



BOROUGH OF RED BANK

90 MONMOUTH STREET ♦ RED BANK ♦ NJ 07701

MUNICIPAL COUNCIL ♦ REGULAR MEETING AGENDA JULY 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. [Click here](#) for ZOOM link

PLEDGE OF ALLEGIANCE

I. ROLL CALL

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

II. PROCLAMATIONS, ANNOUNCEMENTS, APPOINTMENTS

III. PRESENTATIONS –

IV. PUBLIC COMMENTS ON AGENDA ITEMS ONLY

V. APPROVAL OF MINUTES AND REPORTS

- a) 06/26/2025

VI. ORDINANCES

- a) Final Reading/Public Hearing- **Ordinance 2025-15-** ENTITLED AN ORDINANCE ADOPTING A REDEVELOPMENT PLAN, AS APPROVED BY THE PLANNING BOARD, FOR THE NON-CONDEMNATION AREA IN NEED OF REDEVELOPMENT KNOWN AS THE TRAIN STATION REDEVELOPMENT, INCLUDING THE PROPERTIES IDENTIFIED ON THE BOROUGH'S OFFICIAL TAX MAP AS BLOCK 41, LOTS 1,2,3, 4, 5, 6.01, 6.02, & 7; BLOCK 63, LOTS 5,5.01, 6, 7, & 7.01; BLOCK 75, LOTS 104, 104.01, 171, 172, 177, & 178; BLOCK 75.02, LOTS 169 & 170.01; BLOCK 75.05, LOT 16.01; BLOCK 75.06, LOTS 7 & 8.0
- b) Final Reading/Public Hearing, **rescheduled for Thursday, July 24, 2025 meeting agenda-** **Ordinance 2025-16-** ENTITLED AN ORDINANCE AMENDING CHAPTER 490: "PLANNING AND DEVELOPMENT REGULATIONS" TO REVISE THE BOROUGH'S LAND USE REGULATIONS APPLICABLE TO BILLBOARDS WITHIN THE BOROUGH OF RED BANK
- c) Introduction- **Ordinance 2025-17,** ENTITLED AN ORDINANCE AMENDING CHAPTER 490: "PLANNING AND DEVELOPMENT REGULATIONS" TO REPEAL SECTION 490-154: "TS TRAIN STATION DISTRICT" AND REPLACE SAME WITH THE BOROUGH'S NEWLY ADOPTED "TRAIN STATION REDEVELOPMENT PLAN"
- d) Introduction- **Ordinance 2025-18,** ENTITLED AN ORDINANCE AUTHORIZING THE LEASING OF CERTAIN CAPITAL EQUIPMENT BY THE BOROUGH OF RED BANK, NEW JERSEY FROM THE

MONMOUTH COUNTY IMPROVEMENT AUTHORITY AND THE EXECUTION OF A LEASE AND AGREEMENT RELATING THERETO

- e) Introduction- **Ordinance 2025-19**, ENTITLED AN ORDINANCE OF THE BOROUGH OF RED BANK, COUNTY OF MONMOUTH, STATE OF NEW JERSEY, AUTHORIZING EXECUTION OF AN AMENDMENT TO A FINANCIAL AGREEMENT DATED FEBRUARY 9, 1999, BETWEEN THE BOROUGH AND LOCUST LANDING URBAN RENEWAL ASSOCIATES, L.P., PURSUANT TO N.J.S.A. 40A:20-1, ET SEQ., FOR AN AFFORDABLE HOUSING DEVELOPMENT AT 105 LOCUST AVENUE AND DESIGNATED AS BLOCK 71, LOT 1.01 IN THE BOROUGH
- f) Introduction- **Ordinance 2025-20**, ENTITLED AN ORDINANCE AUTHORIZING EXECUTION OF AGREEMENT FOR PAYMENTS IN LIEU OF TAXES FOR AN AFFORDABLE HOUSING DEVELOPMENT AS AUTHORIZED BY N.J.S.A. 52:27D-301 ET SEQ. AND N.J.S.A. 52:27D-329.2 (BLOCK 71, LOT 1.01)
- g) Introduction- **Ordinance 2025-21**, ENTITLED AN ORDINANCE AMENDING CHAPTER 300: "CONSTRUCTION CODES, UNIFORM" TO UPDATE CONSTRUCTION FEES
- h) Introduction- **Ordinance 2025-22**, ENTITLED AN ORDINANCE AMENDING CHAPTER 603: "STREET BANNERS" TO UPDATE PROCEDURES AND REGULATIONS PERTAINING TO STREET BANNERS

VII. RESOLUTIONS

- a) **25-139** RESOLUTION FOR PAYMENT OF BILLS
- b) **25-140** INSERTION OF SPECIAL ITEM OF REVENUE IN THE BUDGET CHAPTER 159, P.L. 1948 (NJ DEPARTMENT OF COMMUNITY AFFAIRS – LEGISLATIVE GRANT- RECREATION IMPROVEMENTS 2025 \$350,000)
- c) **25-141** APPROVAL TO SUBMIT A GRANT APPLICATION AND EXECUTE A GRANT CONTRACT WITH THE NEW JERSEY DEPARTMENT OF TRANSPORTATION FOR THE SOUTH BRIDGE AVENUE REHABILITATION PROJECT
- d) **25-142** APPROVAL TO SUBMIT A GRANT APPLICATION AND EXECUTE A GRANT CONTRACT WITH THE NEW JERSEY DEPARTMENT OF TRANSPORTATION FOR THE PHASE II BRIDGE AVENUE IMPROVEMENTS PROJECT
- e) **25-143** RESOLUTION TO REFUND PARKS & RECREATION REGISTRATION FEE (SHANNON R. GRADY)
- f) **25-144** RESOLUTION AUTHORIZE PAYMENT ESTIMATE #3 FOR PEDESTRIAN STATION IMPROVEMENTS (MONMOUTH STREET- S BATATA CONSTRUCTION INC)

VIII. DISCUSSION AND ACTION

IX. PUBLIC QUESTIONS COMMENTS

X. MAYOR & COUNCIL COMMENTS

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

JUNE 26, 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. 19:4-6)

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PLEDGE OF ALLEGIANCE

I. ROLL CALL:

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

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

Absent:

II. PROCLAMATIONS, ANNOUNCEMENTS, APPOINTMENTS –

Mayor Portman read the following proclamations into the record:

1. Proclamation: Independence Day (2025) – accepted by Grandma Arlene Bauer

Deputy Mayor Triggiano stated that it was the influence of her grandmother that made her want to become a public servant. Her upbringing was extremely patriotic, 4th of July was a cornerstone holiday for her family.

2. Proclamation: International Plastic Free Day (2025) – accepted by Amy Forest

III. PRESENTATIONS-PUBLIC HEARING:

1. 2025 RIVERCENTER BUDGET ADOPTION-

Councilmember Forest motioned to open the floor for public comment on the public hearing regarding the 2025 Rivercenter Budget Adoption; Councilmember Jannone seconded the motion. A voice vote confirmed all in favor.

Mairin Bennett, Director of Red Bank RiverCenter: provided an overview of the Special Improvement District FY2025 budget to the public (as attached)

Councilmember Forest commented on the proposed budget asking if the proposed budget comes from the assessment of the properties in town?

Ms. Bennett: the commercial properties within the Special Improvement Districts pays taxes in which the RiverCenter collects, enabling them to support ongoing initiatives within the Borough.

Councilmember Facey-Blackwood, are there plans to continue the use of Placer AI software to show how many people are in use of the Broadwalk area this year as well?

Ms. Bennett: Yes, it is a two (2) year contract ending this year. RiverCenter monitors and gathers the data from that, and she is happy to share the information to Council.

Councilmember Forest informed the public that the RiverCenter has public meetings and encourages all to attend to provide feedback. All meetings are listed on their website.

Ms. Bennett: in addition, there are various committees that the public can sign up for if they are interested. Encourages all to participate in any which way they can.

Mayor Portman and Deputy Mayor Triggiano noted that there's a visible difference and is very pleased with the way downtown is presented to the public and to all that visit the Borough. All of the Council is very grateful for all her achievements she has been able to accomplish.

Councilmember Forest motioned to close the floor for public comments on the public hearing regarding the 2025 Rivercenter Budget Adoption; Councilmember Jannone seconded the motion. A voice vote confirmed all in favor.

2. PUBLIC HEARING: 2025 MONMOUTH OPEN SPACE (COUNT BASIE PARK GENERAL IMPROVEMENTS PROJECT) REHABILITATE EXISTING DETERIORATED RECREATION INFRASTRUCTURE AND INSTALL NEW RECREATION AMENITIES AT COUNT BASIE PARK, 11 HENRY STREET, RED BANK, NJ, 07701 – BLOCK 97.01 LOT 40 AND 41

Councilmember Facey-Blackwood motioned to open the floor for public comment on the public hearing regarding the 2025 Monmouth Open Space (Count Basie Park); Councilmember Forest seconded the motion. A voice vote confirmed all in favor

Borough Manager Gant commented on the grant and its purpose for the public. This is a requirement to submit the grant. The grant is to expand the open space park opportunities for residents.

Michael Reiser, Professional Engineer, CME Associates provided a detailed overview of the grant application.

Councilmember Cassidy: what is the timeline for such an application to receive approval

Mr. Reiser: he can confirm with the Grant writer, but it is typically a few months.

Borough Manager Gant: the expected awards are sometime in October of 2025

Councilmember Forest: stated that many of these improvements are needed because things wear out with age and we need to properly maintain our parks.

Adrian Bilaal, 266 South Pearl St.: are the bleachers included in with the improvements

Mr. Reiser: bleachers are not included in this current grant application, it is a structural item, and the current grant is for the maintenance of the park.

Mayor Portman and Borough Manager acknowledged that these grants are very specific to items listed, the improvement of the bleachers are in the works.

Susan Viscomi, Cedar St: are the fence height included in the grant to prevent any baseballs going over the fence and damaging property?

Mr. Reiser: baseball fields fencing will be replaced with a higher fence

Ms. Viscomi's additional comment: The gate that is locked is a security issue in the event of an emergency, any plans to make that accessible.

Mr. Reiser: that will be discussed with Parks and Recreation department and with the Borough and Council

Borough Manager Gant: to his knowledge, Chief Frazee has reviewed this inquiry regarding the locked gate, he is unable to provide an update at this time but will follow up with Chief Frazee.

Councilmember Facey-Blackwood motioned to close the floor for public comments on the public hearing regarding the 2025 Monmouth Open Space (Count Basie Park); Deputy Mayor Triggiano seconded the motion. A voice vote confirmed all in favor.

IV. PUBLIC COMMENTS ON AGENDA ITEMS ONLY

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

Adriane Bilaal, South Pearl Street: inquired about Ordinance 2525-11 (creation of the position of Director of Recreation and Human Services), why is there a need to create the position. Where is the advantage for the residents in creating a new position with a new salary range, where each of these current directors are more than capable of what they are doing and are doing so very effectively. This is a new salary that will affect the residents of Red Bank

Borough Manager Gant: the position will combine three (3) departments: Community Engagement, Senior Services and Recreation. This is based off the recommendation from the 2018 Management Enhanced Review. The goal is to allocate resources appropriated within those 3 departments and create opportunities for additional applications towards grant funding and to utilize the existing resources more effectively. The individual will oversee the operation of all 3 departments. The purpose is to look beyond what is current for the Borough, to appropriate and allocate all the current resources.

Deputy Mayor Triggiano: It is her belief that this will provide stronger services for the residents.

Susan Viscomi, Cedar St: requested clarification on 2025-14, does this apply to political campaigns commercials. Also inquired about 2025-15, can the monies collect from the cannabis revenue be used to subsidize rents in town for residents in need? Planning Board members have requested the push for assistance for subsidized housing now.

Borough Attorney Cannon: Campaign videos are not considered commercial use as no one is making money off the video

Deputy Mayor Triggiano: Cannabis revenue can only go into the recreation trust; it was the most appropriate way to use the revenue collected by the town. Ms. Hernandez is here this evening and may be able to clarify her remarks.

Itzel Hernandez, Drummond Avenue: to clarify, the best way to tackle the lack of housing is to build housing, that is the pragmatic long-term solution. Very grateful to Council in taking the necessary steps in finding and tackling issue such as affordable housing in the town.

Alisha Wilkerson, River St.: she is concerned about the train station development. Red Bank is too small for all these units being built. There will be issues with parking and traffic, and how is Red Banks infrastructure, can it handle it? Can we keep Red Bank as the Borough of Red Bank

Mayor Portman: Parking is built into these developments. Developers have a responsibility regarding the infrastructure.

Borough Attorney Cannon: developers are also responsible for making all the necessary upgrades as they come across each project/development. That is where the Municipal Land Use law comes into effect. This is currently in the development stage.

Councilmember Forest motioned to close the floor for public comments on agenda items only; Councilmember Jannone seconded the motion. A voice vote confirmed all in favor.

V. **APPROVAL OF MINUTES AND REPORTS**

- a) 6/12/2025 – Councilmember Bonatakis motioned to approve the minutes; Councilmember Jannone seconded the motion. A voice vote confirmed all in favor.

VI. **ORDINANCES-**

- a) Final Reading/Public Hearing- Ordinance 2025-11: ENTITLED AN ORDINANCE AMENDING CHAPTER 90: "OFFICERS AND EMPLOYEES" OF THE BOROUGH 'S REVISED GENERAL ORDINANCES TO CREATE THE POSITION OF DIRECTOR OF RECREATION AND HUMAN SERVICES

Ordinance was introduced on June 12, 2025

Deputy Mayor Triggiano motioned to open the floor for the public hearing on Ordinance 2025-11; Councilmember Forest seconded the motion. A voice vote confirmed all in favor.

No one came forward

Councilmember Facey-Blackwood motioned to close the floor for the public hearing on Ordinance 2025-11; Councilmember Bonatakis seconded the motion. A voice vote confirmed all in favor.

Deputy Mayor Triggiano motioned to approve the ordinance for adoption; Councilmember Jannone seconded the motion. A roll call vote confirmed all in favor.

Councilmember Forest commented prior to his yes vote on ordinance 2025-11: under the form of government, the Borough Manager runs the day-to-day operations and wants to provide the Borough Manager with reasonable flexibility to operate in good faith in running the Borough.

- b) Final Reading/Public Hearing- Ordinance 2025-12: ENTITLED AMENDING THE SALARY ORDINANCE OF THE BOROUGH RED BANK

Ordinance was introduced on June 12, 2025

Borough Manager Gant clarified that the amended directly reflects the creation of the Director for Recreation and Human Services along with the Deputy Director of Public Works (Utilities).

Councilmember Cassidy motioned to open the floor for the public hearing on Ordinance 2025-12; Councilmember Facey-Blackwood seconded the motion. A voice vote confirmed all in favor.

No one came forward

Councilmember Jannone motioned to close the floor for the public hearing on the final reading on Ordinance 2025-12; Councilmember Forest seconded the motion. A voice vote confirmed all in favor.

Councilmember Bonatakis motioned to approve the ordinance for adoption; Councilmember Facey-Blackwood seconded the motion. A roll call vote confirmed all in favor.

- c) Final Reading/Public Hearing- 2025-13: ENTITLED AN ORDINANCE AMENDING CHAPTER 118: "POLICE DEPARTMENT" OF THE BOROUGH'S REVISED GENERAL ORDINANCES TO UPDATE PROMOTIONAL PROCEDURES

Borough Manager Gant and Borough Attorney Cannon clarified that the ordinance streamlines the promotion process within the department.

Ordinance was introduced on June 12, 2025

Councilmember Cassidy motioned to open the floor for the public hearing on Ordinance 2025-13; Councilmember Bonatakis seconded the motion. A voice vote confirmed all in favor.

No one came forward

Councilmember Bonatakis motioned to close the floor for the public hearing on the final reading on Ordinance 2025-13; Councilmember Facey-Blackwood seconded the motion. A voice vote confirmed all in favor.

Councilmember Forest motioned to approve the ordinance for adoption; Councilmember Bonatakis seconded the motion. A roll call vote confirmed all in favor.

- d) Final Reading/Public Hearing- Ordinance 2025-14- ENTITLED AN ORDINANCE AMENDING CHAPTER 355: "FILMING" TO REVISE THE BOROUGH'S COMMERCIAL FILMMAKING REGULATIONS TO SEEK FILM READY CERTIFICATION FROM THE NEW JERSEY MOTION PICTURE AND TELEVISION COMMISSION

Ordinance was introduced on June 12, 2025

Councilmember Jannone motioned to open the floor for the public hearing on Ordinance 2025-14; Councilmember Forest seconded the motion. A voice vote confirmed all in favor.

No one came forward

Councilmember Forest motioned to close the floor for the public hearing on the final reading on Ordinance 2025-14; Councilmember Bonatakis seconded the motion. A voice vote confirmed all in favor.

Councilmember Cassidy motioned to approve the ordinance for adoption; Councilmember Bonatakis seconded the motion. A roll call vote confirmed all in favor.

- e) Introduction Ordinance 2025-15- ENTITLED AN ORDINANCE ADOPTING A REDEVELOPMENT PLAN, AS APPROVED BY THE PLANNING BOARD, FOR THE NON-CONDEMNATION AREA IN NEED OF REDEVELOPMENT KNOWN AS THE TRAIN STATION REDEVELOPMENT, INCLUDING THE PROPERTIES IDENTIFIED ON THE BOROUGH'S OFFICIAL TAX MAP AS BLOCK 41, LOTS 1,2,3, 4, 5, 6.01, 6.02, & 7; BLOCK 63, LOTS 5,5.01, 6, 7, & 7.01; BLOCK 75, LOTS 104, 104.01, 171, 172, 177, & 178; BLOCK 75.02, LOTS 169 & 170.01; BLOCK 75.05, LOT 16.01; BLOCK 75.06, LOTS 7 & 8.0

Councilmember Forest motioned to approve Ordinance 2025-15 on first reading and to authorize the notice of approval and public hearing to be held on July 10, 2025, Councilmember Jannone seconded. A roll call vote confirmed all in favor.

Mayor Portman stated that the public hearing on the ordinance would be held on July 10, 2025.

- f) Introduction Ordinance 2025-16- ENTITLED AN ORDINANCE AMENDING CHAPTER 490: "PLANNING AND DEVELOPMENT REGULATIONS" TO REVISE THE BOROUGH'S LAND USE REGULATIONS APPLICABLE TO BILLBOARDS WITHIN THE BOROUGH OF RED BANK

Councilmember Jannone motioned to approve Ordinance 2025-16 on first reading and to authorize the notice of approval and public hearing to be held on July 10, 2025, Councilmember Forest seconded. A roll call vote confirmed all in favor.

Councilmember Cassidy: for clarity, he requested Borough Attorney Cannon to clarify the language and the revision/amendment to the existing ordinance

Borough Attorney Cannon: this is to clarify the 2 main intensions of the existing ordinance, it will clearly define all future applications for billboards and the repairs/conversions of existing billboards. This ordinance is not too broad or too restrictive to prohibit 1st amendment rights.

Deputy Mayor Triggiano: to further clarity this will prevent the existing billboards in Red Bank from being converted into digital billboards. The governing body is taking actions on being literal with the ordinance.

Mayor Portman stated that the public hearing on the ordinance would be held on July 10, 2025.

VII. RESOLUTIONS

Councilmember Forest motioned to approve resolutions 25-125 through 25-138 under the Consent Agenda; Councilmember Facey-Blackwood seconded the motion. A roll call vote confirmed all in favor.

1. **25-125** RESOLUTION FOR PAYMENT OF BILLS
2. **25-126** RESOLUTION AUTHORIZING REFUND OF WATER PROJECT ESCROW ACCOUNT BALANCE TOTALING \$800.00
3. **25-127** RESOLUTION AUTHORIZE PAYMENT CERTIFICATE #3 FOR 2023 NJDOT HARRISON AVENUE IMPROVEMENTS
4. **25-128** RESOLUTION AUTHORIZE PAYMENT CERTIFICATE #7 FOR LEAD SERVICE LINE TEST PIT AND SERVICE REPLACEMENT – PHASE 2 (MONTANA CONSTRUCTION)
- a. **25-129** RESOLUTION AUTHORIZE PAYMENT CERTIFICATE #8 FOR LEAD SERVICE LINE TEST PIT AND SERVICE REPLACEMENT – PHASE 2 (MONTANA CONSTRUCTION)
- b. **25-130** RESOLUTION AUTHORIZING CHANGE ORDER NO. 1 AND 2 RELATED TO THE CONTRACT WITH LUCAS BROTHERS INC. FOR 2023 NJDOT HARRISON AVENUE IMPROVEMENTS
- c. **25-131** RESOLUTION AUTHORIZING CHANGE ORDER NO. 2 RELATED TO THE CONTRACT WITH MONTANA CONSTRUCTION, INC. FOR TEST PIT PROGRAM AND LEAD SERVICE LINE REPLACEMENT PHASE 2 (WATER LINE REPLACEMENT PROJECT PHASE 2)
- d. **25-132** RESOLUTION AWARDING PROFESSIONAL SERVICES CONTRACT TO MILLENNIUM STRATEGIES FOR GRANT CONSULTING SERVICES
- e. **25-133** RESOLUTION OF THE BOROUGH OF RED BANK, COUNTY OF MONMOUTH, STATE OF NEW JERSEY RENEWING LIQUOR LICENSES FOR THE PERIOD JULY 1, 2025 THROUGH JUNE 20, 2026
- f. **25-134** RESOLUTION MEMORIALIZING THE AMENDMENT OF PLENARY RETAIL DISTRIBUTION LICENSE #1340-44-032-008 TO REFLECT THE INDIVIDUAL NAME CHANGE OF A SHAREHOLDER OF SAMARTH RB, LLC AND AUTHORIZING A PLACE-TO-PLACE TRANSFER OF PLENARY RETAIL DISTRIBUTION LICENSE #1340-44-032-008
- g. **25-135** RESOLUTION AUTHORIZE MONMOUTH COUNTY OPEN SPACE TRUST FUNDS GRANT APPLICATION IN THE AMOUNT OF \$500,000.00 TO FUND THE MARINE PARK OPEN SPACE IMPROVEMENT PROJECT
- h. **25-136** RESOLUTION ENDORSING THE BOROUGH'S FOURTH ROUND HOUSING ELEMENT AND FAIR SHARE PLAN
- i. **25-137** RESOLUTION TO REFUND PARKS & RECREATION REGISTRATION FEE (JUNE SCALZO)
- j. **25-138** RESOLUTION APPROVING THE EXTENSION OF INACTIVE PLENARY RETAIL DISTRIBUTION LIQUOR LICENSE #1340-44-028-006, OWNED BY TST BEVERAGES, LLC, ON BEHALF OF 44 LIQUOR LICENSE, LLC AS PURCHASER APPROVED BY JULY 10, 2024, ORDER OF THE UNITED STATES BANKRUPTCY COURT FOR THE DISTRICT OF NEW JERSEY

VIII. DISCUSSION AND ACTION- none

IX. PUBLIC QUESTIONS & COMMENTS

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

1. Barbara Boas, Branch Avenue: with regards to the home rehabilitation program, can the governing body put out informative meetings so the people within the community are aware that there are programs out there to assist and help with various home needs, such as, a replacement of a screen door, a broken window, locks on doors, ect. There are funds available to rehabilitate their homes. There needs to be some in-person outreach program for those individuals that can't get online to see what type of resources are out there.

Borough Manager Gant: The Borough is currently working on updates online to put out the information, there are also flyers being created as part of the community outreach.

2. Adrian Bilaal, South Pearl St: can the gates at Count Basie Park be open earlier than 6 am. On days where there is extreme heat, can the main gate on Henry St. be open at 5 am or 5:30 am? Can a police officer open the gates as they are already on duty around to save on overtime rates. With regards to Marine Park, has the project scope been changed, is there adequate parking and free parking. Thanked Borough Manager Gant for sending out DPU workers to help with the Juneteenth event, it was truly a big help. They did an excellent job.

Borough Manager Gant: That is something that he will consider

Mayor Portman: the main scope/components of the project are still in place. He wanted to thank Ms. Bilaal for her comments and proposing solutions what may and may not work.

Borough Attorney Cannon: the property is Green Acres property, and it must be accessible to all, hence the parking shortage/free parking for residents as she is mentioning.

Councilmember Forest motioned to close the floor to public comment; Councilmember Jannone seconded the motion. A voice vote confirmed all in favor.

X. MAYOR & COUNCIL COMMENTS

- Councilmember Bonatakis- with the help of Councilmember Facey-Blackwood, the governing body is attempting to set up targeted mobile office hours so the governing body can be reached by residents to discuss matters or have conversations that are concerning. The open engagement at the Atrium yesterday was a great turnout. There were a lot of questions for the local governing body that was nice to have them respond to the public. It was a very enjoyable event.
- Councilmember Cassidy- acknowledge the efforts of the fire department, police, and public utilities for the quick response with the clean up during the storm this week. Acknowledged the fire department for their actions that transpired at Shrewsbury Avenue, a resident was helped. Thanked Brian from Red Bank Green for being the local voice for ALS, he has a friend that suffers from this disease and would like to encourage everyone to contribute if they can. Wishes all a happy 4th of July. There's a lot of good things happening in town.
- Councilmember Facey-Blackwood – Thanked Councilmember Bonatakis for reminding everyone about the mobile office hours, if anyone has a local place in mind that would work, please feel free to reach out to her directly. As Councilmember Bonatakis, it was a very nice meeting/discussion with members of the assembly and the public. Red Bank, ranked in the top 10 regarding the Green Street policies, is working and the town is getting recognition for it. The Complete Streets and Advisory board made comments on the safe route to the school bike audit. There are new barriers up on Broadwalk for pedestrian safety due to an influx of ebike coming through the area. Quick Build mini program is in the works. The Shade Tree Committee is working on a tree canopy program. This will help build a lovely tree canopy around town. Wishes all a happy 4th of July and to be safe.
- Councilmember Forest: Juneteenth event was amazing with great participants. He is grateful to be a Councilmember; he is able to hear the discussion regarding affordable housing that is concerning for all

residents in town and would like to be able to contribute to a solution. He will certainly do the best he can as a Councilmember to help residents with this issue.

- Councilmember Jannone – She shared an update from the Library Director, for all upcoming events/workshops, please visit the library website. The library would like to thank DPW for their assistance with putting up the flagpole and they are looking into getting a new digital sign for out front of their location. They are extremely busy with answering all inquiries from the public. Animal Welfare will hold a food drive, and donations will be donated to Lunch Break. The mural on South Pearl Street was done by Monmouth Arts and it is beautiful. Juneteenth was a great event and a happy 4th to all.
- Deputy Mayor Triggiano – Broadwalk has been so great, the outreach has been extremely successful. Please follow the Red Bank River center social media accounts for all upcoming social events. This is exactly what this town was missing. The community space is used properly. Red Bank had an opportunity to host a staff retreat for NJ Future and it was a great tour; our town truly has remarkable areas within town. It was a great way to showcase the town. Juneteenth event was wonderful, from the vendors to everyone that participated in the event. We are certainly in need for reparations still. Happy 4th to all.
- Mayor Portman- recognized the following members that serve our town: Chief Wood and the volunteers of our fire department for handling the fire on Shrewsbury Avenue. Chief Frazee for constantly being prompt and thorough and responsive. As a reminder, if any resident is having an issue and we can assist, please reach out to the Borough. July 22nd, Middle Summers Night dream production will be held outside of the library and is free to all. He is very proud of his son for producing the show.

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

- Thanks to the Juneteenth committee, they did a tremendous job and appreciated all their work put forward forth to this event.
- Mural RFP has been put out to the public.
- Water Foreman started on Monday, and he is pleased that there is the continuation of leadership within that department. There is great excitement as he is qualified and ready to dig into the work ahead.
- Thanked Mayor/Deputy Mayor and Council for the passing and creation of the Department and the Deputy Director for DPU. These layers of management help with the structure of the Borough.
- The Quick Build Mini program with the 10-thousand-dollar grant is being used on striping, and putting up bollards, along with plans for the bump out in the area. Making it visible is an improvement.
- The Conrad railroad at Drs James Boulevard will be worked on in August. There are a lot of improvements happening.

XII. **EXECUTIVE SESSION – NONE**

XIII. **ADJOURNMENT: 8:15 p.m.**

There being no further business, Councilmember Forest 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. 2025-15

ORDINANCE ADOPTING A REDEVELOPMENT PLAN, AS APPROVED BY THE PLANNING BOARD, FOR THE NON-CONDEMNATION AREA IN NEED OF REDEVELOPMENT KNOWN AS THE TRAIN STATION REDEVELOPMENT, INCLUDING THE PROPERTIES IDENTIFIED ON THE BOROUGH'S OFFICIAL TAX MAP AS BLOCK 41, LOTS 1,2,3, 4, 5, 6.01, 6.02, & 7; BLOCK 63, LOTS 5,5.01, 6, 7, & 7.01; BLOCK 75, LOTS 104, 104.01, 171, 172, 177, & 178; BLOCK 75.02, LOTS 169 & 170.01; BLOCK 75.05, LOT 16.01; BLOCK 75.06, LOTS 7 & 8.0

WHEREAS, on December 14, 2023 and April 25, 2024, the Borough Council of the Borough of Red Bank (the "Borough Council") adopted resolution No. NP23-140 and 25-26 directing the Planning Board of the Borough of Red Bank (the "Planning Board") to undertake a preliminary investigation to determine whether those parcels identified on the Borough's tax map as Block 41, Lots 1,2,3, 4, 5, 6.01, 6.02, and 7; Block 63, Lots 5,5.01, 6, 7, and 7.01; Block 75, Lots 104, 104.01,171, 172,177, and 178; Block 75.02, Lots 169 and 170.01; Block 75.05, Lot 16.01; Block 75.06, Lots 7 and 8.0 (the Study Area"), met the statutory criteria to be designated as an "Non-Condemnation Area in Need of Redevelopment" pursuant to the Local Housing Redevelopment and Housing Law, N.J.S.A. 40A:12A-3 et seq. (the "LHRL"); and

WHEREAS, the Planning Board held a public hearing on April 10, 2024 and February 12, 2025 regarding the preliminary investigation of the properties and were found to meet the standard for an area in need of redevelopment designation and subsequently adopted a resolution recommending that the Borough Council designate the Study Area as an "Non-Condemnation Area in Need of Redevelopment" pursuant to the LHRL; and

WHEREAS, the Borough Council subsequently adopted resolution No. 24-114 and 25-49, designating the Study Area as an "Non-Condemnation Area in Need of Redevelopment" in accordance with the Planning Board recommendation and the LRHL; and

WHEREAS, BFJ Planning prepared the redevelopment plan providing the development standards for the Study Area titled "Red Bank Train Station Redevelopment Plan" dated June 6, 2025 (the Redevelopment Plan); and

WHEREAS, the Planning Board reviewed the Redevelopment Plan in accordance with the LRHL, and on June 11, 2025, conducted a public hearing wherein the Planning Board recommended the adoption of the Redevelopment Plan and concluded that said Redevelopment Plan is consistent with the Master Plan of the Borough of Red Bank; and

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

ORDINANCE NO. 2025-15

WHEREAS, the Municipal Council believes that the adoption of the Redevelopment Plan is in the best interest of the Borough for the redevelopment of the Study Area.

NOW, THEREFORE, BE IT ORDAINED by vote a majority of the full governing body of the Borough of Red Bank, County of Monmouth, State of New Jersey (as required by N.J.S.A 40A:12A7(e)) as follows:

1. The aforementioned recitals are incorporated herein as though fully set forth at length.
2. The Borough Council hereby adopts the Redevelopment Plan titled "Red Bank Train Station Redevelopment Plan" dated June 6, 2025, for the properties identified as Block 41, Lots 1,2,3, 4, 5, 6.01, 6.02, and 7; Block 63, Lots 5,5.01, 6, 7, and 7.01; Block 75, Lots 104, 104.01,171, 172,177, and 178; Block 75.02, Lots 169 and 170.01; Block 75.05, Lot 16.01; Block 75.06, Lots 7 and 8.0 on the Tax Map of the Borough of Red Bank is hereby adopted pursuant to the terms of N.J.S.A. 40A:12A-7 of the LRHL.
3. The zoning district map in the zoning ordinance of the Borough is hereby amended to include the Properties per the boundaries described in the Redevelopment Plan and the provisions thereon.
4. A copy of this Ordinance and the Redevelopment Plan shall be available for public inspection at the office of the Borough Clerk during regular business hours.

BE IT FURTHER ORDAINED by the Mayor and Council of the Borough of Red Bank 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. All other provisions of the Revised General Ordinances are ratified and remain in full force and effect.

BE IT FURTHER ORDAINED by the Mayor and Council of the Borough of Red Bank 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.

ORDINANCE NO. 2025-15

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

INTRODUCTION						COUNCILMEMBER	FINAL ADOPTION					
Moved	Sec.	Aye	Nay	Abs.	NP		Moved	Sec.	Aye	Nay	Abs.	NP
		X				KRISTINA BONATAKIS						
		X				DAVID CASSIDY						
		X				NANCY FACEY-BLACKWOOD						
X		X				BEN FOREST						
	X	X				LAURA JANNONE						
		X				KATE TRIGGIANO						
		X				MAYOR WILLIAM PORTMAN						
Introduced: June 26, 2025					I hereby certify the above ordinance was adopted by the Borough Council of the Borough of Red Bank, County of Monmouth, State of New Jersey on the aforementioned date.							
Final Adoption:												
					<u>Mary Moss, Borough Clerk</u>							

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

ORDINANCE NO. 2025-17

**ORDINANCE AMENDING CHAPTER 490: “PLANNING AND
DEVELOPMENT REGULATIONS” TO REPEAL SECTION 490-154: “TS
TRAIN STATION DISTRICT” AND REPLACE SAME WITH THE
BOROUGH’S NEWLY ADOPTED “TRAIN STATION REDEVELOPMENT
PLAN”**

BE IT ORDAINED by the Mayor and Council of the Borough of Red Bank, County of Monmouth, State of New Jersey, that Chapter 490: “Planning and Development Regulations,” of the Borough’s Revised General Ordinances is hereby amended as follows (stricken text deleted; underlined text added):

CHAPTER 490: “PLANNING AND DEVELOPMENT REGULATIONS”

* * *

ARTICLE X: “ZONING”

* * *

§ 490-154 ~~TS Train Station District~~ Train Station Redevelopment Plan

- A. The Borough has adopted the “Red Bank Train Station Redevelopment Plan” dated June 6, 2025, for the properties identified as Block 41, Lots 1,2,3, 4, 5, 6.01, 6.02, and 7; Block 63, Lots 5,5.01, 6, 7, and 7.01; Block 75, Lots 104, 104.01,171, 172,177, and 178; Block 75.02, Lots 169 and 170.01; Block 75.05, Lot 16.01; Block 75.06, Lots 7 and 8.0 on the Tax Map of the Borough of Red Bank, pursuant to N.J.S.A. 40A:12A-7.
- B. The zoning district map in the zoning ordinance of the Borough is hereby amended to include the Properties per the boundaries described in the Redevelopment Plan and the provisions thereon.
- C. The Red Bank Train Station Redevelopment Plan is available as Attachment 7 to this Chapter.
- ~~A. Purpose. The purpose of the Train Station District is to encourage a mix of retail/commercial uses at street level with increased residential density on floors above street level to create a mixed residential and commercial neighborhood that relies predominantly on public transportation as the primary means of travel. In general, applications under the overlay standards are intended:~~

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

ORDINANCE NO. 2025-17

- ~~(1) To provide for land uses and facilities beneficial to both the community and to transit users;~~
 - ~~(2) To concentrate a mix of retail, office, residential, public and open space uses within walking distance of each other and the rail station, in order to increase convenience for residents, shoppers, commuters and employees and to reduce auto traffic by providing an environment conducive to pedestrians, bicyclists, and transit users;~~
 - ~~(3) To revitalize the train station area and enhance economic vitality and encourage economic development through zoning incentives;~~
 - ~~(4) To provide for the safe and efficient flow of pedestrian and vehicular traffic, emphasizing a pedestrian-oriented environment;~~
 - ~~(5) To preserve established residential neighborhoods in and adjacent to the train station area;~~
 - ~~(6) To provide for visual amenities and to reinforce a sense of center; and~~
 - ~~(7) To promote the development of affordable housing in Red Bank.~~
- B. Applicability. The Train Station District shall be applied to Blocks 35, 36, 37, 37.01, 37.02, 38, 41 and 63 in their entirety; and Block 40, Lots 8, 9, 10, 11, 12, 13, 13.01, 14, 15, 16 and 17; Block 42, Lots 1, 2, 2.01, 3, 4, 19, 20 and 21; and Block 64, Lots 5, 6, 7, 8, 9, 10, 11 and 11.01. The Official Zoning Map of the Borough of Red Bank is hereby amended in accordance with the foregoing and is incorporated by reference. Applications which meet the standards set forth in this section and provide the mix of uses required will be considered under this section.
- C. Principal permitted uses: a mix of any uses permitted in the BR-1 and BR-2 Zones, with all nonresidential uses permitted on the ground level only, and further provided that all parking requirements are met.
- D. Required accessory uses. The following shall be required:
- ~~(1) Off-street parking, subject to the provisions of Subsection H of this section below. However, the Board, in its discretion, may consider shared parking when it can be demonstrated that:
 - ~~(a) A contract with a minimum ten-year period is in place with the subject property; and~~~~

**BOROUGH OF RED BANK
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~~(b) The contract reflects that, in consideration of maintaining contractually obligated parking, future changes to the property on which parking is provided will be subject to review by the Board; and~~

~~(c) That the contract is recorded with the county prior to issuance of a development permit.~~

~~(2) Off-street loading, subject to the provisions of § 490-97 of this chapter.~~

~~(3) Reserved~~

~~(4) Provision for unoccupied open space as further described in Subsection F of this section relating to area, yard and structure requirements.~~

~~(5) Refuse storage, subject to the provisions of §§ 490-105, 490-116 and 490-117 of this chapter.~~

E. Permitted accessory uses:

~~(1) Fences and hedges, subject to the provisions of § 490-91 of this chapter.~~

~~(2) Vertical and commercial parking garages.~~

~~(3) Signs, subject to the provisions of § 490-104 of this chapter, as follows:~~

~~(a) Minor and Type A and B signs;~~

~~(b) Type W2 or W3;~~

~~(c) One Type R2 or Type R3 per public entrance; and~~

~~(d) One Type P1.~~

F. Area, yard and structure requirements:

~~(1) Minimum lot area: no requirements.~~

~~(2) Minimum lot frontage: no requirements.~~

~~(3) Maximum structure height: 50 feet.~~

~~(4) Minimum unoccupied open space: 15%. A percentage of the site which is arranged, finished and intended to be used and is usable by the general public, including plazas, widened sidewalks, seating areas, mini parks and similar facilities, shall be included as unoccupied open space. Parking lots shall not be included in this percentage.~~

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- ~~(5) Minimum gross habitable floor area:~~
- ~~(a) Efficiency units: 750 square feet per unit.~~
 - ~~(b) One bedroom units: 900 square feet per unit.~~
 - ~~(c) Two bedroom units: 1,100 square feet per unit.~~
 - ~~(d) Three bedroom units: 1,250 square feet per unit.~~
- ~~(6) Maximum lot coverage of principal and accessory structures: 75%.~~
- ~~(7) Setback from public right of way: five feet, so long as a minimum ten-foot wide unobstructed sidewalk is provided.~~
- ~~(8) Setback from other property lines: 7.5 feet.~~
- ~~G. Density requirements. The maximum permitted density shall be 35 units per acre, except that the permitted maximum density may be increased to allow up to four residential units per site when the rate of 35 units per acre results in less than four units.~~
- ~~H. Parking standards. The number of required parking spaces shall be in accordance with the following:~~
- ~~I. Affordable housing set aside. All developments shall be subject to the Borough's Affordable Housing Set Aside and Trust Fund Ordinances and/or the regulations of the Council on Affordable Housing (COAH) obligation applicable to the development site, as those ordinances and/or regulations may provide from time to time.~~

BE IT FURTHER ORDAINED by the Mayor and Council of the Borough of Red Bank 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. All other provisions of the Revised General Ordinances are ratified and remain in full force and effect.

BE IT FURTHER ORDAINED by the Mayor and Council of the Borough of Red Bank 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.

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

ORDINANCE NO. 2025-17

BE IT FURTHER ORDAINED by the Mayor and Council of the Borough of Red Bank that, after introduction, the Borough Clerk is hereby directed to submit a copy of the within Ordinance to the Planning Board of the Borough of Red Bank for its review in accordance with N.J.S.A. 40:55D-26 and N.J.S.A. 40:55D-64. The Planning Board is directed to make and transmit to the Borough's Mayor & Council, within 35 days after referral, a report including identification of any provisions in the proposed ordinance which are inconsistent with the master plan and recommendations concerning any inconsistencies and any matter the Board deems appropriate.

BE IT FURTHER ORDAINED by the Mayor and Council of the Borough of Red Bank that this Ordinance shall take effect immediately upon (1) adoption; (2) publication in accordance with the laws of the State of New Jersey; and (3) filing of the final form of adopted ordinance by the Clerk with the Monmouth County Planning Board pursuant to N.J.S.A. 40:55D-16.

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 July, 2025**, and will be considered for second reading and final passage at a regular meeting of the Borough Council to be held on the **14th day of August, 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
STATE OF NEW JERSEY**

ORDINANCE NO. 2025-18

**ORDINANCE AUTHORIZING THE LEASING OF CERTAIN CAPITAL
EQUIPMENT BY THE BOROUGH OF RED BANK, NEW JERSEY FROM
THE MONMOUTH COUNTY IMPROVEMENT AUTHORITY AND THE
EXECUTION OF A LEASE AND AGREEMENT RELATING THERETO**

BE IT ORDAINED by the Borough Council, of the Borough of Red Bank, New Jersey (not less than two-thirds of all members thereof affirmatively concurring) as follows:

Section 1. Pursuant to Section 78 of the County Improvement Authorities Law, N.J.S.A. 40:37A-44, et seq., the Borough of Red Bank (the “Municipality”) is hereby authorized to unconditionally and irrevocably lease certain items of capital equipment from The Monmouth County Improvement Authority (the “Authority”) pursuant to a Lease and Agreement, substantially in the form submitted to this meeting (the “Lease”), a copy of which is on file in the office of the Clerk to the Municipality. The Mayor is hereby authorized to execute the Lease on behalf of the Municipality in substantially such form as submitted to this meeting and with such changes as may be approved by the Mayor, which approval shall be conclusively evidenced by the execution thereof, and the Clerk to the Municipality is hereby authorized to affix and attest the seal of the Municipality.

Section 2. The following additional matters are hereby determined, declared, recited and stated:

- (a) In recognition of the fact that the lease payment of the Municipality under the Lease will be based, in part, on the amount of bonds issued by the Authority to finance the acquisition of the leased equipment and the interest thereon, the maximum amount of bonds which the Authority shall issue to finance the acquisition of the equipment to be leased to the Municipality shall not exceed \$1,353,000 and the interest rate on said bonds shall not exceed Six and Zero Hundredths percent (6.00%) per annum. The Municipality’s obligation under the Lease to make rental payments is a direct and general obligation of the Municipality, payable, unless paid from some other source, from the levy of ad valorem taxes upon all the taxable property within the jurisdiction of the Municipality, without limitation as to rate or amount;
- (b) The items to be leased from the Authority shall be as set forth in Schedule A hereto; provided that the Mayor or any Authorized Municipal Representative (as defined in the Lease) may substitute or add items of equipment in accordance with the provisions of the Lease; and
- (c) The lease term applicable to a particular item of leased equipment shall not exceed the useful life of such item.

Section 3. This ordinance shall take effect twenty (20) days after the first publication thereof after final adoption as provided by law.

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

ORDINANCE NO. 2025-18

NOTICE OF PENDING LEASE ORDINANCE

The Ordinance published herewith was introduced and passed upon first reading at a regular meeting of the governing body of the Borough of Red Bank, New Jersey, held on July 10, 2025. It will be further considered for final passage after public hearing thereon at a meeting of the governing body to be held at the Borough Hall, 90 Monmouth Street, Red Bank, New Jersey, in said Borough on July 24, 2025 at 6:30 p.m. and during the week prior to and up to and including the date of such meeting, copies of said Ordinance will be made available at the Clerk's Office to the members of the general public who shall request the same.

Mary Moss, RMC
Borough Clerk

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

ORDINANCE NO. 2025-18

STATEMENT

The Ordinance published herewith has been finally adopted on July 24, 2025 and the 20-day period of limitation within which a suit, action or proceeding questioning the validity of such Ordinance can be commenced, as provided in the Local Bond Law, has begun to run from the date of the first publication of this statement.

Mary Moss , RMC
Borough Clerk

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

ORDINANCE NO. 2025-18

SCHEDULE A – EQUIPMENT LIST

Borough of Red Bank

Equipment	Useful Life (Years)	Lease Term (Years)	Estimated Cost
Backhoe with Attachments	10	10	208,000
3 Ford F250 Pickup Trucks with Plows	5	5	187,500
2 Ford F550 Mason Dump trucks	10	10	200,000
ford explorer	5	5	45,000
2 Ford Transit Vans	5	5	120,000
portable radios and pagers	5	5	50,000
2 utility body pickup trucks with plow	5	5	153,000
thermo laser paint machine	5	5	26,500
portable air compressor	5	5	30,000
2 2025 ford utility interceptor	5	5	90,000
ver-mac sign board	5	5	24,000
portable outdoor hd video surveillance system	5	5	56,000
flock system two camera automated license plate reader	5	5	40,000
Total			1,230,000

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

ORDINANCE NO. 2025-19

AN ORDINANCE OF THE BOROUGH OF RED BANK, COUNTY OF MONMOUTH, STATE OF NEW JERSEY, AUTHORIZING EXECUTION OF AN AMENDMENT TO A FINANCIAL AGREEMENT DATED FEBRUARY 9, 1999, BETWEEN THE BOROUGH AND LOCUST LANDING URBAN RENEWAL ASSOCIATES, L.P., PURSUANT TO N.J.S.A. 40A:20-1, ET SEQ., FOR AN AFFORDABLE HOUSING DEVELOPMENT AT 105 LOCUST AVENUE AND DESIGNATED AS BLOCK 71, LOT 1.01 IN THE BOROUGH

WHEREAS, the Borough of Red Bank (the “Borough”) and Locust Landing Urban Renewal Associates, L.P. (the “Entity”) entered into a financial agreement dated February 9, 1999 (the “Financial Agreement”) providing for a payment in lieu of taxes under the New Jersey Long Term Tax Exemption Law, N.J.S.A. 40A:20-1 et seq. (the “LTTE Law”) for a 40-unit affordable rental housing project (“Project”) on land designated as Block 71, Lot 1.01 (105 Locust Avenue) (“Property”); and

WHEREAS, the Project is in financial distress due to the need for certain critical improvements and is in the process of being refinanced to provide for the costs thereof; and

WHEREAS, the existing Financial Agreement provides for an “Annual Service Charge” equal to 15% of annual “Gross Revenues”, and

WHEREAS, the term of the Financial Agreement ends on November 1, 2028; and

WHEREAS, the Borough has adopted its Fourth Round Housing Element and Fair Share Plan (“HEFSP”) and has included the Project in its HEFSP, enabling it to claim at least forty (40) family rental credits; and

WHEREAS, the Borough has determined in a Resolution of the Borough Council adopted on June 12, 2025, that the Project continues to meet an existing housing need; and

WHEREAS, the Borough wishes to amend the Financial Agreement to provide the Project with relief by reducing the Annual Service Charge to 4% of Gross Revenues until the earlier of (a) the refinancing of the Project to provide for the rehabilitation thereof and adoption of a new financial agreement in connection therewith; or, (b) November 1, 2028; and

WHEREAS, the Borough wishes to approve an amendment to the Financial Agreement in the substantially the form attached hereto as Exhibit A (the “Amendment”); and

NOW, THEREFORE, BE IT ORDAINED by the Borough Council of the Borough of Red Bank, in the County of Monmouth, State of New Jersey, as follows:

1. The Mayor, or his designee, and the Borough Clerk are hereby authorized to execute the Amendment, in substantially the form submitted and attached hereto.

2. An executed copy of the Amendment shall be certified by and filed with the Office of the Borough Clerk.
3. Within ten (10) calendar days following the later of (i) the effective date of this Ordinance following its final adoption by the Borough Council approving the tax exemption and Amendment or (ii) the execution of the Amendment, the Borough Clerk shall file certified copies of this Ordinance and the Amendment with the Borough Tax Assessor, the Chief Financial Officer of Monmouth County, Monmouth County Counsel, and the Director of the Division of Local Government Services.
4. The Mayor, or his designee, and the Borough Clerk are hereby authorized to take such action and to execute such other related documents on behalf of the Borough as necessary to effectuate the terms of the Amendment, as may be deemed advisable by the Borough Attorney.
5. This Ordinance shall take effect upon adoption and publication according to law.

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 July, 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 July, 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

INTRODUCTION						COUNCILMEMBER	FINAL ADOPTION					
Moved	Sec.	Aye	Nay	Abs.	NP		Moved	Sec.	Aye	Nay	Abs.	NP
						KRISTINA BONATAKIS						
						DAVID CASSIDY						
						NANCY FACEY-BLACKWOOD						
						BEN FOREST						
						LAURA JANNONE						
						KATE TRIGGIANO						
						MAYOR WILLIAM PORTMAN						
Introduced: July 10, 2025					I hereby certify the above ordinance was adopted by the Borough Council of the Borough of Red Bank, County of Monmouth, State of New Jersey on the aforementioned date.							
Final Adoption:												
					Mary Moss, RMC- Borough Clerk							

EXHIBIT A

AMENDMENT

AMENDMENT TO FINANCIAL AMENDMENT

THIS AMENDMENT TO FINANCIAL AGREEMENT (this "**Amendment**") is made this ____ day of _____, 2025 between **LOCUST LANDING URBAN RENEWAL ASSOCIATES, L.P.**, a New Jersey limited partnership, and its permitted assigns (the "**Entity**"), and the **BOROUGH OF RED BANK** (the "**Borough**"), a municipal corporation in the County of Monmouth, State of New Jersey.

WITNESSETH:

WHEREAS, the Borough and the Entity entered into a financial agreement dated February 9, 1999 (the "Financial Agreement") providing for a payment in lieu of taxes under the New Jersey Long Term Tax Exemption Law, N.J.S.A. 40A:20-1 e seq. (the "LTTE Law") for a 40-unit affordable rental housing project ("Project") on land designated as Block 71, Lot 1.01 (105 Locust Avenue) ("Property"); and

WHEREAS, the Project is in financial distress due to the need for certain critical improvements and is in the process of being refinanced to provide for the costs thereof; and

WHEREAS, the existing Financial Agreement provides for an "Annual Service Charge" equal to 15% of annual "Gross Revenues", and

WHEREAS, the term of the Financial Agreement ends on November 1, 2028; and

WHEREAS, the Borough has adopted its Fourth Round Housing Element and Fair Share Plan ("HEFSP") and has included the Project in its HEFSP, enabling it to claim at least forty (40) family rental credits; and

WHEREAS, the Borough has determined in a Resolution of the Borough Council adopted on June 12, 2025, that the Project continues to meet an existing housing need; and

WHEREAS, the Borough and the Entity wish to amend the Financial Agreement to provide the Project with relief by reducing the Annual Service Charge to 4% of Gross Revenues until the earlier of (a) the refinancing of the Project to provide for the rehabilitation thereof and adoption of a new financial agreement in connection therewith; or, (b) November 1, 2028.

NOW, THEREFORE, the Entity and the Borough, in consideration of the mutual undertakings set forth herein and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and intending to be legally bound hereby, covenant and agree as follows:

SECTION 1. Sections 1.2(i) and 4.1 of the Financial Agreement are hereby amended to replace "fifteen percent (15%)" with "four percent (4%)", and similarly, Section 1.2(xii) is hereby amended to make clear that the minimum annual service charge is also set at "four percent (4%)" (consistent and *pari passu* with the immediately preceding change to Sections 1.2(i) and 4.1). For

the avoidance of doubt, “four percent (4%)” shall be both the minimum annual service charge, and the annual service charge, for the term of this Amendment.

SECTION 2. Section 14.2 of the Financial Agreement is amended to provide a copy of any notice given by the Borough also be given to:

John A. Sarto, Esq.
Giordano, Halleran & Ciesla, P.C.
125 Half Mile Road, Suite 300
Red Bank, New Jersey 07704

SECTION 3. All other provisions of the Financial Agreement shall remain in full force and effect.

SECTION 4. This Amendment may be executed in any number of counterparts, each of which when so executed shall be deemed to be an original and such counterparts together shall constitute one and the same instrument.

SECTION 5. This amendment shall take effect immediately.

IN WITNESS WHEREOF, the parties have executed this Amendment as of the date first above written.

ATTEST:

**LOCUST LANDING URBAN RENEWAL
ASSOCIATES, L.P.**

By: _____

By: _____

Name:

Title:

ATTEST:

BOROUGH OF RED BANK

By: _____

By: _____

Mary Moss, RMC- Borough Clerk

William Portman, Mayor

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

ORDINANCE NO. 2025-20

ORDINANCE AUTHORIZING EXECUTION OF AGREEMENT FOR PAYMENTS IN LIEU OF TAXES FOR AN AFFORDABLE HOUSING DEVELOPMENT AS AUTHORIZED BY N.J.S.A. 52:27D-301 ET SEQ. AND N.J.S.A. 52:27D-329.2 (BLOCK 71, LOT 1.01)

WHEREAS, by Resolution No. 25-122 adopted on June 12, 2025, the Borough of Red Bank (the “Borough”) has determined that the 40-unit affordable rental housing project (“Project”) to be renovated and rehabilitated on land designated as Block 71, Lot 1.01 (“Property”) will meet an existing housing need for affordable housing; and

WHEREAS, the Borough intends to spend affordable housing development fees on the Project; and

WHEREAS, the Borough Council has determined that the Project will qualify for a tax exemption under certain amendments to the Fair Housing Act, N.J.S.A. 52:27D-301, et seq., which amendments were adopted in 2024, at N.J.S.A. 52:27D-329.2 et seq. (the “Law”); and

WHEREAS, in accordance with the Law, the proposed developer of the Project, WCP LOCUST LANDING MM, LLC (“Sponsor”), has requested a tax exemption for the Project in exchange for entering into an Agreement for Payments in Lieu of Taxes for the Project, to be executed by and between Sponsor and the Borough (“PILOT Agreement”); and

WHEREAS, the Borough Council wishes to execute a PILOT Agreement with Sponsor, in support of the Project, establishing the rights, responsibilities, and obligations of Sponsor in accordance with the Law; and

WHEREAS, the Borough Council makes the following findings regarding the relative benefits and costs of granting the tax abatement for the Project, and the importance of the tax abatement in realizing the development of the Project:

The Borough Council finds that the tax exemption granted pursuant to the PILOT Agreement will benefit the Borough and the community by meeting a current housing need. The benefits of granting the tax exemption will substantially outweigh the costs, if any, associated with the tax exemption. The tax exemption is important to the Borough and the Sponsor because without the incentive of the tax exemption, it is unlikely that the Project would be undertaken. The high costs associated with the development and rehabilitation of the Project and the real estate taxes that would otherwise be levied upon the Project would operate as a disincentive to the rehabilitation of affordable housing on the Property.

NOW, THEREFORE, BE IT ORDAINED by the Borough Council of the Borough of Red Bank, in the County of Monmouth, State of New Jersey, as follows:

1. The Mayor, or his designee, and the Borough Clerk are hereby authorized and directed to execute the PILOT Agreement with the Sponsor, in substantially the form submitted and attached hereto.
2. An executed copy of the PILOT Agreement shall be certified by and filed with the Office of the Borough Clerk.
3. Within ten (10) calendar days following the later of (i) the effective date of this Ordinance following its final adoption by the Borough Council approving the tax exemption or (ii) the execution of the PILOT Agreement by Sponsor, the Borough Clerk shall file certified copies of this Ordinance and the PILOT Agreement with the Borough Tax Assessor, the Chief Financial Officer of Monmouth County, Monmouth County Counsel, and the Director of the Division of Local Government Services.
4. The Mayor, or his designee, and the Borough Clerk are hereby authorized and directed to take such action and to execute such other related documents on behalf of the Borough as necessary to effectuate the terms of the PILOT Agreement, as may be deemed advisable by the Borough Attorney.
5. This Ordinance shall take effect upon adoption and publication according to law.

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 July, 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 July, 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

INTRODUCTION						COUNCILMEMBER	FINAL ADOPTION					
Moved	Sec.	Aye	Nay	Abs.	NP		Moved	Sec.	Aye	Nay	Abs.	NP
						KRISTINA BONATAKIS						
						DAVID CASSIDY						
						NANCY FACEY-BLACKWOOD						
						BEN FOREST						
						LAURA JANNONE						
						KATE TRIGGIANO						
						MAYOR WILLIAM PORTMAN						
Introduced: July 10, 2025				I hereby certify the above ordinance was adopted by the Borough Council of the Borough of Red Bank, County of Monmouth, State of New Jersey on the aforementioned date.								
Final Adoption:												
				Mary Moss, RMC- Borough Clerk								

AGREEMENT FOR PAYMENT IN LIEU OF TAXES

THIS AGREEMENT FOR A PAYMENT IN LIEU OF TAXES (this “Agreement”), made this ____ day of July, 2025, between WCP Locust Landing MM, LLC having its principal office at 550 River Road, 2nd Floor, Fair Haven, NJ 07704 (“**Sponsor**”) and the Borough of Red Bank, a municipal corporation in the County of Monmouth and State of New Jersey, with a mailing address of 90 Monmouth Street, Red Bank, NJ 07701 (“**Borough**”).

WITNESSETH

WHEREAS, the Sponsor is the contract purchaser of real property identified as Lot 1.01 in Block 71 on the Borough Tax Map and with an addressed at 105 Locust Landing Avenue in the Borough of Red Bank (the “**Property**”), more particularly described on **Exhibit A** attached hereto; and

WHEREAS, the owner of the Property, Locust Landing Urban Renewal, L.P. (“**Owner**”) has entered into a purchase and sale agreement with Sponsor to convey fee simple interest in the Property to Sponsor; and

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 the existing 100% affordable, municipally sponsored, 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 constructed on the Property; and

WHEREAS, the Borough adopted Resolution No 25-23 on January 23, 2025, regarding its Fourth Round prospective and present need, 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 and seeking approval of its Fourth Round Housing Element and Fair Share Plan (“**HEFSP**”) in connection with the DJ Action, and has received a proposal Sponsor seeking permission to renovate and rehabilitate 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 HEFSP; and

WHEREAS, the Borough Planning Board adopted the HEFSP by Resolution #2025-07, on June 25, 2025, which was endorsed by the Governing Body of the Borough by Resolution# 2025-136 on June 26, 2025, which includes the Project as a compliance mechanism; and,

WHEREAS, the Borough is authorized, pursuant to certain amendments to the Fair Housing Act, N.J.S.A. 52:27D-301 et seq., which amendments were adopted in March of 2024, at N.J.S.A. 52:27D-329.2 et seq. (the “**Law**”) to grant an exemption for real estate taxes to housing projects that meet an existing housing need and remain subject to the affordability controls

pursuant to N.J.S.A. 52:27D-329, if the project's owner agrees to pay to the Borough an annual charge for municipal services supplied to the Project; and

WHEREAS, the Borough has determined in a Resolution of the Borough Council adopted on June 12, 2025 (the "**Resolution**") that the Project continues to meet an existing housing need; and

WHEREAS, the Borough has agreed to grant an exemption to the Project for real estate taxes and the Sponsor has agreed to make payments to the Borough in lieu; and

WHEREAS, in light of the foregoing, the Sponsor and the Borough desire to enter into this Agreement to memorialize the Sponsor's exemption from real property taxes and its obligation to make payments in lieu of such real property taxes.

NOW THEREFORE, the Sponsor and the Borough, in consideration of the mutual covenants herein contained and for other good and valuable consideration, the sufficiency of which are hereby acknowledged, and intending to be legally bound hereby, it is mutually covenanted and agreed as follows:

1. This Agreement is made pursuant to the authority contained in Section 52:27D-239.2 of the Law and the Resolution.

2. Beginning on the date the Sponsor closes title to the Property ("**Tax Exemption Commencement Date**") the land and improvements comprising the Property and Project shall be exempt from all ad valorem real property taxes, provided that the Sponsor shall make payments in lieu of taxes to the Borough as provided hereinafter. The exemption of the Property and Project from ad valorem real property taxation and the Sponsor's obligation to make payments in lieu of taxes shall apply until the later of the satisfaction and discharge of the Sponsor's permanent mortgage (not merely construction) encumbering the Property (the "Mortgage"), or the expiration of the affordability controls (the "**Tax Exemption Expiration Date**").

3. From the Tax Exemption Commencement Date until Sponsor's substantial completion of the rehabilitation of the Property and Project, which shall be the date Sponsor receives Certificates of Occupancy for all three buildings comprising the Project ("**Substantial Completion**"), the Borough acknowledges and agrees that the Annual Service Charge (defined below) shall be equal to the Minimum Annual Service Charge (defined below).

4. (a) From the Tax Exemption Commencement Date until the Tax Exemption Expiration Date, the Sponsor shall pay to the Borough an annual service charge in lieu of taxes in the amount equal to the greater of: (i) 4% of Project Revenues, as defined below ("**Annual Service Charge**"); or, (ii) the total taxes levied against the Property in the last full tax year prior to the Tax Exemption Commencement Date ("**Minimum Annual Service Charge**").

(b) As used herein, "**Project Revenues**" means the total annual gross rental or carrying charge and other income of the Sponsor from the Project less the costs of utilities furnished by the Project, which shall include the costs of gas, electricity, heating fuel, water supplied, and sewage charges, and less vacancies if any. Project Revenues shall not include any rental subsidy contributions received from any federal or state program.

(c) The estimated amounts of the Annual Service Charge to be paid each year pursuant to this Agreement are set forth in the estimated revenue projections/estimated Annual Service Charge table attached hereto as **Exhibit B**, which includes a general description of the Project and unit mix. It is expressly understood and agreed that the revenue projections provided to the Borough as set forth in **Exhibit B** and as part of the Sponsor's application for an agreement for payments in lieu of taxes are estimates only. The actual payments in lieu of taxes to be paid by the Sponsor shall be determined as set forth hereinbelow in this Agreement.

5. (a) Payments of the Annual Service Charge by the Sponsor shall be made on a quarterly basis in accordance with bills issued by the Tax Collector of the Borough in the same manner and on the same dates as real estate taxes are paid to the Borough and shall be based upon 4% of Project Revenues of the previous quarter.

(b) No later than four (4) months following the end of the Sponsor's fiscal year after the Tax Exemption Commencement Date, and each year thereafter that this Agreement remains in effect, the Sponsor shall submit to the Borough a certified, audited financial statement of the operation of the Project (the "**Audit**"), setting forth: (i) the Project Revenues for the previous year; and, (ii) the total Annual Service Charge due to the Borough, calculated at 4% of Project Revenues for the previous year (the "**Audit Amount**"). The Sponsor, simultaneously with the submission of the Audit, shall pay the difference, if any, between (i) the Audit Amount and (ii) the quarterly payments in lieu of real estate taxes made by the Sponsor to the Borough for the preceding fiscal year. The Borough may accept any such payment without prejudice to its right to challenge the amount due. In the event that the payments made by the Sponsor for any fiscal year shall exceed the Audit Amount for such fiscal year, the Borough shall credit the amount of such excess to the account of the Sponsor.

(c) All payments pursuant to this Agreement shall be in lieu of taxes, subject to the provisions of the Agreement, but the Borough shall have all the rights and remedies of tax enforcement granted to Municipalities by law just as if said payments constituted regular tax obligations on real property within the Borough. If, however, the Borough disputes any Audit Amount, it may apply to the Superior Court, Monmouth County for an accounting of the Project Revenues due the Borough, in accordance with this Agreement and Law.

(d) In the event of any delinquency in the aforesaid payments, the Borough shall give notice of the delinquency to the Sponsor in the manner set forth in 10(a) below, and allow Sponsor ninety (90) days to cure the delinquency prior to any legal action being taken.

6. The tax exemption herein shall apply only so long as the Sponsor or its successors and assigns and the Project remain subject to the provisions of the Law, but in no event after the Tax Exemption Expiration Date.

7. In the event of (a) a sale, transfer or conveyance of the Project by the Sponsor or (b) a change in the organizational structure of the Sponsor, not including the sale or transfer of any membership interest, this Agreement shall be assigned to the Sponsor's successor without the Borough's consent, but upon no less than thirty (3) days prior written notice to the Borough, and shall continue in full force and effect so long as the successor entity qualifies under the Law.

8. Upon any termination of such tax exemption, whether by affirmative action of the Sponsor, its successors and assigns, or by virtue of the provisions of the Law, or any other applicable state law, the Property and the Project shall be taxed as omitted property in accordance with applicable law.

9. The Sponsor, its successors and assigns shall, upon request, permit duly authorized representatives of the Borough inspect and examine (a) the Property; (b) the equipment, buildings and other facilities of the Project; and, (c) all documents and papers relating to the Project. Any such inspection or examination shall be made during reasonable hours of the business day, in the presence of an officer or agent of the Sponsor, including its successors and assigns.

10. Any notice or communication sent by either party to the other hereunder shall be sent by certified mail, return receipt requested, addressed as follows:

(a) When sent by the Borough to the Sponsor, it shall be addressed to WCP Locust Landing MM, LLC , 550 River Road, 2nd Floor, Fair Haven, NJ 07704, or to such other address as the Sponsor may hereafter designate in writing.

(b) When sent by the Sponsor to the Borough, it shall be addressed to the Borough Deputy Clerk, Borough of Red Bank, 90 Monmouth Street, Red Bank, NJ 07701, or to such other address as the Borough may designate in writing.

11. In the event of a breach of this Agreement by either of the parties hereto or a dispute arising between the parties in reference to the terms and provisions as set forth herein, either party may apply to the Superior Court, Monmouth County to settle and resolve said dispute in such fashion as will tend to accomplish the purposes of the Law.

12. This Agreement sets forth all of the promises, covenants, agreements, conditions and understandings between the parties with respect to the subject matter hereof, and supersedes all prior and contemporaneous agreements and understandings, inducements or conditions, express or implied, oral or written, with respect thereto.

13. If any clause, sentence, subdivision, paragraph, section or part of this Agreement be adjudged by any court of competent jurisdiction to be invalid, such judgment shall not affect, impair, or invalidate the remainder hereof, but shall be confined in its operation to the clause, sentence, subdivision, paragraph, section or part hereof directly involved in the controversy in which said judgment shall have been rendered.

14. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same agreement. It shall not be necessary in making proof of this Agreement to produce or account for more than a sufficient number of counterparts to evidence the execution of this Agreement by each party hereto.

15. This Agreement may be assigned by the Sponsor to an affiliate of the Sponsor, provided that such affiliate develops the Project in accordance with the terms and conditions set forth in this Agreement.

16. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors and permitted assigns.

17. This Agreement shall be governed by and construed by the laws of the State of New Jersey.

ATTEST

SPONSOR: WCP Locust Landing MM, LLC

By: _____

By: _____

ATTEST

BOROUGH: Borough of Red Bank

By: _____

Mary Moss, RMC- Borough Clerk

William Portman, Mayor

Exhibit A

Legal Description

Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality of Red Bank
Lot 1.01, Block 71.

Property. The property consists of land and all the buildings and structures on the land in the Borough of Red Bank, County of Monmouth and the State of New Jersey, more particularly described as follows:

Known and designated as Lots Nos. 28, 29, 30, 31, 32, 33, 34 and 35 as shown on "Map of Property of W.K. Kelly, Red Bank, New Jersey", May 22, 1915 George D. Cooper, C.E., Red Bank, New Jersey.

BEGINNING at a point of intersection of the southerly side of Locust Avenue with the westerly side of Locust Place as shown on said map; thence (1) Along the westerly side of Locust Place, South 1 degree 37 minutes West 194.60 feet to a point; thence (2) North 85 degrees 07 minutes West 297.80 feet to the high water line of the North Shrewsbury River; thence (3) Along the high water line of the North Shrewsbury River in a northeasterly direction following the various courses thereof 217 feet more or less to a point in the southerly side of Locust Avenue; thence (4) Along the southerly side of Locust Avenue South 85 degrees 40 minutes East 185.90 feet to the point or place of **BEGINNING**.

PREMISES being more particularly described in accordance with a survey made by St. Louis & Waxurek, dated 11/7/85, as follows:

BEGINNING at a point in the southerly sideline of Locust Avenue at its intersection with the westerly sideline of Locust Place and running thence (1) Along the southerly sideline of Locust Avenue above, South 84 degrees 56 minutes 25 seconds West, 264 feet, more or less, to the Mean High Water Line of the North Shrewsbury River; thence (2) Beginning again at the point of beginning and running thence along the westerly sideline of Locust Place above, South 7 degrees 46 minutes 35 seconds East, 194.61 feet; thence (3) South 85 degrees 30 minutes 03 seconds West, 357 feet, more or less, to the Mean High Water Line of the North Shrewsbury River; thence (4) Along said mean High Water Line, in a general northeasterly direction to the various courses and distances be what they may to the end of the first course herein and there to end.

Together with riparian rights if any appurtenant to the above described premises, with all rights, hereditaments, and appurtenances thereunto appertaining.

Exhibit B

Estimated Project Revenues

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

ORDINANCE NO. 2025-21

**ORDINANCE AMENDING CHAPTER 300: “CONSTRUCTION CODES, UNIFORM”
TO UPDATE CONSTRUCTION FEES.**

BE IT ORDAINED by the Mayor and Council of the Borough of Red Bank, County of Monmouth, State of New Jersey, that Chapter 300: “Construction Codes, Uniform” of the Borough’s Revised General Ordinances is hereby amended as follows (~~stricken~~ text deleted; underlined text added):

CHAPTER 300: “CONSTRUCTION CODES, UNIFORM”

* * *

§ 300-3 Fees.

- A. Plan review fee. The fee for plan review shall be 20% of the amount to be charged for a new construction permit. The ~~minimum~~-plan review fee is nonrefundable and the minimum fee shall be \$75.
- B. The basic construction fee shall be the sum of the parts computed on the basis of the volume or cost of construction, the number of plumbing fixtures and pieces of equipment, the number of electrical fixtures and devices and the number of sprinklers, standpipes, and detectors (smoke and heat) at the unit rates provided herein, plus any special fees. The minimum fee for a basic construction permit covering any or all of building, plumbing, electrical, or fire protection work shall be \$100.
 - (1) Building subcode fees.
 - (a) Building volume of cost. The fees for new construction or alteration are as follows:
 - [1] Fees for new construction shall be based upon the volume of the structure. Volume shall be computed in accordance with N.J.A.C. 5:23-2.28. The new construction fee shall be in the amount of \$0.06 per cubic foot of volume for buildings and structures of all use groups and types of construction as classified and defined in Chapters 3 and 4 of the building subcode; except that the fee shall be \$0.045 per cubic foot of volume for use groups R-3 and R-5.
 - [2] Fees for renovations, alterations and repairs shall be based upon the estimated cost of the work.
 - [a] The fee for use groups R-3 and R-5 shall be in the amount of \$45 per \$1,000.
 - [b] The fee for all other use groups shall be in the amount of \$50 per \$1,000.

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[c] For the purpose of determining estimated cost, the applicant shall submit to the local enforcing agency such cost data as may be available produced by the architect or engineer of record, or by a recognized estimating firm, or by the contractor. A bona fide contractor's bid, if available, shall be submitted. The Construction Official shall make the final decision regarding estimated cost after consultation with the appropriate subcode officials.

[3] For new construction or additions, the fee for the installation of new ductwork shall be based upon the cost of work.

[a] The fee for use groups R-3 and R-5 shall be in the amount of \$100 for the first \$1,000 of estimated cost and \$15 for each additional \$1,000 of estimated cost.

[b] The fee for all other use groups shall be in the amount of \$100 for the first \$1,000 of estimated cost and \$25 for each additional \$1,000 of estimated cost.

- (b) Fees for additions shall be computed on the same basis as for new construction for the added portion.
- (c) Fees for combination renovations and additions shall be computed as the sum of the fees computed separately in accordance with Subsection B(1)(a)[1] and [2] above.
- (d) The fee for all use groups to demolish the interior of a structure for future alterations shall be \$100 per subcode, including Building Technical and Fire Technical Sections.

[1] A Fire Technical Section is required for safeguarding. An inspection must be requested prior to starting the work and once the work is completed.

~~(d)~~(e) Special fees. Structures for which volume cannot easily be computed.

[1] Antennas. The fee to erect antennas shall be \$225.

[2] Fencing.

[a] Applicable fencing fee shall be \$75 for the first 200 lineal feet of fence or fraction thereof and \$15 for each additional 100 lineal feet of fence or fraction thereof.

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[b] There is no permit requirement for fences six feet or less in height, unless surrounding a swimming pool.

[3] Private swimming pools.

[a] The fee for the installation of an in-ground swimming pool shall be \$250.

[b] The fee for the installation of an aboveground swimming pool exceeding 24 inches in depth ~~or having a surface area in excess of 250 square feet~~ shall be \$175.

[4] Residential tool or storage sheds.

[a] There is no permit required for garden-type utility sheds which are 200 square feet or less in area, 10 feet or less in height, and accessory to buildings in use groups R-2, R-3 or R-5 R-4 [N.J.A.C. 5:23-2:14(b)8].

[b] Sheds exceeding 200 square feet shall be considered structures and the fee shall be \$200.

[5] Signs. The fee shall be \$50 per sign.

[6] Temporary structure. When a permit is required for a temporary structure, ~~tent~~ construction trailer, or temporary greenhouse, the fee shall be \$150.

[7] Tents. The fee for tents, when required, shall be \$150 for each tent less than 900 square feet, and for each tent in excess of 900 square feet or more than 30 feet in any dimension, the fee shall be \$225.

[8] Fees for retaining walls shall be \$200 for the first 20 lineal feet of wall or fraction thereof and \$50 for each additional lineal foot of wall or fraction thereof.

~~[9] The fee for the installation of illuminated or self-luminous exit signs and/or emergency lighting units shall be \$15 per device. The minimum fee shall be \$100.~~

~~[40]~~ [9] The fee for the installation of photovoltaic or solar systems shall be as follows:

[a] Up to 20 kW, the fee shall be \$75.

[b] Twenty-one kW to 50 kW, the fee shall be \$150.

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[c] Fifty-one kW to 100 kW, the fee shall be \$300.

[d] For over 100 kW, the fee shall be \$500, plus \$50 for every 100 kW or fraction thereof over 100 kW.

~~[44]~~[10] The minimum Building Subcode Fee, unless otherwise specified, shall be \$100.

(2) Plumbing subcode fees.

(a) For installation or ~~replacement~~relocation of plumbing fixtures and devices, such as but not limited to water closets, urinals, bidets, bath tubs, showers, lavatories, sinks, floor drains, dishwashers, drinking fountains, washing machines, hose bibbs, water heaters, trap primers, plumbing stacks, gas appliance connections, water meters, and other similar devices, the fee shall be \$40 per device.

(b) For installation or replacement of special fixtures and devices, such as but not limited to grease traps, backflow preventers, oil separators, interceptors, water-cooled air-conditioning units, commercial refrigeration units, steam boilers, hot water boilers, commercial cooking equipment, gas piping, sewer pumps, automatic fuel-shutoff devices, fuel oil piping, gas logs, generators, and rooftop units, the fee shall be \$100 per system or device.

(c) For utility service installations and/or connections, including potable water, sewer, gas, and combined fire service/domestic water connections, the fee shall be \$200 per connection.

[1] For the disconnection of any utility service, the fee shall be \$100 per connection.

(d) Other plumbing subcode fees.

[1] Roof drains, footing drains, and sump pumps (per device or system): \$100.

[2] Active solar systems: \$150.

[3] Storm Systems \$200

[4] The fee to install Medical Gas Outlets shall be as follows:

[a] From 1 to 50 outlets, the fee shall be \$40;

[b] The fee shall be \$40 for each additional 50 outlets in excess of the first 50 outlets.

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- (e) LPG tanks.
 - [1] Tanks located above ground.
 - [a] Up to 500 gallons, the fee shall be \$150;
 - [b] From 501 to 2,000 gallons, the fee shall be \$225.
 - [2] Tanks located below ground.
 - [a] Up to 2,000 gallons, the fee shall be \$300.
 - (f) Mechanical inspection. For a mechanical inspection performed by a mechanical inspector, or a plumbing inspector, in a structure of Groups R-3, ~~R-4~~, or R-5, the fee shall be \$125 for the initial appliance, plus \$40 for each additional appliance.
 - (g) The minimum Plumbing Subcode Fee, unless otherwise specified, shall be \$100.
- (3) Electrical subcode fees.
- (a) For installation or replacement of outlets, receptacles, fixtures, including lighting outlets, wall switches, fluorescent fixtures, convenience receptacle or similar fixture, protective signaling devices, line voltage smoke alarms, burglar alarm systems, and motors or devices of less than one horsepower or one kilowatt, the fee shall be as follows:
 - [1] From one to 50 devices, the fee shall be \$100.
 - [2] For each additional 25 devices, the fee shall be \$75.
 - (b) For each motor or similar electrical device, the fees shall be as follows:
 - [1] For one to 10 horsepower, the fee shall be \$50;
 - [2] For 11 to 50 horsepower, the fee shall be \$100;
 - [3] For 51 to 100 horsepower, the fee shall be \$200;
 - [4] For 101 to 200 horsepower, the fee shall be \$600.
 - [5] For over 200 horsepower, the fee shall be \$1,000.
 - (c) For transformers and generators over one kW/kVA, the fees shall be as follows:

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- [1] For up to 30 kW/kVA, the fee shall be \$100 each;
 - [2] For 31 kW/kVA up to 100 kW/kVA, the fee shall be \$200 each;
 - [3] For 101 kW/kVA up to 200 kW/kVA, the fee shall be \$400 each;
 - [4] For over 200 kW/kVA, the fee shall be \$600 each.
- (d) For electrical service, the fees shall be as follows:
- [1] For up to 100 amps, the fee shall be \$150;
 - [2] For 101 amps to 200 amps, the fee shall be \$200;
 - [3] For 201 amps up to 400 amps, the fee shall be \$400;
 - [4] For over 400 amps, the fee shall be \$400, plus \$600 for every 100 amps or fraction thereof over 400.
- (e) For electrical main panel and subpanel installations or replacements, the fees shall be as follows for each panel or subpanel:
- [1] For up to 100 amps, the fee shall be \$100;
 - [2] For 101 amps to 200 amps, the fee shall be \$150;
 - [3] For 201 amps up to 400 amps, the fee shall be \$200;
 - [4] For over 400 amps, the fee shall be \$400, plus \$500 for every 100 amps or fraction thereof over 400.
- ~~(f) The fees to be charged for other electrical equipment or fixtures not specified above are as follows:~~
- ~~[1] Protective signaling systems. This includes but is not limited to fire alarm devices, smoke and heat detectors, burglar alarm devices, nurse call systems, communications systems, etc.~~
 - ~~[a] For one to 50 devices, the fee shall be \$150;~~
 - ~~[b] For each additional 25 devices, the fee shall be \$75.~~
 - ~~[c] For each notification power booster or transponder, the fee shall be \$75.~~

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~~[d] For emergency responder radio systems, the fee for the base system and one floor of building coverage shall be \$300, plus \$100 for each additional floor of building coverage.~~

~~[2]~~(f) Swimming pools:

~~[a]~~[1] Aboveground, the fee shall be \$150.

~~[b]~~[2] In-ground, the fee shall be \$300.

(g) The minimum electrical subcode fee shall be \$100.

(h) The fee for the annual electrical inspections of swimming pools, spas or hot tubs shall be \$150 per pool/spa/hot tub.

(i) Area lighting. The fee for the first pole or bollard shall be \$100, plus \$50 for each additional pole or bollard.

(j) For photovoltaic systems, the fee shall be based on the designated kilowatt rating of the solar voltaic system as follows:

[1] Up to 20 kW, the fee shall be ~~\$125~~ \$250;

[2] Twenty-one kW to 50 kW, the fee shall be ~~\$225~~ \$300;

[3] Fifty-one kW to 100 kW, the fee shall be ~~\$500~~ \$750;

[4] For over 100 kW, the fee shall be ~~\$500~~ \$750, plus \$50 for every 100 kW or fraction thereof over 100 kW.

(k) For the installation or replacement of air conditioners, water heaters, boilers, furnace, and any other HVAC equipment, the fee shall be \$100 per appliance.

~~(k)~~(l) For the purpose of computing these fees, all motors except those in plug-in appliances shall be counted, including control equipment, generators, transformers and all heating, cooking or other devices consuming or generating electrical current.

(4) Fire subcode fees:

(a) Fire protection sprinklers. For installation, relocation, or replacement of fire protection sprinklers, the fees shall be as follows:

[1] The fee for 20 or fewer sprinkler heads shall be \$150;

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[2] For 21 to and including 100 heads, the fee shall be \$300;

[3] For 101 to and including 200 heads, the fee shall be \$500;

[4] For 201 to and including 400 heads, the fee shall be \$1,000;

[5] For 401 heads to and including 1,000 heads, the fee shall be \$1,500;

[6] For over 1,000 heads, the fee shall be \$1,500, plus \$2 for each additional head.

- (b) Fire alarm systems. For installation, relocation, or replacement of any fire alarm panel, annunciator, heat detector, smoke detector, manual pull station, bell, horn, strobe, or other types of signaling, supervisory, or indicating devices connected to any automatic or manual fire alarm system, the fees shall be calculated on the number of individual component devices as follows:

[1] The fee for 10 or fewer devices or appliances shall be \$150;

[2] For 11 to and including 20 devices or appliances, the fee shall be \$250;

[3] For 21 to and including 100 devices or appliances, the fee shall be \$400;

[4] For 101 to and including 200 devices or appliances, the fee shall be \$750;

[5] For 201 to and including 500 devices or appliances, the fee shall be \$1,250;

[6] For 501 or more devices or appliances, the fee shall be \$1,250, plus \$2 per device or appliance for each device or appliance beyond 500.

[7] For each notification booster or communicator, the fee shall be ~~\$75~~
\$100.

- (c) The fee for each standpipe shall be \$500.

- (d) The fee for each independent preengineered suppression system shall be ~~\$250-\$300~~, and the fee for each independent preengineered clean agent system shall be \$500.

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

ORDINANCE NO. 2025-21

- (e) For solid fuel burning appliances and gas- and oil-fired heat-producing devices or appliances, such as but not limited to furnaces, boilers, ~~industrial ovens, processing equipment,~~ rooftop, package, and other similar devices, the fee shall be \$100 per device or appliance.
- (f) The fee for each commercial kitchen exhaust system shall be as follows:
 - [1] The fee for Type 1 system(s) shall be \$300 each.
 - [2] The fee for Type 2 system(s) shall be \$200 each.
- (g) The fee for each incinerator shall be \$750.
- (h) The fee for each crematorium shall be \$750.
- (i) The fees to be charged for other fire protection devices not specified above shall be as follows:
 - ~~[1] The fee for the installation of a solid fuel burning device shall be \$100 per device.~~
 - ~~[2]~~ [1] The fee for asphalt (tar) kettle roofing operations shall be \$150.
 - ~~[3]~~ [2] The fees for the installation, removal or abandonment of flammable or combustible liquid storage tanks and dispensing units or pumps shall be as follows:
 - [a] The fee for dispensing units or pumps shall be \$150 per nozzle.
 - [b] The fee for inside tanks installed for residential heating purposes in use groups R-3 and R-5 shall be \$150 per tank.
 - [c] The fee for the installation, removal, or abandonment of storage tanks shall be:
 - [i] ~~Zero gallons to 500 gallons capacity~~ Tank capacity of 500 gallons or less, \$150 per tank;
 - [ii] ~~Five hundred one gallons to 1,000 gallons capacity~~ Tank capacity of 501 gallons to 1,000 gallons, \$225 per tank;
 - [iii] ~~One thousand one gallons to 2,000 gallons capacity~~ Tank capacity of 1,001 gallons to 2,000 gallons, \$300 per tank;

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

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- [iv] ~~Two thousand one gallons to 5,000 gallons capacity~~
Tank capacity of 2,001 gallons to 5,000 gallons,
\$500 per tank;
- [v] ~~Over 5,000 gallons capacity~~ Tank capacity of 5,001
gallons or greater, \$750 per tank.

~~[4]~~ [3] The fees for each fire pump shall be as follows:

- [a] Up to 500 gpm, the fee shall be ~~\$450~~ \$500.
- [b] Five hundred one to 1,000 gpm, the fee shall be ~~\$600~~ \$750.
- [c] One thousand one to 1,500 gpm, the fee shall be \$1,000.
- [d] For over 1,500 gpm, the fee shall be \$1,000, plus \$100 for every 500 gpm or fraction thereof over 1,500 gpm.

~~[5]~~ [4] The fee for each fire hydrant installed on private property shall be \$300.

~~[6]~~ [5] For emergency responder radio systems, the fee for a survey shall be ~~\$200~~ \$100, and inspection of the base system and one floor of building coverage shall be \$500, plus \$150 for each additional floor of building coverage.

~~[7]~~ [6] The fee for the installation of photovoltaic or solar systems shall be as follows:

- [a] Up to 20 kW, the fee shall be \$100.
- [b] Twenty-one kW to 50 kW, the fee shall be \$150.
- [c] Fifty-one kW to 100 kW, the fee shall be \$250.
- [d] For over 100 kW, the fee shall be \$400, plus \$50 for every 100 kW or fraction thereof over 100 kW.

~~[8]~~ [7] For the installation, relocation or replacement of each fire protection device not otherwise specified above, the fee shall be \$15 per device. The minimum fee shall be \$100. Such devices may include but not be limited to voice alarms, speakers, fire department communication devices, control units, etc.

~~[9]~~ [8] The fee for other mechanical systems or equipment regulated by the Fire Protection Subcode and not specifically listed herein shall

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

ORDINANCE NO. 2025-21

be \$100 for the first \$1,000 of estimated cost and \$25 for each additional \$1,000 of estimated cost.

~~[40]~~~~[9]~~ The fee for each underground fire service ~~underground-main~~ shall be ~~\$4~~\$2 per foot. The minimum fee shall be \$100.

~~[44]~~~~[10]~~ The minimum Fire Protection Subcode Fee shall be \$100.

(j) The fee for a fire hydrant flow test shall be \$100.

(k) For new construction where no fire protection devices or appliances are being installed, a fire technical must be submitted for plan review only, and the fee shall be \$100.

- (5) Elevator subcode fees. The fees for each elevator plan review, for elevator installation or replacement, for elevator installation and device acceptance tests, inspections, maintenance tests, and certificate of compliance shall be those as set forth in N.J.A.C. 5:23-12.6(a) and (b).
- (6) Asbestos subcode. The fee for issuance of a construction permit for each asbestos abatement project shall be \$150.
- (7) Lead abatement. The fee for issuance of a construction permit for each lead abatement project shall be \$150.

C. Expedited inspections; fees.

- (1) Any person or entity may apply for an inspection of a particular project or site on a day and time convenient to that person or entity. Any such application shall be made, in writing, to the Construction Department on a form to be provided by the Construction Official for such purpose. The Construction Official shall make the necessary arrangements with licensed subcode officials to make the inspection on the day and time requested. If the Construction Official is unable to arrange for the inspection as requested, he or she shall notify the applicant requesting the inspection as soon as possible after the request is made.
- (2) Any person or entity applying for an inspection pursuant to Subsection C(1) hereinabove shall, in addition to any other fees payable pursuant to this chapter, pay to the Construction Department a fee of ~~\$300~~\$400 for the first four hours or portion thereof that the inspector is on site making such inspection. For each additional hour, or portion thereof, after the first four hours, the applicant shall pay a fee of \$75. The applicant shall deposit ~~\$300~~\$400 with the Construction Department at the time the application is made. If an inspection exceeds four hours, the applicant shall be billed for the additional time. Any such bill shall be due and payable immediately upon receipt.

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COUNTY OF MONMOUTH
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D. Certificates and other permits.

- (1) Demolition. The fee for a demolition or removal permit for structures of less than 5,000 square feet in area and less than 30 feet in height: for one- or two-family residences (use groups R-3 and ~~R-5~~~~R-4 of the Building Subcode~~), for one- or two-car garages, and structures on farms, including commercial farm buildings as per N.J.A.C. 5:23-3.2(d), shall be \$150. The demolition fee for all other structures and use groups shall be \$300.
- (2) Moving of a structure or building. The fee shall be \$25 per \$1,000 of the estimated cost of moving the structure or building.
- (3) The fee for a certificate of occupancy shall be in the amount of 10% of the new construction permit fee which would be charged by the agency pursuant to these regulations. The minimum fee shall be \$225.
 - (a) The fee for a certificate of occupancy for an addition to a structure of use groups R-3 or R-5 shall be \$100.
- (4) The fee for a certificate of occupancy for buildings of use group R-4; or for certificates of occupancy issued for each individual tenant space in a new structure consisting of multiple tenants of use groups B, M, R-2, and R-3, the fee shall be \$100 per unit.
- (5) The fee for the first issuance and the renewal of a temporary certificate of occupancy shall not exceed \$75.
- (6) The fee for a certificate of occupancy granted pursuant to a change of use group shall be \$300.
- (7) The fee for certificate of continued occupancy shall be \$300 granted pursuant to the visual inspection of work completed without a permit shall be \$100 per subcode.
- (8) The fee for plan review of a building for compliance under the alternate systems and nondepletable energy source provisions of the Energy Subcode shall be \$525 for one- and two-family homes, and for light commercial structures having the indoor temperature controlled from a single point, and \$2,600 for all other structures.
- (9) The fee for an application for a variation in accordance with N.J.A.C. 5:23-2.10 shall be \$1,125 for Class I structures and \$375 for Class II and \$250 for Class III structures.
- (10) Change of Contractor. The fee shall be \$100 per subcode technical section, provided that no revision of work or quantity of devices may be made.

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

ORDINANCE NO. 2025-21

- (11) Revised Plans. If work does not conform or changes are made to the released plans, revised plans and the subcode technical sections must be submitted for review. The fee shall be \$100 per subcode.
- E. Periodic inspections. Fees for the periodic enforcing agency reinspection of equipment and facilities granted a certificate of approval for a specified duration in accordance with N.J.A.C. 5:23-2.23 shall be as follows:
- (1) The fee for elevator device periodic inspections and tests shall be as set forth in N.J.A.C. 5:23-12.6(a) and (b).
 - (2) For cross-connections and backflow preventers that are subject to testing, requiring reinspection annually, the fee shall be \$100 for each device. The payment and test report must be submitted upon receipt of the annual backflow application for renewal letter from the Borough when they are tested.
- F. Annual permits. The fee to be charged for an annual construction permit shall be charged annually. This fee shall be a flat fee based upon the number of maintenance workers who are employed by the facility, and who are primarily engaged in work that is governed by a subcode. Managers, engineers and clericals shall not be considered maintenance workers for the purpose of establishing the annual construction permit fee. Annual permits may be issued for building/fire protection, electrical and plumbing. Fees shall be as follows:
- (1) One to 25 workers (including foreman), \$975/worker; each additional worker over 25, \$345/worker.
 - (2) Prior to the issuance of the annual permit, a training registration fee of \$140 per subcode shall be submitted by the applicant to the Department of Community Affairs, Construction Code Element, Training Section, along with a copy of the construction permit (Form F-170A). Checks shall be made payable to "Treasurer, State of New Jersey."
- G. New Jersey Department of Community Affairs surcharge training fee. In addition to the fees specified above, a nonrefundable surcharge fee will be charged and remitted to the Department of Community Affairs in accordance with N.J.A.C. 5:23-4.19.
- H. Construction permits shall be valid for one year from the date of issuance, and the fee shall be paid prior to the permit issuance.
- I. Renewal of existing permits. Under the Uniform Construction Code, there is no separate fee for renewal of a valid existing permit if the authorized work has commenced within 12 months after issuance of the permit. If the authorized work has not been suspended or abandoned for a period of six months after commencement, the permit remains valid regardless of the issuance date. Should construction halt for a period of not less than six months, the construction shall be considered abandoned and new construction permits shall be obtained.

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

ORDINANCE NO. 2025-21

- J. No refunds after 30 days. No refunds of any fees shall be given after the expiration of 30 days from the issuance of any permit(s). Refunds within the 30 day period shall have the plan review fee and the DCA surcharge fee deducted from the amount refunded in accordance with Subsections A and G hereinabove.
- K. Violations and penalties.
- (1) Any person who violates the provisions of this section shall, upon conviction, be subject to fines and/or penalties as follows:
 - (a) Up to \$1,000 per violation for failure or refusal to comply with any lawful order, unless the failure or refusal to comply is done with the knowledge that it will endanger the life or safety of any person, in which case the penalty shall be up to \$2,000 per violation;
 - (b) Up to \$2,000 per violation for failure to obtain a required permit prior to commencing construction or for allowing a building to be occupied without a certificate of occupancy;
 - (c) Up to \$2,000 per violation for failure to comply with a stop-construction order;
 - (d) Up to \$2,000 per violation for willfully making a false or misleading written statement, or willfully omitting any required information or statement in any application or request for approval; or
 - (e) Up to \$500 per violation for any violation not covered in Subsection K(1)(a), (b), (c) or (d) hereinabove.
 - (2) For purposes of this subsection, in an occupied building, a code violation involving fire safety, structural soundness or the malfunctioning of mechanical equipment that would pose a life safety hazard shall be deemed to endanger the life or safety of a person. In an unoccupied building, a code violation of a requirement intended to protect members of the public who are walking by the property shall be deemed to endanger the life or safety of a person.
 - (3) Each and every day in which a violation of any provision of this section or any other ordinance of the Borough of Red Bank exists shall constitute a separate violation.
 - (4) All monies collected shall be collected under the penalty provisions of the Uniform Construction Code. All penalties collected shall be by the Construction Department and shall be placed in a special trust account to be applied to the cost of the department for training, technical support programs, certification, new equipment and transportation. An independent fund shall be set up and retained by the Chief Financial Officer to be the trustee of this account

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

ORDINANCE NO. 2025-21

BE IT FURTHER ORDAINED by the Mayor and Council of the Borough of Red Bank 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. All other provisions of the Revised General Ordinances are ratified and remain in full force and effect.

BE IT FURTHER ORDAINED by the Mayor and Council of the Borough of Red Bank 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 by the Mayor and Council of the Borough of Red Bank 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 July, 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 July, 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

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

ORDINANCE NO. 2025-21

INTRODUCTION						COUNCILMEMBER	FINAL ADOPTION					
Moved	Sec.	Aye	Nay	Abs.	NP		Moved	Sec.	Aye	Nay	Abs.	NP
						KRISTINA BONATAKIS						
						DAVID CASSIDY						
						NANCY FACEY-BLACKWOOD						
						BEN FOREST						
						LAURA JANNONE						
						KATE TRIGGIANO						
						MAYOR WILLIAM PORTMAN						
Introduced: July 10, 2025						I hereby certify the above ordinance was adopted by the Borough Council of the Borough of Red Bank, County of Monmouth, State of New Jersey on the aforementioned date. Mary Moss, RMC- Borough Clerk						
Final Adoption:												

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

ORDINANCE NO. 2025-22

**ORDINANCE AMENDING CHAPTER 603: "STREET BANNERS" TO UPDATE
PROCEDURES AND REGULATIONS PERTAINING TO STREET BANNERS**

BE IT ORDAINED by the Mayor and Council of the Borough of Red Bank, County of Monmouth, State of New Jersey, that Chapter 603: "Street Banners" of the Borough's Revised General Ordinances is hereby amended as follows (~~stricken~~ text deleted; underlined text added):

CHAPTER 603: "STREET BANNERS"

§ 603-1 Application to hang banners

Persons or organizations that desire street banners for events sponsored by or affiliated with ~~events within~~ the Borough of Red Bank may apply to the Borough Clerk to have such banners hung on either Shrewsbury Avenue or Broad Street at a location approved by the Borough in accordance with this Chapter ~~and removed by the Municipal Department of Public Utilities.~~

§ 603-2 Application fee ~~Approval of Application.~~

After review of the application under the requirements of Section 603-3 of this Chapter, if approved, the Borough Manager shall issue written approval to the applicant, including a depiction of the approved banner and the permitted location of the banner. ~~Such applications shall be made to the Borough Clerk accompanied by a fee of \$250.~~

§ 603-3 Applicant Requirements and Responsibilities.

The Borough Clerk will cause the application to be processed by the Borough Manager ~~Department of Public Utilities~~; provided, ~~however, the applicant must~~ that the applicant shall substantiate the following:

- A. The applicant shall set forth the requested location(s) of the banner(s) and shall include a depiction of the banner(s) for which approval is sought. All banners shall be hung and displayed in a safe manner. ~~All approvals and/or permits for such banner have been obtained from the governing body;~~
- B. The banner conforms to the requirements of Jersey Central Power and Light Company;
- C. The applicant has provided liability insurance in an amount of not less than \$1,000,000 ~~and approved as to form by the Borough Attorney, which policy shall name the Borough as coinsured~~ an additional insured; and
- D. The applicant shall sign a save-hold harmless and indemnification agreement in favor of the Borough.
- E. The applicant shall set forth detailed information regarding the person or entity who will hang the banner in its permitted location. All applicants and/or their agent(s) or contractor(s) hanging permitted banner(s) shall be duly qualified and insured.

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

ORDINANCE NO. 2025-22

F. All banners shall be removed within two (2) business days after the advertised event. No banners shall be hung more than thirty (30) days prior to the advertised event. These time periods before and after the advertised event may be adjusted in the discretion of the Borough Manager, and any such adjustments shall be noted on the written approval.

BE IT FURTHER ORDAINED by the Mayor and Council of the Borough of Red Bank 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. All other provisions of the Revised General Ordinances are ratified and remain in full force and effect.

BE IT FURTHER ORDAINED by the Mayor and Council of the Borough of Red Bank 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 by the Mayor and Council of the Borough of Red Bank 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 July, 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 July, 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- 139

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:

July 10, 2025 Bill List - Borough of Red Bank							
	Check Type	Count	Total		Checking Account	Count	Total
	Manual Check	16	\$4,183,066.85		CAPITAL ACCOUNT	4	\$34,186.05
	Meeting Check	106	\$348,752.83		COAH DEV FEES	1	\$3,561.19
	Total	122	\$4,531,819.68		CURRENT - VALLEY	66	\$699,688.23
					DEVESCROW2RIVER	2	\$13,278.60
					DOG LICENSE AC	1	\$1.20
					GRANT FUND-VNB	8	\$24,135.80
Checking Account	Check Type	Count	Total		GREEN ACRES TR	3	\$16,636.00
CAPITAL ACCOUNT	Manual Check	1	\$5,800.00		PARKNG OPER VAL	9	\$34,187.24
CAPITAL ACCOUNT	Meeting Check	3	\$28,386.05		PAYROLL	2	\$2,724.80
COAH DEV FEES	Meeting Check	1	\$3,561.19		RCA	1	\$414.19
CURRENT - VALLEY	Manual Check	4	\$473,676.69		RECREATION-VNB	4	\$1,827.35
CURRENT - VALLEY	Meeting Check	62	\$226,011.54		TRUST ACCOUNT	5	\$42,730.63
DEVESCROW2RIVER	Meeting Check	2	\$13,278.60		WATER CAPITAL	1	\$637.25
DOG LICENSE AC	Meeting Check	1	\$1.20		WATER OPERATING	13	\$77,938.65
GRANT FUND-VNB	Manual Check	2	\$14,662.30		WIRE	2	\$3,579,872.50
GRANT FUND-VNB	Meeting Check	6	\$9,473.50		Total	122	\$4,531,819.68
GREEN ACRES TR	Meeting Check	3	\$16,636.00				
PARKNG OPER VAL	Manual Check	1	\$22,843.96				
PARKNG OPER VAL	Meeting Check	8	\$11,343.28				
PAYROLL	Manual Check	2	\$2,724.80				
RCA	Manual Check	1	\$414.19				
RECREATION-VNB	Meeting Check	4	\$1,827.35				
TRUST ACCOUNT	Manual Check	1	\$40,815.00				
TRUST ACCOUNT	Meeting Check	4	\$1,915.63				
WATER CAPITAL	Meeting Check	1	\$637.25				
WATER OPERATING	Manual Check	2	\$42,257.41				
WATER OPERATING	Meeting Check	11	\$35,681.24				
WIRE	Manual Check	2	\$3,579,872.50				
Total	All Checking	122	\$4,531,819.68				

July 10, 2025 Bill List - Borough of Red Bank

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GRANT FUND-VNB	Meeting Check	6	\$9,473.50
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PARKNG OPER VAL	Meeting Check	8	\$11,343.28
PAYROLL	Manual Check	2	\$2,724.80
RCA	Manual Check	1	\$414.19
RECREATION-VNB	Meeting Check	4	\$1,827.35
TRUST ACCOUNT	Manual Check	1	\$40,815.00
TRUST ACCOUNT	Meeting Check	4	\$1,915.63
WATER CAPITAL	Meeting Check	1	\$637.25
WATER OPERATING	Manual Check	2	\$42,257.41
WATER OPERATING	Meeting Check	11	\$35,681.24
WIRE	Manual Check	2	\$3,579,872.50
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TRUST ACCOUNT	5	\$42,730.63
WATER CAPITAL	1	\$637.25
WATER OPERATING	13	\$77,938.65
WIRE	2	\$3,579,872.50
Total	122	\$4,531,819.68

July 10, 2025 Bill List - Borough of Red Bank

PO #	Vendor Id	Vendor Name	Purchase Order Description	PO Item #	PO Item Description	PO Item \$	Check Type	Checking Account	Check		Amount
									Number	Check Date	
24-00395	C0321	CME ASSOCIATES	MARINE PK.PARKING LOT IMPROVE	29	MARINE PK.LOT IMPROVE 7/1	\$266.00	Meeting Check	GREEN ACRES TR	1219	07/10/2025	\$266.00
24-01738	W0161	JAYLA WILSON	WORKFORCE SUMMER CAMP HOURS	4	WORKFORCE SUM CAMP 7/27-8/9	\$440.00	Manual Check	GRANT FUND-VNB	2434	06/30/2025	\$440.00
24-01945	C0321	CME ASSOCIATES	PROF SVCS MARINE PK-ORD 24-29	22	PROF SVCS MARINE PK-0379511	\$22,647.55	Meeting Check	CAPITAL ACCOUNT	2686	07/10/2025	\$25,278.55
24-02050	C0321	CME ASSOCIATES	ENG SVCS-2024 ROAD PRGM	35	ALSTON CT/HUBBARD PK/ALLEN PL	\$282.50	Meeting Check	CAPITAL ACCOUNT	2686	07/10/2025	\$25,278.55
24-02050	C0321	CME ASSOCIATES	ENG SVCS-2024 ROAD PRGM	36	ALLENPL/ALSTON CT/HUBBARD PK	\$637.25	Meeting Check	WATER CAPITAL	2204	07/10/2025	\$637.25
25-00076	G0161	IVAN GRILLI	Medicare Jan-Dec 2025	8	Medicare Reim JULY 2025	\$703.00	Meeting Check	CURRENT -VALLEY	22749	07/10/2025	\$703.00
25-00090	E0060	EASTERN ARMORED SERVICES INC.		8	Monthly Services JULY	\$814.00	Meeting Check	PARKNG OPER VAL	3309	07/10/2025	\$814.00
25-00112	V0083	VERIZON CONNECT FLEET USA LLC.	GPS FOR DPW VEHICLES	7	GPS FOR DPW VEHICLES/JUNE	\$560.50	Meeting Check	CURRENT -VALLEY	22784	07/10/2025	\$560.50
25-00240	J0160	J SWANTON FUEL OIL CO., INC.	Borough Fleet Fuel	38	Borough Fleet Fuel JUNE 13	\$1,299.89	Meeting Check	PARKNG OPER VAL	3312	07/10/2025	\$5,801.28
25-00240	J0160	J SWANTON FUEL OIL CO., INC.	Borough Fleet Fuel	39	Borough Fleet Fuel JUNE 19	\$1,938.14	Meeting Check	PARKNG OPER VAL	3312	07/10/2025	\$5,801.28
25-00240	J0160	J SWANTON FUEL OIL CO., INC.	Borough Fleet Fuel	40	Borough Fleet Fuel JUNE 20	\$2,563.25	Meeting Check	PARKNG OPER VAL	3312	07/10/2025	\$5,801.28
25-00401	H0079	TED HALL LOCKSMITH	Open for supplies	4	Open for supplies 6/26	\$23.50	Meeting Check	CURRENT -VALLEY	22751	07/10/2025	\$53.50
25-00401	H0079	TED HALL LOCKSMITH	Open for supplies	5	Open for supplies 6/30	\$7.50	Meeting Check	CURRENT -VALLEY	22751	07/10/2025	\$53.50
25-00485	M0040	MONMOUTH BUILDING CENTER INC.	open for supplies B&G	20	open for supplies B&G 6/25	\$19.16	Meeting Check	CURRENT -VALLEY	22761	07/10/2025	\$132.22
25-00497	F0025	FOODTOWN RB	BLANKET PO FOR F/D PURCHASES	5	PAPER GOODS/BLEACH	\$211.58	Meeting Check	CURRENT -VALLEY	22745	07/10/2025	\$211.58
25-00571	L0142	LANDTEK GROUP INC	Synthetic Turf Maintenance	2	Synthetic Turf Maint-1 OF 2	\$5,750.00	Meeting Check	GREEN ACRES TR	1218	07/10/2025	\$5,750.00
25-00608	M0337	MONMOUTH COUNTY FLEET SERVICE	FLEET SVCS-COUNTY CAR WASH PRG	4	FLEET SVCS-CNTY CAR WASH 6/16	\$188.50	Meeting Check	PARKNG OPER VAL	3313	07/10/2025	\$188.50
25-00611	J0044	UNITED SITE SERVICES	ADA & Reg Restrooms open	13	ADA/REG RSTRM/CBP 6/17-7/14	\$161.26	Meeting Check	CURRENT -VALLEY	22755	07/10/2025	\$161.26
25-00611	J0044	UNITED SITE SERVICES	ADA & Reg Restrooms open	14	ADA/REG RSTRM/REC CT 6/17-7/14	\$95.63	Meeting Check	TRUST ACCOUNT	6281	07/10/2025	\$95.63
25-00807	C0032	CHESAPEAKE EXTERMINATING	B/G Extermination Services	19	B/G Extermination Serv 6/17	\$35.00	Meeting Check	CURRENT -VALLEY	22739	07/10/2025	\$725.00
25-00807	C0032	CHESAPEAKE EXTERMINATING	B/G Extermination Services	20	B/G Extermination Serv 6/17	\$35.00	Meeting Check	CURRENT -VALLEY	22739	07/10/2025	\$725.00
25-00807	C0032	CHESAPEAKE EXTERMINATING	B/G Extermination Services	21	B/G Extermination Serv 6/17	\$65.00	Meeting Check	CURRENT -VALLEY	22739	07/10/2025	\$725.00
25-00807	C0032	CHESAPEAKE EXTERMINATING	B/G Extermination Services	22	B/G Extermination Serv 6/17	\$40.00	Meeting Check	CURRENT -VALLEY	22739	07/10/2025	\$725.00
25-00807	C0032	CHESAPEAKE EXTERMINATING	B/G Extermination Services	23	B/G Extermination Serv 6/17	\$65.00	Meeting Check	CURRENT -VALLEY	22739	07/10/2025	\$725.00
25-00807	C0032	CHESAPEAKE EXTERMINATING	B/G Extermination Services	24	B/G Extermination Serv 6/17	\$65.00	Meeting Check	CURRENT -VALLEY	22739	07/10/2025	\$725.00
25-00807	C0032	CHESAPEAKE EXTERMINATING	B/G Extermination Services	25	B/G Exterm-75 CHESTNUT #3430	\$260.00	Meeting Check	CURRENT -VALLEY	22739	07/10/2025	\$725.00
25-00851	L0223	LIVE OAK LANDSCAPE CONTRACTORS	Landscape Maintenance	6	Landscape Maintenance-JULY	\$4,294.00	Meeting Check	CURRENT -VALLEY	22759	07/10/2025	\$4,294.00
25-00853	A0324	ATLANTIC CITY INSTRUMENT RENTA	SUMMER SERIES SOUND/WEEK 1	1	SUMMER SERIES SOUND/WEEK 1	\$1,299.50	Meeting Check	RECREATION-VNB	1630	07/10/2025	\$1,299.50
25-00862	T0120	TENNANT SALES AND SERVICE CO.	repair parts DPU #45	1	repair parts DPU #45	\$102.80	Meeting Check	CURRENT -VALLEY	22782	07/10/2025	\$1,171.50
25-00862	T0120	TENNANT SALES AND SERVICE CO.	repair parts DPU #45	2	367312 Hose, Flex, Vacuum	\$480.10	Meeting Check	CURRENT -VALLEY	22782	07/10/2025	\$1,171.50
25-00862	T0120	TENNANT SALES AND SERVICE CO.	repair parts DPU #45	3	367721 Hose, Flex, Vacuum	\$325.80	Meeting Check	CURRENT -VALLEY	22782	07/10/2025	\$1,171.50
25-00862	T0120	TENNANT SALES AND SERVICE CO.	repair parts DPU #45	4	368333 Clamp, T Bolt,	\$50.00	Meeting Check	CURRENT -VALLEY	22782	07/10/2025	\$1,171.50
25-00862	T0120	TENNANT SALES AND SERVICE CO.	repair parts DPU #45	5	VR, Send-Unit, 900HM	\$138.90	Meeting Check	CURRENT -VALLEY	22782	07/10/2025	\$1,171.50
25-00862	T0120	TENNANT SALES AND SERVICE CO.	repair parts DPU #45	6	368099 VR, Gasket, Manifold	\$11.80	Meeting Check	CURRENT -VALLEY	22782	07/10/2025	\$1,171.50
25-00862	T0120	TENNANT SALES AND SERVICE CO.	repair parts DPU #45	7	1033578 Taillight, 12VDC	\$62.10	Meeting Check	CURRENT -VALLEY	22782	07/10/2025	\$1,171.50
25-01042	M0401	MAZZA MULCH INC	open for brush disposal	7	open for brush disposal 6/16	\$2,715.00	Meeting Check	CURRENT -VALLEY	22764	07/10/2025	\$3,915.00
25-01042	M0401	MAZZA MULCH INC	open for brush disposal	8	open for brush disposal 6/23	\$1,200.00	Meeting Check	CURRENT -VALLEY	22764	07/10/2025	\$3,915.00
25-01128	S0020	STAVOLA ASPHALT COMPANY INC	Open for Hot & Cold Patch	9	Open for Hot & Cold Patch 6/18	\$89.61	Meeting Check	CURRENT -VALLEY	22776	07/10/2025	\$184.60
25-01128	S0020	STAVOLA ASPHALT COMPANY INC	Open for Hot & Cold Patch	10	Open for Hot & Cold Patch 6/20	\$94.99	Meeting Check	CURRENT -VALLEY	22776	07/10/2025	\$184.60
25-01159	W0075	W.B.MASON CO INC	Open for Water for Parking	4	WATER PURCHASE 6/23	\$17.88	Meeting Check	PARKNG OPER VAL	3315	07/10/2025	\$17.88
25-01191	R0081	RED BANK SELF STORAGE	POLICE STORAGE UNITS 1009/3007	6	POLICE STORAGE UNITS 1009 JULY	\$411.00	Manual Check	CURRENT -VALLEY	22732	06/27/2025	\$679.00
25-01191	R0081	RED BANK SELF STORAGE	POLICE STORAGE UNITS 1009/3007	7	POLICE STORAGE UNITS 3077 JULY	\$268.00	Manual Check	CURRENT -VALLEY	22732	06/27/2025	\$679.00
25-01262	A0371	ACTION UNIFORM CO., LLC.	Uniforms - SLEO II	1	Uniforms - SLEO II	\$190.00	Meeting Check	CURRENT -VALLEY	22738	07/10/2025	\$190.00
25-01279	S0009	SHREWSBURY AUTO PARTS INC	OPEN FOR FIRE DEPT	5	OPEN FOR FIRE DEPT 3/26	\$268.41	Meeting Check	CURRENT -VALLEY	22786	07/10/2025	\$268.41
25-01280	M0262	MIRACLE CHEMICAL COMPANY	Sodium Hypochlorite	3	Sodium Hypochlorite 6/18	\$4,620.00	Meeting Check	WATER OPERATING	13631	07/10/2025	\$4,620.00
25-01360	R0012	RED BANK REGIONAL BOE	TAX LEVY 2025/JULY-DEC	2	TAX LEVY & DEBT/JULY	\$1,485,017.50	Manual Check	WIRE	888341	07/01/2025	\$1,485,017.50
25-01369	A0410	ARCH. HERITAGE CONSULTANTS	PROF SVC-HPC GUIDELINES-R25-64	4	PROF SVC-HPC/DESIGN PHASE 6/30	\$6,000.00	Meeting Check	GRANT FUND-VNB	2436	07/10/2025	\$6,000.00
25-01379	P0194	PRIMEPOINT LLC	PAYROLL PROC/MAY-DEC 2025	9	PAYROLL PROCESSING/JUNE 2025	\$1,425.33	Meeting Check	CURRENT -VALLEY	22769	07/10/2025	\$1,455.33
25-01379	P0194	PRIMEPOINT LLC	PAYROLL PROC/MAY-DEC 2025	10	PAYROLL PROCESSING/JUNE 2025	\$455.65	Meeting Check	WATER OPERATING	13633	07/10/2025	\$455.65
25-01379	P0194	PRIMEPOINT LLC	PAYROLL PROC/MAY-DEC 2025	11	PAYROLL PROCESSING/JUNE 2025	\$131.62	Meeting Check	PARKNG OPER VAL	3314	07/10/2025	\$131.62
25-01379	P0194	PRIMEPOINT LLC	PAYROLL PROC/MAY-DEC 2025	12	POSTER COMPLIANCE/JUNE 2025	\$30.00	Meeting Check	CURRENT -VALLEY	22769	07/10/2025	\$1,455.33
25-01398	A0078	ATLANTIC PLUMBING SUPPLY	Open for supplies W/S	3	Open for supplies W/S 6/19	\$166.34	Meeting Check	WATER OPERATING	13625	07/10/2025	\$166.34
25-01416	B0084	BEACON AWARDS & SIGNS	1,2, & 3RD PLACE MEDALS	1	1ST PLACE-JAD HIGH RELIEF	\$116.80	Meeting Check	RECREATION-VNB	1631	07/10/2025	\$313.90

July 10, 2025 Bill List - Borough of Red Bank

PO #	Vendor Id	Vendor Name	Purchase Order Description	PO Item #	PO Item Description	PO Item \$	Check Type	Checking Account	Check		
									Number	Check Date	Amount
25-01416	B0084	BEACON AWARDS & SIGNS	1,2, & 3RD PLACE MEDALS	2	2ND PLACE-JAD HIGH RELIEF	\$80.30	Meeting Check	RECREATION-VNB	1631	07/10/2025	\$313.90
25-01416	B0084	BEACON AWARDS & SIGNS	1,2, & 3RD PLACE MEDALS	3	3RD PLACE-JAD HIGH RELIEF	\$116.80	Meeting Check	RECREATION-VNB	1631	07/10/2025	\$313.90
25-01417	C0321	CME ASSOCIATES	ENG SVCS CHESTNUT ST PROJ	4	ENG SVCS CHESTNUT ST-0379475	\$2,348.50	Meeting Check	CAPITAL ACCOUNT	2686	07/10/2025	\$25,278.55
25-01434	R0013	RED BANK BOARD OF EDUCATION	SCHOOL TAXES 2025/JULY-DEC	2	SCHOOL TAXES & DEBT/JULY	\$2,094,855.00	Manual Check	WIRE	888340	07/01/2025	\$2,094,855.00
25-01439	P0223	PARTS AUTHORITY LLC	VEHICLE PARTS - FIRE DEPT	3	VEHICLE PARTS - 6/27	\$662.16	Meeting Check	CURRENT -VALLEY	22771	07/10/2025	\$2,187.46
25-01439	P0223	PARTS AUTHORITY LLC	VEHICLE PARTS - FIRE DEPT	4	VEHICLE PARTS - 6/27	\$6.89	Meeting Check	CURRENT -VALLEY	22771	07/10/2025	\$2,187.46
25-01439	P0223	PARTS AUTHORITY LLC	VEHICLE PARTS - FIRE DEPT	5	VEHICLE PARTS - 6/27	\$13.11	Meeting Check	CURRENT -VALLEY	22771	07/10/2025	\$2,187.46
25-01439	P0223	PARTS AUTHORITY LLC	VEHICLE PARTS - FIRE DEPT	6	VEHICLE PARTS - 6/27	\$28.87	Meeting Check	CURRENT -VALLEY	22771	07/10/2025	\$2,187.46
25-01439	P0223	PARTS AUTHORITY LLC	VEHICLE PARTS - FIRE DEPT	7	VEHICLE PARTS - 6/30	\$22.93	Meeting Check	CURRENT -VALLEY	22771	07/10/2025	\$2,187.46
25-01439	P0223	PARTS AUTHORITY LLC	VEHICLE PARTS - FIRE DEPT	8	VEHICLE PARTS - 6/30	\$26.94	Meeting Check	CURRENT -VALLEY	22771	07/10/2025	\$2,187.46
25-01485	R0098	RED BANK RIVER CENTER	SID ASSESS/QTRS 3-4 RES 25-125	2	SID ASSESS/QTR 3 2025	\$144,992.50	Meeting Check	CURRENT -VALLEY	22773	07/10/2025	\$144,992.50
25-01505	J0123	JAZZ ARTS PROJECT INC	JAZZ SERIES CONCERTS	3	JOHNNY JAZZ PARK 7/10	\$1,750.00	Meeting Check	CURRENT -VALLEY	22790	07/10/2025	\$1,750.00
25-01506	M0040	MONMOUTH BUILDING CENTER INC.	Open for Building	4	Open for B&G supplies 6/19	\$50.93	Meeting Check	CURRENT -VALLEY	22761	07/10/2025	\$132.22
25-01506	M0040	MONMOUTH BUILDING CENTER INC.	Open for Building	5	Open for B&G supplies 6/19	\$2.04	Meeting Check	CURRENT -VALLEY	22761	07/10/2025	\$132.22
25-01506	M0040	MONMOUTH BUILDING CENTER INC.	Open for Building	6	Open for B&G supplies 6/25	\$60.09	Meeting Check	CURRENT -VALLEY	22761	07/10/2025	\$132.22
25-01507	M0325	MSC INDUSTRIAL SUPPLY CO	Mop Heads and Pink Hand Soap	1	Mop Heads	\$120.75	Meeting Check	CURRENT -VALLEY	22763	07/10/2025	\$2,315.63
25-01507	M0325	MSC INDUSTRIAL SUPPLY CO	Mop Heads and Pink Hand Soap	2	Pink Hand Soap 1 gal	\$304.25	Meeting Check	CURRENT -VALLEY	22763	07/10/2025	\$2,315.63
25-01523	S0043	SWANK MOTION PICTURES INC	MOVIES IN THE PARK	2	MOVIES IN THE PARK-ELEMENTAL	\$680.00	Meeting Check	CURRENT -VALLEY	22792	07/10/2025	\$680.00
25-01528	A0028	AMERICAN WEAR INDUST.UNIFORM	leasing uniforms June 4 weeks	13	leasing uniforms JUNE 24	\$218.27	Meeting Check	CURRENT -VALLEY	22734	07/10/2025	\$300.93
25-01528	A0028	AMERICAN WEAR INDUST.UNIFORM	leasing uniforms June 4 weeks	14	leasing uniforms JUNE 24	\$82.66	Meeting Check	CURRENT -VALLEY	22734	07/10/2025	\$300.93
25-01528	A0028	AMERICAN WEAR INDUST.UNIFORM	leasing uniforms June 4 weeks	15	leasing uniforms JUNE 24	\$84.94	Meeting Check	WATER OPERATING	13624	07/10/2025	\$84.94
25-01560	C0426	CHERYL CESARIO	Provide Yoga Instruction	3	Provide Yoga Instruct 6/1-6/30	\$150.00	Meeting Check	GRANT FUND-VNB	2437	07/10/2025	\$150.00
25-01569	H0231	DOUGLAS HAVILAND	CPR & AED CERTIFICATION	1	CPR & AED CERTIFICATION	\$300.00	Meeting Check	CURRENT -VALLEY	22753	07/10/2025	\$300.00
25-01583	I0114	IMPERIAL SUPPLIES LLC.	heil coil for bollard repair	1	heil coil for bollard repair	\$29.94	Meeting Check	CURRENT -VALLEY	22754	07/10/2025	\$164.72
25-01583	I0114	IMPERIAL SUPPLIES LLC.	heil coil for bollard repair	2	6866-4 Instster	\$62.00	Meeting Check	CURRENT -VALLEY	22754	07/10/2025	\$164.72
25-01583	I0114	IMPERIAL SUPPLIES LLC.	heil coil for bollard repair	3	6867 Insert	\$22.20	Meeting Check	CURRENT -VALLEY	22754	07/10/2025	\$164.72
25-01583	I0114	IMPERIAL SUPPLIES LLC.	heil coil for bollard repair	4	911604 Helical	\$50.58	Meeting Check	CURRENT -VALLEY	22754	07/10/2025	\$164.72
25-01585	M0400	MOTION PICTURE LICENSING CORP	Renewal of License fee	1	Renewal of Licensing fee	\$371.69	Meeting Check	GRANT FUND-VNB	2439	07/10/2025	\$371.69
25-01613	P0263	PRIME LUBE,INC.	fluids for fleet	1	fluids for fleet	\$415.00	Meeting Check	CURRENT -VALLEY	22772	07/10/2025	\$1,231.95
25-01613	P0263	PRIME LUBE,INC.	fluids for fleet	2	-20 Degree Windshield Wash	\$184.00	Meeting Check	CURRENT -VALLEY	22772	07/10/2025	\$1,231.95
25-01613	P0263	PRIME LUBE,INC.	fluids for fleet	3	Prime Ultra Full Synthetic	\$620.00	Meeting Check	CURRENT -VALLEY	22772	07/10/2025	\$1,231.95
25-01613	P0263	PRIME LUBE,INC.	fluids for fleet	4	Environmental Service Charge	\$12.95	Meeting Check	CURRENT -VALLEY	22772	07/10/2025	\$1,231.95
25-01640	V0050	VIC GERARD GOLF CARS	Parks golf cart repair	1	Parks golf cart repair	\$366.00	Meeting Check	CURRENT -VALLEY	22783	07/10/2025	\$2,594.55
25-01640	V0050	VIC GERARD GOLF CARS	Parks golf cart repair	2	T-105 6 Volt Battery	\$2,119.92	Meeting Check	CURRENT -VALLEY	22783	07/10/2025	\$2,594.55
25-01640	V0050	VIC GERARD GOLF CARS	Parks golf cart repair	3	1011402 Park Brake Mounting	\$26.06	Meeting Check	CURRENT -VALLEY	22783	07/10/2025	\$2,594.55
25-01640	V0050	VIC GERARD GOLF CARS	Parks golf cart repair	4	102508701 Park - Battery	\$17.62	Meeting Check	CURRENT -VALLEY	22783	07/10/2025	\$2,594.55
25-01640	V0050	VIC GERARD GOLF CARS	Parks golf cart repair	5	Misc parts	\$64.95	Meeting Check	CURRENT -VALLEY	22783	07/10/2025	\$2,594.55
25-01641	A0253A	AMAZON CAPITAL SERVICES	Burst Proof GardenMax FlowHose	1	Burst Proof GardenMax FlowHose	\$286.90	Meeting Check	CURRENT -VALLEY	22737	07/10/2025	\$1,508.48
25-01659	P0154	PYRZ WATER SUPPLY CO INC	Pump Tube Assembly	1	Pump Tube Assembly	\$840.00	Meeting Check	WATER OPERATING	13632	07/10/2025	\$840.00
25-01664	H0079	TED HALL LOCKSMITH	Replace and repairs Doors	1	Replace and repairs Doors	\$3,000.00	Meeting Check	WATER OPERATING	13629	07/10/2025	\$3,000.00
25-01665	N0212	NJHMF	Governor's Conference	1	Housing and Economic Dev Conf	\$300.00	Meeting Check	CURRENT -VALLEY	22767	07/10/2025	\$300.00
25-01666	A0253A	AMAZON CAPITAL SERVICES	garage door opener belt	1	garage door opener belt	\$53.99	Meeting Check	CURRENT -VALLEY	22737	07/10/2025	\$1,508.48
25-01667	A0253A	AMAZON CAPITAL SERVICES	license plate bracket #137	1	license plate bracket #137	\$46.84	Meeting Check	CURRENT -VALLEY	22737	07/10/2025	\$1,508.48
25-01675	P0223	PARTS AUTHORITY LLC	Auto Parts	1	Invoice 301-279478	\$23.26	Meeting Check	CURRENT -VALLEY	22771	07/10/2025	\$2,187.46
25-01675	P0223	PARTS AUTHORITY LLC	Auto Parts	2	Invoice 031073009	\$125.27	Meeting Check	CURRENT -VALLEY	22771	07/10/2025	\$2,187.46
25-01675	P0223	PARTS AUTHORITY LLC	Auto Parts	3	Credit 301048056	-\$75.00	Meeting Check	CURRENT -VALLEY	22771	07/10/2025	\$2,187.46
25-01675	P0223	PARTS AUTHORITY LLC	Auto Parts	4	Credit 301048059	-\$125.27	Meeting Check	CURRENT -VALLEY	22771	07/10/2025	\$2,187.46
25-01675	P0223	PARTS AUTHORITY LLC	Auto Parts	5	Invoice 301280726	\$383.75	Meeting Check	CURRENT -VALLEY	22771	07/10/2025	\$2,187.46
25-01675	P0223	PARTS AUTHORITY LLC	Auto Parts	6	Invoice 301284942	\$20.32	Meeting Check	CURRENT -VALLEY	22771	07/10/2025	\$2,187.46
25-01675	P0223	PARTS AUTHORITY LLC	Auto Parts	7	Invoice 301285591	\$59.10	Meeting Check	CURRENT -VALLEY	22771	07/10/2025	\$2,187.46
25-01675	P0223	PARTS AUTHORITY LLC	Auto Parts	8	Invoice 031465814	\$193.06	Meeting Check	CURRENT -VALLEY	22771	07/10/2025	\$2,187.46
25-01675	P0223	PARTS AUTHORITY LLC	Auto Parts	9	Invoice 055740040	\$478.30	Meeting Check	CURRENT -VALLEY	22771	07/10/2025	\$2,187.46
25-01675	P0223	PARTS AUTHORITY LLC	Auto Parts	10	Invoice 300667715	\$67.92	Meeting Check	CURRENT -VALLEY	22771	07/10/2025	\$2,187.46

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PO #	Vendor Id	Vendor Name	Purchase Order Description	PO Item #	PO Item Description	PO Item \$	Check Type	Checking Account	Check		
									Number	Check Date	Amount
25-01675	P0223	PARTS AUTHORITY LLC	Auto Parts	11	Credit 056196644	-\$28.10	Meeting Check	CURRENT -VALLEY	22771	07/10/2025	\$2,187.46
25-01675	P0223	PARTS AUTHORITY LLC	Auto Parts	12	Invoice 307-451877	\$28.10	Meeting Check	CURRENT -VALLEY	22771	07/10/2025	\$2,187.46
25-01675	P0223	PARTS AUTHORITY LLC	Auto Parts	13	Invoice 301286914	\$16.79	Meeting Check	CURRENT -VALLEY	22771	07/10/2025	\$2,187.46
25-01675	P0223	PARTS AUTHORITY LLC	Auto Parts	14	Invoice 307451877	\$28.10	Meeting Check	CURRENT -VALLEY	22771	07/10/2025	\$2,187.46
25-01675	P0223	PARTS AUTHORITY LLC	Auto Parts	15	Invoice 301290319	\$192.76	Meeting Check	CURRENT -VALLEY	22771	07/10/2025	\$2,187.46
25-01675	P0223	PARTS AUTHORITY LLC	Auto Parts	16	Credit 301050149	-\$18.00	Meeting Check	CURRENT -VALLEY	22771	07/10/2025	\$2,187.46
25-01675	P0223	PARTS AUTHORITY LLC	Auto Parts	17	Invoice 300681309	\$56.20	Meeting Check	CURRENT -VALLEY	22771	07/10/2025	\$2,187.46
25-01675	P0223	PARTS AUTHORITY LLC	Auto Parts	18	Credit 301050429	-\$100.00	Meeting Check	CURRENT -VALLEY	22771	07/10/2025	\$2,187.46
25-01675	P0223	PARTS AUTHORITY LLC	Auto Parts	19	Invoice 301292134	\$100.00	Meeting Check	CURRENT -VALLEY	22771	07/10/2025	\$2,187.46
25-01677	D0103	DEAN'S FLOWER INC.	Memorial Day Wreath PD	1	Memorial Day Wreath PD	\$275.00	Meeting Check	CURRENT -VALLEY	22742	07/10/2025	\$275.00
25-01678	S0027	SEABOARD WELDING SUPPLY INC	Fire Extinguisher Service	4	Oxygen, Compressed 2.2	\$63.80	Meeting Check	CURRENT -VALLEY	22777	07/10/2025	\$63.80
25-01679	G0013	G & M TROPHY CO	PD Badges	1	PD Badges	\$190.00	Meeting Check	CURRENT -VALLEY	22747	07/10/2025	\$723.50
25-01679	G0013	G & M TROPHY CO	PD Badges	2	S141 Breast Badges	\$170.00	Meeting Check	CURRENT -VALLEY	22747	07/10/2025	\$723.50
25-01679	G0013	G & M TROPHY CO	PD Badges	3	S103 Hat Badges	\$166.00	Meeting Check	CURRENT -VALLEY	22747	07/10/2025	\$723.50
25-01679	G0013	G & M TROPHY CO	PD Badges	4	E225 LT Badge	\$197.50	Meeting Check	CURRENT -VALLEY	22747	07/10/2025	\$723.50
25-01683	H0219	HALF MOON IMPRINTS	SUMMER CAMP T-SHIRTS	1	YXS-YL SHORT SLEEVE T-SHIRTS	\$1,120.00	Meeting Check	CURRENT -VALLEY	22752	07/10/2025	\$1,877.00
25-01683	H0219	HALF MOON IMPRINTS	SUMMER CAMP T-SHIRTS	2	S-XL ADULT SHORT SLEEVE SHIRTS	\$160.00	Meeting Check	CURRENT -VALLEY	22752	07/10/2025	\$1,877.00
25-01683	H0219	HALF MOON IMPRINTS	SUMMER CAMP T-SHIRTS	3	S-XL ADULT SHORT SLEEVE SHIRTS	\$480.00	Meeting Check	CURRENT -VALLEY	22752	07/10/2025	\$1,877.00
25-01683	H0219	HALF MOON IMPRINTS	SUMMER CAMP T-SHIRTS	4	SCREEN SET UP	\$15.00	Meeting Check	CURRENT -VALLEY	22752	07/10/2025	\$1,877.00
25-01683	H0219	HALF MOON IMPRINTS	SUMMER CAMP T-SHIRTS	5	2XL ADUKT SHORT SLEEVE SHIRTS	\$52.00	Meeting Check	CURRENT -VALLEY	22752	07/10/2025	\$1,877.00
25-01683	H0219	HALF MOON IMPRINTS	SUMMER CAMP T-SHIRTS	6	SCREEN RE SET UP	\$30.00	Meeting Check	CURRENT -VALLEY	22752	07/10/2025	\$1,877.00
25-01683	H0219	HALF MOON IMPRINTS	SUMMER CAMP T-SHIRTS	7	COLOR CHANGE	\$20.00	Meeting Check	CURRENT -VALLEY	22752	07/10/2025	\$1,877.00
25-01684	M0024	MGL PRINTING SOLUTIONS LLC	MARRIAGE LICENSE ENVELOPES	1	MARRIAGE LICENSE ENVELOPES	\$89.00	Meeting Check	CURRENT -VALLEY	22760	07/10/2025	\$110.00
25-01684	M0024	MGL PRINTING SOLUTIONS LLC	MARRIAGE LICENSE ENVELOPES	2	SHIPPING	\$21.00	Meeting Check	CURRENT -VALLEY	22760	07/10/2025	\$110.00
25-01685	L0199	LUMBER SUPER MART, LLC.	Handi Cap Sidewalk Ramp Pad	1	Handi Cap Sidewalk Ramp Pad	\$150.00	Meeting Check	CURRENT -VALLEY	22758	07/10/2025	\$150.00
25-01690	S0009	SHREWSBURY AUTO PARTS INC	belt & pulleys DPU #1	1	belt & pulleys DPU #1	\$45.19	Meeting Check	CURRENT -VALLEY	22774	07/10/2025	\$99.61
25-01690	S0009	SHREWSBURY AUTO PARTS INC	belt & pulleys DPU #1	2	38058 Idler Pulley	\$54.42	Meeting Check	CURRENT -VALLEY	22774	07/10/2025	\$99.61
25-01701	A0253A	AMAZON CAPITAL SERVICES	ACRYLIC STANDS-WELLNESS EVENTS	1	ACRYLIC STANDS-WELLNESS EVENTS	\$19.38	Meeting Check	CURRENT -VALLEY	22737	07/10/2025	\$1,508.48
25-01703	A0253A	AMAZON CAPITAL SERVICES	OFFICE ITEMS-INTERN COMM ENG	1	DOCKING STATION	\$25.26	Meeting Check	CURRENT -VALLEY	22737	07/10/2025	\$1,508.48
25-01703	A0253A	AMAZON CAPITAL SERVICES	OFFICE ITEMS-INTERN COMM ENG	2	FOLDABLE COMPUTER TABLE	\$63.99	Meeting Check	CURRENT -VALLEY	22737	07/10/2025	\$1,508.48
25-01704	S0012	SEABOARD FIRE & SAFETY EQUIP.	FIRE EXT SVCS- PD	1	FIRE EXT SVCS- PD	\$143.00	Meeting Check	CURRENT -VALLEY	22775	07/10/2025	\$143.00
25-01712	W0075	W.B.MASON CO INC	Office Supplies	1	National Standard Steno Book	\$13.62	Meeting Check	CURRENT -VALLEY	22785	07/10/2025	\$1,527.22
25-01712	W0075	W.B.MASON CO INC	Office Supplies	2	Mead Spiral Bound Notebooks	\$6.64	Meeting Check	CURRENT -VALLEY	22785	07/10/2025	\$1,527.22
25-01712	W0075	W.B.MASON CO INC	Office Supplies	3	universal color tab folders	\$20.87	Meeting Check	CURRENT -VALLEY	22785	07/10/2025	\$1,527.22
25-01712	W0075	W.B.MASON CO INC	Office Supplies	4	Zebra Blue Ink Pens 24 pack	\$9.88	Meeting Check	CURRENT -VALLEY	22785	07/10/2025	\$1,527.22
25-01712	W0075	W.B.MASON CO INC	Office Supplies	5	Eaton displayport hdmi convert	\$19.98	Meeting Check	CURRENT -VALLEY	22785	07/10/2025	\$1,527.22
25-01712	W0075	W.B.MASON CO INC	Office Supplies	6	HP 138A Black Toner	\$149.98	Meeting Check	CURRENT -VALLEY	22785	07/10/2025	\$1,527.22
25-01712	W0075	W.B.MASON CO INC	Office Supplies	7	Post it's Energy Boost colors	\$21.37	Meeting Check	CURRENT -VALLEY	22785	07/10/2025	\$1,527.22
25-01712	W0075	W.B.MASON CO INC	Office Supplies	8	Post it's Sweet sprinkle color	\$20.48	Meeting Check	CURRENT -VALLEY	22785	07/10/2025	\$1,527.22
25-01712	W0075	W.B.MASON CO INC	Office Supplies	9	Post it's dispenser and notes	\$21.08	Meeting Check	CURRENT -VALLEY	22785	07/10/2025	\$1,527.22
25-01712	W0075	W.B.MASON CO INC	Office Supplies	10	Pilot Acroball colored pens	\$11.27	Meeting Check	CURRENT -VALLEY	22785	07/10/2025	\$1,527.22
25-01712	W0075	W.B.MASON CO INC	Office Supplies	11	swingline black stapler	\$1.92	Meeting Check	CURRENT -VALLEY	22785	07/10/2025	\$1,527.22
25-01712	W0075	W.B.MASON CO INC	Office Supplies	12	swingline standard staples	\$0.49	Meeting Check	CURRENT -VALLEY	22785	07/10/2025	\$1,527.22
25-01713	A0253A	AMAZON CAPITAL SERVICES	COMP ITEMS FOR INTERN/ADMIN	1	DOCKING STATION	\$25.26	Meeting Check	CURRENT -VALLEY	22737	07/10/2025	\$1,508.48
25-01713	A0253A	AMAZON CAPITAL SERVICES	COMP ITEMS FOR INTERN/ADMIN	2	WIRELESS KEYBOARD	\$23.50	Meeting Check	CURRENT -VALLEY	22737	07/10/2025	\$1,508.48
25-01715	M0053	MON CTY TREASURER(CTY.TAX)	RED BANK PILOT DUE TO COUNTY	1	RED BANK PILOT DUE TO COUNTY	\$8,880.69	Manual Check	CURRENT -VALLEY	22733	07/01/2025	\$8,880.69
25-01716	M0053	MON CTY TREASURER(CTY.TAX)	RED BANK PILOTS DUE TO COUNTY	1	RED BANK PILOTS DUE TO COUNTY	\$362.34	Meeting Check	CURRENT -VALLEY	22762	07/10/2025	\$456.59
25-01718	W0075	W.B.MASON CO INC	8.5 x 11 copy paper	1	8.5 x 11 copy paper	\$437.88	Meeting Check	CURRENT -VALLEY	22785	07/10/2025	\$1,527.22
25-01718	W0075	W.B.MASON CO INC	8.5 x 11 copy paper	2	business envelope #10	\$27.21	Meeting Check	CURRENT -VALLEY	22785	07/10/2025	\$1,527.22
25-01718	W0075	W.B.MASON CO INC	8.5 x 11 copy paper	3	brite highlighter -yellow	\$2.24	Meeting Check	CURRENT -VALLEY	22785	07/10/2025	\$1,527.22
25-01718	W0075	W.B.MASON CO INC	8.5 x 11 copy paper	4	wite-out correction tape	\$14.83	Meeting Check	CURRENT -VALLEY	22785	07/10/2025	\$1,527.22
25-01718	W0075	W.B.MASON CO INC	8.5 x 11 copy paper	5	Duracell AA Batteries	\$8.99	Meeting Check	CURRENT -VALLEY	22785	07/10/2025	\$1,527.22
25-01718	W0075	W.B.MASON CO INC	8.5 x 11 copy paper	6	dymo file labels	\$13.25	Meeting Check	CURRENT -VALLEY	22785	07/10/2025	\$1,527.22

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PO #	Vendor Id	Vendor Name	Purchase Order Description	PO Item #	PO Item Description	PO Item \$	Check Type	Checking Account	Check		
									Number	Check Date	Amount
25-01718	W0075	W.B.MASON CO INC	8.5 x 11 copy paper	7	hp 90a toner	\$253.99	Meeting Check	CURRENT -VALLEY	22785	07/10/2025	\$1,527.22
25-01718	W0075	W.B.MASON CO INC	8.5 x 11 copy paper	8	hp81a toner	\$248.99	Meeting Check	CURRENT -VALLEY	22785	07/10/2025	\$1,527.22
25-01718	W0075	W.B.MASON CO INC	8.5 x 11 copy paper	9	colored rubber bands	\$8.80	Meeting Check	CURRENT -VALLEY	22785	07/10/2025	\$1,527.22
25-01718	W0075	W.B.MASON CO INC	8.5 x 11 copy paper	10	uniball rollerball pens blue	\$23.70	Meeting Check	CURRENT -VALLEY	22785	07/10/2025	\$1,527.22
25-01718	W0075	W.B.MASON CO INC	8.5 x 11 copy paper	11	hp184 toner cartridge	\$119.99	Meeting Check	CURRENT -VALLEY	22785	07/10/2025	\$1,527.22
25-01718	W0075	W.B.MASON CO INC	8.5 x 11 copy paper	12	eraser caps pencils	\$2.06	Meeting Check	CURRENT -VALLEY	22785	07/10/2025	\$1,527.22
25-01718	W0075	W.B.MASON CO INC	8.5 x 11 copy paper	13	file folders green	\$20.87	Meeting Check	CURRENT -VALLEY	22785	07/10/2025	\$1,527.22
25-01718	W0075	W.B.MASON CO INC	8.5 x 11 copy paper	14	file folders manila	\$5.74	Meeting Check	CURRENT -VALLEY	22785	07/10/2025	\$1,527.22
25-01718	W0075	W.B.MASON CO INC	8.5 x 11 copy paper	15	color paper yellow	\$23.25	Meeting Check	CURRENT -VALLEY	22785	07/10/2025	\$1,527.22
25-01718	W0075	W.B.MASON CO INC	8.5 x 11 copy paper	16	bic grip blue pens	\$3.99	Meeting Check	CURRENT -VALLEY	22785	07/10/2025	\$1,527.22
25-01718	W0075	W.B.MASON CO INC	8.5 x 11 copy paper	17	bic glide pen	\$12.85	Meeting Check	CURRENT -VALLEY	22785	07/10/2025	\$1,527.22
25-01721	E0012	ELECTRO MAINTENANCE INC	emergency electrical repairs	1	emergency electrical repairs	\$2,130.00	Meeting Check	CURRENT -VALLEY	22744	07/10/2025	\$2,130.00
25-01721	E0012	ELECTRO MAINTENANCE INC	emergency electrical repairs	2	emergency electrical repairs	\$6,620.00	Meeting Check	WATER OPERATING	13627	07/10/2025	\$6,620.00
25-01721	E0012	ELECTRO MAINTENANCE INC	emergency electrical repairs	3	emergency electrical repairs	\$10,620.00	Meeting Check	GREEN ACRES TR	1217	07/10/2025	\$10,620.00
25-01722	J0160	J SWANTON FUEL OIL CO., INC.	Borough Fleet Fuel	4	Borough Fleet Fuel JUNE 25	\$1,485.44	Meeting Check	CURRENT -VALLEY	22756	07/10/2025	\$1,485.44
25-01724	M0446	MAGIC TOUCH CONSTRUCTION CO.	repair sink Police Department	1	repair sink Police Department	\$3,994.02	Meeting Check	CURRENT -VALLEY	22765	07/10/2025	\$3,994.02
25-01725	C0051	COMPLETE SECURITY SYSTEMS INC	cycle billing 2025	1	cycle billing 2025	\$540.00	Meeting Check	PARKNG OPER VAL	3308	07/10/2025	\$540.00
25-01725	C0051	COMPLETE SECURITY SYSTEMS INC	cycle billing 2025	2	Senior Center 80 Shrewsbury	\$600.00	Meeting Check	CAPITAL ACCOUNT	2684	07/10/2025	\$600.00
25-01725	C0051	COMPLETE SECURITY SYSTEMS INC	cycle billing 2025	3	Bodman Pt Lift Pump Station	\$420.00	Meeting Check	WATER OPERATING	13626	07/10/2025	\$4,620.00
25-01725	C0051	COMPLETE SECURITY SYSTEMS INC	cycle billing 2025	4	Newman Sp Rd Lift Pump Station	\$420.00	Meeting Check	WATER OPERATING	13626	07/10/2025	\$4,620.00
25-01725	C0051	COMPLETE SECURITY SYSTEMS INC	cycle billing 2025	5	High St Lift Pump Station	\$420.00	Meeting Check	WATER OPERATING	13626	07/10/2025	\$4,620.00
25-01725	C0051	COMPLETE SECURITY SYSTEMS INC	cycle billing 2025	6	Hudson/Bergen Lift PumpStation	\$420.00	Meeting Check	WATER OPERATING	13626	07/10/2025	\$4,620.00
25-01725	C0051	COMPLETE SECURITY SYSTEMS INC	cycle billing 2025	7	TowerHill Booster Lift Station	\$420.00	Meeting Check	WATER OPERATING	13626	07/10/2025	\$4,620.00
25-01725	C0051	COMPLETE SECURITY SYSTEMS INC	cycle billing 2025	8	Marine Pk Lift Pump Station	\$420.00	Meeting Check	WATER OPERATING	13626	07/10/2025	\$4,620.00
25-01725	C0051	COMPLETE SECURITY SYSTEMS INC	cycle billing 2025	9	DPW Water Plant 75 Chestnut	\$420.00	Meeting Check	WATER OPERATING	13626	07/10/2025	\$4,620.00
25-01725	C0051	COMPLETE SECURITY SYSTEMS INC	cycle billing 2025	10	Anderson Brothers Pump Station	\$420.00	Meeting Check	WATER OPERATING	13626	07/10/2025	\$4,620.00
25-01725	C0051	COMPLETE SECURITY SYSTEMS INC	cycle billing 2025	11	Tower Hill Communication Build	\$420.00	Meeting Check	WATER OPERATING	13626	07/10/2025	\$4,620.00
25-01725	C0051	COMPLETE SECURITY SYSTEMS INC	cycle billing 2025	12	River Street Lift Pump Station	\$420.00	Meeting Check	WATER OPERATING	13626	07/10/2025	\$4,620.00
25-01725	C0051	COMPLETE SECURITY SYSTEMS INC	cycle billing 2025	13	Tilton & Bergen Pump Sation	\$420.00	Meeting Check	WATER OPERATING	13626	07/10/2025	\$4,620.00
25-01725	C0051	COMPLETE SECURITY SYSTEMS INC	cycle billing 2025	14	Finance Office 90 Monmouth	\$600.00	Meeting Check	CURRENT -VALLEY	22740	07/10/2025	\$3,654.00
25-01725	C0051	COMPLETE SECURITY SYSTEMS INC	cycle billing 2025	15	Navesink H&L 7-9 Mechanic St	\$600.00	Meeting Check	CURRENT -VALLEY	22740	07/10/2025	\$3,654.00
25-01725	C0051	COMPLETE SECURITY SYSTEMS INC	cycle billing 2025	16	First Aid 151 Spring St	\$654.00	Meeting Check	CURRENT -VALLEY	22740	07/10/2025	\$3,654.00
25-01725	C0051	COMPLETE SECURITY SYSTEMS INC	cycle billing 2025	17	Union Hose Co 161 Shrewsbury	\$600.00	Meeting Check	CURRENT -VALLEY	22740	07/10/2025	\$3,654.00
25-01725	C0051	COMPLETE SECURITY SYSTEMS INC	cycle billing 2025	18	DPW Office Trailer 75 Chestnut	\$600.00	Meeting Check	CURRENT -VALLEY	22740	07/10/2025	\$3,654.00
25-01725	C0051	COMPLETE SECURITY SYSTEMS INC	cycle billing 2025	19	West Side Hose 261 Leighton	\$600.00	Meeting Check	CURRENT -VALLEY	22740	07/10/2025	\$3,654.00
25-01727	W0021	MARK WOSZCZAK MECHANICAL CONT.	ADDT'L SITE SVCS-WATER LINES	1	ADDT'L SITE SVCS-62 WHITE ST	\$1,480.86	Meeting Check	WATER OPERATING	13634	07/10/2025	\$7,180.06
25-01727	W0021	MARK WOSZCZAK MECHANICAL CONT.	ADDT'L SITE SVCS-WATER LINES	2	ADDT'L SITE SVCS-25 ELM PL	\$4,261.72	Meeting Check	WATER OPERATING	13634	07/10/2025	\$7,180.06
25-01727	W0021	MARK WOSZCZAK MECHANICAL CONT.	ADDT'L SITE SVCS-WATER LINES	3	ADDT'L SITE SVCS-39 HARRISON	\$1,437.48	Meeting Check	WATER OPERATING	13634	07/10/2025	\$7,180.06
25-01729	M0325	MSC INDUSTRIAL SUPPLY CO	pads for floor machine	1	pads for floor machine	\$72.00	Meeting Check	CURRENT -VALLEY	22763	07/10/2025	\$2,315.63
25-01729	M0325	MSC INDUSTRIAL SUPPLY CO	pads for floor machine	2	20" Blk Hvy Dty 5/pk Prosource	\$70.38	Meeting Check	CURRENT -VALLEY	22763	07/10/2025	\$2,315.63
25-01730	M0325	MSC INDUSTRIAL SUPPLY CO	Buff & Clean Pad	1	Buff & Clean Pad	\$38.50	Meeting Check	CURRENT -VALLEY	22763	07/10/2025	\$2,315.63
25-01735	M0325	MSC INDUSTRIAL SUPPLY CO	electric floor machine	1	electric floor machine	\$1,709.75	Meeting Check	CURRENT -VALLEY	22763	07/10/2025	\$2,315.63
25-01739	I0080	INTEGRATED TECHNICAL SYSTM INC	Open July - Dec 2025	2	IRIS-JULY 2025	\$1,100.00	Meeting Check	PARKNG OPER VAL	3311	07/10/2025	\$1,100.00
25-01742	A0253A	AMAZON CAPITAL SERVICES	SUMMER/FALL ART CLASS ITEMS-SC	1	14 PC 1/2" FLAT BRUSHES	\$17.99	Meeting Check	GRANT FUND-VNB	2435	07/10/2025	\$187.99
25-01742	A0253A	AMAZON CAPITAL SERVICES	SUMMER/FALL ART CLASS ITEMS-SC	2	JACK RICHESON WATER-COLOR	\$19.20	Meeting Check	GRANT FUND-VNB	2435	07/10/2025	\$187.99
25-01742	A0253A	AMAZON CAPITAL SERVICES	SUMMER/FALL ART CLASS ITEMS-SC	3	WATERCOLOR PADS	\$47.94	Meeting Check	GRANT FUND-VNB	2435	07/10/2025	\$187.99
25-01742	A0253A	AMAZON CAPITAL SERVICES	SUMMER/FALL ART CLASS ITEMS-SC	4	#2 PENCILS	\$2.47	Meeting Check	GRANT FUND-VNB	2435	07/10/2025	\$187.99
25-01742	A0253A	AMAZON CAPITAL SERVICES	SUMMER/FALL ART CLASS ITEMS-SC	5	PROMO	-\$0.80	Meeting Check	GRANT FUND-VNB	2435	07/10/2025	\$187.99
25-01743	C0032	CHESAPEAKE EXTERMINATING	B/G Extermination Services	2	B/G Exterm-CBC-RATS	\$160.00	Meeting Check	CURRENT -VALLEY	22739	07/10/2025	\$725.00
25-01745	N0279	ANTHONY NEIBERT	PHONE REIMBURSE APR-JUN 2025	1	PHONE REIMBURSE APR-JUN 2025	\$60.00	Meeting Check	CURRENT -VALLEY	22768	07/10/2025	\$60.00
25-01748	A0253A	AMAZON CAPITAL SERVICES	TOOLS/BATTERIES-FD	1	DURACELL AA BATTERIES	\$43.50	Meeting Check	CURRENT -VALLEY	22737	07/10/2025	\$1,508.48
25-01748	A0253A	AMAZON CAPITAL SERVICES	TOOLS/BATTERIES-FD	2	DURACELL AAA BATTERIES	\$33.58	Meeting Check	CURRENT -VALLEY	22737	07/10/2025	\$1,508.48
25-01748	A0253A	AMAZON CAPITAL SERVICES	TOOLS/BATTERIES-FD	3	DURACELL D BATTERIES	\$27.18	Meeting Check	CURRENT -VALLEY	22737	07/10/2025	\$1,508.48

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PO #	Vendor Id	Vendor Name	Purchase Order Description	PO Item #	PO Item Description	PO Item \$	Check Type	Checking Account	Check		Amount
									Number	Check Date	
25-01748	A0253A	AMAZON CAPITAL SERVICES	TOOLS/BATTERIES-FD	4	DURACELL C BATTERIES	\$27.18	Meeting Check	CURRENT -VALLEY	22737	07/10/2025	\$1,508.48
25-01748	A0253A	AMAZON CAPITAL SERVICES	TOOLS/BATTERIES-FD	5	MOTOROLA 2 WAY RADIOS	\$119.00	Meeting Check	CURRENT -VALLEY	22737	07/10/2025	\$1,508.48
25-01748	A0253A	AMAZON CAPITAL SERVICES	TOOLS/BATTERIES-FD	6	2025 FF MULTIPURPOSE TOOL	\$24.68	Meeting Check	CURRENT -VALLEY	22737	07/10/2025	\$1,508.48
25-01748	A0253A	AMAZON CAPITAL SERVICES	TOOLS/BATTERIES-FD	7	SONIGEKO 29 PCS SOCKET SET	\$43.69	Meeting Check	CURRENT -VALLEY	22737	07/10/2025	\$1,508.48
25-01748	A0253A	AMAZON CAPITAL SERVICES	TOOLS/BATTERIES-FD	8	WORKPRO 33 PCS REPAIR TOOLS	\$29.99	Meeting Check	CURRENT -VALLEY	22737	07/10/2025	\$1,508.48
25-01748	A0253A	AMAZON CAPITAL SERVICES	TOOLS/BATTERIES-FD	9	HAISSTONICA CRIMPING TOOL	\$44.99	Meeting Check	CURRENT -VALLEY	22737	07/10/2025	\$1,508.48
25-01748	A0253A	AMAZON CAPITAL SERVICES	TOOLS/BATTERIES-FD	10	NEEDLE NOSE PLIERS	\$99.66	Meeting Check	CURRENT -VALLEY	22737	07/10/2025	\$1,508.48
25-01748	A0253A	AMAZON CAPITAL SERVICES	TOOLS/BATTERIES-FD	11	ZIP TIES-12"	\$5.99	Meeting Check	CURRENT -VALLEY	22737	07/10/2025	\$1,508.48
25-01748	A0253A	AMAZON CAPITAL SERVICES	TOOLS/BATTERIES-FD	12	MILWAUKEE 48-11 BATTERY PACK	\$171.00	Meeting Check	CURRENT -VALLEY	22737	07/10/2025	\$1,508.48
25-01748	A0253A	AMAZON CAPITAL SERVICES	TOOLS/BATTERIES-FD	13	29 PCS DRILL BIT SET	\$34.99	Meeting Check	CURRENT -VALLEY	22737	07/10/2025	\$1,508.48
25-01748	A0253A	AMAZON CAPITAL SERVICES	TOOLS/BATTERIES-FD	14	2025 FF MULTIPURPOSE TOOL	\$91.12	Meeting Check	CURRENT -VALLEY	22737	07/10/2025	\$1,508.48
25-01748	A0253A	AMAZON CAPITAL SERVICES	TOOLS/BATTERIES-FD	15	FF MULTIPURPOSE TOOL-PROMO	-\$4.56	Meeting Check	CURRENT -VALLEY	22737	07/10/2025	\$1,508.48
25-01749	M0504	MR. D AND FRIENDS	JUNETEENTH PARADE	1	JUNETEENTH PARADE	\$300.00	Meeting Check	CURRENT -VALLEY	22791	07/10/2025	\$300.00
25-01750	B0211	BOSTON MUTUAL LIFE INSURANCE C	boston mutual 5/16/6/15 2025	1	boston mutual 5/16/6/15 2025	\$79.16	Manual Check	PAYROLL	2377	06/27/2025	\$79.16
25-01751	T0040	TREAS.ST OF NJ,DIV.REVENUE(417	NJDEP PERMITS	1	AIR QUAL PERM-NJEMS287656000	\$235.00	Manual Check	CURRENT -VALLEY	22731	06/27/2025	\$3,505.00
25-01751	T0040	TREAS.ST OF NJ,DIV.REVENUE(417	NJDEP PERMITS	2	AIR QUAL PERM-NJEMS287823300	\$1,090.00	Manual Check	CURRENT -VALLEY	22731	06/27/2025	\$3,505.00
25-01751	T0040	TREAS.ST OF NJ,DIV.REVENUE(417	NJDEP PERMITS	3	AIR QUAL PERM-NJEMS287823100	\$1,090.00	Manual Check	CURRENT -VALLEY	22731	06/27/2025	\$3,505.00
25-01751	T0040	TREAS.ST OF NJ,DIV.REVENUE(417	NJDEP PERMITS	4	AIR QUAL PERM-NJEMS287823000	\$1,090.00	Manual Check	CURRENT -VALLEY	22731	06/27/2025	\$3,505.00
25-01751	T0040	TREAS.ST OF NJ,DIV.REVENUE(417	NJDEP PERMITS	5	AIR QUAL PERM-NJEMS287656300	\$235.00	Manual Check	WATER OPERATING	13623	06/27/2025	\$2,415.00
25-01751	T0040	TREAS.ST OF NJ,DIV.REVENUE(417	NJDEP PERMITS	6	AIR QUAL PERM-NJEMS287823200	\$1,090.00	Manual Check	WATER OPERATING	13623	06/27/2025	\$2,415.00
25-01751	T0040	TREAS.ST OF NJ,DIV.REVENUE(417	NJDEP PERMITS	7	AIR QUAL PERM-NJEMS287823400	\$1,090.00	Manual Check	WATER OPERATING	13623	06/27/2025	\$2,415.00
25-01753	W0075	W.B.MASON CO INC	OPEN FOR WATER PURCHASE	2	MONTHLY RENTAL 6/25	\$1.01	Meeting Check	CURRENT -VALLEY	22785	07/10/2025	\$1,527.22
25-01754	B0019	BOROUGH OF RED BANK,PAYROLL AC	6/30/2025	1	6/30/2025	\$14,528.90	Manual Check	CURRENT -VALLEY	22730	06/27/2025	\$460,612.00
25-01754	B0019	BOROUGH OF RED BANK,PAYROLL AC	6/30/2025	2	6/30/2025	\$7,193.39	Manual Check	CURRENT -VALLEY	22730	06/27/2025	\$460,612.00
25-01754	B0019	BOROUGH OF RED BANK,PAYROLL AC	6/30/2025	3	6/30/2025	\$23.55	Manual Check	CURRENT -VALLEY	22730	06/27/2025	\$460,612.00
25-01754	B0019	BOROUGH OF RED BANK,PAYROLL AC	6/30/2025	4	6/30/2025	\$861.64	Manual Check	CURRENT -VALLEY	22730	06/27/2025	\$460,612.00
25-01754	B0019	BOROUGH OF RED BANK,PAYROLL AC	6/30/2025	5	6/30/2025	\$9,643.19	Manual Check	CURRENT -VALLEY	22730	06/27/2025	\$460,612.00
25-01754	B0019	BOROUGH OF RED BANK,PAYROLL AC	6/30/2025	6	6/30/2025	\$3,035.17	Manual Check	CURRENT -VALLEY	22730	06/27/2025	\$460,612.00
25-01754	B0019	BOROUGH OF RED BANK,PAYROLL AC	6/30/2025	7	6/30/2025	\$4,276.94	Manual Check	CURRENT -VALLEY	22730	06/27/2025	\$460,612.00
25-01754	B0019	BOROUGH OF RED BANK,PAYROLL AC	6/30/2025	8	6/30/2025	\$3,286.86	Manual Check	CURRENT -VALLEY	22730	06/27/2025	\$460,612.00
25-01754	B0019	BOROUGH OF RED BANK,PAYROLL AC	6/30/2025	9	6/30/2025	\$3,286.85	Manual Check	CURRENT -VALLEY	22730	06/27/2025	\$460,612.00
25-01754	B0019	BOROUGH OF RED BANK,PAYROLL AC	6/30/2025	10	6/30/2025	\$10,091.35	Manual Check	CURRENT -VALLEY	22730	06/27/2025	\$460,612.00
25-01754	B0019	BOROUGH OF RED BANK,PAYROLL AC	6/30/2025	11	6/30/2025	\$205.22	Manual Check	CURRENT -VALLEY	22730	06/27/2025	\$460,612.00
25-01754	B0019	BOROUGH OF RED BANK,PAYROLL AC	6/30/2025	12	6/30/2025	\$16,559.64	Manual Check	CURRENT -VALLEY	22730	06/27/2025	\$460,612.00
25-01754	B0019	BOROUGH OF RED BANK,PAYROLL AC	6/30/2025	13	6/30/2025	\$1,785.23	Manual Check	CURRENT -VALLEY	22730	06/27/2025	\$460,612.00
25-01754	B0019	BOROUGH OF RED BANK,PAYROLL AC	6/30/2025	14	6/30/2025	\$211,163.72	Manual Check	CURRENT -VALLEY	22730	06/27/2025	\$460,612.00
25-01754	B0019	BOROUGH OF RED BANK,PAYROLL AC	6/30/2025	15	6/30/2025	\$3,606.01	Manual Check	CURRENT -VALLEY	22730	06/27/2025	\$460,612.00
25-01754	B0019	BOROUGH OF RED BANK,PAYROLL AC	6/30/2025	16	6/30/2025	\$124.92	Manual Check	CURRENT -VALLEY	22730	06/27/2025	\$460,612.00
25-01754	B0019	BOROUGH OF RED BANK,PAYROLL AC	6/30/2025	17	6/30/2025	\$18,031.96	Manual Check	CURRENT -VALLEY	22730	06/27/2025	\$460,612.00
25-01754	B0019	BOROUGH OF RED BANK,PAYROLL AC	6/30/2025	18	6/30/2025	\$49.76	Manual Check	CURRENT -VALLEY	22730	06/27/2025	\$460,612.00
25-01754	B0019	BOROUGH OF RED BANK,PAYROLL AC	6/30/2025	19	6/30/2025	\$5,237.04	Manual Check	CURRENT -VALLEY	22730	06/27/2025	\$460,612.00
25-01754	B0019	BOROUGH OF RED BANK,PAYROLL AC	6/30/2025	20	6/30/2025	\$1,560.00	Manual Check	CURRENT -VALLEY	22730	06/27/2025	\$460,612.00
25-01754	B0019	BOROUGH OF RED BANK,PAYROLL AC	6/30/2025	21	6/30/2025	\$1,512.00	Manual Check	CURRENT -VALLEY	22730	06/27/2025	\$460,612.00
25-01754	B0019	BOROUGH OF RED BANK,PAYROLL AC	6/30/2025	22	6/30/2025	\$4,671.53	Manual Check	CURRENT -VALLEY	22730	06/27/2025	\$460,612.00
25-01754	B0019	BOROUGH OF RED BANK,PAYROLL AC	6/30/2025	23	6/30/2025	\$193.95	Manual Check	CURRENT -VALLEY	22730	06/27/2025	\$460,612.00
25-01754	B0019	BOROUGH OF RED BANK,PAYROLL AC	6/30/2025	24	6/30/2025	\$275.54	Manual Check	CURRENT -VALLEY	22730	06/27/2025	\$460,612.00
25-01754	B0019	BOROUGH OF RED BANK,PAYROLL AC	6/30/2025	25	6/30/2025	\$275.54	Manual Check	CURRENT -VALLEY	22730	06/27/2025	\$460,612.00
25-01754	B0019	BOROUGH OF RED BANK,PAYROLL AC	6/30/2025	26	6/30/2025	\$41,338.08	Manual Check	CURRENT -VALLEY	22730	06/27/2025	\$460,612.00
25-01754	B0019	BOROUGH OF RED BANK,PAYROLL AC	6/30/2025	27	6/30/2025	\$2,956.76	Manual Check	CURRENT -VALLEY	22730	06/27/2025	\$460,612.00
25-01754	B0019	BOROUGH OF RED BANK,PAYROLL AC	6/30/2025	28	6/30/2025	\$22,127.97	Manual Check	CURRENT -VALLEY	22730	06/27/2025	\$460,612.00
25-01754	B0019	BOROUGH OF RED BANK,PAYROLL AC	6/30/2025	29	6/30/2025	\$1,808.16	Manual Check	CURRENT -VALLEY	22730	06/27/2025	\$460,612.00
25-01754	B0019	BOROUGH OF RED BANK,PAYROLL AC	6/30/2025	30	6/30/2025	\$10,998.72	Manual Check	CURRENT -VALLEY	22730	06/27/2025	\$460,612.00
25-01754	B0019	BOROUGH OF RED BANK,PAYROLL AC	6/30/2025	31	6/30/2025	\$24,625.13	Manual Check	CURRENT -VALLEY	22730	06/27/2025	\$460,612.00

July 10, 2025 Bill List - Borough of Red Bank

PO #	Vendor Id	Vendor Name	Purchase Order Description	PO Item #	PO Item Description	PO Item \$	Check Type	Checking Account	Check		
									Number	Check Date	Amount
25-01754	B0019	BOROUGH OF RED BANK,PAYROLL AC	6/30/2025	32	6/30/2025	\$11,904.43	Manual Check	CURRENT -VALLEY	22730	06/27/2025	\$460,612.00
25-01754	B0019	BOROUGH OF RED BANK,PAYROLL AC	6/30/2025	33	6/30/2025	\$236.04	Manual Check	CURRENT -VALLEY	22730	06/27/2025	\$460,612.00
25-01754	B0019	BOROUGH OF RED BANK,PAYROLL AC	6/30/2025	34	6/30/2025	\$22,565.49	Manual Check	CURRENT -VALLEY	22730	06/27/2025	\$460,612.00
25-01754	B0019	BOROUGH OF RED BANK,PAYROLL AC	6/30/2025	35	6/30/2025	\$571.32	Manual Check	CURRENT -VALLEY	22730	06/27/2025	\$460,612.00
25-01755	B0019	BOROUGH OF RED BANK,PAYROLL AC	6/30/2025	1	6/30/2025	\$32,282.31	Manual Check	WATER OPERATING	13622	06/27/2025	\$39,842.41
25-01755	B0019	BOROUGH OF RED BANK,PAYROLL AC	6/30/2025	2	6/30/2025	\$5,260.65	Manual Check	WATER OPERATING	13622	06/27/2025	\$39,842.41
25-01755	B0019	BOROUGH OF RED BANK,PAYROLL AC	6/30/2025	3	6/30/2025	\$2,299.45	Manual Check	WATER OPERATING	13622	06/27/2025	\$39,842.41
25-01756	B0019	BOROUGH OF RED BANK,PAYROLL AC	6/30/2025	1	6/30/2025	\$20,749.97	Manual Check	PARKNG OPER VAL	3307	06/27/2025	\$22,843.96
25-01756	B0019	BOROUGH OF RED BANK,PAYROLL AC	6/30/2025	2	6/30/2025	\$620.08	Manual Check	PARKNG OPER VAL	3307	06/27/2025	\$22,843.96
25-01756	B0019	BOROUGH OF RED BANK,PAYROLL AC	6/30/2025	3	6/30/2025	\$1,473.91	Manual Check	PARKNG OPER VAL	3307	06/27/2025	\$22,843.96
25-01757	B0019	BOROUGH OF RED BANK,PAYROLL AC	6/30/2025	1	6/30/2025	\$14,222.30	Manual Check	GRANT FUND-VNB	2433	06/27/2025	\$14,222.30
25-01758	B0019	BOROUGH OF RED BANK,PAYROLL AC	6/30/2025	1	6/30/2025	\$40,815.00	Manual Check	TRUST ACCOUNT	6278	06/27/2025	\$40,815.00
25-01759	B0019	BOROUGH OF RED BANK,PAYROLL AC	6/30/2025	1	6/30/2025	\$414.19	Manual Check	RCA	2044	06/27/2025	\$414.19
25-01760	U0039	ULINE, INC.	BOLLARDS FOR SAFE SCHOOL RTE	1	BOLLARDS FOR SAFE SCHOOL RTE	\$2,250.00	Meeting Check	GRANT FUND-VNB	2440	07/10/2025	\$2,756.32
25-01760	U0039	ULINE, INC.	BOLLARDS FOR SAFE SCHOOL RTE	2	DELIVERY	\$84.80	Meeting Check	GRANT FUND-VNB	2440	07/10/2025	\$2,756.32
25-01760	U0039	ULINE, INC.	BOLLARDS FOR SAFE SCHOOL RTE	3	MOUNTING PADS	\$400.00	Meeting Check	GRANT FUND-VNB	2440	07/10/2025	\$2,756.32
25-01760	U0039	ULINE, INC.	BOLLARDS FOR SAFE SCHOOL RTE	4	DELIVERY	\$21.52	Meeting Check	GRANT FUND-VNB	2440	07/10/2025	\$2,756.32
25-01761	H0079	TED HALL LOCKSMITH	OPEN PO FOR FD SVCS	2	OPEN PO FOR FD SVCS 6/26	\$22.50	Meeting Check	CURRENT -VALLEY	22751	07/10/2025	\$53.50
25-01762	R0218	R.J.E.S.LLC	TOW YD RENT/JULY 2025	1	TOW YD RENT/JULY 2025	\$1,400.00	Meeting Check	TRUST ACCOUNT	6282	07/10/2025	\$1,400.00
25-01764	A0253A	AMAZON CAPITAL SERVICES	DIFFUSER/NUTRIBULLET-WELLNESS	1	DIFFUSER-WELLNESS COMMITTEE	\$25.64	Meeting Check	GRANT FUND-VNB	2435	07/10/2025	\$187.99
25-01764	A0253A	AMAZON CAPITAL SERVICES	DIFFUSER/NUTRIBULLET-WELLNESS	2	NUTRIBULLET-WELLNESS COMMITTEE	\$62.69	Meeting Check	GRANT FUND-VNB	2435	07/10/2025	\$187.99
25-01765	C0334	CWA LOCAL 1075	CWA JUNE 2025	1	CWA JUNE 2025	\$2,645.64	Manual Check	PAYROLL	2378	06/27/2025	\$2,645.64
25-01767	A0253A	AMAZON CAPITAL SERVICES	HEAD/TAIL LIGHTS FIRE CHIEF	1	HEAD LIGHTS FIRE CHIEF VEHICLE	\$85.49	Meeting Check	CURRENT -VALLEY	22737	07/10/2025	\$1,508.48
25-01767	A0253A	AMAZON CAPITAL SERVICES	HEAD/TAIL LIGHTS FIRE CHIEF	2	TAIL LIGHTS FIRE CHIEF VEHICLE	\$85.88	Meeting Check	CURRENT -VALLEY	22737	07/10/2025	\$1,508.48
25-01768	A0253A	AMAZON CAPITAL SERVICES	DIFFUSER OILS-WELLNESS COMMITT	1	DIFFUSER OILS-WELLNESS COMMITT	\$12.86	Meeting Check	GRANT FUND-VNB	2435	07/10/2025	\$187.99
25-01769	S0414	SERVICE TIRE TRUCK CENTER, INC	TPMS SENSOR-MARINE UNIT 89	1	TPMS SENSOR-MARINE UNIT 89	\$140.00	Meeting Check	CURRENT -VALLEY	22781	07/10/2025	\$140.00
25-01770	W0075	W.B.MASON CO INC	Office Supplies - Records	1	Folders - Records	\$380.10	Meeting Check	CURRENT -VALLEY	22795	07/10/2025	\$497.40
25-01770	W0075	W.B.MASON CO INC	Office Supplies - Records	3	Post It Notes	\$22.98	Meeting Check	CURRENT -VALLEY	22795	07/10/2025	\$497.40
25-01770	W0075	W.B.MASON CO INC	Office Supplies - Records	4	Clasp Envelopes	\$14.85	Meeting Check	CURRENT -VALLEY	22795	07/10/2025	\$497.40
25-01770	W0075	W.B.MASON CO INC	Office Supplies - Records	5	Card Stock Paper	\$29.98	Meeting Check	CURRENT -VALLEY	22795	07/10/2025	\$497.40
25-01770	W0075	W.B.MASON CO INC	Office Supplies - Records	6	Red File Folders	\$49.49	Meeting Check	CURRENT -VALLEY	22795	07/10/2025	\$497.40
25-01773	N0115	NJ ST.DEPT.HEALTH & SENIOR	DOG LICENSE FEES-JUNE 2025	1	DOG LICENSE FEES-JUNE 2025	\$1.20	Meeting Check	DOG LICENSE AC	2193	07/10/2025	\$1.20
25-01774	T0145	TREAS.ST OF NEW JERSEY (370)	STATE BURIAL PERMIT FEES 1Q 25	1	STATE BURIAL PERMIT FEES 1Q 25	\$20.00	Meeting Check	CURRENT -VALLEY	22789	07/10/2025	\$20.00
25-01784	L0168	LINSTAR	Employee ID Card	1	ID CARD-G.OPIE	\$12.80	Meeting Check	CURRENT -VALLEY	22757	07/10/2025	\$12.80
25-01785	D0178	DYNAMIC TESTING SERVICE LLC	Random Drug/Alcohol Test	1	Random Drug/Alcohol Test	\$80.00	Meeting Check	CURRENT -VALLEY	22743	07/10/2025	\$300.00
25-01785	D0178	DYNAMIC TESTING SERVICE LLC	Random Drug/Alcohol Test	2	Random Drug/Alcohol Test	\$220.00	Meeting Check	CURRENT -VALLEY	22743	07/10/2025	\$300.00
25-01786	G0221	SHERI GUMINA	Wellness Comm Table Covers	1	Wellness Comm Table Covers	\$7.50	Meeting Check	GRANT FUND-VNB	2438	07/10/2025	\$7.50
25-01791	G0093	GENERAL CODE LLC	SUPPLEMENT NO 11	1	SUPPLEMENT NO 11-CODE ANALYSIS	\$2,313.00	Meeting Check	CURRENT -VALLEY	22748	07/10/2025	\$3,261.00
25-01791	G0093	GENERAL CODE LLC	SUPPLEMENT NO 11	2	SUPPLEMENT NO 11-COMPOSITION	\$730.00	Meeting Check	CURRENT -VALLEY	22748	07/10/2025	\$3,261.00
25-01791	G0093	GENERAL CODE LLC	SUPPLEMENT NO 11	3	SUPPLEMENT NO 11-DUPLOC/FINISH	\$203.00	Meeting Check	CURRENT -VALLEY	22748	07/10/2025	\$3,261.00
25-01791	G0093	GENERAL CODE LLC	SUPPLEMENT NO 11	4	SUPPLEMENT NO 11-SHIPPING	\$15.00	Meeting Check	CURRENT -VALLEY	22748	07/10/2025	\$3,261.00
25-01792	M0053	MON CTY TREASURER(CTY.TAX)	COUNTY CAR WASH FEES- 4/2-5/6	1	COUNTY CAR WASH FEES- 4/2-5/6	\$94.25	Meeting Check	CURRENT -VALLEY	22762	07/10/2025	\$456.59
25-01792	M0053	MON CTY TREASURER(CTY.TAX)	COUNTY CAR WASH FEES- 4/2-5/6	2	COUNTY CAR WASH FEES- 4/2-5/6	\$94.25	Meeting Check	WATER OPERATING	13630	07/10/2025	\$94.25
25-01793	M0398	MCMANIMON,SCOTLAND & BAUMANN L	LEGAL SVCS-DECL JUDGE/COAH	1	LEGAL SVCS-DECL JUDGE/COAH	\$3,561.19	Meeting Check	COAH DEV FEES	264	07/10/2025	\$3,561.19
25-01795	M0485	MONMOUTH CONSERVATION FOUND	SUNSET PK LSRP WORK 5/11-6/7	1	SUNSET PK LSRP WORK 5/11-6/7	\$2,507.50	Meeting Check	CAPITAL ACCOUNT	2685	07/10/2025	\$2,507.50
25-01796	M0498	MARY MOSS	PHONE REIMB-2Q 2025	1	PHONE REIMB-2Q 2025	\$60.00	Meeting Check	CURRENT -VALLEY	22766	07/10/2025	\$60.00
25-01800	S0317	OSCAR SALINAS	PROPANE REIMB FOR JUNETEENTH	1	PROPANE REIMB FOR JUNETEENTH	\$50.00	Meeting Check	RECREATION-VNB	1632	07/10/2025	\$50.00
25-01818	H0034	ROBERT HOLIDAY	Medicare Reim July-Sept 2025	1	MED PART B -3Q 2025	\$555.00	Meeting Check	CURRENT -VALLEY	22750	07/10/2025	\$555.00
25-01820	C0330A	CANNON & MCGUINN, LLC.	GENERAL LEGAL SVCS-APRIL (BAL)	1	THE GARDEN VS RED BK -APR BAL	\$1,303.50	Meeting Check	CURRENT -VALLEY	22741	07/10/2025	\$1,303.50
25-01821	S0317	OSCAR SALINAS	REIMB CELL PHONE/2Q 2025	1	REIMB CELL PHONE/2Q 2025	\$60.00	Meeting Check	CURRENT -VALLEY	22779	07/10/2025	\$60.00
25-01822	A0253A	AMAZON CAPITAL SERVICES	FD-RECHG BATT/CANVAS BUCKET	1	FD-RECHARGEABLE BATT-2 PK	\$26.12	Meeting Check	CURRENT -VALLEY	22793	07/10/2025	\$74.80
25-01822	A0253A	AMAZON CAPITAL SERVICES	FD-RECHG BATT/CANVAS BUCKET	2	FD-CANVAS BUCKET	\$49.99	Meeting Check	CURRENT -VALLEY	22793	07/10/2025	\$74.80
25-01822	A0253A	AMAZON CAPITAL SERVICES	FD-RECHG BATT/CANVAS BUCKET	3	PROMO	-\$4.30	Meeting Check	CURRENT -VALLEY	22793	07/10/2025	\$74.80

July 10, 2025 Bill List - Borough of Red Bank

PO #	Vendor Id	Vendor Name	Purchase Order Description	PO Item #	PO Item Description	PO Item \$	Check Type	Checking Account	Check		Amount
									Number	Check Date	
25-01822	A0253A	AMAZON CAPITAL SERVICES	FD-RECHG BATT/CANVAS BUCKET	4	SHIPPING	\$2.99	Meeting Check	CURRENT -VALLEY	22793	07/10/2025	\$74.80
25-01825	K0022	KEVIN E KENNEDY ESQ	Legal Services for May 2025	1	General Legal Services	\$676.00	Meeting Check	CURRENT -VALLEY	22787	07/10/2025	\$1,898.00
25-01825	K0022	KEVIN E KENNEDY ESQ	Legal Services for May 2025	2	Escrow Proj Billing ZR14509	\$52.00	Meeting Check	DEVEESCROW2RIVER	1949	07/10/2025	\$520.00
25-01825	K0022	KEVIN E KENNEDY ESQ	Legal Services for May 2025	3	Outfront Media LLC v RBZBA	\$1,222.00	Meeting Check	CURRENT -VALLEY	22787	07/10/2025	\$1,898.00
25-01825	K0022	KEVIN E KENNEDY ESQ	Legal Services for May 2025	4	Escrow Proj Billing ZR15787	\$468.00	Meeting Check	DEVEESCROW2RIVER	1949	07/10/2025	\$520.00
25-01828	B0247	BRUCE MACDONALD	FIRE WATCH DUTY-RIVERVIEW MED	1	FIRE WATCH DUTY-RIVERVIEW MED	\$210.00	Meeting Check	TRUST ACCOUNT	6279	07/10/2025	\$210.00
25-01829	C0413	BRIANA CALABRESE	FIRE WATCH DUTY-RIVERVIEW MED	1	FIRE WATCH DUTY-RIVERVIEW MED	\$210.00	Meeting Check	TRUST ACCOUNT	6280	07/10/2025	\$210.00
25-01831	T0004	T&M ASSOCIATES	Escrow Proj Billing	1	Escrow Proj Billing PR00039	\$102.00	Meeting Check	DEVEESCROW2RIVER	1950	07/10/2025	\$12,758.60
25-01831	T0004	T&M ASSOCIATES	Escrow Proj Billing	2	Escrow Proj Billing PR15895	\$3,271.10	Meeting Check	DEVEESCROW2RIVER	1950	07/10/2025	\$12,758.60
25-01831	T0004	T&M ASSOCIATES	Escrow Proj Billing	3	Escrow Proj Billing ZR13547	\$109.50	Meeting Check	DEVEESCROW2RIVER	1950	07/10/2025	\$12,758.60
25-01831	T0004	T&M ASSOCIATES	Escrow Proj Billing	4	Escrow Proj Billing ZR15133	\$5,055.00	Meeting Check	DEVEESCROW2RIVER	1950	07/10/2025	\$12,758.60
25-01831	T0004	T&M ASSOCIATES	Escrow Proj Billing	5	Escrow Proj Billing PR15647	\$321.00	Meeting Check	DEVEESCROW2RIVER	1950	07/10/2025	\$12,758.60
25-01831	T0004	T&M ASSOCIATES	Escrow Proj Billing	6	Escrow Proj Billing PR15920	\$2,016.00	Meeting Check	DEVEESCROW2RIVER	1950	07/10/2025	\$12,758.60
25-01831	T0004	T&M ASSOCIATES	Escrow Proj Billing	7	Escrow Proj Billing PR15852	\$219.00	Meeting Check	DEVEESCROW2RIVER	1950	07/10/2025	\$12,758.60
25-01831	T0004	T&M ASSOCIATES	Escrow Proj Billing	8	Escrow Proj Billing PR15852	\$1,665.00	Meeting Check	DEVEESCROW2RIVER	1950	07/10/2025	\$12,758.60
25-01832	F0192	FALLON & COMPANY LLP	AUDIT COMPLETION-2024	1	AUDIT COMPLETION-2024	\$26,000.00	Meeting Check	CURRENT -VALLEY	22746	07/10/2025	\$26,000.00
25-01832	F0192	FALLON & COMPANY LLP	AUDIT COMPLETION-2024	2	AUDIT COMPLETION-2024	\$8,000.00	Meeting Check	WATER OPERATING	13628	07/10/2025	\$8,000.00
25-01832	F0192	FALLON & COMPANY LLP	AUDIT COMPLETION-2024	3	AUDIT COMPLETION-2024	\$2,750.00	Meeting Check	PARKNG OPER VAL	3310	07/10/2025	\$2,750.00
25-01839	N0022	NJ FIRE EQUIPMENT CO	CAIRNS EYESHIELD/FIRE HOOKS	1	CAIRNS EYESHIELD/HOOKS	\$417.40	Meeting Check	CURRENT -VALLEY	22794	07/10/2025	\$417.40
25-01845	S0413	THOMAS X SEAMAN	REIMB CELL PHONE/1Q & 2Q 2025	1	REIMB CELL PHONE/1Q 2025	\$60.00	Meeting Check	CURRENT -VALLEY	22780	07/10/2025	\$120.00
25-01845	S0413	THOMAS X SEAMAN	REIMB CELL PHONE/1Q & 2Q 2025	2	REIMB CELL PHONE/2Q 2025	\$60.00	Meeting Check	CURRENT -VALLEY	22780	07/10/2025	\$120.00
25-01850	S0035	TREAS.ST.NJ MARRIAGE LICENSE F	STATE MARRIAGE LIC FEES-2Q 25	1	STATE MARRIAGE LIC FEES-2Q 25	\$650.00	Meeting Check	CURRENT -VALLEY	22778	07/10/2025	\$650.00
25-01851	A0040	ASBURY PARK PRESS	LEGAL NOTICES-JUNE 2025	1	2025 SID BUDGET 11349251	\$87.50	Meeting Check	CURRENT -VALLEY	22735	07/10/2025	\$1,180.34
25-01851	A0040	ASBURY PARK PRESS	LEGAL NOTICES-JUNE 2025	2	MUNIC ELECTION PETIT 11379130	\$53.48	Meeting Check	CURRENT -VALLEY	22735	07/10/2025	\$1,180.34
25-01851	A0040	ASBURY PARK PRESS	LEGAL NOTICES-JUNE 2025	3	PB MTG 6/25 11387437	\$69.32	Meeting Check	CURRENT -VALLEY	22735	07/10/2025	\$1,180.34
25-01851	A0040	ASBURY PARK PRESS	LEGAL NOTICES-JUNE 2025	4	PB REDEV MTG 11391939	\$67.56	Meeting Check	CURRENT -VALLEY	22735	07/10/2025	\$1,180.34
25-01851	A0040	ASBURY PARK PRESS	LEGAL NOTICES-JUNE 2025	5	2025 OPEN SPACE 11402764	\$58.76	Meeting Check	CURRENT -VALLEY	22735	07/10/2025	\$1,180.34
25-01851	A0040	ASBURY PARK PRESS	LEGAL NOTICES-JUNE 2025	6	ORD 2025-11 INTRO 11407957	\$113.52	Meeting Check	CURRENT -VALLEY	22735	07/10/2025	\$1,180.34
25-01851	A0040	ASBURY PARK PRESS	LEGAL NOTICES-JUNE 2025	7	ORD 2025-14 INTRO 11408084	\$339.68	Meeting Check	CURRENT -VALLEY	22735	07/10/2025	\$1,180.34
25-01851	A0040	ASBURY PARK PRESS	LEGAL NOTICES-JUNE 2025	8	ORD 2025-13 INTRO 11408144	\$88.00	Meeting Check	CURRENT -VALLEY	22735	07/10/2025	\$1,180.34
25-01851	A0040	ASBURY PARK PRESS	LEGAL NOTICES-JUNE 2025	9	ORD 2025-12 INTRO 11407987	\$220.88	Meeting Check	CURRENT -VALLEY	22735	07/10/2025	\$1,180.34
25-01851	A0040	ASBURY PARK PRESS	LEGAL NOTICES-JUNE 2025	10	GREENSTREETS MTG 11424851	\$23.76	Meeting Check	CURRENT -VALLEY	22735	07/10/2025	\$1,180.34
25-01851	A0040	ASBURY PARK PRESS	LEGAL NOTICES-JUNE 2025	11	COAH UNIT AVAIL 11424841	\$57.88	Meeting Check	CURRENT -VALLEY	22735	07/10/2025	\$1,180.34
25-01852	F0045	FREEHOLD SOIL CONSERVATION DIS	MARINE PARK IMP.SOIL EROSION	1	MARINE PARK IMP.SOIL EROSION	\$4,475.00	Manual Check	CAPITAL ACCOUNT	2683	07/03/2025	\$5,800.00
25-01852	F0045	FREEHOLD SOIL CONSERVATION DIS	MARINE PARK IMP.SOIL EROSION	2	MARINE PARK IMP.SOIL EROSION	\$1,325.00	Manual Check	CAPITAL ACCOUNT	2683	07/03/2025	\$5,800.00
25-01853	N0094	NJ MOTOR VEHICLE COMMISSION	REG 2025 FORD EXPLORER-DPW MGR	1	REG 2025 FORD EXPLORER-DPW MGR	\$60.00	Meeting Check	CURRENT -VALLEY	22788	07/10/2025	\$60.00
25-01854	M0040	MONMOUTH BUILDING CENTER INC.	PADLOCK WATER HOSE & OUTLET	1	PADLOCK WATER HOSE & OUTLET	\$163.95	Meeting Check	RECREATION-VNB	1629	07/10/2025	\$163.95

**BOROUGH OF RED BANK
COUNTY OF MONMOUTH**

RESOLUTION NO. 25-140

**INSERTION OF SPECIAL ITEMS OF REVENUE IN THE BUDGET
CHAPTER 159, P.L. 1948**

**NJ Department of Community Affairs-
Legislative Grant-Recreational Improvements 2025 \$350,000**

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 \$350,000 from the NJ Department of Community Affairs 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 \$350,000

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:

NJ Department of Community Affairs-Legislative Grant
Recreational Improvements 2025 \$350,000

BE IT FURTHER RESOLVED, that the like sum of \$350,000
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:

NJ Department of Community Affairs-Legislative Grant-
Recreational Improvements 2025 \$350,000

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 OF RED BANK
COUNTY OF MONMOUTH**

RESOLUTION NO. 25-141

Resolution: **Approval to submit a grant application and execute a grant contract with the New Jersey Department of Transportation for the South Bridge Avenue Rehabilitation Project**

NOW THEREFORE BE IT RESOLVED, that the Mayor and Council of the Borough of Red Bank formally approves the grant application for the above stated project.

BE IT FURTHER RESOLVED, that the Mayor and Borough Clerk are hereby authorized to submit an electronic grant application identified as MA-2026-South Bridge Avenue Rehabilitation P-00633 to the New Jersey Department of Transportation on behalf of the Borough of Red Bank.

BE IT FURTHER RESOLVED, that the Mayor and Clerk are hereby authorized to sign the grant agreement on behalf of the Borough of Red Bank and that their signatures constitute acceptance of the terms and conditions of the grant agreement and approves the execution of the grant agreement.

Certified as a true copy of a resolution adopted by the Mayor and Council on this 24th day of July, 2025.

Mary Moss, RMC
Borough Clerk

My signature and the Clerk's seal serve to acknowledge the above resolution and constitute acceptance of the terms and conditions of the grant agreement and approve the execution of the grant agreement as authorized by the resolution above.

ATTEST AND AFFIX SEAL

Mary Moss, RMC
Borough Clerk

William Portman
Mayor

**BOROUGH OF RED BANK
COUNTY OF MONMOUTH**

RESOLUTION NO. 25-142

Resolution: **Approval to submit a grant application and execute a grant contract with the New Jersey Department of Transportation for the Phase II Bridge Avenue Improvements Project**

NOW THEREFORE BE IT RESOLVED, that the Mayor and Council of the Borough of Red Bank formally approves the grant application for the above stated project.

BE IT FURTHER RESOLVED, that the Mayor and Borough Clerk are hereby authorized to submit an electronic grant application identified as SST-2026-Phase II Bridge Avenue Improvements-00059 to the New Jersey Department of Transportation on behalf of the Borough of Red Bank.

BE IT FURTHER RESOLVED, that the Mayor and Clerk are hereby authorized to sign the grant agreement on behalf of the Borough of Red Bank and that their signatures constitute acceptance of the terms and conditions of the grant agreement and approves the execution of the grant agreement.

Certified as a true copy of a resolution adopted by the Mayor and Council on this 24th day of July, 2025.

Mary Moss, RMC
Borough Clerk

My signature and the Clerk's seal serve to acknowledge the above resolution and constitute acceptance of the terms and conditions of the grant agreement and approve the execution of the grant agreement as authorized by the resolution above.

ATTEST AND AFFIX SEAL _____
Mary Moss, RMC
Borough Clerk

William Portman
Mayor

**BOROUGH OF RED BANK
COUNTY OF MONMOUTH**

RESOLUTION NO. 25-143

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.

<u>Name</u>	<u>Program Description</u>	<u>Amount Paid</u>	<u>Total Refund</u>
Shannon R. Grady	camp	\$110.00	\$110.00

**BOROUGH OF RED BANK
COUNTY OF MONMOUTH**

RESOLUTION NO. 25-144

**RESOLUTION AUTHORIZE PAYMENT ESTIMATE #3 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 #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:	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	\$867,111.45
Less 2% Retainage	\$17,342.23
<u>Less Previous Payments</u>	<u>\$497,626.67</u>
Amount Due	\$352,142.55

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

C-04-24-002-230