



BOROUGH OF RED BANK

90 MONMOUTH STREET ♦ RED BANK ♦ NJ 07701

MUNICIPAL COUNCIL ♦ REGULAR MEETING MINUTES FEBRUARY 26, 2026 ♦ 6:30 P.M.

SUNSHINE STATEMENT This meeting is being held in accordance with the Open Public Meetings Act. Adequate notice of this meeting has been published in the Borough's official newspapers and posted in the municipal building and on the Borough's website. As permitted by the Open Public Meetings Act, this meeting is being held in-person and broadcast online via Zoom video meetings. The option to attend via Zoom is a courtesy. If Zoom becomes unavailable and cannot be fixed, the Council meeting will continue in-person only. 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, Councilmember Yuro, Deputy Mayor Triggiano, and Mayor Portman

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

Absent:

PROCLAMATIONS/ANNOUNCEMENTS/APPOINTMENTS

Proclamation- Edith Blake – 108th Birthday: Mayor Portman read into record a Ceremonial reading regarding Mrs. Blake

PRESENTATION(S): America 250th Birthday, approximately at 6:37 pm., Clerk Hanlon arrived at the meeting to present the presentation to the public and the governing body.

Clerk Hanlon explained that the 250th anniversary of the founding of the United States will be celebrated July 4, 2026, and Monmouth County is playing a significant role due to its Revolutionary War history, including the Battle of Monmouth. They have been planning for approximately three years, using county archives and records of how the 1976 Bicentennial was celebrated as a guide. The County expressed a desire for Red Bank to be active in this celebration. The County would be happy to partner with or support any Red Bank initiative.

PUBLIC COMMENTS ON AGENDA ITEMS ONLY

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

No one commented

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

APPROVAL OF MINUTES

1. 2/12/2026- Regular Meeting minutes- Councilmember Facey-Blackwood motioned to approve the minutes; Councilmember Bonatakis seconded the motion. A voice vote confirmed all in favor.

ORDINANCES

1. Final Reading/Public Hearing: Ordinance 2026-04, ENTITLED AN ORDINANCE OF THE BOROUGH OF RED BANK TO REPEAL AND REPLACE CHAPTER 205 "AFFORDABLE HOUSING" OF THE BOROUGH CODE TO BE CONSISTENT WITH STATE REQUIREMENTS OF THE AMENDED FAIR HOUSING ACT AND THE UNIFORM HOUSING AFFORDABILITY CONTROLS

Ordinance was introduced February 12, 2026

Councilmember Forest motioned to open the floor for the public hearing on Ordinance 2026-04; Councilmember Yuro seconded the motion. A roll call vote confirmed all in favor.

- No one came forward to comment.

Councilmember Bonatakis motioned to close the floor for the public hearing on Ordinance 2026-03; Councilmember Jannone seconded the motion. A voice vote confirmed all in favor.

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

2. Introduction: Ordinance 2026-05, ENTITLED AN ORDINANCE REPEALING CHAPTER 562: “SIDEWALK CAFES AND RESTAURANTS” AND ADOPTING NEW CHAPTER 475: “OUTDOOR BUSINESS EXTENSIONS” TO ADOPT UNIFORM REGULATIONS/FEEES PERTAINING TO OUTDOOR BUSINESS EXTENSIONS

Borough Manager along with Borough Attorney provided a summary overview of the ordinance to the public. This streamlines the fees and process structure.

Councilmember Facey-Blackwood had some additional inquiries. Borough Attorney Cannon responded accordingly. His response was satisfactory and there were no additional comments from Councilmember Facey-Blackwood.

Councilmember Forest had some inquires. Borough Attorney Cannon responded accordingly. No additional comments were may. He is also in support of this ordinance and voted yes.

Councilmember Yuro motioned to approve Ordinance 2026-05 on first reading and to authorize the notice of approval and public hearing to be held on March 12, 2026, Deputy Mayor Triggiano seconded. A roll call vote confirmed all in favor.

Mayor Portman stated that the public hearing on the ordinance would be held on March 12, 2026.

RESOLUTIONS

Deputy Mayor Triggiano, requested an explanation of Resolution 26-58

Borough Attorney Cannon explained that this is a concession license for the parks within the riverfront. This will go out to bid.

After a public discussion between the Councilmembers regarding resolution 26-58, they concluded that the minimum bid will be \$1,000.00

Councilmember Jannone motioned to approve resolutions 26-48 through 26-57 under Consent Agenda; Councilmember Bonatakis seconded the motion. A roll call vote confirmed all in favor.

Councilmember Yuro motioned to amend resolutions 26-58 to the 1-thousand-dollar minimum bid; Councilmember Facey-Blackwood seconded the motion. A voice vote confirmed all in favor

Deputy Mayor Triggiano motioned to amended resolution 26-58; Councilmember Yuro seconded the motion. A roll call vote confirmed all in favor.

26-48 RESOLUTION FOR PAYMENT OF BILLS

26-49 RESOLUTION OF THE BOROUGH COUNCIL ADOPTING AN AFFORDABLE HOUSING SPENDING PLAN IN CONNECTION WITH THE FOURTH ROUND

26-50 RESOLUTION ACCEPTING THE PERFORMANCE GUARANTEE POSTED BY 96-98 WEST FRONT STREET, LLC FOR THE DEVELOPMENT PROJECT LOCATED AT BLOCK 8, LOTS 2, 3, & 3.01

26-51 RESOLUTION AUTHORIZING REFUND OF DEVELOPERS’ ESCROW ACCOUNT BALANCE TOTALING \$15,507.40

26-52 RESOLUTION AUTHORIZING TAX CREDITS/REFUNDS DUE TO THE TAXPAYER’S ERROR (BLOCK 115, LOT 15)

26-53 RESOLUTION FOR INCREASING YEAR 2026 CURRENT, WATER/SEWER AND PARKING FUNDS TEMPORARY BUDGET APPROPRIATIONS

26-54 RESOLUTION AUTHORIZING TRANSFER OF CURRENT FUND AND SEWER APPROPRIATION RESERVES

26-55 RESOLUTION REQUESTING PERMISSION FOR THE DEDICATION BY RIDER FOR GRAFFITI REMEDIATION REQUIRED BY BOROUGH OF RED BANK

26-56 RESOLUTION AUTHORIZING EXECUTION OF APPLICATION FOR FY2026 GREEN ACRES FUNDING

26-57 COMMUNITY DEVELOPMENT BLOCK GRANT RESOLUTION AUTHORIZING THE MAYOR TO SIGN A CERTIFICATION PROHIBITING THE USE OF EXCESSIVE FORCE AND A CERTIFICATION PROHIBITING THE USE OF FEDERAL FUNDS FOR LOBBYING

26-58 RESOLUTION AUTHORIZING THE SOLICITATION OF BIDS FOR A CONCESSION LICENSE FOR A FOOD SERVICE PUSH-CART AT THE BOROUGH'S RIVERFRONT PUBLIC PARKS

DISCUSSION AND ACTION FOR MAYOR AND COUNCIL

Proposed Applications requesting feedback from Mayor and Council:

Red Bank Volunteer Fire Department: Application for Membership

1. Maxwell J. Achimov, application for (Active) Membership – Union Hose Company

No objections from the governing body.

Proposed Events requesting feedback from Mayor and Council: NONE

PUBLIC QUESTIONS COMMENTS

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

- Barbara Boas, Red Bank resident: there is a real concern regarding traffic lights, the town needs signals that make noise for the blind. Red Bank Education Foundation is having their fundraiser on March 11th all the proceeds go to the school.

Borough Manager Gants stated that he will look into this. There are also a lot of State and County intersections, they are required to bring traffic signals to standards. The signals are changed when they become damaged, because the costs are extremely high. There are possible grants that will be looked into.

Councilmember Facey-Blackwood clarified that if it is a County/State Road, they are the one responsible for the cost.

Attorney Cannon reiterated that if the light is within a 150 ft zone from a state highway, DOT is contacted to rectify the issue.

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

MAYOR & COUNCIL COMMENTS

Councilmember Bonatakis: she recently visited the T. Thomas Fortune Cultural Center with several council members and the mayor during Black History Month. It is a beautiful and historic space, formerly the home of T. Thomas Fortune, a pioneer of the Black press. She encouraged residents to visit, noting the guided tours, exhibits, and upcoming film programming for both Black History Month and Women's History Month. She also thanked the DPW, municipal staff, elected officials, and residents for their efforts following the recent snowstorm, noting how efficiently the town recovered. Lastly, she asked where residents should report remaining snow or ice issues on the website, particularly to assist pedestrians navigating post-storm conditions.

Borough Manager stated that residents can report snow or ice concerns through the “Report a Concern” tab on the Borough website. They may also email the Borough Manager directly or contact Code Enforcement. Noting that even if a condition still appears unresolved, it may already have been ticketed or is in the process of enforcement.

Councilmember Yuro: he echoed appreciation for Public Works and Jim, praising their responsiveness and high level of service following the recent storm, noting the noticeable improvement and strong presence of crews and equipment throughout town. Updates from RiverCenter- highlighting several major upcoming events: the Dog Walk on the Broadwalk (May 16), the 72nd Annual Sidewalk Sale (August 7–9), the Pop Culture Festival (September 19), and Oktoberfest (October 10, rain date October 17). Noted that there was a strong turnout for last year’s Pop Culture Festival and excitement for its return. Additionally, they previewed an active year for Broadwalk, with expanded programming, monthly event calendars, business collaboration, and a major kickoff event planned for Friday, May 15 (the first Friday of Broadwalk). He expressed enthusiasm for the upcoming spring and summer season in Red Bank.

Councilmember Facey-Blackwood: joined in thanking DPW, the administration, and the OEM team for their hard work during the recent storm, specifically praising the strong and consistent communication through texts, emails, phone calls, and social media. She also appreciated that the train station was included as a temporary parking option during snow removal, noting it was a helpful compromise for west side residents. She announced upcoming Environmental Commission events, including a “Sustainable Yards” presentation on the 24th at the Red Bank Public Library and the Green Fair on April 22 (Earth Day) at Red Bank Middle School. Additionally, she shared that the Complete Green Streets Committee recently met with consultants working on the Vision Zero “Safe Streets for All” grant. The committee received an overview of the timeline and action plan components, and residents can expect ongoing communication in the coming months. She encouraged everyone to participate in the current bicycle survey. Finally, she noted that recordings of council meetings are available on the Borough’s YouTube page for those interested in watching.

Councilmember Forest: indicated he had nothing further to add. He briefly mentioned attending a Parks and Recreation meeting and visiting Red Bank Regional (RBR) on Wednesday to learn more about a minor flooding incident. He also noted relief that there was no indoor ice skating at the facility.

Councilmember Jannone: provided the following update:

- **Mayor’s Wellness Campaign:** Mexican Consulate event at Senior Center served ~250 people; upcoming events include Blue Zones lecture (Mar 11), expungement clinic (Apr 11), women’s health talk (May), sneaker giveaways (May/Aug), and turkey giveaway (Nov).
 - **Library:** Attended talk on restoration of 1888 ice yacht *Rocket*.
 - **Animal Welfare:** \$250 donated to Andover Shelter; rabies clinic May 2; Dog Walk May 16.
- Thanked DPW and volunteers for keeping streets safe and clean.

Deputy Mayor Triggiano: stated the following:

- Congratulated former Councilwoman Juanita Lewis on receiving a Black History Month award for her years of service.
- **Red Bank Housing Authority:** Reported on recent activities including a successful homeownership seminar, outreach at the MLK event, publication of RFQs/RFPs for redevelopment projects, and upcoming public hearing on March 18. Executive Director Lisa Richardson will provide a full report at the March meeting.
- **Community Equity Engagement Committee:** Conducting business outreach and mapping, preparing the Community Spirit Award, and adding new members for increased social media engagement.
- Expressed gratitude to the Mexican Consulate and all partners for their support and collaboration in community services, highlighting the impact of their efforts.

Mayor Portman: Shared a resident’s email praising Public Works for their snow removal efforts, highlighting a worker named Timothy who personally helped move snow at a resident’s driveway, demonstrating exceptional kindness and community service.

MANAGER’S REPORT

The Borough Manager provided an update regarding recent storm response operations. He reported that the Borough experienced significant snowfall, described as among the most substantial in approximately the past ten

years. The storm created operational strain across multiple departments; however, Public Works and supporting personnel responded effectively.

The crews operated overnight with more than sixteen trucks deployed to clear approximately twenty-three miles of Borough roadway. In addition, staff cleared fifteen parking lots, including municipal and school facilities, and approximately 10,000 feet of sidewalks. The objective was to restore safe passage and support commercial activity as quickly as possible.

The targeted snow removal operations were conducted in the downtown business district, including Broad Street and surrounding corridors, to reopen parking access and maintain commerce. The Borough contracted with Red Bank Recycling for an eight-hour shift to assist with snow hauling operations. Three of their trucks were utilized along with one Borough truck, as well as front-end loaders at an off-site snow disposal location. While the service came at a premium cost, the expense was justified to mitigate economic impact on local businesses.

He acknowledged and thanked Public Works, Police, Fire Department, OEM, Community Engagement, and other Borough staff for coordinated efforts during the storm. The emergency planning meetings were conducted in advance of the storm with department leadership and the Mayor to review forecasts and coordinate response strategies. Crews worked in challenging conditions, including whiteout visibility and sustained snowfall rates of two to three inches per hour. Staff were provided rest and food support at the Senior Center during operations.

Over the weekend, he represented the New Jersey Municipal Managers Association at the New Jersey League of Municipalities Newly Elected Officials Orientation. He delivered a presentation regarding effective governance and the importance of maintaining proper administrative chain of command. He noted positive feedback regarding Red Bank's governance model.

Lastly, he provided an update on capital projects. He reported delays in the Count Basie project as well as the Linden Place improvement project due to weather and operational impacts. Updated construction timelines will be presented once available.

EXECUTIVE SESSION- NONE

ADJOURNMENT: 8:03 p.m.

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

Respectfully submitted,

Mary Moss, RMC

Borough Clerk