



BOROUGH OF RED BANK

90 MONMOUTH STREET ♦ RED BANK ♦ NJ 07701

MUNICIPAL COUNCIL ♦ REGULAR MEETING AGENDA JANUARY 22, 2026 ♦ 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 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.

OPMA authorizes municipalities to conduct public meetings through use of streaming services and other online meeting platforms. The Red Bank Council is meeting in person as well as providing an option for the public to participate 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.

PLEDGE OF ALLEGIANCE

ROLL CALL

PROCLAMATIONS, ANNOUNCEMENTS, APPOINTMENTS

1. Proclamation: American Heart Month (observed throughout February)
2. Proclamation: Black History Month “A Century of Black History Commemorations”

PRESENTATIONS

PUBLIC COMMENTS ON AGENDA ITEMS ONLY

APPROVAL OF MINUTES AND REPORTS

1. 1/8/2026- Regular Meeting minutes
2. 1/8/2026 — Executive Session Meeting minutes

ORDINANCES

1. Final Reading/Public Hearing: Ordinance 2026-01, ENTITLED AN ORDINANCE OF THE BOROUGH OF RED BANK, COUNTY OF MONMOUTH, STATE OF NEW JERSEY AMENDING AND SUPPLEMENTING CHAPTER 490, PLANNING AND DEVELOPMENT REGULATION RELATING TO SECTION 55 HISTORIC DISTRICTS/SITES REGULATION AND PROCEDURES, ADDING “ATTACHMENT 7” HISTORIC PRESERVATION DESIGN GUIDELINES
2. Final Reading/Public Hearing: Ordinance 2026-02, ENTITLED AN ORDINANCE AMENDING CHAPTER 300: “CONSTRUCTION CODES, UNIFORM” TO UPDATE CONSTRUCTION FEES.
3. Introduction: Ordinance 2026-03, ENTITLED AN ORDINANCE TO EXCEED THE CALENDAR YEAR 2026 MUNICIPAL BUDGET APPROPRIATION LIMITS AND TO ESTABLISH A CAP BANK (N.J.S.A. 40A: 4-45.14)

RESOLUTIONS

- 26-25 RESOLUTION FOR PAYMENT OF BILLS**
- 26-26 RESOLUTION AUTHORIZING TRANSFER OF CURRENT FUND AND WATER SEWER APPROPRIATION RESERVES**
- 26-27 RESOLUTION DETERMINING BLOCK 39, LOT 30 AN AREA IN NEED OF REHABILITATION**
- 26-28 RESOLUTION AUTHORIZING A SHARED SERVICE AGREEMENT WITH MONMOUTH COUNTY SPCA FOR ANIMAL CONTROL OFFICER SERVICES**

26-29 RESOLUTION AUTHORIZING THE COUNTY OF MONMOUTH MOSQUITO CONTROL DIVISION TO CONDUCT AERIAL MOSQUITO CONTROL OPERATIONS WITHIN THE BOROUGH OF RED BANK, COUNTY OF MONMOUTH, STATE OF NEW JERSEY

26-30 RESOLUTION AUTHORIZE PAYMENT ESTIMATE #1 FOR 2025 ROAD PROGRAM (FERNANDES CONSTRUCTION INC.)

26-31 RESOLUTION APPROVING PROFESSIONAL SERVICES CONTRACT WITH ALTA PLANNING + DESIGN, INC. TO PREPARE A VISION ZERO IN CONNECTION WITH THE FHWA 2023 SAFE STREETS AND ROADS FOR ALL GRANT PROGRAM

26-32 RESOLUTION AWARDING PROFESSIONAL SERVICES CONTRACT TO MILLENNIUM STRATEGIES FOR GRANT CONSULTING SERVICES

26-33 RESOLUTION OF THE BOROUGH OF RED BANK, COUNTY OF MONMOUTH, NEW JERSEY, CONDITIONALLY DESIGNATING DENZAR AT TRANSIT, LLC (TO BE CONVERTED TO DENZAR AT TRANSIT URBAN RENEWAL, LLC) (DENHOLTZ PROPERTIES) AS THE REDEVELOPER OF, AND AUTHORIZING EXECUTION OF AN INTERIM COST AND CONDITIONAL REDEVELOPMENT AGREEMENT FOR, THE PROPERTY IDENTIFIED HEREIN, AND COMMONLY KNOWN AS A PORTION OF THE BOROUGH OF RED BANK TRAIN STATION, WITHIN THE TRAIN STATION REDEVELOPMENT AREA

26-34 RESOLUTION OF THE BOROUGH OF RED BANK, COUNTY OF MONMOUTH, STATE OF NEW JERSEY APPROVING THE PERSON-TO-PERSON TRANSFER OF APPLICATION ON FILE OF STATE LIQUOR LICENSE #1340-33-016-011

26-35 RESOLUTION AUTHORIZING AN EMERGENCY EXTENSION OF THE 2021 CONTRACT WITH DELISA DEMOLITION, LLC FOR SOLID WASTE COLLECTION SERVICES PURSUANT TO THE LOCAL PUBLIC CONTRACTS LAW

26-36 RESOLUTION AMENDING RESOLUTION 26-03 ENTITLED “RESOLUTION AUTHORIZING THE AWARD OF FAIR AND OPEN CONTRACTS FOR PROFESSIONAL SERVICES”

DISCUSSION AND ACTION

Proposed applications requesting feedback from Mayor and Council:

Red Bank Volunteer Fire Department: Application for Membership

1. James Daniel Finn, application for (Active) Membership- Navesink Hook and Ladder
2. Cody Schmidt, application for (Active) Membership- Navesink Hook and Ladder
3. Katelyn Wyman, application for (Active) Membership- Navesink Hook and Ladder
4. Chris Remaley, application for (Active) Membership – Union Hose Company
5. Kara Mosco, application for (Active) Membership- Westside Hose Company

PUBLIC QUESTIONS COMMENTS

MAYOR & COUNCIL COMMENTS

MANAGERS REPORT

EXECUTIVE SESSION #26 - ____ #

ADJOURNMENT

[MEET_FOOT]



BOROUGH OF RED BANK

90 MONMOUTH STREET ♦ RED BANK ♦ NJ 07701

MUNICIPAL COUNCIL ♦ REGULAR MEETING MINUTES JANUARY 8, 2026 ♦ 6:31 P.M.

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

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

PLEDGE OF ALLEGIANCE

ROLL CALL

Present: Councilmember Bonatakis, Councilmember Facey-Blackwood, Councilmember Forest, Councilmember Jannone (via Zoom), Councilmember Yuro, and Mayor Portman

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

Absent: Deputy Mayor Triggiano

Mayor Portman stated on the record that Deputy Mayor Triggiano is in Trenton advocating for and awaiting on a judiciary vote on an Immigration Safety Bill.

PROCLAMATIONS/ANNOUNCEMENTS/APPOINTMENTS

PRESENTATIONS

1. Winners of the Holiday Decorating Contest – presented by Mayor Portman and Director Salinas of Parks and Recreation
 - Lau Family: E. Bergen Place
 - Moore Family: W. Sunset Avenue
 - Lechuga Family: Worthley Street

PUBLIC COMMENTS ON AGENDA ITEMS ONLY

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

No one commented

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

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

APPROVAL OF MINUTES

1. 12/11/2025 - Councilmember Forest motioned to approve the minutes; Councilmember Bonatakis seconded the motion. A voice vote confirmed all in favor.
2. 1/1/2026 - Councilmember Forest motioned to approve the minutes; Councilmember Bonatakis seconded the motion. A voice vote confirmed all in favor.

ORDINANCES

1. Introduction: Ordinance 2026-01, ENTITLED AN ORDINANCE OF THE BOROUGH OF RED BANK, COUNTY OF MONMOUTH, STATE OF NEW JERSEY AMENDING AND SUPPLEMENTING CHAPTER 490, PLANNING AND DEVELOPMENT REGULATION RELATING TO SECTION 55 HISTORIC DISTRICTS/SITES REGULATION AND PROCEDURES, ADDING “ATTACHMENT 7” HISTORIC PRESERVATION DESIGN GUIDELINES

Councilmember Bonatakis motioned to approve Ordinance 2026-01 on first reading and to authorize the notice of approval and public hearing to be held on January 22, 2026, Councilmember Facey-Blackwood seconded. A roll call vote confirmed all in favor.

Mayor Portman stated that the public hearing on the ordinance would be held on January 22, 2026.

Councilmember Bonatakis provided some context to the HPC Design Guidelines and stated that the credit goes to the Historic Preservation members and all the professionals that contributed to this document. This is currently on Borough’s website for everyone to view.

Councilmember Facey-Blackwood also commented that this is an overall good guideline to follow and to take a look at.

Steven Smolyn (Design Guideline Consultant)- these guidelines will be transformative for the Borough going forward.

Attorney Cannon further stated that with the guidelines, these are standards/guidelines that are enforceable as well.

2. Introduction: Ordinance 2026-02, ENTITLED AN ORDINANCE AMENDING CHAPTER 300: “CONSTRUCTION CODES, UNIFORM” TO UPDATE CONSTRUCTION FEES.

Councilmember Facey-Blackwood motioned to approve Ordinance 2026-02 on first reading and to authorize the notice of approval and public hearing to be held on January 22, 2026, 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 January 22, 2026.

RESOLUTIONS

Councilmember Bonatakis motioned to approve resolutions 26-19 through 26-23 under Consent Agenda; Councilmember Forest seconded the motion. A roll call vote confirmed all in favor.

26-19 RESOLUTION FOR PAYMENT OF BILLS

26-20 RESOLUTION AWARDED PROFESSIONAL SERVICES CONTRACT TO FAIRVIEW INSURANCE AGENCY ASSOCIATES, INC. FOR PROPERTY & CASUALTY INSURANCE BROKERAGE AND RISK MANAGEMENT SERVICES

26-21 RESOLUTION AUTHORIZING PROGRESS FINAL PAYMENT RELATED TO THE CONTRACT WITH PRECISE CONSTRUCTION, INC. FOR THE IMPROVEMENT TO EAST SIDE PARK IMPROVEMENTS PROJECT PHASE 3

26-22 RESOLUTION AUTHORIZING CHANGE ORDER NO. 1 RELATED TO THE CONTRACT WITH S. BATATA CONSTRUCTION, INC. FOR THE PEDESTRIAN STATION IMPROVEMENTS (MONMOUTH STREET)

26-23 RESOLUTION TO AUTHORIZE PAYMENT CERTIFICATE #5 FOR PEDESTRIAN STATION IMPROVEMENTS (MONMOUTH STREET)

DISCUSSION AND ACTION FOR MAYOR AND COUNCIL

Proposed events requesting feedback from Mayor and Council:- NONE

PUBLIC QUESTIONS COMMENTS

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

1. Joan Wetherell, 106 Manor Dr.: noted that Councilmember Jannone addressed all her items that she had listed to her satisfaction. In addition, she is looking forward to reviewing the HPC Design Guidelines. Thank everyone for their involvement.
2. Patricia Brennan, 80 Throckmorton Ave., Apt. B: addressed the Governing Body of her ongoing code violations at her apartment complex, she provided pictures as well. She would like the Borough to provide another inspection. She would like adequate lighting for her complex. She would also like to have the Borough address restrooms to work at the train station.

Councilmember Forest agreed that there should be accommodation for public restrooms at the train station.

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

MAYOR & COUNCIL COMMENTS

- Councilmember Bonatakis - tragedy has been present throughout the nation and in our own town, she hopes that doesn't get normalized.
- Councilmember Yuro - stated that as a Councilmember, it is important to look out for all our community members and that is what he is set out to do. He is looking forward to being the liaison to the RiverCenter and bringing new ideas to the downtown district during Broadwalk season.
- Councilmember Facey-Blackwood wished all a Happy New Year. She is proud of the work that the Council is doing to work for everyone in the community and in keeping everyone safe. Copies of the Borough Calendar (a privately managed document) are available on the 1st floor of Borough Hall. Provide updates on the following committee(s): Environmental Commission and Green Team, and Shade Tree.
- Councilmember Jannone – wished all a Happy New Year. Reiterate the sentiments of Councilmember Bonatakis and Councilmember Facey-Blackwood that this council is here for everyone in the community. Everyone has the right to feel safe. Provided updated on the following committee(s): Animal Welfare, Library, and Mayor Wellness.
- Councilmember Forest – spoke briefly of his opinions on immigration issues. He is concerned/disturbed of 'junta' style policing. Provided updated on the following committee(s): Parks and Recreation and Board of Education.
- Mayor Portman – looking forward to the year ahead. Please reach out to the Mayor and Council with any issues/concerns that anyone in the public may have or would like to discuss.

PUBLIC QUESTIONS COMMENTS (RE-OPENED), at approximately 7:15 p.m.

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

1. Patricia Brennan, 80 Throckmorton Ave., Apt. B: stated that she has read the Borough Managers email and is quite upset that there is nothing on behalf the Borough can do

Mr. Cannon addressed Ms. Brennan is that this is a DCA regulated building. They have a whole set of standards beyond the Borough's reach, that may be the best course of action for her to address her concern. The Borough can assist in getting her additional information if needed to be provided to the DCA.

Borough Manager for the record stated that the Borough has and continues to address her concern in extensive detail. As explained, the Borough cannot be involved to landlord/tenant disputes. He also provided the DCA contact information to Ms. Brennan so they can regulate and log the complaints.

- Joan Wetherell, 106 Manor Dr.: reiterated that when a complex is regulated by the DCA, the municipality is limited to what can be done. The DCA should be the one that Ms. Brennan reaches out to.

Councilmember Forest motioned to close the floor for public questions & comments; Councilmember Facey-Blackwood seconded the motion. A voice vote confirmed all in favor.

MANAGER’S REPORT – Borough Manager Gant reported on the following:

- Provided brief overview of key accomplishments and initiatives from 2025 and advised that a comprehensive Borough Manager’s report is in preparation, with department reports currently being compiled.
- In 2025, the Borough continued to reinforce the Council-Manager form of government and advanced transit-oriented redevelopment initiatives. areas in need of rehabilitation were designated to encourage reinvestment while preserving neighborhood character. The borough released the Historic Preservation Commission design guidelines following the re-establishment of the commission.
- In transportation and mobility, the Borough received statewide recognition for complete streets leadership and earned gold-level safe routes to school designation for the 2025–2027 period. tactical urbanism and quick-built safety improvements were implemented through a grant at River Road and Leighton Avenue.
- In public safety: noted that the Police Chief completed a full year in the role and that leadership within the police department was strengthened through promotions.
- From a personnel and operations perspective, the Brough Clerk completed a full year of service. The Borough is exploring the addition of passport services. A Deputy Director of Public Utilities position was created and filled. The community engagement coordinator position was backfilled, and senior services, recreation, and community engagement functions were combined under unified leadership in accordance with the management enhancement report.
- The Borough Manager reported progress on multiple capital projects, including continued advancement of marine park improvements, development planning for a new department of public utilities facility, and upcoming senior center parking lot improvements. additional infrastructure projects were completed through bond ordinances.
- The Borough adopted a 2025 budget with a two percent increase despite rising operational costs, including employee healthcare expenses. The Borough Manager referred to participating in regional insurance funds to support cost containment.
- Community engagement initiatives included the implementation of the “See My Legacy” sponsorship program. Looking ahead, the Borough will advance community solar initiatives, vision zero grant work, and other awarded grant projects in 2026.
- Concluded by expressing appreciation for staff collaboration and noted continued efforts to improve interdepartmental coordination and operational systems. "

EXECUTIVE SESSION: RESOLUTION NO. #26-24, approximately at 7:35 p.m.

Councilmember Facey-Blackwood offered a motion to enter executive session, seconded by Councilmember Bonatakis. A voice vote confirmed all in favor.

Item # 1. Matters expressly rendered confidential by law

a) Contract (Lead Service Line) - Attorney Cannon

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

Present: Councilmember Bonatakis, Councilmember Facey-Blackwood, Councilmember Forest, Councilmember Jannone (via telephone), Deputy Mayor Triggiano (via telephone at approximately 7:46 p.m.), and Mayor Portman

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

Absent:

There being no further business, Councilmember Forest offered a motion to adjourn the executive session, seconded by Councilmember Yuro. A voice vote confirmed all in favor.

ADJOURNMENT OF EXECUTIVE SESSION: 8:11 p.m.

ADJOURNMENT: 8:11 p.m.

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

Respectfully submitted,

Mary Moss, RMC
Borough Clerk

UNAPPROVED- DRAFT MEETING MINUTES

**BOROUGH OF RED BANK
COUNTY OF MONMOUTH**

ORDINANCE 2026-01

**ORDINANCE OF THE BOROUGH OF RED BANK, COUNTY OF MONMOUTH,
STATE OF NEW JERSEY AMENDING AND SUPPLEMENTING CHAPTER 490,
PLANNING AND DEVELOPMENT REGULATION RELATING TO SECTION 55
HISTORIC DISTRICTS/SITES REGULATION AND PROCEDURES, ADDING
“ATTACHMENT 7” HISTORIC PRESERVATION DESIGN GUIDELINES**

WHEREAS, the Municipal Land Use Law, N.J.S.A. 40:55D-65.1 authorizes municipalities to designate and regulate historic sites or historic districts and provide design criteria and guidelines thereof; and

WHEREAS, the Borough of Red Bank has established a Historic Preservation Commission pursuant N.J.S.A. 40:55D-107 and Ordinance No. 2025-03 to protect the Borough’s historic resources and administer review of work affecting designated historic resources; and

WHEREAS, the Borough Master Plan includes, as an express objective, the directive to “implement appropriate zoning controls and design guidelines to help promote preservation of the historic resources” of the Borough; and

WHEREAS, by Resolution No. 25-64 adopted March 13, 2025, the Borough Council awarded a fair and open professional services contract to Architectural Heritage Consultants, LLC to assist the Historic Preservation Commission in preparation of Historic Design Guidelines; and

WHEREAS, the Historic Preservation Commission has prepared comprehensive Historic Design Guidelines, consistent with the Secretary of the Interior’s Standards for the Treatment of Historic Properties, to provide objective criteria for the review of exterior alterations, additions, new construction, and demolition affecting designated historic resources; and

WHEREAS, draft Historic Design Guidelines were presented for public review and comment at regularly scheduled, duly noticed public meetings of the Historic Preservation Commission on August 20, 2025 and September 17, 2025; and

WHEREAS, following such public review, the Historic Preservation Commission formally recommended adoption of the Historic Design Guidelines at a duly noticed special meeting held on November 12, 2025; and

WHEREAS, the Mayor and Council find that adoption of the Design Guidelines will further the goals of the Master Plan and protect the Borough’s historic resources by providing clear, consistent, and objective design criteria.

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

Section One — Adoption of Historic Design Guidelines

The Borough of Red Bank Historic Design Guidelines, as recommended by the Historic Preservation Commission on November 12, 2025, are hereby adopted pursuant to N.J.S.A. 40:55D-1 et seq. and incorporated by reference into the Borough Code as Attachment 7 to Chapter 490, “Planning and Development Regulations.”

Section Two — Application

The adopted Historic Design Guidelines shall serve as the design criteria and guidelines for all reviews by the Historic Preservation Commission, including Certificates of Appropriateness.

Section Three — Conflict

All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency only.

Section Four — Severability

If any section, subsection, sentence, clause, or phrase of this Ordinance is adjudged invalid, such determination shall not affect the remaining provisions of this Ordinance.

Section Five — Effective Date

This Ordinance shall take effect immediately upon final passage and publication as provided by law.

Section Six — Codification

This Ordinance shall be codified as part of the Code of the Borough of Red Bank. The Borough Clerk and the Borough Attorney are authorized and directed to change any Chapter, Article, and/or Section number of the Code of the Borough of Red Bank in the event that the codification of this Ordinance reveals that there is a conflict between the numbers and the existing Code, and in order to avoid confusion and possible accidental repealers of existing provisions not intended to be repealed.

INTRODUCTION						COUNCILMEMBER	FINAL ADOPTION					
Moved	Sec.	Aye	Nay	Abs.	NP		Moved	Sec.	Aye	Nay	Abs.	NP
X		X				KRISTINA BONATAKIS						
	X	X				NANCY FACEY-BLACKWOOD						
		X				BEN FOREST						
		X				LAURA JANNONE						
		X				BEN YURO						
				X		KATE TRIGGIANO						
		X				MAYOR WILLIAM PORTMAN						
Introduced: January 8, 2026						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: January 22, 2026												
						<hr/> Bonnie Thomas, Deputy Clerk						

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

ORDINANCE NO. 2026-02

**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 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 \$0.08 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 \$0.05 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 \$50 per \$1,000.

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

ORDINANCE NO. 2026-02

[b] The fee for all other use groups shall be in the amount of \$60 per \$1,000.

[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.~~

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

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

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

ORDINANCE NO. 2026-02

[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.

[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 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 [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, 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 photovoltaic or solar systems shall be \$50 per \$1,000 cost of construction.

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

ORDINANCE NO. 2026-02

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

(2) Plumbing subcode fees.

- (a) For installation or 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.

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

ORDINANCE NO. 2026-02

- (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 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 HP/KW~~horsepower~~, the fee shall be \$50;
 - [2] For 11 to 50 HP/KW~~horsepower~~, the fee shall be \$100;
 - [3] For 51 to 100 HP/KW~~horsepower~~, the fee shall be \$200;

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

ORDINANCE NO. 2026-02

- [4] For 100 to 200 HP/KW~~horsepower~~, the fee shall be \$600.
- [5] For over 200 HP/KW~~horsepower~~, the fee shall be \$1,000.
- (c) For transformers and generators over one kW/kVA, the fees shall be as follows:
- [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) Swimming pools:
- [1] Aboveground, the fee shall be \$150.
- [2] In-ground, the fee shall be \$300.

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

ORDINANCE NO. 2026-02

- (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 \$350;
 - [2] Twenty-one kW to 50 kW, the fee shall be \$400;
 - [3] Fifty-one kW to 100 kW, the fee shall be \$750;
 - [4] For over 100 kW, the fee shall be \$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.
 - (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;
 - [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;

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

ORDINANCE NO. 2026-02

[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 \$100.

- (c) The fee for each standpipe shall be \$500.
- (d) The fee for each independent preengineered suppression system shall be \$300, and the fee for each independent preengineered clean agent system shall be \$500.
- (e) For solid fuel burning appliances and gas- and oil-fired heat-producing devices or appliances, such as but not limited to furnaces, boilers, rooftop, package, and other similar devices, the fee shall be \$100 per device or appliance.

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

ORDINANCE NO. 2026-02

- (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 asphalt (tar) kettle roofing operations shall be \$150.
 - [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] Tank capacity of 500 gallons or less, \$150 per tank;
 - [ii] Tank capacity of 501 gallons to 1,000 gallons, \$225 per tank;
 - [iii] Tank capacity of 1,001 gallons to 2,000 gallons, \$300 per tank;
 - [iv] Tank capacity of 2,001 gallons to 5,000 gallons, \$500 per tank;
 - [v] Tank capacity of 5,001 gallons or greater, \$750 per tank.
 - [3] The fees for each fire pump shall be as follows:

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

ORDINANCE NO. 2026-02

- [a] Up to 500 gpm, the fee shall be \$500.
- [b] Five hundred one to 1,000 gpm, the fee shall be \$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.
- [4] The fee for each fire hydrant installed on private property shall be \$300.
- [5] For emergency responder radio systems, the fee shall be \$200.
- [6] 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.
- [7] The fee for other mechanical systems or equipment regulated by the Fire Protection Subcode and not specifically listed herein shall be \$100 for the first \$1,000 of estimated cost and \$25 for each additional \$1,000 of estimated cost.
- [8] The fee for each underground fire service main shall be \$2 per foot. The minimum fee shall be \$100.
- [9] 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.

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

ORDINANCE NO. 2026-02

- (7) Lead abatement. The fee for issuance of a construction permit for each lead abatement project shall be \$150.

C. 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, 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 \$250. The demolition fee for all other structures and use groups shall be \$450.

- ~~(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)~~(2) 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)~~(3) 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)~~(4) The fee for the first issuance and the renewal of a temporary certificate of occupancy shall not exceed \$30.

- ~~(6)~~(5) The fee for a certificate of occupancy granted pursuant to a change of use group shall be \$300.

- ~~(7)~~(6) The fee for certificate of continued occupancy granted pursuant to the visual inspection of work completed without a permit shall be \$100 per subcode.

- ~~(8)~~(7) 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.

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

ORDINANCE NO. 2026-02

~~(9)~~(8) 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)~~(9) 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.

~~(11)~~(10) 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 hour per subcode.

D. 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.

E. 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."

F. 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.

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

ORDINANCE NO. 2026-02

- G. Construction permits shall be valid for one year from the date of issuance, and the fee shall be paid prior to the permit issuance.
- H. 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.
- ~~I. 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.~~

~~J-I.~~ J-I. 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

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

ORDINANCE NO. 2026-02

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

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.

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

ORDINANCE NO. 2026-02

INTRODUCTION						COUNCILMEMBER	FINAL ADOPTION					
Moved	Sec.	Aye	Nay	Abs.	NP		Moved	Sec.	Aye	Nay	Abs.	NP
		X				KRISTINA BONATAKIS						
X		X				NANCY FACEY-BLACKWOOD						
	X	X				BEN FOREST						
		X				LAURA JANNONE						
		X				BEN YURO						
				X		KATE TRIGGIANO						
		X				MAYOR WILLIAM PORTMAN						
Introduced: January 8, 2026						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: January 22, 2026												
						<hr/> Bonnie Thomas, Deputy Clerk						

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

ORDINANCE NO. 2026-03

**ORDINANCE TO EXCEED THE CALENDAR YEAR 2026 MUNICIPAL BUDGET
APPROPRIATION LIMITS AND TO ESTABLISH A CAP BANK
(N.J.S.A. 40A: 4-45.14)**

WHEREAS, the Local Government Cap Law, N.J.S. 40A: 4-45.1 et seq., provides that in the preparation of its annual budget, a municipality shall limit any increase in said budget up to 2 % unless authorized by ordinance to increase it to 3.5% over the previous year's final appropriations, subject to certain exceptions; and,

WHEREAS, N.J.S.A. 40A: 4-45.15a provides that a municipality may, when authorized by ordinance, appropriate the difference between the amount of its actual final appropriation and the 3.5% percentage rate as an exception to its final appropriations in either of the next two succeeding years; and,

WHEREAS, the Mayor and Council of the Borough of Red Bank in the County of Monmouth finds it advisable and necessary to increase its CY 2026 budget by up to 3.5% over the previous year's final appropriations, in the interest of promoting the health, safety and welfare of the citizens; and,

WHEREAS, the Mayor and Council hereby determines that a 3.5 % increase in the budget for said year, amounting to \$ 327,800.58 in excess of the increase in final appropriations otherwise permitted by the Local Government Cap Law, is advisable and necessary; and,

WHEREAS, the Mayor and Council hereby determines that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years.

NOW THEREFORE BE IT ORDAINED, by the Mayor and Council of the Borough of Red Bank, in the County of Monmouth, a majority of the full authorized membership of this governing body affirmatively concurring, that, in the CY 2026 budget year, the final appropriations of the Borough of Red Bank shall, in accordance with this ordinance and N.J.S.A. 40A: 4-45.14, be increased by 3.5 %, amounting to \$764,868.02, and that the CY 2026 municipal budget for the Borough of Red Bank be approved and adopted in accordance with this ordinance; and,

BE IT FURTHER ORDAINED, that any that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years; and,

BE IT FURTHER ORDAINED, that a certified copy of this ordinance as introduced be filed with the Director of the Division of Local Government Services within 5 days of introduction; and,

BE IT FURTHER ORDAINED, that a certified copy of this ordinance upon adoption, with the recorded vote included thereon, be filed with said Director within 5 days after such adoption.

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 **22nd day of January, 2026**, and will be considered for second reading and final passage at a regular meeting of the Borough Council to be held on the **12th day of February, 2026**, at 6:30 p.m., at the Borough Municipal Building, located at 90 Monmouth Street, Red Bank, New Jersey, at which time and place any persons desiring to be heard upon the same will be given the opportunity to be so heard.

Mary Moss, RMC
Municipal Clerk

INTRODUCTION						COUNCILMEMBER	FINAL ADOPTION					
Moved	Sec.	Aye	Nay	Abs.	NP		Moved	Sec.	Aye	Nay	Abs.	NP
						KRISTINA BONATAKIS						
						NANCY FACEY-BLACKWOOD						
						BEN FOREST						
						LAURA JANNONE						
						BEN YURO						
						KATE TRIGGIANO						
						MAYOR WILLIAM PORTMAN						
Introduced: January 22, 2026						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:												
						<hr/> Bonnie Thomas, Deputy Clerk						

**BOROUGH OF RED BANK
COUNTY OF MONMOUTH**

RESOLUTION NO. 26-25

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:

<u>January 22, 2026 Bill List - Borough of Red Bank</u>						
	Check Type	Count	Total	Checking Account	Count	Total
	Manual Check	52	\$5,186,945.88	CAPITALACCOUNT	11	\$1,025,190.00
	Meeting Check	206	\$2,331,674.13	COAH DEV FEES	1	\$570.31
	Total	258	\$7,518,620.01	CURRENT - VALLEY	146	\$1,948,059.42
				DEVESCROW2RIVER	6	\$11,501.81
				DOG LICENSE AC	3	\$1,151.00
				GRANT FUND-VNB	14	\$125,831.47
Checking Account	Check Type	Count	Total	GREEN ACRES TR	1	\$4,250.00
CAPITALACCOUNT	Manual Check	1	\$46,632.12	MCIALEASE	1	\$1,200.00
CAPITALACCOUNT	Meeting Check	10	\$978,557.88	PARKNG OPER VAL	23	\$116,915.73
COAH DEV FEES	Meeting Check	1	\$570.31	PAYROLL	2	\$2,659.41
CURRENT - VALLEY	Manual Check	19	\$1,278,705.69	PRKING CAP VAL	1	\$1,817.50
CURRENT - VALLEY	Meeting Check	127	\$669,353.73	RCA	1	\$434.46
DEVESCROW2RIVER	Meeting Check	6	\$11,501.81	RECREATION-VNB	1	\$500.00
DOG LICENSE AC	Meeting Check	3	\$1,151.00	TRUST ACCOUNT	14	\$38,358.80
GRANT FUND-VNB	Manual Check	4	\$33,849.77	TTL REDEMPTION	1	\$3,444.69
GRANT FUND-VNB	Meeting Check	10	\$91,981.70	WATER CAPITAL	5	\$328,604.07
GREEN ACRES TR	Manual Check	1	\$4,250.00	WATER OPERATING	25	\$606,862.84
MCIALEASE	Meeting Check	1	\$1,200.00	WIRE	2	\$3,301,268.50
PARKNG OPER VAL	Manual Check	9	\$96,239.69	Total	258	\$7,518,620.01
PARKNG OPER VAL	Meeting Check	14	\$20,676.04			
PAYROLL	Manual Check	2	\$2,659.41			
PRKING CAP VAL	Meeting Check	1	\$1,817.50			
RCA	Manual Check	1	\$434.46			
RECREATION-VNB	Manual Check	1	\$500.00			
TRUST ACCOUNT	Manual Check	1	\$26,730.38			
TRUST ACCOUNT	Meeting Check	13	\$11,628.42			
TTL REDEMPTION	Meeting Check	1	\$3,444.69			
WATER CAPITAL	Meeting Check	5	\$328,604.07			
WATER OPERATING	Manual Check	11	\$395,675.86			
WATER OPERATING	Meeting Check	14	\$211,186.98			
WIRE	Manual Check	2	\$3,301,268.50			
Total	All Checking	258	\$7,518,620.01			

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

I, the undersigned Borough Clerk of the Borough of Red Bank, in the County of Monmouth, State of New Jersey (the "Borough") hereby certify that the foregoing is a true and correct copy of a resolution duly adopted by the Borough Council of said Borough at its meeting held on January 22, 2026.

Mary Moss, RMC
Municipal Clerk

**BOROUGH OF RED BANK
COUNTY OF MONMOUTH**

RESOLUTION NO. 26-26

**RESOLUTION AUTHORIZING TRANSFER OF CURRENT FUND AND
WATER SEWER APPROPRIATION RESERVES**

WHEREAS, various 2025 bills have been presented for payment this year, which bills were not covered by order number and/or recorded at the time of transfers between the 2025 Budget Appropriation Reserve in the last two months of 2025; and

WHEREAS, N.J.S. 40A:4-59 provides that all unexpended balances carried forward after the close of the year are available, until lapsed at the close of the succeeding year, to meet specific claims, commitments or contracts incurred during the preceding fiscal year, and allow transfers to be made from unexpended balances which are expended to be insufficient during the first three months of the succeeding year:

NOW, THEREFORE BE IT RESOLVED BY THE BOROUGH OF RED BANK that the transfers the 2025 Budget Appropriation Reserve as follows:

<u>GENERAL APPROPRIATIONS</u>	<u>FROM</u>	<u>TO</u>
CURRENT FUND		
Police-SW	\$ 35,000.00	
Police-OE		\$ 5,000.00
Street Lighting		\$ 30,000.00
<u>WATER SEWER OPERATING FUND</u>		
Water Purchases	\$ 25,000.00	
Water Sewer -OE		\$ 25,000.00

**BOROUGH OF RED BANK
COUNTY OF MONMOUTH**

RESOLUTION NO. 26-27

**RESOLUTION DETERMINING BLOCK 39, LOT 30
AN AREA IN NEED OF REHABILITATION**

WHEREAS, the Red Bank Borough Council has explored the utilization of the Local Redevelopment and Housing Law (40A:12A) to advance community interests and to efficiently employ legal redevelopment mechanisms; and,

WHEREAS, the Borough Council at this point has no interest in utilizing two of the powers contained within the Local Redevelopment and Housing Law within this proposed rehabilitation area, namely the power of eminent domain and the power to enter into long term tax abatements; and,

WHEREAS, the Local Redevelopment and Housing Law contains three processes or designation a municipality can utilize under the law- a redevelopment area with condemnation; a redevelopment area without condemnation; and, an area in need of rehabilitation; and,

WHEREAS, the area in need of rehabilitation designation is the only one of the three that does not allow either condemnation or long-term tax abatement; and

WHEREAS, the Borough finds that a program of rehabilitation as defined in 40A:12-A-3 may be expected to prevent deterioration and promote the overall development of the community; and,

WHEREAS, the Borough Council has submitted to the Planning Board for its review this resolution determining Block 39, Lot 30 within the Borough to be an area in need of rehabilitation in accordance with the Local Redevelopment and Housing Law, 40A:12A; and,

WHEREAS, the Planning Board recommends Block 39, Lot 30 within the Borough's existing rehabilitation area, which are now included in Attachment A; and,

WHEREAS, the Local Redevelopment and Housing Law (40A:12A-14) requires that at least one of six conditions exists to qualify as an area in need of rehabilitation; and,

WHEREAS, one of the conditions qualifying an area in need of rehabilitation is that there is a continuing pattern of vacancy, abandonment, or underutilization of properties in the area; and,

WHEREAS, the overall conditions of the site and the requirements of Local Redevelopment and Housing Law, namely the underutilization of the subject areas, warrant the need for the area in need of rehabilitation designation of Block 39, Lot 30 within the municipality; and,

WHEREAS the Local Redevelopment and Housing Law (40A:12A-14) and requires the governing body to submit the proposed resolution determining an area in need of rehabilitation, to the Planning Board for its review prior to designation of the area.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Red Bank, County of Monmouth, State of New Jersey, Block 39, Lot 30 (Attachment A) be designated an area in need of rehabilitation the Local Redevelopment and Housing Law.

Attachment A

Resolution prepared by:
Marc A. Leckstein, Esquire
Leckstein & Leckstein, LLC
463 Prospect Avenue
Little Silver, NJ 07739

**RESOLUTION 2026-02
RECOMMENDING THE DESIGNATION OF
BLOCK 39, LOT 30
AS BEING AN AREA IN NEED OF REHABILITATION**

**PLANNING BOARD
BOROUGH OF RED BANK**

WHEREAS, the Borough Council of the Borough of Red Bank has, by way of Resolution # 25-249 referred a draft resolution to the Planning Board of the Borough of Red Bank with respect to designating property officially identified as Block 39, Lot 30 on the tax map of the Borough (henceforth the “properties”) as being “An Area In Need of Rehabilitation” pursuant to the provisions of **N.J.S.A. 40A:12A-14** of the Local Redevelopment And Housing Law, and

WHEREAS, as the Planning Board did consider the proposed resolution during its public meeting held on January 14, 2026;

NOW THEREFORE, BE IT RESOLVED by the Planning Board of the Borough of Red Bank that it is extremely familiar with the properties in question and is therefore able to determine that said properties do in fact meet the necessary statutory criteria for being designated as an Areas In Need of Rehabilitation in that there is a continuing pattern of vacancy, abandonment or underutilization of the property; and

NOW THEREFORE, BE IT FURTHER RESOLVED, as a result of this finding, the Planning Board of the Borough of Red Bank recommends, without further comment, that the Borough Council does designate the property as “An Area In Need of Rehabilitation” pursuant to the provisions of **N.J.S.A. 40A:12A-14**; and

NOW THEREFORE BE IT FURTHER RESOLVED that certified copies of this Resolution be transmitted to the Borough Council and Borough Clerk.

The foregoing was Moved by Shawna Ebanks

Seconded by Kristina Bonatakis
recorded:

and on Roll Call, the following vote was

Affirmative: Shawna Ebanks, Kristina Bonatakis, Barbara Boas, Megan Massey, Itzel Hernandez
Fredrick Stone, Brian Parnagain

Negative: None

Abstentions: None

The foregoing is a true copy of a Resolution adopted by the Planning Board of the Borough of Red Bank during its public meeting held on January 14, 2026.



Shawna Ebanks
Secretary of the Planning Board

**BOROUGH OF RED BANK
COUNTY OF MONMOUTH**

RESOLUTION NO. 26-28

**RESOLUTION AUTHORIZING A SHARED SERVICES AGREEMENT WITH
MONMOUTH COUNTY SPCA FOR ANIMAL CONTROL OFFICER SERVICES**

WHEREAS, the Uniform Shared Services and Consolidated Act, N.J.S.A. 40A:65-1 et seq. (the “Act”) authorizes local government units to enter into agreements with each other to provide or receive any service which the parties to an agreement are empowered to render or contact for within their own jurisdiction; and

WHEREAS, the Monmouth County SPCA (“SPCA”) submitted a proposal for calendar year 2025 to the Borough of Red Bank (the “Borough”) for Animal Control Services; and

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

1. The Borough is hereby authorized to enter into the Shared Services Agreement with Monmouth County SPCA, which is attached hereto as Exhibit A.
2. That a certified copy of this resolution shall be provided to the Borough Manager, and Monmouth County SPCA.

EXHIBIT A

MONMOUTH COUNTY MCSPCA

SOCIETY FOR PREVENTION OF CRUELTY TO ANIMALS

LAW ENFORCEMENT DIVISION

260 WALL STREET, EATONTOWN, NEW JERSEY 07724

732-542-0040

FAX: 732-542-4552

THIS AGREEMENT, made this _____ day of _____ by and between the **MONMOUTH COUNTY SOCIETY FOR THE PREVENTION OF CRUELTY TO ANIMALS**, a non-profit 501(c)3 organization having principal offices at 260 Wall Street, Eatontown, New Jersey, hereinafter referred to as the “MCSPCA ” and the Borough of Red Bank , a municipal corporation of the State of New Jersey, having principal offices at 90 Monmouth Street, Red Bank, New Jersey 07701, hereinafter, referred to as the “Municipality”.

WHEREAS, the Municipality wishes to retain the services of the MCSPCA for animal control for a period beginning the 1st day of January 2026 and ending on the 31st day of December, 2026

NOW THEREFORE, in consideration of the mutual agreements set forth below, it is agreed that:

1. The MCSPCA shall make their services as independent contractor, as an animal service provider, as hereinafter described, available to the Municipality on a daily basis, during standard business hours, as needed, five (5) days a week. Weekends, Holidays and Night emergency services (after standard day time business hours), will also be provided when necessary on the terms stated. Services are defined as the rescue, custody and care of injured animals, trapped animals, sick animals, animals whose lives are endangered or animals present a danger to humans, including those who have bitten a person.

For the purpose of this Agreement, marine mammals, feral cat colonies and dead deer are specifically excluded, neither shall the MCSPCA trap, rescue, or relocate or care for geese unless same is in need of veterinary care.

Upon the Municipality’s request, or in the case for the need of animal humane and/or Services as defines herein, feral cat colonies will remain the responsibility of the person “caretaker” caring for the cats. If there is a sick, rabid, or injured cat, the MCSPCA will

provide services and assistance, and shall be entitled to be reimbursed for all the costs and expenses to said feral cat colony. If the colony is abandoned by the caretaker and the MCSPCA is called to remove any and/or care for the colony, the costs and expenses incurred by the MCSPCA will be in addition to the cost for Services and will be the responsibility of the Municipality. If the Municipality enters into a Memorandum of Understanding (MOU) with the MCSPCA for the purpose of TNR, then all terms of the MOU shall be set forth as agreed upon by the MCSPCA and the Municipality and shall supersede certain terms in the contract.

Any animal that is impounded under the authority of the municipal police department, county prosecutor, county sheriff or any other law enforcement agency for the purpose of animal cruelty shall be held by the MCSPCA under the authority of NJ Title 4. The cost of care and sheltering of the animal(s) shall be covered by the MCSPCA within the confines of the law. The MCSPCA veterinarians shall have complete authority to render medical treatment at their discretion for the well-being and humane treatment of any such animal(s). The MCSPCA, at their discretion, shall reserve the right to fundraise as a 501c(3) to off set the cost of care and medical treatment of any such animal(s) and shall have the sole discretion on the disbursement of any funds raised.

2. The Municipality will pay the MCSPCA the sum of \$65,256.00 annually. The said sum to be prorated on a monthly basis of \$5438.00. Payment for all services, including additional costs and expenses as stated herein, and unless express terms to the contrary are agreed, are due thirty (30) days after presentment of invoice and/or Municipality voucher executed by appropriate party, time is of the essence.
3. It is expressly understood, except as otherwise stated, the services include all the costs and expenses incurred by the MCSPCA or its animal control officer in the maintenance of custodial facilities and vehicle to be used by the animal control officer.
4. Upon a request from the Municipality, the MCSPCA shall respond to an emergency as defined herein. Emergency veterinary treatment will be provided to an ill or injured animal as required by the State Law regulation. The MCSPCA reserves the right in its sole discretion to determine that if the animal requires transportation to an emergency clinic on nights, weekends, or holidays, when our own veterinarians are not available.

If there is no known owner, the cost of in house services shall be covered by the MCSPCA any expense incurred by the MCSPCA for outside veterinary services will be the responsibility of the Municipality. If the owner is known, the cost and expenses will be bore by the owner.

5. The MCSPCA shall, at the request of an owner of an unwanted animal, render assistance in delivery of said animal to an appropriate humane shelter, including a shelter maintained by the SPCA. The MCSPCA will be paid for the cost and expenses of such assistance, which shall be the responsibility of the owner.
6. The MCSPCA shall use reasonable efforts to impound any stray, abandoned or unlicensed dog or cat, running at large on public property within the municipality. When such impoundment occurs, the dog or cat shall be put up for adoption or humanly disposed of, at the sole and exclusive discretion of the SPCA, after seven (7) day statutory hold period. It is expressly understood, once the MCSPCA accepts any animal and takes it into custody; it shall become the property of the MCSPCA for the disposition a stated above. The MCSPCA Animal Control Officer (ACO) or MCSPCA Humane Law Enforcement Officer shall issue summons for Municipal Ordinances and NJ Title 4 pertaining to all animal laws that apply under the scope of the ACO's employment. (ie: Dog/Cat licensing, animals running at large, dangerous dog)
7. Upon proof of ownership, any person may redeem his/her animal from the MCSPCA upon payment to the MCSPCA and shall be responsible to pay for any vaccinations and/or necessary medical treatment that the medical team deemed necessary. Once the ownership is established, and the animal is no longer a stray, regular boarding rates at \$20.00 per day shall be paid to the MCSPCA by the owner prior to the release of the animal. No release or redemption shall be honored unless the owner provides proof of ownership and produces a current municipal dog/cat license if applicable. If an animal is unclaimed after seven (7) days, the MCSPCA shall by law take ownership of the animal and offer the animal for adoption, humanly disposed or any other disposition that the MCSPCA deems humanely appropriate.
8. Any stray dog, cat or any other animal taken into the custody of the MCSPCA and charged with biting a human being, shall be quarantined for the required period of ten (10) days.

The cost and expenses incurred during this period shall be the responsibility of the owner. If no known owner, the costs shall be absorbed by the SPCA.

9. Transportation of the head of the animal suspected of rabies to the State department shall be provided by the MCSPCA under the condition that the said animal expired on the premises before the ten (10) day quarantine period referred to above. The fee for removal of the head and deliver for rabies examination will be paid by the owner of the animal or absorbed by the MCSPCA if the owner is unknown.
10. The animal control officer shall be an employee of the SPCA. The MCSPCA shall indemnify and hold the Municipality harmless from and against any damage caused by the animal control officer, expressly excluded damage caused by the animal.
11. Removal of an animal, including wildlife, inside a home, apartment building, garage, roof, etc., “residence”, is not covered under this agreement. The MCSPCA reserves the right to answer/respond to those calls; however, the owner of the premises will be charged \$90.00 per hour during standard business hours and \$118.00 after standard hours. If the nature of the call is deemed by a police officer to pose a public safety risk, the MCSPCA shall respond and handle the call at no cost to the homeowner.
12. The MCSPCA shall not be responsible for handling deer or any wildlife carcasses; however the MCSPCA shall retrieve infirmed/ injured deer or wildlife at the SPCA’s discretion.
13. The Municipality will be charged at an additional charge, a boarding fee of \$20.00 per day, payable monthly, for any animal which, upon request of the Municipality as part of a court process or upon order from a court shall impound an animal. The Municipality agrees to expressively seek reimbursement from the costs uncured by the MCSPCA as any judgement from the owner, in the absence as such; the costs shall be the responsibility of the Municipality.
14. The signatory of this document represents that it/he/she possess the requisite authority to bind the public entity further represents the execution of the Agreement is authorized by Municipality.
15. Except for non-payment, this Agreement contract may be determined during the Term by either party upon sixty (60) days written notice by Certified Mail, Return Receipt Requested, to the other party, in its sole discretion the terminating party may provide an opportunity to cure.

16. It is expressly agreed that the MCSPCA is not obligated to incur any cost, expense or legal fees as a consequence of the failure of the Municipality to timely and fully remit all payment due hereunder; such costs, expenses, legal fees shall be the sole responsibility of the Municipality.
17. The Parties hereto shall indemnify and hold the other harmless from and against any claim, award, cost, expense by any third party, not affiliated in any way employed by either party for any damage or injury caused by the act or omission of the indemnifying party or its agents.
18. **Community Outreach Requirement:** The MCSPCA shall attend and participate in a minimum of three (3) Borough of Red Bank community events annually during the term of this Agreement for the purpose of public outreach and education, including providing tabling services, informational materials, and engagement with residents regarding animal welfare, licensing, rabies awareness, and related services. Such events shall be coordinated in advance with the Municipality and may include municipal-sponsored events, public safety days, fairs, or similar community gatherings. These outreach services are deemed included within the annual contract amount and shall not result in additional cost to the Municipality.

THIS AGREEMENT is a sole expression of the understanding between the parties and may only be modified by a written amendment signed by both parties.

MONMOUTH COUNTY SOCIETY FOR THE PREVENTION OF CRUELTY TO ANIMALS

BY: _____
Ross Licitra
Executive Director

***MUNICIPALITY* Borough of Red Bank**

BY: _____
James Gant
Borough Manager

ATTEST: _____
Mary Moss, RMC, Borough Clerk

**BOROUGH OF RED BANK
COUNTY OF MONMOUTH**

RESOLUTION NO. 26-29

**RESOLUTION AUTHORIZING THE COUNTY OF MONMOUTH
MOSQUITO CONTROL DIVISION TO CONDUCT AERIAL MOSQUITO CONTROL
OPERATIONS WITHIN THE BOROUGH OF RED BANK,
COUNTY OF MONMOUTH, STATE OF NEW JERSEY**

WHEREAS, the Monmouth County Board of Chosen Freeholders, pursuant to N.J.S.A. 26:9-27 et seq., has elected through its Mosquito Control Division to perform all acts necessary for the elimination of Mosquito breeding areas and/or to exterminate mosquitoes within the County; and

WHEREAS, the County has instituted an Integrated Pest Management Program consisting of surveillance, water management, biological control and chemical control to exterminate the mosquito population within the County of Monmouth; and

WHEREAS, prior to conducting aerial dispensing operations over a designated “congested area,” the County is required, pursuant to Federal Aviation Administration Regulation (FAR Part 137.51), to secure prior written approval from the Governing Body of the political subdivision over which the aircraft is to be operated; and

WHEREAS, the Borough of Red Bank is designated as a “congested area” by the Federal Aviation Administration and the County has requested that this Governing Body consent to its proposed aerial dispensing operations.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Governing Body of the Borough of Red Bank hereby authorizes the County of Monmouth Mosquito Control Division or its agent to apply pesticides by aircraft for mosquito control in certain areas of the municipality designated by the County as being either larval mosquito habitat or areas harboring high populations of mosquitoes constituting either a nuisance, a health hazard or both with the understanding that:
 - a. The County shall utilize pesticides, application equipment and aircraft that are approved for aerial applications by applicable Federal (USEPA) and State (NJDEP) agencies, and
 - b. Such operations will be performed in compliance with applicable Federal and State regulations, and
 - c. The County will notify the Police Department of each municipality over which aerial pesticide operations are planned prior to commencement of such operations.

BE IT FURTHER RESOLVED that the Clerk forward a certified true copy of this Resolution to the Monmouth County Mosquito Control Division, 1901 Wayside Road, Tinton Falls, NJ 07724, Attn: Victoria Thompson, Superintendent.

**BOROUGH OF RED BANK
COUNTY OF MONMOUTH**

RESOLUTION NO. 26-

**RESOLUTION AUTHORIZE PAYMENT ESTIMATE #1 FOR
2025 ROAD PROGRAM**

BE IT RESOLVED, by the Mayor and Council of the Borough of Red Bank of Monmouth County, New Jersey upon recommendation of the Borough Engineer that Pay Estimate #1 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:	2025 Road Program
CONTRACTOR:	Fernandes Construction Inc. 25 Stonegate Road, NJ 08831
ENGINEER:	CME Associates 1460 Route 9 South, Howell, NJ 07731
Pay Estimate #1	
Current to date total	\$580,321.38
Less 2% Retainage	\$11,606.43
<u>Less Previous Payments</u>	<u>\$0.00</u>
Amount Due	\$568,714.95

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

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

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

I, the undersigned Borough Clerk of the Borough of Red Bank, in the County of Monmouth, State of New Jersey (the "Borough") hereby certify that the foregoing is a true and correct copy of a resolution duly adopted by the Borough Council of said Borough at its meeting held on January 22, 2026.

Bonnie Thomas
Deputy Municipal Clerk

**BOROUGH OF RED BANK
COUNTY OF MONMOUTH**

RESOLUTION NO. 26-31

**RESOLUTION APPROVING PROFESSIONAL SERVICES CONTRACT WITH
ALTA PLANNING + DESIGN, INC TO PREPARE A VISION ZERO IN CONNECTION
WITH THE FHWA 2023 SAFE STREETS AND ROADS FOR ALL GRANT PROGRAM**

WHEREAS, the Borough of Red Bank (the “Borough”) requires professional services for the preparation of a Vision Zero Plan for the FHWA 2023 Safe Streets and Road for All Grant Program; and

WHEREAS, Alta Planning + Design, Inc. submitted a Proposal, which is attached hereto as Exhibit A, to prepare a Vision Zero Plan on behalf of the Borough; and

WHEREAS, the credentials of Alta Planning + Design, Inc were evaluated by the Borough’s Complete and Green Streets Advisory Committee and Alta Planning + Design, Inc. was found to meet all requirements to provide the aforesaid services; and

WHEREAS, the Mayor and Council (hereinafter, the Governing Body of the Borough concur with the sentiments and recommendations of the Complete and Green Streets Advisory Committee and wish to enlist the professional services of Alta Planning + Design, Inc for the necessary services associated with the project here forward known as the Red Bank Vision Zero Plan.

NOW THEREFORE BE IT RESOLVED, by the Governing Body of the Borough of Red Bank, County of Monmouthm State of New Jersey, that Professional Services for the preparation of a Vision Zero Plan to Alta Planning + Design, Inc. for the sum not to exceed one hundred and fifty thousand dollars (150,000.00); and,

BE IT FURTHER RESOLVED that this resolution shall take effect upon certification on this resolution by the Borough Chief Financial Officer that sufficient fundas are available for stated purpose.

**BOROUGH OF RED BANK
COUNTY OF MONMOUTH**

RESOLUTION NO. 26-32

**RESOLUTION AWARDING PROFESSIONAL SERVICES CONTRACT TO
MILLENNIUM STRATEGIES FOR GRANT CONSULTING SERVICES**

WHEREAS, the Borough of Red Bank requires the provision of grant consulting services to most effectively obtain outside funding for the Borough's public projects and operations; and

WHEREAS, Millennium Strategies has provided a Proposal to the Borough to provide said service, which Proposal is attached hereto as Exhibit A; and

WHEREAS, Millennium Strategies has successfully provided said services to the Borough in prior years; and

WHEREAS, the value of the services to be provided by Millennium Strategies under said contract may exceed \$17,500.00; and

WHEREAS, Millennium Strategies shall be required to complete and submit a Business Entity Disclosure Certification which certifies that Millennium Strategies has not made any reportable contributions to a political or candidate committee in the Borough in the previous one year, and that the contract will prohibit Millennium Strategies from making any reportable contributions during the term of the contract; and

WHEREAS, the Local Public Contracts Law, N.J.S.A. 40 A: 11-5(1)(a)(i), requires the public advertisement of notice with respect to contracts for professional services awarded without competitive bids;

NOW THEREFORE, BE IT RESOLVED, that the Mayor & Council of the Borough of Red Bank hereby authorizes the Mayor and Borough Clerk to enter into a contract with Millennium Strategies in accordance with the foregoing under the following terms:

1. The Mayor and/or Borough Manager are hereby authorized and directed to enter into a professional services contract with Millennium Strategies to perform Grant Consulting Services with an annual calendar year term, January 1, 2026 – December 31, 2026 for an amount, not to exceed \$59,200.00.
2. The engagement of Millennium Strategies is exempt from public bidding as a professional service under N.J.S.A. 40A:11-5.1(a)(i), and is being awarded under a non-fair and open process in accordance with New Jersey's Pay-to-Play law.
3. Notice of the Resolution shall be published in the designated official newspapers as required by law within ten (10) days of the passage of this Resolution.
4. A certified copy of this resolution be forwarded to the Borough Manager, Chief Financial Officer, and Millennium Strategies.

EXHIBIT A

MILLENNIUM STRATEGIES

Renewal Proposal

Grant Consulting Services

SUBMITTED TO

Borough of Red Bank
90 Monmouth Street
Red Bank, NJ 07701

SUBMITTED BY

Millennium Strategies LLC
60 Columbia Road, Building B, Suite 230
Morristown, NJ 07960

MILLENNIUM STRATEGIES

January 9, 2025

Mr. James Gant
Borough Manager
Borough of Red Bank
90 Monmouth Street
Red Bank, NJ 07701

RE: Renewal Proposal – Grant Consulting Services

Dear Mr. Gant,

Millennium Strategies is pleased to submit the following renewal proposal to the Borough of Red Bank for the continued provision of Grant Consulting Services. Details pertaining to our company, staff, experience, services, and fees are outlined further within our proposal.

COMPANY PROFILE

Founded in 2005, Millennium Strategies is the largest full-service grants consulting firm in the region. We currently represent more than 200 municipalities, counties, school districts, and non-profit entities located throughout New Jersey, New York, Pennsylvania, Ohio, and Missouri. Since our inception, we have helped to secure over \$2 billion in grant funding on behalf of our clients. What sets Millennium apart is our comprehensive and aggressive approach to providing grant research, grant writing, and grant administration services. We help our clients address their challenges by identifying, securing, and administering grant funding for projects and programs that fall within the following categories.

- Arts and culture
- Community development
- Disaster recovery
- Economic development
- Environmental protection
- Health services
- Historic preservation
- Human Services
- Parks and open space
- Public Safety
- Recreation
- Senior services
- Sustainability
- Tourism
- Transportation
- Water and sewer

STAFF PROFILE

Millennium Strategies employs an accomplished team of 48 grant writing and support professionals responsible for ensuring the delivery of quality and timely services on behalf of Millennium's clients. All principals and staff possess post-secondary degrees related to government consulting/grant writing and are in good standing with the State of New Jersey and other grant agencies. Neither the firm nor any of its principals or staff are disbarred, suspended, or otherwise prohibited from professional practice or from working with public entities by any federal, state, or local agency.

ADDRESS: 60 COLUMBIA ROAD, BUILDING B, SUITE 230, MORRISTOWN, NJ, 07960
PHONE 973.226.3329 - **FAX** 973.292.0832 - **WEBSITE** WWW.M-STRAT.COM

EXPERIENCE – BOROUGH OF RED BANK

Millennium Strategies has had the privilege of serving as the Grant Consultants on behalf of the Borough of Red Bank since June 2018. During our tenure, we have been able to successfully secure \$13,724,416 in grant funding on your behalf. During contract period of June 1, 2025 – December 31, 2025, we have helped to secure 5 grant awards, representing \$2,102,043.00 in grant funding on behalf of the Borough. In addition, we have 14 pending grant applications, representing \$6,719,845.04 in potential grant funding, that have been submitted on behalf of the Borough and remain under review and consideration at this time. A copy of our annual service report highlighting all grant awards, pending grant applications, and other services rendered on behalf of the Borough during calendar year 2025 is included with our proposal as an attachment.

SCOPE OF SERVICES/FEE PROPOSAL

During 2026, Millennium Strategies will continue to provide our full suite of Grant Consulting Services on behalf of the Borough of Red Bank. A summary of our proposed services and fees are outlined below.

<i>Services</i>	<i>Total</i>
Grant Research, Writing, and Consulting Services	\$43,200.00
GranTrack – Awards Management Tool	\$10,000.00
Grant Administration Services	\$6,000.00
2026 TOTAL FEES	\$59,200.00

Complete details pertaining to our proposed scope of services and fee proposal are included with our proposal as an attachment.

STAFFING PLAN

Millennium Strategies proposes the following staffing plan to support the continued delivery of services on behalf of Borough of Red Bank. All services will be performed by the principals and staff listed below. Additional staff may be brought in to support our engagement if deemed necessary by Millennium. We will not hire subcontractors to perform any services. All principals and staff that will support the delivery of services will be stationed out of our offices located at 60 Columbia Road, Building B, Suite 230, Morristown, NJ, 07960.

<i>Name</i>	<i>Title</i>	<i>Role</i>
Ed Farmer	President and CEO	Partner-in-Charge
Katie Kocher	Director of Client Services	Account Supervisor
Chris Sprague	Director of Grant Administration	Account Supervisor
Will Evans	Senior Grant Manager	Account Manager
Louis Motta	Grant Administrator	Account Manager

CONCLUSION

Thank you for considering Millennium Strategies. We have a deep understanding of your organizational needs and funding goals and look forward to continuing to be of service in the year ahead. Should you have any questions, please do not hesitate to contact me at (973) 226-3329 or efarmer@m-strat.com.

Sincerely,



Ed Farmer
President and CEO

Scope of Services

Grant Research, Writing, and Consulting Services

Millennium Strategies will continue to provide Grant Research, Writing, and Consulting Services. Through these services, we will identify, research, and present available governmental and non-governmental grant opportunities as well as prepare and submit grant applications in support of your organization's priority projects/programs. We will also track and report on the status of all services rendered as well as participate in requested meetings to ensure our services remain aligned with the evolving needs and goals of your organization. A detailed breakdown of all services to be provided in support of this is outlined below.

- *Create a Strategic Plan* – Millennium will create a Strategic Plan for grant research and funding to be pursued in keeping with your organizations budget, capital plan, and identified needs. This process will include coordinating meetings with administrators, department heads, and other personnel to review your organization's funding goals and establishing a plan for how to achieve them.
- *Research/Presentation of Available Grant Opportunities* – Millennium will research all available governmental and non-governmental grant opportunities on a continual basis throughout the duration of the contract period. Detailed research memos and application breakdowns will be presented for grant opportunities that align with the priority projects/programs outlined in your organization's Strategic Plan.
- *Complete Grant Writing* – Millennium will prepare and submit all grant applications authorized, in accordance with the guidelines established by funding agencies, on a continual basis throughout the duration of the contract period. This includes all necessary follow-up with governmental, non-governmental, and legislative agencies in support of applications submitted on behalf of your organization.
- *Monthly Reporting* – Millennium will submit a monthly report detailing all activities undertaken by our team on behalf of your organization. The monthly report will include all grants awarded, grants submitted and pending approval, grant applications-in-progress, grants presented, and grants denied, providing an ongoing assessment of our efforts throughout the duration of the contract period.
- *Access to the GranTrack – Programs and Applications Tool* – Millennium will provide your organization with access to the GranTrack – Programs and Applications Tool. This web-based tool will provide real-time access to downloadable memos for grant opportunities we've presented, a record of all grant applications Millennium has submitted, and other data documenting your organization's grant-seeking efforts.
- *Meeting Attendance* – Millennium will attend all requested meetings with 48 hours' notice.

GranTrack – Awards Management Tool

Millennium Strategies will continue to provide your organization with access to the GranTrack - Awards Management Tool, a web-based platform to centralize, organize, and proactively manage all active and future grant awards received. The tool is equipped with a variety of features to support grant management, including:

- Award status tracking
- Document storage and retrieval
- Payment tracking and reminders
- Report scheduling and reminders
- Compliance checks and system alerts
- Multiple ways to view and filter data
- Budget and match tracking
- Automated communications/alerts

Grant Administration Services

Millennium Strategies will continue to provide your organization with comprehensive Grant Administration Services. Millennium will actively oversee and manage all active and future grant awards received by your organization, including the management of all data and grant award records within GranTrack. Services will include:

- Review and execution of grant agreements, as well as reporting and compliance requirements.
- Setup of reporting and payment portals, as well as ensuring active registration in SAM.gov.
- Award setup in GranTrack, including uploading files, assigning user roles, and adding budget details.
- Coordination of kickoff meetings with key project staff.
- Serving as primary point of contact with funding agencies and completing grant amendments as needed.
- Preparation and submission of programmatic/financial reports, including reimbursement requests.
- Monitoring grant compliance including expenditures, subrecipient agreements, and procurement.
- Maintenance of detailed award records within GranTrack.
- Processing of administrative closeout of grant awards and retention of all grant records.

Fee Proposal

2026 Fee Proposal

During 2026, Millennium Strategies will receive compensation for the provision of services in accordance with our fee proposal listed below. Our fee proposal is inclusive of all fees for services to be provided.

<i>Services</i>	<i>Total</i>
Grant Research, Writing, and Consulting Services	\$43,200.00
GranTrack – Awards Management Tool	\$10,000.00
Grant Administration Services	\$6,000.00
2026 TOTAL FEES	\$59,200.00

Additional Details, Terms, and Conditions

Outlined below, please find additional details pertaining to our fees/rates for each level of service to be provided as well as any terms/conditions associated with billing for or providing these services.

Grant Research, Writing, and Consulting Services

<i>Billing Format</i>	<i>Rate</i>	<i>Amount</i>	<i>Quantity</i>	<i>Total</i>
Retainer Fee	Monthly	\$3,600.00	12	\$43,200.00
<i>Total Fee</i>				\$43,200.00

- Retainer fee is inclusive of all costs including travel and meeting attendance.

GranTrack – Awards Management Tool

<i>Billing Format</i>	<i>Rate</i>	<i>Amount</i>	<i>Quantity</i>	<i>Total</i>
GranTrack Fee	Annual fee	\$10,000.00	1	\$10,000.00
<i>Total Fee</i>				\$10,000.00

- GranTrack Fee is billed in full upon contract execution.
- GranTrack Fee is reflective of an automatic \$5,000 discount made available exclusively to current Millennium clients utilizing our Grant Research, Writing, and Consulting Services
- Additional discounts to the GranTrack Fee are available if you enter into a multi-year contract with Millennium (3-years = 10% discount and 5 years = 20% discount).

Grant Administration Services

<i>Billing Format</i>	<i>Rate</i>	<i>Amount</i>	<i>Quantity</i>	<i>Total</i>
Retainer Fee	Monthly	\$500.00	12	\$6,000.00
<i>Total Fee</i>				\$6,000.00

- The Borough of Red Bank has an existing 25-hour service package with Millennium Strategies with a remaining balance of 7.25 hours as of January 2, 2026. Once the remaining hours have been exhausted, billing for grant administration services shall transition to the referenced retainer fee.
- In the event you wish to discontinue the referenced retainer fee for Grant Administration Services, fees will transition to being billed on an hourly as-needed basis at a rate of \$200.00 per hour.
- Grant Administration Services are available only to clients subscribed to and utilizing the GranTrack – Awards Management Tool.

Annual Service Report

MILLENNIUM

STRATEGIES

MEMORANDUM

TO: Jim Gant and Thomas Seaman
FROM: Will Evans
DATE: January 08, 2026
RE: Monthly Activity Report
CC: Ed Farmer, Katie Kocher

This memo will provide an overview of all work performed to date by Millennium Strategies on behalf of Red Bank from contract year June 1, 2025 to December 31, 2025. For more information, contact Will Evans at wevans@m-strat.com.

- **Grant Applications Approved, Funding Awarded:**

Funding Program	Purpose of Grant	Amount of Award	Month of Award
NJ Department of Transportation - Transportation Alternatives Set-asides (TA-Set-Aside) FY25 Grants Program	For the Riverside Avenue Complete and Green Streets Project	\$1,500,000.00	December 2025
NJ Division of Highway Traffic Safety - Drive Sober or Get Pulled Over Year End Holiday Crackdown FY25	For police overtime enforcement	\$7,000.00	November 2025
NJ Department of Transportation - Municipal Aid Grant Program FY26	For the South Bridge Avenue Rehabilitation Project	\$228,226.00	November 2025
Monmouth County - Municipal Open Space Program FY25	For the rehabilitation and addition of recreation amenities at Count Basie Park	\$361,817.00	October 2025
NJ Department of Community Affairs - Recreational Opportunities for Individuals with Disabilities (ROID) FY25	To provide two inclusive field trips to local destination for individuals with and without disabilities	\$5,000.00	August 2025

- **Grant Applications in Progress:**

Due Date	Funding Program	Amount Available	Date Noticed
----------	-----------------	------------------	--------------

MILLENNIUM

STRATEGIES

2/13/2026	Sustainable Jersey - PSEG Foundation Sustainable Jersey Grants Program FY26	Varies	12/15/2025
2/27/2026	NJ Department of Environmental Protection - Green Acres Park Development Grants Program FY26	Varies	12/17/2025
2/27/2026	NJ Department of Environmental Protection - Green Acres Park Development Grants Program FY26	Varies	11/12/2025

- **Grant Applications Submitted, Pending Review:**

Date Submitted	Funding Program	Purpose	Amount Requested	Estimated Response
12/17/2025	US Department of Justice - Bulletproof Vest Partnership (BVP) Program FY25	TBD	\$13,004.00	Summer 2026
10/14/2025	NJ Department of Community Affairs - Legislative Grant FY26	To complete the Red Bank Multilingual Outreach Services for Borough Initiatives project.	\$75,000.00	Spring 2026
9/26/2025	NJ Department of Community Affairs - Recreational Opportunities for Individuals with Disabilities (ROID) FY26	To expand the inclusivity of six Borough community events	\$20,000.00	Spring 2026
9/12/2025	Mayors Wellness Campaign - Mental Health Initiative FY25	For the Community Access to Mental Wellness Project	\$15,000.00	Fall 2025

MILLENNIUM

STRATEGIES

6/26/2025	Monmouth County Arts Council, Inc. - Art Helps Local Arts Grants Program FY26	Funding for the Jazz on the Westside Concert Series	\$2,034.85	Fall 2025
4/29/2025	NJ Division of Highway Traffic Safety - State and Community Highway Safety Grant (Federal Funding) FY26	Funding for Police enforcement and education	\$14,000.00	Summer 2025
4/29/2025	NJ Division of Highway Traffic Safety - Pedestrian Safety, Enforcement and Education Fund Grant Program (State Funding) FY26	Funding for Police enforcement and education	\$14,000.00	Summer 2025
3/16/2025	US Congress - Community Project Funding FY26	To begin construction on a new Red Bank Department of Public Utilities building (Submitted to Booker and Kim).	\$3,000,000.00	Winter 2025
3/11/2025	US Congress - Community Project Funding FY26	Removal and replacement of lead pipes in the Borough (Submitted to Booker and Kim).	\$3,000,000.00	Winter 2025
12/20/2024	FEMA - Assistance to Firefighters Grant (AFG) FY24	For the purchase of 58 new 700-band portable radios for RBFD	\$328,614.19	Fall 2025
9/12/2024	Monmouth County Office on Aging - Grant Program FY25	Funding support for 2025 Red Bank Senior Center programming	\$29,312.00	Spring 2025

MILLENNIUM

STRATEGIES

7/19/2024	Monmouth County - Community Development Block Grant (CDBG) FY25	Funding for the repair of the Boys & Girls Club, Red Bank Unit building.	\$143,880.00	Winter 2025
6/13/2024	Monmouth County Arts Council, Inc. - Art Helps Local Arts Grants Program FY25	Funding for the Jazz on the Westside summer events	\$5,000.00	Fall 2024
11/16/2023	NJ Transit - 5310 Grants Program FY23	Requested one medical transport van to transport seniors and those with disabilities to medical services	\$60,000.00	Winter 2024

- **Grant Applications Submitted, Funding Not Awarded:**

Funding Program	Purpose	Requested Amount
NJ Department of Transportation - Safe Streets to Transit FY26	For the Phase II Bridge Avenue Improvements Project	\$730,775.00
NJ Division of Highway Traffic Safety - Drive Sober or Get Pulled Over Statewide Labor Day Crackdown FY25	For police overtime enforcement over Labor Day weekend	\$7,000.00
T-Mobile - Hometown Grants Program FY25	For the Red Bank Veterans Memorial Restoration Project	\$30,000.00
Sustainable Jersey - PSEG Foundation Sustainable Jersey Grants Program FY25	For the Gas-Powered Leaf Blower Outreach and Education Project	\$20,000.00
NJ Division of Highway Traffic Safety - Click It or Ticket Mobilization FY25	For overtime enforcement hours	\$7,000.00

- **Other Grant Opportunities Recommended:**

Due Date	Funding Program	Amount	Date Noticed	Notes/Status
----------	-----------------	--------	--------------	--------------

MILLENNIUM

STRATEGIES

		Available		
6/30/2026	NJ Department of Transportation - Local Transportation Projects Fund Grant Program FY26	Varies	9/3/2025	Pending Decision to Apply
2/27/2026	NJ Department of Environmental Protection - Green Acres Stewardship Grants Program FY26	Varies	11/12/2025	Pending Decision to Apply
2/27/2026	NJ Department of Environmental Protection - Green Acres Acquisition Grants Program FY26	Varies	11/12/2025	No Project Identified
2/13/2026	NJ Department of Community Affairs - Local Recreation Improvement Grant (LRIG) FY26	\$75,000.00	12/15/2025	Pending Decision to Apply
1/13/2026	NJ Department of Human Services - Senior Wellness Pilot Grant Program FY25	\$250,000.00	12/15/2025	Pending Decision to Apply
12/31/2025	NJ Board of Public Utilities - Clean Fleet Electric Vehicle Incentive Grants Program FY26	Varies	11/25/2025	Pending Decision to Apply
11/7/2025	North Jersey Transportation Planning Authority - Complete Streets Technical Assistance Program FY26	Varies	10/15/2025	No Project Identified
10/31/2025	Monmouth County Historical Commission - Historic Preservation Grants FY26	\$10,000.00	9/8/2025	No Project Identified
10/25/2025	NJ Department of Environmental Protection - DC Fast Charger Grant	100000	9/3/2025	No Project Identified

MILLENNIUM

STRATEGIES

	Program FY25			
10/3/2025	Monmouth County Historical Commission - History Regrant Program FY26	Varies	9/8/2025	No Project Identified
8/29/2025	NJ Division of Criminal Justice - State Body Armor Replacement Fund Program FY25	Varies	7/15/2025	Client Submitting
7/18/2025	Monmouth County - Community Development Block Grant (CDBG) FY26	\$200,000.00	3/4/2025	Determined Ineligible
7/11/2025	NJ Department of Human Services - Age-Friendly Grants Program FY26	\$70,000.00	6/17/2025	No Project Identified
7/1/2025	NJ Department of Transportation - Bikeways Grant Program FY26	Varies	5/7/2025	Application Discontinued

MILLENNIUM STRATEGIES

Renewal Proposal

Grant Consulting Services

SUBMITTED TO

Borough of Red Bank
90 Monmouth Street
Red Bank, NJ 07701

SUBMITTED BY

Millennium Strategies LLC
60 Columbia Road, Building B, Suite 230
Morristown, NJ 07960

MILLENNIUM STRATEGIES

January 9, 2025

Mr. James Gant
Borough Manager
Borough of Red Bank
90 Monmouth Street
Red Bank, NJ 07701

RE: Renewal Proposal – Grant Consulting Services

Dear Mr. Gant,

Millennium Strategies is pleased to submit the following renewal proposal to the Borough of Red Bank for the continued provision of Grant Consulting Services. Details pertaining to our company, staff, experience, services, and fees are outlined further within our proposal.

COMPANY PROFILE

Founded in 2005, Millennium Strategies is the largest full-service grants consulting firm in the region. We currently represent more than 200 municipalities, counties, school districts, and non-profit entities located throughout New Jersey, New York, Pennsylvania, Ohio, and Missouri. Since our inception, we have helped to secure over \$2 billion in grant funding on behalf of our clients. What sets Millennium apart is our comprehensive and aggressive approach to providing grant research, grant writing, and grant administration services. We help our clients address their challenges by identifying, securing, and administering grant funding for projects and programs that fall within the following categories.

- Arts and culture
- Community development
- Disaster recovery
- Economic development
- Environmental protection
- Health services
- Historic preservation
- Human Services
- Parks and open space
- Public Safety
- Recreation
- Senior services
- Sustainability
- Tourism
- Transportation
- Water and sewer

STAFF PROFILE

Millennium Strategies employs an accomplished team of 48 grant writing and support professionals responsible for ensuring the delivery of quality and timely services on behalf of Millennium's clients. All principals and staff possess post-secondary degrees related to government consulting/grant writing and are in good standing with the State of New Jersey and other grant agencies. Neither the firm nor any of its principals or staff are disbarred, suspended, or otherwise prohibited from professional practice or from working with public entities by any federal, state, or local agency.

ADDRESS: 60 COLUMBIA ROAD, BUILDING B, SUITE 230, MORRISTOWN, NJ, 07960
PHONE 973.226.3329 - **FAX** 973.292.0832 - **WEBSITE** WWW.M-STRAT.COM

EXPERIENCE – BOROUGH OF RED BANK

Millennium Strategies has had the privilege of serving as the Grant Consultants on behalf of the Borough of Red Bank since June 2018. During our tenure, we have been able to successfully secure \$13,724,416 in grant funding on your behalf. During contract period of June 1, 2025 – December 31, 2025, we have helped to secure 5 grant awards, representing \$2,102,043.00 in grant funding on behalf of the Borough. In addition, we have 14 pending grant applications, representing \$6,719,845.04 in potential grant funding, that have been submitted on behalf of the Borough and remain under review and consideration at this time. A copy of our annual service report highlighting all grant awards, pending grant applications, and other services rendered on behalf of the Borough during calendar year 2025 is included with our proposal as an attachment.

SCOPE OF SERVICES/FEE PROPOSAL

During 2026, Millennium Strategies will continue to provide our full suite of Grant Consulting Services on behalf of the Borough of Red Bank. A summary of our proposed services and fees are outlined below.

<i>Services</i>	<i>Total</i>
Grant Research, Writing, and Consulting Services	\$43,200.00
GranTrack – Awards Management Tool	\$10,000.00
Grant Administration Services	\$6,000.00
2026 TOTAL FEES	\$59,200.00

Complete details pertaining to our proposed scope of services and fee proposal are included with our proposal as an attachment.

STAFFING PLAN

Millennium Strategies proposes the following staffing plan to support the continued delivery of services on behalf of Borough of Red Bank. All services will be performed by the principals and staff listed below. Additional staff may be brought in to support our engagement if deemed necessary by Millennium. We will not hire subcontractors to perform any services. All principals and staff that will support the delivery of services will be stationed out of our offices located at 60 Columbia Road, Building B, Suite 230, Morristown, NJ, 07960.

<i>Name</i>	<i>Title</i>	<i>Role</i>
Ed Farmer	President and CEO	Partner-in-Charge
Katie Kocher	Director of Client Services	Account Supervisor
Chris Sprague	Director of Grant Administration	Account Supervisor
Will Evans	Senior Grant Manager	Account Manager
Louis Motta	Grant Administrator	Account Manager

CONCLUSION

Thank you for considering Millennium Strategies. We have a deep understanding of your organizational needs and funding goals and look forward to continuing to be of service in the year ahead. Should you have any questions, please do not hesitate to contact me at (973) 226-3329 or efarmer@m-strat.com.

Sincerely,



Ed Farmer
President and CEO

Scope of Services

Grant Research, Writing, and Consulting Services

Millennium Strategies will continue to provide Grant Research, Writing, and Consulting Services. Through these services, we will identify, research, and present available governmental and non-governmental grant opportunities as well as prepare and submit grant applications in support of your organization's priority projects/programs. We will also track and report on the status of all services rendered as well as participate in requested meetings to ensure our services remain aligned with the evolving needs and goals of your organization. A detailed breakdown of all services to be provided in support of this is outlined below.

- *Create a Strategic Plan* – Millennium will create a Strategic Plan for grant research and funding to be pursued in keeping with your organizations budget, capital plan, and identified needs. This process will include coordinating meetings with administrators, department heads, and other personnel to review your organization's funding goals and establishing a plan for how to achieve them.
- *Research/Presentation of Available Grant Opportunities* – Millennium will research all available governmental and non-governmental grant opportunities on a continual basis throughout the duration of the contract period. Detailed research memos and application breakdowns will be presented for grant opportunities that align with the priority projects/programs outlined in your organization's Strategic Plan.
- *Complete Grant Writing* – Millennium will prepare and submit all grant applications authorized, in accordance with the guidelines established by funding agencies, on a continual basis throughout the duration of the contract period. This includes all necessary follow-up with governmental, non-governmental, and legislative agencies in support of applications submitted on behalf of your organization.
- *Monthly Reporting* – Millennium will submit a monthly report detailing all activities undertaken by our team on behalf of your organization. The monthly report will include all grants awarded, grants submitted and pending approval, grant applications-in-progress, grants presented, and grants denied, providing an ongoing assessment of our efforts throughout the duration of the contract period.
- *Access to the GranTrack – Programs and Applications Tool* – Millennium will provide your organization with access to the GranTrack – Programs and Applications Tool. This web-based tool will provide real-time access to downloadable memos for grant opportunities we've presented, a record of all grant applications Millennium has submitted, and other data documenting your organization's grant-seeking efforts.
- *Meeting Attendance* – Millennium will attend all requested meetings with 48 hours' notice.

GranTrack – Awards Management Tool

Millennium Strategies will continue to provide your organization with access to the GranTrack - Awards Management Tool, a web-based platform to centralize, organize, and proactively manage all active and future grant awards received. The tool is equipped with a variety of features to support grant management, including:

- Award status tracking
- Document storage and retrieval
- Payment tracking and reminders
- Report scheduling and reminders
- Compliance checks and system alerts
- Multiple ways to view and filter data
- Budget and match tracking
- Automated communications/alerts

Grant Administration Services

Millennium Strategies will continue to provide your organization with comprehensive Grant Administration Services. Millennium will actively oversee and manage all active and future grant awards received by your organization, including the management of all data and grant award records within GranTrack. Services will include:

- Review and execution of grant agreements, as well as reporting and compliance requirements.
- Setup of reporting and payment portals, as well as ensuring active registration in SAM.gov.
- Award setup in GranTrack, including uploading files, assigning user roles, and adding budget details.
- Coordination of kickoff meetings with key project staff.
- Serving as primary point of contact with funding agencies and completing grant amendments as needed.
- Preparation and submission of programmatic/financial reports, including reimbursement requests.
- Monitoring grant compliance including expenditures, subrecipient agreements, and procurement.
- Maintenance of detailed award records within GranTrack.
- Processing of administrative closeout of grant awards and retention of all grant records.

Fee Proposal

2026 Fee Proposal

During 2026, Millennium Strategies will receive compensation for the provision of services in accordance with our fee proposal listed below. Our fee proposal is inclusive of all fees for services to be provided.

<i>Services</i>	<i>Total</i>
Grant Research, Writing, and Consulting Services	\$43,200.00
GranTrack – Awards Management Tool	\$10,000.00
Grant Administration Services	\$6,000.00
2026 TOTAL FEES	\$59,200.00

Additional Details, Terms, and Conditions

Outlined below, please find additional details pertaining to our fees/rates for each level of service to be provided as well as any terms/conditions associated with billing for or providing these services.

Grant Research, Writing, and Consulting Services

<i>Billing Format</i>	<i>Rate</i>	<i>Amount</i>	<i>Quantity</i>	<i>Total</i>
Retainer Fee	Monthly	\$3,600.00	12	\$43,200.00
<i>Total Fee</i>				\$43,200.00

- Retainer fee is inclusive of all costs including travel and meeting attendance.

GranTrack – Awards Management Tool

<i>Billing Format</i>	<i>Rate</i>	<i>Amount</i>	<i>Quantity</i>	<i>Total</i>
GranTrack Fee	Annual fee	\$10,000.00	1	\$10,000.00
<i>Total Fee</i>				\$10,000.00

- GranTrack Fee is billed in full upon contract execution.
- GranTrack Fee is reflective of an automatic \$5,000 discount made available exclusively to current Millennium clients utilizing our Grant Research, Writing, and Consulting Services
- Additional discounts to the GranTrack Fee are available if you enter into a multi-year contract with Millennium (3-years = 10% discount and 5 years = 20% discount).

Grant Administration Services

<i>Billing Format</i>	<i>Rate</i>	<i>Amount</i>	<i>Quantity</i>	<i>Total</i>
Retainer Fee	Monthly	\$500.00	12	\$6,000.00
<i>Total Fee</i>				\$6,000.00

- The Borough of Red Bank has an existing 25-hour service package with Millennium Strategies with a remaining balance of 7.25 hours as of January 2, 2026. Once the remaining hours have been exhausted, billing for grant administration services shall transition to the referenced retainer fee.
- In the event you wish to discontinue the referenced retainer fee for Grant Administration Services, fees will transition to being billed on an hourly as-needed basis at a rate of \$200.00 per hour.
- Grant Administration Services are available only to clients subscribed to and utilizing the GranTrack – Awards Management Tool.

Annual Service Report

MILLENNIUM STRATEGIES

MEMORANDUM

TO: Jim Gant and Thomas Seaman
FROM: Will Evans
DATE: January 08, 2026
RE: Monthly Activity Report
CC: Ed Farmer, Katie Kocher

This memo will provide an overview of all work performed to date by Millennium Strategies on behalf of Red Bank from contract year June 1, 2025 to December 31, 2025. For more information, contact Will Evans at wevans@m-strat.com.

- **Grant Applications Approved, Funding Awarded:**

Funding Program	Purpose of Grant	Amount of Award	Month of Award
NJ Department of Transportation - Transportation Alternatives Set-asides (TA-Set-Aside) FY25 Grants Program	For the Riverside Avenue Complete and Green Streets Project	\$1,500,000.00	December 2025
NJ Division of Highway Traffic Safety - Drive Sober or Get Pulled Over Year End Holiday Crackdown FY25	For police overtime enforcement	\$7,000.00	November 2025
NJ Department of Transportation - Municipal Aid Grant Program FY26	For the South Bridge Avenue Rehabilitation Project	\$228,226.00	November 2025
Monmouth County - Municipal Open Space Program FY25	For the rehabilitation and addition of recreation amenities at Count Basie Park	\$361,817.00	October 2025
NJ Department of Community Affairs - Recreational Opportunities for Individuals with Disabilities (ROID) FY25	To provide two inclusive field trips to local destination for individuals with and without disabilities	\$5,000.00	August 2025

- **Grant Applications in Progress:**

Due Date	Funding Program	Amount Available	Date Noticed
----------	-----------------	------------------	--------------

MILLENNIUM

STRATEGIES

2/13/2026	Sustainable Jersey - PSEG Foundation Sustainable Jersey Grants Program FY26	Varies	12/15/2025
2/27/2026	NJ Department of Environmental Protection - Green Acres Park Development Grants Program FY26	Varies	12/17/2025
2/27/2026	NJ Department of Environmental Protection - Green Acres Park Development Grants Program FY26	Varies	11/12/2025

- **Grant Applications Submitted, Pending Review:**

Date Submitted	Funding Program	Purpose	Amount Requested	Estimated Response
12/17/2025	US Department of Justice - Bulletproof Vest Partnership (BVP) Program FY25	TBD	\$13,004.00	Summer 2026
10/14/2025	NJ Department of Community Affairs - Legislative Grant FY26	To complete the Red Bank Multilingual Outreach Services for Borough Initiatives project.	\$75,000.00	Spring 2026
9/26/2025	NJ Department of Community Affairs - Recreational Opportunities for Individuals with Disabilities (ROID) FY26	To expand the inclusivity of six Borough community events	\$20,000.00	Spring 2026
9/12/2025	Mayors Wellness Campaign - Mental Health Initiative FY25	For the Community Access to Mental Wellness Project	\$15,000.00	Fall 2025

MILLENNIUM

STRATEGIES

6/26/2025	Monmouth County Arts Council, Inc. - Art Helps Local Arts Grants Program FY26	Funding for the Jazz on the Westside Concert Series	\$2,034.85	Fall 2025
4/29/2025	NJ Division of Highway Traffic Safety - State and Community Highway Safety Grant (Federal Funding) FY26	Funding for Police enforcement and education	\$14,000.00	Summer 2025
4/29/2025	NJ Division of Highway Traffic Safety - Pedestrian Safety, Enforcement and Education Fund Grant Program (State Funding) FY26	Funding for Police enforcement and education	\$14,000.00	Summer 2025
3/16/2025	US Congress - Community Project Funding FY26	To begin construction on a new Red Bank Department of Public Utilities building (Submitted to Booker and Kim).	\$3,000,000.00	Winter 2025
3/11/2025	US Congress - Community Project Funding FY26	Removal and replacement of lead pipes in the Borough (Submitted to Booker and Kim).	\$3,000,000.00	Winter 2025
12/20/2024	FEMA - Assistance to Firefighters Grant (AFG) FY24	For the purchase of 58 new 700-band portable radios for RBFD	\$328,614.19	Fall 2025
9/12/2024	Monmouth County Office on Aging - Grant Program FY25	Funding support for 2025 Red Bank Senior Center programming	\$29,312.00	Spring 2025

MILLENNIUM

STRATEGIES

7/19/2024	Monmouth County - Community Development Block Grant (CDBG) FY25	Funding for the repair of the Boys & Girls Club, Red Bank Unit building.	\$143,880.00	Winter 2025
6/13/2024	Monmouth County Arts Council, Inc. - Art Helps Local Arts Grants Program FY25	Funding for the Jazz on the Westside summer events	\$5,000.00	Fall 2024
11/16/2023	NJ Transit - 5310 Grants Program FY23	Requested one medical transport van to transport seniors and those with disabilities to medical services	\$60,000.00	Winter 2024

- **Grant Applications Submitted, Funding Not Awarded:**

Funding Program	Purpose	Requested Amount
NJ Department of Transportation - Safe Streets to Transit FY26	For the Phase II Bridge Avenue Improvements Project	\$730,775.00
NJ Division of Highway Traffic Safety - Drive Sober or Get Pulled Over Statewide Labor Day Crackdown FY25	For police overtime enforcement over Labor Day weekend	\$7,000.00
T-Mobile - Hometown Grants Program FY25	For the Red Bank Veterans Memorial Restoration Project	\$30,000.00
Sustainable Jersey - PSEG Foundation Sustainable Jersey Grants Program FY25	For the Gas-Powered Leaf Blower Outreach and Education Project	\$20,000.00
NJ Division of Highway Traffic Safety - Click It or Ticket Mobilization FY25	For overtime enforcement hours	\$7,000.00

- **Other Grant Opportunities Recommended:**

Due Date	Funding Program	Amount	Date Noticed	Notes/Status
----------	-----------------	--------	--------------	--------------

MILLENNIUM

STRATEGIES

		Available		
6/30/2026	NJ Department of Transportation - Local Transportation Projects Fund Grant Program FY26	Varies	9/3/2025	Pending Decision to Apply
2/27/2026	NJ Department of Environmental Protection - Green Acres Stewardship Grants Program FY26	Varies	11/12/2025	Pending Decision to Apply
2/27/2026	NJ Department of Environmental Protection - Green Acres Acquisition Grants Program FY26	Varies	11/12/2025	No Project Identified
2/13/2026	NJ Department of Community Affairs - Local Recreation Improvement Grant (LRIG) FY26	\$75,000.00	12/15/2025	Pending Decision to Apply
1/13/2026	NJ Department of Human Services - Senior Wellness Pilot Grant Program FY25	\$250,000.00	12/15/2025	Pending Decision to Apply
12/31/2025	NJ Board of Public Utilities - Clean Fleet Electric Vehicle Incentive Grants Program FY26	Varies	11/25/2025	Pending Decision to Apply
11/7/2025	North Jersey Transportation Planning Authority - Complete Streets Technical Assistance Program FY26	Varies	10/15/2025	No Project Identified
10/31/2025	Monmouth County Historical Commission - Historic Preservation Grants FY26	\$10,000.00	9/8/2025	No Project Identified
10/25/2025	NJ Department of Environmental Protection - DC Fast Charger Grant	100000	9/3/2025	No Project Identified

MILLENNIUM

STRATEGIES

	Program FY25			
10/3/2025	Monmouth County Historical Commission - History Regrant Program FY26	Varies	9/8/2025	No Project Identified
8/29/2025	NJ Division of Criminal Justice - State Body Armor Replacement Fund Program FY25	Varies	7/15/2025	Client Submitting
7/18/2025	Monmouth County - Community Development Block Grant (CDBG) FY26	\$200,000.00	3/4/2025	Determined Ineligible
7/11/2025	NJ Department of Human Services - Age-Friendly Grants Program FY26	\$70,000.00	6/17/2025	No Project Identified
7/1/2025	NJ Department of Transportation - Bikeways Grant Program FY26	Varies	5/7/2025	Application Discontinued

**BOROUGH OF RED BANK
COUNTY OF MONMOUTH**

RESOLUTION NO. 26-33

**RESOLUTION OF THE BOROUGH OF RED BANK, COUNTY OF
MONMOUTH, NEW JERSEY, CONDITIONALLY DESIGNATING
DENZAR AT TRANSIT, LLC (TO BE CONVERTED TO DENZAR AT
TRANSIT URBAN RENEWAL, LLC) (DENHOLTZ PROPERTIES) AS
THE REDEVELOPER OF, AND AUTHORIZING EXECUTION OF AN
INTERIM COST AND CONDITIONAL REDEVELOPMENT
AGREEMENT FOR, THE PROPERTY IDENTIFIED HEREIN, AND
COMMONLY KNOWN AS A PORTION OF THE BOROUGH OF RED
BANK TRAIN STATION, WITHIN THE TRAIN STATION
REDEVELOPMENT AREA**

WHEREAS, the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.*, as amended and supplemented (the “**Redevelopment Law**”), provides a process for municipalities to participate in the redevelopment and improvement of areas designated by the municipality as in need of redevelopment; and

WHEREAS, the Borough of Red Bank (the “**Borough**”), operates and conducts itself pursuant to, among others, the provisions of the Redevelopment Law, with responsibility for implementing redevelopment plans and carrying out redevelopment projects in the Borough; and

WHEREAS, in accordance with the Redevelopment Law, the Borough has designated certain properties around the Red Bank Train Station as an area in need of redevelopment (the “**Redevelopment Area**”), and enacted a redevelopment plan entitled the “Train Station Redevelopment Plan” in order to effectuate the redevelopment of the Redevelopment Area (the “**Redevelopment Plan**”), as the Redevelopment Plan may be further amended and supplemented from time to time; and

WHEREAS, Denzar at Transit, LLC (to be converted to Denzar at Transit Urban Renewal, LLC) (Denholtz Properties) (the “**Redeveloper**”), is a corporation of the State of New Jersey, and is either the owner or the contract purchaser of the property identified as follows:

Block 41, Lots 5, 6.01, 6.02, and 7
Block 75.05, Lot 16.01
Block 41, Lots 1, 2, 3, 4
Block 63, Lots 5, 5.01, 6, 7, and 7.01
Block 75, Lots 104, 172, 177, and 178
Block 75.06, Lots 7 and 8.01,

all of which are located within the Borough, and commonly known as a portion of the Borough of Red Bank Train Station (the “**Property**”); and

WHEREAS, Redeveloper is seeking to become the designated redeveloper for the Property; and

WHEREAS, the Redeveloper proposes to develop, finance and construct two multi-family buildings, in two separate phases. The Rail North component will be the first phase, consisting of roughly 175 units (subject to change however, up to 200 as permitted by the Redevelopment Plan) in a 5-story building. In addition to the residential component, there will be a ground floor commercial component and a large public plaza constructed around the Train Station building. The Rail South will be the second phase, proposing about 170 units (also permitted up to 200 by the Redevelopment Plan) in a 5-story building, with a small commercial component on the ground floor. Both phases provide parking on the street level, as well as structured parking garages. Both phases are also subject to a 20 percent affordable housing requirement and set aside in accordance with State Uniform Housing Affordably Controls. The same also contemplates other attendant site improvements to the Property and adjoining property (collectively, the **“Project”**); and

WHEREAS, the Borough and the Redeveloper intend to pursue pre-development activities, including without limit the negotiation of a redevelopment agreement and other related actions; and

WHEREAS, the Redeveloper shall enter into an Interim Cost and Conditional Redeveloper Agreement with the Borough (for ease of reference, the **“Funding Agreement”**), a copy of which is on file with the Borough, to effectuate the funding of an escrow account and procedures for the payment therefrom of moneys to pay the Borough's costs and expenses as described therein.

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

Section 1. The recitals above are hereby incorporated herein as if set forth at length.

Section 2. The Mayor, Borough Manager, Clerk and any other necessary officials or personnel of the Borough are hereby authorized and directed to execute the Funding Agreement, substantially in the form on file with the Borough, together with such additions, deletions and/or modifications as deemed necessary or desirable in consultation with legal counsel.

Section 3. Denzar at Transit, LLC (to be converted to Denzar at Transit Urban Renewal, LLC) (Denholtz Properties) is hereby conditionally designated as the Redeveloper of the Property, for a period commencing upon the effective date of this Resolution, and ending commensurate with the termination or expiration of the Funding Agreement pursuant to its terms, provided, however, that conditional designation of the Redeveloper as authorized hereunder is conditional upon Redeveloper's full execution and funding of the Funding Agreement.

Section 4. If, pursuant to and consistent with the terms of the Funding Agreement, the Borough and the Redeveloper have not executed a mutually acceptable redevelopment agreement, then the conditional designation of the Redeveloper as the redeveloper of the Property shall automatically expire, without any need for any further action of the Mayor and Council.

Section 5. The Mayor, Borough Manager, Clerk and any other necessary officials or personnel of the Borough, are hereby authorized and directed to take all actions and to execute any and all documents necessary to effectuate this Resolution, in consultation with legal counsel.

Section 6. This Resolution shall take effect immediately.

**BOROUGH OF RED BANK
COUNTY OF MONMOUTH**

RESOLUTION NO. 26-34

**RESOLUTION OF THE BOROUGH OF RED BANK, COUNTY OF MONMOUTH,
STATE OF NEW JERSEY APPROVING THE PERSON-TO-PERSON TRANSFER OF
APPLICATION ON FILE OF STATE LIQUOR LICENSE #1340-33-016-011**

WHEREAS, LMHG RB, LLC has applied for a person-to-person transfer of Plenary Retail Consumption License No. 1340-33-016-011 from RBL Holdings LLC, active status, located at 8-10 West Front Street, Red Bank, NJ, 07701, to LMHG RB, LLC.; and

WHEREAS, the application for a person-to-person transfer of Plenary Retail Consumption License No. 1340-33-016-011 appears to be complete in all respects; and

WHEREAS, proof of publication of notice of the application for person-to-person transfer of the subject liquor license having been submitted and there have been no written objections received by the Borough Clerk with respect to said application and requisite fees for the person-to-person transfer application having been paid; and

NOW, THEREFOR, BE IT RESOLVED, by the Borough Council of the Borough of Red Bank, County of Monmouth, State of New Jersey, that the Plenary Retail Consumption License No. 1340-33-016-011, in the name of RBL Holdings LLC, located at 8-10 West Front Street, Red Bank, NJ, 07701, be and the same is hereby transferred to LMHG RB, LLC, to be effective on January 8, 2026.

**BOROUGH OF RED BANK
COUNTY OF MONMOUTH**

RESOLUTION NO. 26-35

RESOLUTION AUTHORIZING AN EMERGENCY EXTENSION OF THE 2021 CONTRACT WITH DELISA DEMOLITION, LLC FOR SOLID WASTE COLLECTION SERVICES PURSUANT TO THE LOCAL PUBLIC CONTRACTS LAW

WHEREAS, the Borough of Red Bank entered into a contract in 2021 with Delisa Demolition, LLC for municipal solid waste collection services; and

WHEREAS, uninterrupted solid waste collection is an essential municipal service directly impacting the public health, safety, and welfare of Borough residents; and

WHEREAS, the current contract with Delisa Demolition, LLC is scheduled to expire on January 31, 2026; and

WHEREAS, the Borough has already commenced the public bidding process for a successor solid waste collection contract, including public advertisement, with a bid opening scheduled for February 3, 2026; and

WHEREAS, due to the time required to evaluate bids, determine responsibility, and award a successor contract, a short gap will exist between the expiration of the current contract and the award and mobilization of a successful bidder; and

WHEREAS, any interruption in solid waste collection services would pose a serious risk to public health and sanitation; and

WHEREAS, pursuant to N.J.S.A. 40A:11-6, emergency contracts may be awarded or extended when an unforeseen condition affecting public health, safety, or welfare requires immediate action and does not permit the delay incident to public advertising; and

WHEREAS, the Borough Manager, in consultation with the Qualified Purchasing Agent, has determined that a narrowly tailored emergency extension of the 2021 contract is necessary solely to bridge the period until a successful bidder is identified and a successor contract is awarded;

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

1. **Emergency Declaration.** An emergency condition is hereby declared pursuant to N.J.S.A. 40A:11-6 due to the immediate need to ensure uninterrupted solid waste collection services following the expiration of the existing contract.
2. **Authorization of Emergency Extension.** The Borough Manager is hereby authorized to execute an emergency extension of the 2021 solid waste collection contract with Delisa Demolition, LLC, commencing February 1, 2026, and continuing only until a successful bidder is identified and a successor contract is awarded, in accordance with the Local Public Contracts Law.
3. **Successor Procurement Acknowledgment.** The Mayor and Council hereby acknowledge that the public bidding process is underway, with bids scheduled to be opened on February 3, 2026, and that the emergency extension is intended solely as a temporary bridge to allow for completion of the award process.
4. **Implementation.** The Borough Clerk, Borough Manager, and Qualified Purchasing Agent are directed to take all actions necessary to implement this Resolution and to maintain all documentation required by law.

BE IT FURTHER RESOLVED that a certified copy of this Resolution shall be forwarded to Delisa Demolition, LLC, the Borough Manager, the Qualified Purchasing Agent, and such other parties as may be necessary.

**BOROUGH OF RED BANK
COUNTY OF MONMOUTH**

RESOLUTION NO. 26-36

**A RESOLUTION AMENDING RESOLUTION 26-03 ENTITLED “RESOLUTION
AUTHORIZING THE AWARD OF FAIR AND OPEN CONTRACTS FOR
PROFESSIONAL SERVICES”**

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Red Bank, County of Monmouth, State of New Jersey, that Resolution No. 26-03 entitled “Resolution Authorizing the Award of Fair and Open Contracts for Professional Services” is hereby amended as follows:

WHEREAS, the Borough of Red Bank has solicited proposals through a fair and open process in accordance with N.J.S.A. 19:44A-20.5 et seq., which requires that award of contract for “Professional Services” through the fair and open process must be made by resolution authorizing the award of said contract and must be publicly advertised; and

WHEREAS, the Borough of Red Bank has a need to acquire the professional services as listed below; and

WHEREAS, the anticipated term of this contract is for the year 2026; and

WHEREAS, the following business entities have submitted proposals indicating they will provide the legal services, engineering service and auditing services for amounts specified in the 2026 Municipal Budget:

Special Legal Counsel Pool:	Wisniewski & Associates, LLC Clearly, Giacobbe, Alfieri, Jacobs, LLC Dilworth Paxson Rainone Coughlin Minchello
Rent Leveling Board Attorney:	Gene J. Anthony
Labor Counsel:	Plosia Cohen, LLC
Alternate Labor Counsel:	Armando V. Riccio, LLC
Tax Attorney	Dilworth Paxson
Borough Auditor:	Fallon & Company
Public Defender	Kevin Wigenton
Prosecutor:	William McGiunn
Borough Engineer:	CME Associates
Special Projects Engineering Pool:	Remington & Vernick ARH Associates ENgenuity T&M Associates Colliers Pennoni
Bond Counsel:	Wilentz Goldman & Spitzer
Alternate Bond Counsel:	Malamut & Associates, LLC

Redevelopment Attorney: McManimon Scotland Bauman
 Planner: Buckhurst Fish & Jacquemart
 Alternate: Planner: T&M Associates
Architect: Netta Architects
Alternate Architect/Planner: Parallel Architectural Group

WHEREAS, funds have been made available in the Annual Municipal Budget of the Borough of Red Bank to support these services.

NOW, THEREFORE, BE IT RESOLVED that:

- 1) The above appointments are hereby ratified and confirmed for the year 2026.
- 2) The amounts charged for these services will be determined in accordance with the contracts dated as of January 1, 2026 and in effect through December 31, 2026.
- 3) The said contracts were awarded without public bidding as “Professional Services” under the provisions of said Local Public Contracts Law.
- 4) A copy of this Resolution shall be published in the Asbury Park Press within ten (10) days of its passage.

BE IT FURTHER RESOLVED that the Mayor and Clerk are authorized to sign and deliver on behalf of the Borough the contract for these professional services which is contingent upon the negotiation, execution and award of a final contract between the appointee and the Borough, to the extent necessary under the laws of the Borough and the State of New Jersey;

BE IT FURTHER RESOLVED that the Clerk cause notice of this action to be printed once in an official newspaper of the Borough of Red Bank.

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

I, the undersigned Borough Clerk of the Borough of Red Bank, in the County of Monmouth, State of New Jersey (the “Borough”) hereby certify that the foregoing is a true and correct copy of a resolution duly adopted by the Borough Council of said Borough at its meeting held on January 22, 2026.

 Bonnie K. Thomas
 Deputy Municipal Clerk