0.00
	9-09	4,919.24	0.00	4,919.24	0.00	0.00	0.00
Year Total:		148,564.96	0.00	148,564.96	0.00	0.00	0.00
	C-04	358,087.85	0.00	358,087.85	0.00	0.00	0.00
	G-02	140.63	0.00	140.63	0.00	0.00	0.00
	M-17	53,147.75	0.00	53,147.75	0.00	0.00	0.00
	P-08	3,632.23	0.00	3,632.23	0.00	0.00	0.00
	T-12	2,850.00	0.00	2,850.00	0.00	0.00	0.00
ANIMAL CONTROL TR	T-15	1,076.20	0.00	1,076.20	0.00	0.00	0.00
PARKS & REC TRUST	T-21	29,324.50	0.00	29,324.50	0.00	0.00	0.00
RECREATION TRUST	T-23	2,781.08	0.00	2,781.08	0.00	0.00	0.00
Year Total:		36,031.78	0.00	36,031.78	0.00	0.00	0.00
	W-06	22,977.96	0.00	22,977.96	0.00	0.00	0.00
Total of All Funds:		766,979.40	0.00	766,979.40	0.00	0.00	46,708.78

Project Description	Project No.	Rcvd Total	Held Total	Project Total
Bond-(Perform)Butch's Automati	PB11413	15.56	0.00	15.56
fire sprinkler/domestic	WTR0000386	24,429.80	0.00	24,429.80
wtr line - 45 Locust Ave.	WTR0000408	394.40	0.00	394.40
clean out at curb/sidewalk	WTR0000418	3,466.60	0.00	3,466.60
wtr/sew upgrade-82 Harrison Av	WTR0000420	3,131.90	0.00	3,131.90
wtr/swr upgrd 60 Locust Ave	WTR0000422	12,102.70	0.00	12,102.70
Insp-Station Place at RB LLC	ZI10411	2,601.82	0.00	2,601.82
Rev - Wallace Toto	ZR13335	566.00	0.00	566.00
Total of All Projects:		<u>46,708.78</u>	<u>0.00</u>	<u>46,708.78</u>

Manual Check Register for January 22, 2020 Borough Council Meeting

Checking Account	Check #	Check Date	Check Amount	Vendor Name	Payment Description
CAPITAL ACCOUNT	2302	1/9/2020	\$ 12,472.61	WILENTZ,GOLDMAN & SPITZER PA	Ord 19-270 General Capital
CURRENT -VALLEY	12068	1/8/2020	\$ 163.19	AT&T (BOX 105068)	acc#0303496654001 11/25/19
CURRENT -VALLEY					acc#0555347263001 12/1/19
CURRENT -VALLEY	12069	1/8/2020	\$ 1,145.64	VERIZON	ac#732530277035342Y 11/10-12/9
CURRENT -VALLEY	12070	1/8/2020	\$ 25,291.36	JCP&L	various accounts 11/5-12/5
CURRENT -VALLEY	12071	1/8/2020	\$ 2,823.23	MONMOUTH TELECOM	acc#36669 12/1-1/1
CURRENT -VALLEY	12072	1/8/2020	\$ 2,436.58	NEW JERSEY NATURAL GAS CO	various accounts 11/20-12/23
CURRENT -VALLEY	12073	1/8/2020	\$ 319.19	Xfinity	acc#0029294 12/24-1/23
CURRENT -VALLEY					service through 12/19-1/18/202
CURRENT -VALLEY	12074	1/9/2020	\$ 2,735.35	VERIZON WIRELESS (PA25505)	ac#6213289880001 11/27-12/26
CURRENT -VALLEY	12075	1/10/2020	\$ 379,032.61	BOROUGH OF RED BANK,PAYROLL AC	1/15/2020
CURRENT -VALLEY	12076	1/10/2020	\$ 1,035,780.90	RED BANK REGIONAL BOE	Tax Levy 2020 Jan - June
CURRENT -VALLEY	12077	1/10/2020	\$ 1,477,794.50	RED BANK BOARD OF EDUCATION	School Taxes 2020 Jan - June
DOG LICENSE AC	2023	1/10/2020	\$ 350.00	BOROUGH OF RED BANK,PAYROLL AC	1/15/2020
GRANT FUND-VNB	1529	1/8/2020	\$ 83.76	COMCAST LLC	service through 11/28-12/27
GRANT FUND-VNB	1530	1/10/2020	\$ 10,740.93	BOROUGH OF RED BANK,PAYROLL AC	1/15/2020
PKING CAP 2RIVE	1035	1/9/2020	\$ 3,320.51	WILENTZ,GOLDMAN & SPITZER PA	Ord 19-270 Parking Capital
PKINGOP2RIVER	1892	1/8/2020	\$ 105.80	VERIZON	ac#732530277035342Y 11/10-12/9
PKINGOP2RIVER	1893	1/8/2020	\$ 260.72	MONMOUTH TELECOM	acc#36669 12/1-1/1
PKINGOP2RIVER	1894	1/9/2020	\$ 1,079.39	VERIZON WIRELESS (PA25505)	ac#6213289880001 11/27-12/26
PKINGOP2RIVER	1895	1/10/2020	\$ 9,674.32	BOROUGH OF RED BANK,PAYROLL AC	1/15/2020
TRUST ACCOUNT	5545	1/10/2020	\$ 12,450.00	BOROUGH OF RED BANK,PAYROLL AC	1/15/2020
TWO RIVERS	1892	1/10/2020	\$ 381.63	BOROUGH OF RED BANK,PAYROLL AC	1/15/2020
WATER CAPITAL	2022	1/9/2020	\$ 17,016.47	WILENTZ,GOLDMAN & SPITZER PA	Ord 19-270 Water Sewer Capital
WATER CAPITAL	2023	1/10/2020	\$ 286.60	BOROUGH OF RED BANK,PAYROLL AC	1/15/2020
WATER OPERATING	11060	1/8/2020	\$ 366.24	VERIZON	ac#732530277035342Y 11/10-12/9
WATER OPERATING	11061	1/8/2020	\$ 11,591.04	JCP&L	various accounts 11/5-12/5
WATER OPERATING	11062	1/8/2020	\$ 902.54	MONMOUTH TELECOM	acc#36669 12/1-1/1
WATER OPERATING	11063	1/8/2020	\$ 32,438.77	NJ AMERICAN WATER COMPANY	a#1018210024224593 11/26-12/23
WATER OPERATING					ac#1018210024224593 11/1-11/30
WATER OPERATING	11064	1/8/2020	\$ 2,896.79	NEW JERSEY NATURAL GAS CO	various accounts 11/20-12/23
WATER OPERATING	11065	1/8/2020	\$ 52.20	AMERICAN WATER	acc#305691 10/1-10/31
WATER OPERATING	11066	1/8/2020	\$ 206.33	VERIZON (PO4648)	acc#732-530-2701 11/14-12/13
WATER OPERATING	11067	1/8/2020	\$ 71.97	VERIZON COMM.	acc#350782634000177 12/10-1/9
WATER OPERATING	11068	1/8/2020	\$ 296.42	Xfinity	acc#0112579 12/20-1/19
WATER OPERATING					acc#0118576 12/26-1/25
WATER OPERATING	11069	1/9/2020	\$ 76.02	VERIZON WIRELESS (PA25505)	ac#6213289880001 11/27-12/26
WATER OPERATING	11070	1/10/2020	\$ 41,217.14	BOROUGH OF RED BANK,PAYROLL AC	1/15/2020
Total Manual Checks			\$ 3,085,860.75		
PAYROLL	2174	1/15/2020	\$ 2,333.62	AFLAC	AFLAC DEC 2019
PAYROLL	2175	1/15/2020	\$ 141.16	BOSTON MUTUAL LIFE INSURANCE C	Boston Mutual 12/16/19-1/15/20
PAYROLL ACCOUNTS #T-22			\$ 2,474.78		
WIRE		1/15/2020	\$ 573,249.95	US Bank	Water Sewer Debt Service 2015 MCIA

**BOROUGH OF RED BANK
COUNTY OF MONMOUTH
RESOLUTION NO. 20-39**

**A RESOLUTION AUTHORIZING THE RELEASE OF A PERFORMANCE GUARANTEE
POSTED BY FORTUNE SQUARE, LLC FOR 94 DRS JAMES PARKER BOULEVARD,
A/K/A BLOCK 75.01, LOT 86, AND REQUIRING THE POSTING OF
A MAINTENANCE GUARANTEE**

WHEREAS, the Borough of Red Bank, County of Monmouth, State of New Jersey (the "Borough"), required the posting of a performance guarantee by Fortune Square, LLC for the installation of certain site improvements with respect to approvals granted for 94 Drs James Parker Boulevard, Block 75.01, Lot 86, consisting of: (1) a bond issued by The Service Insurance Company, 80 Main Street, Suite 330, West Orange, New Jersey 07052 in the amount of \$655,765.74, and (2) a \$72,862.86 cash deposit; and

WHEREAS, by Resolution No. 18-205, dated August 15, 2018, the Borough reduced the performance guarantee posted by Fortune Square, LLC after 70% of the site improvements were completed, and upon recommendation of the Borough's Zoning Board Engineer, retained 30% of the original performance guarantee in the form of: (1) a bond issued by The Service Insurance Company, 80 Main Street, Suite 330, West Orange, New Jersey 07052 in the amount of \$196,729.72, and (2) a \$21,858.86 cash deposit; and

WHEREAS, the Borough Engineer and Planning and Zoning Department have determined that all site improvements have now been completed in substantial compliance with the applicant's approvals; and

WHEREAS, the Borough has received a request from Fortune Square, LLC to release its performance guarantee; and

WHEREAS, the Borough Engineer and Planning and Zoning Department have recommended the release of the performance guarantee for the site improvements for the development of 94 Drs James Parker Boulevard, Block 75.01, Lot 86 posted by Fortune Square, LLC, provided that Fortune Square, LLC: (1) pay all outstanding inspection fees through the date of performance guarantee release; and (2) post a maintenance guarantee through either: (A) a two-year maintenance bond in the amount of \$109,294.29; or (2) a cash deposit in the amount of \$72,862.86; and

WHEREAS, the acceptance of such a maintenance guarantee is permitted, and in accordance with the provisions of the New Jersey Municipal Land Use Law and the Borough's Planning and Development Regulations;

NOW, THEREFORE, BE IT RESOLVED, by the Governing Body of the Borough of Red Bank, County of Monmouth, State of New Jersey as follows:

1. That the Governing Body does hereby authorize the release of the performance guarantee posted by Fortune Square, LLC, consisting of: (1) the bond issued by The Service Insurance Company, 80 Main Street, Suite 330, West Orange, New Jersey 07052 in the amount of \$196,729.72, and (2) the \$21,858.86 cash deposit, now totaling \$21,858.86 with accrued interest, for the site improvements for the above-listed property, provided that Fortune Square, LLC comply with paragraphs 2 & 3 hereinbelow; and

2. That, prior to the release of the performance guarantee posted by Fortune Square, LLC, the Governing Body does require that Fortune Square, LLC pay all outstanding inspection fees through the date of performance guarantee release; and
3. That, prior to the release of the performance guarantee posted by Fortune Square, LLC, the Governing Body does require that Fortune Square, LLC post a maintenance guarantee through either: (A) a two-year maintenance bond in the amount of \$109,294.29; or (2) a cash deposit in the amount of \$72,862.86; and
4. That a certified copy of this resolution be forwarded to the Chief Financial Officer, the Planning and Zoning Department, and Fortune Square, LLC.

	Motion	Yes	No	Abstain	Absent
Councilman Yassin					
Councilwoman Triggiano					
Councilman Ballard					
Councilman Yngstrom					
Councilman Zipprich					
Councilwoman Horgan					

Dated: January 22, 2020

**BOROUGH OF RED BANK
COUNTY OF MONMOUTH
RESOLUTION NO. 20-40**

**RESOLUTION AUTHORIZING RESOLUTION OF THE BOROUGH OF RED BANK TO
REFUND DEVELOPER’S ESCROW ACCOUNT BALANCES**

WHEREAS, the following applicants have deposited Escrow amounts as required by the Planning and Zoning Department for various development projects; and

WHEREAS, the Planning and Zoning Department has determined that the applicants’ corresponding Projects, are substantially complete and therefore the balance of the Escrow can be released; and

WHEREAS, the Escrow Accounts identified in the enclosed schedule, ‘Schedule A’ identify balances remaining after application of all relevant fees that have been satisfied and there appears no further basis to retain the Escrow Deposits;

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Red Bank that the Escrow balances referenced in the enclosed schedule ‘Schedule A’ be released and that the Chief Financial Officer is hereby directed to issue checks for the refunds identified in the enclosed schedule.

Schedule A

Applicant	Balance
Teak Ventures (PI10215)	\$10.75
Dr. Gregory Greco (PR11410)	\$1,053.61
KLE Properties (PR12385)	\$3,705.66
Briarwood Investments (PR13243)	\$162.50
Jamians Food & Drink (PR11979)	\$732.74
Michael & Diane Tanasy (ZR12282)	\$725.76
Ian Bennett (ZR11670)	\$109.34
Pamela Campbell (ZR13017)	\$660.08
Family Resource Center (ZR12541)	\$1,887.58
Chris Fabricant (ZR12805)	\$8.60
Michael Ianelli (ZR13035)	\$2653.67
Total	\$11,710.29

	Motion	Yes	No	Abstain	Absent
Councilman Yassin					
Councilwoman Triggiano					
Councilman Ballard					
Councilman Yngstrom					
Councilman Zipprich					
Councilwoman Horgan					

Dated: January 22, 2020

BOROUGH OF RED BANK

COUNTY OF MONMOUTH

RESOLUTION NO. 20-41

**A RESOLUTION RATIFYING AND CONFIRMING THE APPOINTMENT OF
A FULL-TIME ADMINISTRATIVE ASSISTANT**

WHEREAS, the Chief of Police has recommended that it would be in the best interests of the Borough to appoint a full-time Administrative Assistant; and

WHEREAS, pursuant to Chapter 90, Article VI, Section 90-28 of the Revised General Code of the Borough of Red Bank, the Business Administrator appoints Kathy LoPresti as a full-time Administrative Assistant.

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the Borough of Red Bank that they do hereby ratify and confirm the Business Administrator's appointment of Kathy LoPresti as full-time Administrative Assistant effective February 3, 2020 at a rate of pay of \$30.76 per hour (Level 12).

	Motion	Yes	No	Abstain	Absent
Councilman Yassin					
Councilwoman Triggiano					
Councilman Ballard					
Councilman Yngstrom					
Councilman Zipprich					
Councilwoman Horgan					

Dated: January 22, 2020

**BOROUGH OF RED BANK
COUNTY OF MONMOUTH
RESOLUTION NO. 19-42**

**A RESOLUTION RATIFYING AND CONFIRMING THE APPOINTMENT OF
A TEMPORARY PART-TIME CLERK**

WHEREAS, the Court Administrator requires temporary additional assistance to complete clerical work in order to maintain timely compliance with record-keeping; and

WHEREAS, in order to pay the salary of a temporary, part-time employee, the Court Administrator has requested and received approval for the expenditure of Parking Offenses Adjudication Act Funds from the Monmouth County Assignment Judge Lisa P. Thornton, A.J.S.C.; and

WHEREAS, the Court Administrator has recommended that it would be in the best interests of the Borough to re-appoint Adrienne Doherty as Clerk; and

WHEREAS, pursuant to Chapter 90, Article VI, Section 90-28 of the Revised General Code of the Borough of Red Bank, the Business Administrator appoints Adrienne Doherty as temporary, part-time Municipal Court Clerk.

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the Borough of Red Bank that they do hereby ratify and confirm the Business Administrator's appointment of Adrienne Doherty as temporary, part-time Clerk effective January 21, 2020 at a rate of pay of \$13.00, not to exceed 20 hours per week for a duration not to exceed 16 weeks, pending satisfactory completion of a criminal background investigation and subject to satisfactory completion of a probationary period of 90 days.

	Motion	Yes	No	Abstain	Absent
Councilman Yassin					
Councilwoman Triggiano					
Councilman Ballard					
Councilman Yngstrom					
Councilman Zipprich					
Councilwoman Horgan					

Dated: January 22, 2020

**BOROUGH OF RED BANK
COUNTY OF MONMOUTH
RESOLUTION NO. 20-43**

**RESOLUTION AUTHORIZING CHANGE ORDER NO. 1 RELATED TO
THE CONTRACT WITH PRECISE CONSTRUCTION, INC.
FOR THE PEARL STREET IMPROVEMENTS PROJECT**

WHEREAS, the Borough previously entered into a contract with Precise Construction, Inc. pursuant to the Pearl Street Improvements Project; and

WHEREAS, the Borough Engineer has recommended approval of Change Order No. 1, dated December 19, 2019, to the Pearl Street Improvements Project, related to miscellaneous reductions and extras reflecting as-built quantities, all as specified in the contract document related to this change order; and

WHEREAS, the contract change creates a net zero price change to the contract;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Red Bank that Change Order No. 1 to the Pearl Street Improvements Project, dated December 19, 2019, is hereby approved with no supplementary price change to the contract.

	Motion	Yes	No	Abstain	Absent
Councilman Yassin					
Councilwoman Triggiano					
Councilman Ballard					
Councilman Yngstrom					
Councilman Zipprich					
Councilwoman Horgan					

Dated: January 22, 2020

**BOROUGH OF RED BANK
COUNTY OF MONMOUTH
RESOLUTION NO. 20-44**

**RESOLUTION AWARDING A PROFESSIONAL SERVICES CONTRACT TO
FAIRVIEW INSURANCE AGENCY ASSOCIATES, INC. FOR
HEALTH INSURANCE BROKERAGE SERVICES**

WHEREAS, the Borough of Red Bank requires the provision of professional health insurance brokerage services; and

WHEREAS, Fairview Insurance Agency Associates, Inc. has provided a proposal to the Borough to provide said services at the rates established and paid under the bylaws of the Central Jersey Health Insurance Fund; and

WHEREAS, the value of the services to be provided by Fairview Insurance Agency Associates, Inc. under said contract may exceed \$17,500.00; and

WHEREAS, Fairview Insurance Agency Associates, Inc. shall be required to complete and submit a Business Entity Disclosure Certification which certifies that Fairview Insurance Agency Associates, Inc. has not made any reportable contributions to a political or candidate committee in the Borough in the previous one year, and that the contract will prohibit Fairview Insurance Agency Associates, Inc. from making any reportable contributions during the term of the contract; and

WHEREAS, the Local Public Contracts Law, N.J.S.A. 40 A: 11-5(1)(a)(i), requires the public advertisement of notice with respect to contracts for professional services awarded without competitive bids;

NOW THEREFORE, BE IT RESOLVED, that the Mayor & Council of the Borough of Red Bank hereby authorizes the Mayor and Borough Clerk to enter into a contract with Fairview Insurance Agency Associates, Inc. in accordance with the foregoing under the following terms:

1. The Mayor and/or Borough Administrator are hereby authorized and directed to enter into a professional services contract with Fairview Insurance Agency Associates, Inc. of Verona, New Jersey to perform Health Insurance Brokerage Services with a contract term of one (1) year to terminate on December 31, 2020.
2. The engagement of Fairview Insurance Agency Associates, Inc. is exempt from public bidding as a professional service under N.J.S.A. 40A:11-5.1(a)(i), and is being awarded under a non-fair and open process in accordance with New Jersey's Pay-to-Play law.
3. Notice of the Resolution shall be published in the designated official newspapers as required by law within ten (10) days of the passage of this Resolution.
4. A certified copy of this resolution be forwarded to the Borough Administrator, Chief Financial Officer, Central Jersey Health Insurance Fund, and Fairview Insurance Agency Associates, Inc.

	Yes	No	Abstain	Absent
Councilman Yassin	()	()	()	()
Councilwoman Triggiano	()	()	()	()
Councilman Ballard	()	()	()	()
Councilman Yngstrom	()	()	()	()
Councilman Zipprich	()	()	()	()
Councilwoman Horgan	()	()	()	()

Dated: January 22, 2020

**BOROUGH OF RED BANK
COUNTY OF MONMOUTH
RESOLUTION NO. 20-45**

**RESOLUTION AWARDING A PROFESSIONAL SERVICES CONTRACT TO
FAIRVIEW INSURANCE AGENCY ASSOCIATES, INC. FOR PROPERTY & CASUALTY
INSURANCE BROKERAGE AND RISK MANAGEMENT SERVICES**

WHEREAS, the Borough of Red Bank is a member of the Monmouth County Municipal Joint Insurance Fund and the Municipal Excess Liability Joint Insurance Fund; and

WHEREAS, the bylaws of the funds require that each municipality appoint a Risk Management Consultant to perform various professional services detailed in the bylaws; and

WHEREAS, Fairview Insurance Agency Associates, Inc. will provide said services at the rates established and paid under the bylaws of the funds; and

WHEREAS, the value of the services to be provided by Fairview Insurance Agency Associates, Inc. under said contract may exceed \$17,500.00; and

WHEREAS, Fairview Insurance Agency Associates, Inc. shall be required to complete and submit a Business Entity Disclosure Certification which certifies that Fairview Insurance Agency Associates, Inc. has not made any reportable contributions to a political or candidate committee in the Borough in the previous one year, and that the contract will prohibit Fairview Insurance Agency Associates, Inc. from making any reportable contributions during the term of the contract; and

WHEREAS, the Local Public Contracts Law, N.J.S.A. 40 A: 11-5(1)(a)(i), requires the public advertisement of notice with respect to contracts for professional services awarded without competitive bids;

NOW THEREFORE, BE IT RESOLVED, that the Mayor & Council of the Borough of Red Bank hereby authorizes the Mayor and Borough Clerk to enter into a contract with Fairview Insurance Agency Associates, Inc. in accordance with the foregoing under the following terms:

1. The Mayor and/or Borough Administrator are hereby authorized and directed to enter into a professional services contract with Fairview Insurance Agency Associates, Inc. of Verona, New Jersey to perform Property & Casualty Insurance Brokerage and Risk Management Services with a contract term of one (1) year to terminate on December 31, 2020.
2. The engagement of Fairview Insurance Agency Associates, Inc. is exempt from public bidding as a professional service under N.J.S.A. 40A:11-5.1(a)(i), and is being awarded under a non-fair and open process in accordance with New Jersey's Pay-to-Play law.
3. Notice of the Resolution shall be published in the designated official newspapers as required by law within ten (10) days of the passage of this Resolution.
4. A certified copy of this resolution be forwarded to the Borough Administrator, Chief Financial Officer, Monmouth County Joint Insurance Fund, and Fairview Insurance Agency Associates, Inc.

	Yes	No	Abstain	Absent
Councilman Yassin	()	()	()	()
Councilwoman Triggiano	()	()	()	()
Councilman Ballard	()	()	()	()
Councilman Yngstrom	()	()	()	()
Councilman Zipprich	()	()	()	()
Councilwoman Horgan	()	()	()	()

Dated: January 22, 2020

**BOROUGH OF RED BANK
COUNTY OF MONMOUTH
RESOLUTION NO. 20-46**

**A RESOLUTION TO AUTHORIZE A PROFESSIONAL SERVICES CONTRACT WITH
MARTIN ALLEN, ESQ., INDIVIDUALLY, AND DIFRANCESCO, BATEMAN, COLEY, YOSPIN,
KUNZMAN, DAVIS, LEHRER & FLAUM, P.C. FOR SPECIAL COUNSEL FOR TAX APPEALS**

WHEREAS, pursuant to N.J.S.A. 40A:11-1 *et seq.*, the Borough desires to retain Martin Allen of the law firm of DiFrancesco, Bateman, Coley, Yospin, Kunzman, Davis, Lehrer & Flaum, P.C. as Special Counsel for tax appeals under the terms of a non-fair and open contract; and

WHEREAS, the value of the services to be provided by Martin Allen and DiFrancesco, Bateman, Coley, Yospin, Kunzman, Davis, Lehrer & Flaum, P.C. under its contingent-fee arrangement may exceed \$17,500.00; and

WHEREAS, the term of the Borough’s contract with Martin Allen and DiFrancesco, Bateman, Coley, Yospin, Kunzman, Davis, Lehrer & Flaum, P.C. shall be effective for one-year in accordance with N.J.S.A. 40A:11-1 *et seq.*; and

WHEREAS, DiFrancesco, Bateman, Coley, Yospin, Kunzman, Davis, Lehrer & Flaum, P.C. shall be required to complete and submit a Business Entity Disclosure Certification which certifies that DiFrancesco, Bateman, Coley, Yospin, Kunzman, Davis, Lehrer & Flaum, P.C. has not made any reportable contributions to a political or candidate committee in the Borough of Red Bank in the previous one year, and that the contract will prohibit DiFrancesco, Bateman, Coley, Yospin, Kunzman, Davis, Lehrer & Flaum, P.C. from making any reportable contributions during the term of the contract; and

NOW, THEREFORE, BE IT RESOLVED by Governing Body of the Borough of Red Bank, County of Monmouth, State of New Jersey, that the Mayor and Municipal Clerk are hereby authorized to execute an agreement effective January 1, 2020 through December 31, 2020 with Martin Allen, Esq., individually, as Special Counsel for Tax Appeals and with the firm of DiFrancesco, Bateman, Coley, Yospin, Kunzman, Davis, Lehrer & Flaum, P.C., hereinafter together encompassed as the term “Attorney” for the Borough of Red Bank at an hourly rate of \$200 with an annual amount not to exceed \$50,000. This contract is awarded without bidding as a “Professional Services Contract: in accordance with N.J.S.A. 40A:11-5(1)(a)(1) of the Local Public Contracts Law. The Chief Financial Officer hereby certifies that the account number to be charged is 0-01-02-712-207 pending adoption of the 2020 budget.

	Motion	Yes	No	Abstain	Absent
Councilman Yassin					
Councilwoman Triggiano					
Councilman Ballard					
Councilman Yngstrom					
Councilman Zipprich					
Councilwoman Horgan					

Dated: January 22, 2020

**BOROUGH OF RED BANK
COUNTY OF MONMOUTH
RESOLUTION NO. 20-47**

**RESOLUTION APPOINTING LAWRENCE W. LUTTRELL, ESQ.
AS ALTERNATE PUBLIC DEFENDER FOR THE BOROUGH OF RED BANK**

WHEREAS, the Borough of Red Bank (the "Borough") requires the services an Alternate Public Defender for 2020; and

WHEREAS, in late 2019, the Borough issued a Request for Qualifications seeking proposals for the provision of legal services as Borough Public Defender; and

WHEREAS, at that time, only the presently appointed Borough Public Defender submitted a response to the aforementioned Request for Qualifications, with no other responses being received by the Borough; and

WHEREAS, Lawrence W. Luttrell, Esq. served as the Borough's Alternate Public Defender during 2018 and 2019, and is qualified for the position; and

WHEREAS, Lawrence W. Luttrell, Esq. did not submit a response to the Request for Qualifications for Borough Public Defender because there was no Request for Alternate Public Defender included therein, and he did not wish to seek or appear to be seeking the position of the long-appointed current Borough Public Defender; and

WHEREAS, Lawrence W. Luttrell, Esq. has expressed his intent and willingness to continue serving as the Borough's Alternate Public Defender during 2020; and

WHEREAS, the absence of a submittal by Lawrence W. Luttrell, Esq. in response to the Borough's Request for Qualifications renders this award of a contract for legal services as Alternate Public Defender a "non-fair and open" contract under the New Jersey Pay-to-Play Law; and

WHEREAS, the value of the services to be provided by Lawrence W. Luttrell, Esq. as the Borough's Alternate Public Defender are unlikely to exceed, but under unforeseen circumstances, may exceed \$17,500.00; and

WHEREAS, Lawrence W. Luttrell, Esq. shall be required to complete and submit a Business Entity Disclosure Certification which certifies that Lawrence W. Luttrell, Esq. has not made any reportable contributions to a political or candidate committee in the Borough of Red Bank in the previous one year, and that the contract will prohibit Lawrence W. Luttrell, Esq. from making any reportable contributions during the term of the contract; and

WHEREAS, the Local Public Contracts Law, N.J.S.A. 40A:11-5(1)(a)(i), requires the public advertisement of notice with respect to contracts for professional services awarded without competitive bids;

NOW THEREFORE, BE IT RESOLVED, that the Mayor & Council of the Borough of Red Bank awards a contract for legal services to Lawrence W. Luttrell, Esq. to serve as the Borough's Alternate Public Defender until December 31, 2020 at an hourly rate of \$150.00; and

BE IT FURTHER RESOLVED, that a notice in accordance with this Resolution and the New Jersey Local Public Contracts Law shall be published at least one time in the Borough's official newspaper and a certified copy of this Resolution shall be provided to the Hon. Frank LaRocca, J.M.C., Borough Municipal Court Administrator, Borough Administrator, Borough CFO, and Lawrence W. Luttrell, Esq.

	Motion	Yes	No	Abstain	Absent
Councilman Yassin					
Councilwoman Triggiano					
Councilman Ballard					
Councilman Yngstrom					
Councilman Zipprich					
Councilwoman Horgan					

Dated: January 22, 2020

**BOROUGH OF RED BANK
COUNTY OF MONMOUTH
RESOLUTION NO. 19-48**

**A RESOLUTION COMMEMORATING THE CENTENNIAL
OF THE RATIFICATION OF THE 19TH AMENDMENT**

WHEREAS, the year Two Thousand and Twenty marks the 100th Anniversary of the ratification of the 19th Amendment of the United States Constitution; and

WHEREAS, women fought for the right to vote for more than a century and persevered in the face of resistance; and

WHEREAS, many New Jersey women advocated for the right to vote; and

WHEREAS, Monmouth County was the home to many suffragists both male and female, and suffrage rallies and events occurred within Monmouth County's borders; and

WHEREAS, February 9, 2020 will mark the centennial of the New Jersey ratification of the 19th Amendment; and

WHEREAS, August 26, 2020 will mark the nationwide centennial of the 19th Amendment officially becoming part of the United States Constitution, after the required number of states had ratified; and

WHEREAS, daughters, granddaughters, and great-granddaughters of the women who fought so hard to vote have been making their voices heard at the polls for nearly 100 years; and

WHEREAS, women are running for office and currently in elected office in large numbers in Monmouth County, follow in the footsteps of these great suffragists; and

WHEREAS, there are currently over 200,000 women registered to vote in Monmouth County, New Jersey; and

WHEREAS, all government entities on the local, state and national level should commemorate and recognize this historic milestone and reaffirm its commitment to empowering and uplifting the voices of women.

NOW, THEREFORE BE IT RESOLVED that the Mayor and Council of the Borough of Red Bank, County of Monmouth, State of New Jersey, do hereby

(1) Celebrate and recognize the 100th Anniversary of the passage and ratification of the 19th Amendment to the United States Constitution providing for women's suffrage; and

(2) Honor the role of the ratification of the 19th Amendment in promoting the core values of our democracy as set forth in the Constitution of the United States; and

(3) Reaffirm our desire to continue strengthening democratic participation and to inspire future generations to cherish and preserve the historic precedent established by the 19th Amendment.

	Motion	Yes	No	Abstain	Absent
Councilman Yassin					
Councilwoman Triggiano					
Councilman Ballard					
Councilman Yngstrom					
Councilman Zipprich					
Councilwoman Horgan					

Dated: January 22, 2020