

**RESOLUTIONS APPROVED BY THE BOROUGH COUNCIL OF JULY 24, 2025**

**25-146 RESOLUTION FOR PAYMENT OF BILLS**

**25-147 INSERTION OF SPECIAL ITEM OF REVENUE IN THE BUDGET CHAPTER 159, P.L. 1948 (COUNTY OF MONMOUTH DEPARTMENT OF HEALTH & HUMAN SERVICES-RED BANK SENIOR CENTER-TITLE III B FUNDS- \$10,000)**

**25-148 RESOLUTION AUTHORIZING TAX COLLECTOR TO COMPLETE APPLICATION TO PARTICIPATE IN ELECTRONIC TAX SALE PROCESS**

**25-149 RESOLUTION ACCEPTING A GRANT FROM THE HAZARDOUS DISCHARGE SITE REMEDIATION FUND PUBLIC ENTITY PROGRAM THROUGH THE NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY AND THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION**

**25-150 GOVERNING BODY CERTIFICATION OF THE ANNUAL AUDIT (2024)**

**25-151 RESOLUTION AUTHORIZING CORRECTIVE ACTION PLAN FOR 2024 AUDIT**

**25-152 RESOLUTION AUTHORIZING REFUND OF DEVELOPERS' ESCROW ACCOUNT BALANCE TOTALING \$856.00 (PAUL BARTOLI)**

**25-153 RESOLUTION AUTHORIZE PAYMENT CERTIFICATE #8 FOR LEAD SERVICE LINE TEST PIT AND SERVICE REPLACEMENT – PHASE 2 (MONTANA CONSTRUCTION)**

**25-154 RESOLUTION TO REFUND PARKS & RECREATION REGISTRATION FEE (HADIR OSMAN)**

**25-155 RESOLUTION TO AUTHORIZE FIRE DEPARTMENT FACILITIES ANNUAL RENT AND JANITORIAL ALLOWANCE**

**25-156 RESOLUTION AUTHORIZING ANNUAL AWARD STIPENDS FOR RED BANK VOLUNTEER FIRE DEPARTMENT OFFICERS**

**25-157 RESOLUTION AUTHORIZING TAX REFUND OF 1<sup>ST</sup> AND 2<sup>ND</sup> QUARTER 2025 TAXES TOTALING \$3,355.81 DUE TO DISABLED VETERAN STATUS (JUDITH KONNATH)**

**25-158 RESOLUTION AWARDING CONTRACT FOR REHABILITATION HOUSING SERVICES FOR 10 CEDAR CROSSING TO DYLAS CONSTRUCTION, LLC., IN ORDER TO ADVANCE THE BOROUGH'S AFFORDABLE HOUSING REHABILITATION PROGRAM**

**25-159 RESOLUTION AUTHORIZING AN AFFORDABLE HOUSING AGREEMENT WITH WCP LOCUST LANDING MM, LLC WITH RESPECT TO THE REHABILITATION OF THE AFFORDABLE HOUSING PROJECT EXISTING UPON THE REAL PROPERTY LOCATED**

AT 105 LOCUST LANDING AVENUE, AND ALSO KNOWN AS BLOCK 71, LOT 1.01,  
WITHIN THE BOROUGH OF RED BANK

**25-160** RESOLUTION AUTHORIZING THE EXTENSION OF THE GRACE PERIOD ON  
TAXES

**BOROUGH OF RED BANK  
COUNTY OF MONMOUTH**

**RESOLUTION NO. 25-146**

**RESOLUTION FOR PAYMENT OF BILLS**

**BE IT RESOLVED** by the Mayor and Council of the Borough of Red Bank that the bills be paid as on attached check registers:

**July 24, 2025 Bill List - Borough of Red Bank**

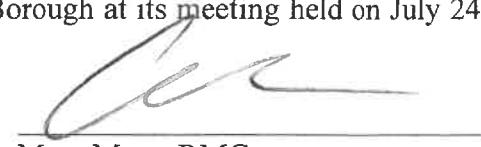
Check Type	Count	Total
Manual Check	40	\$943,818.77
Meeting Check	158	\$1,296,875.53
<b>Total</b>	<b>198</b>	<b>\$2,240,694.30</b>

Checking Account	Check Type	Count	Total
ANIMAL WELFARE	Meeting Check	2	\$556.67
CAPITAL ACCOUNT	Manual Check	1	\$352,142.55
CAPITAL ACCOUNT	Meeting Check	3	\$15,145.75
COAH DEV FEES	Meeting Check	1	\$56.00
CURRENT -VALLEY	Manual Check	17	\$478,956.26
CURRENT -VALLEY	Meeting Check	85	\$585,513.79
DEVESCROW2RIVER	Meeting Check	3	\$6,669.00
GRANT FUND-VNB	Manual Check	5	\$14,877.71
GRANT FUND-VNB	Meeting Check	30	\$115,386.24
PARKNG OPER VAL	Manual Check	7	\$28,472.20
PARKNG OPER VAL	Meeting Check	4	\$30,939.02
RCA	Manual Check	1	\$414.19
RECREATION-VNB	Meeting Check	7	\$5,705.00
TRUST ACCOUNT	Manual Check	1	\$21,825.00
TRUST ACCOUNT	Meeting Check	2	\$695.63
TTL REDEMPTION	Meeting Check	1	\$1,257.21
WATER CAPITAL	Meeting Check	2	\$282,332.55
WATER OPERATING	Manual Check	8	\$47,130.86
WATER OPERATING	Meeting Check	18	\$252,618.67
<b>Total</b>	<b>All Checking</b>	<b>198</b>	<b>\$2,240,694.30</b>

Checking Account	Count	Total
ANIMAL WELFARE	2	\$556.67
CAPITAL ACCOUNT	4	\$367,288.30
COAH DEV FEES	1	\$56.00
CURRENT -VALLEY	102	\$1,064,470.05
DEVESCROW2RIVER	3	\$6,669.00
GRANT FUND-VNB	35	\$130,263.95
PARKNG OPER VAL	11	\$59,411.22
RCA	1	\$414.19
RECREATION-VNB	7	\$5,705.00
TRUST ACCOUNT	3	\$22,520.63
TTL REDEMPTION	1	\$1,257.21
WATER CAPITAL	2	\$282,332.55
WATER OPERATING	26	\$299,749.53
<b>Total</b>	<b>198</b>	<b>\$2,240,694.30</b>

Borough Council	Moved	Seconded	Ayes	Nays	Abstain	Absent
Councilmember Bonatakis			X			
Councilmember Cassidy						X
Councilmember Facey-Blackwood		X	X			
Councilmember Forest			X			
Councilmember Jannone	X		X			
Deputy Mayor Triggiano			X			
Mayor Portman			X			
<b>ON CONSENT AGENDA</b>	Yes	<input checked="" type="checkbox"/>		No	<input type="checkbox"/>	

I, the undersigned Borough Clerk of the Borough of Red Bank, in the County of Monmouth, State of New Jersey (the “Borough”) hereby certify that the foregoing is a true and correct copy of a resolution duly adopted by the Borough Council of said Borough at its meeting held on July 24, 2025.



Mary Moss, RMC  
Municipal Clerk

**BOROUGH OF RED BANK  
COUNTY OF MONMOUTH**

**RESOLUTION NO. 25-147**

**INSERTION OF SPECIAL ITEMS OF REVENUE IN THE BUDGET  
CHAPTER 159, P.L. 1948**

**County of Monmouth Department of Health & Human Services-  
Red Bank Senior Center-Title III B Funds- \$10,000**

**WHEREAS**, N.J.S. 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any county or municipality when such item has been made available and the amount thereof was not determined at the time of the adoption of the budget; and

**WHEREAS**, said Director may also approve the insertion of an item of appropriation for an equal amount; and

**WHEREAS**, the Borough of Red Bank will receive \$10,000 from the County of Monmouth and wishes to amend its 2025 Budget to include the full amount as revenue.

**NOW, THEREFORE, BE IT RESOLVED**, that the Governing Body of the Borough of Red Bank, County of Monmouth and the State of New Jersey hereby requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the budget of the year 2025 in the sum of \$10,000

which is now available as a revenue from:

Miscellaneous Revenues

Special Items of General Revenue Anticipated with Prior Written  
Consent of the Director of Local Government Services:

Public and Private Revenues Off-Set with Appropriations:

County of Monmouth Department of Health & Human Services -	
Red Bank Senior Center-Title III B Funds	\$10,000

**BE IT FURTHER RESOLVED**, that the like sum of \$10,000 be and the same is hereby appropriated under the caption of:  
General Appropriations

(a) Operations Excluded from CAPS

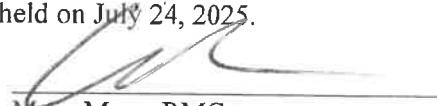
Public and Private Programs Off-Set by Revenues:

County of Monmouth Department of Health & Human Services-	
Red Bank Senior Center-Title III B Funds	\$10,000

**BE IT FURTHER RESOLVED**, that the Finance Officer will file the Budget Amendment Certification Form and resolution to the Director of Local Government Services on the FAST System for approval.

Borough Council	Moved	Seconded	Ayes	Nays	Abstain	Absent
Councilmember Bonatakis			X			
Councilmember Cassidy						X
Councilmember Facey-Blackwood		X	X			
Councilmember Forest			X			
Councilmember Jannone	X		X			
Deputy Mayor Triggiano			X			
Mayor Portman			X			
<b>ON CONSENT AGENDA</b>	Yes	<input checked="" type="checkbox"/>		No	<input type="checkbox"/>	

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 Mary Moss, RMC  
 Municipal Clerk

BOROUGH OF RED BANK  
COUNTY OF MONMOUTH

RESOLUTION NO. 25-148

**RESOLUTION AUTHORIZING TAX COLLECTOR TO COMPLETE APPLICATION TO  
PARTICIPATE IN ELECTRONIC TAX SALE PROCESS**

**WHEREAS**, N.J.S.A. 54:5-19, authorizes electronic tax sales pursuant to rules and regulations to be promulgated by the Director of the Division of Government Services; and

**WHEREAS**, the Director of the Division of Local Government Services has promulgated rules and regulations for pilot programs; and

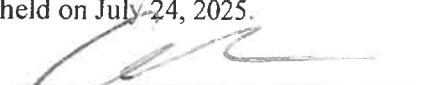
**WHEREAS**, the Director of the Division of Local Government Services has approved NJ Tax Lien Investors/RealAuction.com to conduct electronic programs; and

**WHEREAS**, having had successful sales through this process in 2012, 2013, 2014, 2015, 2016, 2017, 2018 and 2019, 2020, 2021, 2022, 2023 and 2024, the Chief Financial Officer has advised that the electronic tax sale has provided the Borough with a greater pool of potential lien buyers and has allowed for a more complete tax sale process; and

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Red Bank that the Chief Financial Officer and Tax Collector are authorized to take the necessary action to participate on October 20th, 2025 by electronic tax sale.

Borough Council	Moved	Seconded	Ayes	Nays	Abstain	Absent
Councilmember Bonatakis			X			
Councilmember Cassidy						X
Councilmember Facey-Blackwood		X	X			
Councilmember Forest			X			
Councilmember Jannone	X		X			
Deputy Mayor Triggiano			X			
Mayor Portman			X			
<b>ON CONSENT AGENDA</b>	Yes	<input checked="" type="checkbox"/>		No	<input type="checkbox"/>	

I, the undersigned Borough Clerk of the Borough of Red Bank, in the County of Monmouth, State of New Jersey (the "Borough") hereby certify that the foregoing is a true and correct copy of a resolution duly adopted by the Borough Council of said Borough at its meeting held on July 24, 2025.

  
Mary Moss, RMC  
Municipal Clerk

BOROUGH OF RED BANK  
COUNTY OF MONMOUTH

RESOLUTION NO. 25-149

RESOLUTION ACCEPTING A GRANT FROM THE  
HAZARDOUS DISCHARGE SITE REMEDIATION FUND PUBLIC ENTITY PROGRAM  
THROUGH THE NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY  
AND THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION

WHEREAS, Borough of Red Bank has applied for and has been awarded a grant in the amount of up to \$229,180.00 from the Hazardous Discharge Site Remediation Fund Municipal Grant Program through the New Jersey Department of Environmental Protection and the New Jersey Economic Development Authority for Remedial Investigation of the Red Bank Landfill property;

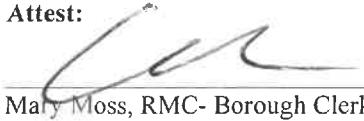
NOW, THEREFORE, BE IT RESOLVED by the governing body of the Borough of Red Bank that the above referenced grant is hereby accepted and the (Mayor, Administrator, etc.) is hereby authorized to execute grant documents as an authorized representative thereunder, as the representative for the Borough of Red Bank.

BE IT FURTHER RESOLVED that the contracts for completion of this Remedial Investigation have been awarded to Monmouth Conservation Foundation in the amounts of \$192,100.00 and \$37,080.00, totaling \$229,180.00.

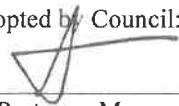
BE IT FURTHER RESOLVED that a comprehensive plan exists specifically for the development or redevelopment of suspected or confirmed discharge of a hazardous substance or hazardous waste in the host municipality or can otherwise demonstrate its commitment to the Authority that the Project Site will be developed or redeveloped within a three-year period from the completion of the remediation.

BE IT FURTHER RESOLVED that a certified copy of this Resolution be forwarded to the New Jersey Economic Development Authority.

Attest:

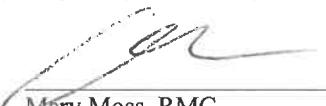
  
Mary Moss, RMC- Borough Clerk

Date Adopted by Council: July 24, 2025

  
William Portman, Mayor

Borough Council	Moved	Seconded	Ayes	Nays	Abstain	Absent
Councilmember Bonatakis			X			
Councilmember Cassidy						X
Councilmember Facey-Blackwood		X	X			
Councilmember Forest			X			
Councilmember Jannone	X		X			
Deputy Mayor Triggiano			X			
Mayor Portman			X			
ON CONSENT AGENDA	Yes	<input checked="" type="checkbox"/>		No	<input type="checkbox"/>	

I, the undersigned Borough Clerk of the Borough of Red Bank, in the County of Monmouth, State of New Jersey (the "Borough") hereby certify that the foregoing is a true and correct copy of a resolution duly adopted by the Borough Council of said Borough at its meeting held on July 24, 2025.

  
Mary Moss, RMC  
Municipal Clerk

**BOROUGH OF RED BANK  
COUNTY OF MONMOUTH**

**RESOLUTION NO. 25-150**

**GOVERNING BODY CERTIFICATION OF THE ANNUAL AUDIT  
FORM OF RESOLUTION**

**WHEREAS**, N.J.S.A. 40A:5-4 requires the governing body of every local unit to have made an annual audit of its books, accounts and financial transactions, and

**WHEREAS**, the Annual Report of Audit for the year (2024) has been filed by a Registered Municipal Accountant with the (*Municipal Clerk*) pursuant to N.J.S.A. 40A:5-6, and a copy has been received by each member of the governing body; and,

**WHEREAS**, R.S. 52:27BB-34 authorizes the Local Finance Board of the State of New Jersey to prescribe reports pertaining to the local fiscal affairs; and,

**WHEREAS**, the Local Finance Board has promulgated N.J.A.C. 5:30-6.5, a regulation requiring that the governing body of each municipality shall by resolution certify to the Local Finance Board of the State of New Jersey that all members of the governing body have reviewed, as a minimum, the sections of the annual audit entitled:

General Comments  
Comments and Recommendations  
Auditor's Opinions

and,

**WHEREAS**, the members of the governing body have personally reviewed as a minimum the Annual Report of Audit, and specifically the sections of the Annual Audit entitled:

General Comments  
Comments and Recommendations  
Auditor's Opinions

as evidenced by the group affidavit form of the governing body attached hereto; and,

**WHEREAS**, such resolution of certification shall be adopted by the Governing Body no later than forty-five days after the receipt of the annual audit, pursuant to N.J.A.C. 5:30-6.5; and,

**WHEREAS**, all members of the governing body have received and have familiarized themselves with, at least, the minimum requirements of the Local Finance Board of the State of New Jersey, as stated aforesaid and have subscribed to the affidavit, as provided by the Local Finance Board, and

**WHEREAS**, failure to comply with the regulations of the Local Finance Board of the State of New Jersey may subject the members of the local governing body to the penalty provisions of R.S. 52:27BB-52, to wit:

R.S. 52:27BB-52: A local officer or member of a local governing body who, after a date fixed for compliance, fails or refuses to obey an order of the director (Director of Local Government Services), under the provisions of this Article, shall be guilty of a misdemeanor and, upon conviction, may be fined not more than one thousand dollars (\$1,000.00) or imprisoned for not more than one year, or both, in addition shall forfeit his office.

**NOW, THEREFORE BE IT RESOLVED**, That the *governing body* of the *Borough of Red Bank*, hereby states that it has complied with N.J.A.C. 5:30-6.5 and does hereby submit a certified copy of this resolution and the required affidavit to said Board to show evidence of said compliance.

I HEREBY CERTIFY THAT THIS IS A TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING HELD ON *July 24, 2025*.



Mary Moss, RMC- Municipal Clerk

Borough Council	Moved	Seconded	Ayes	Nays	Abstain	Absent
Councilmember Bonatakis			X			
Councilmember Cassidy						X
Councilmember Facey-Blackwood		X	X			
Councilmember Forest			X			
Councilmember Jannone	X		X			
Deputy Mayor Triggiano			X			
Mayor Portman			X			
<b>ON CONSENT AGENDA</b>	<b>Yes</b>	<b>☒</b>		<b>No</b>	<b>□</b>	

I, the undersigned Borough Clerk of the Borough of Red Bank, in the County of Monmouth, State of New Jersey (the "Borough") hereby certify that the foregoing is a true and correct copy of a resolution duly adopted by the Borough Council of said Borough at its meeting held on July 24, 2025.



Mary Moss, RMC  
Municipal Clerk

**CERTIFICATION OF GOVERNING BODY OF THE ANNUAL AUDIT  
GROUP AFFIDAVIT FORM  
NO PHOTO COPIES OF SIGNATURES**

STATE OF NEW JERSEY  
COUNTY OF MONMOUTH

We, members of the governing body of the *Borough of Red Bank* of, in the County of *Monmouth*, being duly sworn according to law, upon our oath depose and say:

1. We are duly elected members of the Borough of Red Bank in the county of Monmouth;
2. In the performance of our duties, and pursuant to N.J.A.C. 5:30-6.5, we have familiarized ourselves with the contents of the Annual Municipal Audit filed with the Clerk pursuant to N.J.S.A. 40A:5-6 for the year 2024;
3. We certify that we have personally reviewed and are familiar with, as a minimum, the sections of the Annual Report of Audit entitled

**GENERAL COMMENTS**

**COMMENTS AND RECOMMENDATIONS**

**AUDITOR'S OPINIONS**

(L.S.) William Portman, Mayor

(L.S.) Ben Forest, Council

(L.S.) Kate L. Triggiano, Deputy Mayor/Council

(L.S.) Laura Iannone, Council

(L.S.) Kristina Bonatakis, Council

(L.S.)

(L.S.) David Cassidy, Council

(L.S.)

(L.S.) Nancy Facey-Blackwood, Council

(L.S.)

Sworn to and subscribed before me this

25<sup>th</sup> day of July 2025

Notary Public of New Jersey

*Dina Anastasio*

DINA M. ANASTASIO  
NOTARY PUBLIC OF NEW JERSEY  
Commission # 50004138  
My Commission Expires 10/2/2029

*C*  
Mary Moss, RMC- Municipal Clerk

The Municipal Clerk (or Clerk of the Board of Chosen Freeholders as the case may be) shall set forth the reason for the absence of signature of any members of the governing body.

**IMPORTANT:** This certificate must be sent to the Bureau of Financial Regulation and Assistance, Division of Local Government Services, P.O. Box 803, Trenton, New Jersey 08625.

**BOROUGH OF RED BANK  
COUNTY OF MONMOUTH**

**RESOLUTION NO. 25-151**

**RESOLUTION AUTHORIZING CORRECTIVE ACTION PLAN FOR 2024 AUDIT**

**WHEREAS**, the Borough of Red Bank, County of Monmouth, State of New Jersey has received a Report of Audit for the year 2024; and

**WHEREAS**, the State of New Jersey requires that the Chief Financial Officer submit a Corrective Action Plan for the finding in the audit; and

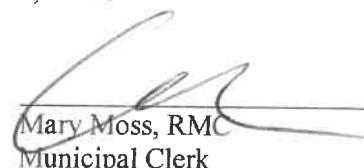
**WHEREAS**, the Chief Financial Officer has completed a Corrective Action Plan relating to the finding of the 2024 Report of Audit"

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of Red Bank, that the Corrective Plan be approved.

**BE IT FURTHER RESOLVED**, that a copy of this Corrective Action Plan shall be filed on the FAST system .

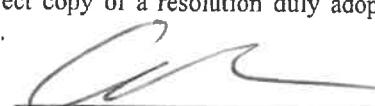
I, Mary Moss, Municipal Clerk of the Borough of Red Bank, do hereby certify the foregoing to be a true copy of a resolution adopted by the Mayor and Council on July 24, 2025.

Date: July 25, 2025

  
Mary Moss, RMC  
Municipal Clerk

Borough Council	Moved	Seconded	Ayes	Nays	Abstain	Absent
Councilmember Bonatakis			X			
Councilmember Cassidy						X
Councilmember Facey-Blackwood		X	X			
Councilmember Forest			X			
Councilmember Jannone	X		X			
Deputy Mayor Triggiano			X			
Mayor Portman			X			
<b>ON CONSENT AGENDA</b>	Yes	<input checked="" type="checkbox"/>		No	<input type="checkbox"/>	

I, the undersigned Borough Clerk of the Borough of Red Bank, in the County of Monmouth, State of New Jersey (the "Borough") hereby certify that the foregoing is a true and correct copy of a resolution duly adopted by the Borough Council of said Borough at its meeting held on July 24, 2025.

  
Mary Moss, RMC  
Municipal Clerk

## ***CORRECTIVE ACTION PLAN***

***BOROUGH OF RED BANK  
MONMOUTH COUNTY  
AUDIT REPORT YEAR: 2024***

### ***CURRENT YEAR FINDINGS***

Finance Office  
Thomas X. Seaman, CFO

#### ***Finding #2024-001***

There was an overexpenditure of \$17,857.78 in the Interest of Notes budget line item in the Water/Sewer Utility Operating Fund.

Recommendation:

That budget reports be monitored to determine whether there are sufficient funds in place prior to expenditures being made.

Corrective Action:

The 2025 Water/Sewer budget has a Deferred Charge set up for \$17,857.78

Implementation Date:

May 2025

**BOROUGH OF RED BANK  
COUNTY OF MONMOUTH**

**RESOLUTION NO. 25-152**

**RESOLUTION AUTHORIZING REFUND OF DEVELOPERS' ESCROW ACCOUNT  
BALANCE TOTALING \$856.00**

**WHEREAS**, the following applicant has deposited the Escrow amount as required by the Planning and Zoning Department for development projects; and

**WHEREAS**, the Planning and Zoning Department has determined that the applicant's corresponding project is substantially complete and therefore the balance of Escrow Account can be released; and

**WHEREAS**, the Escrow Account identified in the enclosed 'Schedule A' identify the balance remaining, after all relevant fees have been satisfied and there appears no further basis to retain the Escrow Deposit;

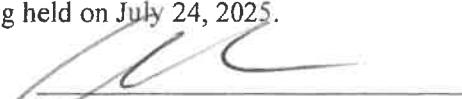
**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of Red Bank, that the Escrow balance be released and that the Chief Financial Officer is hereby directed to issue a check for the refund.

**Schedule A**

<b>Applicant</b>	<b>Address</b>	<b>Balance</b>
Paul Bartoli (PR15772)	40 Hubbard Park	856.00
<b>Total</b>		<b>\$856.00</b>

<b>Borough Council</b>	<b>Moved</b>	<b>Seconded</b>	<b>Ayes</b>	<b>Nays</b>	<b>Abstain</b>	<b>Absent</b>
Councilmember Bonatakis			X			
Councilmember Cassidy						X
Councilmember Facey-Blackwood		X	X			
Councilmember Forest			X			
Councilmember Jannone	X		X			
Deputy Mayor Triggiano			X			
Mayor Portman			X			
<b>ON CONSENT AGENDA</b>	<b>Yes</b>	<b>☒</b>		<b>No</b>	<b>□</b>	

I, the undersigned Borough Clerk of the Borough of Red Bank, in the County of Monmouth, State of New Jersey (the "Borough") hereby certify that the foregoing is a true and correct copy of a resolution duly adopted by the Borough Council of said Borough at its meeting held on July 24, 2025.



Mary Moss, RMC  
Municipal Clerk

BOROUGH OF RED BANK  
COUNTY OF MONMOUTH

RESOLUTION NO. 25-153

RESOLUTION AUTHORIZE PAYMENT CERTIFICATE #9 FOR  
LEAD SERVICE LINE TEST PIT AND SERVICE REPLACEMENT – PHASE 2

**BE IT RESOLVED**, by the Mayor and Council of the Borough of Red Bank of Monmouth County, New Jersey upon recommendation of the Borough Engineer that Pay Certificate #9 for the Contract listed below be and is hereby approved.

**BE IT RESOLVED** that the payment authorized herein is conditioned upon compliance with the requirements of N.J.S.A. 10:5-31 et seq. and N.J.A.C. 17:27 et. seq.; and

**TITLE OF JOB:** Lead Service Line Test Pit & Service Replacement – Phase 2

**CONTRACTOR:** Montana Construction  
80 Contact Avenue, Lodi, NJ 07644

**ENGINEER:** Engenuity Infrastructure  
2 Bridge Avenue, Suite 323, Red Bank, NJ 07701

**Pay Estimate #5**

Current to date total	\$4,076,749.66
Less 2% Retainage	\$81,534.99
Less Previous Payments	\$3,713,564.61
<b>Amount Due</b>	<b>\$281,650.05</b>

All bills are on file in the Finance Office. This Resolution to take effect upon certification by the Borough Treasurer that sufficient funds are available.

W-06-23-006-698

Borough Council	Moved	Seconded	Ayes	Nays	Abstain	Absent
Councilmember Bonatakis			X			
Councilmember Cassidy						X
Councilmember Facey-Blackwood		X	X			
Councilmember Forest			X			
Councilmember Jannone	X		X			
Deputy Mayor Triggiano			X			
Mayor Portman			X			
<b>ON CONSENT AGENDA</b>	Yes	<input checked="" type="checkbox"/>		No	<input type="checkbox"/>	

I, the undersigned Borough Clerk of the Borough of Red Bank, in the County of Monmouth, State of New Jersey (the “Borough”) hereby certify that the foregoing is a true and correct copy of a resolution duly adopted by the Borough Council of said Borough at its meeting held on July 24, 2025.



Mary Moss, RMC  
Municipal Clerk

**BOROUGH OF RED BANK  
COUNTY OF MONMOUTH**

**RESOLUTION NO. 25-154**

**RESOLUTION TO REFUND PARKS & RECREATION REGISTRATION FEE**

**WHEREAS**, registration fees were accepted for Parks and Recreation programs; and  
**WHEREAS**, the registrant will no longer be able to participate.

**BE IT RESOLVED**, by the Mayor and Council of the Borough of Red Bank that the attached listed individual be reimbursed the registration fee(s) as noted.

<u>Name</u>	<u>Program Description</u>	<u>Amount Paid</u>	<u>Total Refund</u>
Hadir Osman	Summer camp	\$1,200.00	\$600.00

Borough Council	Moved	Seconded	Ayes	Nays	Abstain	Absent
Councilmember Bonatakis			X			
Councilmember Cassidy						X
Councilmember Facey-Blackwood		X	X			
Councilmember Forest			X			
Councilmember Jannone	X		X			
Deputy Mayor Triggiano			X			
Mayor Portman			X			
<b>ON CONSENT AGENDA</b>	<b>Yes</b>	<b>☒</b>		<b>No</b>	<b>□</b>	

I, the undersigned Borough Clerk of the Borough of Red Bank, in the County of Monmouth, State of New Jersey (the "Borough") hereby certify that the foregoing is a true and correct copy of a resolution duly adopted by the Borough Council of said Borough at its meeting held on July 24, 2025.



Mary Moss, RMC  
Municipal Clerk

BOROUGH OF RED BANK  
COUNTY OF MONMOUTH

RESOLUTION NO. 25-155

RESOLUTION TO AUTHORIZE FIRE DEPARTMENT FACILITIES  
ANNUAL RENT AND JANITORIAL ALLOWANCE

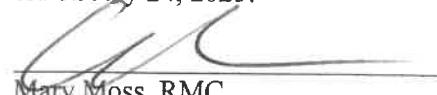
**BE IT HEREBY RESOLVED**, that the following list of the Red Bank Volunteer Fire Department Facilities are granted the annual allowance for rent and janitorial services for fire houses and rent service for building for 2025 in accordance with the requisitions submitted by Fire Chief Frank Woods, in the aggregate amount of \$95,500.00.

Red Bank First Aid	5-01-25-260-209	\$13,000.00
Navesink Hook and Ladder	5-01-25-261-209	\$19,500.00
Independent Engine Company	5-01-25-261-209	\$10,500.00
Liberty Hose Company	5-01-25-261-209	\$10,500.00
Union Hose Company	5-01-25-261-209	\$19,500.00
<u>Westside Hose Company</u>	<u>5-01-25-261-209</u>	<u>\$19,500.00</u>
<b>Total</b>		<b>\$95,500.00</b>

**BE IT FURTHER RESOLVED** that the Clerk forward a certified true copy of this resolution to the Chief Financial Officer.

Borough Council	Moved	Seconded	Ayes	Nays	Abstain	Absent
Councilmember Bonatakis			X			
Councilmember Cassidy						X
Councilmember Facey-Blackwood		X	X			
Councilmember Forest			X			
Councilmember Jannone	X		X			
Deputy Mayor Triggiano			X			
Mayor Portman			X			
<b>ON CONSENT AGENDA</b>	<b>Yes</b>	<b>☒</b>		<b>No</b>	<b>□</b>	

I, the undersigned Borough Clerk of the Borough of Red Bank, in the County of Monmouth, State of New Jersey (the "Borough") hereby certify that the foregoing is a true and correct copy of a resolution duly adopted by the Borough Council of said Borough at its meeting held on July 24, 2025.

  
Mary Moss, RMC  
Municipal Clerk

BOROUGH OF RED BANK  
COUNTY OF MONMOUTH

RESOLUTION NO. 25-156

RESOLUTION AUTHORIZING ANNUAL AWARD STIPENDS FOR  
RED BANK VOLUNTEER FIRE DEPARTMENT OFFICERS

**BE IT HEREBY RESOLVED**, that the following list of Red Bank Volunteer Fire Department Officers are granted the annual Award Stipend in accordance with the requisitions submitted by Fire Chief Frank Woods, in the aggregate amount of \$17,500.00

OFFICER	ACCOUNT	AMOUNT
Frank Woods	5-01-25-265-216	\$ 6,500.00
Michael Welsh	5-01-25-265-216	\$ 5,500.00
<u>Brett MacDonald</u>	<u>5-01-25-265-216</u>	<u>\$ 5,500.00</u>
<i>Total</i>		<b>\$17,500.00</b>

**BE IT FURTHER RESOLVED** that the Clerk forward a certified true copy of this resolution to the Chief Financial Officer.

Borough Council	Moved	Seconded	Ayes	Nays	Abstain	Absent
Councilmember Bonatakis			X			
Councilmember Cassidy						X
Councilmember Facey-Blackwood		X	X			
Councilmember Forest			X			
Councilmember Jannone	X		X			
Deputy Mayor Triggiano			X			
Mayor Portman			X			
<b>ON CONSENT AGENDA</b>	<b>Yes</b>	<b>☒</b>		<b>No</b>	<b>□</b>	

I, the undersigned Borough Clerk of the Borough of Red Bank, in the County of Monmouth, State of New Jersey (the "Borough") hereby certify that the foregoing is a true and correct copy of a resolution duly adopted by the Borough Council of said Borough at its meeting held on July 24, 2025.

  
Mary Moss, RMC  
Municipal Clerk

**BOROUGH OF RED BANK  
COUNTY OF MONMOUTH**

**RESOLUTION NO. 25-157**

**RESOLUTION AUTHORIZING TAX REFUND OF 1<sup>ST</sup> AND 2<sup>ND</sup> QUARTER 2025 TAXES TOTALING \$3,355.81 DUE TO DISABLED VETERAN STATUS (JUDITH KONNATH)**

**WHEREAS**, A property owner has been granted disabled veteran status by the Tax Assessor and a refund is due for their 1<sup>st</sup> and 2<sup>nd</sup> Quarter 2025 taxes; and

**WHEREAS**, Ashlesha Deshpande, Tax Collector has verified proof of disabled veteran status for Judith Konnath, owner of 20 Pickney Road (Unit 5), and hereby recommends payment of 1<sup>st</sup> and 2<sup>nd</sup> Quarter 2025 taxes totaling \$3,355.81 be refunded; and

**NOW, THEREFORE, BE IT RESOLVED** that the Mayor and Council of the Borough of Red Bank that it does hereby authorize the recommended refund.

**BE IT FURTHER RESOLVED** that the Clerk forward a certified true copy of this resolution to the Tax Collector.

Borough Council	Moved	Seconded	Ayes	Nays	Abstain	Absent
Councilmember Bonatakis			X			
Councilmember Cassidy						X
Councilmember Facey-Blackwood		X	X			
Councilmember Forest			X			
Councilmember Jannone	X		X			
Deputy Mayor Triggiano			X			
Mayor Portman			X			
<b>ON CONSENT AGENDA</b>	Yes	<input checked="" type="checkbox"/>		No	<input type="checkbox"/>	

I, the undersigned Borough Clerk of the Borough of Red Bank, in the County of Monmouth, State of New Jersey (the "Borough") hereby certify that the foregoing is a true and correct copy of a resolution duly adopted by the Borough Council of said Borough at its meeting held on July 24, 2025.



Mary Moss, RMC  
Municipal Clerk

**BOROUGH OF RED BANK  
COUNTY OF MONMOUTH**

**RESOLUTION NO. 25-158**

**RESOLUTION AWARDING CONTRACT FOR REHABILITATION  
HOUSING SERVICES FOR 10 CEDAR CROSSING TO  
DYLAS CONSTRUCTION, LLC., IN ORDER TO ADVANCE THE  
BOROUGH'S AFFORDABLE HOUSING REHABILITATION PROGRAM**

**WHEREAS**, the Borough of Red Bank, County of Monmouth, State of New Jersey (the "Borough") has a need to retain the services of a qualified contractor for housing rehabilitation for 10 Cedar Crossing to advance the Borough's Affordable Housing Rehabilitation Program; and

**WHEREAS**, the Municipal Housing Liaison solicited quotes from three (3) contractors to perform the rehabilitation and scope of work for 10 Cedar Crossing as follows:

1) Fix It Enterprises	\$8,500.00
2) Dylas Construction, LLC	\$9,900.00 ; and
3) PHS Construction	\$10,000.00

**WHEREAS**, because the value of the services will not exceed the bid threshold of \$17,500, pursuant to the Local Public Contracts Law, N.J.S.A. 40A:11-6.1, the Borough is permitted to award a contract to the contractor "whose response is most advantageous, price and other factors considered"; and

**WHEREAS**, Dylas Construction, LLC was selected by the property owner; and

**WHEREAS**, after reviewing the quotes, in light of price and other factors considered, the Municipal Housing Liaison recommends awarding a contract for the affordable housing rehabilitation of 10 Cedar Crossing to Dylas Construction, LLC; and

**WHEREAS**, the Borough of Red Bank will pay \$9,900.00 of the total contract amount; and

**WHEREAS**, the Borough CFO has certified that funds are available to the contract in account #T-18-09-800-000;

**NOW THEREFORE, BE IT RESOLVED**, that the Governing Body of the Borough of Red Bank hereby awards a contract in the amount of \$9,900.00 to Dylas Construction, LLC for the affordable housing rehabilitation of 10 Cedar Crossing; and

**BE IT FURTHER RESOLVED**, that a certified copy of this resolution be sent to the Chief Financial Officer, Municipal Housing Liaison, Administrative Agent, and Dylas Construction, LLC.

Borough Council	Moved	Seconded	Ayes	Nays	Abstain	Absent
Councilmember Bonatakis			X			
Councilmember Cassidy						X
Councilmember Facey-Blackwood		X	X			
Councilmember Forest			X			
Councilmember Jannone	X		X			
Deputy Mayor Triggiano			X			
Mayor Portman			X			
<b>ON CONSENT AGENDA</b>	Yes	<input checked="" type="checkbox"/>		No	<input type="checkbox"/>	

I, the undersigned Borough Clerk of the Borough of Red Bank, in the County of Monmouth, State of New Jersey (the "Borough") hereby certify that the foregoing is a true and correct copy of a resolution duly adopted by the Borough Council of said Borough at its meeting held on July 24, 2025.

  
 Mary Moss, RMC  
 Municipal Clerk

**BOROUGH OF RED BANK  
COUNTY OF MONMOUTH**

**RESOLUTION NO. 25-159**

**RESOLUTION AUTHORIZING AN AFFORDABLE HOUSING AGREEMENT WITH  
WCP LOCUST LANDING MM, LLC WITH RESPECT TO THE REHABILITATION  
OF THE AFFORDABLE HOUSING PROJECT EXISTING UPON THE REAL  
PROPERTY LOCATED AT 105 LOCUST LANDING AVENUE, AND ALSO KNOWN  
AS BLOCK 71, LOT 1.01, WITHIN THE BOROUGH OF RED BANK**

**WHEREAS**, the Borough of Red Bank's Third Round Housing Element and Fair Share Plan, adopted by the Borough's Planning Board, and endorsed by the Borough Council pursuant to Resolution 2019-22 on April 15, 2019, acknowledges an existing 100% affordable, municipally sponsored, non-inclusionary project of forty (40) family non-age-restricted rental units that is already built and occupied ("Development"), for which Red Bank claimed six (6) family rental credits relating to the Borough's Prior Round unmet need obligation, on the real property located at 105 Locust Landing Avenue and also known as Lot 1.01 in Block 71 (the "Property") in the Borough of Red Bank (the "Borough"); and

**WHEREAS**, the Borough adopted Resolution No 25-23 on January 23, 2025 regarding its Fourth Round prospective and present need obligations, and filed a Declaratory Judgment Complaint seeking, among other things, a judgment of compliance and repose regarding its Fourth Round Housing Element and Fair Share Plan ("DJ Action"), pursuant to P.L. 2024, c.2; and

**WHEREAS**, the Borough is in the process of obtaining approval for its Fourth Round Housing Element and Fair Share Plan in connection with the DJ Action, and has received a proposal from the contract purchaser WCP Locust Landing MM, LLC (hereinafter, the "Sponsor"), with consent of the owner of the Property, Locust Landing Urban Renewal, L.P., seeking permission to renovate the Development, resulting in a 100% affordable, municipally sponsored, housing development of forty (40) family non-age-restricted rental units ("Project"), thereby enabling the Borough to claim at least forty (40) family rental credits in its Fourth Round Housing Element and Fair Share Plan pursuant to N.J.S.A. 52:27D-301 et seq. and N.J.S.A. 52:27D-311k(7); and

**WHEREAS**, the Sponsor, or its designated single purpose entity assignee, proposes to substantially rehabilitate the Development by construction of the Project with financing through the issuance of low income housing tax credits pursuant to the provisions of the New Jersey Housing and Mortgage Finance Agency Law of 1983, as amended (N.J.S.A. 55:14K-1 et seq.), the rules promulgated thereunder at N.J.A.C. 5:80-1 et seq., and all applicable guidelines (the foregoing is hereinafter referred to as the "Agency Requirements"); and

**WHEREAS**, the Project will be subject to the Agency Requirements and the mortgage and other loan documents executed between the Sponsor and the New Jersey Housing and Mortgage Finance Agency (the “Agency”), and or other financing sources; and

**WHEREAS**, pursuant to the Agency Requirements, the Borough previously determined that there is a need for this housing in the Borough, and previously so confirmed by a Resolution of Need adopted by the Borough on June 12, 2025; and

**WHEREAS**, in order to facilitate the Project all as aforesaid, the Borough Council is now desirous of authorizing a certain Affordable Housing Agreement (“Agreement”) between the Borough and the Sponsor, in substantially the form appended hereto as Exhibit A, with such changes and modifications as may be deemed desirable by Borough Administration in consultation with legal counsel.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Borough Council of the Borough of Red Bank, Monmouth County, New Jersey as follows:

- (1) The aforementioned Recitals are hereby incorporated herein as if set forth at length.
- (2) The proposed Affordable Housing Agreement between the Borough and WCP LOCUST LANDING MM, LLC as Sponsor, be and hereby is approved in substantially the form appended hereto as Exhibit A, with such changes and modifications as may be deemed desirable by Borough Administration in consultation with legal counsel.
- (3) The Mayor, Business Administrator, Clerk and such other necessary Borough officials and personnel, be and hereby are authorized and directed to execute the said Agreement, all as aforementioned, and to do all things necessary to implement the intent of this Resolution and the Agreement.
- (4) The Mayor and Borough Council do hereby adopt the within Resolution in furtherance of both the June 12, 2025 Resolution of Need for this Project, and also, in furtherance of Ordinance No. 2025-19 and Ordinance No. 2025-20, both of which are scheduled for hearing and adoption contemporaneously with this Resolution and pertain to payments in lieu of taxes pertaining to this Project.

**BE IT FURTHER RESOLVED** that this Resolution shall take effect immediately upon adoption.

Borough Council	Moved	Seconded	Ayes	Nays	Abstain	Absent
Councilmember Bonatakis			X			
Councilmember Cassidy						X
Councilmember Facey-Blackwood			X			
Councilmember Forest	X		X			
Councilmember Jannone		X	X			
Deputy Mayor Triggiano			X			
Mayor Portman			X			
<b>ON CONSENT AGENDA</b>	Yes	<input type="checkbox"/>		No	<input checked="" type="checkbox"/>	

I, the undersigned Borough Clerk of the Borough of Red Bank, in the County of Monmouth, State of New Jersey (the "Borough") hereby certify that the foregoing is a true and correct copy of a resolution duly adopted by the Borough Council of said Borough at its meeting held on July 24, 2025.



Mary Moss, RMC  
Municipal Clerk

EXHIBIT A

AFFORDABLE HOUSING AGREEMENT

**BOROUGH OF RED BANK  
COUNTY OF MONMOUTH**

**RESOLUTION NO. 25-160**

**RESOLUTION AUTHORIZING THE EXTENSION OF THE GRACE PERIOD ON TAXES**

**WHEREAS**, there was a delay in the certification of the tax rate by the County Tax Administrator and tax bills could not be mailed until such certification was received; and

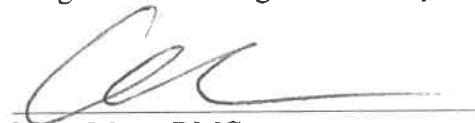
**WHEREAS**, Third Quarter tax bills are typically due on August 1 of each tax year; and

**WHEREAS**, tax bills will be mailed on or about July 28, 2025 and the Statute requires a minimum of 25 days grace before tax bills are subject to interest.

**NOW THEREFORE BE IT RESOLVED** by the Mayor and Council of the Borough of Red Bank that the grace period for the 3<sup>rd</sup> quarter 2025 taxes be extended until August 22, 2025.

Borough Council	Moved	Seconded	Ayes	Nays	Abstain	Absent
Councilmember Bonatakis			X			
Councilmember Cassidy						X
Councilmember Facey-Blackwood		X	X			
Councilmember Forest			X			
Councilmember Jannone	X		X			
Deputy Mayor Triggiano			X			
Mayor Portman			X			
<b>ON CONSENT AGENDA</b>	Yes	<input checked="" type="checkbox"/>		No	<input type="checkbox"/>	

I, the undersigned Borough Clerk of the Borough of Red Bank, in the County of Monmouth, State of New Jersey (the "Borough") hereby certify that the foregoing is a true and correct copy of a resolution duly adopted by the Borough Council of said Borough at its meeting held on July 24, 2025.



Mary Moss, RMC  
Municipal Clerk