

**BOROUGH OF RED BANK  
COUNTY OF MONMOUTH  
STATE OF NEW JERSEY**

**ORDINANCE NO. 2025-09**

**CAPITAL ORDINANCE PROVIDING FOR IMPROVEMENTS  
TO MARINE PARK, FOR AND BY THE BOROUGH OF RED  
BANK, IN THE COUNTY OF MONMOUTH, STATE OF NEW  
JERSEY, APPROPRIATING \$1,500,000 TO PAY FOR THE  
COST THEREOF**

NOW, THEREFORE, BE IT ORDAINED AND ENACTED BY THE  
BOROUGH COUNCIL OF THE BOROUGH OF RED BANK, IN THE COUNTY OF  
MONMOUTH, STATE OF NEW JERSEY AS FOLLOWS:

**SECTION 1.** The capital improvements or purposes described in Section 2 of this capital ordinance are hereby authorized as general capital improvements or purposes to be undertaken by the Borough of Red Bank, in the County of Monmouth, State of New Jersey (the "Borough"). For the said improvements or purposes stated in Section 2 hereof, there is hereby appropriated the amount of \$1,500,000, which shall be funded by (a) a grant received or expected to be received from the Monmouth County Municipal Open Space Trust Fund in the amount of \$475,000 (the "Open Space Grant"), (b) a Green Acres Grant received or expected to be received from the New Jersey Department of Environmental Protection's and Garden State Preservation Trust Green Acres Program in the amount of \$750,000 (the "Green Acres Grant", and together with the Open Space Grant, the "Grants"), and (c) an appropriation from the capital improvement fund of the Borough in the amount of \$275,000.

**SECTION 2.** The improvements and purposes hereby authorized are to provide for various improvements and upgrades to, and the rehabilitation to all or portions

of, Marine Park. Such improvements shall include, but are not limited to, all engineering and design work, surveying, construction planning, preparation of plans and specifications, permits, bid documents, construction inspection and contract administration, and all work, materials, equipment, labor and appurtenances necessary therefor or incidental thereto, all in accordance with the plans and specifications therefor on file in the Office of the Engineer of the Borough and available for public inspection and hereby approved.

**SECTION 3.** The expenditure of \$1,500,000 for the purposes set forth in Section 2 hereof is hereby authorized and approved.

**SECTION 4.** The Borough hereby certifies that it has adopted a capital budget or a temporary capital budget, as applicable. The capital or temporary capital budget of the Borough is hereby amended to conform with the provisions of this ordinance to the extent of any inconsistency herewith. To the extent that the purposes authorized herein are inconsistent with the adopted capital or temporary capital budget, a revised capital or temporary capital budget has been filed with the Division of Local Government Services.

**SECTION 5.** This ordinance shall take effect 20 days after the first publication of this ordinance after final adoption, as described in N.J.S.A. 40:49-2.

**BOROUGH COUNCIL OF THE BOROUGH OF RED BANK  
PUBLIC NOTICE**

**NOTICE OF PENDING CAPITAL ORDINANCE AND SUMMARY**

The capital ordinance, the summary terms of which are included herein, was introduced and passed upon first reading at a regular meeting of the governing body of the Borough of Red Bank, in the County of Monmouth, State of New Jersey, on May 8, 2025. It will be further considered for final passage, after public hearing thereon, at a meeting of the governing body to be held on May 22, 2025 at 6:30 p.m. During the week prior to and up to and including the date of such meeting, copies of the full ordinance will be available at no cost and during regular business hours at the Borough Clerk's office for the members of the general public who shall request the same. The summary of the terms of such capital ordinance follows:

**Title:** CAPITAL ORDINANCE PROVIDING FOR IMPROVEMENTS TO MARINE PARK, FOR AND BY THE BOROUGH OF RED BANK, IN THE COUNTY OF MONMOUTH, STATE OF NEW JERSEY, APPROPRIATING \$1,500,000 TO PAY FOR THE COST THEREOF

**Purpose(s):** The capital ordinance provides for various improvements and upgrades to, and the rehabilitation to all or portions of, Marine Park.

**Appropriation:** \$1,500,000

**Capital Fund:** \$275,000

**Grants:** \$475,000 (Monmouth County Municipal Open Space Trust Fund)  
\$750,000 (NJDEP Green Acres Grant)



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**MARY MOSS,  
Borough Clerk**

## AFFIDAVIT OF PUBLICATION

STATE OF NEW JERSEY )  
                          ) SS  
COUNTY OF MONMOUTH)

I, Mary Moss, RMC, Municipal Clerk of the Borough of Red Bank, County of Monmouth, State of New Jersey, certify that the attached legal notice is a true copy of such notice which was published in the Asbury Park Press, a newspaper of general circulation in the County of Monmouth, State of New Jersey and an official newspaper of the Borough of Red Bank on

MAY 14, 2025

Certified this 14 day of MAY, 2025.

  
Mary Moss, RMC- Municipal Clerk  
Borough of Red Bank

2025-09

**BOROUGH COUNCIL OF THE  
BOROUGH OF RED BANK  
PUBLIC NOTICE  
NOTICE OF PENDING CAPITAL  
ORDINANCE AND SUMMARY**

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**Appropriation:** \$1,500,000

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**Grants:** \$475,000 (Monmouth County Municipal Open Space Trust Fund)

\$750,000 (NJDEP Green Acres Grant)

**MARY MOSS,  
Borough Clerk**

(\$23.32)

**BOROUGH COUNCIL OF THE BOROUGH OF RED BANK  
PUBLIC NOTICE**

**CAPITAL ORDINANCE STATEMENT AND SUMMARY**

The capital ordinance, the summary terms of which are included herein, has been finally adopted by the governing body of the Borough of Red Bank, in the County of Monmouth, State of New Jersey (the "Borough") on May 22, 2025. Copies of the full ordinance are available at no cost and during regular business hours, at the Borough Clerk's office for members of the general public who request the same. The summary of the terms of such capital ordinance follows:

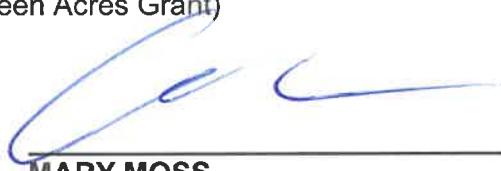
**Title:** CAPITAL ORDINANCE PROVIDING FOR IMPROVEMENTS TO MARINE PARK, FOR AND BY THE BOROUGH OF RED BANK, IN THE COUNTY OF MONMOUTH, STATE OF NEW JERSEY, APPROPRIATING \$1,500,000 TO PAY FOR THE COST THEREOF

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**Appropriation:** \$1,500,000

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\$750,000 (NJDEP Green Acres Grant)



**MARY MOSS,  
Borough Clerk**

## AFFIDAVIT OF PUBLICATION

Order Number : 11346327

**STATE OF WISCONSIN**  
Brown County

Of the **Asbury Park Press**, a newspaper printed in Freehold, New Jersey and published in Neptune, in State of New Jersey and Monmouth/Ocean Counties, and of general circulation in Monmouth/Ocean Counties, who being duly sworn, deposeseth and saith that the advertisement of which the annexed is a true copy, has been published in said newspaper in the issue:

05/28/2025

Legal Clerk

*Denise Roberts*

Notary Public State of Wisconsin County of Brown

*4-6-21*

My commission expires

DENISE ROBERTS  
Notary Public  
State of Wisconsin

**BOROUGH COUNCIL OF THE BOROUGH OF RED BANK  
PUBLIC NOTICE  
CAPITAL ORDINANCE STATEMENT AND SUMMARY**

**Ordinance No. 2025-09**

The capital ordinance, the summary terms of which are included herein, has been finally adopted by the governing body of the Borough of Red Bank, in the County of Monmouth, State of New Jersey (the "Borough") on May 22, 2025. Copies of the full ordinance are available at no cost and during regular business hours, at the Borough Clerk's office for members of the general public who request the same. The summary of the terms of such capital ordinance follows:

**Title: CAPITAL ORDINANCE PROVIDING FOR IMPROVEMENTS TO MARINE PARK, FOR AND BY THE BOROUGH OF RED BANK, IN THE COUNTY OF MONMOUTH, STATE OF NEW JERSEY, APPROPRIATING \$1,500,000 TO PAY FOR THE COST THEREOF**

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**Appropriation:** \$1,500,000

**Capital Fund:** \$275,000

**Grants:** \$475,000 (Monmouth County Municipal Open Space Trust Fund)  
\$750,000 (NJDEP Green Acres Grant)

**MARY MOSS,  
Borough Clerk**

**(\$32.56)**

## CERTIFICATE OF INTRODUCTION

I, the undersigned Clerk of the Borough of Red Bank, in the County of Monmouth, State of New Jersey (the "Borough"), DO HEREBY CERTIFY that the foregoing is an extract from the Minutes of a meeting of the Borough Council of the Borough duly called and held on May 8, 2025, and that the following was the roll call:

Present: Bonatakis, Cassidy, Facey-Blackwood, Forest, Jannone, Triggiano

Absent:       

I FURTHER CERTIFY that the foregoing extract has been compared by me with the original minutes as officially recorded in my office in the Minute Book of the governing body and is a true, complete and correct copy thereof and of the whole of the original minutes so far as they relate to the subject matters referred to in the extract.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Borough as of this 23<sup>rd</sup> day of May, 2025.



  
\_\_\_\_\_  
**MARY MOSS,**  
**Borough Clerk**



MUNICIPAL COUNCIL ♦ REGULAR MEETING MINUTES  
MAY 8, 2025 ♦ 6:30PM

**SUNSHINE STATEMENT** This meeting is being held in accordance with the Public Laws of 1975, Chapter 231 and adequate notice of this meeting has been provided by a notice sent to the Asbury Park Press, the Two River Times and the Star Ledger and posted in the Main Lobby of the Municipal Building and on the municipal website. (N.J.S.A. 10:4-6)

OPMA authorizes municipalities to conduct public meetings through use of streaming services and other online meeting platforms. The Red Bank Council is meeting in person as well as providing an option for the public to participate via ZOOM video meetings. Please note that the option to attend is being provided as a courtesy, therefore, if Zoom becomes unavailable during the meeting and it cannot quickly be fixed, Council will continue with the remainder of the meeting. For those joining us via Zoom, please raise your hand during designated times to be recognized for a comment. Whether you are appearing in person or via Zoom, you must provide your name to be recognized. to follow [link](#) (Zoom)

**PLEDGE OF ALLEGIANCE**

**ROLL CALL:**

I.

**Present:** Councilmember Bonatakis, Councilmember Cassidy, Councilmember Facey-Blackwood, Councilmember Forest (via Zoom), Councilmember Jannone, Deputy Mayor Triggiano, and Mayor Portman

**Others present:** Gregory Cannon, Borough Attorney, James Gant, Borough Manager, and Mary Moss, Borough Clerk

**Absent:**

II.

**PROCLAMATIONS, ANNOUNCEMENTS, APPOINTMENTS –**

Mayor Portman read the following Proclamations into the record:

Proclamations:

1. Apraxia Awareness Month
2. Building Safety Month
3. Emergency Medical Services Week (May 18 -24, 2025)
4. Gardening for Wildlife Month (May 2025)
5. National Police Week (May 11-17, 2025)
6. National Public Works Week (May 18-24, 2025)
7. Older Americans' Month 2025

III.

**PRESENTATIONS- NONE**

IV.

**PUBLIC COMMENTS ON AGENDA ITEMS ONLY**

Councilmember Cassidy motioned to open the floor for public comment on agenda items only; Councilmember Jannone seconded the motion. A voice vote confirmed all in favor.

No one commented

Councilmember Jannone motioned to close the floor for public comments on agenda items only; Councilmember Facey-Blackwood seconded the motion. A voice vote confirmed all in favor.

V. **APPROVAL OF MINUTES AND REPORTS**

a) 4/24/2025 - Councilmember Bonatakis motioned to approve the minutes; Councilmember Jannone seconded the motion. A voice vote confirmed all in favor.

VI. **CY 2025 MUNICIPAL OPERATING BUDGET**

Mr. Thomas Seaman, Chief Financial Officer provided an overview/breakdown of the 2025 municipal budget to mayor/council/and public. Thanked the Borough Ad-Hoc committee members and Borough Manager for their input/assistance in putting the 2025 Municipal Budget together. There is a 2% rise in taxes. Overall, a good and sound budget.

Deputy Mayor Triggiano, in gratitude thanked the Ad-Hoc committee and the CFO for the great work and effort put into this current budget. With all the accomplishments and the tasks that the Borough has taken on, it is impressive to see that the overall increase is only 2%, well done.

Mayor Portman stated that with all the Capital improvements around the Borough, he is grateful that the increase is only 2%, a job well done.

**RESOLUTION PERTAINING TO THE CY 2025 MUNICIPAL OPERATING BUDGET**

**25-97 CAPITAL BUDGET AMENDMENT**

Councilmember Jannone motioned to approve resolutions 25-97; Councilmember Bonatakis seconded the motion. A roll call vote confirmed all in favor.

**PUBLIC HEARING ON THE CY 2025 MUNICIPAL OPERATING BUDGET**

Councilmember Forest motioned to open the budget hearing for public comments; Councilmember Facey-Blackwood seconded the motion. A voice vote confirmed all in favor.

No one commented

Councilmember Facey-Blackwood motioned to close the budget hearing for public comments; Councilmember Jannone seconded the motion. A voice vote confirmed all in favor.

**25-98 RESOLUTION UPON ADOPTION FOR YEAR 2025 MUNICIPAL BUDGET**

Councilmember Facey-Blackwood motioned to approve resolutions 25-98; Councilmember Jannone seconded the motion. A roll call vote confirmed all in favor.

VII. **ORDINANCES-**

a) Introduction 2025-07- BOND ORDINANCE PROVIDING FOR IMPROVEMENTS TO VARIOUS MUNICIPAL BUILDINGS, IN AND FOR THE BOROUGH OF RED BANK, IN THE COUNTY OF MONMOUTH, STATE OF NEW JERSEY, APPROPRIATING \$350,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$322,500 BONDS OR NOTES OF THE BOROUGH TO FINANCE PART OF THE COSTS THEREOF

Deputy Mayor Triggiano motioned to approve Ordinance 2025-07 on first reading and to authorize the notice of approval and public hearing to be held on May 22, 2025, Councilmember Bonatakis seconded. A roll call vote confirmed all in favor.

Mayor Portman stated that the public hearing on the ordinance would be held on May 22, 2025.

b) Introduction 2025-08- BOND ORDINANCE PROVIDING FOR IMPROVEMENTS TO MUNICIPAL PARKS, IN AND FOR THE BOROUGH OF RED BANK, IN THE COUNTY OF MONMOUTH, STATE OF NEW JERSEY, APPROPRIATING \$1,507,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$1,340,000 BONDS OR NOTES OF THE BOROUGH TO FINANCE PART OF THE COSTS THEREOF

Councilmember Facey-Blackwood motioned to approve Ordinance 2025-08 on first reading and to authorize the notice of approval and public hearing to be held on May 22, 2025, Councilmember Bonatakis seconded. A roll call vote confirmed all in favor.

Mayor Portman stated that the public hearing on the ordinance would be held on May 22, 2025.

- c) **Introduction 2025-09- CAPITAL ORDINANCE PROVIDING FOR IMPROVEMENTS TO MARINE PARK, FOR AND BY THE BOROUGH OF RED BANK, IN THE COUNTY OF MONMOUTH, STATE OF NEW JERSEY, APPROPRIATING \$1,500,000 TO PAY FOR THE COST THEREOF**

Mr. Seaman clarified that there is no debt incurred as improvements are funded by 2 grants (Jakes Law and Open Space)

Councilmember Jannone motioned to approve Ordinance 2025-09 on first reading and to authorize the notice of approval and public hearing to be held on May 22, 2025, Councilmember Cassidy seconded. A roll call vote confirmed all in favor.

Mayor Portman stated that the public hearing on the ordinance would be held on May 22, 2025.

- d) **Introduction 2025-10- BOND ORDINANCE PROVIDING FOR VARIOUS 2025 WATER AND SEWER UTILITY ACQUISITIONS AND IMPROVEMENTS BY AND IN THE BOROUGH OF RED BANK, IN THE COUNTY OF MONMOUTH, STATE OF NEW JERSEY; APPROPRIATING \$750,000 BONDS OR NOTES TO FINANCE PART OF THE COSTS THEREOF**

Councilmember Bonatakis motioned to approve Ordinance 2025-10 on first reading and to authorize the notice of approval and public hearing to be held on May 22, 2025, Councilmember Facey-Blackwood seconded. A roll call vote confirmed all in favor.

Mayor Portman stated that the public hearing on the ordinance would be held on May 22, 2025.

Mr. Seaman informed Mayor and Borough Councilmembers that the Supplemental Debt Statements have all been filed with the State. Debt level is under 1%.

## VII. **RESOLUTIONS**

Deputy Mayor Triggiano motioned to approve resolutions 25-96 and 25-99 through 25-105 under Consent Agenda; Councilmember Cassidy seconded the motion. A roll call vote confirmed all in favor.

Councilmember Facey-Blackwood had a question pertaining to Resolution 25-104, she requested clarity regarding the resolution, if in the future a Class 1 cultivator were to apply for the license anywhere in town deemed appropriate, it would be approved with one being available now.

Mayor Portman stated that it is correct, additionally clarified that the current license is being revoked is because the licensee has lost their State approval.

- a) **25-96 RESOLUTION FOR PAYMENT OF BILLS**
- b) **25-99 RESOLUTION AUTHORIZE PAYMENT CERTIFICATE #2 FOR 2023 NJDOT HARRISON AVENUE (RIVER ROAD TO BEEKMAN PLACE) IMPROVEMENTS - (LUCAS BROTHERS INC)**
- c) **25-100 RESOLUTION AUTHORIZING REFUND OF WATER PROJECT ESCROW ACCOUNT BALANCE TOTALING \$1,709.08**
- d) **25-101 RESOLUTION APPOINTING MEMBERS TO THE RED BANK VOLUNTEER FIRE DEPARTMENT (DANIEL LOPEZ, DONNIE E. ANDREWS, JR.)**
- e) **25-102 RESOLUTION AUTHORIZING PROFESSIONAL SERVICES FOR 2024 NJDOT LINDEN PLACE (BROAD STREET TO SPRING STREET) ENGINEERING DESIGN SERVICES (TANDM)**

- f) **25-103 RESOLUTION AUTHORIZING PROFESSIONAL ENGINEERING SERVICES FOR 2024 SAFE STREETS TO TRANSIT PROGRAM FOR LA-2024 SST RED BANK BOROUGH (CHESTNUT STREET INTERSECTION IMPROVEMENT 13) (CME ASSOCIATES)**
- g) **25-104 RESOLUTION REVOKING CLASS 1 CULTIVATOR RED BANK CANNABIS BUSINESS LICENSE PREVIOUSLY ISSUED TO MARKET WAVE BY RESOLUTION NO. NP23-117**
- h) **25-105 RESOLUTION AUTHORIZE PAYMENT ESTIMATE #1 FOR PEDESTRIAN STATION IMPROVEMENTS (MONMOUTH STREET)**

**IX. DISCUSSION AND ACTION- NONE**

**X. PUBLIC QUESTIONS & COMMENTS**

Councilmember Facey-Blackwood motioned to open the floor for public questions & comments; Councilmember Bonatakis seconded the motion. A voice vote confirmed all in favor.

1. Jimmy Dark, W. Sunset Ave; were there any monies provided to the Borough to fix Marine Park after Superstorm Sandy or was that the burden on the taxpayers and what about the parking fees?

Mayor Portman and some members of the Council are not aware of the tax burden that was placed on the taxpayers regarding what occurred after Superstorm Sandy. As for the current Marine Park improvements that is moving forward, it is a contribution of funding thorough taxes and grants (State and County).

Mr. Cannon further clarified that any revenue collected (such as parking) on Green Acres land is directly used for Recreation and Open Space as required by DEP (Department of Environmental Protection). Parking utilities fees collected are being pulled from the Trust Funds.

Deputy Mayor Triggiano motioned to close the floor to public comment; Councilmember Jannone seconded the motion. A voice vote confirmed all in favor.

**XI. MAYOR & COUNCIL COMMENTS**

- Councilmember Bonatakis – it's a privilege to be on the dais and to serve. A lot is being accomplished, especially with the passing of a thoughtful and responsible budget and ensuring that the fundings of these big projects are happening around town.
- Councilmember Cassidy- Housing Authority is coming up this Tuesday and reminded that the public is welcome to attend. Just enjoy the Town as Spring approaches and get out to support your local business. A lot of good things happening all over town.
- Councilmember Facey-Blackwood – this Saturday at the foot of Westside Avenue, there will be a group meeting for Patchwork for Wildlife, and they will be planting native plants in the area, and this is sponsored by the RB Animal Welfare Committee along with RB Environmental Commission. This will be a community teaching garden, Mary Warner is the point of contact if anyone wishes to reach out. Congratulated Ms. Julie Flores-Castillo of Red Bank as this year's honoree in receiving the Russ Berrie Making a Difference Award (Advocating for immigrant youth)
- Councilmember Jannone – Reported that the library elevator is working. The Mayor's Wellness Committee had a good conversation at their meeting. The Animal Welfare committee received thanks for their collection of over one thousand pounds from the ASPCA. The breaking of the ground at the older VNA building was nice to attend and she is excited to see what is to come.
- Deputy Mayor Triggiano – Ms. Julie Flores-Castillo will be honored thorough a Proclamation at a future meeting. A lot of the members of the Council will be in attendance tomorrow as she is being honored, Council is extremely proud of what she has accomplished. Recognized Johnny's Pork Roll and Coffee Too and International Mexican Grocery for making NJ.com best restaurant list, please visit and support your local

business. Additionally, as Councilmember Bonatakis stated, it is great to see so much work being done around town.

- Mayor Portman- read into record the recognition the Board of Commissioners wrote on behalf of RB Fire Department Engine 64-93. Thanking the team for the assistance they provided during the recent wildfires in Southern Ocean County. Thanked Chief Frank Woods and his team for all their hard work. He acknowledged Philip Dostie for completing his Eagle Scout project over on Eastside Park, it looks great and would encourage residents to go and take a look. The parklet around town looks very nice with all the new plantings, open area and benches. He inquired about the Monmouth Street improvement project. Borough Manager Gant informed Mayor Portman that there is a ninety (90) day completion time, and it all appears to be on track. Lead service lines have all been replaced and work appears to be on track. Mayor Portman extended his condolences to a Red Bank resident that has since passed (Danielle Boyle) thanked her for the beautiful plantings downtown, she truly enhanced the feel of downtown, and the town is eternally grateful, condolences to her family.
- Councilmember Forest – he is happy to be able to attend this council meetings via Zoom even though he is away. He was able to attend the last Board of Education meeting with Councilmember Jannone. Nice to see that Johnny's Pork Roll and Coffee Too was mentioned along International Mexican. Finally, there's a lot being accomplished with a conservative budget, bond ordinances are the most efficient way of funding the projects/improvements around town. All the improvements are necessary and need to be made.

**XII. MANAGERS REPORT** – Manager Gant reported on the following:

- Official groundbreaking has commenced for the Saxum project at the old VNA building. It's nice to see that the project is moving forward.
- He will be attending the NJ Municipal Managers Association mini conference as they are updates provided by the Division of Local Government Services.
- Official notice has been received for the Jakes Law application; it has been accepted by Green Acres for the amount of \$750,000. Request, this is all contingent upon the passage of legislative appropriation. The project has been put forward for approval.

**XIII. EXECUTIVE SESSION - NONE**

**XIV. ADJOURNMENT: 7:19 p.m.**

There being no further business, Councilmember Cassidy offered a motion to adjourn, seconded by Councilmember Jannone. A voice vote confirmed all in favor.

Respectfully submitted,

Mary Moss, RMC

Borough Clerk

## CERTIFICATE OF FINAL ADOPTION

I, the undersigned Clerk of the Borough of Red Bank, in the County of Monmouth, State of New Jersey (the "Borough"), DO HEREBY CERTIFY that the foregoing is an extract from the Minutes of a regular meeting of the governing body of the Borough duly called and held on May 22, 2025, and that the following was the roll call:

Present: Bonatakis, Cassidy, Facey-Blackwood, Forest, Jannone, Triggiano

Absent: D

I FURTHER CERTIFY that the foregoing extract has been compared by me with the original minutes as officially recorded in my office in the Minute Book of the governing body and is a true, complete and correct copy thereof and of the whole of the original minutes so far as they relate to the subject matters referred to in the extract.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the Borough as of this 13<sup>th</sup> day of June, 2025.



MARY MOSS,  
Borough Clerk



## MUNICIPAL COUNCIL ♦ REGULAR MEETING MINUTES

MAY 22, 2025 ♦ 6:30PM

**SUNSHINE STATEMENT** This meeting is being held in accordance with the Public Laws of 1975, Chapter 231 and adequate notice of this meeting has been provided by a notice sent to the Asbury Park Press, the Two River Times and the Star Ledger and posted in the Main Lobby of the Municipal Building and on the municipal website. (N.J.S.A. 10:4-6)

OPMA authorizes municipalities to conduct public meetings through use of streaming services and other online meeting platforms. The Red Bank Council is meeting in person as well as providing an option for the public to participate via ZOOM video meetings. Please note that the option to attend is being provided as a courtesy, therefore, if Zoom becomes unavailable during the meeting and it cannot quickly be fixed, Council will continue with the remainder of the meeting. For those joining us via Zoom, please raise your hand during designated times to be recognized for a comment. Whether you are appearing in person or via Zoom, you must provide your name to be recognized. to follow [link](#) (Zoom)

### PLEDGE OF ALLEGIANCE

#### ROLL CALL:

I.

**Present:** Councilmember Bonatakis, Councilmember Cassidy (via Zoom), Councilmember Facey-Blackwood, \*Councilmember Forest, Councilmember Jannone, Deputy Mayor Triggiano, and Mayor Portman

**Others present:** Gregory Cannon, Borough Attorney, James Gant, Borough Manager, and Mary Moss, Borough Clerk

#### Absent:

\*Councilmember Forest and Mayor Portman mentioned the passing of former Councilman and School Board member Ivan Polonsky's sons. The Borough of Red Bank extends their love and support to his family during this difficult time.

#### PROCLAMATIONS, ANNOUNCEMENTS, APPOINTMENTS –

II. Mayor Portman read the proclamation into the record  
1. 2025 Russ Berrie Award- Julie Flores-Castillo

Ms. Castillo thanked the governing body and all those for showing up in support of the proclamation, it truly is an honor to receive this proclamation. Coming from immigrant parents, being born and raised here in Red Bank, this is truly an honor. She is proud of the town, and she wouldn't be where she is now without the support of her family, friends and the community.

III. PRESENTATIONS- NONE

#### IV. PUBLIC COMMENTS ON AGENDA ITEMS ONLY

Councilmember Facey-Blackwood motioned to open the floor for public comment on agenda items only; Councilmember Forest seconded the motion. A voice vote confirmed all in favor.

No one came forward

Councilmember Facey-Blackwood motioned to close the floor for public comments on agenda items only; Councilmember Jannone seconded the motion. A voice vote confirmed all in favor.

V. **APPROVAL OF MINUTES AND REPORTS**

a) 5/8/2025 – Councilmember Facey-Blackwood motioned to approve the minutes; Councilmember Forest seconded the motion. A voice vote confirmed all in favor.

VI. **ORDINANCES-**

a) Final Reading/Public Hearing: 2025-07 BOND ORDINANCE PROVIDING FOR IMPROVEMENTS TO VARIOUS MUNICIPAL BUILDINGS, IN AND FOR THE BOROUGH OF RED BANK, IN THE COUNTY OF MONMOUTH, STATE OF NEW JERSEY, APPROPRIATING \$350,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$322,500 BONDS OR NOTES OF THE BOROUGH TO FINANCE PART OF THE COSTS THEREOF

Ordinance was introduced on May 8, 2025

Borough Manager provided an overview regarding the bond ordinance and the purpose: Improvements to the Municipal Building: upgrades for HVAC system upgrades (generator), Courtroom/Council chamber (audio/visual) improvements

Councilmember Facey-Blackwood inquired if these upgrades would be energy efficient

Borough Manager stated that it would be part of the discussion with the professionals

Councilmember Forest motioned to open the floor for the public hearing on Ordinance 2025-07; Councilmember Jannone seconded the motion. A voice vote confirmed all in favor.

No one came forward

Councilmember Forest motioned to close the floor for the public hearing on Ordinance 2025-07; Councilmember Jannone seconded the motion. A voice vote confirmed all in favor.

Councilmember Forest motioned to approve the ordinance for adoption; Councilmember Bonatakis seconded the motion. A roll call vote confirmed all in favor.

b) Final Reading/Public Hearing: 2025-08 BOND ORDINANCE PROVIDING FOR IMPROVEMENTS TO MUNICIPAL PARKS, IN AND FOR THE BOROUGH OF RED BANK, IN THE COUNTY OF MONMOUTH, STATE OF NEW JERSEY, APPROPRIATING \$1,507,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$1,340,000 BONDS OR NOTES OF THE BOROUGH TO FINANCE PART OF THE COSTS THEREOF

Ordinance was introduced on May 8, 2025

Borough Manager provided an overview regarding the bond ordinance and the purpose: upgrades to Count Basic basketball court and baseball fields, to include the engineering design (design work and bidding and the specifications of the fields) and construction work; the useful life is approximately twenty (20) years.

Councilmember Bonatakis motioned to open the floor for the public hearing on Ordinance 2025-08; Councilmember Jannone seconded the motion. A voice vote confirmed all in favor.

No one came forward

Councilmember Jannone motioned to close the floor for the public hearing on the final reading on Ordinance 2025-08; Councilmember Facey-Blackwood seconded the motion. A voice vote confirmed all in favor.

Mayor Portman motioned to approve the ordinance for adoption; Councilmember Forest seconded the motion. A roll call vote confirmed all in favor.

- c) Final Reading/Public Hearing: 2025-09 CAPITAL ORDINANCE PROVIDING FOR IMPROVEMENTS TO MARINE PARK, FOR AND BY THE BOROUGH OF RED BANK, IN THE COUNTY OF MONMOUTH, STATE OF NEW JERSEY, APPROPRIATING \$1,500,000 TO PAY FOR THE COST THEREOF

Ordinance was introduced on May 8, 2025

Borough Manager provided an overview regarding the bond ordinance and the purpose: Marine Park water mains and sewer infrastructure, which is all inclusive in the Marine Park project.

Councilmember Forest motioned to open the floor for the public hearing on Ordinance 2025-09; Councilmember Jannone seconded the motion. A voice vote confirmed all in favor.

No one came forward

Councilmember Bonatakis motioned to close the floor for the public hearing on the final reading on Ordinance 2025-09; Councilmember Facey-Blackwood seconded the motion. A voice vote confirmed all in favor.

Councilmember Bonatakis motioned to approve the ordinance for adoption; Councilmember Facey-Blackwood seconded the motion. A roll call vote confirmed all in favor.

- d) Final Reading/Public Hearing: 2025-10 BOND ORDINANCE PROVIDING FOR VARIOUS 2025 WATER AND SEWER UTILITY ACQUISITIONS AND IMPROVEMENTS BY AND IN THE BOROUGH OF RED BANK, IN THE COUNTY OF MONMOUTH, STATE OF NEW JERSEY; APPROPRIATING \$750,000 BONDS OR NOTES TO FINANCE PART OF THE COSTS THEREOF

Ordinance was introduced on May 8, 2025

Borough Manager provided an overview regarding the bond ordinance and the purpose: this project refers to the current Lead Service Line project in town (Phase III).

Councilmember Bonatakis motioned to open the floor for the public hearing on Ordinance 2025-10; Councilmember Facey-Blackwood seconded the motion. A voice vote confirmed all in favor.

No one came forward

Councilmember Jannone motioned to close the floor for the public hearing on the final reading on Ordinance 2025-10; Councilmember Forest seconded the motion. A voice vote confirmed all in favor.

Councilmember Bonatakis motioned to approve the ordinance for adoption; Councilmember Facey-Blackwood seconded the motion. A roll call vote confirmed all in favor.

## VII.

### RESOLUTIONS

Deputy Mayor Triggiano motioned to approve resolutions 25-106 through 25-113 under the Consent Agenda; Councilmember Facey-Blackwood seconded the motion. A roll call vote confirmed all in favor.

Borough Manager commented on 25-112, clarifying that the contract has been awarded to Underground Utilities Corp., this is due to their bid that was received by the Borough, making sure that the standards are upheld until the completion of the project from the previous professional

- a) **25-106** RESOLUTION FOR PAYMENT OF BILLS
- b) **25-107** RESOLUTION AUTHORIZE PAYMENT ESTIMATE #7 FOR MUNICIPAL PARKING LOTS IMPROVEMENTS (PRECISE CONSTRUCTION, INC.)
- c) **25-108** RESOLUTION APPROVING PERSON TO PERSON TRANSFER OF APPLICATION ON FILE OF STATE LIQUOR LICENSE #1340-33-038-002
- d) **25-109** RESOLUTION AUTHORIZING TAX CREDITS/REFUNDS DUE TO DUPLICATE PAYMENT (BLOCK 100, LOT 17)

- e) **25-110** RESOLUTION AUTHORIZING THE RELEASE OF THE PERFORMANCE GUARANTEE POSTED BY CANOPY CROSSROAD, LLC FOR BLOCK 34, LOT 1
- f) **25-111** RESOLUTION INTRODUCING AND APPROVING THE 2025 BUDGET OF THE SPECIAL IMPROVEMENT DISTRICT OF THE BOROUGH OF RED BANK
- g) **25-112** RESOLUTION AWARDING A CONTRACT TO UNDERGROUND UTILITIES CORP. FOR LEAD SERVICE LINE REPLACEMENT PROGRAM PHASE 3
- h) **25-113** RESOLUTION AUTHORIZING EXECUTION AND DELIVERY OF RELEASE AND SATISFACTION OF DEVELOPER' AGREEMENT TO 20 WHITE STREET, LLC FOR BLOCK 30.01, LOTS 37, 39, 40, & 41

**VIII. DISCUSSION AND ACTION- NONE**

**IX. PUBLIC QUESTIONS & COMMENTS**

Councilmember Forest motioned to open the floor for public questions & comments; Councilmember Bonatakis seconded the motion. A voice vote confirmed all in favor.

No one came forward

Councilmember Forest motioned to close the floor to public comment; Councilmember Bonatakis seconded the motion. A voice vote confirmed all in favor.

**X. MAYOR & COUNCIL COMMENTS**

- Councilmember Bonatakis- wishing all a peaceful and reflective Memorial Day.
- Councilmember Cassidy- invites all to come to attend the annual Fire Department Memorial Remembrance service this weekend. There will also be an event this Saturday at the Elks, honoring Red Bank's own Bobby Holiday and other local 1<sup>st</sup> responders.
- Councilmember Facey-Blackwood – due to a grant received by the Borough last year, she thanked Borough Manager and DPU for installing the bike racks around town. Complete Streets Advisory committee will be meeting this week. She attended a traffic study meeting regarding Dr James Parker Blvd., as per the engineers, it is a very challenging intersection, however, their proposals brought on a good balance in protection of pedestrians, cyclists and the movement of vehicles. Sustainable Jersey meeting was informative, learning about new energy actions and the various programs that other State agencies has to offer. Wishing all a good Memorial Day weekend.
- Councilmember Forest – made mention of several events happenings (various recreation programs, Jazz concerts, summer series, etc) from Parks and Recreation, please check and visit the Borough website for all the details. Thanked Mayor Portman for allowing him to make the earlier announcement regarding past Councilmembers Polonsky's son.
- Councilmember Jannone – library elevator has pasted inspection and is now up and running. For a list of upcoming events/programs at the library, please visit their website for all the details. Forty-one (41) library cards has been distributed this year, so they are very busy. Past weekend, there was a dog walk on Broadwalk and it was a great event and very well attended, there was pet adoptions and there was information regarding chickens.
- Deputy Mayor Triggiano – reminded all to connect with the Borough of Red Bank on line along with the RiverCenter, there are a bunch of announcements and information regarding all sorts of events happening in town. There are great programs out there. The RiverCenter has a great advertising campaign going on now with NJ Transit/Buses, it's a great way of showcasing Red Bank. The poll regarding Broadwalk was great to see, thank Brian from Red Bank Green for putting out the survey in allowing people to vote and it is great to

see that the public loves Broadwalk as well. The support is great, especially having that 'free' space available for all.

- Mayor Portman- there are a great amount of ribbon cuttings locally and it's great to see. Looking forward to the Memorial Day celebrations happening this entire weekend. Looking forward in seeing past Mayor Mr. Pat Menna in speaking to the community as it is such an honor to have him do so.

**XI. MANAGERS REPORT** – Manager Gant reported on the following:

- Thanked Mayor and Council for moving forward with the four (4) bond ordinances up for adoption this evening. This tremendously helps the Borough move into this budget and do the work that is necessary. Lead Service Line Project (Phase 3) is moving forward as anticipated as well.
- The Monmouth Street Improvement project is also moving along with the weather, playing a factor which could hinder the completion time frame a bit. Overall feedback from local business has been positive with the work being done.
- Working with Deputy Mayor Triggiano and Community Engagement Committee in putting out a bid for a local artist to do a mural in the vestibule area of the municipal building.
- Regarding the safety of pedestrians, bicycles, motorists, he has met with a company that could potentially enhance the safety, the company would potentially bring in a camera system that is powered by solar and it would capture licenses and issue citations as warranted. This plan works well in urban communities due to the traffic that flows in and out. This is another potential solution for the Borough, he is looking to put forth an agreement in the near future for Council to take action on
- Applauded and acknowledge Councilmember Facey-Black on her attendance at Sustainable New Jersey which led the National Center to grant Red Bank a 10 thousand dollars scholarship that would go toward tactical urbanism (Leighton Ave. and River St.) to perform some pedestrian enhancements in the area.
- Borough Hall will have Summer Hours, Monday through Thursday from 8 am to 4 pm and Fridays from 8 am to 12 pm. Hours will be extended from Monday through Thursdays, and the summer hours will run until Labor Day.

**XII. EXECUTIVE SESSION – RESOLUTION NO. #25-114**

Deputy Mayor Triggiano motioned to enter into executive session after a 10-minute recess; Councilmember Facey-Blackwood- seconded the motion.

Attorney Cannon noted there was a need to enter an executive session to discuss:

Item(s): 7 Matters affecting pending or anticipated litigation to which the public body may be party, matters within the attorney client privilege.

**Affordable Housing Compliance- Locust Landing**

Atty. Cannon stated that there will be no action taken by the Borough Council after the executive session, and the session is anticipated to take approximately fifteen (15) minutes.

There being no further business, Councilmember Forest offered a motion to adjourn the executive session, seconded by Deputy Mayor Triggiano. A voice vote confirmed all in favor. **7:47 p.m.**

**XIII. ADJOURNMENT: 7:47 p.m.**

There being no further business, Deputy Mayor Triggiano offered a motion to adjourn, seconded by Councilmember Forest. A voice vote confirmed all in favor.

Respectfully submitted,

Mary Moss, RMC

Borough Clerk

## CLERK'S CERTIFICATE

I, MARY MOSS, DO HEREBY CERTIFY that I am the Clerk of the Borough of Red Bank, in the County of Monmouth, State of New Jersey (the "Borough"), a municipal corporation organized and existing under the laws of the State of New Jersey, and that, as such, I am duly authorized to execute and deliver this certificate on behalf of the Borough. In such capacity, I have the responsibility to maintain the minutes of the meetings of the governing body of the Borough and the records relative to all resolutions and ordinances of the Borough. The representations made herein are based upon the records of the Borough.

I DO HEREBY FURTHER CERTIFY THAT:

1. Attached hereto is the capital ordinance introduced on May 8, 2025 and finally adopted on May 22, 2025.
2. After introduction, the capital ordinance was published as required by law on May 14, 2025 in The Asbury Park Press.
3. Following the passage of the ordinance on first reading, and at least seven (7) days prior to the final adoption thereof, I caused to be posted in the principal municipal building of the Borough at the place where public notices are customarily posted, a copy of said ordinance or a summary thereof and a notice that copies of the ordinance would be made available to the members of the general public of the Borough who requested copies, up to and including the time of further consideration of the ordinance by the governing body. Copies of the ordinance were made available to all who requested same.
4. After final passage, the ordinance was published as required by law on May 28, 2025 in The Asbury Park Press. No protest signed by any person against making

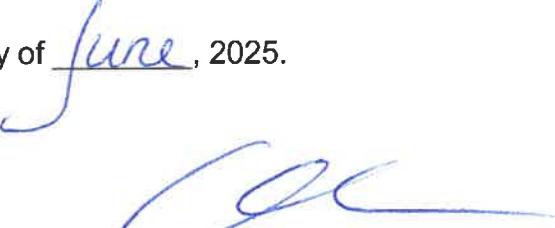
making any improvement or incurring the indebtedness authorized therein, nor any petition requesting that a referendum vote be taken on the action proposed in the ordinance has been presented to the governing body or to me or filed in my office within twenty (20) days after said publication or at any other time after the final passage thereof.

5. The ordinance has not been amended, added to, altered, or repealed and said ordinance is now in full force and effect.

6. A certified copy of the ordinance and a copy of the amended capital budget form have been filed with the Director of the Division of Local Government Services, as applicable.

7. The official seal of the Borough is the seal, an impression of which is affixed opposite my signature on this Certificate.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the Borough as of this 18<sup>th</sup> day of June, 2025.



MARY MOSS,  
Borough Clerk

