



BOROUGH OF RED BANK

90 MONMOUTH STREET ♦ RED BANK ♦ NJ 07701

MUNICIPAL COUNCIL ♦ REGULAR MEETING AGENDA

JULY 24, 2025 ♦ 6:30 PM

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 the 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 [link](#) to follow (Zoom)

PLEDGE OF ALLEGIANCE

I. ROLL CALL

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

II. PROCLAMATIONS, ANNOUNCEMENTS, APPOINTMENTS

- a) Proclamation: Honoring Dr. William H. Lieberman – (Dr. Lieberman)
- b) Proclamation: Douglas Lang (Retirement)- (Mr. Douglas Lang)
- c) Proclamation: Stewart Goldstein (Retirement)- (Mr. Stewart Goldstein)
- d) Proclamation: Disability Pride Month- (Mr. John Klein)
- e) Removal of Library Trustee (Suzanne Viscomi)

III. PRESENTATIONS

IV. PUBLIC COMMENTS ON AGENDA ITEMS ONLY

V. APPROVAL OF MINUTES AND REPORTS

- a) 07/10/2025

VI. ORDINANCE(S)

- a) Final Reading/Public Hearing- **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 (Intro 6/26/25)
- b) Final Reading/Public Hearing- **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
- c) Final Reading/Public Hearing- **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

- d) Final Reading/Public Hearing- **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)
- e) Final Reading/Public Hearing- **Ordinance 2025-21**, ENTITLED AN ORDINANCE AMENDING CHAPTER 300: "CONSTRUCTION CODES, UNIFORM" TO UPDATE CONSTRUCTION FEES
- f) Final Reading/Public Hearing- **Ordinance 2025-22**, ENTITLED AN ORDINANCE AMENDING CHAPTER 603: "STREET BANNERS" TO UPDATE PROCEDURES AND REGULATIONS PERTAINING TO STREET BANNERS
- g) Introduction- **Ordinance 2025-23**, ENTITLED A BOND ORDINANCE PROVIDING FOR VARIOUS 2025 CAPITAL IMPROVEMENTS TO THE FIRE DEPARTMENT FACILITIES, BY AND IN THE BOROUGH OF RED BANK, IN THE COUNTY OF MONMOUTH, STATE OF NEW JERSEY' APPROPRIATING \$265,000 AND AUTHORIZING THE ISSUANCE OF \$251,750 BONDS OR NOTES OF THE BOROUGH TO FINANCE PART OF THE COST THEREOF
- h) Introduction- **Ordinance 2025-24**, ENTITLED A BOND ORDINANCE PROVIDING FOR PHASE I OF THE CONSTRUCTION OF A NEW DEPARTMENT OF UTILITY FACILITY, IN AND FOR THE BOROUGH OF RED BANK, IN THE COUNTY OF MONMOUTH, STATE OF NEW JERSEY; APPROPRIATING \$4,875,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$4,640,000 BONDS OR NOTES OF THE BOROUGH TO FINANCE PART OF THE COSTS THEREOF
- i) Introduction- **Ordinance 2025-25**, ENTITLED AN ORDINANCE AMENDING CHAPTER 680" "VEHICLES AND TRAFFIC" TO CREATE NEW NO PARKING ZONES ON HUDSON AVENUE, TILTON STREET, AND CATHERINE STRET TO ENHANCE PUBLIC SAFETY

VII. RESOLUTIONS

- a) **25-146** RESOLUTION FOR PAYMENT OF BILLS
- b) **25-147** INSERTION OF SPECIAL ITEM OF REVENUE IN THE BUDGET CHAPTER 159, P.L. 1948 (COUNTY OF MONMOUTH DEPARTMENT OF HEALTH & HUMAN SERVICES- RED BANK SENIOR CENTER-TITLE III B FUNDS- \$10,000)
- c) **25-148** RESOLUTION AUTHORIZING TAX COLLECTOR TO COMPLETE APPLICATION TO PARTICIPATE IN ELECTRONIC TAX SALE PROCESS
- d) **25-149** RESOLUTION ACCEPTING A GRANT FROM THE HAZARDOUS DISCHARGE SITE REMEDIATION FUND PUBLIC ENTITY PROGRAM THROUGH THE NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY AND THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION
- e) **25-150** GOVERNING BODY CERTIFICATION OF THE ANNUAL AUDIT (2024)
- f) **25-151** RESOLUTION AUTHORIZING CORRECTIVE ACTION PLAN FOR 2024 AUDIT
- g) **25-152** RESOLUTION AUTHORIZING REFUND OF DEVELOPERS' ESCROW ACCOUNT BALANCE TOTALING \$856.00 (PAUL BARTOLI)
- h) **25-153** RESOLUTION AUTHORIZE PAYMENT CERTIFICATE #9 FOR LEAD SERVICE LINE TEST PIT AND SERVICE REPLACEMENT – PHASE 2 (MONTANA CONSTRUCTION)
- i) **25-154** RESOLUTION TO REFUND PARKS & RECREATION REGISTRATION FEE (HADIR OSMAN)
- j) **25-155** RESOLUTION TO AUTHORIZE FIRE DEPARTMENT FACILITIES ANNUAL RENT AND JANITORIAL ALLOWANCE

- k) **25-156** RESOLUTION AUTHORIZING ANNUAL AWARD STIPENDS FOR RED BANK VOLUNTEER FIRE DEPARTMENT OFFICERS
- l) **25-157** RESOLUTION AUTHORIZING TAX REFUND OF 1ST AND 2ND QUARTER 2025 TAXES TOTALING \$3,355.81 DUE TO DISABLED VETERAN STATUS (JUDITH KONNATH)
- m) **25-158** RESOLUTION AWARDING CONTRACT FOR REHABILITATION HOUSING SERVICES FOR 10 CEDAR CROSSING TO NJR HOME SERVICES IN ORDER TO ADVANCE THE BOROUGH'S AFFORDABLE HOUSING REHABILITATION PROGRAM
- n) **25-159** RESOLUTION AUTHORIZING AN AFFORDABLE HOUSING AGREEMENT WITH WCP LOCUST LANDING MM, LLC WITH RESPECT TO THE REHABILITATION OF THE AFFORDABLE HOUSING PROJECT EXISTING UPON THE REAL PROPERTY LOCATED AT 105 LOCUST LANDING AVENUE, AND ALSO KNOWN AS BLOCK 71, LOT 1.01, WITHIN THE BOROUGH OF RED BANK
- o) **25-160** RESOLUTION AUTHORIZING THE EXTENSION OF THE GRACE PERIOD ON TAXES

VIII. DISCUSSION AND ACTION:

Please find below item(s) from the Special Events Committee meeting (held on July 14, 2025) that were date approved and now need final approval from the Mayor and Council.

- 1. Let's Beat Breast Cancer Rally (Riverside Gardens Park): Saturday, September 20, 2025; Rain date: Sunday, September 21, 2025
- 2. Coffee Corral Fall Festival (177 Drs. James Parker Blvd.): Saturday, October 18, 2025 from 10 am to 3 pm; Rain Date: Sunday October 19, 2025

IX. PUBLIC QUESTIONS COMMENTS

X. MAYOR & COUNCIL COMMENTS

XI. MANAGER'S REPORT

XII. EXECUTIVE SESSION RESOLUTION NO. #25-

XIII. ADJOURNMENT

TIME _____

UNAPPROVED DRAFT



MUNICIPAL COUNCIL ♦ REGULAR MEETING MINUTES

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 the Asbury Park Press, the Two River Times and the Star Ledger and posted in the Main Lobby of the Municipal Building and on the municipal website. (N.J.S.A. 10:4-6)

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PLEDGE OF ALLEGIANCE

I. ROLL CALL:

Present: Councilmember Bonatakis, Councilmember Cassidy, Councilmember Facey-Blackwood (via Zoom), 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 – NONE

III. PRESENTATIONS- NONE

IV. PUBLIC COMMENTS ON AGENDA ITEMS ONLY

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

1. Stephen Hecht, 135 Branch Avenue: Mr. Hecht asked, what is the amount of revenue from the PILOT for Locust Landing and how does the current plan compare to the one of years past? Will this also be a long-term PILOT

Borough Attorney Cannon, currently at 9% and it would be at 4% once the project gets going and refinanced. All (40) 'affordable credits would come back to Red Bank as opposed to the credits going to Middletown. In addition, this will raise the property up to the flood standards/requirements. This will help the developer get under the current flood rules so they will be able to raise the property under the current renovations. This is an HFMA PILOT that is specific to affordable housing

2. Drew Logan, Allen Place: looking forward to moving the redevelopment plan along, there's been good progress. This is good to have the affordable credits back from Middletown.

3. Amy Goldsmith, 16 Locust Avenue: in favor and support of the PILOT (Locust Landing), the town desperately needs affordable housing. We need to keep our neighborhoods stable and solid.

4. Jonathan Gilday, 85 Pinckney Rd: in favor and support of the PILOT (Locust Landing), it's great to see the affordable credits coming back to Red Bank

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) 6/26/2025 - Councilmember Jannone motioned to approve the minutes; Councilmember Forest seconded the motion. A voice vote confirmed all in favor.

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

Ordinance was introduced on June 26, 2025

Councilmember Forest motioned to open the floor for the public hearing on Ordinance 2025-15; Councilmember Bonatakis seconded the motion. A voice vote confirmed all in favor.

1. Dan Riordan, 20 Irving Pl: rejects the redevelopment plan and objects to Ordinance. The project is too massive and dense. There need to be more affordable units.

Borough Attorney Cannon stated that there are additional stages of this project, there will be a final redevelopment agreement and final approvals. The details that he is looking for would be outlined within those documents.

2. Peter, 21 Bluff Edge, Highlands: there are a lot of benefits to this project, however, in his opinion, expressed to Borough leaders that there are a few failures with this development. The current designs fail to meet the goals of the Red Bank development plan. It should continue the historic history of Red Bank.

Councilmember Cassidy: complimented the Planning Board for their thorough investigation. There is a commitment that affordable units would not be off site and will always be integrated within the market rate units.

Councilmember Forest: commented on the amended plans should be available to the public for review.

Councilmember Bonatakis: regarding the articulation and details on certain street, it will be slightly different, very minimal to the final.

Councilmember Forest motioned to close the floor for the public hearing on Ordinance 2025-15; Councilmember Jannone seconded the motion. A voice vote confirmed all in favor.

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

Councilmember Forest commented before his 'yes' vote: the Planning Board process was very thorough and responsive to the public.

- 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" (hearing date 8/14/25)

Councilmember Jannone motioned to approve Ordinance 2025-17 on first reading and to authorize the notice of approval and public hearing to be held on August 14, 2025, Councilmember Forest seconded. A roll call vote confirmed all in favor.

Mayor Portman stated that the public hearing on the ordinance would be held on August 14, 2025.

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

Deputy Mayor Triggiano motioned to approve Ordinance 2025-18 on first reading and to authorize the notice of approval and public hearing to be held on July 24, 2025, Councilmember Forest seconded. A roll call vote confirmed all in favor.

Mayor Portman stated that the public hearing on the ordinance would be held on July 24, 2025.

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

Councilmember Forest motioned to approve Ordinance 2025-19 on first reading and to authorize the notice of approval and public hearing to be held on July 24, 2025, Councilmember Bonatakis seconded. A roll call vote confirmed all in favor.

Councilmember Cassidy commented prior to his 'yes' vote: Red Bank has lived up to its Mt. Laurel obligations. This is what a PILOT should do in a community.

Councilmember Forest commented: there simply not enough housing in the State in the Country. There isn't enough affordable housing as is, these are people for the people that live among us. We need to care about our community and there should be a place for everyone.

Deputy Mayor Triggiano commented: this is a policy decision and understands that everything we do is local. Please have love and respect for our neighbors.

Mayor Portman stated that the public hearing on the ordinance would be held on July 24, 2025.

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)

Councilmember Jannone motioned to approve Ordinance 2025-20 on first reading and to authorize the notice of approval and public hearing to be held on July 24, 2025, Councilmember Forest seconded. A roll call vote confirmed all in favor.

Mayor Portman stated that the public hearing on the ordinance would be held on July 24, 2025.

g) Introduction **Ordinance 2025-21:** ENTITLED AN ORDINANCE AMENDING CHAPTER 300: "CONSTRUCTION CODES, UNIFORM" TO UPDATE CONSTRUCTION FEES

Deputy Mayor Triggiano motioned to approve Ordinance 2025-21 on first reading and to authorize the notice of approval and public hearing to be held on July 24, 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 24, 2025.

- h) Introduction **Ordinance 2025-22: ENTITLED AN ORDINANCE AMENDING CHAPTER 603: "STREET BANNERS" TO UPDATE PROCEDURES AND REGULATIONS PERTAINING TO STREET BANNERS**

Councilmember Jannone motioned to approve Ordinance 2025-22 on first reading and to authorize the notice of approval and public hearing to be held on July 24, 2025, Councilmember Bonatakis seconded. A roll call vote confirmed all in favor.

Mayor Portman stated that the public hearing on the ordinance would be held on July 24, 2025.

VII. RESOLUTIONS

Councilmember Cassidy motioned to approve resolutions 25-139 through 25-144 under Consent Agenda; Councilmember Jannone seconded the motion. A roll call vote confirmed all in favor.

- 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- 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. Frank Woods, Red Bank Fire Chief: Thanked Mayor for his kind words at the last meeting regarding the fire on Shrewsbury Avenue. Chief Woods would like to thank the business owners, residents, Borough Manager Gant, Chief Frazee and Director of Public Works being on site and helping. Due to this recent fire, he is requesting the Mayor and Council to assist if they can get the word of assistance for working smoke alarm/detectors and solicit volunteers for the fire department. The town is growing, and they need assistance. We need to prevent the incident that happened on Shrewsbury Avenue from happening again. There are numerous literatures on the NFPA website.

Deputy Mayor Triggiano stated that she would be happy to sit down with Chief Woods again to go over the needs that he is requesting.

Councilmember Cassidy acknowledge Chief Woods needs and would assist in any way that they could

Borough Manager Gant: happy to push out any information to the public as there are numerous resources out there.

2. Freddy Boynton, Red Bank resident: Thanked the Mayor for his time meeting him. He asked Borough Manger to share a story with Council as per the Red Bank police department. In short, the police department was happy with Freddy's assistance. There are also a lot of bikes on the road, can they be geared to the street? Doesn't appreciate the open containers, can the ordinance be tightened up. Thanked the Borough for fixing the railroad tracks, the work being done at the Count Basie fields and the work being done around town.

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

X. MAYOR & COUNCIL COMMENTS

- Councilmember Bonatakis: hopes all has had a happy 4th. Land use and housing has always been on top of her mind as a member of Council and Planning Board, Rent Leveling in terms of her duties. She is proud of the actions taken this evening by Council. These were very thoughtful decisions that were made. We are a State and National in desperate need of housing and we need it in this great town. She will always prioritize housing and advertising the vibrancy of this town
- Councilmember Cassidy: wanted to recognize the passing of a community member (Tim Cronin). There has been an outpouring affection for Tim, he was beyond a community leader, was a brilliant man. He was more than just being known for his music and art, he was a kind man and cared about spreading that kindness. His chapter in life was simply cut short and he will be truly missed. Just remember to be kind to one another, write your own stories and create new chapters as he was simply taken too soon.
- Councilmember Forest: provided a list of various events from Parks and Rec, the Senior Center, and along with other things happenings in town.
-
- Councilmember Facey-Blackwood: wanted to acknowledge that there was a great deal of the outpouring of kindness this evening. Informed the public that there is a new Chair serving on the Environmental Commission. She supports the decision regarding Locust Landing, the reason being, the building was constructed back in 1965, due to climate change, energy standards have risen so much. This is a great way to update the existing buildings, to be more energy efficient and safer. The mini grant is ongoing and there will be bollards installed and looking forward to that being completed, it will create a better visibility for motorists. a safer street(s) within the community. As much as the town would like to create bike lanes, this is an older town that has constraints on such projects as this. Council is aware of the challenges but will continue to work on solutions.
- Councilmember Jannone: Animal Food Drive, will be held on 7/26/25, they will be collecting food for dogs and cats and donations will be going to Lunch Break in town. Office hours are working as both Councilmember Forest and Councilmember Facey-Blackwood were able to meet with individuals from the community. In meeting with the individual, it was brought to the Council's attention that foxes are more prevalent in this area due to people feeding the deer. Due to the conversation, Council is looking into wildfeed education program for the community. Dog Days will be on 9/6/25. Our library does such great things. Please go to their website to get a fun filled list of all the things for adults and kids. We have a very active library.
- Deputy Mayor Triggiano: Thanked Donna Rubin for painting the playhouse in Broadwalk. Recognize the passing of community members, Tim Cronin and Michelle Fanelli. Tim Cronin, it is a great loss for the community, he was always a fixture in town and was here for everyone in the community. Michelle Fanelli was a fixture downtown; she was supportive of everyone and a great individual. Grateful for the efficiency of this Council and proud of everything that was accomplished this evening.
- Mayor Portman- for additional details please look at the Parks and Rec page regarding the Garden Tour. It's a great fundraiser. Wanted to congratulate and acknowledge the retirement of Stewart from Monmouth Meats. Looking forward to a great weekend around town.

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

- Marine Park bid is in review with DEP. Hoping to get through that process quickly.
- 2024 Audit was received and there were no significant findings from the Auditor. The report will be posted to the Borough website.
- Bike repair stations are in the works; the one located here at Borough Hall is up and running and available for use.

XII. EXECUTIVE SESSION – Resolution No. 25-145

Councilmember Forest motioned to enter into executive session after a 10-minute recess; Councilmember Jannone-seconded the motion.

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

g) The Garden at Red Bank vs. Borough of Red Bank

Atty. Cannon stated that there will be no action taken by the Borough Council after the executive session, and the session is anticipated to take approximately fifteen (15) minutes.

Present: Councilmember Bonatakis, Councilmember Cassidy, Councilmember Facey-Blackwood (via phone), 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:

There being no further business, Deputy Mayor Triggiano offered a motion to adjourn the executive session, seconded by Councilmember Forest. A voice vote confirmed all in favor. **8:22 p.m.**

CONCLUDED FROM EXECUTIVE SESSION: 8:15 p.m.

XIII. ADJOURNMENT: 8:22 p.m.

There being no further business, Deputy Mayor Triggiano offered a motion to adjourn, seconded by Councilmember Forest. 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. 2025-16

**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.**

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 amended as follows (~~stricken~~ text deleted; underlined text added):

CHAPTER 490: “PLANNING AND DEVELOPMENT REGULATIONS”

* * *

ARTICLE II: TERMINOLOGY

* * *

§ 490-6 Definitions.

As used in this chapter, the following terms shall have the meanings indicated:

* * *

{19} BILLBOARD

~~A structure, including panels of poster paper attached to it, utilized for advertising an establishment, an activity, a product, a service or entertainment and which has an area equal to or greater than 200 square feet.~~

A sign structure and/or sign, whether including panels of poster paper, canvas, fabric, wood, metal, concrete, bricks, blocks, plastic, arrangements of lights or LEDs, video/image projections, and/or video/television screens, utilized for advertising an establishment, an activity, a product or service or entertainment that is sold, produced manufactured, available or furnished; or promoting any activity, including noncommercial activity and solicitation, such as but not limited to charitable solicitation and noncommercial speech, at a place other than on the property on which said sign structure and/or sign is located.

* * *

ARTICLE VIII: DESIGN STANDARDS AND IMPROVEMENT SPECIFICATIONS

* * *

§ 490-104 Signs.

All signs shall conform to the provisions of this section and to the applicable requirements of the New Jersey Uniform Construction Code.

A. General objectives:

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

ORDINANCE NO. 2025-16

- (1) To protect the public health, safety and welfare by restricting signs which impair the public's ability to receive information, violate privacy, or which increase the probability of accidents by distracting attention or obstructing vision.
 - (2) To encourage signs which promote a desirable visual environment through creative yet orderly design arrangements.
 - (3) To encourage signs which aid orientation, identify activities, describe local history and character or serve other educational purposes.
 - (4) To encourage the replacement of nonconforming signs by conforming signs through the strict enforcement of the procedures and requirements of this section.
- B. Application shall be made to the administrative officer for the issuance of a development permit by any person wishing to erect, alter, modify or expand any sign, except minor signs as described in Subsection D(1) of this section. The development permit shall be decided and acted upon in accordance with this chapter and the Municipal Land Use Law.
- C. General standards. The following general standards shall apply to all signs:
- (1) Prohibited signs. All signs not specifically permitted are prohibited.
 - (2) Signs to relate to use of property. All signs, unless specifically stated otherwise in this section, shall relate to the use or occupancy of the property upon which the sign is located.
 - (3) Modification of graphic content. The graphic content of a sign may be modified without obtaining a development permit, provided that the proposed graphic content complies with all applicable provisions of this section, except that any condition of approval contained in a resolution of either the Planning Board or Board of Adjustment, which specifies graphic content of the sign, shall require that a new or amended approval be issued by said Board prior to graphic content modification.
 - (4) Illumination.
 - (a) Unless specifically stated otherwise in this section, all signs may be either internally or externally illuminated in accordance with the standards found in § 490-54C(12) of this chapter.
 - (b) An illuminated sign located on a lot adjacent to or across the street from any residential district and visible from such residential district shall not be illuminated between the hours of 11:00 p.m. and 7:00 a.m., unless the use to which the sign pertains is open for business during those hours.

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

ORDINANCE NO. 2025-16

- (c) No sign shall contain blinking, flashing, flickering, tracer or sequential lighting and shall remain stationary and constant in intensity and color at all times.
- (d) All wiring for permanent illuminated signs shall be installed and maintained so that it is not within public view. The running of wiring or conduit along the exterior wall of a building to access a sign is specifically prohibited, except that the Construction Official may permit exterior conduit if in the judgment of the Official there is no practical way to run the conduit so that it is not within public view.
- (e) Intensity of illumination. For purposes of illumination, existing areas are classified as either low- or high-illumination areas.

[1] A "low-illumination area" is defined as places where, at night, the average maintained footcandle level is equal to or less than 1.5 footcandles.

[2] A "high-illumination area" is defined as places where, at night, the average maintained footcandle level is greater than 1.5 footcandles.

[a] For externally lighted signs, the following shall apply:

Lamp Type	Maximum Illumination (watts/feet²)	
	Low-Illumination Area	High-Illumination Area
Incandescent	7.1	14.3
Quartz	7.1	14.3
Fluorescent	2.1	4.2
Mercury vapor	2.1	5.7
Metal halide	1.6	3.2
High-pressure sodium	1.4	2.9

[b] For internally lighted signs, the following shall apply:

Lamp Type	Maximum Illumination (watts/feet²)	
	Low-Illumination Area	High-Illumination Area
Fluorescent	8.0	12.0
Incandescent	27.2	40.0

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

ORDINANCE NO. 2025-16

- (f) Lit signs, both internally and externally illuminated, facing and visible from the Navesink River or Swimming River are specifically prohibited.
- (5) Obstruction of accessways. No sign or sign structure shall obstruct a fire escape, door, window, or other required accessway. No sign shall be attached to a standpipe or fire escape, except those signs required by the Municipal Authority.
- (6) Obstruction of window surface. No sign shall project over, occupy or obstruct any window surface required for light or ventilation by any application by any applicable law, ordinance or regulation.
- (7) Traffic safety.
 - (a) No sign shall be maintained at any location where, by reason of its position, size, shape, content or color, it may, in the opinion of the Chief of Police, obstruct, impair, obscure, interfere with the view of, or be confused with any traffic control sign, signal or device or where it may interfere with, mislead or confuse traffic.
 - (b) No sign which uses the words "stop," "look," "caution," "danger," or any similar wording, which may confuse or mislead the public, shall be permitted.
 - (c) No sign, nor any part of a sign, shall obstruct the sight triangle required by § 490-34 of this chapter.
- (8) Signs in right-of-way. No sign or any part of a sign, except approved projecting signs and/or sidewalk signs or publicly owned or authorized signs, shall be placed or extend into or over any public right-of-way.
- (9) Sign permanency. All signs shall be securely affixed in a permanent manner to either the ground or building, unless specifically stated otherwise in this section.
- (10) Signs affixed to certain structures. No sign shall be affixed to any roof, tree, fence, utility pole, or other similar structure, nor placed upon motor vehicles which are continually or repeatedly parked in a conspicuous location to serve as a sign; however, nothing is intended to prohibit the placement of signs, not exceeding three feet in any dimension, directing traffic or identifying various parking locations within a lot on light poles and utility poles erected therein. Signs painted on pavement surfaces shall be restricted to traffic control markings only.
- (11) Advertising flags, banners, pinwheels. No advertising flags, banners, pinwheels, portable signs, or similar advertising devices shall be permitted, except in accordance with Subsection E(2) of this section or as directed or authorized by the municipality.

**BOROUGH OF RED BANK
COUNTY OF MONMOUTH
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ORDINANCE NO. 2025-16

- (12) Animated or moving signs. No animated or moving signs shall be permitted, except for the required movement of time and temperature displays.
- (13) Painted signs. No sign may be painted directly on the surface of any building, wall, fence or similar structure.
- (14) Sparkling and glittering signs. No sign may utilize reflection-enhanced or fluorescent colors or contain any material which sparkles, reflects or glitters; however, nothing herein is intended to prohibit the use of reflective paint on signs directing traffic or identifying various locations within a property.
- (15) Sign measurement.
 - (a) Area to be included. The supporting structure or bracing of a sign shall be omitted in measuring the area of the sign, unless such structure or bracing is made part of the message or sign face, and provided that such structure or bracing has a total horizontal projected width less than 20% of the sign width or six inches. Where a sign has two sign faces back-to-back and parallel to each other, the area of only one face shall be included in determining the area of the sign.
 - (b) Area of signs with backing. The area of all signs with backing shall be measured by computing the area of the sign backing.
 - (c) Area of signs without backing. The area of all signs without backing shall be measured by computing the area of the smallest geometric figure which can encompass all words, letters, figures, emblems and other elements of the sign message with a clearance of at least four inches from any such element.
 - (d) Area of signs with and without backing. The area of all signs formed by a combination of elements with and without backing shall be measured by combining the area of such elements measured in accordance with the foregoing subsections.
 - (e) Permitted shape appurtenances to sign area. Notwithstanding the restrictions found elsewhere in this section concerning sign face shape and area, sign shape appurtenances, in accordance with the following standards, shall be permitted and excluded from the computation of permitted sign area:

[1] Permitted sign shape appurtenances applicable to sign types as indicated in Schedule A.

**BOROUGH OF RED BANK
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- [a] Sign appurtenances shall be permitted only when designed as an integral part of the sign, constructed of similar materials, and graphically compatible in color, shape, position, and scale with the permitted sign face.
- [b] Sign appurtenances cannot increase the proposed sign area by greater than 15%.
- [c] Sign appurtenances cannot extend above or below the sign face by a distance greater than 25% of the sign face height.
- [d] Sign appurtenances cannot project outward beyond the face of the proposed sign.
- (f) Height of signs. Sign height shall be measured between average grade and the highest point of the highest element of the sign.
- (16) Multiple sign faces. No sign may contain more than one sign face, except that two sign faces back-to-back and parallel to each other (no angle between sign faces) (commonly known as a "double-faced sign") shall be permitted. No double-faced sign shall be greater than 18 inches in thickness as measured between sign faces.
- (17) Graphic content coverage. The maximum coverage of any sign face by graphic contents shall not exceed 60%.
- (18) Billboards. Billboards, as defined in § 490-6 of this chapter, shall not be permitted within the Borough. Billboards existing prior to adoption of this section shall be permitted and may be repaired and maintained as required but may not be enlarged, and may not be converted to a different type of billboard or sign, and may not be ~~or~~ moved from their foundation or support footings. No replacement of a billboard shall be permitted upon removal or demolition of an existing billboard.
- (19) Location. Except for all signs affixed to a building or some other structure, as permitted by this subsection, all other signs shall be erected no closer than eight feet from any curblin. For properties with a principal structure located less than eight feet from the curblin, a sign may be located no closer than 1/2 the distance between that structure and the curblin or may be affixed to that building or principal structure. In no case may any sign be located in the public right-of-way.
- (20) Letter height. All signs shall have a minimum two-inch letter height.

BE IT FURTHER ORDAINED by the Mayor and Council of the Borough of Red Bank that, if any article, section, subsection, sentence, clause or phrase of this Ordinance is, for any reason, held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this Ordinance and they shall remain in full force and effect; and

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

ORDINANCE NO. 2025-16

BE IT FURTHER ORDAINED that, in the event of any inconsistencies between the provisions of this Ordinance and any prior ordinance of the Borough of Red Bank, the provisions hereof shall be determined to govern. All other parts, portions and provisions of The Revised General Ordinances of the Borough of Red Bank are hereby ratified and confirmed, except where inconsistent with the terms hereof; and

BE IT FURTHER ORDAINED 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 other matter as the Board deems appropriate; and

BE IT FURTHER ORDAINED 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.

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:												
				Mary Moss, RMC- Borough 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

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
X		X				KRISTINA BONATAKIS						
		X				DAVID CASSIDY						
		X				NANCY FACEY-BLACKWOOD						
X		X				BEN FOREST						
		X				LAURA JANNONE						
		X				KATE TRIGGIANO						
		X				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
		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: 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.

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- (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;

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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.

**BOROUGH OF RED BANK
COUNTY OF MONMOUTH
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ORDINANCE NO. 2025-21

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
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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.

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				BEN FOREST						
	X	X				LAURA JANNONE						
X		X				KATE TRIGGIANO						
		X				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								

**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
STATE OF NEW JERSEY**

ORDINANCE NO. 2025-22

INTRODUCTION						COUNCILMEMBER	FINAL ADOPTION					
Moved	Sec.	Aye	Nay	Abs.	NP		Moved	Sec.	Aye	Nay	Abs.	NP
	X	X				KRISTINA BONATAKIS						
		X				DAVID CASSIDY						
		X				NANCY FACEY-BLACKWOOD						
		X				BEN FOREST						
X		X				LAURA JANNONE						
		X				KATE TRIGGIANO						
		X				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							

**BOROUGH OF RED BANK
MONMOUTH COUNTY**

ORDINANCE NUMBER 2025-23

**BOND ORDINANCE PROVIDING FOR VARIOUS 2025
CAPITAL IMPROVEMENTS TO FIRE DEPARTMENT
FACILITIES, BY AND IN THE BOROUGH OF RED BANK, IN
THE COUNTY OF MONMOUTH, STATE OF NEW JERSEY;
APPROPRIATING \$265,000 AND AUTHORIZING THE
ISSUANCE OF \$251,750 BONDS OR NOTES OF THE
BOROUGH TO FINANCE PART OF THE COST THEREOF**

**BE IT ORDAINED AND ENACTED BY THE BOROUGH COUNCIL OF THE
BOROUGH OF RED BANK, IN THE COUNTY OF MONMOUTH, STATE OF NEW
JERSEY** (not less than two-thirds of all the members thereof affirmatively concurring), **AS
FOLLOWS:**

SECTION 1. The improvements or purposes described in Section 3 of this bond ordinance are hereby authorized as general improvements or purposes to be undertaken by the Borough of Red Bank, in the County of Monmouth, State of New Jersey (the "Borough"). For the said improvements or purposes stated in Section 3, there is hereby appropriated the aggregate sum of \$265,000, said sum being inclusive of \$13,250 as the amount of down payment now available in the Capital Improvement Fund of the Borough for said improvements or purposes as authorized by the Local Bond Law of the State of New Jersey, N.J.S.A. 40A:2-1 et seq. (the "Local Bond Law")

SECTION 2. For the financing of said improvements or purposes described in Section 3 hereof and to meet the part of said \$265,000 appropriation not provided for by said down payment, negotiable bonds of the Borough are hereby authorized to be issued in the aggregate principal amount of \$251,750 pursuant to, and within the limitations

prescribed by, the Local Bond Law. In anticipation of the issuance of said bonds and to temporarily finance said improvements or purposes, negotiable notes of the Borough in an aggregate principal amount not exceeding \$251,750 are hereby authorized to be issued pursuant to, and within the limitations prescribed by, said Local Bond Law.

SECTION 3. The improvements and purposes hereby authorized and purposes for the financing of which said debt obligations are to be issued are for various capital improvements to Fire Department Facilities within the Borough, including, but not limited to, improvements and repairs to the HVAC system, and the purchase and installation of two (2) generators. Such improvements shall also include, but are not limited to, as applicable, all engineering and design work related thereto, surveying, construction planning, preparation of plans and specifications, permits, bid documents, construction inspection and contract administration, environmental testing and remediation and all work, materials, equipment, labor and appurtenances necessary therefor or incidental thereto.

The aggregate estimated maximum amount of bonds or notes to be issued for said improvements or purposes is \$251,750.

The aggregate estimated cost of said improvements or purposes is \$265,000, the excess amount thereof over the said estimated maximum amount of bonds or notes to be issued therefor is the down payment in the amount of \$13,250 available for such improvements and purposes.

SECTION 4. In the event the United States of America, the State of New Jersey, and/or the County of Monmouth make a loan, contribution or grant-in-aid to the Borough for the improvements and purposes authorized hereby and the same shall be received by the Borough prior to the issuance of the bonds or notes authorized in Section 2

hereof, then the amount of such bonds or notes to be issued shall be reduced by the amount so received from the United States of America, the State of New Jersey and/or the County of Monmouth. In the event, however, that any amount so loaned, contributed or granted by the United States of America, the State of New Jersey and/or the County of Monmouth shall be received by the Borough after the issuance of the bonds or notes authorized in Section 2 hereof, then such funds shall be applied to the payment of the bonds or notes so issued and shall be used for no other purpose. This Section 4 shall not apply however, with respect to any contribution or grant in aid received by the Borough as a result of using such funds from this bond ordinance as "matching local funds" to receive such contribution or grant in aid.

SECTION 5. All bond anticipation notes issued hereunder shall mature at such times as may be determined by the Chief Financial Officer of the Borough, provided that no note shall mature later than one (1) year from its date. The notes shall bear interest at such rate or rates and be in such form as may be determined by the Chief Financial Officer. The Chief Financial Officer shall determine all matters in connection with the notes issued pursuant to this bond ordinance, and the signature of the Chief Financial Officer upon the notes shall be conclusive evidence as to all such determinations. All notes issued hereunder may be renewed from time to time in accordance with the provisions of Section 40A:2-8.1 of the Local Bond Law. The Chief Financial Officer is hereby authorized to sell part or all of the notes from time to time at public or private sale and to deliver them to the purchaser thereof upon receipt of payment of the purchase price and accrued interest thereon from their dates to the date of delivery thereof. The Chief Financial Officer is directed to report in writing to the governing body at the meeting next succeeding the date

when any sale or delivery of the notes pursuant to this bond ordinance is made. Such report must include the principal amount, the description, the interest rate and the maturity schedule of the notes so sold, the price obtained and the name of the purchaser.

SECTION 6. The Borough hereby certifies that it has adopted a capital budget or a temporary capital budget, as applicable. The capital or temporary capital budget of the Borough is hereby amended to conform with the provisions of this bond ordinance to the extent of any inconsistency herewith. To the extent that the purposes authorized herein are inconsistent with the adopted capital or temporary capital budget, a revised capital or temporary capital budget has been filed with the Division of Local Government Services.

SECTION 7. The following additional matters are hereby determined, declared, recited and stated:

(a) The improvements or purposes described in Section 3 of this bond ordinance are not current expenses and are improvements or purposes which the Borough may lawfully undertake as general improvements or purposes, and no part of the cost thereof has been or shall be specially assessed on property specially benefited thereby.

(b) The average period of usefulness of said improvements or purposes within the limitations of said Local Bond Law, according to the reasonable life thereof computed from the date of the said bonds authorized by this bond ordinance, is fifteen (15) years.

(c) The supplemental debt statement required by the Local Bond Law has been duly made and filed in the Office of the Clerk of the Borough and a complete executed duplicate thereof has been filed in the Office of the Director of the Division of Local Government Services, New Jersey Department of Community Affairs, and such statement

shows that the gross debt of the Borough as defined in the Local Bond Law is increased by the authorization of the bonds or notes provided for in this bond ordinance by \$251,750 and the said obligations authorized by this bond ordinance will be within all debt limitations prescribed by said Local Bond Law.

(d) There are no items of expense listed in and permitted under the section 20 of the Local Bond Law included in the estimated cost indicated herein for the improvements or purposes herein before described.

SECTION 8. The full faith and credit of the Borough are hereby pledged to the punctual payment of the principal of and the interest on the obligations authorized by this bond ordinance. The obligations shall be direct, unlimited obligations of the Borough, and the Borough shall be obligated to levy *ad valorem* taxes upon all the taxable property within the Borough for the payment of the principal of the obligations and the interest thereon without limitation as to rate or amount.

SECTION 9. The Borough reasonably expects to reimburse any expenditures toward the costs of the improvements or purposes described in Section 3 hereof and paid prior to the issuance of any bonds or notes authorized by this bond ordinance with the proceeds of such bonds or notes. This Section 9 is intended to be and hereby is a declaration of the Borough's official intent to reimburse any expenditures toward the costs of the improvements or purposes described in Section 3 hereof to be incurred and paid prior to the issuance of bonds or notes authorized herein in accordance with Treasury Regulations §1.150-2. The costs to be reimbursed with the proceeds of the bonds or notes authorized herein will be "capital expenditures" in accordance with the meaning of Section 150 of the Code. All reimbursement allocations will occur not later than 18 months after the

later of (i) the date the expenditure from a source other than any bonds or notes authorized by this bond ordinance is paid, or (ii) the date the improvements or purposes described in Section 3 hereof is "placed in service" (within the meaning of Treasury Regulations §1.150-2) or abandoned, but in no event more than three years after the expenditure is paid.

SECTION 10. The Borough covenants to maintain the exclusion from gross income under section 103(a) of the Internal Revenue Code of 1986, as amended, of the interest on all bonds and notes issued under this ordinance on a tax-exempt basis.

SECTION 11. The Chief Financial Officer of the Borough is hereby authorized to prepare and to update from time to time as necessary a financial disclosure document to be distributed in connection with the sale of obligations of the Borough, which are authorized herein, and to execute such disclosure document on behalf of the Borough. The Chief Financial Officer is further authorized to enter into the appropriate undertaking to provide secondary market disclosure on behalf of the Borough pursuant to Rule 15c2-12 of the Securities and Exchange Commission (the "Rule") for the benefit of holders and beneficial owners of obligations of the Borough, which are authorized herein, and to amend such undertaking from time to time in connection with any change in law, or interpretation thereof, provided such undertaking is and continues to be, in the opinion of a nationally recognized bond counsel, consistent with the requirements of the Rule. In the event that the Borough fails to comply with its undertaking, the Borough shall not be liable for any monetary damages, and the remedy shall be limited to specific performance of the undertaking.

SECTION 12. The Mayor, the Chief Financial Officer, the Borough Administrator, and any other official/officer of the Borough are each hereby authorized and directed to execute, deliver and perform any agreements necessary to undertake the

improvements or purposes set forth herein and to effectuate any transactions contemplated hereby.

SECTION 13. This bond ordinance shall take effect twenty (20) days after the first publication hereof after final adoption, as provided by the Local Bond Law.

ADOPTED ON FIRST READING
DATED: July 24, 2025

MARY MOSS, RMC- Borough Clerk

ADOPTED ON SECOND READING
DATED: August 14, 2025

MARY MOSS, RMC- Borough Clerk

BOROUGH OF RED BANK
PUBLIC NOTICE
NOTICE OF PENDING BOND ORDINANCE AND SUMMARY

The bond ordinance, the summary terms of which are included herein, was introduced and passed upon first reading at a meeting of the governing body of the Borough of Red Bank, in the County of Monmouth, State of New Jersey, on July 24, 2025. It will be further considered for final passage, after public hearing thereon, at a meeting of the governing body to be held on August 14, 2025 at 6:30 p.m. During the week prior to and up to and including the date of such meeting, copies of the full ordinance will be available at no cost and during regular business hours at the Borough Clerk's office for the members of the general public who shall request the same. The summary of the terms of such bond ordinance follows:

Title: BOND ORDINANCE PROVIDING FOR VARIOUS 2025 CAPITAL IMPROVEMENTS TO FIRE DEPARTMENT FACILITIES, BY AND IN THE BOROUGH OF RED BANK, IN THE COUNTY OF MONMOUTH, STATE OF NEW JERSEY; APPROPRIATING \$265,000 THEREFOR, AND AUTHORIZING THE ISSUANCE OF \$251,750 BONDS OR NOTES OF THE BOROUGH TO FINANCE PART OF THE COST THEREOF

Purpose(s): The Bond Ordinance provides for various capital improvements to Fire Department Facilities within the Borough, including, but not limited to, improvements and repairs to the HVAC system, and the purchase and installation of two (2) generators.

Appropriation: \$265,000

Bonds/Notes Authorized: \$251,750

Down Payment: \$13,250

Useful Life: 15 years

MARY MOSS, RMC
Borough Clerk

BOROUGH OF RED BANK
PUBLIC NOTICE
BOND ORDINANCE STATEMENT AND SUMMARY

The bond ordinance, the summary terms of which are included herein, has been finally adopted by the Borough of Red Bank, in the County of Monmouth, State of New Jersey on August 14, 2025, and the twenty (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. Copies of the full ordinance are available at no cost and during regular business hours at the Clerk's office for members of the general public who request the same. The summary of the terms of such bond ordinance follows:

Title: BOND ORDINANCE PROVIDING FOR VARIOUS 2025 CAPITAL IMPROVEMENTS TO FIRE DEPARTMENT FACILITIES, BY AND IN THE BOROUGH OF RED BANK, IN THE COUNTY OF MONMOUTH, STATE OF NEW JERSEY; APPROPRIATING \$265,000 THEREFOR, AND AUTHORIZING THE ISSUANCE OF \$251,750 BONDS OR NOTES OF THE BOROUGH TO FINANCE PART OF THE COST THEREOF

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Appropriation: \$265,000

Bonds/Notes Authorized: \$251,750

Down Payment: \$13,250

Useful Life: 15 years

MARY MOSS, RMC
Borough Clerk

CERTIFICATE OF INTRODUCTION

I, the undersigned Clerk of the Borough of Red Bank, in the County of Monmouth, State of New Jersey (the "Borough"), DO HEREBY CERTIFY that the foregoing is an extract from the Minutes of a meeting of the governing body of the Borough duly called and held on July 24, 2025 and that the following was the roll call:

Present:

Absent:

I FURTHER CERTIFY that the foregoing extract has been compared by me with the original minutes as officially recorded in my office in the Minute Book of the governing body and is a true, complete and correct copy thereof and of the whole of the original minutes so far as they relate to the subject matters referred to in the extract.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Borough as of this ____ day of _____, 2025.

(SEAL)

MARY MOSS, RMC
Borough Clerk

CERTIFICATE OF FINAL ADOPTION

I, the undersigned Clerk of the Borough of Red Bank, in the County of Monmouth, State of New Jersey (the "Borough"), DO HEREBY CERTIFY that the foregoing is an extract from the Minutes of a meeting of the governing body of the Borough duly called and held on August 14, 2025, and that the following was the roll call:

Present:

Absent:

I FURTHER CERTIFY that the foregoing extract has been compared by me with the original minutes as officially recorded in my office in the Minute Book of the governing body and is a true, complete and correct copy thereof and of the whole of the original minutes so far as they relate to the subject matters referred to in the extract.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Borough as of this ____ day of _____, 2025.

(SEAL)

MARY MOSS, RMC
Borough Clerk

CLERK'S CERTIFICATE

I, MARY MOSS, DO HEREBY CERTIFY that I am the Clerk of the Borough of Red Bank, in the County of Monmouth (the "Borough"), a municipal corporation organized and existing under the laws of the State of New Jersey, and that as such I am duly authorized to execute and deliver this certificate on behalf of the Borough. In such capacity, I have the responsibility to maintain the minutes of the meetings of the governing body of the Borough and the records relative to all resolutions and ordinances of the Borough. The representations made herein are based upon the records of the Borough. I DO HEREBY FURTHER CERTIFY THAT:

1. Attached hereto is the bond ordinance introduced on July 24, 2025 and finally adopted on August 14, 2025.

2. After introduction, the bond ordinance was published as required by law on _____ in Asbury Park Press.

3. Following the passage of the ordinance on first reading, and at least seven (7) days prior to the final adoption thereof, I caused to be posted in the principal municipal building of the Borough at the place where public notices are customarily posted, a copy of said ordinance or a summary thereof and a notice that copies of the ordinance would be made available to the members of the general public of the Borough who requested copies, up to and including the time of further consideration of the ordinance by the governing body. Copies of the ordinance were made available to all who requested same.

4. After final passage, the ordinance was duly published as required by law on _____ in Asbury Park Press. No protest signed by any person against making any improvement or incurring the indebtedness authorized therein, nor any petition

requesting that a referendum vote be taken on the action proposed in the ordinance has been presented to the governing body or to me or filed in my office within twenty (20) days after said publication or at any other time after the final passage thereof.

5. The bond ordinance has not been amended, added to, altered or repealed and said ordinance is now in full force and effect.

6. A certified copy of this bond ordinance and a copy of the amended capital budget form has been filed with the Director of the Division of Local Government Services, as applicable.

7. The official seal of the Borough is the seal, an impression of which is affixed, imprinted or reproduced opposite my signature on this Certificate.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed, imprinted or reproduced the corporate seal of the Borough as of this ____ day of _____, 2025.

(SEAL)

MARY MOSS, RMC
Borough Clerk

CERTIFICATE OF SUPPLEMENTAL DEBT STATEMENT

I, the undersigned, Clerk of the Borough of Red Bank, in the County of Monmouth, State of New Jersey, DO HEREBY CERTIFY, that the attached Supplemental Debt Statement was prepared, executed and sworn to by Thomas Seaman, the Chief Financial Officer as of July 24, 2025, that such Supplemental Debt Statement was filed in my office on or by July 24, 2025, and with the Director of the Division of Local Government Services, New Jersey Department of Community Affairs on _____, 2025.

MARY MOSS, RMC
Borough Clerk

DOWN PAYMENT CERTIFICATE

I, the undersigned Chief Financial Officer of the Borough of Red Bank, in the County of Monmouth, State of New Jersey (the "Borough"), DO HEREBY CERTIFY that prior to final adoption of the ordinance entitled,

"BOND ORDINANCE PROVIDING FOR VARIOUS 2025 CAPITAL IMPROVEMENTS TO FIRE DEPARTMENT FACILITIES, BY AND IN THE BOROUGH OF RED BANK, IN THE COUNTY OF MONMOUTH, STATE OF NEW JERSEY; APPROPRIATING \$265,000 AND AUTHORIZING THE ISSUANCE OF \$251,750 BONDS OR NOTES OF THE BOROUGH TO FINANCE PART OF THE COST THEREOF"

there was available \$13,250 as the amount of down payment now available in the Capital Improvement Fund of the Borough for said improvements or purposes.

IN WITNESS WHEREOF, I have hereunto set my hand as of this _____ day of _____, 2025.

THOMAS SEAMAN,
Chief Financial Officer

**BOROUGH OF RED BANK
COUNTY OF MONMOUTH**

ORDINANCE NO. 2025-24

**BOND ORDINANCE PROVIDING FOR PHASE I OF THE
CONSTRUCTION OF A NEW DEPARTMENT OF UTILITY
FACILITY, IN AND FOR THE BOROUGH OF RED BANK, IN
THE COUNTY OF MONMOUTH, STATE OF NEW JERSEY;
APPROPRIATING \$4,875,000 THEREFOR AND
AUTHORIZING THE ISSUANCE OF \$4,640,000 BONDS OR
NOTES OF THE BOROUGH TO FINANCE PART OF THE
COSTS THEREOF**

**BE IT ORDAINED AND ENACTED BY THE BOROUGH COUNCIL OF
THE BOROUGH OF RED BANK, IN THE COUNTY OF MONMOUTH, STATE OF NEW
JERSEY** (not less than two-thirds of all the members thereof affirmatively concurring), **AS
FOLLOWS:**

SECTION 1. The improvements or purposes described in Section 3 of this bond ordinance are hereby authorized as general improvements or purposes to be undertaken by the Borough of Red Bank, in the County of Monmouth, State of New Jersey (the "Borough"). For the said improvements or purposes stated in Section 3, there is hereby appropriated the sum of \$4,875,000, said sum being inclusive of \$235,000 as the amount of down payment now available in the Capital Improvement Fund of the Borough for said improvements or purposes as authorized by the Local Bond Law of the State of New Jersey, N.J.S.A. 40A:2-1 et seq. (the "Local Bond Law").

SECTION 2. For the financing of said improvements or purposes described in Section 3 hereof, and to meet part of the \$4,875,000 appropriation not provided for by said down payment, negotiable bonds of the Borough are hereby authorized to be issued in the principal amount of \$4,640,000 pursuant to, and within the limitations prescribed

by, the Local Bond Law. In anticipation of the issuance of said bonds and to temporarily finance said improvements or purposes, negotiable notes of the Borough in a principal amount not exceeding \$4,640,000 are hereby authorized to be issued pursuant to, and within the limitations prescribed by, the Local Bond Law.

SECTION 3. a. The improvements and purposes hereby authorized and purposes for the financing of which said debt obligations are to be issued are for Phase I of the construction of a new Department of Utility Facility, consisting of the demolition of the existing Department of Utility Facility and providing for the construction of a new Department of Utility Facility and, if applicable, the acquisition of furniture, fixtures and equipment related thereto. Such improvements shall also include, but are not limited to, as applicable, all engineering and design work related thereto, surveying, construction planning, preparation of plans and specifications, permits, bid documents, construction inspection and contract administration, environmental testing and remediation and all work, materials, equipment, labor and appurtenances necessary therefor or incidental thereto.

b. The estimated maximum amount of bonds or notes to be issued for said improvements or purposes is \$4,640,000.

c. The estimated cost of said improvements and purposes is \$4,875,000, the excess thereof over the estimated maximum amount of bonds or notes to be issued therefor is the down payment in the amount of \$235,000 available for such improvements and purposes.

SECTION 4. In the event the United States of America, the State of New Jersey, and/or the County of Monmouth make a loan, contribution or grant-in-aid to the Borough for the improvements authorized hereby and the same shall be received by the

Borough prior to the issuance of the bonds or notes authorized in Section 2 hereof, then the amount of such bonds or notes to be issued shall be reduced by the amount so received from the United States of America, the State of New Jersey, and/or the County of Monmouth. In the event, however, that any amount so loaned, contributed or granted by the United States of America, the State of New Jersey, and/or the County of Monmouth shall be received by the Borough after the issuance of the bonds or notes authorized in Section 2 hereof, then such funds shall be applied to the payment of the principal of and interest on the bonds or notes so issued and shall be used for no other purpose. This Section 4 shall not apply, however, with respect to any contribution or grant in aid received by the Borough as a result of using such funds from this bond ordinance as “matching local funds” to receive such contribution or grant in aid.

SECTION 5. All bond anticipation notes issued hereunder shall mature at such times as may be determined by the Chief Financial Officer of the Borough, provided that no note shall mature later than one (1) year from its date. The notes shall bear interest at such rate or rates and be in such form as may be determined by the Chief Financial Officer of the Borough. The Chief Financial Officer of the Borough shall determine all matters in connection with the notes issued pursuant to this bond ordinance, and the signature of the Chief Financial Officer upon the notes shall be conclusive evidence as to all such determinations. All notes issued hereunder may be renewed from time to time in accordance with the provisions of N.J.S.A. 40A:2-8.1 of the Local Bond Law. The Chief Financial Officer is hereby authorized to sell part or all of the notes from time to time at public or private sale and to deliver them to the purchaser thereof upon receipt of payment of the purchase price and accrued interest thereon from their dates to the

date of delivery thereof. The Chief Financial Officer is directed to report in writing to the governing body at the meeting next succeeding the date when any sale or delivery of the notes pursuant to this bond ordinance is made. Such report must include the principal amount, the description, the interest rate, and the maturity schedule of the notes so sold, the price obtained and the name of the purchaser.

SECTION 6. The Borough hereby certifies that it has adopted a capital budget or a temporary capital budget, as applicable. The capital or temporary capital budget of the Borough is hereby amended to conform with the provisions of this bond ordinance to the extent of any inconsistency herewith. To the extent that the purposes authorized herein are inconsistent with the adopted capital or temporary capital budget, a revised capital or temporary capital budget has been filed with the Division of Local Government Services.

SECTION 7. The following additional matters are hereby determined, declared, recited and stated:

(a) The improvements or purposes described in Section 3 of this bond ordinance are not current expenses and are improvements or purposes which the Borough may lawfully undertake as general improvements, and no part of the costs thereof have been or shall be specially assessed on property specially benefited thereby.

(b) The average period of usefulness of said improvements within the limitations of the Local Bond Law, according to the reasonable life thereof computed from the date of the said bonds authorized by this bond ordinance, is thirty (30) years.

(c) The supplemental debt statement required by the Local Bond Law has been duly made and filed in the Office of the Clerk of the Borough and a complete executed duplicate thereof has been filed in the Office of the Director of the Division of Local Government Services, New Jersey Department of Community Affairs, and such statement shows that the gross debt of the Borough, as defined in the Local Bond Law, is increased by the authorization of the bonds or notes provided for in this bond ordinance by \$4,640,000 and the said obligations authorized by this bond ordinance will be within all debt limitations prescribed by said Local Bond Law.

(d) An amount not exceeding \$875,000 for items of expense listed in and permitted under Section 20 of the Local Bond Law is included in the estimated cost indicated herein for the improvements hereinbefore described.

SECTION 8. The full faith and credit of the Borough are hereby pledged to the punctual payment of the principal of and the interest on the obligations authorized by this bond ordinance. The debt obligations shall be direct, unlimited obligations of the Borough and, unless paid from other sources, the Borough shall be obligated to levy *ad valorem* taxes upon all the taxable property within the Borough for the payment of the obligations and the interest thereon without limitation as to rate or amount.

SECTION 9. The Borough reasonably expects to reimburse any expenditures toward the costs of the improvements or purposes described in Section 3 hereof and paid prior to the issuance of any bonds or notes authorized by this bond ordinance with the proceeds of such bonds or notes. This Section 9 is intended to be and hereby is a declaration of the Borough's official intent to reimburse any expenditure toward the costs of the improvements or purposes described in Section 3 hereof to be

incurred and paid prior to the issuance of bonds or notes authorized herein in accordance with Treasury Regulations Section 150-2. The costs to be reimbursed with the proceeds of the bonds or notes authorized herein will be "capital expenditures" in accordance with the meaning of Section 150 of the Code. All reimbursement allocations will occur not later than 18 months after the later of (i) the date the expenditure from a source other than any bonds or notes authorized by this bond ordinance is paid, or (ii) the date the improvements or purposes described in Section 3 hereof is "placed in service" (within the meaning of Treasury Regulations §1.150-2) or abandoned, but in no event more than three years after the expenditure is paid.

SECTION 10. The Chief Financial Officer of the Borough is hereby authorized to prepare and to update from time to time as necessary a financial disclosure document to be distributed in connection with the sale of obligations of the Borough, which are authorized herein, and to execute such disclosure document on behalf of the Borough. The Chief Financial Officer is further authorized to enter into the appropriate undertaking to provide secondary market disclosure on behalf of the Borough pursuant to Rule 15c2-12 of the Securities and Exchange Commission (the "Rule") for the benefit of holders and beneficial owners of obligations of the Borough, which are authorized herein, and to amend such undertaking from time to time in connection with any change in law, or interpretation thereof, provided such undertaking is and continues to be, in the opinion of a nationally recognized bond counsel, consistent with the requirements of the Rule. In the event that the Borough fails to comply with its undertaking, the Borough shall not be liable for any monetary damages, and the remedy shall be limited to specific performance of the undertaking.

SECTION 11. The Borough covenants to maintain the exclusion from gross income under Section 103(a) of the Internal Revenue Code of 1986, as amended, of the interest on all tax-exempt bonds and notes issued under this ordinance.

SECTION 12. The Mayor, the Chief Financial Officer, the Borough Administrator, and any other official/officer of the Borough are each hereby authorized and directed to execute, deliver and perform any agreements necessary to undertake the improvements or purposes set forth herein and to effectuate any transactions contemplated hereby.

SECTION 13. This bond ordinance shall take effect twenty (20) days after the first publication of the notice of final adoption of this bond ordinance, as provided by the Local Bond Law.

**ADOPTED ON FIRST READING
DATED: JULY 24, 2025**

MARY MOSS, RMC- Borough Clerk

**ADOPTED ON SECOND READING
DATED: AUGUST 14, 2025**

MARY MOSS, RMC- Borough Clerk

BOROUGH OF RED BANK
PUBLIC NOTICE
NOTICE OF PENDING BOND ORDINANCE AND SUMMARY

The bond ordinance, the summary terms of which are included herein, was introduced and passed upon first reading at a regular meeting of the governing body of the Borough of Red Bank, in the County of Monmouth, State of New Jersey, on July 24, 2025. It will be further considered for final passage, after public hearing thereon, at a meeting of the governing body to be held on August 14, 2025 at 6:30 p.m. During the week prior to and up to and including the date of such meeting, copies of the full ordinance will be available at no cost and during regular business hours at the Borough Clerk's office for the members of the general public who shall request the same. The summary of the terms of such bond ordinance follows:

Title: BOND ORDINANCE PROVIDING FOR PHASE I OF THE CONSTRUCTION OF A NEW DEPARTMENT OF UTILITY FACILITY, IN AND FOR THE BOROUGH OF RED BANK, IN THE COUNTY OF MONMOUTH, STATE OF NEW JERSEY; APPROPRIATING \$4,875,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$4,640,000 BONDS OR NOTES OF THE BOROUGH TO FINANCE PART OF THE COSTS THEREOF

Purpose(s): The Bond Ordinance provides for Phase I of the construction of a new Department of Utility Facility, consisting of the demolition of the existing Department of Utility Facility and providing for the construction of a new Department of Utility Facility and, if applicable, the acquisition of furniture, fixtures and equipment related thereto.

Appropriation: \$4,875,000

**Bonds/Notes
Authorized:** \$4,640,000

Down Payment: \$235,000

**Section 20
Costs:** \$875,000

Useful Life: 30 years

MARY MOSS, RMC
Borough Clerk

**BOROUGH OF RED BANK
PUBLIC NOTICE
BOND ORDINANCE STATEMENT AND SUMMARY**

The bond ordinance, the summary terms of which are included herein, has been finally adopted by the Borough of Red Bank, in the County of Monmouth, State of New Jersey on August 14, 2025 and the twenty (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. Copies of the full ordinance are available at no cost and during regular business hours at the Clerk's office for members of the general public who request the same. The summary of the terms of such bond ordinance follows:

Title: BOND ORDINANCE PROVIDING FOR PHASE I OF THE CONSTRUCTION OF A NEW DEPARTMENT OF UTILITY FACILITY, IN AND FOR THE BOROUGH OF RED BANK, IN THE COUNTY OF MONMOUTH, STATE OF NEW JERSEY; APPROPRIATING \$4,875,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$4,640,000 BONDS OR NOTES OF THE BOROUGH TO FINANCE PART OF THE COSTS THEREOF

Purpose(s): The Bond Ordinance provides for Phase I of the construction of a new Department of Utility Facility, consisting of the demolition of the existing Department of Utility Facility and providing for the construction of a new Department of Utility Facility and, if applicable, the acquisition of furniture, fixtures and equipment related thereto.

Appropriation: \$4,875,000

**Bonds/Notes
Authorized:** \$4,640,000

Down Payment: \$235,000

**Section 20
Costs:** \$875,000

Useful Life: 30 years

**MARY MOSS, RMC
Borough Clerk**

CERTIFICATE OF SUPPLEMENTAL DEBT STATEMENT

I, the undersigned, Clerk of the Borough of Red Bank, in the County of Monmouth, State of New Jersey, DO HEREBY CERTIFY that the attached Supplemental Debt Statement was prepared, executed and sworn to by Thomas Seaman, the Chief Financial Officer, as of July 24, 2025, that such Supplemental Debt Statement was filed in my office on or prior to July 24, 2025, and with the Director of the Division of Local Government Services, New Jersey Department of Community Affairs on _____, 2025.

MARY MOSS, RMC
Borough Clerk

DOWN PAYMENT CERTIFICATE

I, the undersigned Chief Financial Officer of the Borough of Red Bank, in the County of Monmouth, State of New Jersey (the "Borough"), DO HEREBY CERTIFY that prior to final adoption of the ordinance entitled,

"BOND ORDINANCE PROVIDING FOR PHASE I OF THE CONSTRUCTION OF A NEW DEPARTMENT OF UTILITY FACILITY, IN AND FOR THE BOROUGH OF RED BANK, IN THE COUNTY OF MONMOUTH, STATE OF NEW JERSEY; APPROPRIATING \$4,875,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$4,640,000 BONDS OR NOTES OF THE BOROUGH TO FINANCE PART OF THE COSTS THEREOF"

there was available \$235,000 as the amount of down payment now available in the Capital Improvement Fund of the Borough for said improvements or purposes.

IN WITNESS WHEREOF, I have hereunto set my hand as of this ____ day of _____, 2025.

THOMAS SEAMAN,
Chief Financial Officer

CERTIFICATE OF INTRODUCTION

I, the undersigned Clerk of the Borough of Red Bank, in the County of Monmouth, State of New Jersey (the "Borough"), DO HEREBY CERTIFY that the foregoing is an extract from the Minutes of a meeting of the governing body of the Borough duly called and held on July 24, 2025, and that the following was the roll call:

Present:

Absent:

I FURTHER CERTIFY that the foregoing extract has been compared by me with the original minutes as officially recorded in my office in the Minute Book of the governing body and is a true, complete and correct copy thereof and of the whole of the original minutes so far as they relate to the subject matters referred to in the extract.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Borough as of this ____ day of _____, 2025.

(SEAL)

MARY MOSS, RMC
Borough Clerk

CERTIFICATE OF FINAL ADOPTION

I, the undersigned Clerk of the Borough of Red Bank, in the County of Monmouth, State of New Jersey (the "Borough"), DO HEREBY CERTIFY that the foregoing is an extract from the Minutes of a meeting of the governing body of the Borough duly called and held on August 14, 2025, and that the following was the roll call:

Present:

Absent:

I FURTHER CERTIFY that the foregoing extract has been compared by me with the original minutes as officially recorded in my office in the Minute Book of the governing body and is a true, complete and correct copy thereof and of the whole of the original minutes so far as they relate to the subject matters referred to in the extract.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Borough as of this ____ day of _____, 2025.

(SEAL)

MARY MOSS, RMC
Borough Clerk

CLERK'S CERTIFICATE

I, MARY MOSS, DO HEREBY CERTIFY that I am the Clerk of the Borough of Red Bank, in the County of Monmouth (the "Borough"), a municipal corporation organized and existing under the laws of the State of New Jersey, and that, as such, I am duly authorized to execute and deliver this certificate on behalf of the Borough. In such capacity, I have the responsibility to maintain the minutes of the meetings of the governing body of the Borough and the records relative to all resolutions and ordinances of the Borough. The representations made herein are based upon the records of the Borough. I DO HEREBY FURTHER CERTIFY THAT:

1. Attached hereto is the bond ordinance introduced on July 24, 2025 and finally adopted on August 14, 2025.

2. After introduction, the bond ordinance was published as required by law on _____, 2025 in the Asbury Park Press.

3. Following the passage of the ordinance on first reading, and at least seven (7) days prior to the final adoption thereof, I caused to be posted in the principal municipal building of the Borough at the place where public notices are customarily posted, a copy of said ordinance or a summary thereof and a notice that copies of the ordinance would be made available to the members of the general public of the Borough who requested copies up to and including the time of further consideration of the ordinance by the governing body. Copies of the ordinance were made available to all who requested same.

4. After final passage, the ordinance was duly published as required by law on _____, 2025 in the Asbury Park Press. No protest signed by any person against making any improvement or incurring the indebtedness authorized therein, nor any

petition requesting that a referendum vote be taken on the action proposed in the ordinance has been presented to the governing body or to me or filed in my office within twenty (20) days after said publication or at any other time after the final passage thereof.

5. The ordinance has not been amended, added to, altered or repealed and said ordinance is now in full force and effect.

6. A certified copy of this bond ordinance and, if applicable, a copy of the amended capital budget form has been filed with the Director of the Division of Local Government Services.

7. The official seal of the Borough is the seal which is affixed, imprinted or reproduced opposite my signature on this Certificate.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed, imprinted or reproduced the corporate seal of the Borough as of this ____ day of _____, 2025.

(SEAL)

MARY MOSS, RMC
Borough Clerk

**BOROUGH OF RED BANK
COUNTY OF MONMOUTH**

ORDINANCE NO. 2025-25

**ORDINANCE AMENDING CHAPTER 680: “VEHICLES AND TRAFFIC” TO
CREATE NEW NO PARKING ZONES ON HUDSON AVENUE, TILTON STREET,
AND CATHERINE STREET TO ENHANCE PUBLIC SAFETY**

BE IT ORDAINED by the Mayor and Council of the Borough of Red Bank, County of Monmouth, State of New Jersey, that Chapter 680: “Vehicles and Traffic” of the Borough’s Revised General Ordinances is amended as follows (~~stricken~~ text deleted; underlined text added):

CHAPTER 680: “VEHICLES AND TRAFFIC”

* * *

ARTICLE V: “SCHEDULES”

§ 680-35 Schedule I: No Parking

In accordance with the provisions of § 680-3C of this Chapter, no person shall park a vehicle at any time upon any of the following described streets or parts of streets.

Name of Street	Side	Location
Bank Street	South	Starting at a point 216 feet west of the southwest corner of Tilton Avenue and extending 142 feet in a westerly direction
Bank Street	South	Starting at a point 378 feet west of the southwest corner of Tilton Avenue and extending 148 feet in a westerly direction
Bergen Place	North	Starting at a point 247 feet westerly of the northwest corner of Broad Street and extending 62 feet in a westerly direction
Boat Club Court	Both	Between West Front Street and Union Street
Bodman Place	East	Starting at the northern terminus of Bodman Place and extending south 130 feet
Bodman Place	West	Starting at the intersection of Route 35 and Bodman Place extending north 385 feet and from 460 feet of the same intersection extending north to the northern terminus of the road
Branch Avenue	East	Between the Red Bank-Little Silver Borough line and Harding Road
Branch Avenue	West	From Hudson Avenue south for a distance of 140 feet
Branch Avenue	West	Starting at the northwest corner of East Bergen Place and extending in a northerly direction for 110 feet
Branch Avenue	West	Starting at the southwest corner of East Bergen Place and extending in a southerly direction for 54 feet
Branch Avenue	West	Starting at the northwest corner of Madison Avenue and extending northerly 120 feet

**BOROUGH OF RED BANK
COUNTY OF MONMOUTH**

ORDINANCE NO. 2025-25

Name of Street	Side	Location
Branch Avenue	West	Starting at the southwest corner of South Street and extending southerly 120 feet
Bridge Avenue	Both	Within 100 feet of its intersection with West Front Street
Broad Street	East	Between Wallace Street and Linden Place
Broad Street	East	For a distance of 50 feet from the intersection of Front Street
Broad Street	East	From a point 125 feet south of the southerly curbline of Harding Road to a point 65 feet north of the northerly curbline of Harding Road
Broad Street	East	From Pinckney Road to the Red Bank Borough-Shrewsbury Borough line
Broad Street	West	Between Wallace Street and Monmouth Street
Broad Street	West	For a distance of 146 feet south of the southerly curbline of Monmouth Street
Broad Street	West	For a distance of 415 feet north of the northerly curbline of Peters Place
Broad Street	West	From a point 35 feet north of the northerly curbline of Reckless Place to a point 120 feet south of the southerly curbline of Reckless Place
Broad Street	West	From Maple Avenue to Wikoff Place
Canal Street	Both	Between Broad Street and Hudson Avenue
Caro Court	East	Starting at the intersection with River Road and extending northerly for a distance of 460 feet
<u>Catherine Street</u>	<u>North</u>	<u>From the northwest corner of River Street and Tilton Avenue, starting 322 feet north on the west side of Tilton Avenue and extending 132 feet in a northerly direction around the curve and ending on the north side of Catherine Street</u>
<u>Catherine Street</u>	<u>South</u>	<u>From the southeast corner of Tilton Avenue and Catherine Street, extending 50 feet in an easterly direction</u>
Chapin Avenue	West	Beginning at a point 135 feet west of the westerly corner of Munson Street and terminating at the northern end of the road
Chestnut Street	North	Starting at the northeast corner of West Street and extending in an easterly direction for 110 feet
Chestnut Street	South	Starting at the southeast corner of Bridge Avenue and Chestnut Street and extending easterly for 164 feet
Clay Street	Both	Between Canal Street and Harding Road
Combs Alley	Both	Entire length
DeForrest Avenue	Both	From Shrewsbury Avenue to the end

**BOROUGH OF RED BANK
COUNTY OF MONMOUTH**

ORDINANCE NO. 2025-25

Name of Street	Side	Location
Drs. James Parker Boulevard (West Bergen Place)	South	From Maple Avenue west for a distance of 83 feet
Drummond Place	East	From Monmouth Street to Gold Street
Earl Street	North	Starting at the northwest corner of Shrewsbury Avenue and continuing westerly along the north side of Earl Street for 150 feet
Earl Street	South	Entire length
East Front Street	Both	From Spring Street east for a distance of 300 feet
East Front Street	North	Beginning at a point 250 feet west of the westerly corner with North Washington Street and continuing westerly along the north side of East Front Street a distance of 150 feet
East Front Street	North	From the northeast corner of North Washington Street and proceeding east for 25 feet
Emanuel Court	Both	From West Front Street to Borough parking lot
Globe Court	East	Starting at East Front Street and extending 120 feet in a southerly direction
Globe Court	East	Starting at Mechanic Street and extending 40 feet in a northerly direction
Globe Court	West	Starting at Mechanic Street and extending 100 feet in a northerly direction
Gold Street	North	From northwest corner of Drummond, to a point 71 feet west
Gold Street	South	From Maple Avenue to the Borough parking lot
Grant Square	West	Between Monmouth Street and Bridge Avenue
Harding Road	Both	From Spring Street to the Red Bank Borough-Fair Haven-Little Silver Borough line
Harding Road	Both	From the westerly curblin of Spring Street west for a distance of 200 feet
Harding Road	North	Between Broad Street and Hudson Avenue
Harding Road	North	From Hudson Avenue east for a distance of 200 feet
Harding Road	South	For a distance of 140 feet west of the westerly curblin of Hudson Avenue
Harding Road	South	For a distance of 36 feet east of the easterly curblin of Broad Street
Harding Road	South	From Hudson Avenue east for a distance of 180 feet
Harris Park	East	Starting at the intersection with River Road (West Front Street) and extending northerly for a distance of 450 feet

**BOROUGH OF RED BANK
COUNTY OF MONMOUTH**

ORDINANCE NO. 2025-25

Name of Street	Side	Location
Harris Park	West	Starting at the intersection with River Road (West Front Street) and extending northerly for a distance of 168 feet
Henry Street	East	Starting at the intersection of Newman Springs Road and extending 267 feet in a northerly direction
Hubbard Park	East	At the west entrance to Hubbard Park, starting at the intersection with River Road (West Front Street) and extending northerly for a distance of 420 feet to a point in the road (the same point as below designated) adjoining Tax Lot 6, Block 11.01
Hubbard Park	West	At the east entrance to Hubbard Park, starting at the intersection with River Road (West Front Street) and extending northerly and westerly for a distance of 392 feet to a point in the road adjoining Tax Lot 6, Block 11.01
Hudson Avenue	Both	Between Linden Place and Canal Street
Hudson Avenue	East	Between Canal Street and Harding Road
Hudson Avenue	East	From Branch Avenue south for a distance of 170 feet
Hudson Avenue	West	From Harding Road south for a distance of 180 feet <u>Between Canal Street and Harding Road</u>
Ice Boat Lane	Both	Entire length, except for three public parking spaces on the north side granted by easement from the owner of Block 9.01, Lots 6.01 and 7
Leighton Avenue	West	Starting at a point 203 feet north of Newman Springs Road for a distance of 75 feet north
Linden Place	South	Between Spring Street and Hudson Avenue
Manor Drive	North	From Spring Street east for a distance of 200 feet
Manor Drive		Within the radius of the two circles
Maple Avenue	Both	From Monmouth Street to Front Street
Maple Avenue	West	From Front Street to the Navesink River
Mechanic Street	North	From a point directly opposite the westerly curblin of Mount Street and going west for a distance of 80 feet
Mechanic Street	North	From the easterly curblin of Globe Court to a point 100 feet east thereof
Mechanic Street	South	From Broad Street east for a distance of 200 feet
Mechanic Street	South	From Spring Street for a distance of 135 feet east
Mechanic Street	South	Starting at a point 165 feet west of the westerly curblin of Mount Street and extending in a westerly direction for 65 feet
Mohawk Lane	Both	From South Pearl Street to Henry Street

**BOROUGH OF RED BANK
COUNTY OF MONMOUTH**

ORDINANCE NO. 2025-25

Name of Street	Side	Location
Monmouth Street	North	Beginning at a point 305 feet west from the northwest corner of Broad Street and Monmouth Street and continuing to a point 375 feet from the aforesaid beginning point
Monmouth Street	North	From Broad Street west for a distance of 135 feet
Monmouth Street	South	Beginning at a point 305 feet west from the southwest corner of Broad Street and Monmouth Street and continuing to a point 375 feet from the aforesaid beginning point
Monmouth Street	South	From Broad Street west for a distance of 190 feet
Monmouth Street	South	From Maple Avenue west for 100 feet
Monmouth Street	South	Starting at a point 175 feet from the southwest corner of Maple Avenue and Monmouth Street and running west for 40 feet
Mount Street	Both	Between Mechanic Street and Wallace Street
Newman Springs Road	North	From Broad Street to the Red Bank Borough-Middletown Township line
North Prospect Avenue	Both	Starting at the intersection with River Road (West Front Street) and extending northerly a distance of 500 feet
North Washington Street	Both	Between East Front Street and Union Street
North Washington Street	East	From Union Street north to the bulkhead
North Washington Street	West	From the bulkhead south for a distance of 80 feet
Oakland Street	North	From West Street to Bridge Street
Oakley Lane	West	From West Front Street to Union Street
Pearl Street	West	Between Monmouth Street and Wall Street
Pinckney Road	Both	From Broad Street east for a distance of 50 feet
Reckless Place	South	Between Maple Avenue and Broad Street
Rector Place	East	For a distance of 200 feet north of its intersection with West Front Street
Rector Place	West	Between West Front Street and Bridge Avenue
Spring Street	East	Between East Front Street and Harding Road
Spring Street	West	Between Elm Place and Harding Road
Spring Street	West	Between Harding Road and the Red Bank-Little Silver Borough line

**BOROUGH OF RED BANK
COUNTY OF MONMOUTH**

ORDINANCE NO. 2025-25

Name of Street	Side	Location
Spring Street	West	Starting at the southwest corner of Spring Street and East Front Street and extending in a southerly direction for 175 feet
St. Mary's Place	North	From Shrewsbury Avenue to eastern terminus
<u>Tilton Avenue</u>	<u>East</u>	<u>From the southeast corner of Tilton Avenue and Catherine Street, extending 50 feet in a southerly direction</u>
<u>Tilton Avenue</u>	<u>West</u>	<u>From the northwest corner of River Street and Tilton Avenue, starting 322 feet north on the west side of Tilton Avenue and extending 132 feet in a northerly direction around the curve and ending on the north side of Catherine Street</u>
Tower Hill Avenue	South	Between Branch Avenue and Harding Road
Wall Street	North	Starting at Pearl Street and extending 290 feet in a westerly direction
Wall Street	South	Between Pearl Street and West Street
Wallace Street	South	Beginning at a point 450 feet from Broad Street and running east for a distance of 50 feet
Washington Street	East	Between East Front Street and Linden Place
Washington Street	West	Starting at a point 50 feet north of the northwest corner of Linden Place and Washington Street and extending 18 feet in a northerly direction
Waverly Place	North	Between Broad Street and Maple Avenue
West Front Street	Both	Between Bridge Avenue and Hubbards Bridge
West Front Street	North	Between Wharf Avenue and Boat Club Court
West Front Street	South	From Shrewsbury Avenue to Maple Avenue
West Street	East	From Monmouth Street to Chestnut Street
Wharf Avenue	East	Beginning at a point 187 feet north from the northeast corner of Union Street and Wharf Avenue and continuing to a point 268 feet from the aforesaid corner
Wharf Avenue	East	Between East Front Street and Marine Park
White Street	North	From Broad Street west for a distance of 131 feet
White Street	South	From Broad Street west for a distance of 102 feet

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.

**BOROUGH OF RED BANK
COUNTY OF MONMOUTH**

ORDINANCE NO. 2025-25

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 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 24, 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 August 14, 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

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				LAURA JANNONE						
X		X				KATE TRIGGIANO						
		X				MAYOR WILLIAM PORTMAN						
Introduced: July 24, 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								

**BOROUGH OF RED BANK
COUNTY OF MONMOUTH**

RESOLUTION NO. 25-146

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 24, 2025 Bill List - Borough of Red Bank						

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

I, the undersigned Borough Clerk of the Borough of Red Bank, in the County of Monmouth, State of New Jersey (the “Borough”) hereby certify that the foregoing is a true and correct copy of a resolution duly adopted by the Borough Council of said Borough at its meeting held on July 24, 2025.

Mary Moss, RMC
Municipal Clerk

July 24, 2025 Bill List - Borough of Red Bank

Check Type	Count	Total
Manual Check	40	\$943,818.77
Meeting Check	158	\$1,296,875.53
Total	198	\$2,240,694.30

Checking Account	Check Type	Count	Total
ANIMAL WELFARE	Meeting Check	2	\$556.67
CAPITAL ACCOUNT	Manual Check	1	\$352,142.55
CAPITAL ACCOUNT	Meeting Check	3	\$15,145.75
COAH DEV FEES	Meeting Check	1	\$56.00
CURRENT -VALLEY	Manual Check	17	\$478,956.26
CURRENT -VALLEY	Meeting Check	85	\$585,513.79
DEVESCROW2RIVER	Meeting Check	3	\$6,669.00
GRANT FUND-VNB	Manual Check	5	\$14,877.71
GRANT FUND-VNB	Meeting Check	30	\$115,386.24
PARKNG OPER VAL	Manual Check	7	\$28,472.20
PARKNG OPER VAL	Meeting Check	4	\$30,939.02
RCA	Manual Check	1	\$414.19
RECREATION-VNB	Meeting Check	7	\$5,705.00
TRUST ACCOUNT	Manual Check	1	\$21,825.00
TRUST ACCOUNT	Meeting Check	2	\$695.63
TTL REDEMPTION	Meeting Check	1	\$1,257.21
WATER CAPITAL	Meeting Check	2	\$282,332.55
WATER OPERATING	Manual Check	8	\$47,130.86
WATER OPERATING	Meeting Check	18	\$252,618.67
Total	All Checking	198	\$2,240,694.30

Checking Account	Count	Total
ANIMAL WELFARE	2	\$556.67
CAPITAL ACCOUNT	4	\$367,288.30
COAH DEV FEES	1	\$56.00
CURRENT -VALLEY	102	\$1,064,470.05
DEVESCROW2RIVER	3	\$6,669.00
GRANT FUND-VNB	35	\$130,263.95
PARKNG OPER VAL	11	\$59,411.22
RCA	1	\$414.19
RECREATION-VNB	7	\$5,705.00
TRUST ACCOUNT	3	\$22,520.63
TTL REDEMPTION	1	\$1,257.21
WATER CAPITAL	2	\$282,332.55
WATER OPERATING	26	\$299,749.53
Total	198	\$2,240,694.30

July 24, 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
24-01945	C0321	CME ASSOCIATES	PROF SVCS MARINE PK-ORD 24-29	23	PROF SVCS MARINE PK-0380405	\$14,106.75	Meeting Check	CAPITAL ACCOUNT	2690	07/24/2025	\$14,163.25
24-02050	C0321	CME ASSOCIATES	ENG SVCS-2024 ROAD PRGM	37	ALSTON CT/HUBBARD PK/ALLEN PL	\$56.50	Meeting Check	CAPITAL ACCOUNT	2690	07/24/2025	\$14,163.25
24-02050	C0321	CME ASSOCIATES	ENG SVCS-2024 ROAD PRGM	38	ALLEN PL/ALSTON CT/HUBBARD PK	\$682.50	Meeting Check	WATER CAPITAL	2206	07/24/2025	\$682.50
24-02076	M0449	MONTANA CONSTRUCTION CORP INC.	WATER LINE REPL-PHASE 2-24-192	10	WATER LINE REPL-PHASE 2-PAY 9	\$281,650.05	Meeting Check	WATER CAPITAL	2205	07/24/2025	\$281,650.05
24-02890	S0438	S.BATATA CONSTRUCTION, INC.	MONMOUTH ST PROJ IMP-R24-249	12	MONMOUTH ST PROJ IMP-R24-249	\$352,142.55	Manual Check	CAPITAL ACCOUNT	2687	07/11/2025	\$352,142.55
25-00092	M0441	MACKAY METERS, INC.	Monthly Service Jan-June 2025	7	Monthly Service JUNE 2025	\$3,055.00	Meeting Check	PARKNG OPER VAL	3325	07/24/2025	\$3,055.00
25-00098	R0235	BLUE TRITON BRANDS, INC.	WATER COOLER SERVICES	8	WATER COOLER 6/17-7/16	\$19.99	Meeting Check	CURRENT -VALLEY	22888	07/24/2025	\$19.99
25-00104	J0020	JERSEY ELEVATOR, LLC.	90 MONMOUTH-ELEV SVC	8	90 MONMOUTH-ELEV SVC JULY	\$263.93	Meeting Check	CURRENT -VALLEY	22833	07/24/2025	\$263.93
25-00124	C0001	JAMES CLAYTON	Medicare Reim Jan-Dec 2025	9	Medicare/PART A & B AUG 2025	\$470.00	Meeting Check	CURRENT -VALLEY	22820	07/24/2025	\$470.00
25-00200	B0289	DANIEL BANNON	Medicare Reim Feb-June 2025	4	Medicare Reim APRIL 2025	\$537.90	Meeting Check	CURRENT -VALLEY	22819	07/24/2025	\$1,613.70
25-00200	B0289	DANIEL BANNON	Medicare Reim Feb-June 2025	5	Medicare Reim MAY 2025	\$537.90	Meeting Check	CURRENT -VALLEY	22819	07/24/2025	\$1,613.70
25-00200	B0289	DANIEL BANNON	Medicare Reim Feb-June 2025	6	Medicare Reim JUNE 2025	\$537.90	Meeting Check	CURRENT -VALLEY	22819	07/24/2025	\$1,613.70
25-00208	W0006	WESTERN PEST SERVICE LLC	PEST CONTROL SENIOR CENTER	8	PEST CTRL SNR CTR/JULY	\$62.82	Meeting Check	GRANT FUND-VNB	2473	07/24/2025	\$62.82
25-00239	S0207	SCIENTIFIC WATER CONDITIONING	quarterly water guard services	4	water guard services-3Q 2025	\$1,086.00	Meeting Check	CURRENT -VALLEY	22856	07/24/2025	\$1,086.00
25-00379	M0402	MAZZA RECYCLING SERVICES LTD	RECYCLING DISPOSAL SERVICES	8	RECYCLING SVCS 6/30	\$177.00	Meeting Check	CURRENT -VALLEY	22843	07/24/2025	\$1,109.74
25-00379	M0402	MAZZA RECYCLING SERVICES LTD	RECYCLING DISPOSAL SERVICES	9	RECYCLING SVCS 6/30	\$932.74	Meeting Check	CURRENT -VALLEY	22843	07/24/2025	\$1,109.74
25-00401	H0079	TED HALL LOCKSMITH	Open for supplies	6	Open for supplies 7/7	\$150.00	Meeting Check	CURRENT -VALLEY	22830	07/24/2025	\$150.00
25-00458	M0054	TREASURER, COUNTY OF MONMOUTH	Household Waste/Bulk	4	Household Waste/Bulk JUNE 30	\$2,369.41	Meeting Check	CURRENT -VALLEY	22840	07/24/2025	\$2,369.41
25-00471	N0022	NJ FIRE EQUIPMENT CO	SAFETY GEAR FOR FIRE DEPT	2	SAFETY GEAR FOR FIRE DEPT #1	\$38,910.90	Meeting Check	GRANT FUND-VNB	2460	07/24/2025	\$38,910.90
25-00501	R0235	BLUE TRITON BRANDS, INC.	Water Cooler Svcs	6	WATER COOLER BAL MAY	\$19.99	Manual Check	CURRENT -VALLEY	22799	07/14/2025	\$101.94
25-00501	R0235	BLUE TRITON BRANDS, INC.	Water Cooler Svcs	7	WATER COOLER BAL JUNE	\$81.95	Manual Check	CURRENT -VALLEY	22799	07/14/2025	\$101.94
25-00511	P0145	PANGARO TRAINING & MANG.	Conducting Juvenile Invest.	1	Conducting Juvenile Invest.	\$189.00	Meeting Check	CURRENT -VALLEY	22884	07/24/2025	\$189.00
25-00611	J0044	UNITED SITE SERVICES	ADA & Reg Restrooms open	15	ADA/REG RSTRM/CBP 7/15-8/11	\$161.26	Meeting Check	CURRENT -VALLEY	22894	07/24/2025	\$161.26
25-00611	J0044	UNITED SITE SERVICES	ADA & Reg Restrooms open	16	ADA/REG RSTRM/REC CT 7/15-8/11	\$95.63	Meeting Check	TRUST ACCOUNT	6285	07/24/2025	\$95.63
25-00743	N0053	NJ WATER SUPPLY AUTHORITY	RAW WATER SUPPLY-QTR 1 & 2	3	RAW WATER SUPPLY-QTR 2	\$50,542.56	Meeting Check	WATER OPERATING	13649	07/24/2025	\$50,542.56
25-00758	N0159	NJSACOP	113th Annual Training Conf.	1	113th Annual Training Conf.	\$465.00	Meeting Check	CURRENT -VALLEY	22883	07/24/2025	\$465.00
25-00772	P0266	PULSSE SERVICES	SOCIAL WORKER SVCS	4	SOCIAL WORKER 4/13-5/25-25	\$8,412.80	Meeting Check	GRANT FUND-VNB	2462	07/24/2025	\$8,412.80
25-00843	M0040	MONMOUTH BUILDING CENTER INC.	open for supplies	6	open for supplies 7/14	\$123.92	Meeting Check	CURRENT -VALLEY	22839	07/24/2025	\$315.86
25-00843	M0040	MONMOUTH BUILDING CENTER INC.	open for supplies	7	open for supplies 7/16	\$95.93	Meeting Check	CURRENT -VALLEY	22896	07/24/2025	\$127.92
25-00854	A0324	ATLANTIC CITY INSTRUMENT RENTA	SUMMER SERIES SOUND/WEEK 2	1	SUMMER SERIES SOUND/WEEK 2	\$1,299.50	Meeting Check	RECREATION-VNB	1641	07/24/2025	\$2,599.00
25-00855	A0324	ATLANTIC CITY INSTRUMENT RENTA	SUMMER SERIES SOUND/WEEK3	1	SUMMER SERIES SOUND/WEEK3	\$1,299.50	Meeting Check	RECREATION-VNB	1641	07/24/2025	\$2,599.00
25-00912	F0025	FOODTOWN RB	Supplies needed for Senior Ctr	6	SUPPLIES SEN CTR 6/30	\$105.38	Meeting Check	GRANT FUND-VNB	2453	07/24/2025	\$255.38
25-00912	F0025	FOODTOWN RB	Supplies needed for Senior Ctr	7	SUPPLIES SEN CTR 7/2	\$150.00	Meeting Check	GRANT FUND-VNB	2453	07/24/2025	\$255.38
25-01009	O0047	ONE CALL CONCEPTS	MARKOUT Information Service	4	OPEN-MARKOUT SVCS/JUNE 30	\$252.70	Meeting Check	WATER OPERATING	13651	07/24/2025	\$252.70
25-01018	W0115	COLLIERS ENGINEERING & DESIGN	ENG SVCS-DPW EXPANS/RES 25-70	4	ENG SVCS-DPW EXPANS/1069915	\$1,961.85	Meeting Check	CURRENT -VALLEY	22866	07/24/2025	\$1,961.85
25-01042	M0401	MAZZA MULCH INC	open for brush disposal	9	open for brush disposal 6/30	\$1,800.00	Meeting Check	CURRENT -VALLEY	22842	07/24/2025	\$2,400.00
25-01042	M0401	MAZZA MULCH INC	open for brush disposal	10	open for brush disposal 7/7	\$600.00	Meeting Check	CURRENT -VALLEY	22842	07/24/2025	\$2,400.00
25-01128	S0020	STAVOLA ASPHALT COMPANY INC	Open for Hot & Cold Patch	11	Open for Hot & Cold Patch 6/26	\$105.74	Meeting Check	CURRENT -VALLEY	22852	07/24/2025	\$304.77
25-01128	S0020	STAVOLA ASPHALT COMPANY INC	Open for Hot & Cold Patch	12	Open for Hot & Cold Patch 6/27	\$96.78	Meeting Check	CURRENT -VALLEY	22852	07/24/2025	\$304.77
25-01128	S0020	STAVOLA ASPHALT COMPANY INC	Open for Hot & Cold Patch	13	Open for Hot & Cold Patch 6/30	\$102.25	Meeting Check	CURRENT -VALLEY	22852	07/24/2025	\$304.77
25-01141	A0028	AMERICAN WEAR INDUST.UNIFORM	leasing uniforms May 4 weeks	13	leasing uniforms MAY 27	\$230.27	Meeting Check	CURRENT -VALLEY	22815	07/24/2025	\$914.79
25-01141	A0028	AMERICAN WEAR INDUST.UNIFORM	leasing uniforms May 4 weeks	14	leasing uniforms MAY 27	\$82.66	Meeting Check	CURRENT -VALLEY	22815	07/24/2025	\$914.79
25-01141	A0028	AMERICAN WEAR INDUST.UNIFORM	leasing uniforms May 4 weeks	15	leasing uniforms MAY 27	\$84.94	Meeting Check	WATER OPERATING	13643	07/24/2025	\$269.40
25-01143	D0331	DELISA DEMOLITION INC	Recycling Tax HHW	5	Recycling Tax HHW JUNE 30	\$710.76	Meeting Check	CURRENT -VALLEY	22827	07/24/2025	\$110,895.00
25-01143	D0331	DELISA DEMOLITION INC	Recycling Tax HHW	6	Recycling Tax HHW JULY 15	\$727.53	Meeting Check	CURRENT -VALLEY	22891	07/24/2025	\$33,063.14
25-01151	KMPF01	KONICA MINOLTA PREMIER FINANCE	COPIERS JULY/AUG 25	10	COPIERS-PD REC-JULY 25	\$92.87	Manual Check	CURRENT -VALLEY	22797	07/11/2025	\$1,212.03
25-01151	KMPF01	KONICA MINOLTA PREMIER FINANCE	COPIERS JULY/AUG 25	11	COPIERS-PD DET-JULY 25	\$92.87	Manual Check	CURRENT -VALLEY	22797	07/11/2025	\$1,212.03
25-01151	KMPF01	KONICA MINOLTA PREMIER FINANCE	COPIERS JULY/AUG 25	12	COPIERS-SENIOR CTR-JULY 25	\$92.87	Manual Check	GRANT FUND-VNB	2441	07/11/2025	\$92.87
25-01151	KMPF01	KONICA MINOLTA PREMIER FINANCE	COPIERS JULY/AUG 25	13	COPIERS-COURT-JULY 25	\$92.87	Manual Check	CURRENT -VALLEY	22797	07/11/2025	\$1,212.03
25-01151	KMPF01	KONICA MINOLTA PREMIER FINANCE	COPIERS JULY/AUG 25	14	COPIERS-ADMIN-JULY 25	\$92.92	Manual Check	CURRENT -VALLEY	22797	07/11/2025	\$1,212.03
25-01151	KMPF01	KONICA MINOLTA PREMIER FINANCE	COPIERS JULY/AUG 25	15	COPIERS-FIN/WATER-JULY 25	\$242.22	Manual Check	CURRENT -VALLEY	22797	07/11/2025	\$1,212.03
25-01151	KMPF01	KONICA MINOLTA PREMIER FINANCE	COPIERS JULY/AUG 25	16	COPIERS-PZ/FM-JULY 25	\$242.22	Manual Check	CURRENT -VALLEY	22797	07/11/2025	\$1,212.03
25-01151	KMPF01	KONICA MINOLTA PREMIER FINANCE	COPIERS JULY/AUG 25	17	COPIERS-CL/PR-JULY 25	\$101.03	Manual Check	CURRENT -VALLEY	22797	07/11/2025	\$1,212.03

July 24, 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
25-01151	KMPF01	KONICA MINOLTA PREMIER FINANCE	COPIERS JULY/AUG 25	18	COPIERS-DPW-JULY 25	\$101.03	Manual Check	CURRENT -VALLEY	22797	07/11/2025	\$1,212.03
25-01151	KMPF01	KONICA MINOLTA PREMIER FINANCE	COPIERS JULY/AUG 25	19	COPIERS-BLDG-JULY 25	\$154.00	Manual Check	CURRENT -VALLEY	22797	07/11/2025	\$1,212.03
25-01192	C0107	CODY COMPUTER SERVICES INC	2025 Support Agreement	1	2025 Support Agreement	\$14,970.89	Meeting Check	CURRENT -VALLEY	22882	07/24/2025	\$14,970.89
25-01279	S0009	SHREWSBURY AUTO PARTS INC	OPEN FOR FIRE DEPT	6	OPEN FOR FIRE DEPT 7/16	\$33.14	Meeting Check	CURRENT -VALLEY	22878	07/24/2025	\$71.78
25-01279	S0009	SHREWSBURY AUTO PARTS INC	OPEN FOR FIRE DEPT	7	OPEN FOR FIRE DEPT 7/17	\$38.64	Meeting Check	CURRENT -VALLEY	22878	07/24/2025	\$71.78
25-01280	M0262	MIRACLE CHEMICAL COMPANY	Sodium Hypochlorite	4	Sodium Hypochlorite 7/4	\$4,312.00	Meeting Check	WATER OPERATING	13647	07/24/2025	\$4,518.00
25-01280	M0262	MIRACLE CHEMICAL COMPANY	Sodium Hypochlorite	5	Sodium Hypochlorite 7/14	\$206.00	Meeting Check	WATER OPERATING	13647	07/24/2025	\$4,518.00
25-01280	M0262	MIRACLE CHEMICAL COMPANY	Sodium Hypochlorite	6	Sodium Hypochlorite 7/16	\$4,158.00	Meeting Check	WATER OPERATING	13660	07/24/2025	\$4,158.00
25-01370	C0037	CITY CENTRE PLAZA LLC	STORAGE 11,104,114 JULY-DEC 25	3	STORAGE 11,104,114 AUGUST 25	\$253.00	Meeting Check	CURRENT -VALLEY	22824	07/24/2025	\$839.00
25-01371	C0037	CITY CENTRE PLAZA LLC	STORAGE 17,34/JULY-DEC 25	3	STORAGE 17,34/AUGUST 25	\$161.00	Meeting Check	CURRENT -VALLEY	22824	07/24/2025	\$839.00
25-01372	C0037	CITY CENTRE PLAZA LLC	STORAGE 37,38,39/JULY-DEC 25	3	STORAGE 37,38,39/AUGUST 25	\$255.00	Meeting Check	CURRENT -VALLEY	22824	07/24/2025	\$839.00
25-01373	C0037	CITY CENTRE PLAZA LLC	STORAGE 30,31/JULY-DEC 25	5	STORAGE 30,31/AUGUST 25	\$170.00	Meeting Check	CURRENT -VALLEY	22824	07/24/2025	\$839.00
25-01374	W0070	KEVIN P WIGENTON ESQ	PUBLIC DEFENDER/JULY-DEC 2025	3	PUBLIC DEFENDER/JULY 2025	\$2,300.00	Meeting Check	CURRENT -VALLEY	22864	07/24/2025	\$2,300.00
25-01375	D0331	DELISA DEMOLITION INC	WASTE SVCS-JUNE-DEC 2025	4	WASTE SVCS-JULY 2025	\$88,833.33	Meeting Check	CURRENT -VALLEY	22827	07/24/2025	\$110,895.00
25-01375	D0331	DELISA DEMOLITION INC	WASTE SVCS-JUNE-DEC 2025	5	WASTE SVCS-JULY 2025-ALLEN PL	\$220.00	Meeting Check	CURRENT -VALLEY	22827	07/24/2025	\$110,895.00
25-01376	J0162	JFK COMMUNITY HOSPITAL GROUP	MONTHLY AMB SVC/JUNE-DEC 25	5	MONTHLY AMB SVC/JULY 2025	\$9,333.34	Meeting Check	CURRENT -VALLEY	22836	07/24/2025	\$10,000.00
25-01376	J0162	JFK COMMUNITY HOSPITAL GROUP	MONTHLY AMB SVC/JUNE-DEC 25	6	MONTHLY AMB SVC/JULY 2025	\$666.66	Meeting Check	CURRENT -VALLEY	22836	07/24/2025	\$10,000.00
25-01381	C0330A	CANNON & MCGUINN, LLC.	GENERAL LEGAL SVCS/JUNE-DEC 25	3	GENERAL LEGAL SVCS/JULY 2025	\$7,500.00	Meeting Check	CURRENT -VALLEY	22826	07/24/2025	\$10,700.00
25-01382	C0330A	CANNON & MCGUINN, LLC.	PROSECUTOR SVCS-JUNE-NOV 25	3	PROSECUTOR SVCS-JULY 2025	\$3,200.00	Meeting Check	CURRENT -VALLEY	22826	07/24/2025	\$10,700.00
25-01389	S0027	SEABOARD WELDING SUPPLY INC	Garage Rental Tank & supplies	5	Garage Rental/Tank supp 6/30	\$91.45	Meeting Check	CURRENT -VALLEY	22854	07/24/2025	\$91.45
25-01406	M0482	HENRY J. MANCINI & ASSOC, INC.	CONSULTING SVCS TAX APPEAL	4	SOMAR ENT 7/3-FINAL INVOICE	\$686.00	Meeting Check	CURRENT -VALLEY	22846	07/24/2025	\$686.00
25-01441	C0431	DOMENICA DONNA COMO	Provide 8 wks of Art Instruct	2	Art Instruct - JUNE 2025	\$440.00	Meeting Check	GRANT FUND-VNB	2451	07/24/2025	\$440.00
25-01498	S0333	A.C.SCHULTES INC	Filter Pipe Repair	1	Filter Pipe Repair	\$3,972.00	Meeting Check	WATER OPERATING	13654	07/24/2025	\$12,948.00
25-01498	S0333	A.C.SCHULTES INC	Filter Pipe Repair	2	Estimated for pipe replacement	\$8,976.00	Meeting Check	WATER OPERATING	13654	07/24/2025	\$12,948.00
25-01505	J0123	JAZZ ARTS PROJECT INC	JAZZ SERIES CONCERTS	4	JOHNNY JAZZ PARK 7/17	\$1,750.00	Meeting Check	CURRENT -VALLEY	22834	07/24/2025	\$3,500.00
25-01505	J0123	JAZZ ARTS PROJECT INC	JAZZ SERIES CONCERTS	5	JOHNNY JAZZ PARK 7/24	\$1,750.00	Meeting Check	CURRENT -VALLEY	22834	07/24/2025	\$3,500.00
25-01506	M0040	MONMOUTH BUILDING CENTER INC.	Open for Building	7	Open for B&G supplies 7/2	\$10.99	Meeting Check	CURRENT -VALLEY	22839	07/24/2025	\$315.86
25-01506	M0040	MONMOUTH BUILDING CENTER INC.	Open for Building	8	Open for B&G supplies 7/15	\$31.99	Meeting Check	CURRENT -VALLEY	22896	07/24/2025	\$127.92
25-01513	T0201	COUNTY OF ESSEX	SUMMER CANP FIELD TRIP	3	SUMMER CANP FIELD TRIP-PAY 2	\$585.00	Meeting Check	CURRENT -VALLEY	22861	07/24/2025	\$585.00
25-01523	S0043	SWANK MOTION PICTURES INC	MOVIES IN THE PARK	3	MOVIES IN THE PARK-SOUL SURFER	\$680.00	Meeting Check	CURRENT -VALLEY	22855	07/24/2025	\$1,360.00
25-01523	S0043	SWANK MOTION PICTURES INC	MOVIES IN THE PARK	4	MOVIES IN THE PARK-MUFASA	\$680.00	Meeting Check	CURRENT -VALLEY	22855	07/24/2025	\$1,360.00
25-01533	P0273	PARTS EXPRESS	HEAVY DUTY TRIPOD STAND	1	HEAVY DUTY TRIPOD STAND	\$111.96	Meeting Check	CURRENT -VALLEY	22850	07/24/2025	\$271.80
25-01533	P0273	PARTS EXPRESS	HEAVY DUTY TRIPOD STAND	2	MINI PAR STAGE LIGHT	\$159.84	Meeting Check	CURRENT -VALLEY	22850	07/24/2025	\$271.80
25-01538	I0092	INTEGRATED GRAPHIC RESOURCES	PAUL RENAUD BUSINESS CARDS	1	PAUL RENAUD BUSINESS CARDS	\$29.80	Meeting Check	CURRENT -VALLEY	22831	07/24/2025	\$37.80
25-01538	I0092	INTEGRATED GRAPHIC RESOURCES	PAUL RENAUD BUSINESS CARDS	2	FREIGHT	\$8.00	Meeting Check	CURRENT -VALLEY	22831	07/24/2025	\$37.80
25-01615	R0179	E RUNYON T/A AQUATIC SERV	OPEN-WATER SAMPLING	2	OPEN-WATER SAMPLING 7/2	\$2,932.00	Meeting Check	WATER OPERATING	13652	07/24/2025	\$2,932.00
25-01616	S0193	RIO SUPPLY INC	R900 v4 Enhanced - Wall	1	R900 v4 Enhanced - Wall	\$9,741.00	Meeting Check	WATER OPERATING	13653	07/24/2025	\$9,741.00
25-01658	F0225	FIS ON SITE SERVICE LLC.	SERVICE/MAINT FIRE DEPT VEHIC	2	SERVICE- ENG 93 -INV 2508	\$1,445.00	Meeting Check	CURRENT -VALLEY	22829	07/24/2025	\$8,096.20
25-01658	F0225	FIS ON SITE SERVICE LLC.	SERVICE/MAINT FIRE DEPT VEHIC	3	SERVICE- ENG 94 -INV 2509	\$1,740.00	Meeting Check	CURRENT -VALLEY	22829	07/24/2025	\$8,096.20
25-01658	F0225	FIS ON SITE SERVICE LLC.	SERVICE/MAINT FIRE DEPT VEHIC	4	SERVICE- RESCUE 2 -INV 2512	\$1,095.00	Meeting Check	CURRENT -VALLEY	22829	07/24/2025	\$8,096.20
25-01658	F0225	FIS ON SITE SERVICE LLC.	SERVICE/MAINT FIRE DEPT VEHIC	5	SERVICE- ENG 95 -INV 2513	\$1,445.00	Meeting Check	CURRENT -VALLEY	22829	07/24/2025	\$8,096.20
25-01658	F0225	FIS ON SITE SERVICE LLC.	SERVICE/MAINT FIRE DEPT VEHIC	6	SERVICE- ENG 96 -INV 2516	\$1,445.00	Meeting Check	CURRENT -VALLEY	22829	07/24/2025	\$8,096.20
25-01662	N0287	NATIONAL HWY PRODUCTS,INC.	Signs for restricted area	1	Signs for restricted area	\$76.60	Meeting Check	WATER OPERATING	13650	07/24/2025	\$76.60
25-01691	B0084	BEACON AWARDS & SIGNS	PROMOTIONAL RIBBONS	1	FIRST PLACE RIBBON	\$20.55	Meeting Check	CURRENT -VALLEY	22818	07/24/2025	\$61.65
25-01691	B0084	BEACON AWARDS & SIGNS	PROMOTIONAL RIBBONS	2	RUNNER UP RIBBON	\$20.55	Meeting Check	CURRENT -VALLEY	22818	07/24/2025	\$61.65
25-01691	B0084	BEACON AWARDS & SIGNS	PROMOTIONAL RIBBONS	3	HONORABLE MENTION RIBBON	\$20.55	Meeting Check	CURRENT -VALLEY	22818	07/24/2025	\$61.65
25-01722	J0160	J SWANTON FUEL OIL CO., INC.	Borough Fleet Fuel	5	Borough Fleet Fuel JULY 2	\$2,367.39	Meeting Check	CURRENT -VALLEY	22835	07/24/2025	\$4,099.32
25-01722	J0160	J SWANTON FUEL OIL CO., INC.	Borough Fleet Fuel	6	Borough Fleet Fuel JULY 2	\$1,098.27	Meeting Check	CURRENT -VALLEY	22835	07/24/2025	\$4,099.32
25-01722	J0160	J SWANTON FUEL OIL CO., INC.	Borough Fleet Fuel	7	Borough Fleet Fuel JULY 8	\$633.66	Meeting Check	CURRENT -VALLEY	22835	07/24/2025	\$4,099.32
25-01722	J0160	J SWANTON FUEL OIL CO., INC.	Borough Fleet Fuel	8	Borough Fleet Fuel JULY 15	\$2,682.39	Meeting Check	CURRENT -VALLEY	22895	07/24/2025	\$2,682.39
25-01728	I0107	INTRON TECHNOLOGY	Surface Pro Copilot+ PC	1	Surface Pro Copilot+ PC	\$1,707.80	Meeting Check	CURRENT -VALLEY	22893	07/24/2025	\$1,707.80
25-01731	A0253A	AMAZON CAPITAL SERVICES	Hoover Commercial Vacuum	1	Hoover Commercial Vacuum	\$183.23	Meeting Check	CURRENT -VALLEY	22816	07/24/2025	\$2,211.18
25-01731	A0253A	AMAZON CAPITAL SERVICES	Hoover Commercial Vacuum	2	Hoover Commercial Vacuum belt	\$6.64	Meeting Check	CURRENT -VALLEY	22816	07/24/2025	\$2,211.18

July 24, 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
25-01731	A0253A	AMAZON CAPITAL SERVICES	Hoover Commercial Vacuum	3	Hoover Commercial Vacuum DPU	\$183.23	Meeting Check	CURRENT -VALLEY	22816	07/24/2025	\$2,211.18
25-01731	A0253A	AMAZON CAPITAL SERVICES	Hoover Commercial Vacuum	4	Hoover Commercial Vacuum belt	\$6.64	Meeting Check	CURRENT -VALLEY	22816	07/24/2025	\$2,211.18
25-01734	D0331	DELISA DEMOLITION INC	HHW Tipping Fees	2	HHW Tipping Fees JUNE 30	\$21,130.91	Meeting Check	CURRENT -VALLEY	22827	07/24/2025	\$110,895.00
25-01734	D0331	DELISA DEMOLITION INC	HHW Tipping Fees	3	HHW Tipping Fees JULY 15	\$21,630.41	Meeting Check	CURRENT -VALLEY	22891	07/24/2025	\$33,063.14
25-01743	C0032	CHESAPEAKE EXTERMINATING	B/G Extermination Services	3	B/G Exterm-DPW-MICE	\$175.00	Meeting Check	CURRENT -VALLEY	22823	07/24/2025	\$175.00
25-01743	C0032	CHESAPEAKE EXTERMINATING	B/G Extermination Services	4	B/G Exterm Serv 7/15	\$45.00	Meeting Check	CURRENT -VALLEY	22890	07/24/2025	\$510.00
25-01743	C0032	CHESAPEAKE EXTERMINATING	B/G Extermination Services	5	B/G Exterm Serv 7/15	\$65.00	Meeting Check	CURRENT -VALLEY	22890	07/24/2025	\$510.00
25-01743	C0032	CHESAPEAKE EXTERMINATING	B/G Extermination Services	6	B/G Exterm Serv 7/15	\$35.00	Meeting Check	CURRENT -VALLEY	22890	07/24/2025	\$510.00
25-01743	C0032	CHESAPEAKE EXTERMINATING	B/G Extermination Services	7	B/G Exterm Serv 7/15	\$35.00	Meeting Check	CURRENT -VALLEY	22890	07/24/2025	\$510.00
25-01743	C0032	CHESAPEAKE EXTERMINATING	B/G Extermination Services	8	B/G Exterm Serv 7/15	\$65.00	Meeting Check	CURRENT -VALLEY	22890	07/24/2025	\$510.00
25-01743	C0032	CHESAPEAKE EXTERMINATING	B/G Extermination Services	9	B/G Exterm Serv 7/15	\$40.00	Meeting Check	CURRENT -VALLEY	22890	07/24/2025	\$510.00
25-01743	C0032	CHESAPEAKE EXTERMINATING	B/G Extermination Services	10	B/G Exterm Serv 7/15	\$65.00	Meeting Check	CURRENT -VALLEY	22890	07/24/2025	\$510.00
25-01743	C0032	CHESAPEAKE EXTERMINATING	B/G Extermination Services	11	B/G Exterm-BATE #3725	\$160.00	Meeting Check	CURRENT -VALLEY	22890	07/24/2025	\$510.00
25-01763	S0442	STRAIGHT EDGE STRIPING	PAVEMENT MARK-SAFE SCHOOL PRGM	1	PAVEMENT MARK-SAFE SCHOOL PRGM	\$2,868.00	Meeting Check	GRANT FUND-VNB	2469	07/24/2025	\$2,868.00
25-01766	M0491	MOSQUITO JOE OF MID-COAST NJ	Lantern fly treatment	2	Lantern fly treatment 7/3	\$200.00	Meeting Check	GRANT FUND-VNB	2459	07/24/2025	\$200.00
25-01770	W0075	W.B.MASON CO INC	Office Supplies - Records	2	32BG Usb Flash Drives	\$37.99	Meeting Check	CURRENT -VALLEY	22865	07/24/2025	\$528.49
25-01771	A0253A	AMAZON CAPITAL SERVICES	REFRIGERATOR FOR CB CONCESSION	1	REFRIGERATOR FOR CB CONCESSION	\$1,495.00	Meeting Check	RECREATION-VNB	1640	07/24/2025	\$1,495.00
25-01775	M0446	MAGIC TOUCH CONSTRUCTION CO.	no water in women's cell	1	no water in women's cell	\$698.62	Meeting Check	CURRENT -VALLEY	22845	07/24/2025	\$698.62
25-01776	H0079	TED HALL LOCKSMITH	New Detector installed	2	New Detector installed 6/17	\$75.00	Meeting Check	CURRENT -VALLEY	22892	07/24/2025	\$1,035.99
25-01776	H0079	TED HALL LOCKSMITH	New Detector installed	3	New Detector installed 7/14	\$950.00	Meeting Check	CURRENT -VALLEY	22892	07/24/2025	\$1,035.99
25-01780	A0028	AMERICAN WEAR INDUST.UNIFORM	leasing uniforms July 5 weeks	4	leasing uniforms JULY 1	\$218.27	Meeting Check	CURRENT -VALLEY	22815	07/24/2025	\$914.79
25-01780	A0028	AMERICAN WEAR INDUST.UNIFORM	leasing uniforms July 5 weeks	5	leasing uniforms JULY 1	\$82.66	Meeting Check	CURRENT -VALLEY	22815	07/24/2025	\$914.79
25-01780	A0028	AMERICAN WEAR INDUST.UNIFORM	leasing uniforms July 5 weeks	6	leasing uniforms JULY 1	\$84.94	Meeting Check	WATER OPERATING	13643	07/24/2025	\$269.40
25-01780	A0028	AMERICAN WEAR INDUST.UNIFORM	leasing uniforms July 5 weeks	7	leasing uniforms JULY 8	\$218.27	Meeting Check	CURRENT -VALLEY	22815	07/24/2025	\$914.79
25-01780	A0028	AMERICAN WEAR INDUST.UNIFORM	leasing uniforms July 5 weeks	8	leasing uniforms JULY 8	\$82.66	Meeting Check	CURRENT -VALLEY	22815	07/24/2025	\$914.79
25-01780	A0028	AMERICAN WEAR INDUST.UNIFORM	leasing uniforms July 5 weeks	9	leasing uniforms JULY 8	\$99.52	Meeting Check	WATER OPERATING	13643	07/24/2025	\$269.40
25-01780	A0028	AMERICAN WEAR INDUST.UNIFORM	leasing uniforms July 5 weeks	10	leasing uniforms JULY 15	\$218.27	Meeting Check	CURRENT -VALLEY	22889	07/24/2025	\$300.93
25-01780	A0028	AMERICAN WEAR INDUST.UNIFORM	leasing uniforms July 5 weeks	11	leasing uniforms JULY 15	\$82.66	Meeting Check	CURRENT -VALLEY	22889	07/24/2025	\$300.93
25-01780	A0028	AMERICAN WEAR INDUST.UNIFORM	leasing uniforms July 5 weeks	12	leasing uniforms JULY 15	\$99.52	Meeting Check	WATER OPERATING	13659	07/24/2025	\$99.52
25-01783	S0009	SHREWSBURY AUTO PARTS INC	Battery for Stump Grinder #53	1	Battery for Stump Grinder #53	\$281.56	Meeting Check	CURRENT -VALLEY	22851	07/24/2025	\$443.32
25-01787	W0021	MARK WOSZCZAK MECHANICAL CONT.	26 Oakland St -add'l costs	1	26 Oakland St - add'l costs	\$651.44	Meeting Check	WATER OPERATING	13656	07/24/2025	\$71,062.54
25-01788	W0021	MARK WOSZCZAK MECHANICAL CONT.	368 Broad St-emerg sewer ttrl	1	368 Broad St-emerge sewer	\$32,369.27	Meeting Check	WATER OPERATING	13656	07/24/2025	\$71,062.54
25-01789	F0225	FIS ON SITE SERVICE LLC.	A/C SVC & AIR LEAK-ENG 94	2	A/C SVC & AIR LEAK-ENG 94	\$411.50	Meeting Check	CURRENT -VALLEY	22829	07/24/2025	\$8,096.20
25-01789	F0225	FIS ON SITE SERVICE LLC.	A/C SVC & AIR LEAK-ENG 94	3	A/C SVC & AIR LEAK-ENG 94	\$514.70	Meeting Check	CURRENT -VALLEY	22829	07/24/2025	\$8,096.20
25-01790	W0021	MARK WOSZCZAK MECHANICAL CONT.	37 E Front St-emerg wtr svc	1	37 E Front St-emerg wtr svc	\$16,237.33	Meeting Check	WATER OPERATING	13656	07/24/2025	\$71,062.54
25-01797	M0040	MONMOUTH BUILDING CENTER INC.	paint supplies for DPU #46	1	paint supplies for DPU #46	\$119.98	Meeting Check	CURRENT -VALLEY	22839	07/24/2025	\$315.86
25-01797	M0040	MONMOUTH BUILDING CENTER INC.	paint supplies for DPU #46	2	3" x 5/8" -11 Knotted Cup Brush	\$25.99	Meeting Check	CURRENT -VALLEY	22839	07/24/2025	\$315.86
25-01797	M0040	MONMOUTH BUILDING CENTER INC.	paint supplies for DPU #46	3	4" x 5/8" -11 Full Cable Twist	\$12.99	Meeting Check	CURRENT -VALLEY	22839	07/24/2025	\$315.86
25-01797	M0040	MONMOUTH BUILDING CENTER INC.	paint supplies for DPU #46	4	4" Whizz Premium Gold Stripe	\$21.99	Meeting Check	CURRENT -VALLEY	22839	07/24/2025	\$315.86
25-01797	M0040	MONMOUTH BUILDING CENTER INC.	paint supplies for DPU #46	5	Invoice K13882	\$120.96	Meeting Check	CURRENT -VALLEY	22839	07/24/2025	\$315.86
25-01797	M0040	MONMOUTH BUILDING CENTER INC.	paint supplies for DPU #46	6	Credit for Invoice K13882	-\$120.96	Meeting Check	CURRENT -VALLEY	22839	07/24/2025	\$315.86
25-01798	A0382	ALL AMERICAN FORD OF PARAMUS	2025 FORD EXPLORER FOR DPW MGR	1	2025 FORD EXPLORER FOR DPW MGR	\$37,906.88	Meeting Check	GRANT FUND-VNB	2448	07/24/2025	\$37,906.88
25-01798	A0382	ALL AMERICAN FORD OF PARAMUS	2025 FORD EXPLORER FOR DPW MGR	2	2025 FORD EXPLORER FOR DPW MGR	\$3,624.52	Meeting Check	WATER OPERATING	13645	07/24/2025	\$3,624.52
25-01799	W0021	MARK WOSZCZAK MECHANICAL CONT.	61 Grant Pl LS-wtr svc extens	1	61 Grant Pl LS-wtr svc extens	\$8,441.90	Meeting Check	WATER OPERATING	13656	07/24/2025	\$71,062.54
25-01801	B0300	MOLLY ELIZABETH BURDEN	WORKFORCE SUMMER CAMP HOURS	2	WORKFORCE SUM CAMP 6/24-7/11	\$701.25	Meeting Check	GRANT FUND-VNB	2449	07/24/2025	\$701.25
25-01803	F0235	STEVEN G. FAZIO JR.	WORKFORCE SUMMER CAMP HOURS	2	WORKFORCE SUM CAMP 6/24-7/11	\$773.50	Meeting Check	GRANT FUND-VNB	2455	07/24/2025	\$773.50
25-01804	G0222	ZELDA ROSE GOLLAND	WORKFORCE SUMMER CAMP HOURS	2	WORKFORCE SUM CAMP 6/18-7/11	\$633.25	Meeting Check	GRANT FUND-VNB	2456	07/24/2025	\$633.25
25-01805	M0489	ISABELLA MADDALENA	WORKFORCE SUMMER CAMP HOURS	2	WORKFORCE SUM CAMP 6/24-7/11	\$674.50	Meeting Check	GRANT FUND-VNB	2458	07/24/2025	\$674.50
25-01806	M0488	JAMES MOREL	WORKFORCE SUMMER CAMP HOURS	2	WORKFORCE SUM CAMP 6/24-7/11	\$692.75	Meeting Check	GRANT FUND-VNB	2457	07/24/2025	\$692.75
25-01807	O0080	VANESSA E. OSORIO HERNANDEZ	WORKFORCE SUMMER CAMP HOURS	2	WORKFORCE SUM CAMP 6/24-7/11	\$688.50	Meeting Check	GRANT FUND-VNB	2461	07/24/2025	\$688.50
25-01808	P0268	EMILY PEREZ HERNANDEZ	WORKFORCE SUMMER CAMP HOURS	2	WORKFORCE SUM CAMP 6/24-7/11	\$692.75	Meeting Check	GRANT FUND-VNB	2463	07/24/2025	\$692.75
25-01809	Q0025	JOSHUA QUAGLIATO	WORKFORCE SUMMER CAMP HOURS	2	WORKFORCE SUM CAMP 6/24-7/11	\$892.50	Meeting Check	GRANT FUND-VNB	2465	07/24/2025	\$892.50
25-01810	Q0024	CATALINA QUITENO	WORKFORCE SUMMER CAMP HOURS	2	WORKFORCE SUM CAMP 6/24-7/11	\$518.50	Meeting Check	GRANT FUND-VNB	2464	07/24/2025	\$518.50

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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
25-01811	R0286	DANIA L RAMIREZ-SANDOVAL	WORKFORCE SUMMER CAMP HOURS	2	WORKFORCE SUM CAMP 6/24-7/11	\$697.00	Meeting Check	GRANT FUND-VNB	2467	07/24/2025	\$697.00
25-01812	R0273	THOMAS RUTH	WORKFORCE SUMMER CAMP HOURS	2	WORKFORCE SUM CAMP 6/24-7/11	\$616.25	Meeting Check	GRANT FUND-VNB	2466	07/24/2025	\$616.25
25-01813	S0431	JILLIAN MAE SAMAHA	WORKFORCE SUMMER CAMP HOURS	2	WORKFORCE SUM CAMP 6/24-7/11	\$650.25	Meeting Check	GRANT FUND-VNB	2468	07/24/2025	\$650.25
25-01814	V0097	VICTOR VASQUEZ-CASTRO	WORKFORCE SUMMER CAMP HOURS	2	WORKFORCE SUM CAMP 6/24-7/11	\$692.75	Meeting Check	GRANT FUND-VNB	2472	07/24/2025	\$692.75
25-01815	V0096	DANIEL VEZOS	WORKFORCE SUMMER CAMP HOURS	2	WORKFORCE SUM CAMP 6/24-7/11	\$794.75	Meeting Check	GRANT FUND-VNB	2471	07/24/2025	\$794.75
25-01816	W0161	JAYLA WILSON	WORKFORCE SUMMER CAMP HOURS	2	WORKFORCE SUM CAMP 6/24-7/11	\$769.25	Meeting Check	GRANT FUND-VNB	2474	07/24/2025	\$769.25
25-01817	X0006	CHRIS XICOTENCATL-RODRIGUEZ	WORKFORCE SUMMER CAMP HOURS	3	WORKFORCE SUM CAMP 6/24-7/11	\$624.75	Meeting Check	GRANT FUND-VNB	2475	07/24/2025	\$624.75
25-01823	B0312	GRACIANO BOWMAN	DJ FOR JUNETEENTH	1	DJ FOR JUNETEENTH	\$350.00	Meeting Check	RECREATION-VNB	1642	07/24/2025	\$350.00
25-01824	W0021	MARK WOSZCZAK MECHANICAL CONT.	48 worthley st sewer lateral	1	48 Worthley St - sewer lateral	\$5,575.00	Meeting Check	WATER OPERATING	13656	07/24/2025	\$71,062.54
25-01826	L0224	JOHANNA NICOLE LOPEZ	WORKFORCE SUMMER CAMP HOURS	2	WORKFORCE SUM CAMP 6/24-7/11	\$845.50	Meeting Check	CURRENT -VALLEY	22837	07/24/2025	\$845.50
25-01827	S0363	SHORE INFLATABLES	SUMMER CAMP WATER SLIDES	2	SUMMER CAMP WATER SLIDES 7/9	\$519.00	Meeting Check	CURRENT -VALLEY	22857	07/24/2025	\$1,038.00
25-01827	S0363	SHORE INFLATABLES	SUMMER CAMP WATER SLIDES	3	SUMMER CAMP WATER SLIDES 7/16	\$519.00	Meeting Check	CURRENT -VALLEY	22857	07/24/2025	\$1,038.00
25-01830	G0229	GET YOU GODDESS, LLC.	WEST AFRICAN DANCE/JUNETEENTH	1	WEST AFRICAN DANCE/JUNETEENTH	\$800.00	Meeting Check	RECREATION-VNB	1643	07/24/2025	\$800.00
25-01833	A0253A	AMAZON CAPITAL SERVICES	garage door opener	1	garage door opener	\$13.99	Meeting Check	CURRENT -VALLEY	22816	07/24/2025	\$2,211.18
25-01834	I0114	IMPERIAL SUPPLIES LLC.	mechanic shop supplies	1	mechanic shop supplies	\$94.20	Meeting Check	CURRENT -VALLEY	22832	07/24/2025	\$496.78
25-01834	I0114	IMPERIAL SUPPLIES LLC.	mechanic shop supplies	2	9179 Anti-Seize	\$25.50	Meeting Check	CURRENT -VALLEY	22832	07/24/2025	\$496.78
25-01834	I0114	IMPERIAL SUPPLIES LLC.	mechanic shop supplies	3	9500 Thread Locker	\$56.36	Meeting Check	CURRENT -VALLEY	22832	07/24/2025	\$496.78
25-01834	I0114	IMPERIAL SUPPLIES LLC.	mechanic shop supplies	4	9502 Thread Locker	\$56.36	Meeting Check	CURRENT -VALLEY	22832	07/24/2025	\$496.78
25-01834	I0114	IMPERIAL SUPPLIES LLC.	mechanic shop supplies	5	9520-2 Pipe Sealant	\$44.16	Meeting Check	CURRENT -VALLEY	22832	07/24/2025	\$496.78
25-01834	I0114	IMPERIAL SUPPLIES LLC.	mechanic shop supplies	6	71386 Wire Tie Blk	\$6.36	Meeting Check	CURRENT -VALLEY	22832	07/24/2025	\$496.78
25-01834	I0114	IMPERIAL SUPPLIES LLC.	mechanic shop supplies	7	71387 Wire Tie Blk	\$3.71	Meeting Check	CURRENT -VALLEY	22832	07/24/2025	\$496.78
25-01834	I0114	IMPERIAL SUPPLIES LLC.	mechanic shop supplies	8	72911 Cut Off Whl	\$16.50	Meeting Check	CURRENT -VALLEY	22832	07/24/2025	\$496.78
25-01834	I0114	IMPERIAL SUPPLIES LLC.	mechanic shop supplies	9	73217 Imperialok R	\$10.10	Meeting Check	CURRENT -VALLEY	22832	07/24/2025	\$496.78
25-01834	I0114	IMPERIAL SUPPLIES LLC.	mechanic shop supplies	10	73218 Imperialok R	\$10.10	Meeting Check	CURRENT -VALLEY	22832	07/24/2025	\$496.78
25-01834	I0114	IMPERIAL SUPPLIES LLC.	mechanic shop supplies	11	73219 Imperialok R	\$10.10	Meeting Check	CURRENT -VALLEY	22832	07/24/2025	\$496.78
25-01834	I0114	IMPERIAL SUPPLIES LLC.	mechanic shop supplies	12	74744 Grnd Whl T27	\$25.55	Meeting Check	CURRENT -VALLEY	22832	07/24/2025	\$496.78
25-01834	I0114	IMPERIAL SUPPLIES LLC.	mechanic shop supplies	13	81552 Bulb	\$26.10	Meeting Check	CURRENT -VALLEY	22832	07/24/2025	\$496.78
25-01834	I0114	IMPERIAL SUPPLIES LLC.	mechanic shop supplies	14	82509 Bulb	\$28.30	Meeting Check	CURRENT -VALLEY	22832	07/24/2025	\$496.78
25-01834	I0114	IMPERIAL SUPPLIES LLC.	mechanic shop supplies	15	910932-8 Ear Plug	\$57.38	Meeting Check	CURRENT -VALLEY	22832	07/24/2025	\$496.78
25-01834	I0114	IMPERIAL SUPPLIES LLC.	mechanic shop supplies	16	911789-8 Abrasive Cut	\$26.00	Meeting Check	CURRENT -VALLEY	22832	07/24/2025	\$496.78
25-01835	A0253A	AMAZON CAPITAL SERVICES	supplies for water/sewer	1	supplies for water/sewer	\$89.96	Meeting Check	WATER OPERATING	13644	07/24/2025	\$146.44
25-01835	A0253A	AMAZON CAPITAL SERVICES	supplies for water/sewer	2	Logitech Wireless Keyboard	\$27.99	Meeting Check	WATER OPERATING	13644	07/24/2025	\$146.44
25-01835	A0253A	AMAZON CAPITAL SERVICES	supplies for water/sewer	3	Nekmit Large Desk Calendar	\$28.49	Meeting Check	WATER OPERATING	13644	07/24/2025	\$146.44
25-01836	S0365	SUPREME CONDITIONING SYSTEM IN	No A/C Men's Locker Rm Trailer	1	No A/C Men's Locker Rm Trailer	\$335.00	Meeting Check	CURRENT -VALLEY	22858	07/24/2025	\$870.00
25-01837	S0365	SUPREME CONDITIONING SYSTEM IN	check unit for third floor	1	check unit for third floor	\$535.00	Meeting Check	CURRENT -VALLEY	22858	07/24/2025	\$870.00
25-01838	S0009	SHREWSBURY AUTO PARTS INC	cleaning supplies DPU trucks	1	cleaning supplies DPU trucks	\$65.88	Meeting Check	CURRENT -VALLEY	22851	07/24/2025	\$443.32
25-01838	S0009	SHREWSBURY AUTO PARTS INC	cleaning supplies DPU trucks	2	40320 Tire Foam	\$95.88	Meeting Check	CURRENT -VALLEY	22851	07/24/2025	\$443.32
25-01840	M0417	MILLENNIUM STRATEGIES LLC	GRANT WRITING SVCS/JULY-DEC 25	4	GRANT WRITING SVCS/JULY 25	\$2,549.52	Meeting Check	CURRENT -VALLEY	22844	07/24/2025	\$2,549.52
25-01840	M0417	MILLENNIUM STRATEGIES LLC	GRANT WRITING SVCS/JULY-DEC 25	5	GRANT WRITING SVCS/JULY 25	\$815.04	Meeting Check	WATER OPERATING	13648	07/24/2025	\$815.04
25-01840	M0417	MILLENNIUM STRATEGIES LLC	GRANT WRITING SVCS/JULY-DEC 25	6	GRANT WRITING SVCS/JULY 25	\$235.44	Meeting Check	PARKNG OPER VAL	3324	07/24/2025	\$235.44
25-01841	B0040	BUTCH'S CAR WASH CO.	2025 Unlmtied Car Washes	1	2025 Unlmtied Car Washes	\$1,875.00	Meeting Check	CURRENT -VALLEY	22817	07/24/2025	\$1,875.00
25-01843	P0223	PARTS AUTHORITY LLC	Auto Parts	1	Invoice 350-274765 6/2/25	\$17.86	Meeting Check	CURRENT -VALLEY	22848	07/24/2025	\$964.89
25-01843	P0223	PARTS AUTHORITY LLC	Auto Parts	2	Invoice 301292753 6/3/25	\$141.73	Meeting Check	CURRENT -VALLEY	22848	07/24/2025	\$964.89
25-01843	P0223	PARTS AUTHORITY LLC	Auto Parts	3	Invoice 350280974 6/3/25	\$36.12	Meeting Check	CURRENT -VALLEY	22848	07/24/2025	\$964.89
25-01843	P0223	PARTS AUTHORITY LLC	Auto Parts	4	Invoice 031033931 6/18/25	\$341.06	Meeting Check	CURRENT -VALLEY	22848	07/24/2025	\$964.89
25-01843	P0223	PARTS AUTHORITY LLC	Auto Parts	5	Invoice 301294902 6/20/25	\$235.60	Meeting Check	CURRENT -VALLEY	22848	07/24/2025	\$964.89
25-01843	P0223	PARTS AUTHORITY LLC	Auto Parts	6	Invoice 300688950 6/23/25	\$174.86	Meeting Check	CURRENT -VALLEY	22848	07/24/2025	\$964.89
25-01843	P0223	PARTS AUTHORITY LLC	Auto Parts	7	Invoice 300689156 6/24/25	\$8.83	Meeting Check	CURRENT -VALLEY	22848	07/24/2025	\$964.89
25-01843	P0223	PARTS AUTHORITY LLC	Auto Parts	8	Invoice 301295289 6/24/25	\$8.83	Meeting Check	CURRENT -VALLEY	22848	07/24/2025	\$964.89
25-01844	W0037	GEORGE WALL LINCOLN MERCURY IN	Auto Parts	1	FOW250965 4/24/25	\$115.05	Meeting Check	CURRENT -VALLEY	22863	07/24/2025	\$4,506.43
25-01844	W0037	GEORGE WALL LINCOLN MERCURY IN	Auto Parts	2	FOW251353 5/7/25	\$60.73	Meeting Check	CURRENT -VALLEY	22863	07/24/2025	\$4,506.43
25-01844	W0037	GEORGE WALL LINCOLN MERCURY IN	Auto Parts	3	FOW251368 5/7/25	\$35.38	Meeting Check	CURRENT -VALLEY	22863	07/24/2025	\$4,506.43
25-01844	W0037	GEORGE WALL LINCOLN MERCURY IN	Auto Parts	4	FOW251369 5/8/25	\$30.13	Meeting Check	CURRENT -VALLEY	22863	07/24/2025	\$4,506.43

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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
25-01844	W0037	GEORGE WALL LINCOLN MERCURY IN	Auto Parts	5	FOW251543 5/13/25	\$42.60	Meeting Check	CURRENT -VALLEY	22863	07/24/2025	\$4,506.43
25-01844	W0037	GEORGE WALL LINCOLN MERCURY IN	Auto Parts	6	FOW251756 5/22/25	\$16.09	Meeting Check	CURRENT -VALLEY	22863	07/24/2025	\$4,506.43
25-01844	W0037	GEORGE WALL LINCOLN MERCURY IN	Auto Parts	7	FOW251762 5/22/25	\$37.21	Meeting Check	CURRENT -VALLEY	22863	07/24/2025	\$4,506.43
25-01844	W0037	GEORGE WALL LINCOLN MERCURY IN	Auto Parts	8	FOW251859 5/27/25	\$93.71	Meeting Check	CURRENT -VALLEY	22863	07/24/2025	\$4,506.43
25-01844	W0037	GEORGE WALL LINCOLN MERCURY IN	Auto Parts	9	FOW251859-1 5/28/25	\$32.48	Meeting Check	CURRENT -VALLEY	22863	07/24/2025	\$4,506.43
25-01844	W0037	GEORGE WALL LINCOLN MERCURY IN	Auto Parts	10	FOW251907 5/28/25	\$21.30	Meeting Check	CURRENT -VALLEY	22863	07/24/2025	\$4,506.43
25-01844	W0037	GEORGE WALL LINCOLN MERCURY IN	Auto Parts	11	FOSCS405636 5/29/25	\$4,021.75	Meeting Check	CURRENT -VALLEY	22863	07/24/2025	\$4,506.43
25-01847	W0021	MARK WOSZCZAK MECHANICAL CONT.	231 Maple Ave - wtr leak repai	1	231 Maple Ave.-wtr leak repair	\$1,908.60	Meeting Check	WATER OPERATING	13656	07/24/2025	\$71,062.54
25-01848	A0253A	AMAZON CAPITAL SERVICES	ITEMS FOR FD	1	BELPHUST 2025 FF TOOL	\$113.90	Meeting Check	CURRENT -VALLEY	22816	07/24/2025	\$2,211.18
25-01848	A0253A	AMAZON CAPITAL SERVICES	ITEMS FOR FD	2	55 GALLON TRASH BAGS	\$36.49	Meeting Check	CURRENT -VALLEY	22816	07/24/2025	\$2,211.18
25-01848	A0253A	AMAZON CAPITAL SERVICES	ITEMS FOR FD	3	SEEK THERMAL-FIREPRO 200	\$669.00	Meeting Check	CURRENT -VALLEY	22816	07/24/2025	\$2,211.18
25-01848	A0253A	AMAZON CAPITAL SERVICES	ITEMS FOR FD	4	DELSWIN LANYARD KEYCHAIN	\$15.98	Meeting Check	CURRENT -VALLEY	22816	07/24/2025	\$2,211.18
25-01848	A0253A	AMAZON CAPITAL SERVICES	ITEMS FOR FD	5	SEEK THERMAL-FIREPRO 200	\$669.00	Meeting Check	CURRENT -VALLEY	22816	07/24/2025	\$2,211.18
25-01849	P0190	PAPER ROLL PRODUCTS LLC		1	60mm x 640' Thermal Paper	\$2,395.00	Meeting Check	PARKNG OPER VAL	3326	07/24/2025	\$2,395.00
25-01856	A0253A	AMAZON CAPITAL SERVICES	caution signage for library	1	caution signage for library	\$146.00	Meeting Check	CURRENT -VALLEY	22816	07/24/2025	\$2,211.18
25-01856	A0253A	AMAZON CAPITAL SERVICES	caution signage for library	2	caution do not use stairs sign	\$69.80	Meeting Check	CURRENT -VALLEY	22816	07/24/2025	\$2,211.18
25-01857	W0075	W.B.MASON CO INC	supplies for lead service DPU	1	Paper	\$243.96	Meeting Check	WATER OPERATING	13657	07/24/2025	\$366.72
25-01857	W0075	W.B.MASON CO INC	supplies for lead service DPU	2	Envelopes	\$92.07	Meeting Check	WATER OPERATING	13657	07/24/2025	\$366.72
25-01857	W0075	W.B.MASON CO INC	supplies for lead service DPU	3	Envelopes	\$30.69	Meeting Check	WATER OPERATING	13657	07/24/2025	\$366.72
25-01858	A0253A	AMAZON CAPITAL SERVICES	SURGE PROTECT/BATT BACK-UP	1	SURGE PROTECT/BATT BACK-UP	\$83.99	Meeting Check	CURRENT -VALLEY	22816	07/24/2025	\$2,211.18
25-01859	A0253A	AMAZON CAPITAL SERVICES	DOG AGILITY COURSE	1	DOG AGILITY COURSE	\$85.49	Meeting Check	ANIMAL WELFARE	1005	07/24/2025	\$85.49
25-01860	C0026	CENTRAL TOWING & RECOVERY	towing for sweeper #26	2	towing for sweeper #26 7/7	\$350.00	Meeting Check	CURRENT -VALLEY	22821	07/24/2025	\$350.00
25-01861	A0253A	AMAZON CAPITAL SERVICES	COFFEE DECANTERS FOR SEN CTR	1	COFFEE DECANTERS FOR SEN CTR	\$91.80	Meeting Check	GRANT FUND-VNB	2447	07/24/2025	\$91.80
25-01864	A0253A	AMAZON CAPITAL SERVICES	PTO Switch John Deere Mower	1	PTO Switch John Deere Mower	\$13.29	Meeting Check	CURRENT -VALLEY	22816	07/24/2025	\$2,211.18
25-01866	F0195	JOSEPH FAZZIO-WALL LLC	hardware for delineators	2	hardware for delineators	\$185.91	Meeting Check	GRANT FUND-VNB	2454	07/24/2025	\$185.91
25-01867	S0444	STENCIL EASE	STENCILS-SAFE ROUTES SCHOOL	1	STENCILS-SAFE ROUTES SCHOOL	\$590.00	Meeting Check	GRANT FUND-VNB	2470	07/24/2025	\$590.00
25-01868	B0019	BOROUGH OF RED BANK,PAYROLL AC	7/15/2025	1	7/15/2025	\$14,375.24	Manual Check	CURRENT -VALLEY	22798	07/11/2025	\$451,207.32
25-01868	B0019	BOROUGH OF RED BANK,PAYROLL AC	7/15/2025	2	7/15/2025	\$7,193.39	Manual Check	CURRENT -VALLEY	22798	07/11/2025	\$451,207.32
25-01868	B0019	BOROUGH OF RED BANK,PAYROLL AC	7/15/2025	3	7/15/2025	\$861.64	Manual Check	CURRENT -VALLEY	22798	07/11/2025	\$451,207.32
25-01868	B0019	BOROUGH OF RED BANK,PAYROLL AC	7/15/2025	4	7/15/2025	\$9,643.19	Manual Check	CURRENT -VALLEY	22798	07/11/2025	\$451,207.32
25-01868	B0019	BOROUGH OF RED BANK,PAYROLL AC	7/15/2025	5	7/15/2025	\$3,207.72	Manual Check	CURRENT -VALLEY	22798	07/11/2025	\$451,207.32
25-01868	B0019	BOROUGH OF RED BANK,PAYROLL AC	7/15/2025	6	7/15/2025	\$4,304.55	Manual Check	CURRENT -VALLEY	22798	07/11/2025	\$451,207.32
25-01868	B0019	BOROUGH OF RED BANK,PAYROLL AC	7/15/2025	7	7/15/2025	\$3,008.74	Manual Check	CURRENT -VALLEY	22798	07/11/2025	\$451,207.32
25-01868	B0019	BOROUGH OF RED BANK,PAYROLL AC	7/15/2025	8	7/15/2025	\$3,008.72	Manual Check	CURRENT -VALLEY	22798	07/11/2025	\$451,207.32
25-01868	B0019	BOROUGH OF RED BANK,PAYROLL AC	7/15/2025	9	7/15/2025	\$10,245.17	Manual Check	CURRENT -VALLEY	22798	07/11/2025	\$451,207.32
25-01868	B0019	BOROUGH OF RED BANK,PAYROLL AC	7/15/2025	10	7/15/2025	\$234.23	Manual Check	CURRENT -VALLEY	22798	07/11/2025	\$451,207.32
25-01868	B0019	BOROUGH OF RED BANK,PAYROLL AC	7/15/2025	11	7/15/2025	\$16,157.86	Manual Check	CURRENT -VALLEY	22798	07/11/2025	\$451,207.32
25-01868	B0019	BOROUGH OF RED BANK,PAYROLL AC	7/15/2025	12	7/15/2025	\$1,785.23	Manual Check	CURRENT -VALLEY	22798	07/11/2025	\$451,207.32
25-01868	B0019	BOROUGH OF RED BANK,PAYROLL AC	7/15/2025	13	7/15/2025	\$207,603.72	Manual Check	CURRENT -VALLEY	22798	07/11/2025	\$451,207.32
25-01868	B0019	BOROUGH OF RED BANK,PAYROLL AC	7/15/2025	14	7/15/2025	\$2,747.49	Manual Check	CURRENT -VALLEY	22798	07/11/2025	\$451,207.32
25-01868	B0019	BOROUGH OF RED BANK,PAYROLL AC	7/15/2025	15	7/15/2025	\$154.44	Manual Check	CURRENT -VALLEY	22798	07/11/2025	\$451,207.32
25-01868	B0019	BOROUGH OF RED BANK,PAYROLL AC	7/15/2025	16	7/15/2025	\$18,031.96	Manual Check	CURRENT -VALLEY	22798	07/11/2025	\$451,207.32
25-01868	B0019	BOROUGH OF RED BANK,PAYROLL AC	7/15/2025	17	7/15/2025	\$1,680.00	Manual Check	CURRENT -VALLEY	22798	07/11/2025	\$451,207.32
25-01868	B0019	BOROUGH OF RED BANK,PAYROLL AC	7/15/2025	18	7/15/2025	\$1,728.00	Manual Check	CURRENT -VALLEY	22798	07/11/2025	\$451,207.32
25-01868	B0019	BOROUGH OF RED BANK,PAYROLL AC	7/15/2025	19	7/15/2025	\$4,757.73	Manual Check	CURRENT -VALLEY	22798	07/11/2025	\$451,207.32
25-01868	B0019	BOROUGH OF RED BANK,PAYROLL AC	7/15/2025	20	7/15/2025	\$200.41	Manual Check	CURRENT -VALLEY	22798	07/11/2025	\$451,207.32
25-01868	B0019	BOROUGH OF RED BANK,PAYROLL AC	7/15/2025	21	7/15/2025	\$275.54	Manual Check	CURRENT -VALLEY	22798	07/11/2025	\$451,207.32
25-01868	B0019	BOROUGH OF RED BANK,PAYROLL AC	7/15/2025	22	7/15/2025	\$275.54	Manual Check	CURRENT -VALLEY	22798	07/11/2025	\$451,207.32
25-01868	B0019	BOROUGH OF RED BANK,PAYROLL AC	7/15/2025	23	7/15/2025	\$41,338.08	Manual Check	CURRENT -VALLEY	22798	07/11/2025	\$451,207.32
25-01868	B0019	BOROUGH OF RED BANK,PAYROLL AC	7/15/2025	24	7/15/2025	\$1,051.32	Manual Check	CURRENT -VALLEY	22798	07/11/2025	\$451,207.32
25-01868	B0019	BOROUGH OF RED BANK,PAYROLL AC	7/15/2025	25	7/15/2025	\$22,854.63	Manual Check	CURRENT -VALLEY	22798	07/11/2025	\$451,207.32
25-01868	B0019	BOROUGH OF RED BANK,PAYROLL AC	7/15/2025	26	7/15/2025	\$713.55	Manual Check	CURRENT -VALLEY	22798	07/11/2025	\$451,207.32
25-01868	B0019	BOROUGH OF RED BANK,PAYROLL AC	7/15/2025	27	7/15/2025	\$13,098.34	Manual Check	CURRENT -VALLEY	22798	07/11/2025	\$451,207.32

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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
25-01868	B0019	BOROUGH OF RED BANK,PAYROLL AC	7/15/2025	28	7/15/2025	\$145.34	Manual Check	CURRENT -VALLEY	22798	07/11/2025	\$451,207.32
25-01868	B0019	BOROUGH OF RED BANK,PAYROLL AC	7/15/2025	29	7/15/2025	\$25,783.71	Manual Check	CURRENT -VALLEY	22798	07/11/2025	\$451,207.32
25-01868	B0019	BOROUGH OF RED BANK,PAYROLL AC	7/15/2025	30	7/15/2025	\$12,014.25	Manual Check	CURRENT -VALLEY	22798	07/11/2025	\$451,207.32
25-01868	B0019	BOROUGH OF RED BANK,PAYROLL AC	7/15/2025	31	7/15/2025	\$190.82	Manual Check	CURRENT -VALLEY	22798	07/11/2025	\$451,207.32
25-01868	B0019	BOROUGH OF RED BANK,PAYROLL AC	7/15/2025	32	7/15/2025	\$21,745.03	Manual Check	CURRENT -VALLEY	22798	07/11/2025	\$451,207.32
25-01868	B0019	BOROUGH OF RED BANK,PAYROLL AC	7/15/2025	33	7/15/2025	\$791.74	Manual Check	CURRENT -VALLEY	22798	07/11/2025	\$451,207.32
25-01869	B0019	BOROUGH OF RED BANK,PAYROLL AC	7/15/2025	1	7/15/2025	\$37,699.25	Manual Check	WATER OPERATING	13635	07/11/2025	\$41,989.05
25-01869	B0019	BOROUGH OF RED BANK,PAYROLL AC	7/15/2025	2	7/15/2025	\$1,877.06	Manual Check	WATER OPERATING	13635	07/11/2025	\$41,989.05
25-01869	B0019	BOROUGH OF RED BANK,PAYROLL AC	7/15/2025	3	7/15/2025	\$2,412.74	Manual Check	WATER OPERATING	13635	07/11/2025	\$41,989.05
25-01870	B0019	BOROUGH OF RED BANK,PAYROLL AC	7/15/2025	1	7/15/2025	\$23,409.13	Manual Check	PARKNG OPER VAL	3316	07/11/2025	\$24,941.87
25-01870	B0019	BOROUGH OF RED BANK,PAYROLL AC	7/15/2025	2	7/15/2025	\$83.72	Manual Check	PARKNG OPER VAL	3316	07/11/2025	\$24,941.87
25-01870	B0019	BOROUGH OF RED BANK,PAYROLL AC	7/15/2025	3	7/15/2025	\$1,449.02	Manual Check	PARKNG OPER VAL	3316	07/11/2025	\$24,941.87
25-01871	B0019	BOROUGH OF RED BANK,PAYROLL AC	7/15/2025	1	7/15/2025	\$12,551.23	Manual Check	GRANT FUND-VNB	2443	07/11/2025	\$13,857.45
25-01871	B0019	BOROUGH OF RED BANK,PAYROLL AC	7/15/2025	2	7/15/2025	\$1,306.22	Manual Check	GRANT FUND-VNB	2443	07/11/2025	\$13,857.45
25-01872	B0019	BOROUGH OF RED BANK,PAYROLL AC	7/15/2025	1	7/15/2025	\$21,825.00	Manual Check	TRUST ACCOUNT	6283	07/11/2025	\$21,825.00
25-01873	B0019	BOROUGH OF RED BANK,PAYROLL AC	7/15/2025	1	7/15/2025	\$414.19	Manual Check	RCA	2045	07/11/2025	\$414.19
25-01881	T0052	TREAS.ST OF NJ DCA (802)	NJ PERMIT FEES 2ND QTR 2025	1	NJ PERMIT FEES 2ND QUARTER 202	\$8,591.00	Meeting Check	CURRENT -VALLEY	22859	07/24/2025	\$8,591.00
25-01886	A0018	A1 COMMERCIAL KITCHEN SERVICE	Hood Cleaning/Fire Suppression	1	Hood Cleaning/Fire Suppression	\$400.00	Meeting Check	RECREATION-VNB	1633	07/24/2025	\$400.00
25-01886	A0018	A1 COMMERCIAL KITCHEN SERVICE	Hood Cleaning/Fire Suppression	2	Hood Cleaning Senior Center	\$250.00	Meeting Check	CURRENT -VALLEY	22814	07/24/2025	\$250.00
25-01887	S0443	JUNE SCALZO	PICKLEBALL REFUND	1	PICKLEBALL REFUND	\$25.00	Meeting Check	RECREATION-VNB	1645	07/24/2025	\$25.00
25-01888	N0035	NJRPA	MEMBERSHIP RENEWAL-O. SALINAS	1	MEMBERSHIP RENEWAL-O. SALINAS	\$275.00	Meeting Check	CURRENT -VALLEY	22847	07/24/2025	\$275.00
25-01889	H0079	TED HALL LOCKSMITH	KEYS & KEY RINGS	1	KEYS & KEY RINGS	\$36.00	Meeting Check	RECREATION-VNB	1644	07/24/2025	\$36.00
25-01891	P0259	PLOSIA COHEN LLC.	LEGAL-LABOR ATTN:Y-JUNE 2025	1	LEGAL-LABOR-GEN/PD/LIB	\$3,597.00	Meeting Check	CURRENT -VALLEY	22849	07/24/2025	\$8,218.00
25-01891	P0259	PLOSIA COHEN LLC.	LEGAL-LABOR ATTN:Y-JUNE 2025	2	LEGAL-LABOR-SPENCE	\$4,821.00	Meeting Check	CURRENT -VALLEY	22849	07/24/2025	\$8,218.00
25-01892	F0025	FOODTOWN RB	SUMMER CAMP SUPPLIES	2	SUMMER CAMP SUPPLIES 7/3	\$21.95	Meeting Check	CURRENT -VALLEY	22828	07/24/2025	\$21.95
25-01893	S0009	SHREWSBURY AUTO PARTS INC	mechanic shop supplies	1	mechanic shop supplies	\$70.82	Meeting Check	CURRENT -VALLEY	22897	07/24/2025	\$105.84
25-01894	C0027	CENTRAL JERSEY HEALTH INS.FUND	HEALTH INSURANCE-AUGUST 2025	1	HEALTH INSURANCE-AUGUST 2025	\$273,464.59	Meeting Check	CURRENT -VALLEY	22822	07/24/2025	\$278,674.59
25-01894	C0027	CENTRAL JERSEY HEALTH INS.FUND	HEALTH INSURANCE-AUGUST 2025	2	HEALTH INSURANCE-AUGUST 2025	\$87,422.18	Meeting Check	WATER OPERATING	13646	07/24/2025	\$87,422.18
25-01894	C0027	CENTRAL JERSEY HEALTH INS.FUND	HEALTH INSURANCE-AUGUST 2025	3	HEALTH INSURANCE-AUGUST 2025	\$25,253.58	Meeting Check	PARKNG OPER VAL	3323	07/24/2025	\$25,253.58
25-01894	C0027	CENTRAL JERSEY HEALTH INS.FUND	HEALTH INSURANCE-AUGUST 2025	4	HEALTH INSURANCE-AUGUST 2025	\$5,210.00	Meeting Check	CURRENT -VALLEY	22822	07/24/2025	\$278,674.59
25-01894	C0027	CENTRAL JERSEY HEALTH INS.FUND	HEALTH INSURANCE-AUGUST 2025	5	HEALTH INSURANCE-AUGUST 2025	\$13,954.00	Meeting Check	GRANT FUND-VNB	2450	07/24/2025	\$13,954.00
25-01895	S0009	SHREWSBURY AUTO PARTS INC	Blower Motor Resistor Kit #29	1	Blower Motor Resistor Kit #29	\$35.02	Meeting Check	CURRENT -VALLEY	22897	07/24/2025	\$105.84
25-01897	C0321	CME ASSOCIATES	GEN ENGINEERING SVCS-JULY 2025	1	GEN ENGINEERING SVCS-JULY 2025	\$7,431.50	Meeting Check	CURRENT -VALLEY	22825	07/24/2025	\$7,431.50
25-01897	C0321	CME ASSOCIATES	GEN ENGINEERING SVCS-JULY 2025	2	ESCROW PROJ BILLING-ZR13547	\$391.50	Meeting Check	DEVESCROW2RIVER	1951	07/24/2025	\$391.50
25-01898	NWFINGRP	NW FINANCIAL GROUP LLC	RBHA-FIN ADV SVCS-REDEVEL PROJ	1	RBHA-FIN ADV SVCS-REDEVEL PROJ	\$200.00	Meeting Check	CAPITAL ACCOUNT	2688	07/24/2025	\$200.00
25-01899	H0079	TED HALL LOCKSMITH	Open for emergencies	2	Open for supplies 7/17	\$10.99	Meeting Check	CURRENT -VALLEY	22892	07/24/2025	\$1,035.99
25-01900	T0275	21ST CENTURY MEDIA NEWSPAPER	COAH HOUSING AVAIL NOTIF	1	COAH HOUSING-2732208 6/20	\$25.20	Meeting Check	COAH DEV FEES	265	07/24/2025	\$56.00
25-01900	T0275	21ST CENTURY MEDIA NEWSPAPER	COAH HOUSING AVAIL NOTIF	2	COAH HOUSING-2734357 6/27	\$30.80	Meeting Check	COAH DEV FEES	265	07/24/2025	\$56.00
25-01902	W0021	MARK WOSZCZAK MECHANICAL CONT.	171 Leighton Ave-emergency repa	1	171 Leighton Ave -emerge repai	\$5,879.00	Meeting Check	WATER OPERATING	13656	07/24/2025	\$71,062.54
25-01903	W0075	W.B.MASON CO INC	OFFICE SUPPLY ORDER	1	BINDERS 1/2 INCH 12 COUNT	\$35.59	Meeting Check	CURRENT -VALLEY	22865	07/24/2025	\$528.49
25-01903	W0075	W.B.MASON CO INC	OFFICE SUPPLY ORDER	2	BINDERS 1" 12 COUNT	\$35.03	Meeting Check	CURRENT -VALLEY	22865	07/24/2025	\$528.49
25-01903	W0075	W.B.MASON CO INC	OFFICE SUPPLY ORDER	3	RING BINDER POCKETS	\$24.70	Meeting Check	CURRENT -VALLEY	22865	07/24/2025	\$528.49
25-01903	W0075	W.B.MASON CO INC	OFFICE SUPPLY ORDER	4	BUSINESS CARD HOLDER	\$7.61	Meeting Check	CURRENT -VALLEY	22865	07/24/2025	\$528.49
25-01903	W0075	W.B.MASON CO INC	OFFICE SUPPLY ORDER	5	LITERATURE HOLDER	\$11.98	Meeting Check	CURRENT -VALLEY	22865	07/24/2025	\$528.49
25-01903	W0075	W.B.MASON CO INC	OFFICE SUPPLY ORDER	6	FAN	\$33.58	Meeting Check	CURRENT -VALLEY	22898	07/24/2025	\$33.58
25-01903	W0075	W.B.MASON CO INC	OFFICE SUPPLY ORDER	7	CORK BULLETIN BOARD 18X1	\$14.74	Meeting Check	CURRENT -VALLEY	22865	07/24/2025	\$528.49
25-01903	W0075	W.B.MASON CO INC	OFFICE SUPPLY ORDER	8	CORK BULLETIN BOARD 48X1	\$24.74	Meeting Check	CURRENT -VALLEY	22865	07/24/2025	\$528.49
25-01903	W0075	W.B.MASON CO INC	OFFICE SUPPLY ORDER	9	MULTI CHARGING CABLE	\$39.99	Meeting Check	CURRENT -VALLEY	22865	07/24/2025	\$528.49
25-01903	W0075	W.B.MASON CO INC	OFFICE SUPPLY ORDER	10	CAR CHARGER WITH USB-C	\$38.98	Meeting Check	CURRENT -VALLEY	22865	07/24/2025	\$528.49
25-01903	W0075	W.B.MASON CO INC	OFFICE SUPPLY ORDER	11	PENCIL CUP	\$1.94	Meeting Check	CURRENT -VALLEY	22865	07/24/2025	\$528.49
25-01903	W0075	W.B.MASON CO INC	OFFICE SUPPLY ORDER	12	MOUSE	\$27.96	Meeting Check	CURRENT -VALLEY	22865	07/24/2025	\$528.49
25-01904	M0137	MON CTY TREASURER-ELECTIONS	PRIMARY BALLOTS POSTAGE-2025	1	PRIMARY BALLOTS POSTAGE-2025	\$795.44	Meeting Check	CURRENT -VALLEY	22841	07/24/2025	\$795.44
25-01905	D0153	JENNIFER DIODATO-HERNANDEZ	Wellness Grant Luau Items	1	Wellness Grant Luau Items Hat	\$5.00	Meeting Check	GRANT FUND-VNB	2452	07/24/2025	\$15.00

July 24, 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
25-01905	D0153	JENNIFER DIODATO-HERNANDEZ	Wellness Grant Luau Items	2	Wellness Grant Luau Items Towe	\$5.00	Meeting Check	GRANT FUND-VNB	2452	07/24/2025	\$15.00
25-01905	D0153	JENNIFER DIODATO-HERNANDEZ	Wellness Grant Luau Items	3	Wellness Grant Luau Items Aloe	\$5.00	Meeting Check	GRANT FUND-VNB	2452	07/24/2025	\$15.00
25-01906	T0270	TRUIVIEW BSI, LLC.	BACKGROUND SEARCH-LOPEZ, J	1	BACKGROUND SEARCH-LOPEZ, J	\$6.45	Meeting Check	CURRENT -VALLEY	22862	07/24/2025	\$12.90
25-01906	T0270	TRUIVIEW BSI, LLC.	BACKGROUND SEARCH-LOPEZ, J	2	BACKGROUND SEARCH-FLETCHER	\$32.00	Meeting Check	WATER OPERATING	13655	07/24/2025	\$38.45
25-01906	T0270	TRUIVIEW BSI, LLC.	BACKGROUND SEARCH-LOPEZ, J	3	BACKGROUND SEARCH-MEWBORN	\$6.45	Meeting Check	CURRENT -VALLEY	22862	07/24/2025	\$12.90
25-01906	T0270	TRUIVIEW BSI, LLC.	BACKGROUND SEARCH-LOPEZ, J	4	BACKGROUND SEARCH-WILLIAMS, C	\$6.45	Meeting Check	WATER OPERATING	13655	07/24/2025	\$38.45
25-01908	A0253A	AMAZON CAPITAL SERVICES	FIRST AID BOAT ITEMS	1	ZOMCHAIN MARINE FLAG POLE	\$49.58	Meeting Check	CURRENT -VALLEY	22868	07/24/2025	\$1,274.67
25-01908	A0253A	AMAZON CAPITAL SERVICES	FIRST AID BOAT ITEMS	2	EMBROIDERED FLAG 12.5 X 18	\$29.98	Meeting Check	CURRENT -VALLEY	22868	07/24/2025	\$1,274.67
25-01908	A0253A	AMAZON CAPITAL SERVICES	FIRST AID BOAT ITEMS	3	TAYLOR MADE FLAG 20 X 30	\$37.77	Meeting Check	CURRENT -VALLEY	22868	07/24/2025	\$1,274.67
25-01908	A0253A	AMAZON CAPITAL SERVICES	FIRST AID BOAT ITEMS	4	MILWAUKEE 2727-20 M18 CHAINSAW	\$349.00	Meeting Check	CURRENT -VALLEY	22868	07/24/2025	\$1,274.67
25-01908	A0253A	AMAZON CAPITAL SERVICES	FIRST AID BOAT ITEMS	5	MILWAUKEE 2786-20 M18 CUT SAW	\$534.08	Meeting Check	CURRENT -VALLEY	22868	07/24/2025	\$1,274.67
25-01908	A0253A	AMAZON CAPITAL SERVICES	FIRST AID BOAT ITEMS	6	M18 5.0 BATT 2 PK STARTER KIT	\$144.97	Meeting Check	CURRENT -VALLEY	22868	07/24/2025	\$1,274.67
25-01908	A0253A	AMAZON CAPITAL SERVICES	FIRST AID BOAT ITEMS	7	9" BATT FIRE RESC DIAM BLADE	\$119.90	Meeting Check	CURRENT -VALLEY	22868	07/24/2025	\$1,274.67
25-01908	A0253A	AMAZON CAPITAL SERVICES	FIRST AID BOAT ITEMS	8	NEARMOON COAT HOOKS	\$9.39	Meeting Check	CURRENT -VALLEY	22868	07/24/2025	\$1,274.67
25-01909	W00135	WIRELESS ELECTRONICS, INC.	REPAIR FRONT SPEAKER ENG 95	1	REPAIR FRONT SPEAKER ENG 95	\$450.00	Meeting Check	CURRENT -VALLEY	22867	07/24/2025	\$450.00
25-01912	T0159	TEAM LIFE	Adult Defibrillation Electrode	1	Adult Defibrillation Electrode	\$225.00	Meeting Check	CURRENT -VALLEY	22860	07/24/2025	\$950.00
25-01912	T0159	TEAM LIFE	Adult Defibrillation Electrode	2	AED Pediatric Defib. Pads	\$575.00	Meeting Check	CURRENT -VALLEY	22860	07/24/2025	\$950.00
25-01913	T0159	TEAM LIFE	On-Site Instructor Fee	1	On-Site Instructor Fee	\$150.00	Meeting Check	CURRENT -VALLEY	22860	07/24/2025	\$950.00
25-01915	W0075	W.B.MASON CO INC	Office Supplies	1	Dry Erase Maker Ultra Fine Poi	\$8.99	Meeting Check	CURRENT -VALLEY	22865	07/24/2025	\$528.49
25-01915	W0075	W.B.MASON CO INC	Office Supplies	2	Dry Erase	\$6.99	Meeting Check	CURRENT -VALLEY	22865	07/24/2025	\$528.49
25-01915	W0075	W.B.MASON CO INC	Office Supplies	3	Paper	\$147.96	Meeting Check	CURRENT -VALLEY	22865	07/24/2025	\$528.49
25-01915	W0075	W.B.MASON CO INC	Office Supplies	4	Cardstock	\$14.99	Meeting Check	CURRENT -VALLEY	22865	07/24/2025	\$528.49
25-01915	W0075	W.B.MASON CO INC	Office Supplies	5	Envelope Moistner	\$0.65	Meeting Check	CURRENT -VALLEY	22865	07/24/2025	\$528.49
25-01915	W0075	W.B.MASON CO INC	Office Supplies	6	Paper Plates	\$23.99	Meeting Check	CURRENT -VALLEY	22865	07/24/2025	\$528.49
25-01915	W0075	W.B.MASON CO INC	Office Supplies	7	Cutlery	\$25.99	Meeting Check	CURRENT -VALLEY	22865	07/24/2025	\$528.49
25-01915	W0075	W.B.MASON CO INC	Office Supplies	8	Prior Credit	-\$2.32	Meeting Check	CURRENT -VALLEY	22865	07/24/2025	\$528.49
25-01916	S0021	SHERWIN WILLIAMS CO.,INC.	traffic marking paint	1	traffic marking paint	\$237.95	Meeting Check	CURRENT -VALLEY	22853	07/24/2025	\$118.97
25-01916	S0021	SHERWIN WILLIAMS CO.,INC.	traffic marking paint	2	Discount	-\$118.98	Meeting Check	CURRENT -VALLEY	22853	07/24/2025	\$118.97
25-01917	M0017	MCGINNIS PRINTING	PRINTING-BLDG DIRECTORIES	1	PRINTING-BLDG DIRECTORIES	\$35.00	Meeting Check	CURRENT -VALLEY	22838	07/24/2025	\$35.00
25-01919	DE0395	Direct Energy Business	acc#1707322 5/5-6/3	1	acc#1707322 5/5-6/3	\$48.72	Manual Check	CURRENT -VALLEY	22801	07/16/2025	\$48.72
25-01920	B0010	VERIZON	acc#157054176000196 6/19-7/18	1	acc#157054176000196 6/19-7/18	\$138.10	Manual Check	CURRENT -VALLEY	22807	07/16/2025	\$1,170.86
25-01921	B0010	VERIZON	acc#157054156000117 6/19-7/18	1	acc#157054156000117 6/19-7/18	\$963.71	Manual Check	CURRENT -VALLEY	22807	07/16/2025	\$1,170.86
25-01922	B0010	VERIZON	acc#457052606000114 6/19-7/18	1	acc#457052606000114 6/19-7/18	\$69.05	Manual Check	CURRENT -VALLEY	22807	07/16/2025	\$1,170.86
25-01923	B0010	VERIZON	acc#951185826000174 6/14-7/13	1	acc#951185826000174 6/14-7/13	\$214.00	Manual Check	WATER OPERATING	13636	07/16/2025	\$275.47
25-01924	B0010	VERIZON	acc#450577250000199 6/16-7/15	1	acc#450577250000199 6/16-7/15	\$61.47	Manual Check	WATER OPERATING	13636	07/16/2025	\$275.47
25-01925	A0223	AT&T	acc#0555347263001 7/1/25	1	acc#0555347263001 7/1/25	\$41.25	Manual Check	CURRENT -VALLEY	22800	07/16/2025	\$166.79
25-01926	A0223	AT&T	acc#0303496654001 6/25/25	1	acc#0303496654001 6/25/25	\$125.54	Manual Check	CURRENT -VALLEY	22800	07/16/2025	\$166.79
25-01927	X0004	XFINITY	acc#0029294 6/24-7/23	1	acc#0029294 6/24-7/23	\$169.30	Manual Check	CURRENT -VALLEY	22809	07/16/2025	\$169.30
25-01928	X0004	XFINITY	acc#0112579 6/20-7/19	1	acc#0112579 6/20-7/19	\$166.85	Manual Check	CURRENT -VALLEY	22811	07/16/2025	\$166.85
25-01929	X0004	XFINITY	acc#0162343 6/28-7/27	1	acc#0162343 6/28-7/27	\$560.45	Manual Check	CURRENT -VALLEY	22813	07/16/2025	\$560.45
25-01930	X0004	XFINITY	acc#0162269 6/26-7/25	1	acc#0162269 6/26-7/25	\$560.45	Manual Check	PARKNG OPER VAL	3322	07/16/2025	\$560.45
25-01931	X0004	XFINITY	acc#0276424 7/4-8/3	1	acc#0276424 7/4-8/3	\$94.94	Manual Check	CURRENT -VALLEY	22806	07/16/2025	\$94.94
25-01932	X0004	XFINITY	acc#0118576 6/26-7/25	1	acc#0118576 6/26-7/25	\$172.45	Manual Check	WATER OPERATING	13641	07/16/2025	\$172.45
25-01933	X0004	XFINITY	acc#0277380 7/2-8/1	1	acc#0277380 7/2-8/1	\$120.54	Manual Check	PARKNG OPER VAL	3321	07/16/2025	\$120.54
25-01934	X0004	XFINITY	acc#0167532 6/18-7/17	1	acc#0167532 6/18-7/17	\$360.49	Manual Check	PARKNG OPER VAL	3319	07/16/2025	\$360.49
25-01935	J0045	JCP&L	Various accounts 6/5-7/6	1	Various accounts 6/5-7/6	\$1,640.49	Manual Check	PARKNG OPER VAL	3317	07/16/2025	\$1,640.49
25-01936	J0045	JCP&L	Various accounts 6/5-7/6	1	Various accounts 6/5-7/6	\$2,586.65	Manual Check	CURRENT -VALLEY	22802	07/16/2025	\$2,586.65
25-01937	J0045	JCP&L	acc100012855597 6/5-7/7	1	acc100012855597 6/5-7/7	\$215.18	Manual Check	GRANT FUND-VNB	2444	07/16/2025	\$215.18
25-01938	J0045	JCP&L	Various accounts 6/5-7/6	1	Various accounts 6/5-7/6	\$2,845.50	Manual Check	WATER OPERATING	13637	07/16/2025	\$2,845.50
25-01939	J0045	JCP&L	Various accounts 6/5-7/6	1	Various accounts 6/5-7/6	\$18,022.32	Manual Check	CURRENT -VALLEY	22808	07/16/2025	\$18,022.32
25-01940	N0021	NEW JERSEY NATURAL GAS CO	Various accounts 5/22-6/24	1	Various accounts 5/22-6/24	\$667.59	Manual Check	CURRENT -VALLEY	22803	07/16/2025	\$667.59
25-01941	N0021	NEW JERSEY NATURAL GAS CO	acc#132156564119 5/22-6/23	1	acc#132156564119 5/22-6/23	\$515.00	Manual Check	GRANT FUND-VNB	2445	07/16/2025	\$515.00
25-01942	N0021	NEW JERSEY NATURAL GAS CO	Various accounts 5/22-6/24	1	Various accounts 5/22-6/24	\$1,432.73	Manual Check	WATER OPERATING	13638	07/16/2025	\$1,432.73

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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
25-01943	B0010	VERIZON	Fire House accounts 6/19-7/18	1	Fire House accounts 6/19-7/18	\$69.05	Manual Check	CURRENT -VALLEY	22810	07/16/2025	\$610.35
25-01943	B0010	VERIZON	Fire House accounts 6/19-7/18	2	Fire House accounts 6/19-7/18	\$69.05	Manual Check	CURRENT -VALLEY	22810	07/16/2025	\$610.35
25-01943	B0010	VERIZON	Fire House accounts 6/19-7/18	3	Fire House accounts 6/19-7/18	\$69.05	Manual Check	CURRENT -VALLEY	22810	07/16/2025	\$610.35
25-01943	B0010	VERIZON	Fire House accounts 6/19-7/18	4	Fire House accounts 6/19-7/18	\$276.22	Manual Check	CURRENT -VALLEY	22810	07/16/2025	\$610.35
25-01943	B0010	VERIZON	Fire House accounts 6/19-7/18	5	Fire House accounts 6/19-7/18	\$126.98	Manual Check	CURRENT -VALLEY	22810	07/16/2025	\$610.35
25-01944	B0010	VERIZON	acc#357052653000158 6/19-7/18	1	acc#357052653000158 6/19-7/18	\$145.47	Manual Check	CURRENT -VALLEY	22812	07/16/2025	\$190.81
25-01944	B0010	VERIZON	acc#357052653000158 6/19-7/18	2	acc#357052653000158 6/19-7/18	\$46.51	Manual Check	WATER OPERATING	13642	07/16/2025	\$61.00
25-01944	B0010	VERIZON	acc#357052653000158 6/19-7/18	3	acc#357052653000158 6/19-7/18	\$13.43	Manual Check	PARKNG OPER VAL	3320	07/16/2025	\$17.62
25-01945	B0010	VERIZON	acc#957052694000161 6/19-7/18	1	acc#957052694000161 6/19-7/18	\$45.34	Manual Check	CURRENT -VALLEY	22812	07/16/2025	\$190.81
25-01945	B0010	VERIZON	acc#957052694000161 6/19-7/18	2	acc#957052694000161 6/19-7/18	\$14.49	Manual Check	WATER OPERATING	13642	07/16/2025	\$61.00
25-01945	B0010	VERIZON	acc#957052694000161 6/19-7/18	3	acc#957052694000161 6/19-7/18	\$4.19	Manual Check	PARKNG OPER VAL	3320	07/16/2025	\$17.62
25-01946	V0040	VERIZON WIRELESS	acc#6213289880001 5/27-6/26	1	acc#6213289880001 5/27-6/26	\$239.39	Manual Check	CURRENT -VALLEY	22805	07/16/2025	\$1,829.25
25-01946	V0040	VERIZON WIRELESS	acc#6213289880001 5/27-6/26	2	acc#6213289880001 5/27-6/26	\$38.01	Manual Check	CURRENT -VALLEY	22805	07/16/2025	\$1,829.25
25-01946	V0040	VERIZON WIRELESS	acc#6213289880001 5/27-6/26	3	acc#6213289880001 5/27-6/26	\$1,043.74	Manual Check	CURRENT -VALLEY	22805	07/16/2025	\$1,829.25
25-01946	V0040	VERIZON WIRELESS	acc#6213289880001 5/27-6/26	4	acc#6213289880001 5/27-6/26	\$76.02	Manual Check	CURRENT -VALLEY	22805	07/16/2025	\$1,829.25
25-01946	V0040	VERIZON WIRELESS	acc#6213289880001 5/27-6/26	5	acc#6213289880001 5/27-6/26	\$122.69	Manual Check	CURRENT -VALLEY	22805	07/16/2025	\$1,829.25
25-01946	V0040	VERIZON WIRELESS	acc#6213289880001 5/27-6/26	6	acc#6213289880001 5/27-6/26	\$309.40	Manual Check	CURRENT -VALLEY	22805	07/16/2025	\$1,829.25
25-01946	V0040	VERIZON WIRELESS	acc#6213289880001 5/27-6/26	7	acc#6213289880001 5/27-6/26	\$207.53	Manual Check	WATER OPERATING	13640	07/16/2025	\$207.53
25-01946	V0040	VERIZON WIRELESS	acc#6213289880001 5/27-6/26	8	acc#6213289880001 5/27-6/26	\$830.74	Manual Check	PARKNG OPER VAL	3318	07/16/2025	\$830.74
25-01947	U0075	UGI Energy Services	Various accounts 5/22-6/23	1	Various accounts 5/22-6/23	\$2.13	Manual Check	WATER OPERATING	13639	07/16/2025	\$147.13
25-01947	U0075	UGI Energy Services	Various accounts 5/22-6/23	2	Various accounts 5/22-6/23	\$48.56	Manual Check	WATER OPERATING	13639	07/16/2025	\$147.13
25-01947	U0075	UGI Energy Services	Various accounts 5/22-6/23	3	Various accounts 5/22-6/23	\$37.06	Manual Check	WATER OPERATING	13639	07/16/2025	\$147.13
25-01947	U0075	UGI Energy Services	Various accounts 5/22-6/23	4	Various accounts 5/22-6/23	\$40.82	Manual Check	WATER OPERATING	13639	07/16/2025	\$147.13
25-01947	U0075	UGI Energy Services	Various accounts 5/22-6/23	5	Various accounts 5/22-6/23	\$3.20	Manual Check	WATER OPERATING	13639	07/16/2025	\$147.13
25-01947	U0075	UGI Energy Services	Various accounts 5/22-6/23	6	Various accounts 5/22-6/23	\$2.84	Manual Check	WATER OPERATING	13639	07/16/2025	\$147.13
25-01947	U0075	UGI Energy Services	Various accounts 5/22-6/23	7	Various accounts 5/22-6/23	\$2.56	Manual Check	WATER OPERATING	13639	07/16/2025	\$147.13
25-01947	U0075	UGI Energy Services	Various accounts 5/22-6/23	8	Various accounts 5/22-6/23	\$1.43	Manual Check	WATER OPERATING	13639	07/16/2025	\$147.13
25-01947	U0075	UGI Energy Services	Various accounts 5/22-6/23	9	Various accounts 5/22-6/23	\$7.83	Manual Check	WATER OPERATING	13639	07/16/2025	\$147.13
25-01947	U0075	UGI Energy Services	Various accounts 5/22-6/23	10	Various accounts 5/22-6/23	\$0.70	Manual Check	WATER OPERATING	13639	07/16/2025	\$147.13
25-01948	U0075	UGI Energy Services	acc#132156564119 4/24-5/22	1	acc#132156564119 4/24-5/22	\$197.21	Manual Check	GRANT FUND-VNB	2446	07/16/2025	\$197.21
25-01949	U0075	UGI Energy Services	Various accounts 5/22-6/23	1	Various accounts 5/22-6/23	\$16.61	Manual Check	CURRENT -VALLEY	22804	07/16/2025	\$150.09
25-01949	U0075	UGI Energy Services	Various accounts 5/22-6/23	2	Various accounts 5/22-6/23	\$7.02	Manual Check	CURRENT -VALLEY	22804	07/16/2025	\$150.09
25-01949	U0075	UGI Energy Services	Various accounts 5/22-6/23	3	Various accounts 5/22-6/23	\$12.09	Manual Check	CURRENT -VALLEY	22804	07/16/2025	\$150.09
25-01949	U0075	UGI Energy Services	Various accounts 5/22-6/23	4	Various accounts 5/22-6/23	\$20.45	Manual Check	CURRENT -VALLEY	22804	07/16/2025	\$150.09
25-01949	U0075	UGI Energy Services	Various accounts 5/22-6/23	5	Various accounts 5/22-6/23	\$35.78	Manual Check	CURRENT -VALLEY	22804	07/16/2025	\$150.09
25-01949	U0075	UGI Energy Services	Various accounts 5/22-6/23	6	Various accounts 5/22-6/23	\$30.03	Manual Check	CURRENT -VALLEY	22804	07/16/2025	\$150.09
25-01949	U0075	UGI Energy Services	Various accounts 5/22-6/23	7	Various accounts 5/22-6/23	\$28.11	Manual Check	CURRENT -VALLEY	22804	07/16/2025	\$150.09
25-01953	R	RUTGERS STATE UNIVERSITY(NB)	Affordable Housing Courses	1	Intro to Affordable Housing	\$483.00	Meeting Check	CURRENT -VALLEY	22885	07/24/2025	\$721.00
25-01953	R	RUTGERS STATE UNIVERSITY(NB)	Affordable Housing Courses	2	Qualifying Households	\$238.00	Meeting Check	CURRENT -VALLEY	22885	07/24/2025	\$721.00
25-01957	T0004	T&M ASSOCIATES	T&M Invoices	1	Escrow Proj Billing PR15895	\$1,348.50	Meeting Check	DEVESCROW2RIVER	1952	07/24/2025	\$5,421.50
25-01957	T0004	T&M ASSOCIATES	T&M Invoices	2	Escrow Proj Billing ZR15934	\$1,363.50	Meeting Check	DEVESCROW2RIVER	1952	07/24/2025	\$5,421.50
25-01957	T0004	T&M ASSOCIATES	T&M Invoices	3	2025 Board Meetings - June	\$450.00	Meeting Check	CURRENT -VALLEY	22879	07/24/2025	\$450.00
25-01957	T0004	T&M ASSOCIATES	T&M Invoices	4	Escrow Proj Billing ZR15133	\$204.00	Meeting Check	DEVESCROW2RIVER	1952	07/24/2025	\$5,421.50
25-01957	T0004	T&M ASSOCIATES	T&M Invoices	5	Escrow Proj Billing ZR16087	\$1,188.50	Meeting Check	DEVESCROW2RIVER	1952	07/24/2025	\$5,421.50
25-01957	T0004	T&M ASSOCIATES	T&M Invoices	6	Escrow Proj Billing PR15920	\$1,317.00	Meeting Check	DEVESCROW2RIVER	1952	07/24/2025	\$5,421.50
25-01959	L0222	LECKSTEIN & LECKSTEIN	Planning Board Legal Services	1	Planning Board Legal Services	\$1,400.00	Meeting Check	CURRENT -VALLEY	22872	07/24/2025	\$1,400.00
25-01960	I0094	IMMEDIATE CARE WALK-IN MANAGE	Pre Employ Physical DPW	1	Pre Employ Physical Fletcher	\$125.00	Meeting Check	CURRENT -VALLEY	22871	07/24/2025	\$435.00
25-01960	I0094	IMMEDIATE CARE WALK-IN MANAGE	Pre Employ Physical DPW	2	Pre Employ Physical Fletcher	\$30.00	Meeting Check	CURRENT -VALLEY	22871	07/24/2025	\$435.00
25-01960	I0094	IMMEDIATE CARE WALK-IN MANAGE	Pre Employ Physical DPW	3	Pre Employ Physical Williams	\$30.00	Meeting Check	CURRENT -VALLEY	22871	07/24/2025	\$435.00
25-01960	I0094	IMMEDIATE CARE WALK-IN MANAGE	Pre Employ Physical DPW	4	Pre Employ Physical Williams	\$125.00	Meeting Check	CURRENT -VALLEY	22871	07/24/2025	\$435.00
25-01961	F0225	FIS ON SITE SERVICE LLC.	LIFT HOSE BLOW OUT-ENG 96	1	LIFT HOSE BLOW OUT-ENG 96	\$756.44	Meeting Check	CURRENT -VALLEY	22886	07/24/2025	\$756.44
25-01962	P0173	DILWORTH PAXSON LLP	LEGAL-TAX ATTORNEY/JUNE 25	1	LEGAL-TAX ATTORNEY/JUNE 25	\$2,967.07	Meeting Check	CURRENT -VALLEY	22877	07/24/2025	\$2,967.07
25-01963	C0330A	CANNON & MCGUINN, LLC.	GENERAL LEGAL SVCS-MAY	1	THE GARDEN VS RED BANK-MAY	\$231.00	Meeting Check	CURRENT -VALLEY	22869	07/24/2025	\$231.00

July 24, 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
25-01964	D0331	DELISA DEMOLITION INC	June Recycling	1	June Recycling	\$10,705.20	Meeting Check	CURRENT -VALLEY	22891	07/24/2025	\$33,063.14
25-01967	M0017	MCGINNIS PRINTING	Department Envelopes	1	Department Envelopes	\$140.00	Meeting Check	CURRENT -VALLEY	22873	07/24/2025	\$140.00
25-01969	M0490	MONMOUTH COUNTY CLERK (RIM)	PRIMARY ELECT BALLOTS	1	PRIMARY ELECT BALLOTS	\$4,653.00	Meeting Check	CURRENT -VALLEY	22875	07/24/2025	\$4,653.00
25-01970	W0169	MARY WARNER	REIMB PLANTS-ANIMAL WELFARE	1	PRAIRIE GARDEN INV #1	\$191.28	Meeting Check	ANIMAL WELFARE	1006	07/24/2025	\$471.18
25-01970	W0169	MARY WARNER	REIMB PLANTS-ANIMAL WELFARE	2	PRAIRIE GARDEN INV #2	\$119.95	Meeting Check	ANIMAL WELFARE	1006	07/24/2025	\$471.18
25-01970	W0169	MARY WARNER	REIMB PLANTS-ANIMAL WELFARE	3	PINELANDS DIRECT	\$74.97	Meeting Check	ANIMAL WELFARE	1006	07/24/2025	\$471.18
25-01970	W0169	MARY WARNER	REIMB PLANTS-ANIMAL WELFARE	4	STARK BROTHERS	\$30.98	Meeting Check	ANIMAL WELFARE	1006	07/24/2025	\$471.18
25-01970	W0169	MARY WARNER	REIMB PLANTS-ANIMAL WELFARE	5	TOADSHADE	\$54.00	Meeting Check	ANIMAL WELFARE	1006	07/24/2025	\$471.18
25-01972	T0040	TREAS.ST OF NJ,DIV.REVENUE(417	NJDEP INCINERATOR REMEDIATION	1	NJDEP INCINERATOR REMEDIATION	\$13,630.00	Meeting Check	CURRENT -VALLEY	22880	07/24/2025	\$13,630.00
25-01974	B0313	PAUL BARTOLI	ESCROW CLOSE-OUT PR15772	1	ESCROW CLOSE-OUT PR15772	\$856.00	Meeting Check	DEVESCROW2RIVER	1953	07/24/2025	\$856.00
25-01977	M0485	MONMOUTH CONSERVATION FOUND	SUNSET PK LSRP WORK 6/8-7/5	1	SUNSET PK LSRP WORK 6/8-7/5	\$782.50	Meeting Check	CAPITAL ACCOUNT	2689	07/24/2025	\$782.50
25-01978	P0140	RESERVE ACCOUNT	POSTAGE RESERVE-2Q 2025	1	ADMIN POSTAGE-2Q 2025	\$13.00	Meeting Check	CURRENT -VALLEY	22876	07/24/2025	\$3,843.00
25-01978	P0140	RESERVE ACCOUNT	POSTAGE RESERVE-2Q 2025	2	BLDG POSTAGE-2Q 2025	\$220.00	Meeting Check	CURRENT -VALLEY	22876	07/24/2025	\$3,843.00
25-01978	P0140	RESERVE ACCOUNT	POSTAGE RESERVE-2Q 2025	3	CLERK POSTAGE-2Q 2025	\$54.00	Meeting Check	CURRENT -VALLEY	22876	07/24/2025	\$3,843.00
25-01978	P0140	RESERVE ACCOUNT	POSTAGE RESERVE-2Q 2025	4	CODE POSTAGE-2Q 2025	\$543.00	Meeting Check	CURRENT -VALLEY	22876	07/24/2025	\$3,843.00
25-01978	P0140	RESERVE ACCOUNT	POSTAGE RESERVE-2Q 2025	5	COURT POSTAGE-2Q 2025	\$1,061.00	Meeting Check	CURRENT -VALLEY	22876	07/24/2025	\$3,843.00
25-01978	P0140	RESERVE ACCOUNT	POSTAGE RESERVE-2Q 2025	6	DPW POSTAGE-2Q 2025	\$7.00	Meeting Check	CURRENT -VALLEY	22876	07/24/2025	\$3,843.00
25-01978	P0140	RESERVE ACCOUNT	POSTAGE RESERVE-2Q 2025	7	FINANCE POSTAGE-2Q 2025	\$457.00	Meeting Check	CURRENT -VALLEY	22876	07/24/2025	\$3,843.00
25-01978	P0140	RESERVE ACCOUNT	POSTAGE RESERVE-2Q 2025	8	PLANNING POSTAGE-2Q 2025	\$124.50	Meeting Check	CURRENT -VALLEY	22876	07/24/2025	\$3,843.00
25-01978	P0140	RESERVE ACCOUNT	POSTAGE RESERVE-2Q 2025	9	ZONING POSTAGE-2Q 2025	\$124.50	Meeting Check	CURRENT -VALLEY	22876	07/24/2025	\$3,843.00
25-01978	P0140	RESERVE ACCOUNT	POSTAGE RESERVE-2Q 2025	10	POLICE POSTAGE-2Q 2025	\$300.00	Meeting Check	CURRENT -VALLEY	22876	07/24/2025	\$3,843.00
25-01978	P0140	RESERVE ACCOUNT	POSTAGE RESERVE-2Q 2025	11	TAX POSTAGE-2Q 2025	\$688.00	Meeting Check	CURRENT -VALLEY	22876	07/24/2025	\$3,843.00
25-01978	P0140	RESERVE ACCOUNT	POSTAGE RESERVE-2Q 2025	12	VITAL STAT POSTAGE-2Q 2025	\$251.00	Meeting Check	CURRENT -VALLEY	22876	07/24/2025	\$3,843.00
25-01978	P0140	RESERVE ACCOUNT	POSTAGE RESERVE-2Q 2025	13	WATER/SEWER POSTAGE-2Q 2025	\$3,605.00	Meeting Check	WATER OPERATING	13658	07/24/2025	\$3,605.00
25-01982	C0433	CENTURION ACQUISITIONS, LLC.	Redemption and Premium	1	Premium 24-00006 75/116	\$600.00	Meeting Check	TRUST ACCOUNT	6284	07/24/2025	\$600.00
25-01982	C0433	CENTURION ACQUISITIONS, LLC.	Redemption and Premium	2	Redemption 24-00006 75/116	\$1,257.21	Meeting Check	TTL REDEMPTION	3946	07/24/2025	\$1,257.21
25-01987	D0387	MICHELE R. DONATO, ESQ.	HPC LEGAL SVCS-MAY/JUNE 25	1	HPC LEGAL SVCS-MAY/JUNE 25	\$1,007.75	Meeting Check	CURRENT -VALLEY	22870	07/24/2025	\$1,007.75
25-01988	V0093	NICHOLAS VITORINO	REIMB CDL LIC TESTING FEES	1	REIMB CDL LIC TESTING FEES	\$125.00	Meeting Check	CURRENT -VALLEY	22881	07/24/2025	\$125.00
25-01989	I0094	IMMEDIATE CARE WALK-IN MANAGE	PRE-MEMBER PHYSICAL-D. SPECHT	1	PRE-MEMBER PHYSICAL-D. SPECHT	\$125.00	Meeting Check	CURRENT -VALLEY	22871	07/24/2025	\$435.00
25-01990	M0064	MUNICIPAL CLERKS ASSOC OF NJ	2025 DUES CLERK-MOSS/THOMAS	1	2025 DUES CLERK-MARY MOSS	\$100.00	Meeting Check	CURRENT -VALLEY	22874	07/24/2025	\$175.00
25-01990	M0064	MUNICIPAL CLERKS ASSOC OF NJ	2025 DUES CLERK-MOSS/THOMAS	2	2025 DUES DEP CLERK-B. THOMAS	\$75.00	Meeting Check	CURRENT -VALLEY	22874	07/24/2025	\$175.00
25-01994	S0021	SHERWIN WILLIAMS CO.,INC.	PAINT-SAFE ROUTES TO SCHOOL	1	PAINT-SAFE ROUTES TO SCHOOL	\$380.25	Meeting Check	GRANT FUND-VNB	2476	07/24/2025	\$380.25
25-01995	G0184	GLATFELTER INSURANCE GROUP	GROUP LIFE INS-INSTALL #2	1	GROUP LIFE INS-INSTALL #2	\$8,399.00	Meeting Check	CURRENT -VALLEY	22887	07/24/2025	\$8,399.00

**BOROUGH OF RED BANK
COUNTY OF MONMOUTH**

RESOLUTION NO. 25-147

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

**County of Monmouth Department of Health & Human Services-
Red Bank Senior Center-Title III B Funds- \$10,000**

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

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

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

NOW, THEREFORE, BE IT RESOLVED, that the Governing Body of the Borough of Red Bank, County of Monmouth and the State of New Jersey hereby requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the budget of the year 2025 in the sum of \$10,000

which is now available as a 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:

County of Monmouth Department of Health & Human Services -

Red Bank Senior Center-Title III B Funds \$10,000

BE IT FURTHER RESOLVED, that the like sum of \$10,000
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:

County of Monmouth Department of Health & Human Services-

Red Bank Senior Center-Title III B Funds \$10,000

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. 25-148

**RESOLUTION AUTHORIZING TAX COLLECTOR TO COMPLETE APPLICATION
TO PARTICIPATE IN ELECTRONIC TAX SALE PROCESS**

WHEREAS, N.J.S.A. 54:5-19, authorizes electronic tax sales pursuant to rules and regulations to be promulgated by the Director of the Division of Government Services; and

WHEREAS, the Director of the Division of Local Government Services has promulgated rules and regulations for pilot programs; and

WHEREAS, the Director of the Division of Local Government Services has approved NJ Tax Lien Investors/RealAuction.com to conduct electronic programs; and

WHEREAS, having had successful sales through this process in 2012, 2013, 2014, 2015, 2016, 2017 ,2018 and 2019, 2020, 2021, 2022, 2023 and 2024, the Chief Financial Officer has advised that the electronic tax sale has provided the Borough with a greater pool of potential lien buyers and has allowed for a more complete tax sale process; and

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Red Bank that the Chief Financial Officer and Tax Collector are authorized to take the necessary action to participate on October 20th, 2025 by electronic tax sale.

**BOROUGH OF RED BANK
COUNTY OF MONMOUTH**

RESOLUTION NO. 25-149

**RESOLUTION ACCEPTING A GRANT FROM THE
HAZARDOUS DISCHARGE SITE REMEDIATION FUND PUBLIC ENTITY PROGRAM
THROUGH THE NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY
AND THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION**

WHEREAS, Borough of Red Bank has applied for and has been awarded a grant in the amount of up to \$229,180.00 from the Hazardous Discharge Site Remediation Fund Municipal Grant Program through the New Jersey Department of Environmental Protection and the New Jersey Economic Development Authority for Remedial Investigation of the Red Bank Landfill property;

NOW, THEREFORE, BE IT RESOLVED by the governing body of the Borough of Red Bank that the above referenced grant is hereby accepted and the (Mayor, Administrator, etc.) is hereby authorized to execute grant documents as an authorized representative thereunder, as the representative for the Borough of Red Bank.

BE IT FURTHER RESOLVED that the contracts for completion of this Remedial Investigation have been awarded to Monmouth Conservation Foundation in the amounts of \$192,100.00 and \$37,080.00, totaling \$229,180.00.

BE IT FURTHER RESOLVED that a comprehensive plan exists specifically for the development or redevelopment of suspected or confirmed discharge of a hazardous substance or hazardous waste in the host municipality or can otherwise demonstrate its commitment to the Authority that the Project Site will be developed or redeveloped within a three-year period from the completion of the remediation.

BE IT FURTHER RESOLVED that a certified copy of this Resolution be forwarded to the New Jersey Economic Development Authority.

[SEAL]

Attest:

Date Adopted by Council: _____

Mary Moss, RMC- Borough Clerk

William Portman, Mayor

**CERTIFICATION OF GOVERNING BODY OF THE ANNUAL AUDIT
GROUP AFFIDAVIT FORM
NO PHOTO COPIES OF SIGNATURES**

STATE OF NEW JERSEY
COUNTY OF MONMOUTH

We, members of the governing body of the *Borough of Red Bank* of, in the County of *Monmouth*, being duly sworn according to law, upon our oath depose and say:

1. We are duly elected members of the Borough of Red Bank in the county of Monmouth;
2. In the performance of our duties, and pursuant to N.J.A.C. 5:30-6.5, we have familiarized ourselves with the contents of the Annual Municipal Audit filed with the Clerk pursuant to N.J.S.A. 40A:5-6 for the year 2024;
3. We certify that we have personally reviewed and are familiar with, as a minimum, the sections of the Annual Report of Audit entitled

GENERAL COMMENTS

COMMENTS AND RECOMMENDATIONS

AUDITOR'S OPINIONS

(L.S.) William Portman, Mayor

(L.S.) Ben Forest, Council

(L.S.) Kate L. Triggiano, Deputy Mayor/Council

(L.S.) Laura Jannone, Council

(L.S.) Kristina Bonatakis, Council

(L.S.)

(L.S.) David Cassidy, Council

(L.S.)

(L.S.) Nancy Facey-Blackwood, Council

(L.S.)

Sworn to and subscribed before me this
_____ day of _____

Notary Public of New Jersey

Mary Moss, RMC- Municipal Clerk

The Municipal Clerk (or Clerk of the Board of Chosen Freeholders as the case may be) shall set forth the reason for the absence of signature of any members of the governing body.

IMPORTANT: This certificate must be sent to the Bureau of Financial Regulation and Assistance, Division of Local Government Services, P.O. Box 803, Trenton, New Jersey 08625.

**BOROUGH OF RED BANK
COUNTY OF MONMOUTH**

RESOLUTION NO. 25-150

**GOVERNING BODY CERTIFICATION OF THE ANNUAL AUDIT
FORM OF RESOLUTION**

WHEREAS, N.J.S.A. 40A:5-4 requires the governing body of every local unit to have made an annual audit of its books, accounts and financial transactions, and

WHEREAS, the Annual Report of Audit for the year (2024) has been filed by a Registered Municipal Accountant with the (*Municipal Clerk*) pursuant to N.J.S.A. 40A:5-6, and a copy has been received by each member of the governing body; and,

WHEREAS, R.S. 52:27BB-34 authorizes the Local Finance Board of the State of New Jersey to prescribe reports pertaining to the local fiscal affairs; and,

WHEREAS, the Local Finance Board has promulgated N.J.A.C. 5:30-6.5, a regulation requiring that the governing body of each municipality shall by resolution certify to the Local Finance Board of the State of New Jersey that all members of the governing body have reviewed, as a minimum, the sections of the annual audit entitled:

General Comments
Comments and Recommendations
Auditor's Opinions

and,

WHEREAS, the members of the governing body have personally reviewed as a minimum the Annual Report of Audit, and specifically the sections of the Annual Audit entitled:

General Comments
Comments and Recommendations
Auditor's Opinions

as evidenced by the group affidavit form of the governing body attached hereto; and,

WHEREAS, such resolution of certification shall be adopted by the Governing Body no later than forty-five days after the receipt of the annual audit, pursuant to N.J.A.C. 5:30-6.5; and,

WHEREAS, all members of the governing body have received and have familiarized themselves with, at least, the minimum requirements of the Local Finance Board of the State of New Jersey, as stated aforesaid and have subscribed to the affidavit, as provided by the Local Finance Board, and

WHEREAS, failure to comply with the regulations of the Local Finance Board of the State of New Jersey may subject the members of the local governing body to the penalty provisions of R.S. 52:27BB-52, to wit:

R.S. 52:27BB-52: A local officer or member of a local governing body who, after a date fixed for compliance, fails or refuses to obey an order of the director (Director of Local Government Services), under the provisions of this Article, shall be guilty of a misdemeanor and, upon conviction, may be fined not more than one thousand dollars (\$1,000.00) or imprisoned for not more than one year, or both, in addition shall forfeit his office.

NOW, THEREFORE BE IT RESOLVED, That the *governing body* of the *Borough of Red Bank*, hereby states that it has complied with N.J.A.C. 5:30-6.5 and does hereby submit a certified copy of this resolution and the required affidavit to said Board to show evidence of said compliance.

I HEREBY CERTIFY THAT THIS IS A TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING HELD ON *July 24, 2025*.

Mary Moss, RMC- Municipal Clerk

**BOROUGH OF RED BANK
COUNTY OF MONMOUTH**

RESOLUTION NO. 25-151

RESOLUTION AUTHORIZING CORRECTIVE ACTION PLAN FOR 2024 AUDIT

WHEREAS, the Borough of Red Bank, County of Monmouth, State of New Jersey has received a Report of Audit for the year 2024: and

WHEREAS, the State of New jersey requires that the Chief Financial Officer submit a Corrective Action Plan for the finding in the audit; and

WHEREAS, the Chief Financial Officer has completed a Corrective Action Plan relating to the finding of the 2024 Report of Audit”

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Red Bank, that the Corrective Plan be approved.

BE IT FURTHER RESOLVED, that a copy of this Corrective Action Plan shall be filed on the FAST system .

I, Mary Moss, Municipal Clerk of the Borough of Red Bank, do hereby certify the foregoing to be a true copy of a resolution adopted by the Mayor and Council on July 24, 2025.

Date: _____

Mary Moss, RMC
Municipal Clerk

CORRECTIVE ACTION PLAN

***BOROUGH OF RED BANK
MONMOUTH COUNTY
AUDIT REPORT YEAR: 2024***

CURRENT YEAR FINDINGS

Finance Office
Thomas X. Seaman, CFO

Finding #2024-001

There was an overexpenditure of \$17,857.78 in the Interest of Notes budget line item in the Water/Sewer Utility Operating Fund.

Recommendation:

That budget reports be monitored to determine whether there are sufficient funds in place prior to expenditures being made.

Corrective Action:

The 2025 Water/Sewer budget has a Deferred Charge set up for \$17,857.78

Implementation Date:

May 2025

**BOROUGH OF RED BANK
COUNTY OF MONMOUTH**

RESOLUTION NO. 25-152

**RESOLUTION AUTHORIZING REFUND OF DEVELOPERS' ESCROW ACCOUNT
BALANCE TOTALING \$856.00**

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

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

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

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

Schedule A

Applicant	Address	Balance
Paul Bartoli (PR15772)	40 Hubbard Park	856.00
Total		\$856.00

**BOROUGH OF RED BANK
COUNTY OF MONMOUTH**

RESOLUTION NO. 25-153

**RESOLUTION AUTHORIZE PAYMENT CERTIFICATE #9 FOR
LEAD SERVICE LINE TEST PIT AND SERVICE REPLACEMENT – PHASE 2**

BE IT RESOLVED, by the Mayor and Council of the Borough of Red Bank of Monmouth County, New Jersey upon recommendation of the Borough Engineer that Pay Certificate #9 for the Contract listed below be and is hereby approved.

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

TITLE OF JOB: **Lead Service Line Test Pit & Service Replacement – Phase 2**

CONTRACTOR: **Montana Construction**
80 Contact Avenue, Lodi, NJ 07644

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

Pay Estimate #5

Current to date total	\$4,076,749.66
Less 2% Retainage	\$81,534.99
<u>Less Previous Payments</u>	<u>\$3,713,564.61</u>
Amount Due	\$281,650.05

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

W-06-23-006-698

**BOROUGH OF RED BANK
COUNTY OF MONMOUTH**

RESOLUTION NO. 25-154

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>
Hadir Osman	Summer camp	\$1,200.00	\$600.00

**BOROUGH OF RED BANK
COUNTY OF MONMOUTH**

RESOLUTION NO. 25-155

**RESOLUTION TO AUTHORIZE FIRE DEPARTMENT FACILITIES
ANNUAL RENT AND JANITORIAL ALLOWANCE**

BE IT HEREBY RESOLVED, that the following list of the Red Bank Volunteer Fire Department Facilities are granted the annual allowance for rent and janitorial services for fire houses and rent service for building for 2025 in accordance with the requisitions submitted by Fire Chief Frank Woods, in the aggregate amount of \$95,500.00.

Red Bank First Aid	5-01-25-260-209	\$13,000.00
Navesink Hook and Ladder	5-01-25-261-209	\$19,500.00
Independent Engine Company	5-01-25-261-209	\$10,500.00
Liberty Hose Company	5-01-25-261-209	\$10,500.00
Union Hose Company	5-01-25-261-209	\$19,500.00
<u>Westside Hose Company</u>	<u>5-01-25-261-209</u>	<u>\$19,500.00</u>
<i>Total</i>		<i>\$95,500.00</i>

BE IT FURTHER RESOLVED that the Clerk forward a certified true copy of this resolution to the Chief Financial Officer.

**BOROUGH OF RED BANK
COUNTY OF MONMOUTH**

RESOLUTION NO. 25-156

**RESOLUTION AUTHORIZING ANNUAL AWARD STIPENDS FOR
RED BANK VOLUNTEER FIRE DEPARTMENT OFFICERS**

BE IT HEREBY RESOLVED, that the following list of Red Bank Volunteer Fire Department Officers are granted the annual Award Stipend in accordance with the requisitions submitted by Fire Chief Frank Woods, in the aggregate amount of \$17,500.00

OFFICER	ACCOUNT	AMOUNT
Frank Woods	5-01-25-265-216	\$ 6,500.00
Michael Welsh	5-01-25-265-216	\$ 5,500.00
<u>Brett MacDonald</u>	<u>5-01-25-265-216</u>	<u>\$ 5,500.00</u>
Total		<i>\$17,500.00</i>

BE IT FURTHER RESOLVED that the Clerk forward a certified true copy of this resolution to the Chief Financial Officer.

**BOROUGH OF RED BANK
COUNTY OF MONMOUTH**

RESOLUTION NO. 25-157

**RESOLUTION AUTHORIZING TAX REFUND OF 1ST AND 2ND
QUARTER 2025 TAXES TOTALING \$3,355.81 DUE TO DISABLED
VETERAN STATUS (JUDITH KONNATH)**

WHEREAS, A property owner has been granted disabled veteran status by the Tax Assessor and a refund is due for their 1st and 2nd Quarter 2025 taxes; and

WHEREAS, Ashlesha Deshpande, Tax Collector has verified proof of disabled veteran status for Judith Konnath, owner of 20 Pickney Road (Unit 5), and hereby recommends payment of 1st and 2nd Quarter 2025 taxes totaling \$3,355.81 be refunded; and

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

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

**BOROUGH OF RED BANK
COUNTY OF MONMOUTH**

RESOLUTION NO. 25-158

**RESOLUTION AWARDING CONTRACT FOR REHABILITATION
HOUSING SERVICES FOR 10 CEDAR CROSSING TO NJR HOME
SERVICES IN ORDER TO ADVANCE THE BOROUGH'S
AFFORDABLE HOUSING REHABILITATION PROGRAM**

WHEREAS, the Borough of Red Bank, County of Monmouth, State of New Jersey (the "Borough") has a need to retain the services of a qualified contractor for housing rehabilitation for 10 Cedar Crossing to advance the Borough's Affordable Housing Rehabilitation Program; and

WHEREAS, the Municipal Housing Liaison solicited quotes from three (3) contractors to perform the rehabilitation and scope of work for 10 Cedar Crossing as follows:

- | | |
|----------------------------|------------------|
| 1) Fix It Enterprises | \$8,500.00 |
| 2) Dylas Construction, LLC | \$9,900.00 ; and |
| 3) PHS Construction | \$10,000.00 |

WHEREAS, because the value of the services will not exceed the bid threshold of \$17,500, pursuant to the Local Public Contracts Law, N.J.S.A. 40A:11-6.1, the Borough is permitted to award a contract to the contractor "whose response is most advantageous, price and other factors considered"; and

WHEREAS, Dylas Construction, LLC was selected by the property owner; and

WHEREAS, after reviewing the quotes, in light of price and other factors considered, the Municipal Housing Liaison recommends awarding a contract for the affordable housing rehabilitation of 10 Cedar Crossing to Dylas Construction, LLC; and

WHEREAS, the Borough of Red Bank will pay \$9,900.00 of the total contract amount; and

WHEREAS, the Borough CFO has certified that funds are available to the contract in account #T-18-09-800-000;

NOW THEREFORE, BE IT RESOLVED, that the Governing Body of the Borough of Red Bank hereby awards a contract in the amount of \$9,900.00 to Dylas Construction, LLC for the affordable housing rehabilitation of 10 Cedar Crossing; and

BE IT FURTHER RESOLVED, that a certified copy of this resolution be sent to the Chief Financial Officer, Municipal Housing Liaison, Administrative Agent, and Dylas Construction, LLC.

**BOROUGH OF RED BANK
COUNTY OF MONMOUTH**

RESOLUTION NO. 25-159

**RESOLUTION AUTHORIZING AN AFFORDABLE HOUSING AGREEMENT WITH
WCP LOCUST LANDING MM, LLC WITH RESPECT TO THE REHABILITATION
OF THE AFFORDABLE HOUSING PROJECT EXISTING UPON THE REAL
PROPERTY LOCATED AT 105 LOCUST LANDING AVENUE, AND ALSO KNOWN
AS BLOCK 71, LOT 1.01, WITHIN THE BOROUGH OF RED BANK**

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

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

WHEREAS, the Borough is in the process of obtaining approval for its Fourth Round Housing Element and Fair Share Plan in connection with the DJ Action, and has received a proposal from the contract purchaser WCP Locust Landing MM, LLC (hereinafter, the "Sponsor"), with consent of the owner of the Property, Locust Landing Urban Renewal, L.P., seeking permission to renovate the Development, resulting in a 100% affordable, municipally sponsored, housing development of forty (40) family non-age-restricted rental units ("Project"), thereby enabling the Borough to claim at least forty (40) family rental credits in its Fourth Round Housing Element and Fair Share Plan pursuant to N.J.S.A. 52:27D-301 et seq. and N.J.S.A. 52:27D-311k(7); and

WHEREAS, the Sponsor, or its designated single purpose entity assignee, proposes to substantially rehabilitate the Development by construction of the Project with financing through the issuance of low income housing tax credits pursuant to the provisions of the New Jersey

Housing and Mortgage Finance Agency Law of 1983, as amended (N.J.S.A. 55:14K-1 et seq.), the rules promulgated thereunder at N.J.A.C. 5:80-1 et seq., and all applicable guidelines (the foregoing is hereinafter referred to as the “Agency Requirements”); and

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

WHEREAS, pursuant to the Agency Requirements, the Borough previously determined that there is a need for this housing in the Borough, and previously so confirmed by a Resolution of Need adopted by the Borough on June 12, 2025; and

WHEREAS, in order to facilitate the Project all as aforesaid, the Borough Council is now desirous of authorizing a certain Affordable Housing Agreement (“Agreement”) between the Borough and the Sponsor, in substantially the form appended hereto as Exhibit A, with such changes and modifications as may be deemed desirable by Borough Administration in consultation with legal counsel.

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

- (1) The aforementioned Recitals are hereby incorporated herein as if set forth at length.
- (2) The proposed Affordable Housing Agreement between the Borough and WCP LOCUST LANDING MM. LLC as Sponsor, be and hereby is approved in substantially the form appended hereto as Exhibit A, with such changes and modifications as may be deemed desirable by Borough Administration in consultation with legal counsel.
- (3) ~~The Mayor, Business Administrator, Clerk and such other necessary Borough officials and personnel, be and hereby are authorized and directed to execute the said Agreement, all as aforementioned, and to do all things necessary to implement the intent of this Resolution and the Agreement.~~
- (4) The Mayor and Borough Council do hereby adopt the within Resolution in furtherance of both the June 12, 2025 Resolution of Need for this Project, and also, in furtherance of Ordinance No. 2025-19 and Ordinance No. 2025-20, both of which are scheduled for hearing and adoption contemporaneously with this Resolution and pertain to payments in lieu of taxes pertaining to this Project.

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately upon adoption.

EXHIBIT A

AFFORDABLE HOUSING AGREEMENT

AFFORDABLE HOUSING AGREEMENT

This **AFFORDABLE HOUSING AGREEMENT** (“Agreement”) is made and entered into as of the ____ day of _____, 2025 (the “Effective Date”) by and between the **BOROUGH OF RED BANK**, in Monmouth County, a municipal corporation of the State of New Jersey (the “Borough”), with a mailing address of 90 Monmouth Street, Red Bank, NJ 07701, and **WCP LOCUST LANDING MM, LLC**, a New Jersey limited liability company, with an address of 550 River Road, 2nd Floor, Fair Haven, NJ 07704 (the “Developer”).

RECITALS:

WHEREAS, the Developer 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 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 within three buildings, 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 obligations, and filed a Declaratory Judgment Complaint seeking, among other things, a judgment of compliance and repose regarding its Fourth Round Housing Element and Fair Share Plan (the “DJ Action”), pursuant to P.L. 2024, c.2; and

WHEREAS, the Borough received a proposal from the Developer, seeking permission to renovate the Development utilizing financing through the New Jersey Housing and Mortgage Finance Agency, resulting in a 100% affordable, municipally sponsored, development of forty (40) family non-age-restricted rental units within 3 buildings (“Project”); 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’s Fourth Round Housing Element and Fair Share Plan (“Plan” or “HEFSP”) was adopted by the Planning Board on June 25, 2025, and endorsed by the Borough Council on June 26, 2025, and has included the Project in its HEFSP, enabling it to claim at least forty (40) family rental credits; and

WHEREAS, on July 24, 2025 the Borough adopted Ordinance 2025-20 authorizing an Agreement for Payments in Lieu of Taxes pursuant to N.J.S.A. 52:27D-301 et seq. between the Borough and Developer; and

WHEREAS, in connection with its ongoing efforts to satisfy the obligations of New Jersey's Fair Housing Act and the judicial requirements of the Mount Laurel Doctrine, which are currently under the jurisdiction of the Affordable Housing Dispute Resolution Program (the "Program"), the Borough has deemed it appropriate to take certain actions in support of the Project as described above and further described herein.

NOW, THEREFORE, in consideration of the premises and the mutual covenants herein contained, the parties hereto covenant and agree as follows:

ARTICLE I

DEFINITIONS

Section 1.1. Definitions. Certain terms used in this Agreement are defined in this Section or other portions of this Agreement by reference to other documents. Each term defined shall have the meaning given it unless the context clearly indicates otherwise. The following terms are defined in this Section:

- (a) "Agreement" shall mean this Affordable Housing Agreement;
- (b) "Event of Default" shall have the meaning set forth in Section 7.1 of this Agreement;
- (c) "Forced Delay" shall mean delay or delays due to: war; insurrection; strikes; riots; floods; earthquakes; acts of God; fires; casualties; governmental restrictions not in place as of the Effective Date of this Agreement; pandemics or endemics; litigation; acts or failures to act of any public or governmental agency or entity not attributable solely to a party or any of their respective affiliates; or any other causes beyond the control or without the fault of the party claiming an extension of time to perform;
- (d) "Hazardous Substances" shall mean any pollutants, contaminants, or industrial, toxic, hazardous, or extremely hazardous chemicals, wastes, materials or substances which are defined, determined, classified or identified as such in any Hazardous Substances Law, including, without limitation, oil, petroleum, petroleum by-products, friable asbestos, polychlorinated biphenyls, and urea formaldehyde;
- (e) "Hazardous Substances Law" shall mean all applicable statutes, laws, acts, ordinances, rules, regulations, orders, decrees, and rulings of any federal, New Jersey and/or local governmental or quasi-governmental body, agency, board, commission and/or court relating to the protection of health and/or the environment or otherwise regulating and/or restricting the use, storage, disposal, treatment, handling, release and/or transportation of Hazardous Substances including, without limitation, The Comprehensive Environmental Response, Compensation and Liability Act of 1980, as now or hereafter amended, The Resource Conservation and Recovery Act of 1976, as now or hereafter amended, and the Environmental Control Laws of the State of New Jersey as now or hereafter amended, and all regulations respectively promulgated thereunder;

(f) “NJDEP” shall mean the New Jersey Department of Environmental Protection;

(g) “NJHMFA” shall mean the New Jersey Housing and Mortgage Finance Agency;

(h) “Plans and Specifications” shall mean those plans and specifications that will be developed for the construction of the Project as they may be amended from time to time and as approved by the Borough construction official or his or her designee;

(i) “Project” shall mean the Developer’s interest in the Property and the redevelopment and rehabilitation of 40 low income housing units, to be used and maintained in accordance with Section 42 of the Internal Revenue Code;

(j) “Tax Credits” shall have the meaning set forth in Section 4.3 of this Agreement; and,

(k) “Tax Credit Closing” shall have the meaning set forth in Section 4.1 of this Agreement.

Section 1.2. Headings. The headings of this Agreement are for convenience only and shall not define or limit the provisions of this Agreement.

ARTICLE II

REPRESENTATIONS AND COVENANTS

Section 2.1. Representations and Covenants of the Developer. The Developer represents and covenants that: (a) it is a duly organized and validly existing limited liability company under the laws of the State of New Jersey; (b) to the best of the Developer’s knowledge, it is not in violation of or in conflict with any applicable provisions of the laws of the State of New Jersey or any other agreement related to the Project which would impair its ability to carry out its obligations under this Agreement; (c) it is empowered to enter into the transactions contemplated by this Agreement; (d) it has duly authorized the execution, delivery, and performance of this Agreement; (e) there is no litigation or proceeding pending, or to the knowledge of the Developer, threatened, against the Developer or to the knowledge of the Developer, any other person affecting in any material manner whatsoever the right of the Developer to execute this Agreement or to otherwise comply with its obligations contained in this Agreement; (f) when executed by duly authorized officers of its managing member, this Agreement will be binding upon the Developer and enforceable in accordance with its terms; and (g) other than the Municipal Contribution, the construction and development of the Project shall be at the sole cost and expense of the Developer through its own equity, loan proceeds, proceeds from the sale of low income housing tax credits, and such other sources as may be deemed necessary by the Developer. The Developer covenants and agrees that the Municipal Contribution shall be used only for the purposes permitted in this Agreement.

Section 2.2. Representations and Covenants of the Borough. The Borough represents and covenants that: (a) it is empowered to enter into the transactions contemplated by this Agreement; (b) it has duly authorized the execution, delivery and performance of this Agreement; (c) there is no litigation or proceeding pending, or to the knowledge of the Borough threatened, against the Borough or any other person affecting in any material manner whatsoever the right of the Borough to execute this Agreement or to otherwise comply with its obligations contained in this Agreement; and (d) it will cooperate in responding to reasonable requests for action in a prompt and timely manner in order to assist the Developer in meeting its completion deadlines with respect to application for, and compliance with, the federal low-income housing tax credits for the Project, including, without limitation, scheduling such special meetings as may be necessary.

ARTICLE III

AFFORDABLE HOUSING

Section 3.1 Adoption of Housing Element and Fair Share Plan; Submission to the Affordable Housing Dispute Resolution Program. In connection with the judicial rules established for the determination of New Jersey municipalities' "Round 4" affordable housing obligations under the Fair Housing Act, the Borough agrees to include the Project and the Municipal Contribution in its Housing Element, Fair Share Plan, and Spending Plan (collectively, the "Plan") as described in this Agreement. It being understood that Developer's inclusion in the Plan is desirable and necessary in connection with the applications for Tax Credits and/or other project funding. The Borough shall continue to include the Project in the Plan and seek approval from the Program and/or any necessary court having jurisdiction over the Borough's affordable housing obligations. Further, the Borough's Settlement Agreement ("Settlement Agreement") with Fair Share Housing Center (if one is entered into) shall include, to the extent necessary, the 40 unit Project on the Property. While the Borough is seeking approval of its Plan to include the Project, Developer and the Borough shall cooperate to advance the Project via preparation of plans and applications for financing and the approvals and financing required by Article IV herein.

Section 3.2 Affordable Housing Requirements. Developer shall satisfy the 100% affordable housing obligation required in connection with the Project, with a bedroom configuration of 10 one-bedroom and 30 two-bedroom units, as described herein (the "Affordable Units"). The Affordable Units shall be non-age-restricted family rental units and designated as "low income" reserved for households with income less than or equal to 50% of area median income, and shall fully comply with Section 42 of the Internal Revenue Code relative to Federal Low-Income Housing Tax Credits ("Section 42"), including but not limited to the required bedroom and income distribution.

Further, the Affordable Units shall be subject to affordability controls of 30 years, via a deed of easement and restrictive covenant acceptable to NJHMF and the Borough. The deed restriction may be extended beyond 30 years by mutual agreement of the Parties, provided that the Developer is able to obtain financing to redevelop the Project and the Borough provides a PILOT for the duration of the extension.

ARTICLE IV

OTHER BOROUGH RESPONSIBILITIES

Section 4.1. Redevelopment; PILOT; Development Approvals; Cost Generative Features.

(a) The parties acknowledge that the Property is currently zoned to permit development of the Project, and that the Development was constructed pursuant to Borough approvals. As such, the Borough acknowledges that the Project shall be permitted “as of right” but that the Borough shall take any such additional actions pursuant to the Municipal Land Use Law N.J.S.A. 40:55D-1 et seq. and/or the Local Redevelopment & Housing Law, N.J.S.A. 40A:12A-1, et seq. (the “LRHL”), as may be necessary or appropriate to allow for the rehabilitation of the Property for the continued use as an affordable development and the construction of the Project.

(b) No later than thirty (30) days from the Effective Date, or by July 31, 2025, whichever shall occur first, the Borough shall: (i) adopt a Resolution of Need for the Project; (ii) adopt an ordinance authorizing a payment in lieu of tax agreement under N.J.S.A. 52:27D-329.2, with an annual service charge of 4% of annual project revenues (the “PILOT”); (iii) provide the Site Plan Exempt Letters (defined below); and, (iv) provide a letter of support from the Mayor.

(c) The Borough acknowledges that the improvements comprising the Project are reviewable by the zoning officer and construction department, and without an application for site plan review, as confirmed in the letter from T&M Associates dated April 25, 2025, and the letter from McManimon, Scotland & Baumann, LLC dated May 29, 2025 (the “Site Plan Exempt Letters”) which were prepared at the direction of the Borough to meet the September 2025 NJHMFA funding round.

(d) The Borough shall eliminate unnecessary cost-generating features of the municipal ordinances impacting development. Accordingly, the Project shall not be subject to such standards that are determined to be unnecessary or that are determined not to be essential to protect the public welfare, and to expedite or fast track municipal approvals/denials for the Project, as defined by relevant law, and as may be necessary to insure the Project receives such approvals as shall be required to timely apply for the Tax Credits.

Section 4.2. Municipal Cooperation & Contribution. The Borough shall take the following actions in order to assist in the Developer’s financing of the Project:

(a) The Borough’s forgiveness of any and all balances relating to the Amended and Restated Note between Locust Landing Urban Renewal Associates, L.P. and the Borough dated December 21, 1998, and the corresponding documents with this date including the Amendment to Second Mortgage, Amendment to Third Party Agreement, Amendment to Agreement Regarding RCA Funds; and

(b) Adoption of an ordinance approving an amendment to the Financial Agreement between Locust Landing Urban Renewal Associates, L.P. and the Borough dated

February 9, 1999, amending the annual service charge from 15% to 4% for the duration of the term of the Financial Agreement; and

(c) Assisting Developer to negotiate the forgiveness of the remaining balance of the “bridge loan, and the “long-term loan” as defined in the Amended and Restated Mortgage Note executed with lender the Neighborhood Preservation Balanced Housing Program, Division of Housing and Community Resources, New Jersey Department of Community Affairs, dated January 29, 1999; and

(d) The Borough may, but is not required, to also contribute the reimbursement or forgiveness of any fees payable to the Borough pursuant to Borough ordinances, including but not limited to, application, escrow and permit fees.

Collectively, the above shall be referred to as the “Municipal Contribution”. Said Municipal Contribution shall be made to the Developer at, or before, the closing of the tax credit financing (the “Tax Credit Closing”) for the Developer, provided the conditions to disbursement set forth in Section 4.3, below, have been met.

Section 4.3. Conditions to Disbursement. The obligation of the Borough to make a Municipal Contribution to the Developer (or a Permitted Transferee) shall be expressly conditioned upon the satisfaction of each and every one of the following:

(a) The Project shall have received all final, unappealable zoning approvals required by the Borough, in accordance with its applicable ordinances, in connection with the development of the Project, as discussed in the Site Plan Exempt Letters;

(b) The Project shall have received all final and unappealable approvals required by the County of Monmouth (if any) in connection with the development of the Project, including, but not limited to, the Monmouth County Planning Board and the Monmouth County Soil Conservation District;

(c) The Project shall have received all final and unappealable approvals required by the State of New Jersey or any department, agency or authority thereof, including, but not limited to the NJDEP. and the NJHMFA;

(d) The Project shall have received an allocation of federal low-income housing tax credits (“Tax Credits”) from the NJHMFA in accordance with Section 4.2 above and sufficient in amount, together with other financing, to finance the Project; and

(e) The Project shall have received a first mortgage loan commitment from the NJHMFA or other first mortgage lender or such other financing, as necessary to finance the Project.

For the avoidance of doubt, in the event that any one of the conditions of disbursement set forth in Sections 4.3(a)-(e) above are not met following any notice and opportunity to cure as provided for herein, this Agreement shall terminate, subject to the Section 8.1(b).

Section 4.4. Sale or Transfer. Subsequent to Developer closing title on the Property, the Project shall not be sold or transferred without the prior written consent of the Borough, which consent shall not be unreasonably withheld (per the below), subject to all statutory and regulatory requirements and conditions applicable to transfer of the Project. The Developer agrees that the Borough shall not be deemed unreasonable in refusing to consent to the sale or transfer of the Project if (a) the Developer is in material default under this Agreement or the Federal and State Regulations, and such default has continued beyond any applicable cure period; (b) the Borough reasonably believes that the risk of a breach of any covenant or agreement contained in this Agreement or the Financing, Deed Restriction and Regulatory Agreement would be increased as a result of such sale or transfer; (c) the Borough reasonably believes that the prospective transferee has insufficient experience or net worth to operate the Project in a manner satisfactory to the Borough, or has willfully violated affordability or management covenants with the Borough or other public agencies; or (d) the Borough reasonably believes that such sale or transfer will result in the loss of the Project's exemption from real estate taxes, without satisfactory payment or arrangement therefor. No such sale or transfer shall be effective until the transferee signs an assumption agreement that is acceptable to the Borough and that obligates the transferee to keep all the covenants and agreements contained in this Agreement and/or the Financing, Deed Restriction and Regulatory Agreement that will be recorded in connection with the NJHMFA first mortgage.

Notwithstanding the foregoing, the Developer has the right to form one or more affiliated entities under common control with the Developer, including an urban renewal entity (each, a "Permitted Transferee"), to hold title or interest to the Project and/or the Property and develop, construct, maintain and/or operate the Project as contemplated hereunder and the Developer shall have the right to assign this Agreement in whole or in part to such Permitted Transferee, without the approval of the Borough but upon written notice to the Borough (a "Permitted Transfer"). In the event of a Permitted Transfer, the respective rights, duties and obligations of the Borough shall not be diminished or modified as a result of the Developer's determination to make use of such Permitted Transferees, and the Permitted Transferee shall become responsible for satisfaction of the Developer's duties and obligations hereunder and the Borough shall look to such Permitted Transferee for performance of such duties and obligations, provided however, that any such Permitted Transferee(s) is financially and experientially capable of assuming Developer's duties and obligations hereunder.

Notwithstanding anything to the contrary contained herein, the withdrawal, removal and/or replacement of the Developer's or a Permitted Transferee's managing member(s) for cause in accordance with the operating agreement of the Developer and/or the Permitted Transferee (the "Operating Agreement") shall not require the consent of Borough, and shall not constitute a default under this Agreement, provided that any such successor managing member(s) are financially and experientially capable of assuming management duties and obligations under any such Operating Agreement. If the investor member of the Developer exercises its right to remove a member thereof under the Operating Agreement, the Borough shall not unreasonably withhold its consent to any substitute managing member proposed by the investor member. In no event shall the Borough's consent be required if the investor member or its affiliate decides to itself serve as the substitute managing member. Notwithstanding the foregoing, the substitute managing member shall assume all of the rights and obligations of the removed managing member under this

Agreement, the Financing, Deed Restriction and Regulatory Agreement, and the Federal and State Regulations.

Notwithstanding anything to the contrary contained herein, the replacement of the Developer as a result of the foreclosure of the NJHMFA first mortgage or any other first mortgage lender (including the construction lender) shall not require the consent of the Borough and shall not constitute a default under this Agreement, *provided however that*, the replacement entity (a) signs an assumption agreement that obligates it keep all the covenants and agreements contained in this Agreement and/or the Financing, Deed Restriction and Regulatory Agreement that will be recorded in connection with the NJHMFA first mortgage; and, (b) is financially and experientially capable of assuming Developer's duties and obligations hereunder.

Section 4.5. Closing Costs. The Borough shall not be liable for any closing costs (whether in-house or third party) which are incurred by the Developer in connection with the closing of (i) the Tax Credits and/or (ii) the mortgage loans to be made by the NJHMFA or another first mortgage lender in connection with the Project. Notwithstanding the foregoing, each party shall be responsible for its own legal and professional costs incurred in connection with the closing of the Municipal Contribution.

ARTICLE V

TIMING OF CONSTRUCTION

Section 5.1. Timing of Construction. The Developer shall use commercially reasonable efforts to commence construction of the Project within twelve months after the Project receives approval of the Tax Credits, as may be extended by mutual agreement of the Developer and the Borough, provided Developer is diligently pursuing the Project.

ARTICLE VI

REGULATORY TERMS AND CONDITIONS

Section 6.1. Limitation on the Borough's Obligation. The Borough shall not be liable under this Agreement to the Developer or any other party for the completion of, or failure to complete, any activities which are part of the Project, except the making of the Municipal Contribution and the administration of its responsibilities pursuant to this Agreement.

Section 6.2. Equal Opportunity. During the construction of the Project, the Developer shall not discriminate on the basis of race, color, creed, religion, sex, sexual orientation, age, disability, marital status, condition of Acquired Immune Deficiency Syndrome (AIDS) or AIDS-related complex, national origin or ancestry in the hiring, firing, promoting, or demoting, of any person engaged in the construction work.

Section 6.3 Maintenance of the Project. The Developer shall maintain the Project in good condition and in compliance with all applicable health, safety, building, fire, zoning, subdivision, and environmental laws, regulations, codes and ordinances.

ARTICLE VII

DEFAULT AND REMEDIES

Section 7.1. Events of Default. Each of the following shall constitute an “Event of Default” hereunder:

(a) Failure of the Developer or the Borough to materially comply with terms, provisions, or conditions of this Agreement, and failure to cure the same within thirty (30) days of receipt of written notice by the non-defaulting party specifying such failure (or if such failure to perform cannot be cured within thirty (30) days, failure to commence cure within thirty (30) days after receipt of such notice, and thereafter diligently pursue such cure within 90 days after receipt of such notice, or such other period of time as reasonably practical to cure such default);

(b) Failure of the Developer or the Borough to pay any amounts due hereunder if such default continues after thirty (30) days following the defaulting party’s receipt of written notice by the non-defaulting party specifying such failure;

(c) Abandonment or cessation of construction (other than for Forced Delay) for more than ninety consecutive (90) days;

(d) Except as may be expressly contemplated herein, an attachment of the interest of the Developer in the Property, the Project or of the funds disbursed or to be disbursed to it under this Agreement, or the filing of any legal, equitable, or administrative action, not adequately insured, bonded over, dismissed, or adjudicated within 120 days to the reasonable satisfaction of the Borough, the effect of any of which would have a material adverse impact on: (1) the Developer’s title to, or use of, the Project; (2) the Developer’s right to construct the Project; or (3) the right of the Developer to use and occupy the entire Project for its intended purposes;

(e) The filing of any voluntary petition in bankruptcy court or otherwise seeking relief from creditors by or against the Developer or the Developer’s managing member, or the filing of any involuntary petition in bankruptcy not dismissed within ninety (90) days of the date of filing, unless with respect to the managing member of the Developer, the managing member is replaced without the necessity of obtaining consent from the Borough, with the investor member or any affiliate thereof, but subject to the provisions of Article IV hereof;

(f) The Developer shall make an assignment for the benefit of creditors, or shall submit in writing its inability to pay its debts generally as they become due;

(g) The Developer consents to, or acquiesces in, the appointment of a receiver, liquidator, or trustee of itself or of the whole or any substantial part of its properties or assets or a

court of competent jurisdiction enters an order, judgment or decree appointing a receiver, liquidator or trustee of the Developer, or of the whole or any substantial part of the property or assets of the Developer, and such order, judgment or decree shall remain unvacated or not set aside or unstayed for one hundred twenty (120) days;

(h) Misrepresentation or misstatement of fact when made in any written document and/or written agreement by the Developer or any of its managing members to the Borough with respect to the Project that has a material adverse effect on the Borough;

(i) Sale or transfer of the Project by the Developer in violation of Section 4.4 hereof.

Section 7.2. Remedies. Upon the occurrence and during the continuance of an Event of Default under this Agreement without cure:

(a) If the defaulting party is the Developer, then the Borough shall have the right to institute appropriate proceedings to specifically enforce performance hereof, and pursue all other rights remedies available at law or in equity; or,

(b) If the defaulting party is the Borough, then the Developer shall have the right to institute appropriate proceedings to specifically enforce the performance hereof, and pursue all other rights remedies available at law or in equity.

Section 7.3. Attorney's Fees and Costs. In the event of a dispute hereunder, the prevailing party shall be entitled to reasonable attorney's fees and all other reasonable costs and expenses incurred in connection with the adjudication of such dispute.

Section 7.4. Right to Cure Defaults. In the event of a default under this Agreement where no timeline for cure is given elsewhere herein, the defaulting party shall have ninety (90) days from the date of the receipt of written notice of default to cure such default (unless it is not reasonably practical to cure such default in ninety (90) days, in which case the cure period shall expire on such date as it is reasonably practicable to cure such default).

ARTICLE VIII

MISCELLANEOUS PROVISIONS

Section 8.1. Agreement Term.

(a) The term of this Agreement shall commence upon the Effective Date and, subject to the terms of this Section 8.1, terminate (i) as to the Borough's obligations, upon the closing date or consummation of the obligations constituting the Municipal Contribution as applicable, or on such earlier date as mutually agreed upon by the parties hereto; and, (ii) as to the Developer's obligations, upon the closing date or consummation of the obligations constituting the Municipal Contribution as applicable, provided that an affordable deed

restriction is recorded upon the Property in the public land records of the County of Monmouth, or on such earlier date as mutually agreed upon by the parties hereto.

(b) Subject to the Borough's Municipal Contribution, the Developer agrees to exert and undertake commercially reasonable efforts to diligently pursue and obtain an award of 9% tax credits for the Project for the September 2025 round in addition to other soft funding, as necessary. Developer shall make its submission to NJHMFA after the Project has received: the items listed in Section 4.1(b); the adoption of ordinance amending Financial Agreement in Section 4.2(b); and the full execution and entry into this Agreement. If Developer does not obtain an award of 9% tax credits or should the regulations applicable to the tax credits change such that the Project would become non-competitive as a result, then the parties agree, at such time, that the Developer shall notify the Borough of same, and the parties shall discuss alternative financing options for the Project prior to agreeing to terminate this Agreement.

Section 8.2. Hold the Borough Harmless from Claims; Insurance. The Developer hereby agrees to save, defend, indemnify, and hold the Borough and its officials, employees and agents, harmless from and against any and all claims, actions, damages, liability and expense, including attorney's fees, in connection with any loss of life, personal injury, damage to property, breach of contract or any other claims, actions, or damages, arising from or out of either this Agreement, or the construction and/or operation of the Project by the Developer, other than and to the extent of those caused by the willful actions of the Borough and/or its officials, employees and agents. During the term of this Agreement, the Developer shall maintain at least general liability insurance of not less than \$1 million per occurrence combined single limit, with excess umbrella liability coverage of not less than \$5 million, with the Borough and its officials, employees and agents named as additional insured, with 30 day notice rights prior to any termination, cancellation or non-renewal of coverage. The pertinent provisions of this Section 8.2 shall survive the termination of this Agreement.

Section 8.3. Notices. All notices given in connection herewith shall be in writing, and deemed effective upon receipt (as evidenced by the U.S. Mail return receipt or commercial delivery service receipt) or refusal to accept delivery, and shall be given by personal delivery, express overnight delivery service, or placed in the U.S. Mail, registered, with return receipt requested, and postage prepaid. Any of the following parties may effect a change of address for notice purposes by written notice thereof to all of the other following parties in the manner above indicated:

If to the Developer:	WCP Locust Landing MM LLC 550 River Road, 2 nd Floor Fair Haven, NJ 07704 Attn: Andrew Anderson
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or to such other address as the Developer may hereafter designate in writing,

with copies to:	John A. Sarto, Esq.
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Giordano, Halleran & Ciesla, PC
125 Half Mile Road, Suite 300
Red Bank, NJ 07701
Email: jsarto@ghclaw.com
Phone: (732) 741-3900

If to the Borough:

Borough of Red Bank
90 Monmouth Street
Red Bank, New Jersey 07701
Attn: Borough Administrator

with a copy to:

Joseph P. Baumann, Jr., Esq.
Ted Del Guercio, III, Esq.
McManimon, Scotland & Baumann, LLC
75 Livingston Avenue, 2nd Floor
Roseland, New Jersey 07068

and

Gregory J. Cannon, Esq.
Cannon & McGuinn, LLC
P.O. Box 948
Matawan, New Jersey 07747

If to NJHMFA:

New Jersey Housing and Mortgage Finance Agency
PO Box 18550
Trenton, New Jersey 08650-2085
Attn: Director of Regulatory Affairs

The Borough shall also provide copies of all notices given in connection herewith to the investor member of the Developer and its counsel, to the extent that they provide written notice to the Borough of their contact information.

Section 8.4. Entire Agreement. This Agreement, including the Exhibits incorporated herein, expresses the entire understanding and agreement between the parties hereto with respect to the subject matter hereof, and supersedes all prior understandings, agreements, representations, or arrangements, oral or written, between the parties hereto relating to the subject matter of this Agreement, all of which are merged into this Agreement.

Section 8.5. Severability. Each provision of this Agreement is intended to be severable to the extent that such severability does not materially affect the basic understanding of the parties as reflected in this Agreement. In the event that any one or more provisions contained in this Agreement shall be held to be invalid, illegal, or unenforceable in any respect by a final, non-appealable decision of a court of competent jurisdiction, the same shall not invalidate or otherwise affect any other provision of this Agreement, and this Agreement shall be construed as if such an invalid, illegal, or unenforceable provision had never been contained herein, provided such

severability does not materially affect the basic understanding of the parties as reflected in this Agreement.

Section 8.6. Counterparts. This Agreement and any amendments hereto may be executed by the parties hereto in two or more counterparts, each of which shall be deemed to be an original, but all of which shall constitute one and the same instrument.

Section 8.7. Conflicts. To the extent that there may be any inconsistency or conflict between the terms of this Agreement and the NJHMFA Financing, Deed Restriction and Regulatory Agreement, the terms of the NJHMFA Financing, Deed Restriction and Regulatory Agreement shall control.

Section 8.8. Further Assurances. The parties hereto shall cooperate and take such action, give assurances and execute and deliver such documents as may be reasonably required by the other party in order to effectuate the purposes and provisions of this Agreement, and to confirm to third parties the existence and good standing of this Agreement.

Section 8.9. Not Assignable. This Agreement is not assignable by the Developer, except pursuant to a Permitted Transferee or as otherwise contemplated as provided for herein. Any attempted assignment or transfer shall be void unless it is pursuant to the terms of this Agreement.

Section 8.10. Successors. This Agreement shall be binding upon and inure to the benefit of the Developer and the Borough and their respective successors and assigns.

Section 8.11. The Borough Not a Joint Venturer. The Borough, by making this Agreement or by any action pursuant hereto, will not be deemed a partner or joint venturer with the Developer, and the Developer and the Borough each agree to hold the other harmless for any damages and expenses resulting from such a construction of the relationship of the parties or any assertion thereto.

Section 8.12. Applicable Law. This Agreement shall be governed by and construed under the laws of the State of New Jersey. The parties hereto consent to be sued in New Jersey Superior Court - Monmouth County in any action to enforce the provisions of this Agreement.

Section 8.13. Modification and Assignment. The terms of this Agreement may not be waived, modified, or changed in any way by implication, correspondence, or otherwise, unless such waiver, modification, or change is made in the form of a written amendment to this Agreement signed and authorized by both parties. The Developer shall not assign or transfer this Agreement without the prior written consent of the Borough, except pursuant to a Permitted Transfer or as otherwise provided in this Agreement. Any attempted assignment or transfer shall be void unless it is pursuant to the terms of this Agreement.

Section 8.14. Captions and Headings. The captions and headings contained in this Agreement are included herein for convenience of reference only, and shall not be considered a part hereof and are not in any way intended to limit or enlarge the terms hereof.

Section 8.16. Waiver. A waiver by the parties of any of the terms and conditions herein shall be express, unequivocal, and in writing, and same shall not constitute a continuing waiver of said terms and conditions.

signature page follows

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed under seal as of the date first set forth above by their duly authorized signatories.

Witness/Attest:

THE BOROUGH OF RED BANK
a public body corporate and politic

By: _____
Name: _____
Title: _____

WCP LOCUST LANDING MM, LLC
a New Jersey limited liability company

By: _____
Name: _____
Title: _____

EXHIBIT A
LEGAL DESCRIPTION

EXHIBIT B
RESOLUTION OF NEED

EXHIBIT C

ORDINANCE AUTHORIZING PAYMENT IN LIEU OF TAXES

**BOROUGH OF RED BANK
COUNTY OF MONMOUTH**

RESOLUTION NO. 25-160

RESOLUTION AUTHORIZING THE EXTENSION OF THE GRACE PERIOD ON TAXES

WHEREAS, there was a delay in the certification of the tax rate by the County Tax Administrator and tax bills could not be mailed until such certification was received; and

WHEREAS, Third Quarter tax bills are typically due on August 1 of each tax year; and

WHEREAS, tax bills will be mailed on or about July 28, 2025 and the Statute requires a minimum of 25 days grace before tax bills are subject to interest.

NOW THEREFORE BE IT RESOLVED by the Mayor and Council of the Borough of Red Bank that the grace period for the 3rd quarter 2025 taxes be extended until August 22, 2025.