

**RESOLUTIONS APPROVED BY THE BOROUGH COUNCIL OF JUNE 26, 2025**

**25-125** RESOLUTION FOR PAYMENT OF BILLS

**25-126** RESOLUTION AUTHORIZING REFUND OF WATER PROJECT ESCROW ACCOUNT BALANCE TOTALING \$800.00

**25-127** RESOLUTION AUTHORIZE PAYMENT CERTIFICATE #3 FOR 2023 NJDOT HARRISON AVENUE IMPROVEMENTS

**25-128** RESOLUTION AUTHORIZE PAYMENT CERTIFICATE #7 FOR LEAD SERVICE LINE TEST PIT AND SERVICE REPLACEMENT – PHASE 2 (MONTANA CONSTRUCTION)

**25-129** RESOLUTION AUTHORIZE PAYMENT CERTIFICATE #8 FOR LEAD SERVICE LINE TEST PIT AND SERVICE REPLACEMENT – PHASE 2 (MONTANA CONSTRUCTION)

**25-130** RESOLUTION AUTHORIZING CHANGE ORDER NO. 1 AND 2 RELATED TO THE CONTRACT WITH LUCAS BROTHERS INC. FOR 2023 NJDOT HARRISON AVENUE IMPROVEMENTS

**25-131** RESOLUTION AUTHORIZING CHANGE ORDER NO. 2 RELATED TO THE CONTRACT WITH MONTANA CONSTRUCTION, INC. FOR TEST PIT PROGRAM AND LEAD SERVICE LINE REPLACEMENT PHASE 2 (WATER LINE REPLACEMENT PROJECT PHASE 2)

**25-132** RESOLUTION AWARDING PROFESSIONAL SERVICES CONTRACT TO MILLENNIUM STRATEGIES FOR GRANT CONSULTING SERVICES

**25-133** RESOLUTION OF THE BOROUGH OF RED BANK, COUNTY OF MONMOUTH, STATE OF NEW JERSEY RENEWING LIQUOR LICENSES FOR THE PERIOD JULY 1, 2025 THROUGH JUNE 20, 2026

**25-134** RESOLUTION MEMORIALIZING THE AMENDMENT OF PLENARY RETAIL DISTRIBUTION LICENSE #1340-44-032-008 TO REFLECT THE INDIVIDUAL NAME CHANGE OF A SHAREHOLDER OF SAMARTH RB, LLC AND AUTHORIZING A PLACE-TO-PLACE TRANSFER OF PLENARY RETAIL DISTRIBUTION LICENSE #1340-44-032-008

**25-135** RESOLUTION AUTHORIZE MONMOUTH COUNTY OPEN SPACE TRUST FUNDS GRANT APPLICATION IN THE AMOUNT OF \$500,000.00 TO FUND THE MARINE PARK OPEN SPACE IMPROVEMENT PROJECT

**25-136** RESOLUTION ENDORSING THE BOROUGH'S FOURTH ROUND HOUSING ELEMENT AND FAIR SHARE PLAN

**25-137 RESOLUTION TO REFUND PARKS & RECREATION REGISTRATION FEE (JUNE SCALZO)**

**25-138 RESOLUTION APPROVING THE EXTENSION OF INACTIVE PLENARY RETAIL DISTRIBUTION LIQUOR LICENSE #1340-44-028-006, OWNED BY TST BEVERAGES, LLC, ON BEHALF OF 44 LIQUOR LICENSE, LLC AS PURCHASER APPROVED BY JULY 10, 2024 ORDER OF THE UNITED STATES BANKRUPTCY COURT FOR THE DISTRICT OF NEW JERSEY**

**BOROUGH OF RED BANK  
COUNTY OF MONMOUTH**

**RESOLUTION NO. 25- 125**

**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:

**June 26, 2025 Bill List - Borough of Red Bank**

Check Type	Count	Total
Manual Check	40	\$590,789.33
Meeting Check	179	\$991,285.90
<b>Total</b>	<b>219</b>	<b>\$1,582,075.23</b>

Checking Account	Check Type	Count	Total
CAPITAL ACCOUNT	Meeting Check	4	\$385,478.76
CURRENT -VALLEY	Manual Check	14	\$474,613.30
CURRENT -VALLEY	Meeting Check	129	\$276,768.30
DEVESCRW2RIVER	Meeting Check	3	\$5,229.16
DOG LICENSE AC	Meeting Check	1	\$337.50
GRANT FUND-VNB	Manual Check	5	\$14,225.60
GRANT FUND-VNB	Meeting Check	8	\$1,587.66
PARKNG OPER VAL	Manual Check	4	\$23,943.40
PARKNG OPER VAL	Meeting Check	7	\$6,831.14
PAYROLL	Manual Check	1	\$1,703.36
RCA	Manual Check	1	\$425.36
RECREATION-VNB	Meeting Check	6	\$4,131.94
TRUST ACCOUNT	Manual Check	1	\$27,900.00
TRUST ACCOUNT	Meeting Check	4	\$33,898.50
TTL REDEMPTION	Meeting Check	2	\$43,494.19
VALLEY-PCARD	Manual Check	7	\$854.01
WATER CAPITAL	Meeting Check	5	\$192,565.13
WATER OPERATING	Manual Check	7	\$47,124.30
WATER OPERATING	Meeting Check	10	\$40,963.62
<b>Total</b>	<b>All Checking</b>	<b>219</b>	<b>\$1,582,075.23</b>

Checking Account	Count	Total
CAPITAL ACCOUNT	4	\$385,478.76
CURRENT -VALLEY	143	\$751,381.60
DEVESCRW2RIVER	3	\$5,229.16
DOG LICENSE AC	1	\$337.50
GRANT FUND-VNB	13	\$15,813.26
PARKNG OPER VAL	11	\$30,774.54
PAYROLL	1	\$1,703.36
RCA	1	\$425.36
RECREATION-VNB	6	\$4,131.94
TRUST ACCOUNT	5	\$61,798.50
TTL REDEMPTION	2	\$43,494.19
VALLEY-PCARD	7	\$854.01
WATER CAPITAL	5	\$192,565.13
WATER OPERATING	17	\$88,087.92
<b>Total</b>	<b>219</b>	<b>\$1,582,075.23</b>

Borough Council	Moved	Seconded	Ayes	Nays	Abstain	Absent
Councilmember Bonatakis			X			
Councilmember Cassidy			X			
Councilmember Facey-Blackwood		X	X			
Councilmember Forest	X		X			
Councilmember Jannone			X			
Deputy Mayor Triggiano			X			
Mayor Portman			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 June 26, 2025.



Mary Moss, RMC  
Municipal Clerk

**BOROUGH OF RED BANK  
COUNTY OF MONMOUTH**

**RESOLUTION NO. 25-126**

**RESOLUTION AUTHORIZING REFUND OF WATER PROJECT ESCROW ACCOUNT  
BALANCE TOTALING \$800.00**

**WHEREAS**, the John Ricci Trust (Joanne Ricci, Trustee), the property owner of 160 Bridge Avenue, has deposited the Escrow amount as required for the water/sewer line project; and

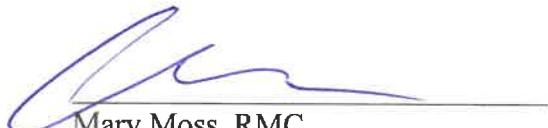
**WHEREAS**, the Red Bank Public Utilities Department has determined that the corresponding project is complete and therefore the balance of the Escrow Account can be released; and

**WHEREAS**, the Escrow Account for the water line project located at 160 Bridge Avenue (B.69 L.3) Red Bank, NJ 07701 has a 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.

Borough Council	Moved	Seconded	Ayes	Nays	Abstain	Absent
Councilmember Bonatakis			X			
Councilmember Cassidy			X			
Councilmember Facey-Blackwood		X	X			
Councilmember Forest	X		X			
Councilmember Jannone			X			
Deputy Mayor Triggiano			X			
Mayor Portman			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 June 26, 2025.



Mary Moss, RMC  
Municipal Clerk

**BOROUGH OF RED BANK  
COUNTY OF MONMOUTH**

**RESOLUTION NO. 25-127**

**RESOLUTION AUTHORIZE PAYMENT CERTIFICATE #3 FOR  
2023 NJDOT HARRISON AVENUE 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 Certificate #3 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:** **2023 NJDOT HARRISON AVENUE IMPROVEMENTS**

**CONTRACTOR:** **Lucas Brothers**  
80 Amboy Road, Morganville, NJ 07751

**ENGINEER:** **T&M**  
11 Tindall Rd., Middletown, NJ 07748

**Pay Estimate #1**

Current to date total	\$579,229.50
Less 2% Retainage	\$11,584.59
<u>Less Previous Payments</u>	<u>\$207,543.65</u>
<b>Amount Due</b>	<b>\$360,101.26</b>

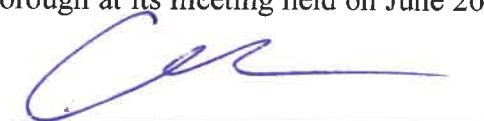
All bills are on file in the Finance Office. This Resolution to take effect upon certification by the Borough Treasurer that sufficient funds are available.

**C-04-24-028-230**

**W-06-24-030-230**

<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		X			
Councilmember Jannone			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 June 26, 2025.



Mary Moss, RMC  
Municipal Clerk

**BOROUGH OF RED BANK  
COUNTY OF MONMOUTH**

**RESOLUTION NO. 25-128**

**RESOLUTION AUTHORIZE PAYMENT CERTIFICATE #7 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 #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:** **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	\$3,686,646.30
Less 2% Retainage	\$73,732.93
<u>Less Previous Payments</u>	<u>\$3,302,077.52</u>
<b>Amount Due</b>	<b>\$310,835.86</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.

**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		X			
Councilmember Jannone			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 June 26, 2025.



Mary Moss, RMC  
Municipal Clerk

**BOROUGH OF RED BANK  
COUNTY OF MONMOUTH**

**RESOLUTION NO. 25-129**

**RESOLUTION AUTHORIZE PAYMENT CERTIFICATE #8 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 #8 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**

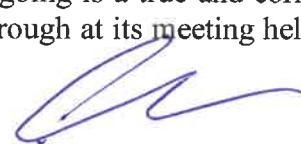
Current to date total	\$3,789,351.64
Less 2% Retainage	\$75,787.03
<u>Less Previous Payments</u>	<u>\$3,612,913.38</u>
<b>Amount Due</b>	<b>\$100,651.23</b>

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		X			
Councilmember Jannone			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 June 26, 2025.



Mary Moss, RMC  
Municipal Clerk

**BOROUGH OF RED BANK  
COUNTY OF MONMOUTH**

**RESOLUTION NO. 25-130**

**RESOLUTION AUTHORIZING CHANGE ORDER NO. 1 AND 2 RELATED TO  
THE CONTRACT WITH LUCAS BROTHERS INC. FOR  
2023 NJDOT HARRISON AVENUE IMPROVEMENTS**

**WHEREAS**, the Borough previously entered into a contract with Lucas Brothers Inc., for the 2023 NJDOT Harrison Avenue Improvements: and

**WHEREAS**, the Borough Special Projects Engineer has recommended approval of Change Order No. 1 and 2, dated May 21, 2025 to the aforementioned Project; and

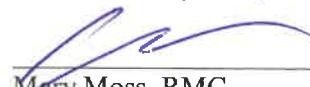
**WHEREAS**, these contract changes yield a total net cost not to exceed \$12,802.80 (Change Order No. 1 in the amount of \$9,660.00 and Change Order No. 2 in the amount of \$3,142.80); and

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Red Bank that Change Order No. 1 and Change Order No. 2, dated May 21, 2025 is hereby approved with a supplementary price increase not to exceed \$12,802.80; and

**BE IT FURTHER RESOLVED** that the Chief Financial Officer has certified that the funds are currently available in account No. C-04-24-028-230 and W-06-24-030-230

Borough Council	Moved	Seconded	Ayes	Nays	Abstain	Absent
Councilmember Bonatakis			X			
Councilmember Cassidy			X			
Councilmember Facey-Blackwood		X	X			
Councilmember Forest	X		X			
Councilmember Jannone			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 June 26, 2025.

  
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Mary Moss, RMC  
Municipal Clerk

**BOROUGH OF RED BANK  
COUNTY OF MONMOUTH**

**RESOLUTION NO. 25-131**

**RESOLUTION AUTHORIZING CHANGE ORDER NO. 2 RELATED TO  
THE CONTRACT WITH MONTANA CONSTRUCTION, INC. FOR  
TEST PIT PROGRAM AND LEAD SERVICE LINE REPLACEMENT PHASE 2  
(WATER LINE REPLACEMENT PROJECT PHASE 2)**

**WHEREAS**, the Borough previously entered into a contract with MONTANA CONSTRUCTION, for the Test Pit Program and Lead Service Line Replacement Phase 2; and

**WHEREAS**, the Borough Special Projects Engineer has recommended approval of Change Order No. 2, dated June 12, 2025 to the aforementioned Project, in order to address time and material effort to find unmarked curb stops; and

**WHEREAS**, items S-2B and S-3B has been added, these contract changes yield a total net cost not to exceed \$0.00; and

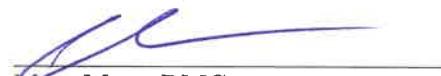
**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Red Bank that Change Order No. 2 to the Test Pit Program and Lead Service Line Replacement Phase 2, dated June 12, 2025 is hereby approved with a supplementary price increase not to exceed \$0.00; and

**BE IT FURTHER RESOLVED** that the Chief Financial Officer has certified that the funds are current available in account No. W-06-23-006-698; and

**BE IT FURTHER RESOLVED**, to the extent applicable, this resolution is further contingent upon the expiration of the twenty-day estoppel period for any and all bonded funds for this project.

Borough Council	Moved	Seconded	Ayes	Nays	Abstain	Absent
Councilmember Bonatakis			X			
Councilmember Cassidy			X			
Councilmember Facey-Blackwood		X	X			
Councilmember Forest	X		X			
Councilmember Jannone			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 June 26, 2025.

  
\_\_\_\_\_  
Mary Moss, RMC  
Municipal Clerk

**BOROUGH OF RED BANK  
COUNTY OF MONMOUTH**

**RESOLUTION NO. 25-132**

**RESOLUTION AWARDING PROFESSIONAL SERVICES CONTRACT TO  
MILLENNIUM STRATEGIES FOR GRANT CONSULTING SERVICES**

**WHEREAS**, the Borough of Red Bank requires the provision of grant consulting services to most effectively obtain outside funding for the Borough's public projects and operations; and

**WHEREAS**, Millennium Strategies has provided a Proposal to the Borough to provide said service, which Proposal is attached hereto as Exhibit A; and

**WHEREAS**, Millennium Strategies has successfully provided said services to the Borough in prior years; and

**WHEREAS**, the value of the services to be provided by Millennium Strategies under said contract may exceed \$17,500.00; and

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

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

**NOW THEREFORE, BE IT RESOLVED**, that the Mayor & Council of the Borough of Red Bank hereby authorizes the Mayor and Borough Clerk to enter into a contract with Millennium Strategies in accordance with the foregoing under the following terms:

1. The Mayor and/or Borough Manager are hereby authorized and directed to enter into a professional services contract with Millennium Strategies to perform Grant Consulting Services with a contract term of one (1) year, June 18, 2024 – June 17, 2025 for a flat retainer fee of \$3,600 per month.
2. The engagement of Millennium Strategies is exempt from public bidding as a professional service under N.J.S.A. 40A:11-5.1(a)(i), and is being awarded under a non-fair and open process in accordance with New Jersey's Pay-to-Play law.
3. Notice of the Resolution shall be published in the designated official newspapers as required by law within ten (10) days of the passage of this Resolution.
4. A certified copy of this resolution be forwarded to the Borough Manager, Chief Financial Officer, and Millennium Strategies.

Borough Council	Moved	Seconded	Ayes	Nays	Abstain	Absent
Councilmember Bonatakis			X			
Councilmember Cassidy			X			
Councilmember Facey-Blackwood		X	X			
Councilmember Forest	X		X			
Councilmember Jannone			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 June 26, 2025.



Mary Moss, RMC  
Municipal Clerk

**BOROUGH OF RED BANK  
COUNTY OF MONMOUTH**

**RESOLUTION NO. 25-133**

**RESOLUTION OF THE BOROUGH OF RED BANK, COUNTY OF MONMOUTH,  
STATE OF NEW JERSEY RENEWING LIQUOR LICENSES FOR THE PERIOD  
JULY 1, 2025 THROUGH JUNE 20, 2026**

**WHEREAS**, the current holders of Plenary Retail Consumption, Plenary Retail Distribution and Club Alcoholic Beverage Licenses have filed their renewal application for the fiscal year July 1, 2025 through June 30, 2026

**WHEREAS**, all the said licenses have complied with the State Law and local ordinances, have submitted the proper license fee(s) as hereinafter noted and applications, and it is the desire of this governing body to grant said licenses; and

**WHEREAS**, the Borough Attorney has reviewed said license renewal applications and has approved them as to form and content; and

**WHEREAS**, the Red Bank Police Department has conducted the necessary inspections for the license renewals; and

**NOW, THEREFOR, BE IT RESOLVED**, by the governing body of the Borough of Red Bank, County of Monmouth, State of New Jersey, as follows per **EXHIBIT A**:

Borough Council	Moved	Seconded	Ayes	Nays	Abstain	Absent
Councilmember Bonatakis			X			
Councilmember Cassidy			X			
Councilmember Facey-Blackwood		X	X			
Councilmember Forest	X		X			
Councilmember Jannone			X			
Deputy Mayor Triggiano			X			
Mayor Portman			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 June 26, 2025.



Mary Moss, RMC  
Municipal Clerk

**BOROUGH OF RED BANK  
COUNTY OF MONMOUTH**

**RESOLUTION NO. 25-133**

**EXHIBIT A**

1. (31) Club Alcoholic Beverage Licenses are issued to the following corporations for the fiscal year July 1, 2025 through June 30, 2026

<b><u>LICENSEE</u></b>	<b><u>LICENSE NUMBER</u></b>
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BATES LODGE #220 INC IBPOE	1340-31-042-001
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2. (32) Plenary Retail Consumption w/Broad Package Privilege

<b><u>LICENSEE</u></b>	<b><u>LICENSE NUMBER</u></b>
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3. (33) Plenary Retail Consumption Alcoholic Beverage Licenses are issued to the following corporations for the fiscal year July 1, 2025 through June 30, 2026

<b><u>LICENSEE</u></b>	<b><u>LICENSE NUMBER</u></b>
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BHE CORP	1340-33-011-008
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RAL Hospitality Group Inc	1340-33-027-004
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4. (37) Plenary Retail Consumption (Theatre Exception) Licenses are issued to the following corporations for the fiscal year July 1, 2025 through June 30, 2026

<b><u>LICENSEE</u></b>	<b><u>LICENSE NUMBER</u></b>
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5. (44) Plenary Retail Distribution Alcoholic Beverage Licenses are issued to the following corporations for the fiscal year July 1, 2025 through June 30, 2026

<b><u>LICENSEE</u></b>	<b><u>LICENSE NUMBER</u></b>
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ALLAIRE LOUNGE AND LIQUORS INC	1340-44-001-003
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THREE SIXTY TWO BROAD STREET INC	1340-44-010-006
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**BOROUGH OF RED BANK  
COUNTY OF MONMOUTH**

**RESOLUTION NO. 25-134**

**RESOLUTION MEMORIALIZING THE AMENDMENT OF PLENARY  
RETAIL DISTRIBUTION LICENSE #1340-44-032-008 TO REFLECT THE  
INDIVIDUAL NAME CHANGE OF A SHAREHOLDER OF SAMARTH  
RB, LLC AND AUTHORIZING A PLACE-TO-PLACE TRANSFER OF  
PLENARY RETAIL DISTRIBUTION LICENSE #1340-44-032-008**

**WHEREAS**, Samarth RB, LLC is the record holder of Plenary Retail Distribution License #1340-44-032-008 within the Borough of Red Bank (the “Borough”); and

**WHEREAS**, Samarth RB, LLC has submitted an application to the New Jersey Division of Alcoholic Beverage Control (“ABC”) for an amendment to its liquor license to change the name of one of its individual shareholders, pursuant to Court Order for Name Change duly entered by the Superior Court of the State of New Jersey changing the name of “Geeta Patel” to “Hiral Patel” on said liquor license; and

**WHEREAS**, the Borough recognizes the individual name change and wishes to formally memorialize said amendment via this Resolution; and

**WHEREAS**, Samarth RB, LLC has submitted an application to the ABC for a Place to Place Transfer of Plenary Retail Distribution License #1340-44-032-008 from 205 Shrewsbury Avenue, Red Bank, NJ 07701 to 204 Shrewsbury Avenue, Red Bank, NJ 07701; and

**WHEREAS**, notice of this Place to Place transfer was advertised in the April 18, 2025 and April 25, 2025 issues of The Asbury Park Press, and no objections to the transfer have been filed with the Borough Clerk; and

**WHEREAS**, based upon the information returned from a background investigation relating to shared holders: Hiral Patel, Falguni Patel, and Nsrayan Baniya, the Red Bank Police Department has indicated no objection to the Place to Place Transfer of this liquor license; and

**WHEREAS**, the applicant has provided the tax clearance certificate;

**NOW, THEREFORE BE IT RESOLVED** by the Governing Body of the Borough of Red Bank that Samarth RB, LLC’S application for Place-To-Place Transfer of Plenary Retail Distribution License #1340-44-032-008 from 205 Shrewsbury Avenue, Red Bank, NJ 07701 to its new location at 204 Shrewsbury Avenue, Red Bank, NJ 07701 be and hereby is approved effective June 26, 2025; and

**BE IT FURTHER RESOLVED** copy of this Resolution shall be forwarded to all parties of interest.

Borough Council	Moved	Seconded	Ayes	Nays	Abstain	Absent
Councilmember Bonatakis			X			
Councilmember Cassidy			X			
Councilmember Facey-Blackwood		X	X			
Councilmember Forest	X		X			
Councilmember Jannone			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 June 26, 2025.



Mary Moss, RMC  
Municipal Clerk

**BOROUGH OF RED BANK  
COUNTY OF MONMOUTH**

**RESOLUTION NO. 25-135**

**RESOLUTION AUTHORIZE MONMOUTH COUNTY OPEN SPACE TRUST FUNDS  
GRANT APPLICATION IN THE AMOUNT OF \$500,000.00 TO FUND THE  
COUNT BASIE PARK OPEN SPACE IMPROVEMENT PROJECT**

**WHEREAS**, the Monmouth County Board of Chosen Freeholders has approved an Open Space Trust Fund and established a Municipal Open Space Program to provide Program Grant funds in connection with municipal acquisition of lands for County Park, recreation, conservation and farmland preservation purposes, as well as for County recreation and conservation development and maintenance purposes; and

**WHEREAS**, the Governing Body of the Borough of Red Bank desires to obtain County Open Space Trust Funds in the amount of \$500,000.00 to fund the Count Basie Park Open Space Improvement Project located at Count Basie Park, 11 Henry Street, Red Bank, NJ 07701; Block 97.01 and Lots 40 and 41, specifically rehabilitating deteriorated recreation infrastructure and installing new recreation amenities at Count Basie Park.

**WHEREAS**, the total cost of the project including all matching funds is \$2,000,000.00; and

**WHEREAS**, the Borough of Red Bank is the owner of and controls the project site.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOROUGH OF RED BANK THAT:**

1. James Gant, Borough Manager, or his successor is authorized to (a) make an application to the County of Monmouth for Open Space Trust Funds, (b) provide additional application information and furnish such documents as may be required for the Municipal Open Space Grants Program and (c) act as the municipal contact person and correspondent of the above named municipality; and
2. The Borough of Red Bank is committed to this project and will provide the balance of funding necessary to complete the project as described in the grant application in the form of non-county matching funds as required in the Policy and Procedures Manual for the Program; and
3. If the County of Monmouth determines that the application is complete and in conformance with the Monmouth County Municipal Open Space Program and the Policy and Procedures Manual for the Municipal Grants Program adopted thereto, the municipality is willing to use the approved Open Space Trust Funds in accordance with such policies and procedures, and applicable federal, state, and local government rules, regulations and statutes thereto; and
4. **James Gant**, Borough Manager, or his successor is hereby authorized to sign and execute any required documents, agreements, and amendments thereto with the County of Monmouth for the approved Open Space Trust Funds; and
5. This resolution shall take effect immediately.

Borough Council	Moved	Seconded	Ayes	Nays	Abstain	Absent
Councilmember Bonatakis			X			
Councilmember Cassidy			X			
Councilmember Facey-Blackwood		X	X			
Councilmember Forest	X		X			
Councilmember Jannone			X			
Deputy Mayor Triggiano			X			
Mayor Portman			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 June 26, 2025.



Mary Moss, RMC

Municipal Clerk

**BOROUGH OF RED BANK  
COUNTY OF MONMOUTH**

**RESOLUTION NO. 25-136**

**RESOLUTION ENDORSING THE BOROUGH'S FOURTH ROUND  
HOUSING ELEMENT AND FAIR SHARE PLAN**

**WHEREAS**, the New Jersey Supreme Court declared that the discriminatory use of zoning powers was illegal and provided, as a matter of constitutional law, that each developing municipality “must, by its land use regulations, make realistically possible the opportunity for an appropriate variety and choice of housing for all categories of people who may desire to live there, of course including those of low and moderate income,” In Re Adoption of N.J.A.C. 5:96 and 5:97 by the New Jersey Council on Affordable Housing, 221 N.J. 1, 6 (2015) (“Mount Laurel IV”), citing S. Burlington County. NAACP v. Township of Mount Laurel (“Mount Laurel I”), 67 N.J. 151, 179, 187, appeal dismissed and cert. denied, 423 U.S. 808, 96 S. Ct. 18, 46 L. Ed. 2d 28 (1975), and that this constitutional obligation requires that towns must provide “a realistic opportunity for the construction of [their] fair share of the present and prospective regional need for low and moderate income housing,” Id., citing S. Burlington County NAACP v. Township of Mount Laurel (“Mount Laurel II”), 92 N.J. 158, 205 (1983), (together with Mount Laurel I, the “Mount Laurel Doctrine”); and

**WHEREAS**, pursuant to Mount Laurel IV, the Borough of Red Bank (the “Borough”) filed a declaratory judgment action on July 7, 2015, entitled “In the Matter of the Application of the Borough of Red Bank” Docket No. MON-L-2540-15, seeking a judicial declaration that its Third Round Housing Element and Fair Share Plan (“Third Round HEFSP”) satisfied the “fair share” of the regional need for very low - low- and moderate-income housing, pursuant to the Mount Laurel Doctrine; and

**WHEREAS**, that culminated in a settlement agreement with Fair Share Housing Center (“FSHC”) on March 13, 2019; and

**WHEREAS**, on August 9, 2019, the Court entered a Final Judgment of Compliance and Repose, granting the Borough immunity from Builder’s Remedy lawsuits until June 30, 2025; and

**WHEREAS**, on March 20, 2024, Governor Murphy signed P.L.2024, c.2. (hereinafter “A4”) into law, amending the New Jersey Fair Housing Act, N.J.S.A. 52:27D-301 to -329 (the “Act”) and establishing a new framework for determining and enforcing municipalities’ affordable

housing obligations under the Mount Laurel doctrine for the years 2025 – 2035 (the “Fourth Round”); and

**WHEREAS**, A4 required the New Jersey Department of Community Affairs (the “DCA”) to produce non-binding estimates of need for present and prospective need for very low-, low- and moderate- income housing in each municipality for the Fourth Round on or before October 20, 2024; and

**WHEREAS**, on October 18, 2024, in furtherance of such requirement, the DCA issued a report entitled “Affordable Housing Obligations for 2025-2035 (Fourth Round) Methodology and Background” (the “DCA Report”) which report established the final calculation and obligations for each municipality in New Jersey, including the Borough; and

**WHEREAS**, the DCA Report calculated the Borough’s Fourth Round obligation as follows: a Present Need or Rehabilitation Obligation of 54 and a Prospective Need or New Construction Obligation of 154; and

**WHEREAS**, on January 7, 2025, the Borough Council adopted Resolution No. 25-23 (the “Binding Resolution”), accepting the obligation as set forth in the DCA Report; and

**WHEREAS**, pursuant to the Administrative Directive #14-24, dated December 13, 2024 (the “Directive”), implementing the Affordable Housing Dispute Resolution Program (the “Program”) on January 25, 2025, the Borough filed a declaratory judgment action in the Superior Court of Monmouth County, bearing Docket No. MON-L-315-25 (the “Declaratory Judgment Action”); and

**WHEREAS**, the filing of the Declaratory Judgment Action, in accordance with the Act and the Directive, gave the Borough continued immunity from Builder’s Remedy lawsuits, which continues to be in full force and effect; and

**WHEREAS**, no interested party filed a challenge to the Declaratory Judgment Action; and

**WHEREAS**, the Borough engaged Christopher Dochney, PP, AICP, of CME Associates (the “Borough Planner”) to prepare a Housing Element and Fair Share Plan for the Fourth Round (the “Fourth Round HEFSP”) consistent with the obligation set forth in the Binding Resolution; and

**WHEREAS**, on April 1, 2025, the Honorable Linda Grasso Jones, J.S.C., the designated Mount Laurel Judge for the Monmouth Vicinage, entered an order setting the Borough's Present Need Obligation as 54 and the Prospective Need Obligation as 154, as set forth in the Binding Resolution; and

**WHEREAS**, in accordance with the Act and the Binding Resolution, the Borough Planner prepared the Fourth Round HEFSP, dated May 19, 2025, attached hereto, which addressed the Borough's Present Need and Prospective Need Obligations for the Fourth Round; and

**WHEREAS**, pursuant to N.J.S.A. 40:55D-28, the Planning Board is charged with the preparation and adoption of the Borough's Master Plan, which includes the HEFSP; and

**WHEREAS**, on June 25, 2025, after providing notice in accordance with the Municipal Land Use Law, specifically N.J.S.A. 40:55D-313, the Planning Board held a public hearing to review the Fourth Round HEFSP prepared by the Borough Planner; and

**WHEREAS**, after review and consideration of the Fourth Round HEFSP and presentation by the Borough Planner, the Planning Board determined it was consistent with the goals and objectives of the Borough's current Master Plan, and adopted the same on June 25, 2025; and

**WHEREAS**, pursuant to the Directive, a resolution of the governing body must be adopted endorsing the HEFSP, no later than June 30, 2025, in order to seek a Final Judgment of Compliance and Repose; and

**WHEREAS**, after review and consideration of the Fourth Round HEFSP, the Borough now finds it is in the best interest of the Borough to endorse the Fourth Round HEFSP, as adopted by the Borough's Planning Board.

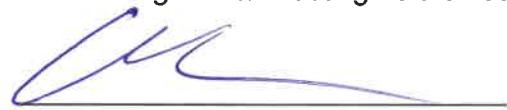
**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Borough Council of the Borough of Red Bank, Monmouth County, New Jersey as follows:

- (1) The foregoing recitals are hereby incorporated by reference as if fully set forth herein.
- (2) The Borough's Council endorses the Fourth Round HEFSP as prepared by the Borough Planner and adopted by the Planning Board.
- (3) The Borough authorizes its professionals to file a copy of this Resolution, as well as a copy of the endorsed Fourth Round HEFSP with the Program.

**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	X			
Councilmember Forest	X		X			
Councilmember Jannone			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 June 26, 2025.



Mary Moss, RMC  
Municipal Clerk

**BOROUGH OF RED BANK  
COUNTY OF MONMOUTH**

**RESOLUTION NO. 25-137**

**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.

<b><u>Name</u></b>	<b><u>Program Description</u></b>	<b><u>Amount Paid</u></b>	<b><u>Total Refund</u></b>
June Scalzo	Pickleball Clinic	\$25.00	\$25.00

<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		X			
Councilmember Jannone			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 June 26, 2025.



Mary Moss, RMC  
Municipal Clerk

**BOROUGH OF RED BANK  
COUNTY OF MONMOUTH**

**RESOLUTION NO. 25-138**

**RESOLUTION APPROVING THE EXTENSION OF INACTIVE PLENARY  
RETAIL DISTRIBUTION LIQUOR LICENSE #1340-44-028-006, OWNED BY  
TST BEVERAGES, LLC, ON BEHALF OF 44 LIQUOR LICENSE, LLC AS  
PURCHASER APPROVED BY JULY 10, 2024 ORDER OF THE UNITED  
STATES BANKRUPTCY COURT FOR THE DISTRICT OF NEW JERSEY**

**WHEREAS**, an application has been filed for the extension of the inactive Plenary Retail Distribution License #1340-44-028-006, presently held by TST Beverages, LLC as record owner, to Anderson 44 Liquor License, LLC, as the purchaser of same from the bankruptcy estate of TST Beverages, LLC, as approved by the United States Bankruptcy Court for the District of New Jersey by Order dated July 10, 2024; and

**WHEREAS**, the submitted application form is complete in all respects, including the submission by Anderson 44 Liquor License, LLC of the applicable Order from the United States Bankruptcy Court for the District of New Jersey dated July 10, 2024;

**NOW, THEREFORE BE IT RESOLVED** that the Governing Body of the Borough of Red Bank, County of Monmouth, State of New Jersey hereby approves, effective June 26, 2025, the extension of Plenary Retail Distribution License #1340-44-028-006 to Anderson 44 Liquor License, LLC, as the purchaser of same from the bankruptcy estate of TST Beverages, LLC, as approved by the United States Bankruptcy Court for the District of New Jersey by Order dated July 10, 2024, to conduct business under the privileges, terms, and conditions of the License as court-approved purchaser of same until such time as the bankruptcy estate is administered and the License may be transferred in compliance therewith and directs the Borough Clerk to endorse the License Certificate as follows: "This License is hereby extended, subject to all of its terms and conditions to Anderson 44 Liquor License, LLC until December 31, 2025"; and

**BE IT FURTHER RESOLVED** that a copy of this Resolution shall be forwarded to TST Beverages, LLC and Anderson 44 Liquor License, LLC and all other parties of interest.

Borough Council	Moved	Seconded	Ayes	Nays	Abstain	Absent
Councilmember Bonatakis			X			
Councilmember Cassidy			X			
Councilmember Facey-Blackwood		X	X			
Councilmember Forest	X		X			
Councilmember Jannone			X			
Deputy Mayor Triggiano			X			
Mayor Portman			X			
<b>ON CONSENT AGENDA</b>	Yes	<input 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 June 26, 2025.



Mary Moss, RMC  
Municipal Clerk