

RESOLUTIONS APPROVED BY THE BOROUGH COUNCIL OF JUNE 12, 2025

25-115 RESOLUTION FOR PAYMENT OF BILLS

25-116 RESOLUTION INSERTION OF SPECIAL ITEMS OF REVENUE IN THE BUDGET CHAPTER 159, P.L. 1948 (FY 2025 SAFE ROUTES TO SCHOOL PROGRAM \$10,000)

25-117 RESOLUTION AUTHORIZE PAYMENT ESTIMATE #2 FOR PEDESTRIAN STATION IMPROVEMENTS (MONMOUTH STREET- S. BATATA CONSTRUCTION INC.)

25-118 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

25-119 RESOLUTION OF APPROVAL TO SUBMIT AN AWARD EXTENSION REQUEST FOR LA-2023 SST RED BANK BOROUGH STATION INTERSECTION IMPROVEMENTS PROJECT 13 TO THE NEW JERSEY DEPARTMENT OF TRANSPORTATION

25-120 RESOLUTION OF THE BOROUGH OF RED BANK, COUNTY OF MONMOUTH, STATE OF NEW JERSEY AUTHORIZING A PERSON-TO-PERSON AND PLACE-TO-PLACE TRANSFER OF PLENARY RETAIL DISTRIBUTION LICENSE #1340-44-034-004

25-121 RESOLUTION OF SUPPORT ACKNOWLEDGING THAT CANNABIS BUSINESS APPLICANT HAS PROPOSED A TYPE OF CANNABIS BUSINESS THAT IS PERMITTED WITHIN THE BOROUGH AND WOULD NOT EXCEED ANY MUNICIPAL LICENSE LIMIT (VERDANT 15 LLC)

25-122 RESOLUTION OF NEED FOR AFFORDABLE HOUSING UPON THE REAL PROPERTY LOCATED AT 105 LOCUST LANDING AVENUE, AND ALSO KNOWN AS BLOCK 71, LOT 1.01

25-123 RESOLUTION RENEWING MEMBERSHIP IN CENTRAL JERSEY HEALTH INSURANCE FUND AND AUTHORIZING EXECUTION OF UPDATED CJHIF INDEMNITY AND TRUST AGREEMENT

25-124 EXECUTIVE SESSION RESOLUTION

**BOROUGH OF RED BANK
COUNTY OF MONMOUTH**

RESOLUTION NO. 25-115

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 12, 2025 Bill List - Borough of Red Bank

Check Type	Count	Total
Manual Check	48	\$3,573,048.60
Meeting Check	161	\$1,285,531.46
Total	209	\$4,858,580.06

Checking Account	Check Type	Count	Total
ANIMAL WELFARE	Meeting Check	1	\$55.00
CAPITAL ACCOUNT	Meeting Check	4	\$317,426.88
COAH DEV FEES	Meeting Check	1	\$225.00
CURRENT -VALLEY	Manual Check	15	\$540,156.97
CURRENT -VALLEY	Meeting Check	90	\$445,456.71
DEVESCROW2RIVER	Meeting Check	5	\$11,731.66
DOG LICENSE AC	Meeting Check	2	\$520.24
GRANT FUND-VNB	Manual Check	5	\$13,275.77
GRANT FUND-VNB	Meeting Check	8	\$21,716.62
GREEN ACRES TR	Meeting Check	1	\$179.00
MCIA LEASE	Meeting Check	4	\$228,967.63
PARKNG OPER VAL	Manual Check	3	\$21,291.74
PARKNG OPER VAL	Meeting Check	15	\$34,961.42
PAYROLL	Manual Check	2	\$2,683.93
RCA	Manual Check	1	\$372.19
RECREATION-VNB	Meeting Check	6	\$3,352.86
TRUST ACCOUNT	Manual Check	2	\$43,405.00
TRUST ACCOUNT	Meeting Check	3	\$2,245.63
TTL REDEMPTION	Manual Check	1	\$20,424.74
UNEMPLOYTRUST	Manual Check	1	\$5,940.01
VALLEY-PCARD	Manual Check	3	\$163.55
WATER CAPITAL	Meeting Check	2	\$58,898.87
WATER OPERATING	Manual Check	9	\$46,882.07
WATER OPERATING	Meeting Check	19	\$159,793.94
WIRE	Manual Check	6	\$2,878,452.63
Total	All Checking	209	\$4,858,580.06

Checking Account	Count	Total
ANIMAL WELFARE	1	\$55.00
CAPITAL ACCOUNT	4	\$317,426.88
COAH DEV FEES	1	\$225.00
CURRENT -VALLEY	105	\$985,613.68
DEVESCROW2RIVER	5	\$11,731.66
DOG LICENSE AC	2	\$520.24
GRANT FUND-VNB	13	\$34,992.39
GREEN ACRES TR	1	\$179.00
MCIA LEASE	4	\$228,967.63
PARKNG OPER VAL	18	\$56,253.16
PAYROLL	2	\$2,683.93
RCA	1	\$372.19
RECREATION-VNB	6	\$3,352.86
TRUST ACCOUNT	5	\$45,650.63
TTL REDEMPTION	1	\$20,424.74
UNEMPLOYTRUST	1	\$5,940.01
VALLEY-PCARD	3	\$163.55
WATER CAPITAL	2	\$58,898.87
WATER OPERATING	28	\$206,676.01
WIRE	6	\$2,878,452.63
Total	209	\$4,858,580.06

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 June 12, 2025.


 Mary Moss, RMC
 Municipal Clerk

**BOROUGH OF RED BANK
COUNTY OF MONMOUTH**

RESOLUTION NO. 25-116

**RESOLUTION INSERTION OF SPECIAL ITEMS OF REVENUE IN THE BUDGET
CHAPTER 159, P.L. 1948 (FY 2025 Safe Routes to School Program \$10,000)**

WHEREAS, N.J.S. 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any county or municipality when such item has been made available and the amount thereof was not determined at the time of the adoption of the budget; and

WHEREAS, said Director may also approve the insertion of an item of appropriation for an equal amount; and

WHEREAS, the Borough of Red Bank will receive \$10,000 from the University of North Carolina and wishes to amend its 2025 Budget to include the full amount as revenue.

NOW, THEREFORE, BE IT RESOLVED, that the Governing Body of the Borough of Red Bank, County of Monmouth and the State of New Jersey hereby requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the budget of the year 2025 in the sum of \$10,000.00

which is now available as revenue from:

Miscellaneous Revenues

Special Items of General Revenue Anticipated with Prior Written
Consent of the Director of Local Government Services:

Public and Private Revenues Off-Set with Appropriations:

Safe Routes to School Program Grant 2025 \$10,000.00

BE IT FURTHER RESOLVED, that the like sum of.....\$10,000.00

be and the same is hereby appropriated under the caption of:

General Appropriations

(a) Operations Excluded from CAPS


Public and Private Programs Off-Set by Revenues:

Safe Routes to School Program Grant 2025.....\$10,000.00

BE IT FURTHER RESOLVED, that the Finance Officer will file the Budget Amendment Certification Form and resolution to the Director of Local Government Services on the FAST System for approval.

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 June 12, 2025.


Mary Moss, RMC
Municipal Clerk

**BOROUGH OF RED BANK
COUNTY OF MONMOUTH**

RESOLUTION NO. 25-117

**RESOLUTION AUTHORIZE PAYMENT ESTIMATE #2 FOR
PEDESTRIAN STATION IMPROVEMENTS (MONMOUTH STREET)**

BE IT RESOLVED, by the Mayor and Council of the Borough of Red Bank of Monmouth County, New Jersey upon recommendation of the Borough Engineer that Pay Estimate #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: Pedestrian Station Improvements (Monmouth Street)

CONTRACTOR: S. Batata Construction Inc.
238 Ernston Road, Suite B1, Parlin, NJ 08859

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

Pay Estimate #1

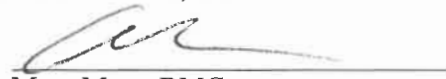
Current to date total	\$507,782.32
Less 2% Retainage	\$10,155.65
Less Previous Payments	\$224,951.55
Amount Due	\$272,675.12

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-04-23-016-230; C-04-24-002-230

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	<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 12, 2025.


Mary Moss, RMC
Municipal Clerk

**BOROUGH OF RED BANK
COUNTY OF MONMOUTH**

RESOLUTION NO. 25-118

**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 grand 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			
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 June 12, 2025.


Mary Moss, RMC
Municipal Clerk

**BOROUGH OF RED BANK
COUNTY OF MONMOUTH**

RESOLUTION NO. 25-118

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

<u>LICENSEE</u>	<u>LICENSE NUMBER</u>
Red Bank Lodge 233 BPO Elks	1340-31-043-001
Monmouth Rugby Football Club Inc.	1340-31-047-001

2. (32) Plenary Retail Consumption w/Broad Package Privilege

<u>LICENSEE</u>	<u>LICENSE NUMBER</u>
Teak Restaurant Group LLC	1340-32-003-011
Renegade Fondue Inc.	1340-32-018-017

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

<u>LICENSEE</u>	<u>LICENSE NUMBER</u>
9 Lives Inc	1340-33-002-013
RB Spirits LLC	1340-33-004-007
Globe Hotel Co. Inc	1340-33-012-004
Triumph Brewing Company of Red Bank LLC	1340-33-014-013
RBC-19 LLC	1340-33-015-014
RBL HOLDINGS LLC	1340-33-016-011
Oyster Point Hotel Inc	1340-33-023-009
Good Fork Restaurant Group LLC	1340-33-024-005
416 LLC	1340-33-025-007
Chubbys Waterside Café Inc	1340-33-026-012

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D&D Bar and Restaurant Inc	1340-33-029-007
Molly Pitcher Inn Inc	1340-33-030-004
TKV Holdings LLC	1340-33-031-006
Abracadabra LLC (INACTIVE – POCKET)	1340-33-033-012
MAJH LLC	1340-33-035-007
Broad Street RB LLC (INACTIVE - POCKET)	1340-33-036-006
DANNYS 33 LICENSE LLC (INACTIVE - POCKET)	1340-33-038-002
Taina Corp.	1340-33-039-008
Coal Holdings LLC	1340-33-041-008

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

<u>LICENSEE</u>	<u>LICENSE NUMBER</u>
Count Basie Theatre Inc	1340-37-045-004
Two River Theater Company, Inc.	1340-37-048-001
Count Basie Theatre Inc (Basie Cinemas)	1340-37-049-001

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

<u>LICENSEE</u>	<u>LICENSE NUMBER</u>
Red Bank Buy Rite LLC	1340-44-005-012
Denrus Inc	1340-44-006-005
SYPM, Inc.	1340-44-008-004
SSPF2	1340-44-009-005
The Wine Cellar Group, Inc	1340-44-013-008
SVGI Inc	1340-44-017-004

**BOROUGH OF RED BANK
COUNTY OF MONMOUTH**

RESOLUTION NO. 25-118

ERIC CHO INC.	1340-44-021-005
Samarth RB, LLC	1340-44-032-008
Rekon Limited Liability Company	1340-44-034-004

**BOROUGH OF RED BANK
COUNTY OF MONMOUTH**

RESOLUTION NO. 25-119

**RESOLUTION OF APPROVAL TO SUBMIT AN AWARD
EXTENSION REQUEST FOR LA-2023 SST RED BANK BOROUGH
STATION INTERSECTION IMPROVEMENTS PROJECT 13 TO THE
NEW JERSEY DEPARTMENT OF TRANSPORTATION**


NOW, THEREFORE, BE IT RESOLVED that Council of Red Bank Borough formally approves the request for a(n) Six (6) month award extension for the above stated project.

BE IT FURTHER RESOLVED that the William Portman and Clerk, or those authorized on their behalf, are to submit a formal request for a(n) Six (6) month award extension for the above referenced project to the New Jersey Department of Transportation.

BE IT FURTHER RESOLVED that William Portman and Clerk are hereby authorized to sign the Six (6) month award extension request on behalf of Red Bank Borough and that their signature constitutes acceptance of the terms and conditions of the grant agreement.

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 June 12, 2025.


Mary Moss, RMC
Municipal Clerk

**BOROUGH OF RED BANK
COUNTY OF MONMOUTH**

RESOLUTION NO. 25-120

**RESOLUTION OF THE BOROUGH OF RED BANK, COUNTY OF
MONMOUTH, STATE OF NEW JERSEY AUTHORIZING A PERSON-
TO-PERSON AND PLACE-TO-PLACE TRANSFER OF PLENARY
RETAIL DISTRIBUTION LICENSE #1340-44-034-004**

WHEREAS, Rekon Limited Liability Company is the holder of Plenary Retail Distribution License #1340-44-034-004; and

WHEREAS, an application has been filed for a Person-to-Person and Place to Place Transfer of Plenary Retail Distribution License #1340-44-034-004 from Rekon Limited Liability Company. which is currently in pocket to MSG Beverages LLC., doing business as Liquor World, located at 7 Broad Street, Red Bank, New Jersey; and

WHEREAS, notice of this transfer was advertised on May 23, 2025 and May 30, 2025, issues of The Asbury Park Press, and no objections to the transfer have been filed with the Borough of Red Bank; and

WHEREAS, based upon the information returned from a background investigation relating to shared holders: Puneet Gupta, Girish K. Mandhwani, and Rajiv Singh, the Borough of Red Bank Police Department has indicated they have no objection to the Person-to-Person and 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:

1. The application for Person-To-Person and Place-To-Place Transfer of Plenary Retail Distribution License #1340-44-034-004 from Rekon Limited Liability Company., currently an in-pocket license -to MSG Beverages, LLC, doing business as Liquor World located at 7 Broad Street, Red Bank, New Jersey be and hereby is approved effective June 12, 2025.
2. A 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			
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 June 12, 2025.


 Mary Moss, RMC
 Municipal Clerk

**BOROUGH OF RED BANK
COUNTY OF MONMOUTH**

RESOLUTION NO. 25-121

RESOLUTION OF SUPPORT ACKNOWLEDGING THAT CANNABIS BUSINESS APPLICANT HAS PROPOSED A TYPE OF CANNABIS BUSINESS THAT IS PERMITTED WITHIN THE BOROUGH AND WOULD NOT EXCEED ANY MUNICIPAL LICENSE LIMIT

WHEREAS, on February 22, 2021, Governor Murphy signed into law P.L. 2021, c. 16, known as the New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act (the “Act”), which legalizes the recreational use of cannabis by adults 21 years of age or older, and establishes a comprehensive regulatory and licensing scheme for commercial recreational cannabis operations, use and possession; and

WHEREAS, section 31a of the Act authorizes municipalities by ordinance to adopt regulations governing the number of cannabis businesses allowed to operate within their boundaries, as well as the location, manner, and times of operation of such businesses, and establishing civil penalties for the violation of any such regulations; and

WHEREAS, by Ordinance, the Borough of Red Bank (the “Borough”) has permitted and established land use regulations and local taxes for regulated cannabis businesses within the Borough in accordance with the Act and the New Jersey Municipal Land Use Law; and

WHEREAS, under the Act, prospective cannabis business license-applicants are required to submit to the New Jersey Cannabis Regulatory Commission, *inter alia*, a Resolution from the governing body of any potential host-municipality, certifying that the municipality has authorized the type of cannabis business license being sought by the license-applicant to operate within its jurisdiction, and a confirmation that, if the municipality has imposed a limit on the number of licensed cannabis businesses, the issuance of a license to the applicant by the Commission would not exceed that limit; and

WHEREAS, the Borough has received a request for such a Resolution from Verdant 15, LLC, which seeks a license from the Commission for a Class 1: Cultivator cannabis business license to be potentially located within the Borough at 15 Leonard Street;

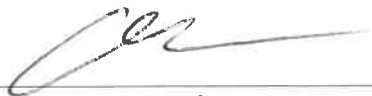
NOW, THEREFORE, BE IT RESOLVED, that the Governing Body of the Borough of Red Bank, County of Monmouth, State of New Jersey has reviewed the request of Verdant 15, LLC for a Resolution of Support for a Class 1: Cultivator cannabis business to be potentially located at 15 Leonard Street; and

BE IT FURTHER RESOLVED that the Borough has authorized the type of cannabis business license being sought by the applicant, and the issuance of a license to the applicant by the Commission would not exceed the municipally-imposed limit on cannabis cultivator licenses within the Borough; and

BE IT FURTHER RESOLVED that a certified copy of this resolution be forwarded to the Borough Administrator, Director of Community Development, and Verdant 15, 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			
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 12, 2025.


 Mary Moss, RMC
 Municipal Clerk

**BOROUGH OF RED BANK
COUNTY OF MONMOUTH**

RESOLUTION NO. 25-122

**RESOLUTION OF NEED FOR AFFORDABLE HOUSING UPON THE
REAL PROPERTY LOCATED AT 105 LOCUST AVENUE,
AND ALSO KNOWN AS BLOCK 71, LOT 1.01**

WHEREAS, the Borough of Red Bank's Third Round Housing Element and Fair Share Plan, adopted by the Borough's Planning Board, and endorsed by the Borough Council pursuant to Resolution 2019-22 on April 15, 2019, acknowledges an existing 100% affordable, municipally sponsored, non-inclusionary project of forty (40) family non-age-restricted rental units that is built and occupied ("Development"), for which Red Bank claims six (6) family rental credits relating to the Borough's Prior Round unmet need obligation, on the real property located at 105 Locust Avenue and also known as Lot 1.01 in Block 71 (the "Property") in the Borough of Red Bank (the "Borough"); and

WHEREAS, the Borough adopted Resolution No 25-23 on January 23, 2025 regarding its Fourth Round prospective and present need obligations, and filed a Declaratory Judgment Complaint seeking, among other things, a judgment of compliance and repose regarding its Fourth Round Housing Element and Fair Share Plan ("DJ Action"), pursuant to P.L. 2024, c.2; and

WHEREAS, the Borough is in the process of preparing its Fourth Round Housing Element and Fair Share Plan in connection with the DJ Action, and has received a proposal from the contract purchaser WCP Locust Landing MM, LLC (hereinafter, the "Sponsor"), with consent of the owner of the Property, Locust Landing Urban Renewal, L.P., seeking permission to renovate the Development, resulting in a 100% affordable, municipally sponsored, housing development of forty (40) family non-age-restricted rental units ("Project"), enabling the Borough to claim at least forty (40) family rental credits in its Fourth Round Housing Element and Fair Share Plan pursuant to N.J.S.A. 52:27D-311k(7); and

WHEREAS, the Sponsor, or its designated single purpose entity assignee, proposes to substantially rehabilitate the Development by construction of the Project pursuant to the provisions of the New Jersey Housing and Mortgage Finance Agency Law of 1983, as amended (N.J.S.A. 55:14K-1 et seq.), the rules promulgated thereunder at N.J.A.C. 5:80-1 et seq., and all applicable

guidelines (the foregoing is hereinafter referred to as the “Agency Requirements”); and

WHEREAS, the Project will be subject to the Agency Requirements and the mortgage and other loan documents executed between the Sponsor and the New Jersey Housing and Mortgage Finance Agency (the “Agency”); and

WHEREAS, pursuant to the Agency Requirements, the Borough hereby determines that there is a need for this housing in the Borough.

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 Mayor and Borough Council finds and determines that the Project proposed by the Sponsor meets or will meet an existing housing need.
- (2) The Mayor and Borough Council does hereby adopt the within Resolution and makes the determinations and findings herein contained by virtue of, pursuant to, and in conformity with the provisions of the Agency Requirements with the intent and purpose that the Agency shall rely thereon in processing Sponsor’s application for Agency funding to finance the Project.

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			
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 June 12, 2025.


Mary Moss, RMC
Municipal Clerk

**BOROUGH OF RED BANK
COUNTY OF MONMOUTH**

RESOLUTION NO. 25-123

**RESOLUTION RENEWING MEMBERSHIP IN CENTRAL JERSEY
HEALTH INSURANCE FUND AND AUTHORIZING EXECUTION OF
UPDATED CJHIF INDEMNITY AND TRUST AGREEMENT**

WHEREAS, a number of public entities in the State of New Jersey have joined together to form the CENTRAL JERSEY HEALTH INSURANCE FUND, hereafter referred to as "the FUND", as permitted by N.J.S.A. 11:15-3, 17:1-8.1, and 40A:10-36 et seq.; and

WHEREAS, the FUND was approved to become operational by the Departments of Insurance and Community Affairs and has been operational since that date; and

WHEREAS, the statutes and regulations governing the creation and operation of a joint health insurance fund, contain certain elaborate restrictions and safeguards concerning the safe and efficient administration of the public interest entrusted to such the FUND; and

WHEREAS, the governing body of the Borough of Red Bank (the "BOROUGH") has determined that membership in the FUND is in the best interest of the BOROUGH;

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

- i. The BOROUGH hereby renews membership with the FUND for the period outlined in the BOROUGH's Indemnity and Trust Agreements.
- ii. The BOROUGH will participate in the following type(s) of coverage(s): Health Insurance and/or Dental Insurance and/or Prescription Coverage as defined pursuant to N.J.S.A. 17B:17-4, the FUND's Bylaws, and Plan of Risk Management.
- iii. The BOROUGH hereby adopts and approves the FUND's Bylaws.
- iv. The BOROUGH authorizes its Borough manager to execute an application for membership and any accompanying certifications and/or other necessary documents.


BE IT FURTHER RESOLVED that the Borough Manager James Gant is hereby authorized and directed to execute the Indemnity and Trust Agreement and such other documents signifying membership in the FUND as required by the FUND's Bylaws, and to deliver these documents to the

FUND's Executive Director with the express reservation that these documents shall become effective only upon:

- i. Approval of the BOROUGH by the FUND.
- ii. Receipt from the BOROUGH of a Resolution accepting assessment.
- iii. Approval by the New Jersey Department of Insurance and Department of Community Affairs.

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 June 12, 2025.



Mary Moss, RMC
Municipal Clerk

**BOROUGH OF RED BANK
COUNTY OF MONMOUTH**

RESOLUTION NO. 25-124

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(s): 7 Matters affecting pending or anticipated litigation to which the public body may be party, matters within the attorney client privilege.

- (a) Outfront Media vs. Borough of Red Bank
- (b) Internal Investigation

BE IT FURTHER RESOLVED, that the matters so 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		X			
Councilmember Forest			X			
Councilmember Jannone		X	X			
Deputy Mayor Triggiano			X			
Mayor Portman			X			
ON CONSENT AGENDA	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 June 12, 2025.


Mary Moss, RMC
Municipal Clerk