

RESOLUTIONS APPROVED BY THE BOROUGH COUNCIL OF DECEMBER 11, 2025

25-240 RESOLUTION FOR PAYMENT OF BILLS

25-241 RESOLUTION AUTHORIZING TRANSFER OF 2025 CURRENT FUND/WATER SEWER FUND

25-242 RESOLUTION AUTHORIZING TAX CREDITS/REFUNDS DUE TO THE TAXPAYER ERROR (BLOCK 24, LOT 29 QC308)

25-243 RESOLUTION AUTHORIZING TAX CREDITS/REFUNDS DUE TO THE TAXPAYER'S OVERPAYMENT (BLOCK 110, LOT 5.01 QC0512)

25-244 RESOLUTION AWARDING A CONTRACT TO FERNANDES CONSTRUCTION, INC. FOR CHESTNUT STREET INTERSECTION IMPROVEMENTS

25-245 RESOLUTION AUTHORIZING PROFESSIONAL ENGINEERING SERVICES FOR DEPARTMENT OF PUBLIC UTILITIES EXPANSION/RECONSTRUCTION (COLLIERS ENGINEERING & DESIGN)

25-246 RESOLUTION AUTHORIZING PROFESSIONAL ARCHITECT SERVICES FOR DEPARTMENT OF PUBLIC UTILITIES EXPANSION/RECONSTRUCTION (NETTA ARCHITECTS)

25-247 RESOLUTION TO AUTHORIZE PAYMENT CERTIFICATE #2 FOR MARINE PARK IMPROVEMENTS (MONARCH EXCAVATION)

25-248 STATE OF NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION GREEN ACRES PROGRAM ENABLING RESOLUTION (MARINE PARK PLAYGROUND IMPROVEMENT)

25-249 RESOLUTION REFERRING TO THE PLANNING BOARD A PROPOSED RESOLUTION DETERMINING BLOCK 39, LOT 30 AN AREA IN NEED OF REHABILITATION

25-250 RESOLUTION TO ADOPT NOTICE OF PUBLIC MEETING DATES OF THE BOROUGH COUNCIL FOR CALENDAR YEAR 2026 COUNCIL

25-251 RESOLUTION AWARDING A CONTRACT TO FERNANDES CONSTRUCTION, INC. FOR STATION PEDESTRIAN INTERSECTION IMPROVEMENTS (DRS JAMES PARKER AND BRIDGE AVENUE INTERSECTION)

25-252 RESOLUTION APPROVING SHARED SERVICES AGREEMENT WITH THE RED BANK PUBLIC LIBRARY FOR THE BOROUGH'S PROVISION OF CERTAIN SERVICES AND ADDITIONAL CONTRIBUTIONS FOR THE CONTINUED AND IMPROVED OPERATION OF A FREE PUBLIC LIBRARY WITHIN THE BOROUGH

25-253 RESOLUTION ADOPTING THE BOROUGH'S UPDATED PERSONNEL POLICIES AND PROCEDURES MANUAL PURSUANT TO RED BANK BOROUGH CODE CHAPTER 105

25-254 RESOLUTION AUTHORIZING FINANCIAL AGREEMENT BETWEEN HABCORE, INC. AND THE BOROUGH

25-255 RESOLUTION APPROVING NJDEP DEED NOTICE TO FACILITATE IMPROVEMENTS BY JERSEY CENTRAL POWER & LIGHT COMPANY ON THE BOROUGH'S BODMAN PLACE PUMPING STATION PROPERTY, ALSO KNOWN AS BLOCK 3, LOT 1.02

BOROUGH OF RED BANK COUNTY OF MONMOUTH

RESOLUTION NO. 25-240

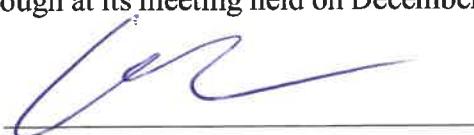
RESOLUTION FOR PAYMENT OF BILLS

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

December 11, 2025 Bill List - Borough of Red Bank

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

I, the undersigned Borough Clerk of the Borough of Red Bank, in the County of Monmouth, State of New Jersey (the “Borough”) hereby certify that the foregoing is a true and correct copy of a resolution duly adopted by the Borough Council of said Borough at its meeting held on December 11, 2025.



Mary Moss, RMC
Municipal Clerk

**BOROUGH OF RED BANK
COUNTY OF MONMOUTH**

RESOLUTION NO. 25-241

**RESOLUTION AUTHORIZING TRANSFER OF
2025 CURRENT FUND/WATER SEWER FUND**

WHEREAS, the Governing Body of the Borough of Red Bank have determined that it is necessary to make appropriation transfers of the respective sum appropriations in the 2025 Local Municipal Budget; and

WHEREAS, it has been determined that there is an excess in appropriations over and above the amount necessary to fulfill the purposes of said appropriations; and

WHEREAS, N.J.S. 40A:4-58 provides for appropriation transfers during the last two months of the budget year.

NOW, THEREFORE BE IT RESOLVED BY THE BOROUGH OF RED BANK
that the transfers between 2025 Budget Appropriations are made as follows:

<u>GENERAL APPROPRIATIONS</u>	<u>FROM</u>	<u>TO</u>
<u>CURRENT FUND</u>		
Construction - SW	\$10,000.00	
Code Enforcement-OE	\$6,500.00	
Recreation-OE	\$10,000.00	
Legal-OE	\$9,000.00	
Engineering-OE	\$9,000.00	
Streets and Roads-SW	\$20,000.00	
Total	\$64,500.00	
Construction -OE	\$10,000.00	
Code Enforcement-SW	\$6,500.00	
Recreation-SW	\$20,000.00	
Municipal Court-SW	\$8,000.00	
Buildings and Grounds	\$20,000.00	
Total	\$64,500.00	

<u>WATER SEWER FUND</u>	<u>FROM</u>	<u>TO</u>
Water/Sewer Capital Outlay	\$45,000.00	
Water/Sewer Salary and Wage Adjustment	\$5,000.00	
Water/Sewer-Water Purchases	\$20,000.00	
Total	\$70,000.00	

Water/Sewer-Note Interest	\$2,931.24
Water/Sewer-Other Expenses	\$67,068.76
Total	\$70,000.00

<u>PARKING FUND</u>	<u>FROM</u>	<u>TO</u>
Parking Salary and Wages Adjustment	\$3,500.00	
Social Security		\$3,500.00

Borough Council	Moved	Seconded	Ayes	Nays	Abstain	Absent
Councilmember Bonatakis			X			
Councilmember Cassidy			X			
Councilmember Facey-Blackwood		X	X			
Councilmember Forest			X			
Councilmember Jannone	X		X			
Deputy Mayor Triggiano			X			
Mayor Portman			X			
ON CONSENT AGENDA	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 December 11, 2025.



Mary Moss, RMC
Municipal Clerk

**BOROUGH OF RED BANK
COUNTY OF MONMOUTH**

RESOLUTION NO. 25-242

**RESOLUTION AUTHORIZING TAX CREDITS/REFUNDS DUE TO
THE TAXPAYER'S ERROR**

WHEREAS, on the below reference property, overpayments have occurred due to a taxpayer's error, on November 19, 2025; and

WHEREAS, Ashlesha Deshpande, tax collector has verified proof of payment and hereby recommends said overpayments totaling \$10,443.95 be refunded; and

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

<u>Block & Lot</u>	<u>Address</u>	<u>Property Owner/s</u>	<u>Year</u>	<u>\$ Amount</u>
B24, L29 QC308	23 Wallace, Unit 308	Linda & Gary Perosi	2025	\$10,443.95

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

Borough Council	Moved	Seconded	Ayes	Nays	Abstain	Absent
Councilmember Bonatakis			X			
Councilmember Cassidy			X			
Councilmember Facey-Blackwood		X	X			
Councilmember Forest			X			
Councilmember Jannone	X		X			
Deputy Mayor Triggiano			X			
Mayor Portman			X			
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 December 11, 2025.


Mary Moss, RMC
Municipal Clerk

BOROUGH OF RED BANK
COUNTY OF MONMOUTH

RESOLUTION NO. 25-243

**RESOLUTION AUTHORIZING TAX CREDITS/REFUNDS DUE TO
THE TAXPAYER'S ERROR**

WHEREAS, on the below reference property, overpayments have occurred due to a taxpayer's error, on August 4th, 2025; and

WHEREAS, Ashlesha Deshpande, tax collector has verified proof of payment and hereby recommends said overpayments totaling \$3,104.69 be refunded; and

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

Block & Lot	Address	Property Owner/s	Year	\$ Amount
B110, L5.01 QC0512	283 Spring, Unit 3A	Ali Muzaffar	2025	\$3,104.69

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

Borough Council	Moved	Seconded	Ayes	Nays	Abstain	Absent
Councilmember Bonatakis			X			
Councilmember Cassidy			X			
Councilmember Facey-Blackwood		X	X			
Councilmember Forest			X			
Councilmember Jannone	X		X			
Deputy Mayor Triggiano			X			
Mayor Portman			X			
ON CONSENT AGENDA	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 December 11, 2025.


Mary Moss, RMC
Municipal Clerk

**BOROUGH OF RED BANK
COUNTY OF MONMOUTH**

RESOLUTION NO. 25-244

**RESOLUTION AWARDING A CONTRACT TO FERNANDES CONSTRUCTION, INC.
FOR CHESTNUT STREET INTERSECTION IMPROVEMENTS**

WHEREAS, the Borough of Red Bank (the “Local Unit”), requires a qualified contractor for the Chestnut Street Intersection Improvements; and

WHEREAS, the borough invited bidders for said services and received the following responses on Friday, November 14, 2025; six (6) bids were received and are summarized as follows; and

<u>Contractor</u>	<u>Amount Bid</u>
1) Fernandes Construction, Inc.	\$157,438.72
2) Fiore Paving, Inc.	\$200,064.04
3) S. Batata Construction, Inc.	\$213,590.00
4) Seacoast Construction	\$217,248.12
5) Z Brothers Concrete Construction, Inc.	\$274,780.00
6) S. Brothers, Inc.	\$278,450.22

WHEREAS, CME Associates and the Borough Manager reviewed and tabulated the bids including bidder qualifications and determined that the lowest responsible bidder Fernandes Construction, Inc. has no objection to completing the project based on the bid prices submitted in the amount of \$157,438.72, 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 Fernandes Construction, Inc., in the total amount of \$157,438.72 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 lowest responsible bidder: Fiore Paving, Inc. and S. Batata Construction, Inc., are to be retained and held open, pending execution of the contract agreement by Fernandes Construction, Inc.
3. Upon execution, CME Associates is to be provided with three (3) signed and sealed copies of the resolution forwarded to our office for further execution

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

I, the undersigned Borough Clerk of the Borough of Red Bank, in the County of Monmouth, State of New Jersey (the “Borough”) hereby certify that the foregoing is a true and correct copy of a resolution duly adopted by the Borough Council of said Borough at its meeting held on December 11, 2025.


 Mary Moss, RMC
 Municipal Clerk

**BOROUGH OF RED BANK COUNTY
OF MONMOUTH**

RESOLUTION NO. 25-245

**RESOLUTION AUTHORIZING PROFESSIONAL ENGINEERING SERVICES FOR DEPARTMENT OF
PUBLIC UTILITIES EXPANSION/RECONSTRUCTION**

WHEREAS, the Borough Governing Body has identified a need AUTHORIZING PROFESSIONAL ENGINEERING SERVICES FOR DEPARTMENT OF PUBLIC UTILITIES EXPANSION/RECONSTRUCTION; and

WHEREAS, based on the size and scope of such undertaking, the professional services of the Borough Special Projects Engineer are considered desirable by Borough management; and

WHEREAS, the Mayor and Council (hereinafter, the "Governing Body" of the Borough concur with the sentiments and recommendation of the Borough management and wish to enlist the professional services of the Borough Special Projects Engineer for the necessary services associated with the project here forward known as AUTHORIZING PROFESSIONAL ENGINEERING SERVICES FOR DEPARTMENT OF PUBLIC UTILITIES EXPANSION/RECONSTRUCTION (*10/18/2024 Proposal*); and

WHEREAS, on November 14, 2024, resolution 24-250 awarded Colliers Engineering and Design the amount of Twenty-Nine Thousand and Nine Hundred dollars and on March 27, 2025, resolution 25-70 awarded Colliers Engineering and Design the amount of Thirty-Nine thousand dollars; and

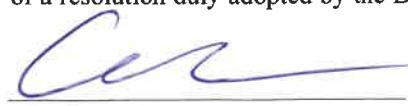
NOW THEREFORE BE IT RESOLVED, by the Mayor and Council of the Borough of Red Bank, County of Monmouth, State of New Jersey, that a Professional Services Contract for AUTHORIZING PROFESSIONAL ENGINEERING SERVICES FOR DEPARTMENT OF PUBLIC UTILITIES EXPANSION/RECONSTRUCTION; to Colliers Engineering and Design the remaining balance not to exceed Two Hundred Sixty-Four thousand dollars (\$264,000.00); and

BE IT FURTHER RESOLVED that this Resolution shall take effect upon certification on this Resolution by the Borough Chief Financial Officer that sufficient funds are available for stated purpose; and

C-04-25-024-220

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

I, the undersigned Borough Clerk of the Borough of Red Bank, in the County of Monmouth, State of New Jersey (the "Borough") hereby certify that the foregoing is a true and correct copy of a resolution duly adopted by the Borough Council of said Borough at its meeting held on December 11, 2025.



Mary Moss, RMC
Municipal Clerk

**BOROUGH OF RED BANK COUNTY
OF MONMOUTH**

RESOLUTION NO. 25-246

**RESOLUTION AUTHORIZING PROFESSIONAL ARCHITECT SERVICES FOR DEPARTMENT OF
PUBLIC UTILITIES EXPANSION/RECONSTRUCTION**

WHEREAS, the Borough Governing Body has identified a need AUTHORIZING PROFESSIONAL ARCHITECT SERVICES FOR DEPARTMENT OF PUBLIC UTILITIES EXPANSION/RECONSTRUCTION; and

WHEREAS, based on the size and scope of such undertaking, the professional services of the Borough Special Projects Engineer are considered desirable by Borough management; and

WHEREAS, the Mayor and Council (hereinafter, the "Governing Body" of the Borough concur with the sentiments and recommendation of the Borough management and wish to enlist the professional services of the Borough Special Projects Architect for the necessary services associated with the project here forward known as AUTHORIZING PROFESSIONAL ARCHITECTS SERVICES FOR DEPARTMENT OF PUBLIC UTILITIES EXPANSION/RECONSTRUCTION (*10/24/2025 Revised Proposal*); and

NOW THEREFORE BE IT RESOLVED, by the Mayor and Council of the Borough of Red Bank, County of Monmouth, State of New Jersey, that a Professional Services Contract for AUTHORIZING PROFESSIONAL ARCHITECT SERVICES FOR DEPARTMENT OF PUBLIC UTILITIES EXPANSION/RECONSTRUCTION; to Netta Architects to provide comprehensive Architectural and Engineering services in phases as noted (excluding Geotechnical, Environmental Engineering and Civil Engineering services):

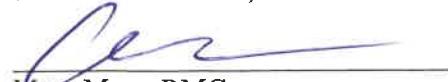
1. Schematic Design Fee: \$105,000.00
2. Design Development Fee: \$150,000.00
3. 30% Contract Documents Fee: \$150,000.00
4. Sustainable Design Fee: \$5,000.00

BE IT FURTHER RESOLVED that this Resolution shall take effect upon certification on this Resolution by the Borough Chief Financial Officer that sufficient funds are available for stated purpose; and

C-04-25-024-220

Borough Council	Moved	Seconded	Ayes	Nays	Abstain	Absent
Councilmember Bonatakis			X			
Councilmember Cassidy			X			
Councilmember Facey-Blackwood		X	X			
Councilmember Forest			X			
Councilmember Jannone	X		X			
Deputy Mayor Triggiano			X			
Mayor Portman			X			
ON CONSENT AGENDA	Yes	☒		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 December 11, 2025.


Mary Moss, RMC
Municipal Clerk

**BOROUGH OF RED BANK
COUNTY OF MONMOUTH**

RESOLUTION NO. 25-247

**RESOLUTION TO AUTHORIZE PAYMENT CERTIFICATE #2 FOR
MARINE PARK 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 #2 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: **MARINE PARK IMPROVEMENTS**

CONTRACTOR: **Monarch Excavation**
716 Newman Springs Rd., NJ 07738

ENGINEER: **CONSULTING AND MUNICIPAL ENGINEERS LLC (CME)**
1460 Route 9 South, Howell, NJ 07731

Pay Estimate #2

Current to date total	\$1,670,598.20
Less 2% Retainage	\$33,411.96
<u>Less Previous Payments</u>	<u>\$582,712.70</u>
Balance Due	\$1,054,473.53

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-04-24-029-230

W-06-25-010-230

Borough Council	Moved	Seconded	Ayes	Nays	Abstain	Absent
Councilmember Bonatakis			X			
Councilmember Cassidy			X			
Councilmember Facey-Blackwood		X	X			
Councilmember Forest			X			
Councilmember Jannone	X		X			
Deputy Mayor Triggiano			X			
Mayor Portman			X			
ON CONSENT AGENDA	Yes	☒		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 December 11 23, 2025.


Mary Moss, RMC
Municipal Clerk

**BOROUGH OF RED BANK
COUNTY OF MONMOUTH**

RESOLUTION NO. 25-248

**STATE OF NEW JERSEY
DEPARTMENT OF ENVIRONMENTAL PROTECTION
GREEN ACRES PROGRAM**

ENABLING RESOLUTION

WHEREAS, the New Jersey Department of Environmental Protection, Green Acres Program (“State”), provides loans and/or grants to municipal and county governments and grants to nonprofit organizations for assistance in the acquisition and development of lands for outdoor recreation and conservation purposes; and

WHEREAS, the Borough of Red Bank has obtained a Green Acres grant of \$750,000 from the State to fund the following project(s):

1339-25-032 Marine Park Playground Improvement

NOW, THEREFORE, BE IT RESOLVED BY THE (*Governing Body of the Borough of Red Bank*) THAT:

1. The (*Mayor, William Portman*) of the above-named body or board is hereby authorized to execute an agreement and any amendment(s) thereto with the State known as Marine Park Playground Improvement, and;
2. The applicant agrees to provide its matching share to the Green Acres funding, if a match is required, in the amount of \$1,488,000, and;
3. The applicant agrees to comply with all applicable federal, state, and local laws, rules, and regulations in its performance of the project, and;
4. This resolution shall take effect immediately.

CERTIFICATION

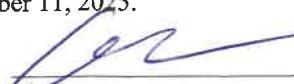
I, (*Mary Moss, RMC – Municipal Clerk*) do hereby certify that the foregoing is a true copy of a resolution adopted by (*the Governing Body of the Borough of Red Bank*) at a meeting held on the 11th day of December, 2025.

IN WITNESS WHEREOF, I have hereunder set my hand and the official seal of this body this 11th day of December, 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			
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 December 11, 2025.



Mary Moss, RMC
Municipal Clerk

**BOROUGH OF RED BANK
COUNTY OF MONMOUTH**

RESOLUTION NO. 25-249

**RESOLUTION REFERRING TO THE PLANNING BOARD A PROPOSED
RESOLUTION DETERMINING BLOCK 39, LOT 30 AN AREA
IN NEED OF REHABILITATION**

WHEREAS, The Red Bank Borough Council is contemplating the attached resolution determining a delineated area within Borough (Attachment A) an area in need of rehabilitation; and,

WHEREAS, the delineated area is an undersized parcel, consisting of an existing driveway, adjacent to a larger parcel at Block 39, Lot 31 already designated as an Area in Need of Rehabilitation; and,

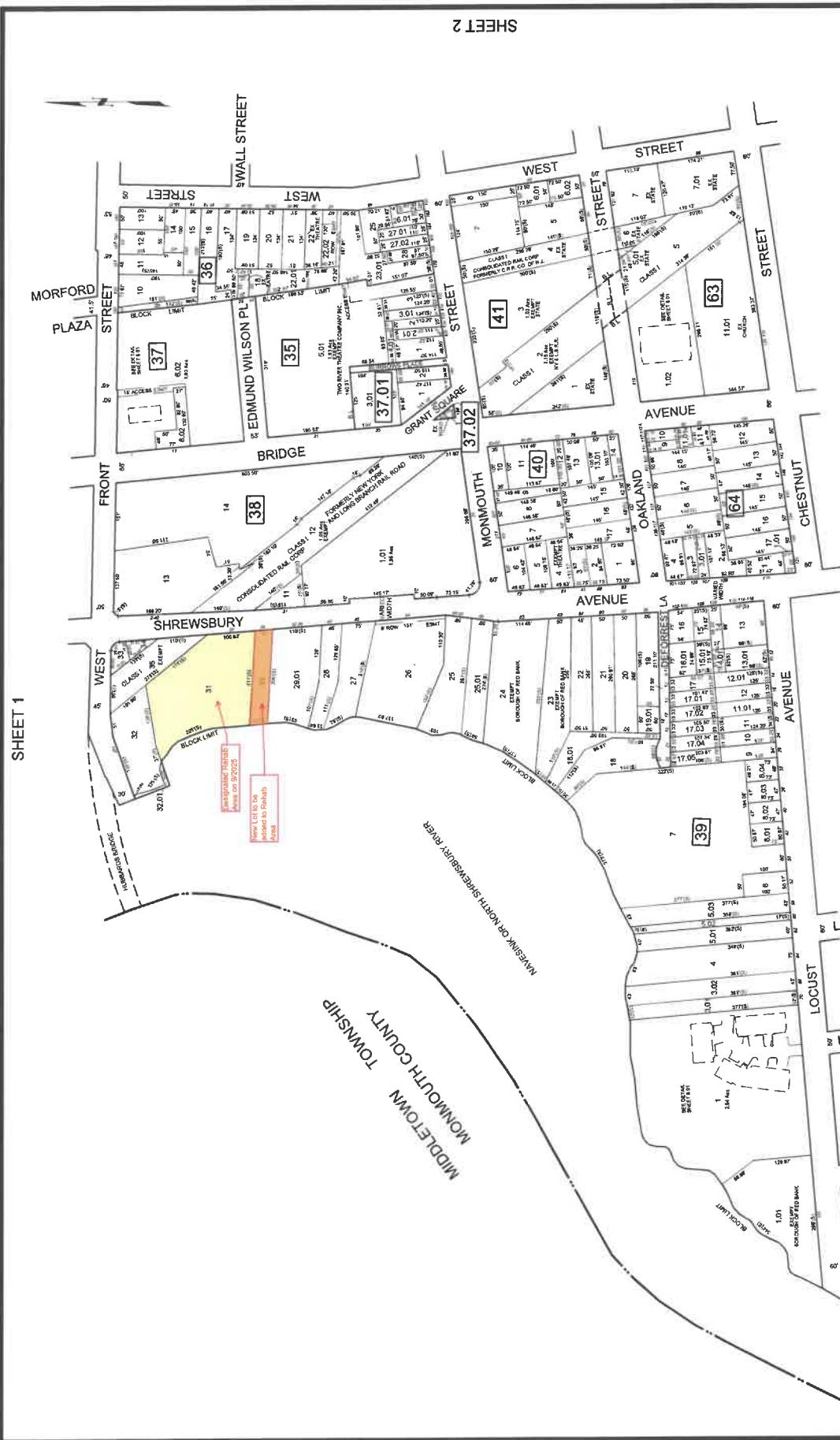
WHEREAS, the Local Housing and Redevelopment Law (40A:12A-14) and requires the governing body to submit the proposed resolution determining an area in need of rehabilitation, to the Planning Board for its review prior to designation of the area;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Red Bank, County of Monmouth, State of New Jersey, as forwards the proposed attached resolution to the Planning Board for its review and recommendation.

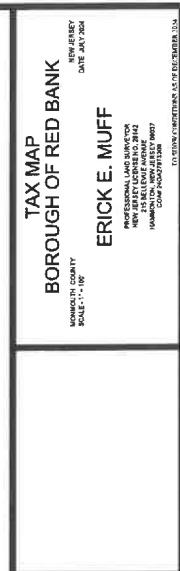
Borough Council	Moved	Seconded	Ayes	Nays	Abstain	Absent
Councilmember Bonatakis			X			
Councilmember Cassidy			X			
Councilmember Facey-Blackwood		X	X			
Councilmember Forest			X			
Councilmember Jannone	X		X			
Deputy Mayor Triggiano			X			
Mayor Portman			X			
ON CONSENT AGENDA	Yes	☒		No	□	

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 December 11 23, 2025.


Mary Moss, RMC
Municipal Clerk



SHEET 2



SHEET 9

SHEET 10

THIS SHEET HAS BEEN DRAWN USING CONVENTIONAL AIDED DRAFTING/DESIGN (CAD) AND COORDINATE GEOMETRY (COGO).

ERICK E. MUFF
PROFESSIONAL LAND SURVEYOR
NEW JERSEY LICENSE NO. 20142
DATE JULY 2024

427971200
TOWNSHIP CENSUS TAKEN AS OF DECEMBER 10, 194

BOROUGH OF RED BANK
COUNTY OF MONMOUTH

RESOLUTION NO. 25-

RESOLUTION DETERMING BLOCK 39, LOT 30 AN AREA
IN NEED OF REHABILITATION

WHEREAS, the Red Bank Borough Council has explored the utilization of the Local Redevelopment and Housing Law (40A:12A) to advance community interests and to efficiently employ legal redevelopment mechanisms; and,

WHEREAS, the Borough Council at this point has no interest in utilizing two of the powers contained within the Local Redevelopment and Housing Law within this proposed rehabilitation area, namely the power of eminent domain and the power to enter into long term tax abatements; and,

WHEREAS, the Local Redevelopment and Housing Law contains three processes or designation a municipality can utilize under the law- a redevelopment area with condemnation; a redevelopment area without condemnation; and, an area in need of rehabilitation; and,

WHEREAS, the area in need of rehabilitation designation is the only one of the three that does not allow either condemnation or long-term tax abatement; and

WHEREAS, the Borough finds that a program of rehabilitation as defined in 40A:12A-3 may be expected to prevent deterioration and promote the overall development of the community; and,

WHEREAS, the Borough Council has submitted to the Planning Board for its review this resolution determining Block 39, Lot 30 within the Borough to be an area in need of rehabilitation in accordance with the Local Redevelopment and Housing Law, 40A:12A; and,

WHEREAS, the Planning Board recommends Block 39, Lot 30 within the Borough's existing rehabilitation area, which are now included in Attachment A; and,

WHEREAS, the Local Redevelopment and Housing Law (40A:12A-14) requires that at least one of six conditions exists to qualify as an area in need of rehabilitation; and,

WHEREAS, one of the conditions qualifying an area in need of rehabilitation is that there is a continuing pattern of vacancy, abandonment, or underutilization of properties in the area; and,

WHEREAS, the overall conditions of the site and the requirements of Local Redevelopment and Housing Law, namely the underutilization of the subject areas, warrant the need for the area in need of rehabilitation designation of Block 39, Lot 30 within the municipality; and,

WHEREAS the Local Redevelopment and Housing Law (40A:12A-14) and requires the governing body to submit the proposed resolution determining an area in need of rehabilitation, to the Planning Board for its review prior to designation of the area.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Red Bank, County of Monmouth, State of New Jersey, Block 39, Lot 30 (Attachment A) be designated an area in need of rehabilitation the Local Redevelopment and Housing Law.

**BOROUGH OF RED BANK
COUNTY OF MONMOUTH**

RESOLUTION NO. 25-250

**RESOLUTION TO ADOPT NOTICE OF PUBLIC MEETING DATES OF THE
BOROUGH COUNCIL FOR CALENDAR YEAR 2026**

WHEREAS, Public Law 1975, Chapter 231, Section 13, requires every public body to post and maintain posted, to distribute to designated newspapers and to file with the Municipal Clerk for the purpose of public inspection, a schedule of the regular meetings of any public body to be held during the calendar year; and

WHEREAS, such schedule is required to contain the location of each meeting to the extent it is known and the time and date of each meeting; and

WHEREAS, Public Law 1975, Chapter 231, Section 3d, provides that where the annual notice or revisions, thereof, in compliance with Section 13 of the Act sets forth the location of any meetings, no further notice shall be required for such meeting.

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

1. All regular meetings of the Borough Council during January 2026 through December 2026 shall take place on the first floor of the Council Chambers of the Municipal Building, 90 Monmouth Street, Red Bank, New Jersey, unless conditions exist within the Borough whereby in-person meetings are inadvisable under the State's public health guidelines. In such event the meeting cannot be held in person, an electronic meeting will be scheduled with adequate notice sent to the official newspapers and posted on the Municipal website at www.redbanknj.org in the ordinary course.

2. Should it be deemed necessary, an executive session may be incorporated into the regular meetings scheduled upon the closing of the regular meeting at which time formal actions may be taken

3. An official notice of the annual meetings of the above bodies shall be mailed to the Asbury Park Press and shall be printed in same. A copy of this notice will be sent to The Star-Ledger and Two River Times for informational purposes only.

4. A certified copy of this resolution shall be posted and shall be maintained posted on the official bulletin board in the Municipal Building and a certified copy shall be kept on file by the Borough Clerk for the purpose of public inspection.

5. Certified copies of this resolution to Borough Manager, CFO, Borough Attorney, Auditor and any other interested parties.

SCHEDEULE A

BOROUGH COUNCIL MEETING DATES CY 2026

(2ND AND 4TH THURSDAY AT 6:30 P.M. UNLESS OTHERWISE NOTED - SEE BELOW)

2026

January 1 (1st Thursday- REORGANIZATION @ 12 Noon)

January 8 and 22
February 12 and 26
March 12 and 26
April 9 and 23
May 14 and 28
June 11 and 25
July 9 and 23
August 13 and --
September 10 and 24
October 8 and 22
November 12 and --
December 10 and --

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

I, the undersigned Borough Clerk of the Borough of Red Bank, in the County of Monmouth, State of New Jersey (the "Borough") hereby certify that the foregoing is a true and correct copy of a resolution duly adopted by the Borough Council of said Borough at its meeting held on December 11 23, 2025.



Mary Moss, RMC
Municipal Clerk

**BOROUGH OF RED BANK
COUNTY OF MONMOUTH**

RESOLUTION NO. 25-251

**RESOLUTION AWARDING A CONTRACT TO FERNANDES CONSTRUCTION, INC.
FOR STATION PEDESTRIAN INTERSECTION IMPROVEMENTS
(DR JAMES PARKER AND BRIDGE INTERSECTION)**

WHEREAS, the Borough of Red Bank (the “Local Unit”), requires a qualified contractor for the Station Pedestrian Intersection Improvements (Drs James Parker and Bridge Avenue Intersection); and

WHEREAS, the borough invited bidders for said services and received the following responses on Friday, December 5, 2025; four (4) bids were received and are summarized as follows; and

<u>Contractor</u>	<u>Amount Bid</u>
1) Fernandes Construction, Inc.	\$257,601.91
2) Seacoast Construction	\$362,402.12
3) Fiore Paving Co, Inc	\$390,378.50
4) Diamond Construction	\$613,975.00

WHEREAS, T&M Associates and the Borough Manager reviewed and tabulated the bids including bidder qualifications and determined that the lowest responsible bidder Fernandes Construction, Inc. has no objection to completing the project based on the bid prices submitted in the amount of \$257,601.91, all inclusive, as available funding permits; and

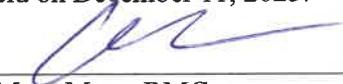
NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Red Bank that a contract is awarded to Fernandes Construction, Inc., in the total amount of \$257,601.91 subject to the following:

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 lowest responsible bidder: Seacoast Construction Fiore Paving Co, Inc., are to be retained and held open, pending execution of the contract agreement by Fernandes Construction, Inc..
3. Upon execution, T&M Associates is to be provided with three (3) signed and sealed copies of the resolution forwarded to our office for further execution

C-04-24-028-530

Borough Council	Moved	Seconded	Ayes	Nays	Abstain	Absent
Councilmember Bonatakis			X			
Councilmember Cassidy			X			
Councilmember Facey-Blackwood		X	X			
Councilmember Forest			X			
Councilmember Jannone	X		X			
Deputy Mayor Triggiano			X			
Mayor Portman			X			
ON CONSENT AGENDA	Yes	☒		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 December 11, 2025.


 Mary Moss, RMC
 Municipal Clerk

**BOROUGH OF RED BANK
COUNTY OF MONMOUTH**

RESOLUTION NO. 25-252

**RESOLUTION APPROVING SHARED SERVICES AGREEMENT WITH THE
RED BANK PUBLIC LIBRARY FOR THE BOROUGH'S PROVISION OF CERTAIN
SERVICES AND ADDITIONAL CONTRIBUTIONS FOR THE CONTINUED AND
IMPROVED OPERATION OF A FREE PUBLIC LIBRARY WITHIN THE BOROUGH**

WHEREAS, the Red Bank Public Library (the "Library") is a free public library formed and operated under N.J.S.A. 40:54-1, *et seq.* within the the Borough of Red Bank (the "Borough"); and

WHEREAS, by Deed, dated January 1, 1937, between H. Raymond Eisner and the Borough, the building and grounds occupied by the Library was bequeathed to the Borough subject to certain conditions; and

WHEREAS, pursuant to said Deed, the Borough must maintain the building and grounds of the Library in perpetuity; and

WHEREAS, the Borough maintains its own Public Utilities Department, with the manpower and equipment necessary to best maintain and repair the Library's building and grounds; and

WHEREAS, beyond responsibility to maintain the Library's building and grounds, and in addition to the statutorily required funding due the Library under N.J.S.A. 40:54-8, the Borough has also made Additional Contributions, including subsidization of certain expenses, to the Library to ensure the continued provision of adequate and appropriate library services to the Borough's residents; and

WHEREAS, both the Borough and Library have agreed upon the continued provision by the Borough of certain services to maintain and repair the Library's building and grounds, as well as the continuation of certain Additional Contributions by the Borough to the Library, as memorialized in the Shared Services Agreement attached hereto as Exhibit A;

NOW, THEREFORE, BE IT RESOLVED by the Mayor & Council of the Borough of Red Bank as follows:

1. That the Borough is authorized to enter into the revised Shared Services Agreement, which is attached hereto as Exhibit A, with the Red Bank Public Library.
2. That the Borough Manager is authorized to execute the Shared Services Agreement.
3. That a certified copy of this resolution shall be provided to the Borough Manager, Borough CFO, Borough DPU Director, and the Red Bank Public Library.

EXHIBIT A

**SHARED SERVICES AGREEMENT BETWEEN THE RED
BANK PUBLIC LIBRARY AND THE BOROUGH OF RED
BANK FOR THE PROVISION OF SERVICES BY THE
BOROUGH OF RED BANK TO THE RED BANK PUBLIC
LIBRARY.**

THIS SHARED SERVICES AGREEMENT ("Agreement") is made and entered into this 18th day of December 2025, by and between the RED BANK PUBLIC LIBRARY, a Public Corporation of the State of New Jersey (the "Library"), and the BOROUGH OF RED BANK, a Municipal Corporation of the State of New Jersey (the "Borough").

WHEREAS, the Borough is a duly formed municipal corporation of the State of New Jersey and has its own Public Works Department with adequate manpower and equipment necessary to fulfill the obligations as contemplated by this Agreement; and,

WHEREAS, the Library is a Public Corporation formed pursuant to *N.J.S.A. 40:54-1, et seq.*, the Local Public Library Law, and located within the jurisdictional boundaries of the Borough; and,

WHEREAS, pursuant to a recorded deed and indenture dated January 1, 1937 by and between H. Raymond Eisner, *et al.*, and the Borough, a copy of which is attached hereto and incorporated as if more fully set forth herein, the current building and premises occupied by the Library was bequeathed to the Borough upon stated conditions; and,

WHEREAS, pursuant to the said recorded deed and indenture, the Borough is responsible to maintain the building and grounds of the Library and provide staffing for routine maintenance; and,

WHEREAS, both the Borough and Library are desirous of the Borough performing certain services with respect to the Library grounds as contemplated in that certain deed and indenture, and providing for continuity and accountability of the same.

NOW THEREFORE, in consideration of the mutual promises, covenants and consideration as set forth in this Shared Services Agreement, the Library and Borough do hereby agree as follows:

1. Recitals Incorporated: The above recitals are incorporated into this section of this Agreement as if fully set forth at length herein.

2. Nature and Extent of Services to Be Performed: The Borough shall perform the following services at and for the Library:

A. Custodial Services: Subject to the direction and discretion of the Borough's DPU Director, the Borough shall perform the general custodial duties set forth in the Custodial Checklist which is annexed and incorporated herein as if more fully set forth, according to the daily, weekly and as-needed schedule set forth therein, including:

1. All bathrooms daily.
2. General building tasks daily.
3. General building tasks weekly
4. Main floor administrative offices
5. Eisner Room Computer Lab
6. Clean 2nd Floor (West Room).
7. 2nd Floor – Rooms & Offices
8. Clean 3rd Floor – Breakroom

The above-listed Custodial Services shall be an Additional Contribution from the Borough to the Library, and the Borough shall bear the full payroll costs for the provision of Custodial Services to the Library, including Wages, Health Benefits Premiums less Contributions, PERS at 15%, DCRP at 3%, FICA Medicare at 1.45%, FICA Social Security at 6.2%, NJFLI at 0.33%, NJSDI at 0.23%, NJSUI at 0.125%, and NJSUI (nr) at 0.3%.

B. Snow Removal: Snow removal shall include plowing, salting and/or sanding depending on conditions, and performed on an as needed basis as directed by the Director of Public Works of the Borough. The Library Director may request that the Director of Public Works schedule the work be performed.

C. Grass Cutting: The Borough shall be responsible for cutting the grass on the Library property on an as-needed basis as directed by the Director of Public Works of the Borough. The Library Director may request that the Director of Public Works schedule the work be performed. The Borough will be responsible for treating Library property with dandelion treatment on an annual basis.

D. The Borough shall be responsible for maintaining the landscaping on the Library property on an as needed basis as directed by the Director of Public Works of the Borough. The Library Director may request that the Director of Public Works schedule the work be performed.

E. The Borough shall be responsible for maintenance or repair of all Library grounds, building and facilities, including minor maintenance and repair of electric, plumbing, roofing, HVAC, elevator or other utility systems on an as-needed basis as directed by the Director of Public Utilities of the Borough. The Library Director may request that the Director of Public Utilities schedule the work be performed in a timely and workmanlike manner.

F. The Borough shall be responsible for maintaining the bulkhead along the Shrewsbury River adjacent to the Library property to ensure its structural integrity and long-term sustainability for the benefit of the community. The Library and the Borough understand that bulkhead work may require substantial work which may require

planning, NJDEP and/or Army Corps of Engineer approvals and other governmental permits, which shall be coordinated jointly with the Library Administration and the Borough. The Borough shall provide routine maintenance, including but not limited to minor material treatment or replacement, cleaning and sand replacement or removal.

G. Workers' Compensation/Property Liability Insurance. The Borough shall make an Additional Contribution to the Library on an annual basis by paying for all workers' compensation and property liability insurance covering the Library and its employees.

H. From January 1, 2025 through December 31, 2025, except for the Additional Contributions from the Borough identified in this Section 2, the Library shall bear all other costs of operation from its annual appropriation required by State law, including all payroll costs for the employees of the Library, including Wages, Health Benefits Premiums less Contributions, FICA Medicare at 1.45%, FICA Social Security at 6.2%, NJFLI at 0.33%, NJSDI at 0.23%, NJSUI at 0.125%, and NJSUI (nr) at 0.3%. In the event that such payroll costs are less than anticipated in 2025, and provided that the Library has received its full annual appropriation required by State law, then the excess shall be retained the Borough to offset its Additional Contributions set forth in this Section.

Beginning January 1, 2026, except for the Additional Contributions from the Borough identified in this Section 2, the Library shall bear all other costs of operation from its annual appropriation required by State law, including all payroll costs for the employees of the Library, including Wages, Health Benefits Premiums less Contributions, PERS at 15%, DCRP at 3%, FICA Medicare at 1.45%, FICA Social Security at 6.2%, NJFLI at 0.33%, NJSDI at 0.23%, NJSUI at 0.125%, and NJSUI (nr) at 0.3%. In the event that such payroll costs are less than anticipated in any given year, and provided that the Library has received its full annual appropriation required by State law, then the excess shall be retained the Borough to offset its Additional Contributions set forth in this Section.

3. **Fiscal and Financial Access; Payroll and Benefits:** The Borough shall ensure that the Library Director has full access to all payroll and financial budgetary systems, as well as all expenditure records related to the Library. This access shall include, but is not limited to, Edmunds, payroll information for all full-time and part-time Library employees, deductions, benefits, contributions to health benefits, FICA, SSI, and any other regular or employee-initiated payroll deductions, in accordance with the established pay schedule. Employee contributions to mandated payroll deductions for health and pension benefits shall be recognized and applied before any health insurance deductions are made from the Library's appropriated funds.

4. **Level of Quality and Scope of Performance:** Employees of the Borough's Department of Public Works shall at all times perform the work required by this Agreement in a professional and workmanlike manner. If any complaints are received regarding the level of performance or professionalism of any of the employees of the Department of Public Works, said matter shall be handled through the Department of Public Works of the Borough and appropriate measures shall be immediately taken to correct the situation which resulted in the complaints.

5. Capital Improvements Committee: The Library and the Borough recognize, understand and have made themselves aware through an inspection of the premises prior to execution of this Agreement by both parties, that the existing Library Building requires substantial work to meet Borough building maintenance standards and remain in a safe, secure and healthy environment for members of the public and the Library staff.

- A. The Library and the Borough agree that within ninety (90) days of the execution of this Agreement, they shall form a Capital Improvements Committee composed of such representatives of the Borough, Borough Council, Library Administration and Library Trustees as the parties shall deem appropriate, which shall develop a plan for the permanent improvement, replacement or other long-term permanent solutions for such physical plant items as roof, plumbing, heating or HVAC, bulkheading, paving or other similar capital improvements.
- B. The Capital Improvements Committee shall also develop a funding program to pay for or offset the cost of capital improvements for the Library. The Borough shall commit to fundraising efforts by and through state and federal funding and grant resources together with the Library, and shall make available appropriate bonding capacity for essential capital improvements; PROVIDED, HOWEVER, that fundraising shall not limit or curtail capital improvements which must be implemented to meet Borough building maintenance standards and keep the Library in a safe, secure and healthy environment for members of the public and the Library staff.
- C. The Capital Improvements Committee shall meet at least quarterly and develop a timeline for capital improvements and may weight that timeline according to the most essential capital improvements to meet Borough building maintenance standards and remain in a safe, secure and healthy environment for members of the public and the Library staff. Capital improvements projects need not be tied to another capital improvements project if such will delay an essential project or exceed cost projections over a reasonable amount of time.

6. Duration of Contract: This Agreement shall be valid and in force for a period of five (5) years commencing on January 1, 2025 and terminating December 31, 2029, with an option to renew this Agreement by the parties by mutual consent in writing for five (5) additional years ending December 31, 2034.

7. Termination of This Agreement: This Agreement may be terminated by either party upon ninety (90) days advance written notice to the other party during the months of April, May, June, July, August or September of any year. The reason for the termination procedures as set forth above is to assure that one party may not unilaterally terminate this Agreement during the months of any given year when the services to be performed pursuant to this Agreement are more likely to be needed. This will prevent one party from unilaterally terminating the Agreement during said months which could potentially cause an undue burden and hardship to the non-terminating party.

8. Shared Services and Consolidation Act to Apply: The Shared Services and Consolidation Act, *N.J.S.A 40A:65-1, et seq.*, shall apply to this Agreement and to the extent that any provision of this Agreement is in conflict with said Act, the Act shall be controlling and take precedence.

9. Approvals Necessary: This Agreement shall not be considered binding upon the parties until an appropriate Resolution or Ordinance adopting the same has been approved by the governing body of the Borough and the Board of Trustees of the Library.

10. Severability: Should any provisions of this Agreement be held invalid or unenforceable by a Court of competent jurisdiction, said provisions shall be severed from the entire Agreement and the remaining provisions of the Agreement shall remain in full force and effect.

11. Entire Agreement: This Agreement represents the entire Agreement between the parties and this Agreement may not be altered, modified or changed in any manner except upon a duly executed and authorized writing signed by an appropriate official of each party after a duly adopted authorizing resolution.

12. Governing Law: This Agreement shall be governed and construed by the laws of the State of New Jersey and any litigation brought in relation to this Agreement shall be brought in the Superior Court of New Jersey.

13. Notices: Any notices given pursuant to this Agreement shall be given as follows:

For the Borough: Mayor William Portman
Office of the Mayor
Borough of Red Bank
90 Monmouth Street
Red Bank, New Jersey 07701

James Gant, Borough Manager
Borough of Red Bank
90 Monmouth Street
Red Bank, New Jersey 07701

For the Library: Candyce Valor, Director
Office of the Library Director
Red Bank Public Library
84 West Front Street
Red Bank, New Jersey 07701

Ann Goldman
President, Red Bank Public Library Board of Trustees
Red Bank Public Library
84 West Front Street
Red Bank, New Jersey 07701

14. Default: A violation, breach, or failure to perform any of the terms, conditions or obligations under this Agreement shall constitute a default by the violating, breaching or non-performing party. If the default is a monetary default on behalf of the Library, and the same is not cured within forty-five (45) days after receipt by the Library of notice of the default, the Borough may terminate this Agreement without liability. With respect to any default other than a monetary default by the Library, the parties may avail themselves of all rights and remedies to which they are legally entitled under this Agreement.

15. Waiver: The parties understand and agree that any action or inaction concerning any of the terms or conditions of this Agreement by either party shall not be considered a waiver of any rights by said party.

16. Right of Inspection: The Borough understands and agrees that the Library reserves the right to send employees or representatives of the Library to inspect any and all work performed by the Borough pursuant to this Agreement either during the time of actual performance or subsequent thereto:

17. Indemnification: The Borough agrees to protect, defend, indemnify and save harmless the Library and its officers, agents and employees from any and all losses, claims, actions, costs, expenses, and judgments arising out of the sole negligence of the Borough or any employees, agents or officers thereof related to the performance of the work contemplated by this Agreement.

18. Copies to Be Used as Originals: Any copies of this Agreement once signed may be deemed to be originals for any purposes.

IN WITNESS WHEREOF, and intending to be bound thereby, the parties have executed this Agreement signed, duly acknowledged and sealed the day and year first above written.

BOROUGH OF RED BANK

James Gant, Borough Manager

RED BANK PUBLIC LIBRARY

Ann Goldman, President – Board of Trustees

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

I, the undersigned Borough Clerk of the Borough of Red Bank, in the County of Monmouth, State of New Jersey (the “Borough”) hereby certify that the foregoing is a true and correct copy of a resolution duly adopted by the Borough Council of said Borough at its meeting held on December 11, 2025.



Mary Moss, RMC
Municipal Clerk

**BOROUGH OF RED BANK
COUNTY OF MONMOUTH**

RESOLUTION NO. 25-253

**RESOLUTION ADOPTING THE BOROUGH'S UPDATED PERSONNEL
POLICIES AND PROCEDURES MANUAL PURSUANT TO RED BANK
BOROUGH CODE CHAPTER 105**

WHEREAS, the Borough of Red Bank (the “Borough”) maintains a Personnel Policies and Procedures Manual to provide clear, consistent guidance for employees and supervisors; and

WHEREAS, the Borough must regularly update its Personnel Policies and Procedures Manual to ensure compliance with current regulations and align policies with the Borough’s organizational structure and technology; and

WHEREAS, the Borough’s Human Resources Manager has updated and revised the Borough’s Personnel Policies and Procedures Manual to incorporate new policies, including the Donated Leave Policy and the Protection and Safe Treatment of Minors Policy, reflecting the Borough’s commitment to a modern, safe, and legally compliant work environment;

NOW, THEREFORE BE IT RESOLVED, that the Mayor & Council of the Borough of Red Bank does hereby adopt and implement, effective December 11, 2025, the updated Personnel Policies and Procedures Manual attached hereto as Exhibit A.

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

I, the undersigned Borough Clerk of the Borough of Red Bank, in the County of Monmouth, State of New Jersey (the “Borough”) hereby certify that the foregoing is a true and correct copy of a resolution duly adopted by the Borough Council of said Borough at its meeting held on December 11, 2025.



Mary Moss, RMC
Municipal Clerk

Exhibit A

**BOROUGH OF RED BANK
COUNTY OF MONMOUTH**

RESOLUTION NO. 25-254

**RESOLUTION AUTHORIZING FINANCIAL AGREEMENT
BETWEEN HABCORE, INC. AND THE BOROUGH**

WHEREAS, Habcore, Inc. is the owner of certain properties dedicated to charitable and non-profit activities within the Borough of Red Bank (the "Borough"); and

WHEREAS, Habcore, Inc. is exempt from local property taxes under N.J.S.A. 54:4-3.6 because it meets the statutory requirements for tax exempt status; and

WHEREAS, Habcore, Inc., in recognition of its receipt of municipal services, has agreed to make certain voluntary contribution payments to the Borough in lieu of the payment of property taxes; and

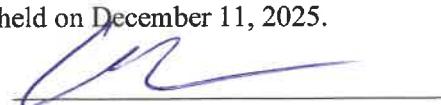
WHEREAS, the Borough and Habcore, Inc. wish to memorialize the terms and conditions of these voluntary payments in a Financial Agreement in the form attached hereto as Exhibit A;

NOW, THEREFORE, BE IT RESOLVED by the Mayor & Council of the Borough of Red Bank as follows:

1. The Borough is authorized to enter into the Financial Agreement, which is attached hereto as Exhibit A, with Habcore, Inc.
2. The Borough Manager is authorized to execute the Financial Agreement.
3. That a certified copy of this resolution shall be provided to the Borough Manager, Borough CFO, Borough Tax Collector, and Habcore, Inc.

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

I, the undersigned Borough Clerk of the Borough of Red Bank, in the County of Monmouth, State of New Jersey (the "Borough") hereby certify that the foregoing is a true and correct copy of a resolution duly adopted by the Borough Council of said Borough at its meeting held on December 11, 2025.



Mary Moss, RMC
Municipal Clerk

FINANCIAL AGREEMENT
BETWEEN THE BOROUGH OF RED BANK
AND HABCORE, INC.

AGREEMENT between the Borough of Red Bank, having its Municipal offices at 90 Monmouth Street, Red Bank, NJ 07701 (hereinafter, "Borough") and Habcore, Inc., having its principal offices at 788 Shrewsbury Avenue, Tinton Falls, NJ 07724, (hereinafter, "Habcore") for real estate tax settlement for the following properties located within the Borough of Red Bank:

- a. Block 75, Lot 111.01; also known as 212 South Pearl Street; and
- b. Block 78, Lot 2; also known as 119 River Street

WITNESSETH:

In consideration of the mutual covenants hereinafter contained and further good and valuable consideration, it is mutually covenanted and agreed as follows:

- a. Habcore is the owner of properties designated on the tax records as Block 75, Lot 111.01 and Block 78, Lot 2, in the Borough of Red Bank.
- b. It has been stipulated and agreed by Habcore and the Borough that Habcore's current use of these properties are for charitable purposes.
- c. Whereas for the mutual covenants contained herein and other good and valuable consideration, the parties desire to formally memorialize their understanding as follows:
 - I. In lieu of taxes, Habcore, its successors and assigns, shall make payment to the Borough of an annual charge, beginning with the tax year 2026.
 - (1) The amount of the PILOT due to the Borough of Red Bank for Block 75, Lot 111.01 is the amount of the current year assessed valuation multiplied by the current year tax rate multiplied by 55%. 5% of this amount is due to Monmouth County.
 - (2) The amount of the PILOT due to the Borough of Red Bank for Block 78, Lot 2 is the amount of the current year assessed valuation multiplied by the current year tax rate multiplied by 55%. 5% of this amount is due to Monmouth County.

- II. The Tax Collector will write to Habcore each year after the Borough tax rate is struck and Approved, which will set forth the final 3rd and 4th quarter PILOT payments due. This final billing will take into account the estimated amounts from the 1st and 2nd quarters. The 1st and 2nd quarters in the following year will be estimated based on one quarter of the final current PILOT due.
- III. Habcore shall pay the annual charge in equal quarterly payments, similar to regular taxpayers, with payments due on February 1, May 1, August 1, and November 1 of each year.
- IV. In the event of a default on the part of Habcore pursuant to its obligation to pay this charge, the Borough may terminate this Agreement if the default is not remedied within thirty (30) days of receipt of notice of the default of payment.
- d. Habcore represents and warrants that it is a non-profit, charitable corporation that operates the premises in question without profit and for charitable purposes. If Habcore relinquishes this status, it shall notify the Borough promptly in writing and, in such event, it is expressly agreed that the property shall then be reinstated for the usual and ordinary tax assessment by the Borough. The Borough reserves its right to make inquiry as to Habcore's current status and its use of the subject properties at any time pursuant to Title 54 of the New Jersey Statutes.
- e. Upon request, Habcore agrees to submit annually to the Borough, within ninety (90) days after the close of its fiscal year concerning the property, its accountant's report of income and expense related to this property.
- f. Any notice required hereunder to be sent by either party to the other shall be sent by Certified mail, return receipt requested, or by a nationally recognized overnight delivery service, addressed as follows:
 - i. When sent by the Borough to Habcore, it shall be addressed to Habcore, Inc. 788 Shrewsbury Avenue, Tinton Falls, NJ 07724, unless prior to giving such notice, Habcore shall have noticed the Borough otherwise in writing of a new address.

- ii. When sent by Habcore to the Borough, it shall be addressed to the Tax Collector, Borough of Red Bank, 90 Monmouth Street, Red Bank, NJ 07701, unless prior to giving such notice, the Borough shall have noticed Habcore otherwise in writing of a new address.
- g. Any change in the ownership of this property which, as determined by the Borough in its reasonable discretion, would materially affect the terms of this Agreement, shall render this Agreement voidable by the Mayor and Council of the Borough by Resolution.
- h. Unless otherwise terminated, this Agreement is effective for the tax year 2026 through the year 2035. The parties agree to discuss renewal, modification, or termination of this Agreement in the first six (6) months of 2035 so that appropriate action may be taken as to the tax assessment or financial agreement to be utilized after the year 2035.
- i. While this Agreement is in effect and Habcore is performing thereunder, the property shall be exempt from real estate taxes.

IN WITNESS WHEREOF, the parties have caused these presents to be executed the date and year written below.

HABCORE, INC.

By: Steve Heisman, Executive Director

Witness

Dated: _____

BOROUGH OF RED BANK

ATTEST:

By: William Portman, Mayor

Mary Moss, RMC, CMR, Borough Clerk

Dated: _____

**BOROUGH OF RED BANK
COUNTY OF MONMOUTH**

RESOLUTION NO. 25-255

**RESOLUTION APPROVING NJDEP DEED NOTICE TO FACILITATE
IMPROVEMENTS BY JERSEY CENTRAL POWER & LIGHT COMPANY ON THE
BOROUGH'S BODMAN PLACE PUMPING STATION PROPERTY, ALSO KNOWN
AS BLOCK 3, LOT 1.02**

WHEREAS, the Borough of Red Bank (the "Borough") is the owner of certain lands utilized as a pumping station, known as Block 3, Lot 1.02 on the Borough's Official Tax Map; and

WHEREAS, in connection with certain improvements being constructed by Jersey Central Power & Light Company ("JCP&L") across and upon the Borough's aforesaid property, JCP&L requires the execution of a Deed Notice by the Borough to comply with NJDEP regulations as to certain contaminated and regulated portions of the Borough's aforesaid property; and

WHEREAS, JCP&L has presented the Borough with a proposed Deed Notice, which is attached hereto as Exhibit A, and which the Borough finds to be acceptable; and

NOW THEREFORE, BE IT RESOLVED, by the Mayor & Council of the Borough of Red Bank that the Borough Manager is hereby authorized to execute the Deed Notice, which is attached hereto as Exhibit A;

BE IT FURTHER RESOLVED that a certified copy of this resolution, together with the executed Deed Notice, shall be provided to the Borough Engineer and JCP&L.

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

I, the undersigned Borough Clerk of the Borough of Red Bank, in the County of Monmouth, State of New Jersey (the "Borough") hereby certify that the foregoing is a true and correct copy of a resolution duly adopted by the Borough Council of said Borough at its meeting held on December 11, 2025.


Mary Moss, RMC
Municipal Clerk

Exhibit A