



BOROUGH OF RED BANK

90 MONMOUTH STREET ♦ RED BANK ♦ NJ 07701

MUNICIPAL COUNCIL ♦ REGULAR MEETING AGENDA APRIL 10, 2025 ♦ 6:30PM

SUNSHINE STATEMENT This meeting is being held in accordance with the Public Laws of 1975, Chapter 231 and adequate notice of this meeting has been provided by a notice sent to Asbury Park Press, Two River Times and Star Ledger and posted in the Main Lobby of the Municipal Building and on the municipal website.

OPMA authorizes municipalities to conduct public meetings through use of streaming services and other online meeting platforms. The Red Bank Council is meeting in person as well as providing an option for the public to participate in via ZOOM video meetings. Please note that the option to attend is being provided as a courtesy, therefore, if Zoom becomes unavailable during the meeting and it cannot quickly be fixed, Council will continue with the remainder of the meeting. For those joining us via Zoom, please raise your hand during designated times to be recognized for a comment. Whether you are appearing in person or via Zoom, you must provide your name to be recognized. to follow [link](#) (Zoom)

PLEDGE OF ALLEGIANCE

I. ROLL CALL

☐ BONATAKIS ☐ CASSIDY ☐ FACEY-BLACKWOOD ☐ FOREST ☐ JANNONE ☐ TRIGGIANO ☐ PORTMAN

II. PROCLAMATIONS, ANNOUNCEMENTS, APPOINTMENTS

a) Proclamation:

1. Red Bank Middle School Girls Basketball Team (Shore Athletic League Champions)
- Certificate Presentation (Athlete/Coaches)
2. Child Abuse Prevention Month
3. Earth Day “Our Power, Our Planet”
4. International Dark Sky week
5. Jazz Appreciation Month (Kathy Horgan to receive Proclamation)
6. National Donate Life Month “Let Life Sing”

b) Announcements:

Budget Presentation will be held on Tuesday, 4/22/2025 at 5:30 pm at Red Bank Borough Hall, Court Room, 90 Monmouth Street, Red Bank, NJ 07701

III. PRESENTATIONS

IV. PUBLIC COMMENTS ON AGENDA ITEMS ONLY

V. APPROVAL OF MINUTES AND REPORTS

- a) 03/27/2025

VI. ORDINANCES

- a) Introduction: 2025-06- ORDINANCE AMENDING CHAPTER 9: “BOARDS, COMMITTEES, AND COMMISSIONS” OF THE BOROUGH’S REVISED GENERAL ORDINANCES TO CREATE NEW ARTICLE

NOTE: This may not be the order of business. There may be additions or deletions.

XIII: "RED BANK ARTS COMMITTEE" TO ENCOURAGE AND FACILITATE THE DEVELOPMENT OF PUBLIC VISUAL ARTS WITHIN THE BOROUGH

II. RESOLUTIONS

- a) **25-78** RESOLUTION FOR PAYMENT OF BILLS
- b) **25-79** RESOLUTION TO INTRODUCE THE 2025 MUNICIPAL BUDGET
- c) **25-80** RESOLUTION AUTHORIZE PAYMENT ESTIMATE #6 FOR MUNICIPAL PARKING LOTS IMPROVEMENTS (PRECISE CONSTRUCTION INC)
- d) **25-81** RESOLUTION AUTHORIZING REFUND OF DEVELOPERS' ESCROW ACCOUNT BALANCE TOTALING \$256.00 (ROBERT THOMAS (PR15964))
- e) **25-82** RESOLUTION REQUESTING PERMISSION FOR THE DEDICATION BY RIDER FOR DONATIONS-ACCEPTANCE OF BEQUESTS AND GIFTS REQUIRED BY BOROUGH OF RED BANK, COUNTY OF MONMOUTH, STATE OF NEW JERSEY (DONATIONS TRUST FUND)
- f) **25-83** RESOLUTION REQUESTING PERMISSION FOR THE DEDICATION BY RIDER FOR DONATIONS-ACCEPTANCE OF BEQUESTS AND GIFTS REQUIRED BY BOROUGH OF RED BANK (TRUST FUND – DONATIONS FOR THE SENIOR CENTER)
- g) **25-84** RESOLUTION ACCEPTING THE PERFORMANCE GUARANTEE POSTED BY 121 MONMOUTH STREET LLC FOR THE DEVELOPMENT PROJECT LOCATED AT BLOCK 42, LOT 7, 8, 9, 10, 11.01
- h) **25-85** RESOLUTION APPOINTING SHAWNA EBANKS, DIRECTOR OF COMMUNITY DEVELOPMENT, AS THE BOROUGH'S ADMINISTRATIVE AGENT FOR AFFORDABLE HOUSING EFFECTIVE APRIL 1, 2025
- i) **25-86** RESOLUTION AWARDING A CONTRACT TO FERNADES CONSTRUCTION INC. FOR 2025 ROAD PROGRAM

VIII. DISCUSSION AND ACTION

- 1. FC Monmouth; Various Dates (**5/4/25 at 5 pm, 5/18/25 at 6 pm, 5/24/25 at 6 pm, 5/31 at 7 pm, 6/1/25 at 5:30 pm, 6/7/25 at 4:30 pm and 7:30 pm, 6/14/25 at 6 pm, 6/21/25 at 6 pm, 6/22/25 at 7 pm, 6/27/25 at 7 pm**)
- 2. New Hope Temple Ministries, 172 Catherine Street; Health Fair; May 17th; 10 am – 3 pm
- 3. Red Bank Elks Hometown Heros BBQ; Elks Lodge; May 24th; 3pm-7pm
- 4. AYC/AYC Family BBQ; Count Basie Field; May 17th; 4pm-8pm
- 5. Pilgrim Baptist Church 10th Annual Bike Blessing; Saturday, June 7th; 9am-4pm
- 6. St. Anthony Procession for the Feast of St. Anthony; Saturday, June 14th; 10am-4pm
- 7. Annual Community Picnic/Softball Event (**1st Responder Honor Event**); Count Basie Fields; Saturday, August 16th; 7am-4pm (event will be from 8a-3p)
- 8. Absolute Home Mortgage Marketplace; Saturday, April 26th; 1pm-5pm
- 9. Absolute Home Mortgage Marketplace (**May 24, 2025**)
 - Every Saturday from Memorial Day-Labor Day from 2pm-6pm
 - Vendors
 - Carnival Style Food

IX. PUBLIC QUESTIONS COMMENTS

X. MAYOR & COUNCIL COMMENTS

NOTE: This may not be the order of business. There may be additions or deletions.

XI. MANAGER'S REPORT

XII. EXECUTIVE SESSION RESOLUTION NO. #25-

XIII. ADJOURNMENT

TIME _____

NOTE: This may not be the order of business. There may be additions or deletions.

UNAPPROVED DRAFT



MUNICIPAL COUNCIL ♦ REGULAR MEETING MINUTES

MARCH 27, 2025 ♦ 6:30PM

SUNSHINE STATEMENT This meeting is being held in accordance with the Public Laws of 1975, Chapter 231 and adequate notice of this meeting has been provided by a notice sent to the Asbury Park Press, the Two River Times and the Star Ledger and posted in the Main Lobby of the Municipal Building and on the municipal website. (N.J.S.A. 10:4-6)

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PLEDGE OF ALLEGIANCE

I. **ROLL CALL:**

Present: Councilmember Bonatakis, Councilmember Facey-Blackwood, Councilmember Forest, Councilmember Jannone, Deputy Mayor Triggiano, and Mayor Portman

Others present: James Gant, Borough Manager and Mary Moss, Borough Clerk

Absent: Councilmember Cassidy and Gregory Cannon, Borough Attorney

II. **PROCLAMATIONS, ANNOUNCEMENTS, APPOINTMENTS - NONE**

III. **PRESENTATIONS- NONE**

IV. **PUBLIC COMMENTS ON AGENDA ITEMS ONLY**

Deputy Mayor Triggiano motioned to open the floor for public comment on agenda items only; Councilmember Forest seconded the motion. A voice vote confirmed all in favor.

No one commented

Deputy Mayor Triggiano motioned to close the floor for public comment on agenda items only; Councilmember Facey-Blackwood seconded the motion. A voice vote confirmed all in favor.

V. **APPROVAL OF MINUTES AND REPORTS**

- a) 3/13/2025 - Councilmember Facey-Blackwood motioned to approve the minutes; Councilmember Bonatakis seconded the motion. A voice vote confirmed all in favor.

VI. **ORDINANCES- NONE**

VII. **RESOLUTIONS**

Deputy Mayor Triggiano motioned to approve resolutions 25-68 through 25-77 under Consent Agenda; Councilmember Facey-Blackwood seconded the motion. A roll call vote confirmed all in favor.

- a) 25-68 RESOLUTION FOR PAYMENT OF BILLS

- b) 25-69 RESOLUTION AUTHORIZING PROFESSIONAL ARCHITECT SERVICES FOR DEPARTMENT OF PUBLIC UTILITIES EXPANSION/RECONSTRUCTION (NETTA ARCHITECTS)
- c) 25-70 RESOLUTION AUTHORIZING PROFESSIONAL ENGINEERING SERVICES FOR DEPARTMENT OF PUBLIC UTILITIES EXPANSION/RECONSTRUCTION (COLLIERS ENGINEERING)
- d) 25-71 RESOLUTION AUTHORIZE PAYMENT CERTIFICATE #1 FOR 2023 NJDOT HARRISON AVENUE (RIVER ROAD TO BEEKMAN PLACE) IMPROVEMENTS (LUCAS BROTHERS)
- e) 25-72 RESOLUTION ACCEPTING THE PERFORMANCE GUARANTEE POSTED BY PARK VALLEY MONMOUTH LLC FOR THE DEVELOPMENT PROJECT LOCATED AT BLOCK 33, LOT 9.01
- f) 25-73 RESOLUTION RATIFYING PRIOR RESOLUTION NO. 24-156 AND APPROVING THE RENEWAL OF PLENARY RETAIL CONSUMPTION LICENSE NO. 1340-33-036-004 FROM JULY 1, 2023 TO JUNE 30, 2024
- g) 25-74 RESOLUTION RATIFYING PRIOR RESOLUTION NO. 24-156 AND APPROVING THE RENEWAL OF PLENARY RETAIL CONSUMPTION LICENSE NO. 1340-33-036-004 FROM JULY 1, 2024 TO JUNE 30, 2025
- h) 25-75 RESOLUTION AUTHORIZE PAYMENT CERTIFICATE #5 FOR LEAD SERVICE LINE TEST PIT AND SERVICE REPLACEMENT- PHASE 2 (MONTANA CONSTRUCTION)
- i) 25-76 RESOLUTION APPROVING FOURTH AMENDMENT TO LEASE AGREEMENT WITH THE RED BANK BOROUGH BOARD OF EDUCATION FOR THE PORTION OF COUNT BASIE FIELDS/PARK IDENTIFIED ON THE BOROUGH'S TAX MAP AS BLOCK 97.01, LOT 41
- j) 25-77 RESOLUTION APPROVING EXTENSION OF GRANT AGREEMENT WITH THE RED BANK HOUSING AUTHORITY FOR ITS PRE-DEVELOPMENT NEEDS ASSESSMENT IN FURTHERANCE OF THE BOROUGH'S AFFORDABLE HOUSING OBJECTIVES

VIII. **DISCUSSION AND ACTION-**

1. RB CHARTER SCHOOL 8TH GRADUATION CEREMONIES; RIVERSIDE GARDENS; 3PM; (REQUESTING FROM 2PM-6PM); THURSDAY, JUNE 12, 2025. ALSO, REQUESTING TO USE RIVERSIDE GARDEN ON WEDNESDAY, JUNE 11TH FROM 8:30A-10:30A TO PRACTICE FOR THE CEREMONY.

No comments or objections from Borough Councilmembers

IX. **PUBLIC QUESTIONS & COMMENTS**

Councilmember Forest motioned to open the floor for public questions & comments; Councilmember Jannone seconded the motion. A voice vote confirmed all in favor.

No one commented

Councilmember Facey-Blackwood motioned to close the floor to public comment; Councilmember Bonatakis seconded the motion. A voice vote confirmed all in favor.

X. **MAYOR & COUNCIL COMMENTS**

- Councilmember Bonatakis – no report
- Councilmember Facey-Blackwood – Shade Tree application for the 2024 Tree City USA status has been approved, they have received accreditation from NJUCF. From the Green Team, they are in the process of reviewing the plant species for Mariane Park, the involvement of the committee shows great process. Dream

fair is coming up on the 10th of April, so please check social media for additional details. Reported that in attendance of the Borough of Bradley Beach Charter Study Commission meeting, she shared her experience with being on the Charter Study Commission for the Borough of Red Bank, she was able to highlight all the positive aspects and effects it has brought on to the Borough of Red Bank. One of the key aspects is that the day to day operations and administrative duties fall on the Borough Manager. NJ Bike path summit will be held this Saturday in Princeton, so those interested should attend

- Councilmember Forest – Easter Egg hunt is this Sunday, details on the Borough website. Parks and Rec meeting was held last week and thanked the attendance of Councilmember Jannone and Councilmember Facey-Blackwood for attending the meeting. Various summer camps are underway for all that would like to sign up, please visit the Parks and Recreation website and the programs are filling up quickly. Councilmember Facey-Blackwood and himself attended Mr. Tindal's memorial service on Saturday, and it was very well attended and it was an honor to represent the Borough.
- Councilmember Jannone – Library had their Makers Day and there was a great attendance, they are doing a lot of neat things set up artistically. New members, Ms. Burke and Ms. Brandon, were sworn in at their last meeting. Please visit their website to look at the schedule for a list of upcoming events. With regards to Animal Welfare committee, Councilmember Facey-Blackwood and herself attended a panel discussion regarding 'restoring public trust' at Monmouth University and it was very informative, and a lot of great discussion were had. First Mayor Wellness meeting will be this upcoming Tuesday. Wanted to recognized Candace Valor on being at the library for 15 years.
- Deputy Mayor Triggiano – There are some amazing progresses that the Borough Council is acting on from this evenings Consent Agenda. It really is wonderful to work and collaborate with everyone under this form of government as Councilmember Facey-Blackwood had mentioned. Looking forward to continued progress. She was happy to be included at an event from the Source Foundation, it was very nice to be with all the honorees that evening. She had the opportunity to speak with students from the Seal program through Clean Ocean project, and it was very wonderful to meet all these bright young people, and it was an wonderful honor.
- Mayor Portman- Easter Egg Hunt is this Sunday, also, the Reb Bank Boy Scout Troop is also hosting a pancake breakfast that morning as well (8 A-10 A), so if you are able to attend both, please do. The Planning Board meeting had a great turnout with a lot of great comments/suggestions from the panel, residents and professionals. It was very informative, and no action was taken. With items being added, it has been carried for another 2 weeks. It was a good transparent process. Looking forward to what's ahead.

XI. MANAGERS REPORT – Manager Gant reported on the following:

- Provided a detailed report regarding the Vialytics study. It is a tremendous tool for the Borough in helping us to budget, allocation of funds and prioritizing what needs to be addressed by order of urgency. It's a great way to map and document the assets the Borough has around the town.
 - Councilmember Forest asked if they will be able to identify lines that are fading on the roads
 - Borough Manager Grant stated that it will be part of the roll out functions beginning of next year. It will identify: street pavements, markings, etc..
 - Deputy Mayor is pleased to hear that there is data behind the decisions, and this will really help with the road programs. This was a great investment to help the Borough make those informed decisions.
- Marine Park plan was reviewed by Borough Engineers and did a great job with the presentation. CAFRA permit has been approved by DEP and the project is moving forward.
 - Mayor Portman commented inquired about the power source for the stage area.
 - The Borough Manager confirmed that there will be a power source there.
- Count Baise agreement is a collaborated effort with the Board of Education so appreciative of the plan that was formulated for the fields to be used in the future
 - Jared Ramage (Superintendent) shared comments regarding the collaboration with the Borough regarding the Count Baise fields agreement, thanking Borough Council for all their support. Grateful for the street

signs put up by the Borough and looking forward to attending the 4/10/25 meeting when they acknowledge the RB Middle School girls' basketball team.

XII. **EXECUTIVE SESSION - NONE**

XIII. **ADJOURNMENT: 6:56 p.m.**

There being no further business, Deputy Mayor Triggiano offered a motion to adjourn, seconded by Councilmember Jannone. A voice vote confirmed all in favor.

Respectfully submitted,

Mary Moss, RMC

Borough Clerk

**BOROUGH OF RED BANK
COUNTY OF MONMOUTH
STATE OF NEW JERSEY**

ORDINANCE NO. 2025-06

**ORDINANCE AMENDING CHAPTER 9: “BOARDS, COMMITTEES,
AND COMMISSIONS” OF THE BOROUGH’S REVISED GENERAL
ORDINANCES TO CREATE NEW ARTICLE XIII: “RED BANK VISUAL
ARTS COMMITTEE” TO ENCOURAGE AND FACILITATE THE
DEVELOPMENT OF PUBLIC VISUAL ARTS WITHIN THE BOROUGH**

WHEREAS, the Borough of Red Bank (the “Borough”) recognizes that art is integral to the fabric and vibrancy of the Red Bank community; and

WHEREAS, the Borough seeks to encourage the development of public visual arts, while ensuring that all public art contributions to the Borough complement the buildings and neighborhoods within which they are located and associated; and

WHEREAS, the Borough seeks to encourage the development of public visual arts that are guided by the Borough’s current strategies for economic development and tourism; and

WHEREAS, the Borough finds that public visual arts enhance neighborhoods, enhance community identity, and serve to educate both children and adults;

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Borough of Red Bank, County of Monmouth, State of New Jersey, that Chapter 9: “Boards, Committees, and Commissions” of the Borough’s Revised General Ordinances is hereby amended to include *new* Article XIII: “Red Bank Visual Arts Committee” as follows:

CHAPTER 9: “BOARDS, COMMITTEES, AND COMMISSIONS”

* * *

ARTICLE XIII: “RED BANK VISUAL ARTS COMMITTEE”

§ 9-53 Establishment.

There is hereby established a Red Bank Visual Arts Committee in and for the Borough of Red Bank in accordance with the provisions of this Section.

§ 9-54 Purpose.

The purpose of the Red Bank Visual Arts Committee is to facilitate the development of public visual arts, recognizing such art as integral to the vibrancy of the community. The Committee shall ensure that public art contributions to the Borough will complement the building(s) or neighborhood(s) with which they are associated, as well as complement current strategies for economic development and tourism, and enhance neighborhood and community identity.

§ 9-55 Composition; Appointment; Alternate Members.

- A. The Red Bank Visual Arts Committee shall consist of eight (8) regular and two (2) alternate members, who shall serve without compensation, as appointed by the Mayor and Council.
- B. The membership of the Red Bank Visual Arts Committee shall include the Borough Manager or his/her designee, one (1) member of the Borough Council, and eight (8) members of the public who are residents of the Borough or part of the Borough's business community or representatives of art, tourism or cultural organizations within the Borough.
- C. Alternate members shall be designated at the time of appointment as "Alternate No. 1" and "Alternate No. 2." Alternate members shall serve during the absence or disqualification of any regular member or members.
- D. The Red Bank Visual Arts Committee shall designate one of its regular members to serve as Chairperson and presiding officer of the Committee on an annual basis.

§ 9-56 Terms of Office.

- A. The Borough Manager or his/her designee and the member of the Borough Council shall serve on the Red Bank Visual Arts Committee during their respective terms of office and until their successors are appointed and qualify. The terms of office for the other six (6) regular members of the Committee shall be for three (3) years, and the terms of office of the two (2) alternate members shall be for one (1) year.
- B. Any vacancy occurring other than by the expiration of a term shall be filled for the unexpired term only, in the same manner as the original term.
- C. The terms of the regular Committee members first appointed shall be for a period of 1, 2, and 3 years, respectively, in such manner that the terms of at least two (2) regular members shall expire each year, so as to commence the staggering of terms. Thereafter, all appointments of regular members shall be for a term of three (3) years.

§ 9-57 Rules of Procedure; Design Guidelines; Meetings.

The Red Bank Visual Arts Committee shall establish rules of procedure and design guidelines for its use, and shall establish a schedule of its regular meetings on an annual basis. A quorum of a majority of the full authorized membership of the Committee shall be required to take action at such meetings. Minutes of all meetings shall be maintained and shall be submitted to the Borough Clerk for appropriate record keeping.

§ 9-58 Powers and Duties.

The Red Bank Visual Arts Committee shall have the following powers and duties:

- A. The power to commission and oversee the creation of public visual art work where appropriate on both public and private property at the directive of the Borough Manager or the Borough Council.
- B. The power to hear and review applications for the creation of public visual art within the Borough, including the erection, painting and/or installation of murals or streetscapes, and to recommend projects and/or decisions to the Borough Council regarding same.
- C. The power to advise the Borough Council, the Planning Board, and the Zoning Board of Adjustment, and other agencies of the Borough as to matters affecting the creation of public visual art within the Borough, including the erection, painting and/or installation of murals or streetscapes.
- D. The power to create a non-exclusive list of spaces that are eligible and appropriate for the potential location and siting of murals or streetscapes within the Borough.
- E. The power to develop, and to regularly review and update, a public visual arts plan and public art guidelines, which identify, among other things, appropriate spaces and appropriate mediums, respectively, for public visual arts within the Borough.
- F. The power to promote, participate in, and/or create public events celebrating the visual arts within the Borough of Red Bank.
- G. The power to review and recommend public visual art projects.
- H. The power to make recommendations regarding any issues that may arise from a specific public artwork or art project.
- I. The power to undertake any other duties or activities that may be assigned to the Committee by the Borough Council.

§ 9-59 Appropriations; Trust Fund.

- A. The Borough Council may fix, determine and appropriate sums sufficient to be utilized by the Red Bank Visual Arts Committee for the purposes set forth in this Section, on an annual basis in the municipal budget, or as needed.
- B. There is hereby established a Red Bank Visual Arts Committee Trust Fund which shall receive contributions and/or donations for the development of public visual art within the Borough. The Red Bank Visual Arts Committee Trust Fund shall be administered in accordance with applicable local government finance laws and be used for the purposes of developing, planning, and commissioning public visual art within the Borough. The Red Bank Visual Arts Committee shall administer the Red Bank Visual Arts Committee Trust Fund.

BE IT FURTHER ORDAINED that any ordinances or portions thereof which are inconsistent with the provisions of this Ordinance are hereby repealed as of the effective date of this Ordinance.

BE IT FURTHER ORDAINED that if any provision of this Ordinance or the application of such provision to any person or circumstance is declared invalid, such invalidity shall not affect the other provisions or applications of this Ordinance which can be given effect, and to this end, the provisions of this Ordinance are declared to be severable.

BE IT FURTHER ORDAINED that this Ordinance shall take effect immediately upon adoption and publication in accordance with the laws of the State of New Jersey.

NOTICE OF PENDING ORDINANCE

NOTICE IS HEREBY GIVEN that the foregoing ordinance was introduced and passed by the Borough Council on first reading at a meeting of the Borough Council of the Borough of Red Bank held on the **10th day of April, 2025**, and will be considered for second reading and final passage at a regular meeting of the Borough Council to be held on the **24th day of April, 2025**, at 6:30 p.m., at the Borough Municipal Building, located at 90 Monmouth Street, Red Bank, New Jersey, at which time and place any persons desiring to be heard upon the same will be given the opportunity to be so heard.

Mary Moss, RMC
Municipal Clerk

**BOROUGH OF RED BANK
COUNTY OF MONMOUTH**

RESOLUTION NO. 25-78

RESOLUTION FOR PAYMENT OF BILLS

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

April 10, 2025 Bill List - Borough of Red Bank							
	Check Type	Count	Total		Checking Account	Count	Total
	Manual Check	34	\$3,423,187.97		CAPITAL ACCOUNT	4	\$44,818.50
	Meeting Check	107	\$336,244.72		COAH DEV FEES	1	\$2,070.00
	Total	141	\$3,759,432.69		CURRENT - VALLEY	78	\$616,519.91
					DEVESCROW2RIVER	3	\$6,175.50
					DOG LICENSE AC	1	\$36.60
					GRANT FUND-VNB	8	\$13,464.70
Checking Account	Check Type	Count	Total		GREEN ACRES TR	1	\$6,544.00
CAPITAL ACCOUNT	Meeting Check	4	\$44,818.50		PARKNG OPER VAL	10	\$22,600.53
COAH DEV FEES	Meeting Check	1	\$2,070.00		PAYROLL	1	\$2,634.86
CURRENT - VALLEY	Manual Check	14	\$480,487.90		PRKING CAP VAL	2	\$105,553.01
CURRENT - VALLEY	Meeting Check	64	\$136,032.01		RCA	1	\$372.19
DEVESCROW2RIVER	Meeting Check	3	\$6,175.50		RECREATION-VNB	2	\$1,579.90
DOG LICENSE AC	Meeting Check	1	\$36.60		TRUST ACCOUNT	7	\$56,686.90
GRANT FUND-VNB	Manual Check	3	\$12,843.67		WATER CAPITAL	3	\$8,044.59
GRANT FUND-VNB	Meeting Check	5	\$621.03		WATER OPERATING	15	\$58,118.25
GREEN ACRES TR	Meeting Check	1	\$6,544.00		WIRE	4	\$2,814,213.25
PARKNG OPER VAL	Manual Check	4	\$20,279.20		Total	141	\$3,759,432.69
PARKNG OPER VAL	Meeting Check	6	\$2,321.33				
PAYROLL	Manual Check	1	\$2,634.86				
PRKING CAP VAL	Meeting Check	2	\$105,553.01				
RCA	Manual Check	1	\$372.19				
RECREATION-VNB	Meeting Check	2	\$1,579.90				
TRUST ACCOUNT	Manual Check	1	\$50,670.00				
TRUST ACCOUNT	Meeting Check	6	\$6,016.90				
WATER CAPITAL	Meeting Check	3	\$8,044.59				
WATER OPERATING	Manual Check	6	\$41,686.90				
WATER OPERATING	Meeting Check	9	\$16,431.35				
WIRE	Manual Check	4	\$2,814,213.25				
Total	All Checking	141	\$3,759,432.69				

**BOROUGH OF RED BANK
COUNTY OF MONMOUTH**

RESOLUTION 25-79

RESOLUTION TO INTRODUCE THE 2025 MUNICIPAL BUDGET

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

General Appropriations for:

Appropriations within "CAPS"	
Municipal Purposes	\$ 21,853,371.87

Appropriations excluded from "CAPS":	
Municipal Purposes	\$ 7,302,344.79

Reserve for Uncollected Taxes	<u>\$ 1,015,175.94</u>
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Total General Appropriations	<u>\$ 30,170,892.60</u>
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Less:	Anticipated Revenues other	
	than current property tax	\$ 13,755,423.48

Difference:	Amount to be raised by Taxes	
	for Support of Municipal Budget	
	as follows:	

Local tax for Municipal Purposes	
including Reserve for Uncollected Taxes	\$ 15,297,169.96
Minimum Library Tax	\$ 1,118,299.16

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

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

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

I, Mary Moss, Municipal Clerk of the Borough of Red Bank, do hereby certify the foregoing to be a true copy of a resolution adopted by the Mayor and Council on April 10, 2025.

Date: April 10, 2025

Mary Moss, RMC
Municipal Clerk

**BOROUGH OF RED BANK
COUNTY OF MONMOUTH**

RESOLUTION NO. 25-80

**RESOLUTION AUTHORIZE PAYMENT ESTIMATE #6 FOR
MUNICIPAL PARKING LOTS IMPROVEMENTS**

BE IT RESOLVED, by the Mayor and Council of the Borough of Red Bank of Monmouth County, New Jersey upon recommendation of the Borough Engineer that Pay Estimate #6 for the Contract listed below be and is hereby approved.

BE IT RESOLVED that the payment authorized herein is conditioned upon compliance with the requirements of N.J.S.A. 10:5-31 et seq. and N.J.A.C. 17:27 et. seq.; and

TITLE OF JOB: **Municipal Parking Lots Improvements**

CONTRACTOR: **Precise Construction, Inc.**
1016 Highway 33, Freehold, NJ 07724

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

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

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

P-08-19-073-496

**BOROUGH OF RED BANK
COUNTY OF MONMOUTH**

RESOLUTION NO. 25-81

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

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

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

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

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

Schedule A

Applicant	Address	Balance
Robert Thomas (PR15964)	4 Windward Way	\$265.00
Total		\$265.00

**BOROUGH OF RED BANK
COUNTY OF MONMOUTH**

RESOLUTION NO. 25-82

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

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

WHEREAS, the Borough of Red Bank provides for receipt of Donations - Acceptance of Bequests and Gifts for Various Municipal Events by the municipality to provide for the operating costs to administer this act; and,

WHEREAS, N.J.S.A. 40A:5-29 provides the dedicated revenues anticipated from the **Donations Trust Fund** are hereby anticipated as revenue and are hereby appropriated for the purpose to which said revenue is dedicated by statute or other legal requirement:

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

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

Adopted this _____ day of _____, 2025 and certified as a true copy of an original.

**BOROUGH OF RED BANK
COUNTY OF MONMOUTH**

RESOLUTION NO. 25-83

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

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

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

WHEREAS, N.J.S.A. 40A:5-39 provides the dedicated revenues anticipated from the Trust Fund – Donations for the Senior Center are hereby anticipated as revenue and are hereby appropriated for the purpose to which said revenue is dedicated by statute or other legal requirement:

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

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

Adopted this _____ day of _____, 2025 and certified as a true copy of an original.

**BOROUGH OF RED BANK
COUNTY OF MONMOUTH**

RESOLUTION NO. 25-84

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

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

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

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

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

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

1. That the Governing Body does hereby accept the performance bond in the amount of \$234,792.00 has been issued by Merchants Bonding Inc., P.O Box 14498, Des Moines, Iowa 50306-3498 and the cash deposit in the amount of \$26,088.00 from 121 Monmouth Street, LLC for Block 42, Lot 7, 8, 9, 10, 11.01; and
2. That a certified copy of this resolution be forwarded to the Chief Financial Officer, the Borough Planning and Zoning Department, and 121 Monmouth Street, LLC.

**BOROUGH OF RED BANK
COUNTY OF MONMOUTH**

RESOLUTION NO. 25-85

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

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

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

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

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

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

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

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

**BOROUGH OF RED BANK
COUNTY OF MONMOUTH**

RESOLUTION NO. 25-86

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

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

WHEREAS, the borough invited bidders for said services and received the following responses on Tuesday, March 25, 2025; eight (8) bids were received and are summarized as follows; and

<u>Contractor</u>	<u>Location</u>	<u>Base Bid</u>
1) Fernades Construction Inc.	Monroe, NJ	\$1,097,457.93
2) Messercola Excavating Company, Inc.	Plainfield, NJ	\$1,279,875.00
3) Lucas Bothers, Inc.	Morganville, NJ	\$1,357,000.00
4) S. Brothers Inc.	Manalapan, NJ	\$1,422,040.60
5) Black Rock Enterprises, LLC	Old Bridge, NJ	\$1,438,585.00
6) L&L Paving Company, Inc.	Farmindale, NJ	\$1,562,801.50
7) D’Avellino Construction Inc.	Freehold, NJ	\$1,691,628.00
8) Z Brothers Concrete Contractors, Inc.	Sayreville, NJ	\$1,928,330.00

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

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Red Bank that a contract is awarded to Fernades Construction Inc., in the amount of \$1,097,457.93 subject to the following:

1. The award should be subject to review and approval by the Borough Attorney, including a review of all the bid bond and surety provided by the lower bidder.

2. Bid and bid securities of the second and third lowest responsible bidder: Messercola Excavating Company Inc., and Lucas Brothers, Inc., are to be retained and held open, pending execution of the contract agreement by Fernandes Construction, Inc.
3. Upon execution, CME is to be provided with three (3) signed and sealed copies of the resolution forwarded to our office for further execution

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