

**RESOLUTIONS APPROVED BY THE BOROUGH COUNCIL OF SEPTEMBER 25, 2025**

**25-198 RESOLUTION FOR PAYMENT OF BILLS**

**25-199 STATE OF NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION  
GREEN ACRES PROGRAM ENABLING RESOLUTION**

**25-200 RESOLUTION TO REFUND PARKS & RECREATION REGISTRATION FEE (DAVID  
TWIGG)**

**25-201 RESOLUTION AUTHORIZING REFUND OF DEVELOPER'S ESCROW ACCOUNT  
BALANCE TOTALING \$44,166.49**

**25-202 RESOLUTION DETERMINING BLOCK 1, LOT 1 & BLOCK 39, LOT 31 AN AREA  
IN NEED OF REHABILITATION**

**25-203 RESOLUTION AUTHORIZE PAYMENT CERTIFICATE #3 FOR LEAD SERVICE  
LINE TEST PIT & SERVICE REPLACEMENT – PHASE 3 (UNDERGROUND UTILITIES  
CORP)**

**25-204 RESOLUTION AUTHORIZING THE RELEASE OF THE PERFORMANCE  
GUARANTEE POSTED BY PARK VALLEY MONMOUTH, LLC FOR 120 MONMOUTH  
STREET, BLOCK 33, LOT 9.01 AND REQUIRING THE POSTING OF A MAINTENANCE  
GUARANTEE (MONMOUTH STREET DRAINAGE)**

**25-205 RESOLUTION AUTHORIZING THE RELEASE OF THE PERFORMANCE  
GUARANTEE POSTED BY PARK VALLEY MONMOUTH, LLC FOR 120 MONMOUTH  
STREET, BLOCK 33, LOT 9.01 AND REQUIRING THE POSTING OF A MAINTENANCE  
GUARANTEE (PEARL STREET IMPROVEMENTS)**

**25-206 EXECUTIVE SESSION RESOLUTION**

**BOROUGH OF RED BANK  
COUNTY OF MONMOUTH**

**RESOLUTION NO. 25-198**

**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:

**September 25, 2025 Bill List - Borough of Red Bank**

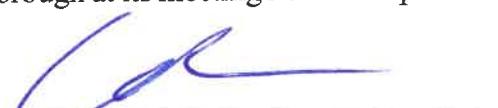
Check Type	Count	Total
Manual Check	21	\$641,638.65
Meeting Check	126	\$1,272,699.99
<b>Total</b>	<b>147</b>	<b>\$1,914,338.64</b>

Checking Account	Check Type	Count	Total
CAPITAL ACCOUNT	Meeting Check	2	\$15,996.50
CURRENT -VALLEY	Manual Check	7	\$481,130.25
CURRENT -VALLEY	Meeting Check	63	\$187,108.90
DEVESCROW2RIVER	Meeting Check	24	\$20,303.47
DOG LICENSE AC	Meeting Check	1	\$525.00
GRANT FUND-VNB	Manual Check	2	\$14,491.36
GRANT FUND-VNB	Meeting Check	2	\$204.60
GREEN ACRES TR	Meeting Check	1	\$16,570.00
PARKNG OPER VAL	Manual Check	5	\$29,487.36
PARKNG OPER VAL	Meeting Check	9	\$7,119.64
PAYROLL	Manual Check	1	\$79.16
RCA	Manual Check	1	\$414.19
RECREATION-VNB	Meeting Check	3	\$2,140.00
TRUST ACCOUNT	Manual Check	2	\$62,015.00
TRUST ACCOUNT	Meeting Check	1	\$95.63
VALLEY-PCARD	Meeting Check	5	\$1,638.01
WATER CAPITAL	Meeting Check	2	\$448,100.38
WATER OPERATING	Manual Check	3	\$54,021.33
WATER OPERATING	Meeting Check	13	\$572,897.86
<b>Total</b>	<b>All Checking</b>	<b>147</b>	<b>\$1,914,338.64</b>

Checking Account	Count	Total
CAPITAL ACCOUNT	2	\$15,996.50
CURRENT -VALLEY	70	\$668,239.15
DEVESCROW2RIVER	24	\$20,303.47
DOG LICENSE AC	1	\$525.00
GRANT FUND-VNB	4	\$14,695.96
GREEN ACRES TR	1	\$16,570.00
PARKNG OPER VAL	14	\$36,607.00
PAYROLL	1	\$79.16
RCA	1	\$414.19
RECREATION-VNB	3	\$2,140.00
TRUST ACCOUNT	3	\$62,110.63
VALLEY-PCARD	5	\$1,638.01
WATER CAPITAL	2	\$448,100.38
WATER OPERATING	16	\$626,919.19
<b>Total</b>	<b>147</b>	<b>\$1,914,338.64</b>

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

I, the undersigned Borough Clerk of the Borough of Red Bank, in the County of Monmouth, State of New Jersey (the "Borough") hereby certify that the foregoing is a true and correct copy of a resolution duly adopted by the Borough Council of said Borough at its meeting held on September 25, 2025.



Mary Moss, RMC  
Municipal Clerk

BOROUGH OF RED BANK  
COUNTY OF MONMOUTH

RESOLUTION NO. 25-199

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 \$577,875 from the State to fund the following project(s):

**1339-24-031 Count Basie Bleacher Replacement**

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 Count Basie Bleacher Replacement, and;
2. The applicant agrees to provide its matching share to the Green Acres funding, if a match is required, in the amount of \$577,875, 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 25th day of September, 2025.  
IN WITNESS WHEREOF, I have hereunder set my hand and the official seal of this body this 25<sup>th</sup> day of September, 2025.

*Mary Moss, RMC- Municipal Clerk*

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

I, the undersigned Borough Clerk of the Borough of Red Bank, in the County of Monmouth, State of New Jersey (the "Borough") hereby certify that the foregoing is a true and correct copy of a resolution duly adopted by the Borough Council of said Borough at its meeting held on September 25, 2025.

*Mary Moss*  
Mary Moss, RMC  
Municipal Clerk

**BOROUGH OF RED BANK  
COUNTY OF MONMOUTH**

**RESOLUTION NO. 25-200**

**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>
David Twigg	Fall 2025	\$100.00	\$100.00

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 September 25, 2025.

  
Mary Moss, RMC  
Municipal Clerk

**BOROUGH OF RED BANK  
COUNTY OF MONMOUTH**

**RESOLUTION NO. 25-201**

**RESOLUTION AUTHORIZING REFUND OF DEVELOPERS' ESCROW ACCOUNT  
BALANCE TOTALING \$44,166.49**

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

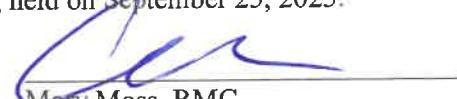
**WHEREAS**, the Planning and Zoning Department has determined that the applicant's corresponding project is substantially complete and therefore the balance of Escrow Account can be released; and

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

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

Borough Council	Moved	Seconded	Ayes	Nays	Abstain	Absent
Councilmember Bonatakis			X			
Councilmember Cassidy						X
Councilmember Facey-Blackwood	X		X			
Councilmember Forest			X			
Councilmember Jannone		X	X			
Deputy Mayor Triggiano			X			
Mayor Portman			X			
<b>ON CONSENT AGENDA</b>	Yes	☒		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 September 25, 2025.



Mary Moss, RMC  
Municipal Clerk

**Schedule A**  
**Escrow Close Outs September 25, 2025**

<b>Applicant</b>	<b>Address</b>	<b>Balance</b>
Canopy Crossroads (PR00039)	9-11 West Street	613.70
Prospect Hill Apartments (PR12092)	100 Prospect Avenue	1,581.94
Nelson & Nelson (PR12654)	126-128 Shrewsbury Avenue	1,247.00
Double D Marine (PR12835)	25 Rector Place	112.00
Wells Fargo (PR13653)	303 Broad Street	9,147.74
JCP&L (PR13955)	Bodman Place	2,092.50
Aja Ashton (PR14335)	14 Clifford Place	530.25
Nicholas Pools (PR14612)	117 Prospect Avenue	25.50
Timothy Shea (PR14764)	211 River Street	646.86
Incredible Oz (PR14831)	232 South Pearl Street	1,145.75
Todd Read (PR14860)	13 Worthley Street	602.00
Red Bank Fire Co. (PR14881)	14-24 North Bridge Avenue	584.03
Peter Glazman (PR14903)	55 Fisher Place	266.20
G24 Holdings (PR15106)	4 Catherine Street	655.75
Higher Breed (PR15180)	212 West Front Street	980.75
Jacob Morales (PR15250)	1 Berry Street	742.58
By Design Landscapes (PR15352)	130 Bodman Place	489.00
Roger Mumford Homes (PR15357)	18 Catherine Street	601.75
Jeanne Newman (PR15391)	21 Buena Place	568.00
By Design Landscapes (PR15392)	130 Bodman Place	842.00
Channing Irwin (PR15409)	48 Hubbard Park	823.50
A.V. Murphy Builders (PR15419)	10 West Westside Avenue	744.50
Debbie Orrigo (PR15490)	25 Fisher Place	626.00
Down to Earth Landscaping (PR15751)	Windward Way	175.00
Ann Herzog (PR15891)	6 William Street	731.00
14 W Front Street LLC. ZR12553)	14 West Front Street	2,231.00
Sandy river (ZR12554)	203 Shrewsbury Avenue	695.17
Voelkel & Barnett (ZR13477)	50 Hubbard Park	107.50
Mark Fitzsimmons (ZR13713)	234 River Road	2,000.00
James Price (ZR13986)	169 River Road	523.50
Panagria Restaurant (ZR14215)	8-10 Wallace Street	89.92
Riverview Towers (ZR14275)	28 Riverside Avenue	849.92
Architectural Graphics (ZR14281)	170 Broad Street	610.92
Absolute Home Mortg. (ZR14536)	70 White Street	1,364.00
Plug Naturals (ZR14975)	156 West Front Street	2,148.51
MSA Architects (ZR14985)	32 North Bridge Avenue	892.88
AOZ Fund (ZR14989)	78 Bridge Avenue	20.87
Kristen Maher (ZR15293)	147 South Street	1,000.00
22 Wallace, LLC. (ZR15324)	22 Wallace Street	1,408.88
Mark Yaiser (ZR15413)	28 South Street	113.92
LHRB	64 North Bridge Avenue	1,016.66
Gerard Cerza	40 East Bergen Place	1,076.66
Weston Property LLC. (ZR15674)	268 Broad Street	1,440.88
<b>Total</b>		<b>\$44,166.49</b>

**BOROUGH OF RED BANK  
COUNTY OF MONMOUTH**

**RESOLUTION NO. 25-202**

**RESOLUTION DETERMINING BLOCK 1, LOT 1 & BLOCK 39, LOT 31  
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 contain 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:12-A-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 1, Lot 1 and Block 39, Lot 31 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 adding the two lots, Block 1, Lot 1 and Block 39, Lot 31 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**, another qualifying condition of an area in need of rehabilitation is environmental contamination is discouraging improvements and investment in the properties, and,

**WHEREAS**, as detailed in Attachment B, Block 1, Lot 1 is classified as a Known Contaminated Site by the New Jersey Department of Environmental Protection; 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 1, Lot 1 and Block 39, Lot 31 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 1, Lot 1 and Block 39, Lot 31 (Attachment A) be designated an area in need of rehabilitation the Local Redevelopment and Housing Law

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

I, the undersigned Borough Clerk of the Borough of Red Bank, in the County of Monmouth, State of New Jersey (the “Borough”) hereby certify that the foregoing is a true and correct copy of a resolution duly adopted by the Borough Council of said Borough at its meeting held on September 25, 2025.



Mary Moss, RMC  
Municipal Clerk

BOROUGH OF RED BANK  
COUNTY OF MONMOUTH

RESOLUTION NO. 25-203

RESOLUTION AUTHORIZE PAYMENT CERTIFICATE #3 FOR  
LEAD SERVICE LINE TEST PIT & SERVICE REPLACEMENT – PHASE 3  
(UNDERGROUND UTILITIES CORP)

**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:** LEAD SERVICE LINE TEST PIT & SERVICE REPLACEMENT – PHASE 3

**CONTRACTOR:** Underground Utilities Corp.  
711 Commerce Rd., Linden, NJ 07036

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

**Pay Estimate #3**

Current to date total	\$1,202,109.98
Less 2% Retainage	\$24,042.20
<u>Less Previous Payments</u>	<u>\$742,839.90</u>
<b>Amount Due</b>	<b>\$435,227.88</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-06-24-030-430**

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 September 25, 2025.

  
Mary Moss, RMC  
Municipal Clerk

**BOROUGH OF RED BANK  
COUNTY OF MONMOUTH**

**RESOLUTION NO. 25-204**

**RESOLUTION AUTHORIZING THE RELEASE OF THE  
PERFORMANCE GUARANTEE POSTED BY PARK VALLEY MONMOUTH, LLC  
FOR 120 MONMOUTH STREET, BLOCK 33, LOT 9.01 AND REQUIRING  
THE POSTING OF A MAINTENANCE GUARANTEE**

**WHEREAS**, the Borough of Red Bank, County of Monmouth, State of New Jersey (the “Borough”), required the posting of a performance guarantee by Park Valley Monmouth, LLC for the installation of stormwater improvements with respect to the approvals granted by the Borough for a development project located at 120 Monmouth Street, Block 33, Lot 9.01; and

**WHEREAS**, pursuant to the Planning and Development Regulations of the Borough, on March 27, 2025, Park Valley Monmouth, LLC posted: (1) a performance bond in the amount of \$189,351.00 from Liberty Mutual Insurance Company, 175 Berkeley Street, Boston, Massachusetts 02116; and (2) a \$21,039.00 cash deposit to secure the improvements required on the above-listed properties; and

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

**WHEREAS**, the Borough Engineer and Planning/Zoning Department have recommended the release of the performance guarantee for Block 33, Lot 9.01 posted by Park Valley Monmouth, LLC, provided that Park Valley Monmouth, LLC: (1) pay all outstanding inspection fees through the date of performance guarantee release; and (2) post a maintenance guarantee through either: (A) a two-year maintenance bond in the amount of \$31,558.50; or (B) a cash deposit in the amount of \$21,039.00; and

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

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

1. That the Governing Body does hereby authorize the release of the performance guarantee posted by Park Valley Monmouth, LLC, consisting of: (1) a performance bond in the amount of \$189,351.00 from Liberty Mutual Insurance Company, 175 Berkeley Street, Boston, Massachusetts 02116; and (2) a \$21,039.00 cash deposit, for the site improvements for the above-listed properties, provided that Park Valley Monmouth, LLC comply with paragraphs 2 & 3 hereinbelow; and

2. That, prior to the release of the performance guarantee posted by Park Valley Monmouth, LLC, the Governing Body does require that Park Valley Monmouth, LLC pay all outstanding inspection fees through the date of performance guarantee release; and
3. That, prior to the release of the performance guarantee posted by Park Valley Monmouth, LLC, the Governing Body does require that Park Valley Monmouth, LLC post a maintenance guarantee through either: (A) a two-year maintenance bond in the amount of \$31,558.50; or (B) a cash deposit in the amount of \$21,039.00; and
4. That a certified copy of this resolution is forwarded to the Chief Financial Officer, the Planning/Zoning Department, and Park Valley Monmouth, LLC.

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

I, the undersigned Borough Clerk of the Borough of Red Bank, in the County of Monmouth, State of New Jersey (the “Borough”) hereby certify that the foregoing is a true and correct copy of a resolution duly adopted by the Borough Council of said Borough at its meeting held on September 25, 2025.



Mary Moss, RMC  
Municipal Clerk

**BOROUGH OF RED BANK  
COUNTY OF MONMOUTH**

**RESOLUTION NO. 25-205**

**RESOLUTION AUTHORIZING THE RELEASE OF THE  
PERFORMANCE GUARANTEE POSTED BY PARK VALLEY MONMOUTH, LLC  
FOR 120 MONMOUTH STREET, BLOCK 33, LOT 9.01 AND REQUIRING  
THE POSTING OF A MAINTENANCE GUARANTEE**

**WHEREAS**, the Borough of Red Bank, County of Monmouth, State of New Jersey (the “Borough”), required the posting of a performance guarantee by Park Valley Monmouth, LLC for the installation of certain site improvements with respect to the approvals granted by the Borough for a development project located at 120 Monmouth Street, Block 33, Lot 9.01; and

**WHEREAS**, pursuant to the Planning and Development Regulations of the Borough, on February 8, 2024, Park Valley Monmouth, LLC posted: (1) a performance bond in the amount of \$152,474.40 from Liberty Mutual Insurance Company, 175 Berkeley Street, Boston, Massachusetts 02116; and (2) a \$16,941.60 cash deposit to secure the improvements required on the above-listed properties; and

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

**WHEREAS**, the Borough Engineer and Planning/Zoning Department have recommended the release of the performance guarantee for Block 33, Lot 9.01 posted by Park Valley Monmouth, LLC, provided that Park Valley Monmouth, LLC: (1) pay all outstanding inspection fees through the date of performance guarantee release; and (2) post a maintenance guarantee through either: (A) a two-year maintenance bond in the amount of \$25,453.53; or (B) a cash deposit in the amount of \$16,941.60; and

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

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

1. That the Governing Body does hereby authorize the release of the performance guarantee posted by Park Valley Monmouth, LLC, consisting of: (1) a performance bond in the amount of \$152,474.40 from Liberty Mutual Insurance Company, 175 Berkeley Street, Boston, Massachusetts 02116; and (2) a \$16,941.60 cash deposit, for the site improvements for the above-listed properties, provided that Park Valley Monmouth, LLC comply with paragraphs 2 & 3 hereinbelow; and

2. That, prior to the release of the performance guarantee posted by Park Valley Monmouth, LLC, the Governing Body does require that Park Valley Monmouth, LLC pay all outstanding inspection fees through the date of performance guarantee release; and
3. That, prior to the release of the performance guarantee posted by Park Valley Monmouth, LLC, the Governing Body does require that Park Valley Monmouth, LLC post a maintenance guarantee through either: (A) a two-year maintenance bond in the amount of \$25,453.53; or (B) a cash deposit in the amount of \$16,941.60; and
4. That a certified copy of this resolution is forwarded to the Chief Financial Officer, the Planning/Zoning Department, and Park Valley Monmouth, LLC.

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

I, the undersigned Borough Clerk of the Borough of Red Bank, in the County of Monmouth, State of New Jersey (the “Borough”) hereby certify that the foregoing is a true and correct copy of a resolution duly adopted by the Borough Council of said Borough at its meeting held on September 25, 2025.



Mary Moss, RMC  
Municipal Clerk

**BOROUGH OF RED BANK  
COUNTY OF MONMOUTH**

**RESOLUTION NO. 25-206**

**EXECUTIVE SESSION RESOLUTION**

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

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

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

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

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

Item # 5. Matters involving acquisition of real property with public funds, or investment of public funds, where disclosure would jeopardize such acquisition or investment.

- a) Planning Board Application (HMH Riverview Medical Center)- Attorney Cannon

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

- a) The Garden at Red Bank vs. Borough of Red Bank

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

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

I, the undersigned Borough Clerk of the Borough of Red Bank, in the County of Monmouth, State of New Jersey (the “Borough”) hereby certify that the foregoing is a true and correct copy of a resolution duly adopted by the Borough Council of said Borough at its meeting held on September 25, 2025.

  
 Mary Moss, RMC  
 Municipal Clerk