

**RESOLUTIONS APPROVED BY THE BOROUGH COUNCIL OF MAY 22, 2025**

**25-106 RESOLUTION FOR PAYMENT OF BILLS**

**25-107 RESOLUTION AUTHORIZE PAYMENT ESTIMATE #7 FOR MUNICIPAL PARKING LOTS IMPROVEMENTS (PRECISE CONSTRUCTION, INC.)**

**25-108 RESOLUTION APPROVING PERSON TO PERSON TRANSFER OF APPLICATION ON FILE OF STATE LIQUOR LICENSE #1340-33-038-002**

**25-109 RESOLUTION AUTHORIZING TAX CREDITS/REFUNDS DUE TO DUPLICATE PAYMENT (BLOCK 100, LOT 17)**

**25-110 RESOLUTION AUTHORIZING THE RELEASE OF THE PERFORMANCE GUARANTEE POSTD BY CANOPY CROSSROAD, LLC FOR BLOCK 34, LOT 1**

**25-111 RESOLUTION INTRODUCING AND APPROVING THE 2025 BUDGET OF THE SPECIAL IMPROVEMENT DISTRICT OF THE BOROUGH OF RED BANK**

**25-112 RESOLUTION AWARDING A CONTRACT TO UNDERGROUND UTILITIES CORP. FOR LEAD SERVICE LINE REPLACEMENT PROGRAM PHASE 3**

**25-113 RESOLUTION AUTHORIZING EXECUTION AND DELIVERY OF RELEASE AND SATISFACTION OF DEVELOPERS' AGREEMENT TO 20 WHITE STREET, LLC FOR BLOCK 30.01, LOTS 37, 39, 40, & 41**

**25-114 EXECUTIVE SESSION (AFFORDABLE HOUSING - LOCUST LANDING)**

**BOROUGH OF RED BANK  
COUNTY OF MONMOUTH**

**RESOLUTION NO. 25-106**

**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:

**May 22, 2025 Bill List - Borough of Red Bank**

<b>Check Type</b>	<b>Count</b>	<b>Total</b>
Manual Check	52	\$2,779,660.01
Meeting Check	108	\$1,729,321.50
<b>Total</b>	<b>160</b>	<b>\$4,508,981.51</b>

<b>Checking Account</b>	<b>Check Type</b>	<b>Count</b>	<b>Total</b>
CAPITAL ACCOUNT	Meeting Check	1	\$15,495.80
COAH DEV FEES	Meeting Check	1	\$2,846.00
CURRENT -VALLEY	Manual Check	18	\$475,391.61
CURRENT -VALLEY	Meeting Check	67	\$921,335.39
DEVESCROW2RIVER	Meeting Check	3	\$3,284.28
DOG LICENSE AC	Meeting Check	1	\$4.80
GRANT FUND-VNB	Manual Check	6	\$14,192.02
GRANT FUND-VNB	Meeting Check	4	\$14,804.85
GREEN ACRES TR	Manual Check	1	\$2,658.00
PARKNG OPER VAL	Manual Check	8	\$23,484.79
PARKNG OPER VAL	Meeting Check	8	\$64,380.36
PAYROLL	Manual Check	1	\$1,703.36
PRKING CAP VAL	Meeting Check	1	\$144,095.53
RCA	Manual Check	1	\$416.02
RECREATION-VNB	Meeting Check	2	\$97.41
TRUST ACCOUNT	Manual Check	1	\$36,090.00
TRUST ACCOUNT	Meeting Check	4	\$1,950.00
WATER CAPITAL	Meeting Check	3	\$311,246.59
WATER OPERATING	Manual Check	12	\$125,017.35
WATER OPERATING	Meeting Check	13	\$249,780.49
WIRE	Manual Check	4	\$2,100,706.86
<b>Total</b>	<b>All Checking</b>	<b>160</b>	<b>\$4,508,981.51</b>

<b>Checking Account</b>	<b>Count</b>	<b>Total</b>
CAPITAL ACCOUNT	1	\$15,495.80
COAH DEV FEES	1	\$2,846.00
CURRENT -VALLEY	85	\$1,396,727.00
DEVESCROW2RIVER	3	\$3,284.28
DOG LICENSE AC	1	\$4.80
GRANT FUND-VNB	10	\$28,996.87
GREEN ACRES TR	1	\$2,658.00
PARKNG OPER VAL	16	\$87,865.15
PAYROLL	1	\$1,703.36
PRKING CAP VAL	1	\$144,095.53
RCA	1	\$416.02
RECREATION-VNB	2	\$97.41
TRUST ACCOUNT	5	\$38,040.00
WATER CAPITAL	3	\$311,246.59
WATER OPERATING	25	\$374,797.84
WIRE	4	\$2,100,706.86
<b>Total</b>	<b>160</b>	<b>\$4,508,981.51</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			
Deputy Mayor Triggiano			X			
Mayor Portman	X		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 May 22, 2025.



Mary Moss, RMC  
Municipal Clerk

**BOROUGH OF RED BANK  
COUNTY OF MONMOUTH**

**RESOLUTION NO. 25-107**

**RESOLUTION AUTHORIZE PAYMENT ESTIMATE #7 FOR  
MUNICIPAL PARKING LOTS IMPROVEMENTS**

**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 Estimate #7 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:** **Municipal Parking Lots Improvements**

**CONTRACTOR:** **Precise Construction, Inc.**  
1016 Highway 33, Freehold, NJ 07724

**ENGINEER:** **CME Associates**  
1460 Route 9 South, Howell, NJ 07731

**Pay Estimate #7**

Current to date total	\$777,783.52
Less 2% Retainage	\$15,556.67
<u>Less Previous Payments</u>	<u>\$618,132.32</u>
<b>Amount Due</b>	<b>\$144,093.53</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.

**P-08-19-073-496**

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			
Deputy Mayor Triggiano			X			
Mayor Portman	X		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 May 22, 2025.

  
Mary Moss, RMC  
Municipal Clerk

**BOROUGH OF RED BANK  
COUNTY OF MONMOUTH**

**RESOLUTION NO. 25-108**

**RESOLUTION APPROVING PERSON TO PERSON TRANSFER OF APPLICATION  
ON FILE OF STATE LIQUOR LICENSE #1340-33-038-002**

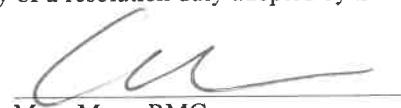
**WHEREAS**, Danny's 33 License, LLC has applied for a person to person transfer of Plenary Retail Consumption License No. 1340-33-038-002 from Bridge Avenue Spirits, Inc., pocket status with a mailing address of 11 Bridge Avenue, Red Bank, NJ, 07701 to Danny's 33 License, LLC., 25 Bridge Avenue, Ste. 150, Red Bank, NJ, 07701 and the application for a person to person appears to be complete in all respects; and

**WHEREAS**, proof of publication of notice has been submitted and there have been no written objections received by the Borough Clerk and fees have been paid; and

**NOW, THEREFORE, BE IT RESOLVED** by the Borough Council of the Borough of Red Bank, that Plenary Retail Consumption License No. 1340-33-038-002, in the name of Bridge Avenue Spirits, Inc., pocket status, be and the same is hereby transferred to Danny's 33 License, LLC., 25 Bridge Avenue, Ste. 150, Red Bank, NJ, 07701 to be effective May 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			
Deputy Mayor Triggiano			X			
Mayor Portman	X		X			
<b>ON CONSENT AGENDA</b>	Yes	☒		No	□	

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 May 22, 2025.



Mary Moss, RMC  
Municipal Clerk

**BOROUGH OF RED BANK  
COUNTY OF MONMOUTH**

**RESOLUTION NO. 25-109**

**RESOLUTION AUTHORIZING TAX CREDITS/REFUNDS DUE TO  
DUPLICATE PAYMENT (BLOCK 100, LOT 17)**

**WHEREAS**, on the below reference property, overpayments have occurred; and

**WHEREAS**, Ashlesha Deshpande, tax collector has verified proof of payment and hereby recommends said overpayments totaling \$3,228.77 be credited/refunded; and

**NOW, THEREFORE, BE IT RESOLVED** that the Mayor and Council of the Borough of Red Bank that it does hereby authorize the following credits/refunds:

Block 100 Lot 17

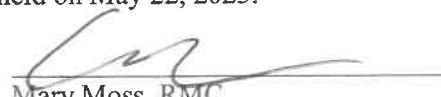
Goode, John F & Cathleen G

Address : 47 Irving Pl

**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			
Deputy Mayor Triggiano			X			
Mayor Portman	X		X			
<b>ON CONSENT AGENDA</b>	Yes	☒		No	□	

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 May 22, 2025.



Mary Moss, RMC  
Municipal Clerk

**BOROUGH OF RED BANK  
COUNTY OF MONMOUTH**

**RESOLUTION NO. 25-110**

**RESOLUTION AUTHORIZING THE RELEASE OF THE  
PERFORMANCE GUARANTEE POSTED BY CANOPY  
CROSSROAD, LLC FOR BLOCK 34, LOT 1**

**WHEREAS**, the Borough of Red Bank, County of Monmouth, State of New Jersey (the "Borough"), required the posting of a performance guarantee by Canopy Crossroad, LLC for the installation of certain site improvements with respect to the approvals granted by the Borough for a development project located at Block 34, Lot 1; and

**WHEREAS**, the Borough has received a request from Canopy Crossroad, LLC for the release of the performance guarantee; and

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

**WHEREAS**, the Planning/Zoning Department has recommended the release of the performance guarantee posted by Canopy Crossroad, LLC in the amount of \$9,693.00 has been issued by Hartford Fire Insurance Company, One Hartford Plaza, Hartford, Connecticut 06155 and the cash deposit in the amount of \$1,077.00 from Canopy Crossroad, LLC for Block 34, Lot 1, in the Borough of Red Bank.

**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 Canopy Crossroad, LLC in the amount of \$9,693.00 has been issued by Canopy Crossroad, LLC and the cash deposit in the amount of \$1,077.00 from Canopy Crossroad, LLC for Block 34, Lot 1, with any accrued interest, for site improvements for site improvements for the above-listed property.
2. That the Governing Body does hereby waives the posting of any maintenance guarantee by Canopy Crossroad, LLC for the above-listed properties; and
3. That a certified copy of this resolution be forwarded to the Chief Financial Officer, the Planning/Zoning Department, and Canopy Crossroad, 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			
Deputy Mayor Triggiano			X			
Mayor Portman	X		X			
<b>ON CONSENT AGENDA</b>	Yes	☒		No	□	

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 May 22, 2025.

  
 Mary Moss, RMC  
 Municipal Clerk

**BOROUGH OF RED BANK  
COUNTY OF MONMOUTH**

**RESOLUTION NO. 25-111**

**RESOLUTION INTRODUCING AND APPROVING THE 2025 BUDGET OF THE  
SPECIAL IMPROVEMENT DISTRICT OF THE BOROUGH OF RED BANK**

**WHEREAS**, the Borough Council of the Borough of Red Bank has been presented with a proposed 2025 budget by the Special Improvement District of the Borough of Red Bank (hereinafter, "RiverCenter"); and

**WHEREAS**, the Director of RiverCenter presented the Borough Council and the public with RiverCenter's proposed 2025 budget at the April 24, 2025 meeting of the Borough Council; and

**WHEREAS**, the Borough Council of the Borough of Red Bank have reviewed and approve of RiverCenter's proposed 2025 budget, which is attached hereto as Exhibit A;

**NOW, THEREFORE, BE IT RESOLVED** by the Borough Council of the Borough of Red Bank, County of Monmouth, State of New Jersey, that RiverCenter's 2025 budget in the total amount of \$579,970.00, be and the same is hereby approved and introduced; and

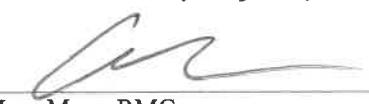
**BE IT FURTHER RESOLVED** that the public hearing on RiverCenter's 2025 budget shall be held at the regularly scheduled meeting of the Borough Council on Thursday, June 26, 2025 at 6:30 p.m. at Borough Hall, 90 Monmouth Street, Red Bank, NJ 07701; and

**BE IT FURTHER RESOLVED** that the Borough Clerk shall advertise the public hearing on RiverCenter's 2025 budget at least ten days prior to the aforesaid date of the hearing; and

**BE IT FURTHER RESOLVED** that, at least one week prior to the aforesaid date of the hearing, the Borough Clerk shall post a complete copy of RiverCenter's 2025 budget in a public place where public notices are customarily posted in Borough Hall, and shall make available copies of same to any person requesting same during the week prior to the hearing.

<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			
Deputy Mayor Triggiano			X			
Mayor Portman	X		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 May 22, 2025.

  
Mary Moss, RMC  
Municipal Clerk

# EXHIBIT A

Rivercenter  
Proposed Budget FY2025  
**Proposed Assessment: \$579,970.00**

Budget Income/Expense	Amount
<b>Total Income</b>	<b>\$579,970.00</b>
Expenses	
Administrative & Overhead	\$190,905.00
Streetscape Improvement Debt Service	\$52,565.00
Programs	
Program Staffing	\$107,500.00
Promotional Events	\$20,000.00
Marketing/Advertising	\$50,000.00
Outdoor Business Expansion & Broadwalk & Landscaping	\$45,000.00
Business Recruitment	\$13,000.00
Horticulture Program	\$20,000.00
Holiday Decorations	\$60,000.00
Art and Mural Program	\$20,000.00
Outreach/Communications	\$1,000.00
Total Programs	\$336,500.00
<b>Total Expense</b>	<b>\$579,970.00</b>

Note: Red Bank River Center also proposes to raise an additional \$50,000.00 to supplement the income from the proposed assessment for the enhancement and growth of programs benefiting the businesses in the Red Bank Special Improvement District.

**BOROUGH OF RED BANK  
COUNTY OF MONMOUTH**

**RESOLUTION NO. 25-112**

**RESOLUTION AWARDING A CONTRACT TO UNDERGROUND UTILITIES CORP.  
FOR LEAD SERVICE LINE REPLACEMENT PROGRAM PHASE 3**

**WHEREAS**, the Borough of Red Bank (the “Local Unit”), requires a qualified contractor for the Lead Service Line Replacement Program Phase 3 project; and

**WHEREAS**, the borough invited bidders for said services and received the following responses on Tuesday, May 13, 2025; six (6) bids were received and are summarized as follows; and

<b><u>Contractor</u></b>	<b><u>Location</u></b>	<b><u>Base Bid</u></b>	<b><u>Add Alternate 1</u></b>
1) Underground Utilities Corp	Linden, NJ	\$1,816,030.00	\$2,147,145.00
2) Shauger Property Services, Inc.	Plainfield, NJ	\$1,642,650.00	\$2,173,612.50
3) Montana Construction	Morganville, NJ	\$1,898,687.50	\$2,249,125.00
4) Roman E&G Corp.	Manalapan, NJ	\$2,111,465.00	\$2,595, 805.00
5) Water and Bugbee, Inc.	Old Bridge, NJ	\$2,283,497.50	\$2,788,635.00
6) Grade Construction	Farmindale, NJ	\$3,047,484.14	\$3,788,205.59

**WHEREAS**, Engenuity Infustructure and the Borough Manager reviewed and tabulated the bids including bidder qualifications and determined that the lowest responsible bidder Underground Utilities Corp. has no objection to completing the project based on the bid prices submitted in the amount of \$1,816,030.00 and \$331,115.00 for: Base Bid Items 1 and Add Alternate 1, all inclusive, as available funding permits; and

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Red Bank that a contract is awarded to Underground Utilities Corp., in the total amount of \$2,147,145.00 subject to the following:

1. The award should be subject to review and approval by the Borough Attorney, including a review of all the bid bond and surety provided by the lower bidder.

2. Bid and bid securities of the second and third lowest responsible bidder: Shauger Property Services, Inc., and Montana Construction Corp., Inc., are to be retained and held open, pending execution of the contract agreement by Underground Utilities Corp.
3. Upon execution, Engenuity Infrastructure is to be provided with three (3) signed and sealed copies of the resolution forwarded to our office for further execution

**W-06-22-014-498, W-06-22-014-497, W-06-24-030-430, W-06-24-030-420, W-06-24-030-431, W-06-21-002-499, W-06-23-006-498, W-06-23-006-598, W-06-23-006-698, W-06-21-002-498, W-06-22-014-499**

Borough Council	Moved	Seconded	Ayes	Nays	Absent	Absent
Councilmember Bonatakis			X			
Councilmember Cassidy			X			
Councilmember Facey-Blackwood		X	X			
Councilmember Forest			X			
Councilmember Jannone			X			
Deputy Mayor Triggiano			X			
Mayor Portman	X		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 May 22, 2025.

  
 Mary Moss, RMC  
 Municipal Clerk

**BOROUGH OF RED BANK  
COUNTY OF MONMOUTH**

**RESOLUTION NO. 25-113**

**RESOLUTION AUTHORIZING EXECUTION AND DELIVERY OF RELEASE AND  
SATISFACTION OF DEVELOPERS' AGREEMENT TO 20 WHITE STREET, LLC FOR BLOCK  
30.01, LOTS 37, 39, 40, & 41**

**WHEREAS**, the Borough of Red Bank (the "Borough"), entered into a Developers' Agreement on May 16, 2007 with 20 White Street, LLC for the development of the real properties identified on the Tax Map of the Borough as Block 30.01, Lots 37, 39, 40, and 41; and

**WHEREAS**, paragraph 27 of the Developers' Agreement provides that, upon full compliance with and satisfaction of the terms and conditions of the Developers' Agreement by 20 White Street, LLC, the Borough shall adopt a Resolution releasing and discharging the Developers' Agreement of record; and

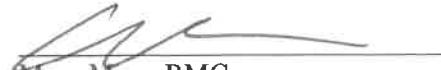
**WHEREAS**, 20 White Street, LLC has fully complied with and satisfied all terms and conditions of the Developers' Agreement;

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

1. The Borough hereby releases and forever discharges the Developers' Agreement, dated May 16, 2007, between the Borough and 20 White Street, LLC, recorded in the Monmouth County Clerk's Office on June 12, 2007 at Book OR-8657, Page 6870, under Instrument No. 2007081506; and
2. The Borough hereby approves the Release and Satisfaction of Developers' Agreement attached hereto; and
3. The Borough hereby authorizes the Mayor to execute the Release and Satisfaction of Developers' Agreement and deliver same to 20 White Street, LLC.

<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			
Deputy Mayor Triggiano			X			
Mayor Portman	X		X			
<b>ON CONSENT AGENDA</b>	Yes	☒		No	□	

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 May 22, 2025.

  
Mary Moss, RMC  
Municipal Clerk

**BOROUGH OF RED BANK  
COUNTY OF MONMOUTH**

**RESOLUTION NO. 25-114**

**EXECUTIVE SESSION RESOLUTION**

**WHEREAS**, the members of the Borough Council are mindful of the right of the public to attend and witness meetings of the governmental bodies at which public business is discussed, and to be involved in all phases of governmental action, and

**WHEREAS**, the Open Public Meetings Act nonetheless recognizes the authority of a public body to exclude the public from meetings in certain enumerated instances in which disclosure of matters discussed could endanger public safety, property or other public interest, or invade individual privacy, and

**WHEREAS**, as authorized by the Open Public Meetings Act, NJSA 10:4-12 (b), the Borough Council has a need to meet in private session to discuss:

1. Matters expressly rendered confidential by law;
2. Matters the disclosure of which would jeopardize the receipt of federal funds;
3. Matters threatening unwarranted invasion of individual privacy;
4. Matters affecting collective bargaining of public employees;
5. Matters involving acquisition of real property with public funds, or investment of public funds, where disclosure would jeopardize such acquisition or investment.
6. Tactics and techniques utilized in protection of public safety or property, matters concerning investigations of violations of the law;
7. Matters affecting pending or anticipated litigation to which the public body may be party, matters within the attorney client privilege.
8. Personnel matters concerning the employment, appointment, evaluation, promotion or termination of a public officer or employee;
9. Deliberations which may result in the imposition of civil penalty or the suspension or loss of license or permit;

**BE IT RESOLVED**, that the Borough Council will meet in private session to discuss the following specific items:

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

- a) Affordable Housing – Locust Landing

**BE IT FURTHER RESOLVED**, that the matters discussed will be disclosed to the public as determined during closed session.

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			
Deputy Mayor Triggiano	X		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 May 22, 2025.



Mary Moss, RMC  
Municipal Clerk