

**RESOLUTIONS APPROVED BY THE BOROUGH COUNCIL OF APRIL 10, 2025**

**25-78 RESOLUTION FOR PAYMENT OF BILLS**

**25-79 RESOLUTION TO INTRODUCE THE 2025 MUNICIPAL BUDGET**

**25-80 RESOLUTION AUTHORIZE PAYMENT ESTIMATE #6 FOR MUNICIPAL PARKING LOTS IMPROVEMENTS (PRECISE CONSTRUCTION INC)**

**25-81 RESOLUTION AUTHORIZING REFUND OF DEVELOPERS' ESCROW ACCOUNT BALANCE TOTALING \$256.00 (ROBERT THOMAS (PR15964))**

**25-82 RESOLUTION REQUESTING PERMISSION FOR THE DEDICATION BY RIDER FOR DONATIONS-ACCEPTANCE OF BEQUESTS AND GIFTS REQUIRED BY BOROUGH OF RED BANK, COUNTY OF MONMOUTH, STATE OF NEW JERSEY (DONATIONS TRUST FUND)**

**25-83 RESOLUTION REQUESTING PERMISSION FOR THE DEDICATION BY RIDER FOR DONATIONS-ACCEPTANCE OF BEQUESTS AND GIFTS REQUIRED BY BOROUGH OF RED BANK (TRUST FUND – DONATIONS FOR THE SENIOR CENTER)**

**25-84 RESOLUTION ACCEPTING THE PERFORMANCE GUARANTEE POSTED BY 121 MONMOUTH STREET LLC FOR THE DEVELOPMENT PROJECT LOCATED AT BLOCK 42, LOT 7, 8, 9, 10, 11.01**

**25-85 RESOLUTION APPOINTING SHAWNA EBANKS, DIRECTOR OF COMMUNITY DEVELOPMENT, AS THE BOROUGH'S ADMINISTRATIVE AGENT FOR AFFORDABLE HOUSING EFFECTIVE APRIL 1, 2025**

**25-86 RESOLUTION AWARDING A CONTRACT TO FERNADES CONSTRUCTION INC. FOR 2025 ROAD PROGRAM**

**BOROUGH OF RED BANK  
COUNTY OF MONMOUTH**

**RESOLUTION NO. 25-78**

**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:

**April 10, 2025 Bill List - Borough of Red Bank**

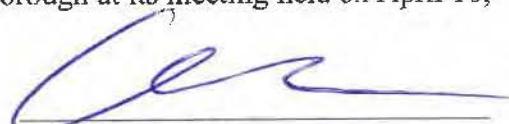
Check Type	Count	Total
Manual Check	34	\$3,423,187.97
Meeting Check	107	\$336,244.72
<b>Total</b>	<b>141</b>	<b>\$3,759,432.69</b>

Checking Account	Check Type	Count	Total
CAPITAL ACCOUNT	Meeting Check	4	\$44,818.50
COAH DEV FEES	Meeting Check	1	\$2,070.00
CURRENT -VALLEY	Manual Check	14	\$480,487.90
CURRENT -VALLEY	Meeting Check	64	\$136,032.01
DEVESCRW2RIVER	Meeting Check	3	\$6,175.50
DOG LICENSE AC	Meeting Check	1	\$36.60
GRANT FUND-VNB	Manual Check	3	\$12,843.67
GRANT FUND-VNB	Meeting Check	5	\$621.03
GREEN ACRES TR	Meeting Check	1	\$6,544.00
PARKNG OPER VAL	Manual Check	4	\$20,279.20
PARKNG OPER VAL	Meeting Check	6	\$2,321.33
PAYROLL	Manual Check	1	\$2,634.86
PRKING CAP VAL	Meeting Check	2	\$105,553.01
RCA	Manual Check	1	\$372.19
RECREATION-VNB	Meeting Check	2	\$1,579.90
TRUST ACCOUNT	Manual Check	1	\$50,670.00
TRUST ACCOUNT	Meeting Check	6	\$6,016.90
WATER CAPITAL	Meeting Check	3	\$8,044.59
WATER OPERATING	Manual Check	6	\$41,686.90
WATER OPERATING	Meeting Check	9	\$16,431.35
WIRE	Manual Check	4	\$2,814,213.25
<b>Total</b>	<b>All Checking</b>	<b>141</b>	<b>\$3,759,432.69</b>

Checking Account	Count	Total
CAPITAL ACCOUNT	4	\$44,818.50
COAH DEV FEES	1	\$2,070.00
CURRENT -VALLEY	78	\$616,519.91
DEVESCRW2RIVER	3	\$6,175.50
DOG LICENSE AC	1	\$36.60
GRANT FUND-VNB	8	\$13,464.70
GREEN ACRES TR	1	\$6,544.00
PARKNG OPER VAL	10	\$22,600.53
PAYROLL	1	\$2,634.86
PRKING CAP VAL	2	\$105,553.01
RCA	1	\$372.19
RECREATION-VNB	2	\$1,579.90
TRUST ACCOUNT	7	\$56,686.90
WATER CAPITAL	3	\$8,044.59
WATER OPERATING	15	\$58,118.25
WIRE	4	\$2,814,213.25
<b>Total</b>	<b>141</b>	<b>\$3,759,432.69</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 April 10, 2025.



Mary Moss, RMC  
Municipal Clerk

BOROUGH OF RED BANK  
COUNTY OF MONMOUTH

RESOLUTION 25-79

RESOLUTION TO INTRODUCE THE 2025 MUNICIPAL BUDGET

**BE IT RESOLVED**, that the following statements of revenues and appropriations shall constitute the Municipal Budget for the year 2025:

General Appropriations for:

Appropriations within "CAPS"	
Municipal Purposes	\$ 21,853,371.87
Appropriations excluded from "CAPS":	
Municipal Purposes	\$ 7,302,344.79
Reserve for Uncollected Taxes	\$ 1,015,175.94
Total General Appropriations	\$ 30,170,892.60
Less: Anticipated Revenues other than current property tax	\$ 13,755,423.48
Difference: Amount to be raised by Taxes for Support of Municipal Budget as follows:	
Local tax for Municipal Purposes	
including Reserve for Uncollected Taxes	\$ 15,297,169.96
Minimum Library Tax	\$ 1,118,299.16

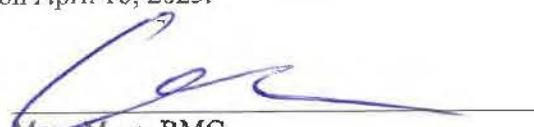
**BE IT ALSO RESOLVED**, that said Budget be published in the Asbury Park Press in the issue of April 16, 2025; and

**BE IT FURTHER RESOLVED**, that the Governing Body of the Borough of Red Bank does hereby approve the following as the Budget for the year 2025.

**BE IT FINALLY RESOLVED** that a Hearing on the Budget and Tax Resolution will be held at Red Bank Borough Hall on May 8, at 6:30 p.m. at which time and place objections to said Budget and Tax Resolution for the year 2025 may be presented by taxpayers or other interested persons.

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 April 10, 2025.

Date: April 10, 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 April 10, 2025.



Mary Moss, RMC  
Municipal Clerk

## 2025 Municipal Budget

of the BOROUGH of RED BANK County of  
MONMOUTH for the fiscal year 2025.

### Revenue and Appropriations Summaries

Summary of Revenues		Anticipated	
		2025	2024
1. Surplus			
2. Total Miscellaneous Revenues		3,930,000.00	3,700,000.00
3. Receipts from Delinquent Taxes		8,675,423.48	10,233,030.68
4. a) Local Tax for Municipal Purposes		580,000.00	525,000.00
b) Addition to Local School District Tax		15,207,168.98	14,996,590.88
c) Minimum Library Tax		1,116,200.10	1,054,215.40
Total Anticipated by Type for Sup of Mun Bnd		15,415,406.18	18,950,725.04
Total General Revenues		30,513,775.30	30,513,775.30

Summary of Appropriations		2025 Budget	Final 2024 Budget
		2025	2024
1. Operating Expenses: Salaries & Wages		11,635,770.00	10,900,220.00
Other Expenses		12,091,323.67	11,733,908.25
2. Deferred Charges & Other Appropriations		3,027,686.04	2,979,940.68
3. Capital Improvements		1,070,000.00	425,000.00
4. Debt Service (Include for School Purposes)		3,370,940.00	3,386,173.00
5. Reserves for Uncollected Taxes	2245747	1,015,175.94	1,016,477.30
Total General Appropriations		30,170,902.00	30,513,775.30
Total Number of Employees		159	158

2025 Dedicated		PARKING	Utility Budget	
Summary of Revenues			Anticipated	
			2025	2024
1. Surplus				
2. Miscellaneous Revenues			1700000	1,600,000.00
3. Debt (General Budget)			68,000.00	40,000.00
Total Revenues			1,768,000.00	1,700,000.00
Summary of Appropriations		2025 Budget	Final 2024 Budget	
1. Operating Expenses: Salaries & Wages		475,000.00	436,000.00	
Other Expenses		754,717.31	734,944.73	
2. Capital Improvements		125,000.00	125,000.00	
3. Debt Service		325,470.00	321,000.00	
4. Deferred Charges & Other Appropriations		86,812.00	82,155.27	
5. Reserves (General Budget)				
Total Appropriations		1,768,000.00	1,700,000.00	
Total Number of Employees		5	7	

2025 Dedicated		WATER/SEWER	Utility Budget	
Summary of Revenues			Anticipated	
			2025	2024
1. Surplus			600,000.00	555,000.00
2. Miscellaneous Revenues			7,222,000.00	7,225,000.00
3. Debt (General Budget)			7,672,000.00	7,750,000.00
Total Revenues			7,672,000.00	7,750,000.00
Summary of Appropriations		2025 Budget	Final 2024 Budget	
1. Operating Expenses: Salaries & Wages		1,900,000.00	1,770,000.00	
Other Expenses		4,861,795.75	4,843,462.00	
2. Capital Improvements		195,000.00	125,000.00	
3. Debt Service		1,531,281.00	1,430,790.00	
4. Deferred Charges & Other Appropriations		255,940.27	240,745.00	
5. Reserves (General Budget)		0.00	0.00	
Total Appropriations		7,672,000.00	7,750,000.00	
Total Number of Employees		*	*	

Balance of Outstanding Debt				
	General	PARKING	WATER/SEWER	
Interest	628,619.92	111,423.70	348,720.00	
Principal	2,570,714.02	245,890.00	1,048,043.28	
Outstanding Balance	3,218,334.14	327,313.70	1,397,703.28	

Notice is hereby given that the budget and tax resolution was approved by the  
 of the BOROUGH of RED BANK County of COUNCIL MEMBERS  
MONMOUTH on April 20 2025.

A hearing on the budget and tax resolution will be held at the Municipal Building on May 8, 2025 at 6:30 o'clock PM at which time and place  
 objections to the Budget and Tax Resolution for the year 2025 may be presented by taxpayers or  
 other interested parties.

Copies of the budget are available in the office of Municipal Building, 90 Monmouth Street, Red Bank, New Jersey, 07701 during the hours of 9:00 AM to 4:00 PM.

BOROUGH OF RED BANK  
COUNTY OF MONMOUTH

RESOLUTION NO. 25-80

RESOLUTION AUTHORIZE PAYMENT ESTIMATE #6 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 #6 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

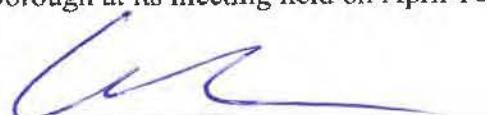
<b>Pay Estimate #6</b>	
Current to date total	\$630,747.27
Less 2% Retainage	\$12,614.95
<u>Less Previous Payments</u>	<u>\$546,732.46</u>
<b>Amount Due</b>	<b>\$71,399.86</b>

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			
Councilmemher 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 April 10, 2025.



Mary Moss, RMC  
Municipal Clerk

**BOROUGH OF RED BANK  
COUNTY OF MONMOUTH**

**RESOLUTION NO. 25-81**

**RESOLUTION AUTHORIZING REFUND OF DEVELOPERS' ESCROW ACCOUNT  
BALANCE TOTALING \$265.00**

**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;

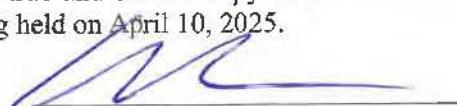
**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of Red Bank, that the Escrow balance be released and that the Chief Financial Officer is hereby directed to issue a check for the refund.

**Schedule A**

<b>Applicant</b>	<b>Address</b>	<b>Balance</b>
Robert Thomas (PR15964)	4 Windward Way	\$265.00
<b>Total</b>		<b>\$265.00</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 April 10, 2025.



Mary Moss, RMC  
Municipal Clerk

**BOROUGH OF RED BANK  
COUNTY OF MONMOUTH**

**RESOLUTION NO. 25-82**

**RESOLUTION REQUESTING PERMISSION FOR THE DEDICATION BY RIDER FOR  
DONATIONS-ACCEPTANCE OF BEQUESTS AND GIFTS REQUIRED BY THE BOROUGH  
OF RED BANK (DONATIONS TRUST FUND)**

**WHEREAS**, permission is required of the Director of the Division of Local Government Services for approval as a dedication by rider of revenues received by a municipality when the revenue is not subject to reasonably accurate estimates in advance; and'

**WHEREAS**, the Borough of Red Bank provides for receipt of Donations - Acceptance of Bequests and Gifts for Various Municipal Events by the municipality (N.J.S.A 40A 5-29) to provide for the operating costs to administer this act; and,

**WHEREAS**, N.J.S.A. 40A:4-39 provides the dedicated revenues anticipated from the **Donations Trust Fund** are hereby anticipated as revenue and are hereby appropriated for the purpose to which said revenue is dedicated by statute or other legal requirement:

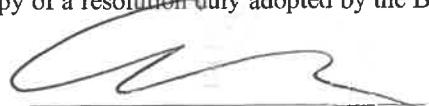
**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of Red Bank, County of Monmouth, New Jersey as follows:

1. The Governing Body does hereby request permission of the Director of the Division of Local Government Services to pay expenditures of the Donations Trust Fund and the Borough of Red Bank.
2. The Finance Officer of the Borough of Red Bank, County of Monmouth is hereby directed to file this Resolution on the FAST system to the Director of the Division of Local Government Services.

Adopted this 10<sup>th</sup> day of April, 2025 and certified as a true copy of an original.

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 April 10, 2025.



Mary Moss, RMC  
Municipal Clerk

**BOROUGH OF RED BANK  
COUNTY OF MONMOUTH**

**RESOLUTION NO. 25-83**

**RESOLUTION REQUESTING PERMISSION FOR THE DEDICATION BY RIDER FOR  
DONATIONS-ACCEPTANCE OF BEQUESTS AND GIFTS REQUIRED BY BOROUGH OF  
RED BANK (TRUST FUND – DONATIONS FOR THE SENIOR CENTER)**

**WHEREAS**, permission is required of the Director of the Division of Local Government Services for approval as a dedication by rider of revenues received by a municipality when the revenue is not subject to reasonably accurate estimates in advance; and'

**WHEREAS**, the Borough of Red Bank provides for receipt of Donations - Acceptance of Bequests and Gifts for the Senior Center by the municipality (N.J.S.A. 40A:5-29 ) to provide for the operating costs to administer this act; and,

**WHEREAS**, N.J.S.A. 40A:4-39 provides the dedicated revenues anticipated from the Trust Fund – Donations for the Senior Center are hereby anticipated as revenue and are hereby appropriated for the purpose to which said revenue is dedicated by statute or other legal requirement:

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

1. The Governing Body does hereby request permission of the Director of the Division of Local Government Services to pay expenditures of the Trust Fund-Donations for the Senior Center and the Borough of Red Bank.
2. The Finance Officer of the Borough of Red Bank, County of Monmouth is hereby directed to file this Resolution on the FAST system to the Director of the Division of Local Government Services.

Adopted this 10<sup>th</sup> day of April, 2025 and certified as a true copy of an original.

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 April 10, 2025.



Mary Moss, RMC  
Municipal Clerk

**BOROUGH OF RED BANK  
COUNTY OF MONMOUTH**

**RESOLUTION NO. 25-84**

**RESOLUTION ACCEPTING THE PERFORMANCE GUARANTEE POSTED BY  
121 MONMOUTH STREET LLC FOR THE DEVELOPMENT PROJECT LOCATED  
AT BLOCK 42, LOT 7, 8, 9, 10, 11.01**

**WHEREAS**, pursuant to the Planning and Development Regulations of the Borough of Red Bank (the “Borough”), 121 Monmouth Street, LLC is required to post \$234,792.00 in the form of an acceptable bond or letter of credit, together with a cash deposit of \$26,088.00, for a total performance guarantee in the amount of \$260,880.00 in connection with a development project located upon the properties known as Block 42, Lot 7, 8, 9, 10, 11.01 which guarantee must be posted before starting construction of the improvements; and

**WHEREAS**, the Governing Body of the Borough has been advised by the Planning and Zoning Department that a performance bond in the amount of \$234,792.00 has been issued by Merchants Bonding Inc., P.O Box 14498, Des Moines, Iowa 50306-3498 for Block 42, Lot 7, 8, 9, 10, 11.01; and

**WHEREAS**, the Governing Body has been advised by the Borough Planning and Zoning Department that 121 Monmouth Street, LLC posted a cash deposit in the amount of \$26,088.00; and

**WHEREAS**, the acceptance of this performance guarantee is permitted and in accordance with the provisions of the New Jersey Municipal Land Use Law and the Borough’s Planning and Development Regulations:

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

1. That the Governing Body does hereby accept the performance bond in the amount of \$234,792.00 has been issued by Merchants Bonding Inc., P.O Box 14498, Des Moines, Iowa 50306-3498 and the cash deposit in the amount of \$26,088.00 from 121 Monmouth Street, LLC for Block 42, Lot 7, 8, 9, 10, 11.01; and
2. That a certified copy of this resolution be forwarded to the Chief Financial Officer, the Borough Planning and Zoning Department, and 121 Monmouth Street, 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>	<b>Yes</b>	<input checked="" type="checkbox"/>		<b>No</b>	<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 April 10, 2025.



Mary Moss, RMC  
Municipal Clerk

**BOROUGH OF RED BANK  
COUNTY OF MONMOUTH**

**RESOLUTION NO. 25-85**

**RESOLUTION APPOINTING SHAWNA EBANKS, DIRECTOR OF COMMUNITY  
DEVELOPMENT, AS THE BOROUGH'S ADMINISTRATIVE AGENT FOR  
AFFORDABLE HOUSING EFFECTIVE APRIL 1, 2025**

**WHEREAS**, the Borough of Red Bank has an obligation to provide for the administration and oversight of affordable housing units in accordance with the New Jersey Fair Housing Act, the Borough's Housing Element and Fair Share Plan, and applicable rules and regulations established by the New Jersey Housing and Mortgage Finance Agency (HMFA); and

**WHEREAS**, N.J.A.C. 5:93-1 et seq. and N.J.A.C. 5:80-26.1 et seq. require that each municipality appoint an Administrative Agent to be responsible for the administration of its affordable housing program; and

**WHEREAS**, the Administrative Agent is charged with the responsibilities of ensuring compliance with applicable affordability controls, maintaining and updating the Borough's affordable housing inventory, processing applications for affordable housing units, facilitating re-sales and re-rentals in accordance with affordability requirements, interfacing with the public and with developers regarding affordable housing matters, and preparing required reports to the appropriate regulatory bodies; and

**WHEREAS**, the Borough Manager recommends the appointment of Shawna Ebanks, Director of Community Development, to serve in this capacity based on her qualifications, experience, and familiarity with the Borough's affordable housing program; and

**WHEREAS**, the position of Administrative Agent shall come with an annual stipend in the amount of \$10,000, pro-rated for the remainder of 2025 beginning April 1, 2025.

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

1. Shawna Ebanks, Director of Community Development, is hereby appointed as the Borough's Administrative Agent for Affordable Housing effective April 1, 2025.
2. Ms. Ebanks shall perform all duties and responsibilities required under applicable state regulations and Borough policies, including, but not limited to, maintaining compliance with affordability controls, managing the Borough's affordable housing inventory, reviewing and processing applications, and providing periodic reports as required by the Borough Manager.
3. Ms. Ebanks shall receive a pro-rated stipend of \$10,000 annually for the performance of these duties, effective as of April 1, 2025.
4. A certified copy of this resolution shall be provided to the Chief Financial Officer, Human Resources, and the Director of Community Development.

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 April 10, 2025.



Mary Moss, RMC  
Municipal Clerk

**BOROUGH OF RED BANK  
COUNTY OF MONMOUTH**

**RESOLUTION NO. 25-86**

**RESOLUTION AWARDING A CONTRACT TO FERNADES CONSTRUCTION INC.  
FOR 2025 ROAD PROGRAM**

**WHEREAS**, the Borough of Red Bank (the "Local Unit"), requires a qualified contractor for the 2025 Road Program (Allen Place, Hubbard Park, Alston Court, River Street, Boat Club Court) project; and

**WHEREAS**, the borough invited bidders for said services and received the following responses on Tuesday, March 25, 2025; eight (8) 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>
1) Fernades Construction Inc.	Monroe, NJ	\$1,097,457.93
2) Messrcola Excavating Company, Inc.	Plainfield, NJ	\$1,279,875.00
3) Lucas Brothers, Inc.	Morganville, NJ	\$1,357,000.00
4) S. Brothers Inc.	Manalapan, NJ	\$1,422,040.60
5) Black Rock Enterprises, LLC	Old Bridge, NJ	\$1,438,585.00
6) L&L Paving Company, Inc.	Farmindale, NJ	\$1,562,801.50
7) D'Avellino Construction Inc.	Freehold, NJ	\$1,691,628.00
8) Z Brothers Concrete Contractors, Inc.	Sayreville, NJ	\$1,928,330.00

**WHEREAS**, CME Associates and the Borough Manager reviewed and tabulated the bids including bidder qualifications and determined that the lowest responsible bidder Fernades Construction Inc. has no objection to completing the project based on the bid prices submitted in the amount of \$1,097,457.93 for: Base Bid Items 1 through 62; and

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Red Bank that a contract is awarded to Fernades Construction Inc., in the amount of \$1,097,457.93 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: Messercola Excavating Company Inc., and Lucas Brothers, Inc., are to be retained and held open, pending execution of the contract agreement by Fernandes Construction, Inc.
3. Upon execution, CME is to be provided with three (3) signed and sealed copies of the resolution forwarded to our office for further execution

C-04-24-028-730, W-06-24-030-530, C-04-24-028-630, C-04-24-028-830

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	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 April 10, 2025.



Mary Moss, RMC  
Municipal Clerk