



# BOROUGH OF RED BANK

90 MONMOUTH STREET ♦ RED BANK ♦ NJ 07701

## MUNICIPAL COUNCIL ♦ REGULAR MEETING AGENDA MAY 28, 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

Bonatakis    Facey-Blackwood    Forest    Jannone    Yuro    Triggiano    Portman

### PROCLAMATIONS/ANNOUNCEMENTS/APPOINTMENTS

1. Proclamation- Garden For Wildlife Month- Mary Warner
2. Proclamation- Third Grade Day in the Borough of Red Bank (June)- Miss. June Sunquist and Miss. Ruthanne Pascarella (Red Bank Primary School)

### PRESENTATIONS

Engenuity- Lead Line Replacement (Overview)

Environmental Commission- Native Plant(s)

### PUBLIC COMMENTS ON AGENDA ITEMS ONLY

### APPROVAL OF MINUTES

1. 5/14/2026- Regular Meeting minutes

### ORDINANCES

1. **Final Reading/Public Hearing: Ordinance 2026-13**, ENTITLED A BOND ORDINANCE PROVIDING FOR VARIOUS ROADWAY IMPROVEMENTS, IN AND FOR THE BOROUGH OF RED BANK, IN THE COUNTY OF MONMOUTH, STATE OF NEW JERSEY; APPROPRIATING \$1,060,000 THEREFOR (INCLUDING GRANTS FROM THE STATE OF NEW JERSEY DEPARTMENT OF TRANSPORTATION IN THE AMOUNT OF \$398,638) AND AUTHORIZING THE ISSUANCE OF \$616,062 BONDS OR NOTES OF THE BOROUGH TO FINANCE PART OF THE COSTS THEREOF
2. **Final Reading/Public Hearing: Ordinance 2026-14**, ENTITLED A BOND ORDINANCE PROVIDING FOR IMPROVEMENTS TO MUNICIPAL PARKS, IN AND FOR THE BOROUGH OF RED BANK, IN THE COUNTY OF MONMOUTH, STATE OF NEW JERSEY; APPROPRIATING \$450,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$427,500 BONDS OR NOTES OF THE BOROUGH TO FINANCE PART OF THE COSTS THEREOF
3. **Final Reading/Public Hearing: Ordinance 2026-15**, ENTITLED A BOND ORDINANCE PROVIDING FOR THE LEAD SERVICE LINE REPLACEMENT PROGRAM FOR THE WATER AND SEWER UTILITY, IN

AND FOR THE BOROUGH OF RED BANK, IN THE COUNTY OF MONMOUTH, STATE OF NEW JERSEY; APPROPRIATING \$2,400,000 THEREFOR (INCLUDING A GRANT FROM THE FISCAL YEAR 2026 TRANSPORTATION, HOUSING AND URBAN DEVELOPMENT FUNDING AND LEAD SERVICE LINE GRANT PROGRAM IN THE AMOUNT OF \$1,000,000) AND AUTHORIZING THE ISSUANCE OF \$1,300,000 BONDS OR NOTES OF THE BOROUGH TO FINANCE PART OF THE COSTS THEREOF

4. **Final Reading/Public Hearing: Ordinance 2026-16**, ENTITLED A BOND ORDINANCE PROVIDING FOR VARIOUS 2026 WATER AND SEWER UTILITY ACQUISITIONS AND IMPROVEMENTS BY AND IN THE BOROUGH OF RED BANK, IN THE COUNTY OF MONMOUTH, STATE OF NEW JERSEY; APPROPRIATING \$2,000,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$1,900,000 BONDS OR NOTES TO FINANCE PART OF THE COSTS THEREOF
5. **First Reading/Introduction: Ordinance 2026-18**, ENTITLED AN ORDINANCE OF THE BOROUGH OF RED BANK TO AMEND THE BOROUGH'S PLANNING AND DEVELOPMENT REGULATIONS TO REPEAL AND REPLACE SECTIONS OF CHAPTER 490 PLANNING AND DEVELOPMENT REGULATIONS
6. **First Reading/Introduction: Ordinance 2026-19**, ENTITLED AN ORDINANCE AMENDING CHAPTER 490: "PLANNING AND DEVELOPMENT REGULATIONS" TO REVISE THE BOROUGH'S LAND USE REGULATIONS TO PROMOTE THE CULTIVATION OF NATIVE PLANTS AND TO PROHIBIT THE PLANTING OF INVASIVE SPECIES

## **RESOLUTIONS**

**26-106** RESOLUTION FOR PAYMENT OF BILLS

**26-107** RESOLUTION- INSERTION OF SPECIAL ITEMS OF REVENUE IN THE BUDGET, CHAPTER 159, P.L. 1948, FY 2026 CLICK IT OR TICKET \$7,000.00

**26-108** RESOLUTION- INSERTION OF SPECIAL ITEMS OF REVENUE IN THE BUDGET, CHAPTER 159, P.L. 1948, FY 2026 REC OPPS FOR INDIVIDUALS WITH DISABILITIES \$20,000.00

**26-109** RESOLUTION- INSERTION OF SPECIAL ITEMS OF REVENUE IN THE BUDGET, CHAPTER 159, P.L.1948, FY 2026 CHOOSE NJ-EVENT GRANT \$50,000.00

**26-110** RESOLUTION AUTHORIZING REFUND OF DEVELOPERS' ESCROW ACCOUNT BALANCE TOTALING \$863.00

**26-111** RESOLUTION TO AUTHORIZE EXECUTION OF A SHARED SERVICES AGREEMENT BETWEEN THE BOROUGH OF RED BANK AND THE RED BANK BOARD OF EDUCATION TO PROVIDE A SCHOOL RESOURCE OFFICER (SRO) FOR THE 2026/2027 SCHOOL YEAR

**26-112** RESOLUTION TO REFUND PARKS & RECREATION REGISTRATION FEE (MACDONALD, O'SULLIVAN)

**26-113** RESOLUTION AUTHORIZING IMPOSITION OF A LIEN ON BLOCK 81, LOT 20, 90 BANK STREET, ASSESSED TO POKU, WM K & TERESA FOR PROPERTY MAINTENANCE/CLEANUP EXPENSES

**26-114** RESOLUTION APPROVING EMPLOYMENT CONTRACT WITH BOROUGH MANAGER JAMES GANT

**26-115** RESOLUTION AWARDED CONCESSION LICENSE FOR A FOOD SERVICE PUSH-CART AT THE BOROUGH'S RIVERFRONT PUBLIC PARKS (BLUE RANGE HOSPITALITY)

**26-116** RESOLUTION AWARDED CONCESSION LICENSE FOR A FOOD SERVICE PUSH-CART AT THE BOROUGH'S RIVERFRONT PUBLIC PARKS (RODRIGUEZ GROCERY Y CARNICERIA MARKET CORP.)

## **DISCUSSION AND ACTION FOR MAYOR AND COUNCIL**

*Proposed applications requesting feedback from Mayor and Council:*

None

***Proposed Events requesting feedback from Mayor and Council:***

None

**PUBLIC QUESTIONS COMMENTS**

**MAYOR & COUNCIL COMMENTS**

**MANAGER'S REPORT**

**EXECUTIVE SESSION      RESOLUTION NO. #26-**

**ADJOURNMENT**

**TIME** \_\_\_\_\_



**UNAPPROVED DRAFT MINUTES**  
**BOROUGH OF RED BANK**  
90 MONMOUTH STREET ♦ RED BANK ♦ NJ 07701

**MUNICIPAL COUNCIL ♦ REGULAR MEETING MINUTES**  
**MAY 14, 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**

Prior to the start of the meeting, a moment of silence was observed in recognition of the tragic accident that occurred the previous day resulting in the death of a child within the community. Condolences were expressed to the family and all those affected.

**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**

Mayor Portman read the following proclamations into record:

1. Proclamation- EMS Week May 17-23, 2026- Representative of Hackensack Meridian EMS Operations

Mark Boeber, Vice President of EMS and Mobile Health for Hackensack Meridian Health, thanked the governing body for the EMS Week acknowledgment and expressed appreciation for the continued partnership and opportunity to serve and help keep the community safe.

2. Proclamation- 2026 Building Safety Month- Mr. Anthony Neibert, Construction Official

Mr. Anthony Neibert thanked the Mayor, Deputy Mayor, and members of Council for the recognition and expressed appreciation for the acknowledgement. He noted the importance of prevention work, stating that while firefighters are often thanked after an incident, inspectors contribute by helping ensure "the fire never starts," and thanked the governing body again for the recognition.

3. Proclamation- 2026 National Police Week (May 11-16)- Chief Frazee, Red Bank Police Department

Chief Frazee thanked the Mayor, Council, and Manager Gantt for their support, noting that recognitions such as this are meaningful to current officers and serve as a tribute to those who have passed. He also acknowledged participation in the upcoming memorial bike ride to the officers' memorial and expressed appreciation for continued community support.

4. Proclamation- 2026 National Public Works Week (May 17-23)- Mr. Terrence Walton, Director of DPU

Mr. Terrence Walton thanked the Mayor, Council, and Borough Manager for the recognition, stating that he takes great pride in the award each year. He spoke about his personal connection to the community and emphasized the

importance of public works staff and their commitment to service. He noted that while challenges arise, the department strives daily to serve the community and expressed appreciation for the recognition.

5. Proclamation- Older Americans Month – May 2026- Ms. Jackie Reynolds, & Ms. Jemeka Murray, RB Senior Center

Ms. Jackie Reynolds thanked the Mayor and Council for the recognition and emphasized the importance of the Senior Center staff's work. She stated that seniors are highly valued in the community and are celebrated throughout the year, not only during designated recognition periods. She encouraged residents to reach out to the Senior Center for assistance and to engage with or visit seniors who may be homebound or in need of support.

Borough Manager Gant noted that the Senior Center, under the leadership of Adriana, received a \$250,000 pilot grant to support programming and new initiatives. He stated this is the first time the Red Bank Senior Center and Senior Services has received this type of funding and attributed the award to the strong work being done by staff.

Councilmember Jannone thanked staff for the Senior Center programs and noted participation in activities, including painting and chair yoga. She encouraged residents to review the schedule and take advantage of the variety of programs offered and expressed appreciation for the work being done.

6. Proclamation- Recognizing Brain Tumor Awareness- Beth Gough, MSN, RN

Councilmember Jannone spoke about a personal connection to Beth, a colleague from Monmouth University, noting her diagnosis last fall and her advocacy efforts through "Team Bowie." She highlighted participation in a recent brain tumor awareness walk in Asbury Park, the team's fundraising efforts of over \$30,000 for research, and commended Beth's courage and her family's support.

Mayor Portman thanked Beth for attending and offered words of support. He referenced a personal loss of his mother to brain cancer and encouraged her to "fight the good fight."

## PRESENTATIONS

### RIVERCENTER TO BE PRESENT IF NEED BE TO DISCUSS THEIR CY 2026 BUDGET

Ms. Mairin Bennett, Executive Director of , presented the proposed 2026 RiverCenter budget for approval. She stated the assessment budget will remain flat at \$579,970 with no increase to commercial property owners. Ms. Bennett highlighted 2025 accomplishments including downtown beautification projects, public murals, community events, business support initiatives, and the addition of over 50 new businesses downtown. She outlined 2026 plans for continued beautification, arts and cultural programming, marketing initiatives, and economic development efforts aimed at maintaining Red Bank as a vibrant downtown destination. Ms. Bennett thanked the Mayor and Council for their continued support and requested approval of the 2026 budget.

Councilmember Facey-Blackwood inquired about the location of the proposed butterfly garden. Ms. Mairin Bennett, Executive Director of , stated RiverCenter is working with its horticultural consultant to identify the best location, with Broad Street being considered for conversion of an existing garden into a butterfly garden. Councilmember Facey-Blackwood expressed support on behalf of the Environmental Commission for the pollinator-friendly and native species initiative.

Deputy Mayor Triggiano expressed support for the overall 2026 budget but raised concerns regarding the reduction of mural funding to \$5,000, noting the positive community response to the murals completed in 2025. Ms. Mairin Bennett explained the reduction was necessary to maintain a balanced budget due to increased service costs, but stated she remains committed to pursuing outside donations and continuing the mural initiative. Deputy Mayor Triggiano emphasized the value murals bring to the town's aesthetics and expressed hope that funding for the program could increase in the future.

Councilmember Forest expressed support for the 2026 budget. He praised RiverCenter's ongoing efforts to support downtown businesses, highlighting its adaptability, responsiveness, and visibility in the community. He also noted appreciation for RiverCenter's engagement with local businesses and its role in maintaining a strong and active downtown.

## **PUBLIC COMMENTS ON AGENDA ITEMS ONLY**

Councilmember Bonatakis 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 came forward.

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

## **APPROVAL OF MINUTES**

1. 4/9/2026- Regular Meeting minutes- Regular Meeting minutes Councilmember Forest motioned to approve the minutes; Councilmember Jannone seconded the motion. A voice vote confirmed all in favor.
2. 4/23/2026- Regular Meeting minutes- Regular Meeting minutes Councilmember Jannone motioned to approve the minutes; Councilmember Forest seconded the motion. A voice vote confirmed all in favor.

## **CY 2026 MUNICIPAL OPERATING BUDGET- TOM SEAMAN, CFO**

### **RESOLUTION PERTAINING TO THE CY 2026 MUNICIPAL OPERATING BUDGET**

**26-95** RESOLUTION TO AMEND APPROVED BUDGET IN ACCORDANCE WITH THE PROVISIONS OF 40A:4-9

Mr. Thomas Seaman, CFO, explained the amendment resolution was added to incorporate a grant for the senior citizen pilot program referenced by Mr. Gant. He stated the amendment was included in the budget in advance so it would be properly reflected at the time of adoption, avoiding the need for a later adjustment.

Councilmember Jannone motioned to approve resolution 26-95; Councilmember Forest seconded the motion. A roll call vote confirmed all in favor.

## **PUBLIC HEARING ON THE CY 2026 MUNICIPAL OPERATING BUDGET**

Councilmember Forest motioned to open the floor for public comment on the CY 2026 Municipal Operating Budget; Councilmember Facey-Blackwood seconded the motion. A voice vote confirmed all in favor.

Mr. Thomas Seaman, CFO, provided a summary of the municipal budget totaling \$31,458,556.85, with \$16,463,373.62 to be raised through taxes. He noted that \$200,000 in surplus is being used to help reduce the tax increase. Key budget drivers include salaries (about one-third of the budget), a health insurance increase of over 25%, pension costs exceeding \$2 million, and debt service over \$3 million.

Mr. Seaman thanked the Borough Manager and Finance Ad Hoc Committee for their assistance in reviewing the budget and stated it meets all State requirements. He also noted the average home value is over \$650,000, with total annual taxes averaging about \$11,700, of which approximately 25% is municipal, while the majority is attributed to school districts. He concluded by opening the meeting for public comment and recommending adoption of the budget.

1. Mr. Charles Janjigian, 165 Spring Street asked whether the budget could support major upcoming Department of Public Utilities projects, including park and stormwater management infrastructure needs.

Mr. Thomas Seaman, CFO, responded that the capital budget is well-positioned to handle these projects. He explained that funding includes a mix of grants, budgeted funds, and debt financing, with debt structured to be spread over 15 to 30 years depending on the type of project. He noted that some existing debt will be phased out in coming years, helping balance future obligations.

Mr. Seaman also stated that the Borough is advancing the DPU project using previously authorized funding, with additional ordinances planned once final costs are confirmed. He emphasized that while the projects will involve long-term debt, they are expected to significantly improve municipal facilities and overall service delivery.

**RECESS, approximately 7:16 p.m.:** Mayor Portman called for a motion for a five (5) minute recess. All in favor. Motion passed.

**MEETING BACK IN SESSION, approximately 7:32 p.m.:** Mayor Portman called council meeting back in session. All in favor. Motion passes.

Councilmember Facey-Blackwood motioned to close the floor for public comment on the CY 2026 Municipal Operating Budget; Councilmember Yuro seconded the motion. A voice vote confirmed all in favor.

Councilmember Forest motioned to approve resolution 26-96; Councilmember Yuro seconded the motion. A roll call vote confirmed all in favor.

## **26-96 RESOLUTION UPON ADOPTION FOR YEAR 2026 MUNICIPAL BUDGET**

### **ORDINANCES**

1. **Final Reading/Public Hearing: Ordinance 2026-10**, ENTITLED AN ORDINANCE OF THE BOROUGH OF RED BANK, COUNTY OF MONMOUTH, NEW JERSEY ADOPTING A REDEVELOPMENT(REHABILITATION) PLAN FOR THE PROPERTY IDENTIFIED ON THE BOROUGH'S OFFICIAL TAX MAP AS BLOCK 39, LOTS 30 & 31

Ordinance was introduced April 23, 2026

Deputy Mayor Triggiano motioned to open the floor for the public hearing on Ordinance 2026-10; Councilmember Forest seconded the motion. A roll call vote confirmed all in favor.

No one came forward.

Councilmember Bonatakis motioned to close the floor for the public hearing on Ordinance 2026-10; Councilmember Facey-Blackwood seconded the motion. A voice vote confirmed all in favor.

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

2. **Final Reading/Public Hearing: Ordinance 2026-11**, ENTITLED AN ORDINANCE AMENDING CHAPTER 118: "POLICE DEPARTMENT" OF THE BOROUGH'S REVISED GENERAL ORDINANCES TO INCREASE AUTHORIZED NUMBER OF CLASS ONE SPECIAL LAW ENFORCEMENT OFFICERS

Ordinance was introduced April 23, 2026

Councilmember Facey-Blackwood motioned to open the floor for the public hearing on Ordinance 2026-11; Councilmember Bonatakis seconded the motion. A roll call vote confirmed all in favor.

No one came forward.

Councilmember Facey-Blackwood motioned to close the floor for the public hearing on Ordinance 2026-11; Councilmember Forest seconded the motion. A voice vote confirmed all in favor.

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

3. **Final Reading/Public Hearing: Ordinance 2026-12**, AMENDING THE SALARY ORDINANCE OF THE BOROUGH OF RED BANK

Ordinance was introduced April 23, 2026

Councilmember Forest motioned to open the floor for the public hearing on Ordinance 2026-12; Councilmember Facey-Blackwood seconded the motion. A roll call vote confirmed all in favor.

No one came forward.

Councilmember Forest motioned to close the floor for the public hearing on Ordinance 2026-12; Councilmember Bonatakis seconded the motion. A voice vote confirmed all in favor.

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

4. **First Reading/Introduction: Ordinance 2026-13**, BOND ORDINANCE PROVIDING FOR VARIOUS ROADWAY IMPROVEMENTS, IN AND FOR THE BOROUGH OF RED BANK, IN THE COUNTY OF MONMOUTH, STATE OF NEW JERSEY; APPROPRIATING \$1,060,000 THEREFOR (INCLUDING GRANTS FROM THE STATE OF NEW JERSEY DEPARTMENT OF TRANSPORTATION IN THE AMOUNT OF \$398,638) AND AUTHORIZING THE ISSUANCE OF \$616,062 BONDS OR NOTES OF THE BOROUGH TO FINANCE PART OF THE COSTS THEREOF

Deputy Mayor Bonatakis motioned to approve Ordinance 2026-13 on first reading and to authorize the notice of approval and public hearing to be held on May 28, 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 May 28, 2026.

5. **First Reading/Introduction: Ordinance 2026-14**, BOND ORDINANCE PROVIDING FOR IMPROVEMENTS TO MUNICIPAL PARKS, IN AND FOR THE BOROUGH OF RED BANK, IN THE COUNTY OF MONMOUTH, STATE OF NEW JERSEY; APPROPRIATING \$450,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$427,500 BONDS OR NOTES OF THE BOROUGH TO FINANCE PART OF THE COSTS THEREOF

Deputy Mayor Triggiano motioned to approve Ordinance 2026-14 on first reading and to authorize the notice of approval and public hearing to be held on May 28, 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 May 28, 2026.

6. **First Reading/Introduction: Ordinance 2026-15**, BOND ORDINANCE PROVIDING FOR THE LEAD SERVICE LINE REPLACEMENT PROGRAM FOR THE WATER AND SEWER UTILITY, IN AND FOR THE BOROUGH OF RED BANK, IN THE COUNTY OF MONMOUTH, STATE OF NEW JERSEY; APPROPRIATING \$2,400,000 THEREFOR (INCLUDING A GRANT FROM THE FISCAL YEAR 2026 TRANSPORTATION, HOUSING AND URBAN DEVELOPMENT FUNDING AND LEAD SERVICE LINE GRANT PROGRAM IN THE AMOUNT OF \$1,000,000) AND AUTHORIZING THE ISSUANCE OF \$1,300,000 BONDS OR NOTES OF THE BOROUGH TO FINANCE PART OF THE COSTS THEREOF

Deputy Mayor Triggiano motioned to approve Ordinance 2026-15 on first reading and to authorize the notice of approval and public hearing to be held on May 28, 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 May 28, 2026.

7. **First Reading/Introduction: Ordinance 2026-16**, BOND ORDINANCE PROVIDING FOR VARIOUS 2026 WATER AND SEWER UTILITY ACQUISITIONS AND IMPROVEMENTS BY AND IN THE BOROUGH OF RED BANK, IN THE COUNTY OF MONMOUTH, STATE OF NEW JERSEY; APPROPRIATING \$2,000,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$1,900,000 BONDS OR NOTES TO FINANCE PART OF THE COSTS THEREOF

Councilmember Facey-Blackwood motioned to approve Ordinance 2026-16 on first reading and to authorize the notice of approval and public hearing to be held on May 28, 2026, Councilmember Yuro seconded. A roll call vote confirmed all in favor.

Mayor Portman stated that the public hearing on the ordinance would be held on May 28, 2026.

8. **First Reading/Introduction: Ordinance 2026-17**, ENTITLED AN ORDINANCE OF THE BOROUGH OF RED BANK, COUNTY OF MONMOUTH, STATE OF NEW JERSEY, AMENDING CHAPTER 490, PLANNING AND DEVELOPMENT REGULATION RELATING TO SECTION 55 HISTORIC DISTRICTS/SITES REGULATIONS AND PROCEDURES

Councilmember Yuro motioned to approve Ordinance 2026-17 on first reading and to authorize the notice of approval and public hearing to be held on May 28, 2026, Councilmember Facey-Blackwood seconded. A roll call vote confirmed all in favor.

Councilmember Facey-Blackwood noted a typographical error in an ordinance referencing Block 43, Lots 2 and 3 at 99 Monmouth Street, where “Calton Theater” was listed instead of “Carlton Theater.” It was confirmed by staff that this was a typo and would be corrected.

Mayor Portman stated that the public hearing on the ordinance would be held on May 28, 2026.

## **RESOLUTIONS:**

Councilmember Jannone motioned to approve resolutions 26-97 through 26-105 under Consent Agenda; Councilmember Forest seconded the motion. A roll call vote confirmed all in favor.

### **26-97 RESOLUTION FOR PAYMENT OF BILLS**

**26-98 RESOLUTION AUTHORIZING THE FINANCE OFFICER TO CANCEL GRANT APPROPRIATION RESERVES AGAINST GRANTS RECEIVABLE, SURPLUS AND SUCH OTHER ACCOUNTS AS APPROPRIATE**

**26-99 RESOLUTION TO AWARD PAYMENT OF 2025 LOSAP BENEFITS TO ELIGIBLE MEMBERS OF THE RED BANK VOLUNTEER FIRE DEPARTMENT AND FIRST AID SQUAD**

**26-100 RESOLUTION ACCEPTING THE PERFORMANCE GUARANTEE POSTED BY DUA BELLA RESIDENCES LLC FOR THE DEVELOPMENT PROJECT LOCATED AT BLOCK 40, LOTS 12, 13, 13.01, 15 & 16**

**26-101 RESOLUTION AUTHORIZING IMPOSITION OF A LIEN ON BLOCK 81, LOT 20, 90 BANK STREET, ASSESSED TO POKU, WM K & TERESA FOR PROPERTY MAINTENANCE/CLEANUP EXPENSES**

**26-102 RESOLUTION AUTHORIZE PAYMENT CERTIFICATE #2 FOR LINDEN PLACE IMPROVEMENTS – NJDOT FY24 (BLACK ROCK ENTERPRISES, LLC)**

**26-103 RESOLUTION TO AUTHORIZE PAYMENT CERTIFICATE #4 FOR MARINE PARK IMPROVEMENTS (MONARCH EXCAVATION)**

**26-104- RESOLUTION AUTHORIZING SHARED SERVICES AGREEMENT WITH RED BANK RIVERCENTER FOR PLACER AI PLATFORM SERVICES**

**26-105- RESOLUTION AUTHORIZING THE ACCEPTANCE OF A GRANT FROM THE MONMOUTH MUNICIPAL JOINT INSURANCE FUND FOR BASE ACCREDITATION SERVICES AND EXECUTION OF A GRANT AGREEMENT**

## **DISCUSSION AND ACTION FOR MAYOR AND COUNCIL**

### ***Proposed applications requesting feedback from Mayor and Council:***

Mayoral appointment: Susan Devine to the Green Team as a Member, term to expires 12/31/2026

Mayoral appointment: reappointment of Debra Marks to the Rent Leveling Board, term expires 12/31/2027

Mayoral appointment: Michele Brody to the Shade Tree Committee as a Member, term expires 12/31/2028

Mayoral appointment: Carolyn Robertshaw to the Shade Tree Committee as Alternate 1, term expires 12/31/2026

### ***Proposed Events requesting feedback from Mayor and Council:***

1. Graffiti Bash (Riverside Gardens Park): Saturday, June 20<sup>th</sup> ; 12 noon - 5 pm (**new date**)

2. School of Rock Summer of Sounds Festival (in their parking lot behind the business): Sunday, July 5<sup>th</sup> ; 12 noon – 4 pm

3. Record Riot (Mechanic Street): September 13<sup>th</sup> (**date approval**)

4. Basie Center Block Party: Friday, August 21<sup>st</sup> ; 4 pm – 7 pm

-requested road closure from 2 pm – 8 pm (**will be coordinated with Traffic Safety**)

-event is open to the public

-food trucks

5. Memorial Day Ceremony (51 Monmouth): Monday May 25<sup>th</sup> ; 11 am – 12 noon

6. Teen Music Fest (Riverside Gardens): Friday, July 31<sup>st</sup> ; 6:30 pm – 9 pm (**event is partnered with Parks and Rec**)

## **PUBLIC QUESTIONS COMMENTS**

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

1. Jennifer Garcia and Mr. Garcia, 30 Drummond Place: Mrs. Garcia spoke on behalf of her daughter, Ava Garcia, who submitted a written statement. Ava expressed condolences to the family of a recent community tragedy and raised concerns about pedestrian safety near train tracks in Red Bank. She noted increased incidents involving train-related injuries and fatalities and urged the Borough to take additional preventive measures.

Her recommendations included repairing and securing broken fencing and access points along the tracks, improving physical barriers, increasing warning signage, enhancing school-based safety education, increasing enforcement and patrols near rail areas, and considering stronger protective infrastructure to eliminate unauthorized access to the tracks. She requested that the governing body consider these safety concerns and potential improvements moving forward.

Mayor Portman thanked Jennifer Garcia and her daughter Ava for the statement and expressed condolences regarding the recent tragedy. He noted that he had recently spoken with a New Jersey Transit board member and found Ava's concerns consistent with ongoing discussions about rail safety. The Mayor stated he agreed with the points raised and thanked them for bringing the issues forward.

2. Michael Convery, Esq. (Shrewsbury) representing a Wallace Street property owner, addressed an ongoing boundary dispute between 32 and 36 Wallace Street. He stated he has made multiple attempts since January to engage Borough officials regarding alleged zoning and enforcement concerns, including potential R-2 zoning violations and the removal of a parking meter he believes may be related to business activity and trailer access.

Mr. Convery asserted that he submitted documentation, including letters and video evidence, and has not received a substantive response from the Borough. He requested a meeting with the Mayor and appropriate staff to obtain the Borough's position on the matters, emphasizing his intent to resolve issues rather than pursue litigation if possible.

He further alleged possible commercial activity at the residential property, including delivery trucks, storage of materials, and use of the site in a manner he believes may be inconsistent with zoning regulations. He requested written clarification from the Borough and a formal opportunity to present his concerns to administration officials.

Mr. Cannon had an exchange of words with Mr. Convery, At its heart, this is about whether the borough should actively enforce zoning laws (issue summonses/tickets) against a neighbor—or whether this is primarily a private civil dispute between property owners (boundary + fence conflict).

### 3. Cindy Burnham Struble, Red Bank resident:

Cindy Burnham Struble stated that she is the power of attorney for Margaret Hebler regarding the subject property and clarified that the house does not belong to her personally. She explained that she is not being paid and is simply assisting and protecting Ms. Hebler, who is 88 years old and living on a fixed income.

Ms. Struble stated that Ms. Hebler's brothers previously worked in town and that she became involved in helping with matters related to the property, including work involving the Historic Preservation Commission and a proposed wooden fence. She stated that after discussions regarding the fence, the neighboring property owner allegedly brought a backhoe onto the property and excavated a trench approximately three to four feet deep along what he believed to be the property line.

Ms. Struble expressed concern that the placement of the fence and related construction activities have negatively impacted access to the driveway and created hardships for Ms. Hebler and her caregivers. She stated that aides are reluctant to park in the driveway because of the limited clearance and concern about damaging their vehicles. She further stated that if nearby public parking spaces are occupied, caregivers and meal delivery services encounter difficulty accessing the property.

Ms. Struble also alleged that the neighboring property owner is operating a business from the property and stated that she recorded activity at the location after being advised to document the activity. She stated that the individual previously operated in Fair Haven near the recycling center before relocating operations to the current property.

She further commented that the neighboring property owner is an absentee landlord and stated her belief that tenants on the adjoining property have not raised concerns because they are renters. Ms. Struble concluded by expressing frustration over the situation and concern regarding the financial burden placed on Ms. Hebler due to legal expenses.

Mr. Cannon responded that he had visited the property and observed that, on one side of the neighboring property, the fence does not extend fully to the front of the house, allowing room for vehicles to enter and exit. He stated that on the side being discussed by Mrs. Struble, it appeared that the same accommodation was not being made. Mr. Cannon acknowledged that he did not believe the situation was fair and stated that, at that time, he was uncertain whether there was a legal mechanism available for the Borough to intervene. He further stated that the Borough intended to meet with Mr. Cardelfe to further review the matter and determine whether any resolution could be reached.

Councilmember Forest 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:** thanked the Council for advancing an amendment to include state and federally recognized historic sites, noting their importance to the Borough's heritage.

She addressed public discussion on taxes and PILOT agreements, stating there are nine active PILOTs in Red Bank, dating from 1978 to 2018 (plus the 2025 Locust Landing renewal), and emphasized that this information is public record included in the user-friendly budget.

She explained that all active PILOTs are associated with nonprofits, senior housing, affordable housing, or related services, and clarified that recent development is not broadly receiving long-term abatements as sometimes suggested.

She encouraged continued public discussion grounded in accurate information, and the Deputy Mayor confirmed all PILOTs fall within those categories, which Councilmember Bonatakis affirmed.

**Councilmember Yuro:** announced the Broadwalk kickoff weekend, including a Friday opening event, Saturday dog walk and live music, and Sunday's Record Riots on Mechanic Street, while thanking RiverCenter, Public Works, and local businesses for their support.

He also spoke on housing affordability and referenced recent state efforts to expand affordable housing and transit-oriented development.

**Councilmember Facey-Blackwood:** reported on Environmental Commission plans for a "Plastic-Free July" initiative, new native plantings at the West Side Avenue garden, and recruitment needs for the Shade Tree Committee.

She also noted participation in planning and sustainability conferences and highlighted ongoing Borough efforts related to Complete & Green Streets, tactical urbanism, pedestrian safety, streetscape design, and accessibility improvements.

**Councilmember Forest:** Councilmember Forest reflected on the emotional impact of a recent tragedy in the community, noting the presence of grieving students, neighborhood memorials, and attendance at related community gatherings and school board meetings. He expressed concern about rail safety, referencing prior incidents in the Borough and stating that additional review of safety measures may be warranted.

Councilmember Forest also acknowledged public discussion regarding housing and PILOT programs, expressing support for existing PILOT-supported housing in the Borough and noting their role in providing affordable housing and services for residents who may otherwise face housing insecurity.

He further provided updates in his role as Parks and Recreation liaison, including announcements regarding senior programming (chair yoga, Tai Chi/Qigong classes), upcoming recreational activities such as a pre-rugby clinic, the annual garden tour, and registration for the summer basketball league.

Councilmember Forest concluded by thanking the Mayor and administration.

**Councilmember Jannone:** reported on Mayor's Wellness activities, including attendance at a 20th anniversary health reception and a senior wellness program featuring health education and blood pressure screenings.

She noted the Animal Welfare Committee administered over 100 rabies vaccinations at a recent clinic, bringing the yearly total to over 300, and highlighted upcoming participation in the Broadwalk Dog Walk with adoptions and related activities.

She also reported a temporary closure of the library's ground-floor bathrooms for repairs and utility upgrades in coordination with the Department of Public Utilities.

She concluded her remarks noting continued engagement in public health, animal welfare, and community programming initiatives.

**Deputy Mayor Triggiano:** expressed condolences over a recent tragic loss in the community and noted the widespread impact on residents, particularly youth. She shared personal observations of memorial gatherings and emphasized the importance of remembering the individual's positive character and community relationships.

She stated that the governing body would review potential safety measures moving forward. She also provided information on fundraising efforts for the family through Red Bank AYP.

Additional remarks included recognition of the Day of Hope Walk, the rescheduled Graffiti Jam event on June 20, and positive momentum around Broadwalk preparations. She also reported attending a YMCA panel on municipal partnerships and expressed pride in the borough's ongoing efforts.

**Mayor Portman:** announced a fundraiser hosted by the Boys & Girls Club Torch Club, a youth-led service group, taking place at 138 Dr. James Parker Boulevard from May 18–20, 4–6 p.m., and commended the students involved.

He also reported an unplanned visit to the Build and Brew Café site and described it as a new community-focused space for neurodivergent and neurotypical youth, featuring games, creative activities, and planned programming. He noted the business is family-run and encouraged residents to visit once it opens.

**MANAGER’S REPORT-** Manager Gant reported the following:

Borough Manager Gant provided updates on borough initiatives, including CPR training for employees through the Wellness Committee and progress on a \$1.5M state “Complete and Green Streets” grant for Riverside Avenue, which will include engineering and community engagement components.

He also noted upcoming programming, including FIFA World Cup watch parties supported by a \$50,000 state grant, and a July 2 America 250 celebration in partnership with the River Center and local businesses.

Additional updates included installation of seven new London plane trees on Broad Street (with a total of eight new trees planted recently), continued Marine Park improvements, and participation in Shade Tree Committee programming. Mayor Portman briefly noted participation in the shade tree program for residents.

Gant concluded by highlighting approval of a police accreditation initiative funded through a \$25,000 Monmouth JIF grant, emphasizing its role in improving standards, accountability, and continuous improvement within the police department, with support from the Chief of Police.

**Chief Frazee** thanked the Mayor and Council for their support of the police accreditation initiative and acknowledged the Borough Manager’s efforts in securing grant funding through the JIF.

He stated that accreditation is the “gold standard” in law enforcement and expressed his goal of bringing the department into alignment with best practices. He emphasized improvements in policies and procedures, training, officer wellness, and accountability.

He concluded by thanking the governing body and Borough Manager for their support and leadership.

**EXECUTIVE SESSION-** None

**ADJOURNMENT: 8:40 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.

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

**ORDINANCE NO. 2026-13**

**BOND ORDINANCE PROVIDING FOR VARIOUS ROADWAY IMPROVEMENTS, IN AND FOR THE BOROUGH OF RED BANK, IN THE COUNTY OF MONMOUTH, STATE OF NEW JERSEY; APPROPRIATING \$1,060,000 THEREFOR (INCLUDING GRANTS FROM THE STATE OF NEW JERSEY DEPARTMENT OF TRANSPORTATION IN THE AMOUNT OF \$398,638) AND AUTHORIZING THE ISSUANCE OF \$616,062 BONDS OR NOTES OF THE BOROUGH TO FINANCE PART OF THE COSTS THEREOF**

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

**SECTION 1.** The improvements or purposes described in Section 3 of this bond ordinance are hereby authorized as general improvements or purposes to be undertaken by the Borough of Red Bank, in the County of Monmouth, State of New Jersey (the "Borough"). For the said improvements or purposes stated in Section 3, there is hereby appropriated the sum of \$1,060,000, which sum includes \$398,638 grants received or expected to be received from the State of New Jersey Department of Transportation (the "Grants"), and \$45,300 as the down payment for said improvements or purposes required by the Local Bond Law, N.J.S.A. 40A:2-1 et seq. (the "Local Bond Law"). The down payment is now available by virtue of a provision or provisions in a previously adopted budget or budgets of the Borough for down payment or for capital improvement purposes.

**SECTION 2.** For the financing of said improvements or purposes described in Section 3 hereof, and to meet part of the \$1,060,000 appropriation not provided for by said down payment and the Grants, negotiable bonds of the Borough are hereby authorized to be issued in the principal amount of \$616,062 pursuant to, and within the limitations prescribed by, the Local Bond Law. In anticipation of the issuance of said bonds and to temporarily finance said improvements or purposes, negotiable notes of the

Borough in a principal amount not exceeding \$616,062 are hereby authorized to be issued pursuant to, and within the limitations prescribed by, said Local Bond Law.

**SECTION 3.** a. The improvements and purposes hereby authorized and purposes for the financing of which said debt obligations are to be issued include, but are not limited to, various roadway improvements to all or portions of Bridge Avenue, Chestnut Street, Carmen Place and Clifford Place, and including, but not limited to, as applicable, milling, paving, reconstruction, repairing and resurfacing, drainage improvements, inlet, manhole and water valve replacements, the restoration or construction of or improvements to curbs, sidewalks, traffic line striping, driveway aprons or barrier-free ramps, intersection improvements, and drainage improvements. Such improvements shall also include, but are not limited to, as applicable, all engineering and design work related thereto, surveying, construction planning, preparation of plans and specifications, permits, bid documents, construction inspection and contract administration, environmental testing and remediation and all work, materials, equipment, labor and appurtenances necessary therefor or incidental thereto.

b. The estimated maximum amount of bonds or notes to be issued for said improvements or purposes is \$616,062 .

c. The estimated cost of said improvements and purposes is \$1,060,000, the excess thereof over the estimated maximum amount of bonds or notes to be issued therefor, are the Grants in the amount of \$398,638 available for the purpose stated in Section 3(a) herein, and the down payment in the amount of \$45,300 available for such improvements and purposes.

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

**SECTION 5.** All bond anticipation notes issued hereunder shall mature at such times as may be determined by the Chief Financial Officer of the Borough, provided that no note shall mature later than one (1) year from its date. The notes shall bear interest at such rate or rates and be in such form as may be determined by the Chief Financial Officer of the Borough. The Chief Financial Officer of the Borough shall determine all matters in connection with the notes issued pursuant to this bond ordinance, and the signature of the Chief Financial Officer upon the notes shall be conclusive evidence as to

all such determinations. All notes issued hereunder may be renewed from time to time in accordance with the provisions of N.J.S.A. 40A:2-8.1 of the Local Bond Law. The Chief Financial Officer is hereby authorized to sell part or all of the notes from time to time at public or private sale and to deliver them to the purchaser thereof upon receipt of payment of the purchase price and accrued interest thereon from their dates to the date of delivery thereof. The Chief Financial Officer is directed to report in writing to the governing body at the meeting next succeeding the date when any sale or delivery of the notes pursuant to this bond ordinance is made. Such report must include the principal amount, the description, the interest rate, and the maturity schedule of the notes so sold, the price obtained and the name of the purchaser.

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

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

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

(b) The average period of usefulness of said purposes or improvements within the limitations of the Local Bond Law, according to the reasonable life thereof computed from the date of the bonds authorized by this bond ordinance, is ten (10) years.

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

is increased by the authorization of the bonds or notes provided for in this bond ordinance by \$616,062 and the said obligations authorized by this bond ordinance will be within all debt limitations prescribed by said Local Bond Law.

(d) An amount not exceeding \$182,000 for items of expense listed in and permitted under Section 40A:2-20 of the Local Bond Law is included in the estimated cost indicated herein for the purposes or improvements hereinbefore described.

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

**SECTION 9.** The Borough reasonably expects to reimburse any expenditures toward the costs of the improvements or purposes described in Section 3 hereof and paid prior to the issuance of any bonds or notes authorized by this bond ordinance with the proceeds of such bonds or notes. This Section 9 is intended to be and hereby is a declaration of the Borough's official intent to reimburse any expenditure toward the costs of the improvements or purposes described in Section 3 hereof to be incurred and paid prior to the issuance of bonds or notes authorized herein in accordance with Treasury Regulations Section 150-2.

**SECTION 10.** The Chief Financial Officer of the Borough is hereby authorized to prepare and to update from time to time as necessary a financial disclosure document to be distributed in connection with the sale of obligations of the Borough, which are authorized herein, and to execute such disclosure document on behalf of the Borough. The Chief Financial Officer is further authorized to enter into the appropriate undertaking to provide secondary market disclosure on behalf of the Borough pursuant to Rule 15c2-12 of the Securities and Exchange Commission (the "Rule") for the benefit of holders and beneficial owners of obligations of the Borough, which are authorized herein, and to amend such undertaking from time to time in connection with any change in law, or interpretation thereof, provided such undertaking is and continues to be, in the opinion of

a nationally recognized bond counsel, consistent with the requirements of the Rule. In the event that the Borough fails to comply with its undertaking, the Borough shall not be liable for any monetary damages, and the remedy shall be limited to specific performance of the undertaking.

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

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

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

**ADOPTED ON FIRST READING**

**DATED: MAY 14, 2026**

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**MARY MOSS, RMC**  
**Borough Clerk**

**ADOPTED ON SECOND READING**

**DATED May 28, 2026**

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**MARY MOSS, RMC**  
**Borough Clerk**

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

The bond ordinance, the summary terms of which are included herein, was introduced and passed upon first reading at a regular meeting of the governing body of the Borough of Red Bank, in the County of Monmouth, State of New Jersey, on May 14, 2026. It will be further considered for final passage, after public hearing thereon, at a meeting of the governing body to be held on May 28, 2026 at 6:30 p.m. During the week prior to and up to and including the date of such meeting, copies of the full ordinance will be available at no cost and during regular business hours at the Borough Clerk's office for the members of the general public who shall request the same. The summary of the terms of such bond ordinance follows:

- Title:** BOND ORDINANCE PROVIDING FOR VARIOUS ROADWAY IMPROVEMENTS, IN AND FOR THE BOROUGH OF RED BANK, IN THE COUNTY OF MONMOUTH, STATE OF NEW JERSEY; APPROPRIATING \$1,060,000 THEREFOR (INCLUDING GRANTS FROM THE STATE OF NEW JERSEY DEPARTMENT OF TRANSPORTATION IN THE AMOUNT OF \$398,638) AND AUTHORIZING THE ISSUANCE OF \$616,062 BONDS OR NOTES OF THE BOROUGH TO FINANCE PART OF THE COSTS THEREOF
- Purpose(s):** The Bond Ordinance provides for various roadway improvements, including, but not limited to, all or portions of Bridge Avenue, Chestnut Street, Carmen Place and Clifford Place. For a complete description of the improvements, please refer to the full text of the Bond Ordinance.
- Appropriation:** \$1,060,000
- Bonds/Notes Authorized:** \$616,062
- Down Payment:** \$43,500
- Grants:** \$398,638 received or expected to be received from the State of New Jersey Department of Transportation
- Section 20 Costs:** \$182,000
- Useful Life:** 10 years

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**MARY MOSS, RMC  
Borough Clerk**

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

The bond ordinance, the summary terms of which are included herein, has been finally adopted by the Borough of Red Bank, in the County of Monmouth, State of New Jersey on May 28, 2026 and the twenty (20) day period of limitation within which a suit, action or proceeding questioning the validity of such ordinance can be commenced, as provided in the Local Bond Law, has begun to run from the date of the first publication of this statement. Copies of the full ordinance are available at no cost and during regular business hours at the Clerk's office for members of the general public who request the same. The summary of the terms of such bond ordinance follows:

**Title:** BOND ORDINANCE PROVIDING FOR VARIOUS ROADWAY IMPROVEMENTS, IN AND FOR THE BOROUGH OF RED BANK, IN THE COUNTY OF MONMOUTH, STATE OF NEW JERSEY; APPROPRIATING \$1,060,000 THEREFOR (INCLUDING GRANTS FROM THE STATE OF NEW JERSEY DEPARTMENT OF TRANSPORTATION IN THE AMOUNT OF \$398,638) AND AUTHORIZING THE ISSUANCE OF \$616,062 BONDS OR NOTES OF THE BOROUGH TO FINANCE PART OF THE COSTS THEREOF

**Purpose(s):** The Bond Ordinance provides for various roadway improvements, including, but not limited to, all or portions of Bridge Avenue, Chestnut Street, Carmen Place and Clifford Place. For a complete description of the improvements, please refer to the full text of the Bond Ordinance.

**Appropriation:** \$1,060,000

**Bonds/Notes Authorized:** \$616,062

**Down Payment:** \$43,500

**Grants:** \$398,638 received or expected to be received from the State of New Jersey Department of Transportation

**Section 20 Costs:** \$182,000

**Useful Life:** 10 years

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**MARY MOSS, RMC  
Borough Clerk**

## **CERTIFICATE OF SUPPLEMENTAL DEBT STATEMENT**

I, the undersigned, Clerk of the Borough of Red Bank, in the County of Monmouth, State of New Jersey, DO HEREBY CERTIFY that the attached Supplemental Debt Statement was prepared, executed and sworn to by Thomas Seaman, the Chief Financial Officer, that such Supplemental Debt Statement was filed in my office on or prior to May 14, 2026, and with the Director of the Division of Local Government Services, New Jersey Department of Community Affairs on \_\_\_\_\_, 2026.

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**MARY MOSS, RMC**  
**Borough Clerk**

**DOWN PAYMENT CERTIFICATE**

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

"BOND ORDINANCE PROVIDING FOR VARIOUS ROADWAY IMPROVEMENTS, IN AND FOR THE BOROUGH OF RED BANK, IN THE COUNTY OF MONMOUTH, STATE OF NEW JERSEY; APPROPRIATING \$1,060,000 THEREFOR (INCLUDING GRANTS FROM THE STATE OF NEW JERSEY DEPARTMENT OF TRANSPORTATION IN THE AMOUNT OF \$398,638) AND AUTHORIZING THE ISSUANCE OF \$616,062 BONDS OR NOTES OF THE BOROUGH TO FINANCE PART OF THE COSTS THEREOF"

there was \$43,500 available as the amount of down payment by virtue of a provision or provisions in a previously adopted budget or budgets of the Borough for down payment or for capital improvement purposes.

IN WITNESS WHEREOF, I have hereunto set my hand as of this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
**THOMAS SEAMAN,**  
**Chief Financial Officer**

## CERTIFICATE OF INTRODUCTION

I, the undersigned Clerk of the Borough of Red Bank, in the County of Monmouth, State of New Jersey (the "Borough"), DO HEREBY CERTIFY that the foregoing is an extract from the Minutes of a meeting of the governing body of the Borough duly called and held on May 14, 2026, and that the following was the roll call:

Present: Bonatakis, Facey-Blackwood, Forest, Jannone, Yuro, Triggiano, Portman

Absent: 0

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

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Borough as of this 15<sup>th</sup> day of May, 2026.

(SEAL)

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**MARY MOSS, RMC**  
**Borough Clerk**

**CERTIFICATE OF FINAL ADOPTION**

I, the undersigned Clerk of the Borough of Red Bank, in the County of Monmouth, State of New Jersey (the "Borough"), DO HEREBY CERTIFY that the foregoing is an extract from the Minutes of a meeting of the governing body of the Borough duly called and held on May 28, 2026, and that the following was the roll call:

Present:

Absent:

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

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Borough as of this \_\_\_\_ day of \_\_\_\_\_, 2026.

(SEAL)

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**MARY MOSS, RMC**  
**Borough Clerk**

## CLERK'S CERTIFICATE

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

1. Attached hereto is the bond ordinance introduced on May 14, 2026 and finally adopted on May 28, 2026.

2. After introduction, the bond ordinance was published as required by law on May 20, 2026 on the Borough's official website.

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

4. After final passage, the ordinance was duly published as required by law on \_\_\_\_\_, 2026 on the Borough's official website. No protest signed by any person against making any improvement or incurring the indebtedness authorized therein,

nor any petition requesting that a referendum vote be taken on the action proposed in the ordinance has been presented to the governing body or to me or filed in my office within twenty (20) days after said publication or at any other time after the final passage thereof.

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

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

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

IN WITNESS WHEREOF, I have hereunto set my hand and affixed, imprinted or reproduced the corporate seal of the Borough as of this \_\_\_\_ day of \_\_\_\_\_, 2026.

(SEAL)

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**MARY MOSS, RMC**  
**Borough Clerk**

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

**ORDINANCE NO. 2026-14**

**BOND ORDINANCE PROVIDING FOR IMPROVEMENTS  
TO MUNICIPAL PARKS, IN AND FOR THE BOROUGH OF  
RED BANK, IN THE COUNTY OF MONMOUTH, STATE OF  
NEW JERSEY; APPROPRIATING \$450,000 THEREFOR  
AND AUTHORIZING THE ISSUANCE OF \$427,500 BONDS  
OR NOTES OF THE BOROUGH TO FINANCE PART OF  
THE COSTS THEREOF**

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

**SECTION 1.** The improvements or purposes described in Section 3 of this bond ordinance are hereby authorized as general improvements or purposes to be undertaken by the Borough of Red Bank, in the County of Monmouth, State of New Jersey (the "Borough"). For the said improvements or purposes stated in Section 3, there is hereby appropriated the sum of \$450,000, which sum includes \$22,500 as the down payment for said improvements or purposes as required by the Local Bond Law, N.J.S.A. 40A:2-1 et seq. (the "Local Bond Law"). The down payment is now available by virtue of a provision or provisions in a previously adopted budget or budgets of the Borough for down payment or for capital improvement purposes.

**SECTION 2.** For the financing of said improvements or purposes described in Section 3 hereof, and to meet part of the \$450,000 appropriation not provided for by said down payment, negotiable bonds of the Borough are hereby authorized to be issued in

the principal amount of \$427,500 pursuant to, and within the limitations prescribed by, the Local Bond Law. In anticipation of the issuance of said bonds and to temporarily finance said improvements or purposes, negotiable notes of the Borough in a principal amount not exceeding \$427,500 are hereby authorized to be issued pursuant to, and within the limitations prescribed by, the Local Bond Law.

**SECTION 3.** a. The improvements and purposes hereby authorized and purposes for the financing of which said debt obligations are to be issued are for various capital improvements at municipal parks within the Borough, including, but not limited to, improvements and upgrades to the basketball courts and baseball fields at Count Basie Park. Such improvements shall also include, but are not limited to, as applicable, all engineering and design work related thereto, surveying, construction planning, preparation of plans and specifications, permits, bid documents, construction inspection and contract administration, environmental testing and remediation and all work, materials, equipment, labor and appurtenances necessary therefor or incidental thereto.

b. The estimated maximum amount of bonds or notes to be issued for said improvements or purposes is \$422,500.

c. The estimated cost of said improvements and purposes is \$450,000, the excess thereof over the estimated maximum amount of bonds or notes to be issued therefor is the down payment in the amount of \$22,500 available for such improvements and purposes.

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

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

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

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

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

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

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

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

(c) The supplemental debt statement required by the Local Bond Law has been duly made and filed in the Office of the Clerk of the Borough and a complete

executed duplicate thereof has been filed in the Office of the Director of the Division of Local Government Services, New Jersey Department of Community Affairs, and such statement shows that the gross debt of the Borough, as defined in the Local Bond Law, is increased by the authorization of the bonds or notes provided for in this bond ordinance by \$427,500 and the said obligations authorized by this bond ordinance will be within all debt limitations prescribed by said Local Bond Law.

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

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

**SECTION 9.** The Borough reasonably expects to reimburse any expenditures toward the costs of the improvements or purposes described in Section 3 hereof and paid prior to the issuance of any bonds or notes authorized by this bond ordinance with the proceeds of such bonds or notes. This Section 9 is intended to be and hereby is a declaration of the Borough's official intent to reimburse any expenditure toward the costs of the improvements or purposes described in Section 3 hereof to be incurred and paid prior to the issuance of bonds or notes authorized herein in accordance with Treasury Regulations Section 150-2.

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

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

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

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

**ADOPTED ON FIRST READING  
DATED: MAY 14, 2026**

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**MARY MOSS, RMC  
Borough Clerk**

**ADOPTED ON SECOND READING  
DATED: May 28, 2026**

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**MARY MOSS, RMC  
Borough Clerk**

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

The bond ordinance, the summary terms of which are included herein, was introduced and passed upon first reading at a regular meeting of the governing body of the Borough of Red Bank, in the County of Monmouth, State of New Jersey, on May 14, 2026. It will be further considered for final passage, after public hearing thereon, at a meeting of the governing body to be held on \_\_\_\_\_, 2026 at 6:30 p.m. During the week prior to and up to and including the date of such meeting, copies of the full ordinance will be available at no cost and during regular business hours at the Borough Clerk's office for the members of the general public who shall request the same. The summary of the terms of such bond ordinance follows:

**Title:** BOND ORDINANCE PROVIDING FOR IMPROVEMENTS TO MUNICIPAL PARKS, IN AND FOR THE BOROUGH OF RED BANK, IN THE COUNTY OF MONMOUTH, STATE OF NEW JERSEY; APPROPRIATING \$450,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$427,500 BONDS OR NOTES OF THE BOROUGH TO FINANCE PART OF THE COSTS THEREOF

**Purpose(s):** The Bond Ordinance provides for various capital improvements at municipal parks within the Borough, including, but not limited to, improvements and upgrades to the basketball courts and baseball fields at Count Basie Park.

**Appropriation:** \$450,000

**Bonds/Notes Authorized:** \$427,500

**Down Payment:** \$22,500

**Section 20 Costs:** \$0

**Useful Life:** 15 years

\_\_\_\_\_  
**MARY MOSS, RMC**  
Borough Clerk

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

The bond ordinance, the summary terms of which are included herein, has been finally adopted by the Borough of Red Bank, in the County of Monmouth, State of New Jersey on \_\_\_\_\_, 2026 and the twenty (20) day period of limitation within which a suit, action or proceeding questioning the validity of such ordinance can be commenced, as provided in the Local Bond Law, has begun to run from the date of the first publication of this statement. Copies of the full ordinance are available at no cost and during regular business hours at the Clerk's office for members of the general public who request the same. The summary of the terms of such bond ordinance follows:

**Title:** BOND ORDINANCE PROVIDING FOR IMPROVEMENTS TO MUNICIPAL PARKS, IN AND FOR THE BOROUGH OF RED BANK, IN THE COUNTY OF MONMOUTH, STATE OF NEW JERSEY; APPROPRIATING \$450,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$427,500 BONDS OR NOTES OF THE BOROUGH TO FINANCE PART OF THE COSTS THEREOF

**Purpose(s):** The Bond Ordinance provides for various capital improvements at municipal parks within the Borough, including, but not limited to, improvements and upgrades to the basketball courts and baseball fields at Count Basie Park.

**Appropriation:** \$450,000

**Bonds/Notes Authorized:** \$427,500

**Down Payment:** \$22,500

**Section 20 Costs:** \$0

**Useful Life:** 15 years

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**MARY MOSS, RMC  
Borough Clerk**

## **CERTIFICATE OF SUPPLEMENTAL DEBT STATEMENT**

I, the undersigned, Clerk of the Borough of Red Bank, in the County of Monmouth, State of New Jersey, DO HEREBY CERTIFY that the attached Supplemental Debt Statement was prepared, executed and sworn to by Thomas Seaman, the Chief Financial Officer, as of May 14, 2026, that such Supplemental Debt Statement was filed in my office on or prior to May 14, 2026, and with the Director of the Division of Local Government Services, New Jersey Department of Community Affairs on \_\_\_\_\_, 2026.

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**MARY MOSS, RMC**  
**Borough Clerk**

**DOWN PAYMENT CERTIFICATE**

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

"BOND ORDINANCE PROVIDING FOR IMPROVEMENTS TO MUNICIPAL PARKS, IN AND FOR THE BOROUGH OF RED BANK, IN THE COUNTY OF MONMOUTH, STATE OF NEW JERSEY; APPROPRIATING \$450,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$427,500 BONDS OR NOTES OF THE BOROUGH TO FINANCE PART OF THE COSTS THEREOF"

there was available as a down payment for the purposes and improvements authorized by said bond ordinance \$22,500 by provision or provisions in a previously adopted budget or budgets of the Borough for down payment or for capital improvement purposes.

IN WITNESS WHEREOF, I have hereunto set my hand as of this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
**THOMAS SEAMAN,**  
**Chief Financial Officer**

## CERTIFICATE OF INTRODUCTION

I, the undersigned Clerk of the Borough of Red Bank, in the County of Monmouth, State of New Jersey (the "Borough"), DO HEREBY CERTIFY that the foregoing is an extract from the Minutes of a meeting of the governing body of the Borough duly called and held on May 14, 2026, and that the following was the roll call:

Present: Bonatakis, Facey-Blackwood, Forest, Jannone, Yuro, Triggiano, Portman

Absent: 0

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

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Borough as of this 15<sup>th</sup> day of May, 2026.

(SEAL)

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**MARY MOSS, RMC**  
**Borough Clerk**

**CERTIFICATE OF FINAL ADOPTION**

I, the undersigned Clerk of the Borough of Red Bank, in the County of Monmouth, State of New Jersey (the "Borough"), DO HEREBY CERTIFY that the foregoing is an extract from the Minutes of a meeting of the governing body of the Borough duly called and held on May 28, 2026, and that the following was the roll call:

Present:

Absent:

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

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Borough as of this \_\_\_\_ day of \_\_\_\_\_, 2026.

(SEAL)

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**MARY MOSS, RMC**  
**Borough Clerk**

## CLERK'S CERTIFICATE

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

1. Attached hereto is the bond ordinance introduced on May 14, 2026 and finally adopted on May 28, 2026.

2. After introduction, the bond ordinance was published as required by law on May 20, 2026 on the Borough's official website.

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

4. After final passage, the ordinance was duly published as required by law on \_\_\_\_\_, 2026 on the Borough's official website. No protest signed by any person against making any improvement or incurring the indebtedness authorized therein, nor any

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

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

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

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

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Borough as of this \_\_\_\_ day of \_\_\_\_\_, 2026.

(SEAL)

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**MARY MOSS, RMC**  
**Borough Clerk**

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

**ORDINANCE NO. 2026-15**

**BOND ORDINANCE PROVIDING FOR THE LEAD SERVICE LINE REPLACEMENT PROGRAM FOR THE WATER AND SEWER UTILITY, IN AND FOR THE BOROUGH OF RED BANK, IN THE COUNTY OF MONMOUTH, STATE OF NEW JERSEY; APPROPRIATING \$2,400,000 THEREFOR (INCLUDING A GRANT FROM THE FISCAL YEAR 2026 TRANSPORTATION, HOUSING AND URBAN DEVELOPMENT FUNDING AND LEAD SERVICE LINE GRANT PROGRAM IN THE AMOUNT OF \$1,000,000) AND AUTHORIZING THE ISSUANCE OF \$1,300,000 BONDS OR NOTES OF THE BOROUGH TO FINANCE PART OF THE COSTS THEREOF**

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

**SECTION 1.** The improvements or purposes described in Section 3 of this bond ordinance are hereby authorized as general improvements or purposes to be undertaken by the Borough of Red Bank, in the County of Monmouth, State of New Jersey (the "Borough"). For the said improvements or purposes stated in Section 3, there is hereby appropriated the sum of \$2,400,000, which sum includes a \$1,000,000 grant received or expected to be received from the Fiscal Year 2026 Transportation, Housing and Urban Development ("HUD") Funding and Lead Service Line Grant Program (HUD's Lead Hazard Mitigation and Remediation Program) (the "Grant"), and \$100,000 as the down payment for said improvements or purposes required by the Local Bond Law, N.J.S.A. 40A:2-1 et seq. (the "Local Bond Law"). The down payment is now available by virtue of a

provision or provisions in a previously adopted budget or budgets of the Borough for down payment or for capital improvement purposes.

**SECTION 2.** For the financing of said improvements or purposes described in Section 3 hereof, and to meet part of the \$2,400,000 appropriation not provided for by said down payment and the Grants, negotiable bonds of the Borough are hereby authorized to be issued in the principal amount of \$1,300,000 pursuant to, and within the limitations prescribed by, the Local Bond Law. In anticipation of the issuance of said bonds and to temporarily finance said improvements or purposes, negotiable notes of the Borough in a principal amount not exceeding \$1,300,000 are hereby authorized to be issued pursuant to, and within the limitations prescribed by, said Local Bond Law.

**SECTION 3.** The improvements and purposes hereby authorized and purposes for the financing of which said debt obligations are to be issued are for the replacement of lead service lines through the Water and Sewer Utility from the main up to the curb, including the curb box, and, as applicable, from the curb onto real property, including, but not limited to, privately-owned real property and privately-owned structures at various locations within and throughout the Borough.

a. All improvements shall include, as applicable, treatment improvements to mitigate lead contamination, reservoir/piping improvements to reduce potential for algae growth, the furnishing and installation of lead rated filters, lead service inventory development, all field work, site restoration of the trench, materials, equipment, engineering, design, architectural, environmental consulting work, preparation of plans and specifications, permits, bid documents, conducting and preparation of reports and studies, equipment rental, labor and appurtenances necessary therefore or incidental thereto.

b. The estimated maximum amount of bonds or notes to be issued for said

improvements or purposes is \$1,300,000 .

c. The estimated cost of said improvements and purposes is \$2,400,000, the excess thereof over the estimated maximum amount of bonds or notes to be issued therefor are the Grant in the amount of \$1,000,000 available for the purpose stated in Section 3(a) herein, and the down payment in the amount of \$100,000 available for such improvements and purposes.

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

**SECTION 5.** All bond anticipation notes issued hereunder shall mature at such times as may be determined by the Chief Financial Officer of the Borough, provided that no note shall mature later than one (1) year from its date, unless such bond anticipation

notes are permitted to mature at such later date in accordance with the provisions of the New Jersey Infrastructure Trust Act, N.J.S.A. 58:11B-1 (“NJIT Act”). The notes shall bear interest at such rate or rates and be in such form as may be determined by the Chief Financial Officer of the Borough. The Chief Financial Officer of the Borough shall determine all matters in connection with the notes issued pursuant to this bond ordinance, and the signature of the Chief Financial Officer upon the notes shall be conclusive evidence as to all such determinations. All notes issued hereunder may be renewed from time to time in accordance with the provisions of N.J.S.A. 40A:2-8.1 of the Local Bond Law, unless notes are issued pursuant to the NJIT Act. The Chief Financial Officer is hereby authorized to sell part or all of the notes from time to time at public or private sale and to deliver them to the purchaser thereof upon receipt of payment of the purchase price and accrued interest thereon from their dates to the date of delivery thereof. The Chief Financial Officer is directed to report in writing to the governing body at the meeting next succeeding the date when any sale or delivery of the notes pursuant to this bond ordinance is made. Such report must include the principal amount, the description, the interest rate, and the maturity schedule of the notes so sold, the price obtained and the name of the purchaser.

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

**SECTION 7.** The following additional matters are hereby determined, declared,

recited and stated:

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

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

(c) The supplemental debt statement required by the Local Bond Law has been duly made and filed in the Office of the Clerk of the Borough and a complete executed duplicate thereof has been filed in the Office of the Director of the Division of Local Government Services, New Jersey Department of Community Affairs, and such statement shows that the gross debt of the Borough, as defined in the Local Bond Law, is increased by the authorization of the bonds or notes provided for in this bond ordinance by \$1,300,000 and the said obligations authorized by this bond ordinance will be within all debt limitations prescribed by said Local Bond Law.

(d) An amount not exceeding \$400,000 for items of expense listed in and permitted under Section 40A:2-20 of the Local Bond Law is included in the estimated cost indicated herein for the purposes or improvements hereinbefore described.

**SECTION 8.** The full faith and credit of the Borough are hereby pledged to the punctual payment of the principal of and the interest on the obligations authorized by this bond ordinance. The debt obligations shall be direct, unlimited obligations of the Borough and, unless paid from other sources, the Borough shall be obligated to levy *ad valorem*

taxes upon all the taxable property within the Borough for the payment of the obligations and the interest thereon without limitation as to rate or amount.

**SECTION 9.** The Borough reasonably expects to reimburse any expenditures toward the costs of the improvements or purposes described in Section 3 hereof and paid prior to the issuance of any bonds or notes authorized by this bond ordinance with the proceeds of such bonds or notes. This Section 9 is intended to be and hereby is a declaration of the Borough's official intent to reimburse any expenditure toward the costs of the improvements or purposes described in Section 3 hereof to be incurred and paid prior to the issuance of bonds or notes authorized herein in accordance with Treasury Regulations Section 150-2.

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

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

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

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

**ADOPTED ON FIRST READING  
DATED: MAY 14, 2026**

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**MARY MOSS, RMC  
Borough Clerk**

**ADOPTED ON SECOND READING  
DATED May 28, 2026**

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**MARY MOSS, RMC  
Borough Clerk**

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

The bond ordinance, the summary terms of which are included herein, was introduced and passed upon first reading at a regular meeting of the governing body of the Borough of Red Bank, in the County of Monmouth, State of New Jersey, on May 14, 2026. It will be further considered for final passage, after public hearing thereon, at a meeting of the governing body to be held on May 28, 2026 at 6:30 p.m. During the week prior to and up to and including the date of such meeting, copies of the full ordinance will be available at no cost and during regular business hours at the Borough Clerk's office for the members of the general public who shall request the same. The summary of the terms of such bond ordinance follows:

**Title:** BOND ORDINANCE PROVIDING FOR THE LEAD SERVICE LINE REPLACEMENT PROGRAM FOR THE WATER AND SEWER UTILITY, IN AND FOR THE BOROUGH OF RED BANK, IN THE COUNTY OF MONMOUTH, STATE OF NEW JERSEY; APPROPRIATING \$2,400,000 THEREFOR (INCLUDING A GRANT FROM THE FISCAL YEAR 2026 TRANSPORTATION, HOUSING AND URBAN DEVELOPMENT FUNDING AND LEAD SERVICE LINE GRANT PROGRAM IN THE AMOUNT OF \$1,000,000) AND AUTHORIZING THE ISSUANCE OF \$1,300,000 BONDS OR NOTES OF THE BOROUGH TO FINANCE PART OF THE COSTS THEREOF

**Purpose(s):** The Bond Ordinance provides for the replacement of lead service lines through the Water and Sewer Utility from the main up to the curb, including the curb box, and, as applicable, from the curb onto real property, including, but not limited to, privately-owned real property and privately-owned structures at various locations within and throughout the Borough.

**Appropriation:** \$2,400,000

**Bonds/Notes Authorized:** \$1,300,000

**Down Payment:** \$100,000

**Grants:** \$1,000,000 received or expected to be received from the Transportation, Housing and Urban Development ("HUD") Funding and Lead Service Line Grant Program (HUD's Lead Hazard Mitigation and Remediation Program)

**Section 20 Costs:** \$400,000

**Useful Life:** 30 years

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**MARY MOSS, RMC  
Borough Clerk**

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

The bond ordinance, the summary terms of which are included herein, has been finally adopted by the Borough of Red Bank, in the County of Monmouth, State of New Jersey on May 28, 2026 and the twenty (20) day period of limitation within which a suit, action or proceeding questioning the validity of such ordinance can be commenced, as provided in the Local Bond Law, has begun to run from the date of the first publication of this statement. Copies of the full ordinance are available at no cost and during regular business hours at the Clerk's office for members of the general public who request the same. The summary of the terms of such bond ordinance follows:

**Title:** BOND ORDINANCE PROVIDING FOR THE LEAD SERVICE LINE REPLACEMENT PROGRAM FOR THE WATER AND SEWER UTILITY, IN AND FOR THE BOROUGH OF RED BANK, IN THE COUNTY OF MONMOUTH, STATE OF NEW JERSEY; APPROPRIATING \$2,400,000 THEREFOR (INCLUDING A GRANT FROM THE FISCAL YEAR 2026 TRANSPORTATION, HOUSING AND URBAN DEVELOPMENT FUNDING AND LEAD SERVICE LINE GRANT PROGRAM IN THE AMOUNT OF \$1,000,000) AND AUTHORIZING THE ISSUANCE OF \$1,300,000 BONDS OR NOTES OF THE BOROUGH TO FINANCE PART OF THE COSTS THEREOF

**Purpose(s):** The Bond Ordinance provides for the replacement of lead service lines through the Water and Sewer Utility from the main up to the curb, including the curb box, and, as applicable, from the curb onto real property, including, but not limited to, privately-owned real property and privately-owned structures at various locations within and throughout the Borough.

**Appropriation:** \$2,400,000

**Bonds/Notes Authorized:** \$1,300,000

**Down Payment:** \$100,000

**Grants:** \$1,000,000 received or expected to be received from the Transportation, Housing and Urban Development ("HUD") Funding and Lead Service Line Grant Program (HUD's Lead Hazard Mitigation and Remediation Program)

**Section 20 Costs:** \$400,000

**Useful Life:** 30 years

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**MARY MOSS, RMC  
Borough Clerk**

## **CERTIFICATE OF SUPPLEMENTAL DEBT STATEMENT**

I, the undersigned, Clerk of the Borough of Red Bank, in the County of Monmouth, State of New Jersey, DO HEREBY CERTIFY that the attached Supplemental Debt Statement was prepared, executed and sworn to by Thomas Seaman, the Chief Financial Officer, as of May 14, 2026, that such Supplemental Debt Statement was filed in my office on or prior to May 14, 2026, and with the Director of the Division of Local Government Services, New Jersey Department of Community Affairs on \_\_\_\_\_, 2026.

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**MARY MOSS, RMC**  
**Borough Clerk**

**DOWN PAYMENT CERTIFICATE**

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

"BOND ORDINANCE PROVIDING FOR THE LEAD SERVICE LINE REPLACEMENT PROGRAM FOR THE WATER AND SEWER UTILITY, IN AND FOR THE BOROUGH OF RED BANK, IN THE COUNTY OF MONMOUTH, STATE OF NEW JERSEY; APPROPRIATING \$2,400,000 THEREFOR (INCLUDING A GRANT FROM THE FISCAL YEAR 2026 TRANSPORTATION, HOUSING AND URBAN DEVELOPMENT FUNDING AND LEAD SERVICE LINE GRANT PROGRAM IN THE AMOUNT OF \$1,000,000) AND AUTHORIZING THE ISSUANCE OF \$1,300,000 BONDS OR NOTES OF THE BOROUGH TO FINANCE PART OF THE COSTS THEREOF"

there was \$100,000 available as the amount of down payment by virtue of a provision or provisions in a previously adopted budget or budgets of the Borough for down payment or for capital improvement purposes.

IN WITNESS WHEREOF, I have hereunto set my hand as of this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
**THOMAS SEAMAN,**  
**Chief Financial Officer**

## CERTIFICATE OF INTRODUCTION

I, the undersigned Clerk of the Borough of Red Bank, in the County of Monmouth, State of New Jersey (the "Borough"), DO HEREBY CERTIFY that the foregoing is an extract from the Minutes of a meeting of the governing body of the Borough duly called and held on May 14, 2026, and that the following was the roll call:

Present: Bonatakis, Facey-Blackwood, Forest, Jannone, Yuro, Triggiano, Portman

Absent:

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

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Borough as of this 15<sup>th</sup> day of May, 2026.

(SEAL)

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**MARY MOSS, RMC**  
**Borough Clerk**

**CERTIFICATE OF FINAL ADOPTION**

I, the undersigned Clerk of the Borough of Red Bank, in the County of Monmouth, State of New Jersey (the "Borough"), DO HEREBY CERTIFY that the foregoing is an extract from the Minutes of a meeting of the governing body of the Borough duly called and held on May 28, 2026, and that the following was the roll call:

Present:

Absent:

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

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Borough as of this \_\_\_\_ day of \_\_\_\_\_, 2026.

(SEAL)

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**MARY MOSS, RMC**  
**Borough Clerk**

## CLERK'S CERTIFICATE

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

1. Attached hereto is the bond ordinance introduced on May 14, 2026 and finally adopted on May 28, 2026.

2. After introduction, the bond ordinance was published as required by law on May 20, 2026 on the Borough's official website.

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

4. After final passage, the ordinance was duly published as required by law on \_\_\_\_\_, 2026 on the Borough's official website. No protest signed by any person against making any improvement or incurring the indebtedness authorized therein,

nor any petition requesting that a referendum vote be taken on the action proposed in the ordinance has been presented to the governing body or to me or filed in my office within twenty (20) days after said publication or at any other time after the final passage thereof.

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

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

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

IN WITNESS WHEREOF, I have hereunto set my hand and affixed, imprinted or reproduced the corporate seal of the Borough as of this \_\_\_\_ day of \_\_\_\_\_, 2026.

(SEAL)

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**MARY MOSS, RMC**  
**Borough Clerk**

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

**ORDINANCE NO. 2026-16**

**BOND ORDINANCE PROVIDING FOR VARIOUS 2026 WATER AND SEWER UTILITY ACQUISITIONS AND IMPROVEMENTS BY AND IN THE BOROUGH OF RED BANK, IN THE COUNTY OF MONMOUTH, STATE OF NEW JERSEY; APPROPRIATING \$2,000,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$1,900,000 BONDS OR NOTES TO FINANCE PART OF THE COSTS THEREOF**

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

**SECTION 1.** The improvements or purposes described in Section 3 of this bond ordinance are hereby authorized to be undertaken by the Borough of Red Bank, in the County of Monmouth, State of New Jersey (the "Borough") as general improvements. For the said improvements or purposes stated in Section 3, there is hereby appropriated the sum of \$2,000,000, which sum includes \$100,000 as the down payment for said improvements or purposes as required by the Local Bond Law, N.J.S.A. 40A:2-1 et seq. (the "Local Bond Law"). The down payment is now available by virtue of a provision or provisions in a previously adopted budget or budgets of the Borough for down payment or for capital improvement

**SECTION 2.** For the financing of said improvements or purposes described in Section 3 hereof and to meet the part of said \$2,000,000 appropriation not provided for by application hereunder of said down payment, negotiable bonds of the Borough are hereby

authorized to be issued in the principal amount of \$1,900,000 pursuant to, and within the limitations prescribed by, the Local Bond Law. In anticipation of the issuance of said bonds and to temporarily finance said improvements or purposes, negotiable notes of the Borough in a principal amount not exceeding \$1,900,000 are hereby authorized to be issued pursuant to, and within the limitations prescribed by, the Local Bond Law.

**SECTION 3. (a)** The improvements hereby authorized and the purposes for the financing of which said obligations are to be issued are for various water and/or sewer infrastructure improvements for the Water and Sewer Utility, including, but not limited to, (i) the replacement of the booster station, repair the booster pump and platform, replacement of the chlorination control panel, clarifier tank repairs, replacement of the dehumidifier, and increase the size of chlorination building at the Tower Hill Treatment Plant; (ii) the replacement of booster pump and controls and the verification of the location of the backwash tank recycle line at the Chestnut Street Treatment Plant; (iii) formalizing the value exercising program for the Water and Sewer Utility; (iv) the replacement of the filter media at the Tower Hill and Chestnut Street Treatment Plants; (v) computer management maintenance system for the Water and Sewer Utility; (vi) structural repairs as needed at the Tower Hill and Chestnut Street Treatment Plants; and (vii) sodium hypochlorite system upgrades for the Water and Sewer Utility.

**(b)** All such improvements or purposes set forth in Section 3(a) shall include, but are not limited to, all engineering and design work, surveying, construction planning, preparation of plans and specifications, environmental testing and remediation, permits, bid documents, construction inspection and contract administration, and all work, materials, equipment, labor and appurtenances necessary therefor or incidental.

(c) The estimated maximum amount of bonds or notes to be issued for said improvements or purposes is \$1,900,000.

(d) The estimated cost of said improvements or purposes is \$2,000,000, the excess amount thereof over the estimated maximum amount of bonds or notes to be issued therefor is the down payment in the amount of \$100,000 available for such improvements and purposes .

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

**SECTION 5.** All bond anticipation notes issued hereunder shall mature at such time as may be determined by the Chief Financial Officer of the Borough, provided that no note shall mature later than one (1) year from its date, unless such bond anticipation notes are permitted to mature at such later date in accordance with the provisions of the New Jersey

Infrastructure Trust Act, N.J.S.A. 58:11B-1 (“NJIT Act”). The notes shall bear interest at such rate or rates and be in such form as may be determined by the Chief Financial Officer. The Chief Financial Officer of the Borough shall determine all matters in connection with the notes issued pursuant to this bond ordinance, and the signature of the Chief Financial Officer upon the notes shall be conclusive evidence as to all such determinations. All notes issued hereunder may be renewed from time to time in accordance with the provisions of the Local Bond Law, unless notes are issued pursuant to the NJIT Act. The Chief Financial Officer is hereby authorized to sell part or all of the notes from time to time at public or private sale and to deliver them to the purchaser thereof upon receipt of payment of the purchase price and accrued interest thereon from their dates to the date of delivery thereof. The Chief Financial Officer is directed to report in writing to the governing body at the meeting next succeeding the date when any sale or delivery of the notes pursuant to this bond ordinance is made. Such report must include the principal amount, the description, the interest rate, the maturity schedule of the notes so sold, the price obtained and the name of the purchaser.

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

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

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

(b) The period of usefulness of said improvements or purposes within the limitations of said Local Bond Law, according to the reasonable life thereof computed from the date of the said bonds authorized by this bond ordinance, is twenty (20) years.

(c) The supplemental debt statement required by the Local Bond Law has been duly made and filed in the Office of the Clerk of the Borough and a complete executed duplicate thereof has been filed in the Office of the Director of the Division of Local Government Services in the New Jersey Department of Community Affairs, and such statement shows that the gross debt of the Borough as defined in the Local Bond Law is increased by the authorization of the bonds or notes provided for in this bond ordinance by \$1,900,000 and the said obligations authorized by this bond ordinance will be within all debt limitations prescribed by said Local Bond Law.

(d) An aggregate amount not exceeding \$100,000 for items of expense listed in and permitted under N.J.S.A. § 40A:2-20 is included in the estimated cost indicated herein for the purposes or improvements hereinbefore described.

(e) This bond ordinance authorizes obligations of the Borough solely for purposes described in N.J.S.A. 40A:2-7(h). The obligations authorized herein are to be issued for purposes that are deemed to be self-liquidating pursuant to N.J.S.A. 40A:2-47(a) and are deductible from gross debt pursuant to N.J.S.A. 40A:2-44(c).

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

**SECTION 9.** The Borough reasonably expects to reimburse any expenditures toward the costs of the improvements or purposes described in Section 3 hereof and paid prior to the issuance of any bonds or notes authorized by this bond ordinance with the proceeds of such bonds or notes. This Section 9 is intended to be and hereby is a declaration of the Borough's official intent to reimburse any expenditure toward the costs of the improvements or purposes described in Section 3 hereof to be incurred and paid prior to the issuance of bonds or notes authorized herein in accordance with Treasury Regulations Section 150-2.

**SECTION 10.** The Chief Financial Officer of the Borough is hereby authorized to prepare and to update from time to time as necessary a financial disclosure document to be distributed in connection with the sale of obligations of the Borough, which are authorized herein, and to execute such disclosure document on behalf of the Borough. The Chief Financial Officer is further authorized to enter into an appropriate undertaking to provide secondary market disclosure on behalf of the Borough pursuant to Rule 15c2-12 of the Securities and Exchange Commission (the "Rule") for the benefit of holders and beneficial owners of obligations of the Borough, which are authorized herein, and to amend such undertaking from time to time in connection with any change in law, or

interpretation thereof, provided such undertaking is and continues to be, in the opinion of a nationally recognized bond counsel, consistent with the requirements of the Rule. In the event that the Borough fails to comply with its undertaking, the Borough shall not be liable for any monetary damages, and the remedy shall be limited to specific performance of the undertaking.

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

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

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

**ADOPTED ON FIRST READING  
DATED: MAY 14, 2026**

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**MARY MOSS, RMC  
Borough Clerk**

**ADOPTED ON SECOND READING  
DATED: May 28, 2026**

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**MARY MOSS, RMC  
Borough Clerk**

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

The bond ordinance, the summary terms of which are included herein, was introduced and passed upon first reading at a regular meeting of the governing body of the Borough of Red Bank, in the County of Monmouth, State of New Jersey, on May 14, 2026. It will be further considered for final passage, after public hearing thereon, at a meeting of the governing body to be held on May 28, 2026 at 6:30 p.m. During the week prior to and up to and including the date of such meeting, copies of the full ordinance will be available at no cost and during regular business hours at the Borough Clerk's office for the members of the general public who shall request the same. The summary of the terms of such bond ordinance follows:

**Title:** BOND ORDINANCE PROVIDING FOR VARIOUS 2026 WATER AND SEWER UTILITY ACQUISITIONS AND IMPROVEMENTS BY AND IN THE BOROUGH OF RED BANK, IN THE COUNTY OF MONMOUTH, STATE OF NEW JERSEY; APPROPRIATING \$2,000,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$1,900,000 BONDS OR NOTES TO FINANCE PART OF THE COSTS THEREOF

**Purpose(s):** The Bond Ordinance provides for various water and/or sewer infrastructure improvements for the Water and Sewer Utility, including, but not limited to, (i) the replacement of the booster station, repair the booster pump and platform, replacement of the chlorination control panel, clarifier tank repairs, replacement of the dehumidifier, and increase the size of chlorination building at the Tower Hill Treatment Plant; (ii) the replacement of booster pump and controls and the verification of the location of the backwash tank recycle line at the Chestnut Street Treatment Plant; (iii) formalizing the value exercising program for the Water and Sewer Utility; (iv) the replacement of the filter media at the Tower Hill and Chestnut Street Treatment Plants; (v) computer management maintenance system for the Water and Sewer Utility; (vi) structural repairs as needed at the Tower Hill and Chestnut Street Treatment Plants; and (vii) sodium hypochlorite system upgrades for the Water and Sewer Utility.

**Appropriation:** \$2,000,000  
**Bonds/Notes Authorized:** \$1,900,000  
**Down Payment:** \$100,000  
**Section 20 Costs:** \$100,000  
**Useful Life:** 20 years

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**MARY MOSS, RMC  
Borough Clerk**

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

The bond ordinance, the summary terms of which are included herein, has been finally adopted by the Borough of Red Bank, in the County of Monmouth, State of New Jersey on May 28, 2026 and the twenty (20) day period of limitation within which a suit, action or proceeding questioning the validity of such ordinance can be commenced, as provided in the Local Bond Law, has begun to run from the date of the first publication of this statement. Copies of the full ordinance are available at no cost and during regular business hours at the Clerk's office for members of the general public who request the same. The summary of the terms of such bond ordinance follows:

**Title:** BOND ORDINANCE PROVIDING FOR VARIOUS 2026 WATER AND SEWER UTILITY ACQUISITIONS AND IMPROVEMENTS BY AND IN THE BOROUGH OF RED BANK, IN THE COUNTY OF MONMOUTH, STATE OF NEW JERSEY; APPROPRIATING \$2,000,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$1,900,000 BONDS OR NOTES TO FINANCE PART OF THE COSTS THEREOF

**Purpose(s):** The Bond Ordinance provides for various water and/or sewer infrastructure improvements for the Water and Sewer Utility, including, but not limited to, (i) the replacement of the booster station, repair the booster pump and platform, replacement of the chlorination control panel, clarifier tank repairs, replacement of the dehumidifier, and increase the size of chlorination building at the Tower Hill Treatment Plant; (ii) the replacement of booster pump and controls and the verification of the location of the backwash tank recycle line at the Chestnut Street Treatment Plant; (iii) formalizing the value exercising program for the Water and Sewer Utility; (iv) the replacement of the filter media at the Tower Hill and Chestnut Street Treatment Plants; (v) computer management maintenance system for the Water and Sewer Utility; (vi) structural repairs as needed at the Tower Hill and Chestnut Street Treatment Plants; and (vii) sodium hypochlorite system upgrades for the Water and Sewer Utility.

**Appropriation:** \$2,000,000

**Bonds/Notes  
Authorized:** \$1,900,000

**Down Payment:** \$100,000

**Section 20 Costs:** \$100,000

**Useful Life:** 20 years

\_\_\_\_\_  
**MARY MOSS, RMC**  
Borough Clerk

## **CERTIFICATE OF SUPPLEMENTAL DEBT STATEMENT**

I, the undersigned, Clerk of the Borough of Red Bank, in the County of Monmouth, State of New Jersey, DO HEREBY CERTIFY that the attached Supplemental Debt Statement was prepared, executed and sworn to by Thomas Seaman, the Chief Financial Officer, as of May 14, 2026, that such Supplemental Debt Statement was filed in my office on or prior to May 14, 2026, and with the Director of the Division of Local Government Services, New Jersey Department of Community Affairs on \_\_\_\_\_, 2026.

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**MARY MOSS, RMC**  
**Borough Clerk**

**DOWN PAYMENT CERTIFICATE**

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

**"BOND ORDINANCE PROVIDING FOR VARIOUS 2026 WATER AND SEWER UTILITY ACQUISITIONS AND IMPROVEMENTS BY AND IN THE BOROUGH OF RED BANK, IN THE COUNTY OF MONMOUTH, STATE OF NEW JERSEY; APPROPRIATING \$2,000,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$1,900,000 BONDS OR NOTES TO FINANCE PART OF THE COSTS THEREOF"**

there was available as a down payment for the purposes and improvements authorized by said bond ordinance \$100,000 by provision or provisions in a previously adopted budget or budgets of the Borough for down payment or for capital improvement purposes.

IN WITNESS WHEREOF, I have hereunto set my hand as of this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
**THOMAS SEAMAN,**  
**Chief Financial Officer**

## CERTIFICATE OF INTRODUCTION

I, the undersigned Clerk of the Borough of Red Bank, in the County of Monmouth, State of New Jersey (the "Borough"), DO HEREBY CERTIFY that the foregoing is an extract from the Minutes of a meeting of the governing body of the Borough duly called and held on May 14, 2026, and that the following was the roll call:

Present: Bonatakis, Facey-Blackwood, Forest, Jannone, Yuro, Triggiano, Portman

Absent: 0

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

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Borough as of this 15<sup>th</sup> day of May, 2026.

(SEAL)

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**MARY MOSS, RMC**  
**Borough Clerk**

## CERTIFICATE OF FINAL ADOPTION

I, the undersigned Clerk of the Borough of Red Bank, in the County of Monmouth, State of New Jersey (the "Borough"), DO HEREBY CERTIFY that the foregoing is an extract from the Minutes of a meeting of the governing body of the Borough duly called and held on May 28, 2026, and that the following was the roll call:

Present:

Absent:

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

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Borough as of this 29<sup>th</sup> day of May, 2026.

(SEAL)

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**MARY MOSS, RMC**  
**Borough Clerk**

## CLERK'S CERTIFICATE

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

1. Attached hereto is the bond ordinance introduced on May 14, 2026 and finally adopted on May 28, 2026.

2. After introduction, the bond ordinance was published as required by law on May 20, 2026 on the Borough's official website.

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

4. After final passage, the ordinance was duly published as required by law on \_\_\_\_\_, 2026 on the Borough's official website. No protest signed by any person against making any improvement or incurring the indebtedness authorized therein, nor any

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

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

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

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

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Borough as of this \_\_\_\_ day of \_\_\_\_\_, 2026.

(SEAL)

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**MARY MOSS, RMC**  
**Borough Clerk**

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

**ORDINANCE NO. 2026-18**

**AN ORDINANCE OF THE BOROUGH OF RED BANK TO AMEND THE BOROUGH'S  
PLANNING AND DEVELOPMENT REGULATIONS TO REPEAL AND REPLACE  
SECTIONS OF CHAPTER 490 PLANNING AND DEVELOPMENT REGULATIONS**

**NOW, THEREFORE, BE IT ORDAINED**, by the Borough Council of the Borough of Red Bank that Chapter 490, Planning and Development Regulations, of the Revised General Ordinances is hereby amended as follows (~~stricken text~~ indicates deletions, underlined text indicates additions):

**SECTION 1.** Amend as follows:

**ARTICLE II: TERMINOLOGY**

§490-6 Definitions.

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

**BOUTIQUE HOTEL**

An attached or detached buildings having a minimum of 10 guest rooms and a maximum of 50 guest rooms offering rooms for rent on a nightly basis. A boutique hotel shall have at least one (1) full-time employee onsite and shall provide daily maid service. Retail shops and restaurants shall be located on the ground floor or rooftop. Such shall be a comprehensively planned, full-service retail, dining, and entertainment complex consisting of such combination and diversity of uses, attractions, and amenities as may be necessary or desirable to create a building functioning as a hotel complex.

**CANNABIDOL (CBD) PRODUCTS**

Any product containing "CBD," or "cannabidiol," as defined in N.J. Admin. Code § 2:25-1.2.

**DATA CENTER**

A facility whose primary services are the storage, management, and processing of data, including but not limited to, artificial intelligence applications; and that is used

to house computer and network systems, including associated components such as servers, network equipment and appliances, telecommunications, and data storage systems; systems for monitoring and managing infrastructure performance; Internet-related equipment and services; data communications connections; environmental controls; fire protection systems; and security systems and services.

#### DWELLING UNIT, ACCESSORY

A residential living unit on the same parcel as a one-family dwelling with complete independent living facilities, including a kitchen and bathroom, for one or more persons. It may take various forms: a detached unit; a unit that is part of an accessory structure, such as a detached garage; or a unit that is part of an expanded or remodeled dwelling. An accessory dwelling unit (“ADU”) shall be intended for permanent residency and shall not be permitted as a short-term rental, as defined in Chapter 559 of the Borough of Red Bank Code.

#### ELECTRONIC SMOKING DEVICE

An electronic device that can be used to deliver an inhaled dose of nicotine, or other substances, including any component, part, or accessory of such a device, whether or not sold separately. "Electronic Smoking Device" includes any such device, whether manufactured, distributed, marketed, or sold as an electronic cigarette, an electronic cigar, an electronic cigarillo, an electronic pipe, an electronic hookah, or any other product name or descriptor.

#### ELECTRONIC SMOKING DEVICE PARAPHERNALIA

Cartridges, cartomizers, e-liquid, smoke juice, tips, atomizers, Electronic Smoking Device batteries, Electronic Smoking Device chargers, and any other item specifically designed for the preparation, charging, or use of Electronic Smoking Devices.

#### RETAIL SMOKE, VAPING, OR CBD SHOP

An establishment engaged in the sale of smoking, vaping, or CBD products and/or paraphernalia for the consumption of smoking-related products, and which may include a designated area for smoking or vaping. These products include, but are not limited to: Cigarettes, cigars, e-cigarettes, pipes, hookahs, bongs, tobacco, vape cartridges, chewing tobacco, and CBD products. A business shall be classified as being within this use if more than 25% of the floor space, including displays and aisles, is based on the retail sale of the aforementioned products. This use shall not constitute a cannabis retailer, as defined in this chapter.

#### VAPING PRODUCTS

Any "liquid nicotine," "liquid nicotine container" or "vapor products," all as defined in N.J.S.A. 2A:170-51.9a; and any electronic or other device designed to permit individuals to inhale liquid nicotine or vapor products.

### ARTICLE III: ADMINISTRATION AND ENFORCEMENT

§490-10 Fees and Escrows.

A. Application fees.

(2) Escrow funds required to be deposited with the Borough toward anticipated expenses for professional services to review applications for development, to review and prepare documents and to inspect developments under construction.

(b) Escrow amounts. Escrow funds in the amounts specified herein shall be required relative to the following applications:

[1] ~~All applications for development: \$500.~~ Single Family Dwelling: \$1,000. All Other Applications for Development: \$2,000

[10] Applications requiring grading plan review: ~~\$500.~~ \$1,000.

### ARTICLE V: GENERAL REGULATIONS

§ 490-35. Accessory structures.

Unless otherwise specified in this chapter, accessory structures shall conform to the following regulations as to their locations on the lot:

E. No accessory structure shall contain living space, except when designated as an accessory dwelling unit (ADU). This provision applies to domestic employees of the property owner or tenant who are actively employed on the premises as their primary livelihood. ~~other than for domestic employees of the owner or tenant, which domestic employees are actively employed on the premises as their primary livelihood.~~

G. For accessory structures that contain an accessory dwelling unit (ADU), the provisions of § 490-133.1 shall govern.

§ 490-56.3 Location of dwelling units within structures.

A. Residential dwelling units shall not be permitted in basements or cellars.

ARTICLE VIII. DESIGN STANDARDS AND IMPROVEMENTS SPECIFICATONS

§ 490-98. Off-street parking.

In all zones and in connection with every industrial, commercial, institutional, professional, recreational, residential or any other use, there shall be provided off-street parking spaces in accordance with the following requirements and parking lot standards:

O. Minimum off-street parking spaces required.

Use	Spaces Required
11. Dwellings:	
(a) Single-family	2 per dwelling unit
(b) Two-family	2 per dwelling unit
(c) Multifamily:	
(1) Efficiency units	1 per dwelling unit
(2) Restricted adult units, age 52 or older	1.5 per dwelling unit
(3) Three-bedroom or more	2.5 per dwelling unit
(4) Other	2 per dwelling unit
<u>NOTE: In the event of any conflict with the Residential Site Improvement Standards (RSIS), as codified at N.J.A.C. 5:21, the RSIS standard shall govern.</u>	
25. Retail food establishment	4 per 1,000 square feet GFA

ARTICLE IX. CONDITIONAL USES

§ 490-122. Cannabis retailers.

G. No cannabis retailer shall be permitted to operate within 500 feet of either another existing cannabis retailer or a site that has received a cannabis retail license.

§ 490-126 Educational uses.

Educational uses include public, parochial or private elementary or secondary schools duly licensed by the State of New Jersey, attendance at which is sufficient compliance with the compulsory education requirements of the state.

F. Educational uses shall be screened from adjacent residential zones or existing residences adjacent to the site in accordance with the provisions of § 490-81B of this chapter and/or shall provide fencing along such property lines as may be deemed adequate by the Planning Board. In addition to these screening requirements, any recreational area associated with an educational use, including but not limited to playgrounds, ballfields, or tennis courts, shall be set back at least 30 feet from any property line.

J. Building height shall be 35 feet and 2 ½ stories, unless the educational use is contained within a mixed-use building, in which case building height shall be as allowed in the relevant zoning district.

K. Educational uses shall be required to have frontage on at least two (2) streets, such that driveways with appropriate site distances shall be provided on more than one (1) street.

§ 490-133.1 Accessory dwelling units.

Accessory dwelling units (ADUs) shall be allowed in their permitted zones per this chapter subject to the following:

A. General provisions

(1) No more than one ADU shall be permitted on a lot.

(2) Either the ADU or the primary dwelling unit shall be the domicile of the person(s) who owns the lot. The ADU shall not be permitted to be sold separately from the primary residence, nor shall a subdivision of the lot be permitted in order to facilitate creation of the ADU.

(3) The ADU shall be occupied as a one-family residence for no more than four persons.

(4) No ADU shall be situated in, nor shall contain, a basement, cellar, or attic.

(5) Where an ADU is within the principal structure, no new or separate utility connection shall be required, nor shall the applicant impose a related connection fee upon the ADU occupant(s), unless the ADU was constructed together with a new single-family dwelling. For an ADU within an accessory structure, the ADU must be

served with a separate utility connection from the principal structure, and the connection fee shall be no more than half of that charged for a new principal dwelling.

(6) All condensers, generators, or similar utility equipment associated with the ADU shall conform with applicable setback requirements.

(7) Where an ADU is created within an existing accessory structure, the property shall be allowed to have a second accessory structure of up to 100 square feet, assuming all applicable area and bulk provisions are met.

(8) The ADU must conform to all applicable building codes. Where the lot contains a swimming pool, the ADU must conform to the same setback requirements as for the principal structure (the pool shall not be located less than eight feet from a residence).

(9) Creation of the ADU shall not cause an increase to any pre-existing nonconformity.

(10) If the ADU is contained within the principal structure, it shall use the same exterior materials, colors, and finishes as the principal dwelling. If the ADU is contained within an accessory structure, its architecture shall be consistent with the character of the surrounding neighborhood. No balconies or decks shall be permitted on any ADU.

(11) The ADU shall have facilities for cooking, preparing food, and sanitation that are independent of any other dwelling unit.

(12) The ADU shall have its own entrance, which is not shared with any other dwelling unit, and all rooms within the ADU shall be accessible from within the unit.

(13) No additional parking shall be required for the ADU. However, no additional and/or separate curb cut shall be permitted to serve the ADU.

(14) For an ADU in a newly constructed building, the external entrance to the ADU shall not face the same street as the external entrance of the principal dwelling, if such external entrance to the ADU is visible from the street.

(15) Refuse in connection with the ADU shall not be stored in the front yard.

(16) The sanitary disposal system for the lot, either existing or as modified to accommodate the ADU, shall be inspected and approved by the Construction Official.

(17) The ADU shall comply with all existing Borough ordinances, zoning ordinances, and the New Jersey Uniform Construction Code (UCC).

## B. Permitted zones

ADUs shall be permitted in zoning districts per this chapter, on lots that contain a one-family home, so that the total number of units on a lot with an ADU cannot exceed two. Within historic districts, ADUs shall only be permitted within detached accessory structures, subject to applicable design guidelines.

## C. Required minimum lot size

To accommodate an ADU, a lot must be conforming to all applicable area and bulk standards, including coastal setback requirements. The required minimum lot size shall be as follows:

- (1) RA district: 7,500 square feet.
- (2) RB district: 4,500 square feet.
- (3) R-B1 district: 5,200 square feet.
- (4) R-B2 district: 4,500 square feet.
- (5) RD district: 4,500 square feet.
- (6) BR-1 and BR-2 districts: 5,200 square feet.
- (7) WD district: 30,000 square feet.

## D. Size and minimum requirements.

(1) In no case shall the ADU be more than 40% of the living area of the principal dwelling unit, nor more than 800 square feet, nor less than 300 square feet, nor have more than two bedrooms. The ADU shall have at least two rooms, one of which shall be a bathroom.

### (2) Floor area bonuses

(a) A property containing an ADU shall be granted an increase of 5% in the total maximum floor area allowed, which can be applied either to the principal dwelling unit or to the ADU, or both, in exchange for meeting one (1) of the following bonus incentives. Only one (1) incentive may be used, for a total potential floor area bonus of 5%. The bonus may be granted if:

- (i) The ADU is fully handicapped-accessible under the New Jersey Barrier Free Sub Code (N.J.A.C. 5:23-7).

(ii) The ADU is deed-restricted as an affordable housing unit, pursuant to Chapter 205 of the Borough Code. In addition to the floor area bonus, development fees for the deed-restricted unit shall be waived.

(iii) The lots that front either the Navesink or Swimming River, an access easement is provided to the Borough, providing at least 25 feet in width along the river frontage, with appropriate provisions for public passive enjoyment of river views.

(iv) The ADU, whether contained within an accessory building or within a principal structure, incorporates one or more actions from the Green Development Checklist (§490 Attachment 5), as follows, with satisfaction to be determined by the Borough of Red Bank Environmental Commission:

[a] Tier 1: inclusion of at least one (1) of these elements: green roof; LEED or equivalent certification; use of solar or wind power or a fully electrified ADU; or a comprehensive stormwater management component (e.g., a cistern). An ADU that satisfies the Tier 1 requirements may be granted the full floor area bonus of 5%.

[b] Tier 2: inclusion of at least two (2) of these elements: reduction in light pollution (e.g. Dark Sky lighting measures); onsite management of vegetative waste (e.g. composting system); addition of native plant species from the Borough's adopted list; use of a bioswale or rain garden to address a significant portion of onsite stormwater management; or the addition of at least three (3) native trees. An ADU that satisfies the Tier 2 requirements may be granted a floor area bonus of 2.5%.

(b) The determination of whether the proposed ADU meets the above requirements for granting of a floor area bonus shall be made by the administrative officer, pursuant to the procedure for development permits in §490-12A.

#### E. Permitted height.

For an ADU within an accessory structure, the maximum permitted height shall be 16 feet. For an ADU within the principal dwelling structure, the ADU shall conform with the permitted maximum height for a principal dwelling structure.

F. Required setbacks.

For an ADU within an accessory structure, the required setback shall be eight feet from the rear or side lot lines and five feet from the principal structure. No ADU within an accessory structure shall be permitted within a front yard.

G. Procedure.

Approval of an ADU shall require a development permit, pursuant to § 490-12A, assuming all conditions in this chapter and the applicable bulk requirements in the zoning district are met.

## ARTICLE X. ZONING

§ 490-137. RA Residential Zone District.

D. Conditional uses, subject to the provisions of Article IX of this chapter:

(6) Accessory dwelling units (ADUs).

§ 490-138. RB Residential Zone District.

D. Conditional uses, subject to the provisions of Article IX of this chapter:

(6) Accessory dwelling units (ADUs).

E. Area, yard and structure requirements:

(3) Minimum front setback: ~~30 feet, except in no case shall any structure be less than 40 feet from the center line of a street.~~ 25 feet. Principal structures may be placed closer to the street, but in no case less than 20 feet, if the resulting front yard would be within 5 feet of the average back of lots within 200 feet.

(5) Minimum side yard setback:

(a) Principal structure: ~~10~~ 8 feet, except that the combination of both side yards must be at least 20 feet.

(8) Maximum lot coverage of principal and accessory structures: ~~40%~~ 30%.

§ 490-139. R-B1 Residential Zone District.

D. Conditional uses, subject to the provisions of Article IX of this chapter:

(6) Accessory dwelling units (ADUs).

E. Area, yard and structure requirements:

(3) Minimum front setback: ~~30 feet, except in no case shall any structure be less than 40 feet from the center line of a street.~~ 25 feet. Principal structures may be placed closer to the street, but in no case less than 20 feet, if the resulting front yard would be within 5 feet of the average back of lots within 200 feet.

(5) Minimum side yard setback:

(a) Principal structure: ~~10~~ 8 feet, except that the combination of both side yards must be at least 20 feet.

(8) Maximum lot coverage of principal and accessory structures: 30%.

§ 490-140. R-B2 Residential Zone District.

D. Conditional uses, subject to the provisions of Article IX of this chapter:

(6) Accessory dwelling units (ADUs).

E. Area, yard and structure requirements:

(3) Minimum front setback: ~~30 feet, except in no case shall any structure be less than 40 feet from the center line of a street.~~ 25 feet. Principal structures may be placed closer to the street, but in no case less than 20 feet, if the resulting front yard would be within 5 feet of the average back of lots within 200 feet.

(5) Minimum side yard setback:

(a) Single-family:

[1] Principal structure: ~~10~~ 8 feet, except that the combination of both side yards must be at least 20 feet.

(b) Two-family:

[1] Principal structure: ~~10~~ 8 feet, except that the combination of both side yards must be at least ~~25~~ 20 feet.

(8) Maximum lot coverage of principal and accessory structures: ~~40%~~ 30%.

§ 490-141. RD Residential District.

D. Conditional uses, subject to the provisions of Article IX of this chapter:

(6) Accessory dwelling units (ADUs).

E. Area, yard and structure requirements:

(3) Minimum front setback: ~~30 feet, except in no case shall any structure be less than 40 feet from the center line of a street.~~ 25 feet. Principal structures may be placed closer to the street, but in no case less than 20 feet, if the resulting front yard would be within 5 feet of the average back of lots within 200 feet.

(5) Minimum side yard setback:

(a) Principal structure:

[1] Detached single-family: ~~four~~ 8 feet, except that the combination of both side yards must be at least ~~15~~ 20 feet; except that, for properties with river frontage, 10 feet, and the combination of both side yards must be at least 20 feet. However, air-conditioning units may be no closer than three feet to any lot line, provided that all screening and noise-reduction requirements are met. (See also § 490-101, Screening of equipment or machinery, and § 490-54, regarding noise standards.)

[2] Two-family: ~~7.5~~ 8 feet, except that the combination of both side yards must be at least 20 feet. However, air-conditioning units may be no closer than three feet to any lot line, provided that all screening and noise-reduction requirements are met. (See also § 490-101, Screening of equipment or machinery, and § 490-54, regarding noise standards.)

(8) Maximum lot coverage of principal and accessory structures:

(a) Detached single-family: ~~40%~~ 30%.

(b) Two-family: ~~40%~~ 30%.

§ 490-142. NB Neighborhood Business District.

A. Permitted uses:

(3) Retail commercial not exceeding 2,000 square feet of ground floor area, except the following are not permitted:

(c) Retail smoke, vaping, or CBD shops.

(4) Personal service establishments, except:

(a) ~~Massage establishments.~~

(13) Boutique hotels and Owner-occupied bed & breakfasts

§ 490-143. HB Highway Business Zone District.

A. Permitted uses:

(3) Retail commercial uses, except retail smoke, vaping, or CBD shops.

(13) Hotels, motels, and boutique hotels.

§ 490-144. CCD-1 Central Commercial District-1.

A. Permitted uses:

(3) Retail commercial uses, except:

(e) Retail smoke, vaping, or CBD shops.

(4) Personal service establishments, except:

(a) ~~Massage establishments.~~

(13) Boutique hotels.

B. Required accessory uses:

(1) Off-street parking, subject to the provisions of § 490-98 of this chapter, except that, in applications for nonresidential changes of occupancy ~~between retail, personal service, business or professional offices,~~ to permitted uses on the ground floor where there is no new gross floor area proposed ~~and the proposed change results in a deficiency of less than five parking spaces,~~ and no other variances or design waivers are required, then no off-street parking shall be required, ~~variance shall be required for the parking space deficiency,~~ and the administrative officer may grant administrative approval, ~~provided the applicant pays all applicable contributions to the Municipal Parking Utility Capital Improvement Fund in accordance with the applicable Parking Deficiency Schedule,~~ and provided further that this requirement may be met as set forth in Subsection B(3) of this section.

§ 490-145. CCD-2 Central Commercial District-2.

A. Permitted uses:

(3) Retail commercial uses, except:

(e) Retail smoke, vaping, or CBD shops.

(4) Personal service establishments, except:

~~(a) Massage parlors.~~

(9) Hotel/motels/boutique hotels located north of Front Street.

B. Required accessory uses:

(1) Off-street parking, subject to the provisions of § 490-98 of this chapter, except that, in applications for nonresidential changes of occupancy ~~between retail, personal service, business or professional offices, to permitted uses on the ground floor where there is no new gross floor area proposed and the proposed change results in a deficiency of less than five parking spaces,~~ and no other variances or design waivers are required, ~~then no off-street parking shall be required, variance shall be required for the parking space deficiency,~~ and the administrative officer may grant administrative approval, ~~provided the applicant pays all applicable contributions to the Municipal Parking Utility Capital Improvement Fund in accordance with the applicable Parking Deficiency Schedule,~~ and provided further that this requirement may be met as set forth in Subsection B(3) of this section.

§ 490-146. BR-1 Business/Residential-1 District.

A. Permitted uses:

(6) Retail commercial, except:

(c) Retail smoke, vaping, or CBD shops.

(4) Personal service establishments, except:

~~(a) Massage parlors.~~

(13) Hotel, motel and boutique hotel.

B. Required accessory uses:

(1) Off-street parking, subject to the provisions of § 490-98 of this chapter, except that, in applications for nonresidential changes of occupancy ~~between retail, personal service, business or professional offices,~~ to permitted uses on the ground floor where there is no new gross floor area proposed ~~and the proposed change results in a deficiency of less than five parking spaces,~~ and no other variances or design waivers are required, then no off-street parking shall be required, ~~variance shall be required for the parking space deficiency,~~ and the administrative officer may grant administrative approval, ~~provided the applicant pays all applicable contributions to the Municipal Parking Utility Capital Improvement Fund in accordance with the applicable Parking Deficiency Schedule,~~ and provided further that this requirement may be met as set forth in Subsection B(3) of this section.

D. Conditional uses, subject to the provisions of Article IX of this chapter:

(8) Accessory dwelling units (ADUs).

§ 490-147. PO Professional Office Zone District.

A. Permitted uses:

(3) The following shall be considered permitted uses, provided that the physical arrangement of the proposed use will not result in alteration of any existing buildings or property nor require any new construction which is not residential in character and appearance as provided in § 490-47 of this chapter:

(a) At any location in the district:

[2] Professional office and business offices with apartments providing residential density of no greater than ~~six units per acre~~ two (2) residential units per lot with a minimum of 600 square feet of habitable floor area for each apartment, except that first-floor apartments are a minimum of 1,000 square feet.

[3] Owner-occupied bed and breakfasts.

D. Conditional uses, subject to the provisions of Article IX of this chapter:

~~(2) Educational uses.~~

§ 490-148. WD Waterfront Development District.

A. Permitted uses:

(8) Hotels, motels, boutique hotels, and owner-occupied bed-and-breakfasts.

D. Conditional uses, subject to the provisions of Article IX of this chapter:

(5) Accessory dwelling units (ADUs).

§ 490-150. I Industrial Zone; LI Light Industrial Zone.

A. Permitted uses:

(2) In either the Industrial (I) or Light Industrial (LI) Zone:

(j) Mini warehouses, warehouses, or storage facilities, except that data centers shall not be permitted.

§ 490-151. BR-2 Business/Residential-2 District.

A. Permitted uses:

(8) Retail commercial uses, except:

(d) Retail smoke, vaping, or CBD shops.

(12) Hotels, motels, and boutique hotels.

B. Required accessory uses:

(1) Off-street parking, subject to the provisions of § 490-98 of this chapter, except that, in applications for nonresidential changes of occupancy ~~between retail, personal service, business or professional offices, to permitted uses on the ground floor where there is no new gross floor area proposed and the proposed change results in a deficiency of less than five parking spaces, and no other variances or design waivers are required, then no off-street parking shall be required, variance shall be required for the parking space deficiency, and the administrative officer may grant administrative approval, provided the applicant pays all applicable contributions to the Municipal Parking Utility Capital Improvement Fund in accordance with the applicable Parking Deficiency Schedule, and provided further that this requirement may be met as set forth in Subsection B(3) of this section.~~

D. Conditional uses, subject to the provisions of Article IX of this chapter:

(8) Accessory dwelling units (ADUs).

\* \* \*

**SECTION 2.** A copy of this Ordinance, upon introduction, shall be provided to all appropriate municipal agencies, including the Planning Board, for their review and comment pursuant to applicable New Jersey statutes.

**SECTION 3.** 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.

**SECTION 4.** 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.

**SECTION 5.** This Ordinance shall take effect upon its passage and publication according to law.

**NOTICE OF PENDING ORDINANCE**

**NOTICE IS HEREBY GIVEN** that the foregoing ordinance was introduced and passed by the Borough Council on first reading at a meeting of the Borough Council of the Borough of Red Bank held on the **28<sup>th</sup> day of May, 2026**, and will be considered for second reading and final passage at a meeting of the Borough Council to be held on the **11<sup>th</sup> day of June, 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.

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: May 28, 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/> Mary Moss, RMC- Borough Clerk						

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

**ORDINANCE NO. 2026-19**

**ORDINANCE AMENDING CHAPTER 490: “PLANNING AND  
DEVELOPMENT REGULATIONS” TO REVISE THE BOROUGH’S  
LAND USE REGULATIONS TO PROMOTE THE CULTIVATION OF  
NATIVE PLANTS AND TO PROHIBIT THE PLANTING OF INVASIVE  
SPECIES**

**WHEREAS**, the Borough of Red Bank ("Borough") recognizes the significant ecological, environmental, and economic benefits of establishing and protecting native plants within the Borough; and

**WHEREAS**, native plants are species that have evolved and grown naturally in the mid-Atlantic region prior to European contact, and are well-adapted to local soils, climate, hydrology, and wildlife; and

**WHEREAS**, native plants provide essential food, shelter, and habitat for birds, pollinators, and other wildlife with which they co-evolved, and serve as the foundation of a healthy and sustainable local ecosystem; and

**WHEREAS**, the use of native plants in landscaping supports pollinators and songbirds, reduces the need for irrigation, fertilizers, and pesticides, improves stormwater absorption, and lowers long-term landscaping maintenance costs; and

**WHEREAS**, many non-native plant species are invasive and outcompete native vegetation, alter ecosystem structure and composition, threaten natural resources, and cause environmental and economic harm; and

**WHEREAS**, the lack of proper habitat and food sources for native birds and insects is a significant factor in the documented decline of many species throughout the United States; and

**WHEREAS**, native plants restore the ecological balance lost through development and help preserve the natural heritage of the Borough, Monmouth County, and the State of New Jersey; and

**WHEREAS**, the State of New Jersey has enacted the Invasive Species Management Act (N.J. Senate Bill S1029, 2025), which prohibits the sale, propagation, and introduction of certain invasive plant species statewide, and establishes the New Jersey Invasive Species Council to advise State agencies on invasive species management; and

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

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**WHEREAS**, this Ordinance complements State law by establishing affirmative requirements for the use of native plant species in new development and redevelopment within the Borough, which goes beyond the State's prohibition on invasive species, and is not intended to conflict with or duplicate the provisions of that Act; and

**WHEREAS**, the Borough of Red Bank desires to lead by example by requiring the use of native plants, prohibiting the use of invasive species, and encouraging species diversity in all formal land use applications; and

**WHEREAS**, the Borough finds that these requirements serve the public interest in protecting the Borough's natural environment, property values, and the welfare of its residents;

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and Council of the Borough of Red Bank, County of Monmouth, State of New Jersey, that Section 490-81: "Buffer Areas; Screening; Landscaping; Shade Trees" of Article VIII: "Design Standards and Improvement Specifications" of Chapter 490: "Planning and Development Regulations" of the Borough's Revised General Ordinances is hereby augmented with new Subsection 490-81(E) as follows:

**CHAPTER 490: "PLANNING AND DEVELOPMENT REGULATIONS"**

\* \* \*

**ARTICLE VIII: "DESIGN STANDARDS AND IMPROVEMENT SPECIFICATIONS"**

\* \* \*

**§ 490-81 Buffer Areas; Screening; Landscaping; Shade Trees.**

\* \* \*

**E. Native Plants and Prohibited Invasive Species.**

- (1) *Definitions.* For the purposes of this Section, the following terms shall have the meanings set forth below:

**CULTIVAR:** A cultivated variety of a plant that has been produced through selective breeding or artificial selection to emphasize or minimize certain traits of the parent plant. Cultivars are typically propagated asexually by cloning and are identified by a cultivar name in single quotes following the scientific or common name (e.g., *Rudbeckia fulgida* 'Goldsturm').

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**INVASIVE PLANT:** A plant species that is non-native to the ecosystem and whose introduction causes, or is likely to cause, economic or environmental harm, harm to human health, or disruption of naturally occurring native plant communities by altering structure, composition, natural processes, or habitat quality. For purposes of this Section, Invasive Plants include all species listed on the New Jersey Invasive Species Strike Team's Do Not Plant List and NJDEP Policy Directive 2004-02, as updated from time to time.

**KEYSTONE SPECIES:** Native plant species that are essential to the local ecosystem because they support a disproportionately large number of caterpillar species, which are a primary food source for terrestrial birds, and serve as food sources for both generalist and specialist native bee species. Keystone species for the Borough's ecoregion (U.S. Ecoregion 8, Eastern Temperate Forests) are identified in guidance published by the National Wildlife Federation and the Native Plant Society of New Jersey.

**LAWN:** Continuous plant coverage by a grass species that is regularly mowed to maintain an established height.

**NATIVE PLANT:** An indigenous terrestrial or aquatic plant species that evolved and grew naturally in the mid-Atlantic region of the United States prior to European contact. Native plants are well-adapted to local climate, soils, hydrology, and wildlife, and support the balance and function of the regional ecosystem. For reference, native plant species appropriate for Monmouth County are identified in the lists maintained by the Native Plant Society of New Jersey, the Rutgers New Jersey Agricultural Experiment Station, and the National Wildlife Federation's Native Plant Finder, as referenced in Subsection 3 hereinbelow.

**POLLINATORS:** Animals, primarily insects (including native bees, butterflies, and moths), birds, and mammals, that fertilize plants through the movement of pollen, resulting in the formation of seeds and fruits. New Jersey is home to approximately 350 species of native bees.

**STRAIGHT SPECIES:** A native plant that has not been cultivated as a cultivar, has not been bred to emphasize or minimize particular traits, and is not a hybrid plant. The use of straight species is encouraged to ensure ecological diversity and preserve a species' natural environmental benefits.

- (2) *Applicability.* This Section shall apply to all applications requiring formal site plan or major subdivision approval before the Planning Board or Zoning Board of Adjustment. This Section shall not require the removal or replacement of existing

**BOROUGH OF RED BANK  
COUNTY OF MONMOUTH  
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**ORDINANCE NO. 2026-19**

vegetation on developed residential properties unless otherwise required as part of an approved site plan. This Section shall not apply to:

- (a) Minor subdivisions, variances, and other applications that do not require formal site plan approval;
  - (b) Existing developed residential properties, unless landscape modifications are required as part of an approved site plan or subdivision;
  - (c) Vegetable gardens, areas where fruit trees and culinary herbs are grown, or community garden plots;
  - (d) Lawn areas and athletic fields;
  - (e) Seasonal planters, pots, and hanging baskets;
  - (f) Areas around memorial monuments and flag poles.
- (3) *Native Plant Requirements.*
- (a) All landscape plans submitted in connection with a formal site plan or major subdivision application shall specify native plant species for all proposed trees, shrubs, groundcovers, grasses, sedges, and perennial plantings.
  - (b) Applicants shall use the following curated reference lists when selecting native plant species:
    - [1] Native Plant Society of New Jersey – Plant Lists: <https://npsnj.org/native-plants/plant-lists/>
    - [2] Rutgers New Jersey Agricultural Experiment Station – Native Plant Guide: <https://njaes.rutgers.edu/fs1140/>
    - [3] National Wildlife Federation – Native Plant Finder: <https://nativeplantfinder.nwf.org/Plants>
  - (c) Cultivars of native species are permissible under this Section. However, hybrid cultivars produced by crossing a native species with a non-native species do not qualify as Native Plants for purposes of this Section and shall not be used to satisfy the native planting requirements of Subsection (a) hereinabove.

**BOROUGH OF RED BANK  
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**ORDINANCE NO. 2026-19**

- (d) The planting of Keystone Species is strongly encouraged. Applicants are encouraged to identify any proposed Keystone Species on submitted landscape plans.
  - (e) Deer-resistant native plant species are encouraged. Reference lists of deer-resistant native plants are available through the Native Plant Society of New Jersey at [npsnj.org/native-plants/plant-lists](https://npsnj.org/native-plants/plant-lists).
- (4) *Prohibition of Invasive Species.*
- (a) The planting of any species listed on the New Jersey Invasive Species Strike Team's "Do Not Plant" List or identified in NJDEP Policy Directive 2004-02, Invasive Nonindigenous Plant Species (Appendix), is strictly prohibited in connection with any application subject to this Section.
  - (b) The applicable invasive species lists are maintained and updated by the referenced agencies and are available at:
    - [1] NJDEP Policy Directive 2004-02 – Invasive Nonindigenous Plant Species Appendix: <https://dep.nj.gov/wp-content/uploads/invasive-species/dep-directive-2004-02.pdf>
    - [2] NJ Invasive Species Strike Team – Do Not Plant List: [https://www.fohvos.info/wp-content/uploads/2025\\_Strike\\_Team\\_Do\\_Not\\_Plant\\_List\\_Common\\_Name\\_Sort\\_2025\\_03\\_14.pdf](https://www.fohvos.info/wp-content/uploads/2025_Strike_Team_Do_Not_Plant_List_Common_Name_Sort_2025_03_14.pdf)
    - [3] The prohibition set forth in this Section applies to any invasive species appearing on the above-referenced lists as updated from time to time. Applicants are responsible for consulting the most current version of each list prior to submission.
  - (c) This Section is intended to complement, and not to conflict with, the New Jersey Invasive Species Management Act (S1029, 2025). To the extent any provision of this Section would conflict with or duplicate State law, the provisions of State law shall control.
  - (d) Nothing in this Section shall be construed to limit or supersede the requirements of Chapter 242 (Bamboo and Invasive Plants) of the Borough Code, which governs Borough-wide restrictions on the planting, containment, and removal of invasive plants and running bamboo applicable to all properties within the Borough. The requirements of this

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Section are supplemental to, and shall be read in conjunction with, the provisions of Chapter 242.

(5) *Species Diversity.*

- (a) To prevent ecologically harmful monocultures, the following minimum species diversity standards shall apply to all landscape plans submitted under this Section:

[1] No single plant species shall comprise more than twenty-five percent (25%) of the total number of proposed plantings; and

[2] Where more than ten (10) plants are proposed, a minimum of four (4) different species shall be used.

- (b) The Planning Board or Zoning Board may modify these diversity standards on a case-by-case basis where site constraints, ecological restoration goals, or other circumstances make strict compliance impracticable, subject to the waiver provisions hereinbelow.

(6) *Waivers and Alternative Compliance.*

- (a) Where strict compliance with any requirement of this Section is impracticable due to site constraints, public safety considerations, utility conflicts, engineering constraints, sight triangle requirements, environmental conditions, supply availability, or other demonstrated hardship, the Planning Board or Zoning Board of Adjustment may grant a waiver or modification of such requirement.
- (b) Any waiver granted under this Section shall be the minimum necessary to address the hardship, and the applicant shall demonstrate that reasonable efforts have been made to meet the intent of this Section. The Board may impose conditions on any waiver approval to achieve the purposes of this Section to the greatest extent practicable.

**BE IT FURTHER ORDAINED** by the Mayor and Council of the Borough of Red Bank that, if any article, section, subsection, sentence, clause or phrase of this Ordinance is, for any

**BOROUGH OF RED BANK  
COUNTY OF MONMOUTH  
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**ORDINANCE NO. 2026-19**

reason, held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this Ordinance and they shall remain in full force and effect; and

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

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

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

**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 **28<sup>th</sup> day of May, 2026**, and will be considered for second reading and final passage at a meeting of the Borough Council to be held on the **11<sup>th</sup> day of June, 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.

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

**ORDINANCE NO. 2026-19**

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: May 28, 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/> Mary Moss, RMC- Borough Clerk						

**BOROUGH OF RED BANK  
COUNTY OF MONMOUTH**

**RESOLUTION NO. 26-106**

**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:

<b>May 28, 2026 Bill List - Borough of Red Bank</b>						
	<b>Check Type</b>	<b>Count</b>	<b>Total</b>	<b>Checking Account</b>	<b>Count</b>	<b>Total</b>
	Manual Check	50	\$3,616,625.36	ANIMAL WELFARE	1	\$22.50
	Meeting Check	98	\$645,661.15	CAPITAL ACCOUNT	3	\$22,696.50
	<b>Total</b>	<b>148</b>	<b>\$4,262,286.51</b>	COAH DEV FEES	1	\$3,551.75
				CURRENT -VALLEY	63	\$1,242,280.90
				DEVESCROW2RIVER	3	\$8,802.75
				DOG LICENSE AC	1	\$262.50
<b>Checking Account</b>	<b>Check Type</b>	<b>Count</b>	<b>Total</b>	GRANT FUND-VNB	11	\$50,685.41
ANIMAL WELFARE	Meeting Check	1	\$22.50	GREEN ACRES TR	1	\$65,269.00
CAPITAL ACCOUNT	Meeting Check	3	\$22,696.50	MCIA LEASE	2	\$144,147.84
COAH DEV FEES	Meeting Check	1	\$3,551.75	PARKNG OPER VAL	9	\$57,258.83
CURRENT -VALLEY	Manual Check	12	\$895,515.39	PAYROLL	1	\$79.16
CURRENT -VALLEY	Meeting Check	51	\$346,765.51	RCA	1	\$483.14
DEVESCROW2RIVER	Meeting Check	3	\$8,802.75	RECREATION-VNB	7	\$8,911.93
DOG LICENSE AC	Meeting Check	1	\$262.50	TRUST ACCOUNT	11	\$51,333.02
GRANT FUND-VNB	Manual Check	6	\$36,407.59	TTL REDEMPTION	1	\$3,380.67
GRANT FUND-VNB	Meeting Check	5	\$14,277.82	VALLEY-PCARD	2	\$131.15
GREEN ACRES TR	Meeting Check	1	\$65,269.00	WATER CAPITAL	1	\$11,136.73
MCIA LEASE	Meeting Check	2	\$144,147.84	WATER OPERATING	18	\$291,489.85
PARKNG OPER VAL	Manual Check	5	\$53,831.44	WIRE	11	\$2,300,362.88
PARKNG OPER VAL	Meeting Check	4	\$3,427.39	<b>Total</b>	<b>148</b>	<b>\$4,262,286.51</b>
PAYROLL	Manual Check	1	\$79.16			
RCA	Manual Check	1	\$483.14			
RECREATION-VNB	Meeting Check	7	\$8,911.93			
TRUST ACCOUNT	Manual Check	2	\$45,415.00			
TRUST ACCOUNT	Meeting Check	9	\$5,918.02			
TTL REDEMPTION	Manual Check	1	\$3,380.67			
VALLEY-PCARD	Manual Check	2	\$131.15			
WATER CAPITAL	Meeting Check	1	\$11,136.73			
WATER OPERATING	Manual Check	9	\$281,018.94			
WATER OPERATING	Meeting Check	9	\$10,470.91			
WIRE	Manual Check	11	\$2,300,362.88			
<b>Total</b>	<b>All Checking</b>	<b>148</b>	<b>\$4,262,286.51</b>			

## May 28, 2026 Bill List - Borough of Red Bank

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PARKNG OPER VAL	Manual Check	5	\$53,831.44
PARKNG OPER VAL	Meeting Check	4	\$3,427.39
PAYROLL	Manual Check	1	\$79.16
RCA	Manual Check	1	\$483.14
RECREATION-VNB	Meeting Check	7	\$8,911.93
TRUST ACCOUNT	Manual Check	2	\$45,415.00
TRUST ACCOUNT	Meeting Check	9	\$5,918.02
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MCIA LEASE	2	\$144,147.84
PARKNG OPER VAL	9	\$57,258.83
PAYROLL	1	\$79.16
RCA	1	\$483.14
RECREATION-VNB	7	\$8,911.93
TRUST ACCOUNT	11	\$51,333.02
TTL REDEMPTION	1	\$3,380.67
VALLEY-PCARD	2	\$131.15
WATER CAPITAL	1	\$11,136.73
WATER OPERATING	18	\$291,489.85
WIRE	11	\$2,300,362.88
<b>Total</b>	<b>148</b>	<b>\$4,262,286.51</b>

## May 28, 2026 Bill List - Borough of Red Bank

WATER OPERATING	Meeting Check	9	\$10,470.91
WIRE	Manual Check	11	\$2,300,362.88
Total	All Checking	148	\$4,262,286.51

May 28, 2026 Bill List - Borough of Red Bank

PO #	Vendor Id	Vendor Name	Purchase Order Description	PO Item #	PO Item Description	PO Item \$	Check Type	Checking Account	Check		
									Number	Check Date	Amount
24-01945	C0321	CME ASSOCIATES	PROF SVCS MARINE PK-ORD 24-29	42	PROF SVCS MARINE PK-0397685	\$12,564.75	Meeting Check	CAPITAL ACCOUNT	2777	05/28/2026	\$12,665.25
24-02050	C0321	CME ASSOCIATES	ENG SVCS-2024 ROAD PRGM	58	ALSTON CT/HUBBARD PK/ALLEN PL	\$100.50	Meeting Check	CAPITAL ACCOUNT	2777	05/28/2026	\$12,665.25
25-02877	P0266	PULSSE SERVICES	SOCIAL WORK SVC-OCT 25-SEP 26	6	SOCIAL WORK SVC-4/4-5/15/26	\$7,571.52	Meeting Check	GRANT FUND-VNB	2697	05/28/2026	\$7,571.52
25-02985	W0021	MARK WOSZCZAK MECHANICAL CONT.	176 Riverside Ave-8"swr later	1	176 Riverside Ave-8"sewer latr	\$4,623.00	Meeting Check	WATER OPERATING	14031	05/28/2026	\$4,623.00
25-03043	U0081	USA BUILDING MAINTENANCE INC.	Towerhill Treatment Plant	2	Towerhill Treatment Plant	\$4,541.09	Meeting Check	WATER CAPITAL	2246	05/28/2026	\$11,136.73
25-03043	U0081	USA BUILDING MAINTENANCE INC.	Towerhill Treatment Plant	3	75 Chestnut Treatment Plant	\$6,595.64	Meeting Check	WATER CAPITAL	2246	05/28/2026	\$11,136.73
25-03078	W0115	COLLIERS ENGINEERING & DESIGN	ENG SVCS-DPW EXPANSE-DESIGN	10	ENG SVCS-DPW EXPANSE-DESIGN	\$1,032.50	Meeting Check	CAPITAL ACCOUNT	2779	05/28/2026	\$1,032.50
25-03206	N0014	NJ AMERICAN WATER COMPANY	Installment Plan 2025/2026	7	Installment Plan 2025/2026	\$16,182.00	Manual Check	WATER OPERATING	14025	05/15/2026	\$16,182.00
25-03233	E0243	GENUINITY INFRASTRUCTURE	GEOTECHNICAL EVAL-MARINE PARK	3	GEOTECH EVAL-MARINE PK INV 2	\$8,998.75	Meeting Check	CAPITAL ACCOUNT	2778	05/28/2026	\$8,998.75
26-00016	W0075	W.B.MASON CO INC	OPEN FOR WATER PURCHASE	11	MONTHLY RENTAL 5/8	\$0.95	Meeting Check	CURRENT -VALLEY	24727	05/28/2026	\$340.35
26-00060	C0037	CITY CENTRE PLAZA LLC	STORAGE 11,104,114/JAN-JUNE 26	7	STORAGE 11,114/JUNE 26	\$172.00	Meeting Check	CURRENT -VALLEY	24703	05/28/2026	\$588.00
26-00061	C0037	CITY CENTRE PLAZA LLC	STORAGE 17,34/JAN-JUNE 26	7	STORAGE 17,34/JUNE 26	\$161.00	Meeting Check	CURRENT -VALLEY	24703	05/28/2026	\$588.00
26-00062	C0037	CITY CENTRE PLAZA LLC	STORAGE 37,38,39/JAN-JUNE 26	7	STORAGE 37,38,39/JUNE 26	\$255.00	Meeting Check	CURRENT -VALLEY	24703	05/28/2026	\$588.00
26-00063	C0037	CITY CENTRE PLAZA LLC	STORAGE 30,31/JAN-JUNE 26	9	STORAGE 30,31/JUNE 26	\$170.00	Meeting Check	WATER OPERATING	14027	05/28/2026	\$170.00
26-00065	I0041	INST.FOR PROFESSIONAL DEVELP.	WEBINARS/D.ANASTASIO	8	WEBINARS/D.ANASTASIO-HEALTH IN	\$50.00	Meeting Check	CURRENT -VALLEY	24710	05/28/2026	\$50.00
26-00144	C0001	JAMES CLAYTON	Medicare Reim Jan-Dec 2026	7	Medicare/PART A & B JUNE 25	\$513.90	Meeting Check	CURRENT -VALLEY	24702	05/28/2026	\$513.90
26-00145	G0161	IVAN GRILLI	Medicare Reim Jan-Dec 2026	7	Medicare Reim JUNE 2026	\$767.90	Meeting Check	CURRENT -VALLEY	24709	05/28/2026	\$767.90
26-00165	M0441	MACKAY METERS, INC.	Open for Monthly Services	5	Monthly Service APRIL 2026	\$3,055.00	Meeting Check	PARKNG OPER VAL	3558	05/28/2026	\$3,055.00
26-00166	I0080	INTEGRATED TECHNICAL SYSTEM INC	Open for Montly Services	9	EBP-MARCH 2026	\$24.25	Meeting Check	PARKNG OPER VAL	3556	05/28/2026	\$24.25
26-00169	C0032	CHESAPEAKE EXTERMINATING	Open for Monthly Exterminating	6	PARKING OFF/EXTERM 5/19	\$80.00	Meeting Check	PARKNG OPER VAL	3555	05/28/2026	\$80.00
26-00172	J0044	UNITED SITE SERVICES	ADA Restroom Recycling Center	7	ADA/REG RSTRM/REC CT 5/19-6/15	\$95.63	Meeting Check	TRUST ACCOUNT	6435	05/28/2026	\$95.63
26-00174	R0081	RED BANK SELF STORAGE	Storage Unit-DPW 1020	7	Storage Unit-DPW 1020-JUNE	\$401.00	Meeting Check	CURRENT -VALLEY	24744	05/28/2026	\$401.00
26-00175	N0266	NJ WATER ASSOCIATION	Membership Dues	1	System Membership Dues	\$695.00	Manual Check	WATER OPERATING	14019	05/15/2026	\$695.00
26-00244	M0482	HENRY J. MANCINI & ASSOC, INC.	CONSULTING SVCS TAX APPEAL	2	110 W. FRONT ST 5/5	\$3,213.50	Meeting Check	CURRENT -VALLEY	24718	05/28/2026	\$3,213.50
26-00278	A0371	ACTION UNIFORM CO., LLC.	OC spray	1	OC spray Est # 65077	\$740.00	Meeting Check	CURRENT -VALLEY	24700	05/28/2026	\$740.00
26-00298	X0004	XFINITY	Senior Center,blanket for 2026	6	Service through 5/9-6/8	\$31.14	Manual Check	GRANT FUND-VNB	2692	05/15/2026	\$31.14
26-00494	F0025	FOODTOWN RB	SUPPLIES SEN CTR	6	SUPPLIES SEN CTR 5/8	\$301.00	Meeting Check	GRANT FUND-VNB	2695	05/28/2026	\$301.00
26-00623	W0070	KEVIN P WIGENTON ESQ	PUBLIC DEFENDER/MAR-MAY	4	PUBLIC DEFENDER/MAY 2026	\$2,450.00	Meeting Check	CURRENT -VALLEY	24726	05/28/2026	\$2,450.00
26-00624	C0330A	CANNON & MCGUINN, LLC.	GENERAL LEGAL SVCS/APR-JUNE	3	GENERAL LEGAL SVCS/MAY 26	\$7,500.00	Meeting Check	CURRENT -VALLEY	24705	05/28/2026	\$10,750.00
26-00625	C0330A	CANNON & MCGUINN, LLC.	PROSECUTOR SVCS/APR-JUNE 26	3	PROSECUTOR SVCS/MAY 26	\$3,250.00	Meeting Check	CURRENT -VALLEY	24705	05/28/2026	\$10,750.00
26-00658	C0034	CIRCLE CHEVROLET	Vehicle Maintenance	6	Inv#52338979 SLN Pump	\$30.55	Meeting Check	CURRENT -VALLEY	24729	05/28/2026	\$30.55
26-00719	M0053	MON CTY TREASURER(CTY.TAX)	2ND QTR COUNTY TAXES-2026	1	2ND QTR COUNTY TAXES-2026	\$1,550,518.50	Manual Check	WIRE	888406	05/15/2026	\$1,811,653.23
26-00719	M0053	MON CTY TREASURER(CTY.TAX)	2ND QTR COUNTY TAXES-2026	2	2ND QTR HEALTH-2026	\$27,009.75	Manual Check	WIRE	888406	05/15/2026	\$1,811,653.23
26-00719	M0053	MON CTY TREASURER(CTY.TAX)	2ND QTR COUNTY TAXES-2026	3	2ND QTR OPEN SPACE-2026	\$234,124.98	Manual Check	WIRE	888406	05/15/2026	\$1,811,653.23
26-00764	C0217	CDW GOVERNMENT INC	HP pro SFF 400 G9 desktop	1	desktop computer quote PVHM484	\$3,401.64	Meeting Check	MCIA LEASE	998	05/28/2026	\$3,401.64
26-00789	A0078	ATLANTIC PLUMBING SUPPLY	open for supplies	4	open for supplies 5/19	\$55.36	Meeting Check	WATER OPERATING	14033	05/28/2026	\$55.36
26-00807	R0081	RED BANK SELF STORAGE	STOR UNITS-1009/3077-MAY-JUNE	3	STOR UNITS-1009/3007 JUNEA	\$730.00	Meeting Check	CURRENT -VALLEY	24723	05/28/2026	\$730.00
26-00866	C0032	CHESAPEAKE EXTERMINATING	Ants- 90 Mon Planning & Zoning	4	Ants- 90 Mon 4th floor #4	\$40.00	Meeting Check	CURRENT -VALLEY	24736	05/28/2026	\$670.00
26-00881	C0032	CHESAPEAKE EXTERMINATING	rodent control Ct Basie Park	3	rodent cont Ct Basie Pk 5/19	\$160.00	Meeting Check	CURRENT -VALLEY	24736	05/28/2026	\$670.00
26-00882	C0032	CHESAPEAKE EXTERMINATING	B/G Extermination Services	8	B/G Exterm Serv 5/19	\$65.00	Meeting Check	CURRENT -VALLEY	24736	05/28/2026	\$670.00
26-00882	C0032	CHESAPEAKE EXTERMINATING	B/G Extermination Services	9	B/G Exterm Serv 5/19	\$35.00	Meeting Check	CURRENT -VALLEY	24736	05/28/2026	\$670.00
26-00882	C0032	CHESAPEAKE EXTERMINATING	B/G Extermination Services	10	B/G Exterm Serv 5/19	\$40.00	Meeting Check	CURRENT -VALLEY	24736	05/28/2026	\$670.00
26-00882	C0032	CHESAPEAKE EXTERMINATING	B/G Extermination Services	11	B/G Exterm Serv 5/19	\$65.00	Meeting Check	CURRENT -VALLEY	24736	05/28/2026	\$670.00
26-00882	C0032	CHESAPEAKE EXTERMINATING	B/G Extermination Services	12	B/G Exterm Serv 5/19	\$65.00	Meeting Check	CURRENT -VALLEY	24736	05/28/2026	\$670.00
26-00883	C0032	CHESAPEAKE EXTERMINATING	rodent control Hilltop Terrace	4	HILLTOP ABATEMENT 5/19	\$160.00	Meeting Check	CURRENT -VALLEY	24736	05/28/2026	\$670.00
26-00884	D0331	DELISA DEMOLITION INC	HHW Tipping Fees	5	HHW Tipping Fees MAY 15	\$19,976.92	Meeting Check	CURRENT -VALLEY	24738	05/28/2026	\$34,838.37
26-00887	A0421	ALTA PLANNING & DESIGN, INC.	VISION ZERO ACTION PLAN 26-31	3	VISION ZERO ACTION PLAN INV 2	\$6,210.70	Meeting Check	GRANT FUND-VNB	2693	05/28/2026	\$6,210.70
26-00888	D0331	DELISA DEMOLITION INC	WASTE SVCS/APR-JUNE/RES 26-45	3	WASTE SVCS/MAY 2026	\$113,200.00	Meeting Check	CURRENT -VALLEY	24706	05/28/2026	\$113,200.00
26-00912	L0230	LEISURE CREATIONS	FURNITURE FOR BROADWALK	1	20" SIDE TABLE W/SOLAR TOP	\$1,395.00	Meeting Check	RECREATION-VNB	1700	05/28/2026	\$3,604.42
26-00912	L0230	LEISURE CREATIONS	FURNITURE FOR BROADWALK	2	URBAN SLING SOFA	\$693.22	Meeting Check	RECREATION-VNB	1700	05/28/2026	\$3,604.42
26-00912	L0230	LEISURE CREATIONS	FURNITURE FOR BROADWALK	3	URBAN SLING LOVESEAT	\$1,111.44	Meeting Check	RECREATION-VNB	1700	05/28/2026	\$3,604.42
26-00912	L0230	LEISURE CREATIONS	FURNITURE FOR BROADWALK	4	FREIGHT	\$404.76	Meeting Check	RECREATION-VNB	1700	05/28/2026	\$3,604.42
26-00971	J0162	JFK COMMUNITY HOSPITAL GROUP	MONTHLY AMB SERV/APRIL-JUNE	6	MONTHLY AMB SERV/MAY 26	\$9,333.34	Meeting Check	CURRENT -VALLEY	24712	05/28/2026	\$10,000.00

May 28, 2026 Bill List - Borough of Red Bank

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26-00971	J0162	JFK COMMUNITY HOSPITAL GROUP	MONTHLY AMB SERV/APRIL-JUNE	7	MONTHLY AMB SERV/MAY 26	\$666.66	Meeting Check	CURRENT -VALLEY	24712	05/28/2026	\$10,000.00
26-01043	W0075	W.B.MASON CO INC	CALCULATOR REPLACEMENT	2	CALCULATOR REPLACEMENT	\$113.79	Meeting Check	CURRENT -VALLEY	24727	05/28/2026	\$340.35
26-01043	W0075	W.B.MASON CO INC	CALCULATOR REPLACEMENT	3	CREDIT FOR FIRST CALCULATOR	-\$54.49	Meeting Check	CURRENT -VALLEY	24727	05/28/2026	\$340.35
26-01059	T0272	THE BROTHERS RESTAURANT	PIZZA FOR TYCTWD 2026	1	PIZZA FOR TYCTWD 2026	\$47.15	Manual Check	VALLEY-PCARD	85	05/25/2026	\$47.15
26-01071	A0371A	ACTION UNIFORM CO., LLC.	Ryan Hussey Uniform	1	R. Hussey Picture day #66533	\$297.00	Meeting Check	CURRENT -VALLEY	24701	05/28/2026	\$297.00
26-01074	A0382	ALL AMERICAN FORD OF PARAMUS	Patrol Vehicles	1	White2025 SUV1FM5K8AB6SGB38839	\$46,915.40	Meeting Check	MCIA LEASE	999	05/28/2026	\$140,746.20
26-01074	A0382	ALL AMERICAN FORD OF PARAMUS	Patrol Vehicles	2	White2025 SUV1FM5K8AB0SGB38416	\$46,915.40	Meeting Check	MCIA LEASE	999	05/28/2026	\$140,746.20
26-01074	A0382	ALL AMERICAN FORD OF PARAMUS	Patrol Vehicles	3	Black2025 1FM5K8ABXSGC49460	\$46,915.40	Meeting Check	MCIA LEASE	999	05/28/2026	\$140,746.20
26-01076	A0217	ATLANTIC WATCH		4	MEMORIAL DAY 5/26	\$400.00	Meeting Check	CURRENT -VALLEY	24698	05/28/2026	\$400.00
26-01085	D0391A	DOCUMENT SOLUTIONS LEASING	COPIERS/MAY-JUNE 26	10	COPIERS/PD REC/5/15-6/14	\$44.60	Meeting Check	CURRENT -VALLEY	24730	05/28/2026	\$1,070.40
26-01085	D0391A	DOCUMENT SOLUTIONS LEASING	COPIERS/MAY-JUNE 26	11	COPIERS/PD DET/5/15-6/14	\$44.60	Meeting Check	CURRENT -VALLEY	24730	05/28/2026	\$1,070.40
26-01085	D0391A	DOCUMENT SOLUTIONS LEASING	COPIERS/MAY-JUNE 26	12	COPIERS/SENIOR CT/5/15-6/14	\$44.60	Meeting Check	GRANT FUND-VNB	2696	05/28/2026	\$44.60
26-01085	D0391A	DOCUMENT SOLUTIONS LEASING	COPIERS/MAY-JUNE 26	13	COPIERS/COURT/5/15-6/14	\$44.58	Meeting Check	CURRENT -VALLEY	24730	05/28/2026	\$1,070.40
26-01085	D0391A	DOCUMENT SOLUTIONS LEASING	COPIERS/MAY-JUNE 26	14	COPIERS/ADMIN/5/15-6/14	\$167.25	Meeting Check	CURRENT -VALLEY	24730	05/28/2026	\$1,070.40
26-01085	D0391A	DOCUMENT SOLUTIONS LEASING	COPIERS/MAY-JUNE 26	15	COPIERS/FIN/WATER/5/15-6/14	\$156.10	Meeting Check	CURRENT -VALLEY	24730	05/28/2026	\$1,070.40
26-01085	D0391A	DOCUMENT SOLUTIONS LEASING	COPIERS/MAY-JUNE 26	16	COPIERS/PZ/FM/5/15-6/14	\$156.12	Meeting Check	CURRENT -VALLEY	24730	05/28/2026	\$1,070.40
26-01085	D0391A	DOCUMENT SOLUTIONS LEASING	COPIERS/MAY-JUNE 26	17	COPIERS/PR/CL/5/15-6/14	\$167.25	Meeting Check	CURRENT -VALLEY	24730	05/28/2026	\$1,070.40
26-01085	D0391A	DOCUMENT SOLUTIONS LEASING	COPIERS/MAY-JUNE 26	18	COPIERS/DPW/5/15-6/14	\$167.25	Meeting Check	CURRENT -VALLEY	24730	05/28/2026	\$1,070.40
26-01085	D0391A	DOCUMENT SOLUTIONS LEASING	COPIERS/MAY-JUNE 26	19	COPIERS/BLDG/5/15-6/14	\$122.65	Meeting Check	CURRENT -VALLEY	24730	05/28/2026	\$1,070.40
26-01088	U0050	US BANK	2015 MCIA POOLED REV BOND-INT	1	2015 MCIA POOLED REV BOND-INT	\$51,750.00	Manual Check	WIRE	888408	05/15/2026	\$51,749.68
26-01088	U0050	US BANK	2015 MCIA POOLED REV BOND-INT	2	2015 MCIA POOLED REV BOND-INT	\$38,666.67	Manual Check	WIRE	888410	05/15/2026	\$46,400.00
26-01088	U0050	US BANK	2015 MCIA POOLED REV BOND-INT	3	2015 MCIA POOLED REV BOND-INT	\$7,733.33	Manual Check	WIRE	888410	05/15/2026	\$46,400.00
26-01088	U0050	US BANK	2015 MCIA POOLED REV BOND-INT	4	2015 MCIA POOLED REV BOND-INT	\$2,854.17	Manual Check	WIRE	888409	05/15/2026	\$3,425.00
26-01088	U0050	US BANK	2015 MCIA POOLED REV BOND-INT	5	2015 MCIA POOLED REV BOND-INT	\$570.83	Manual Check	WIRE	888409	05/15/2026	\$3,425.00
26-01088	U0050	US BANK	2015 MCIA POOLED REV BOND-INT	6	2015 MCIA POOL REV BOND-CREDIT	-\$0.32	Manual Check	WIRE	888408	05/15/2026	\$51,749.68
26-01089	U0050	US BANK	2019B MCIA POOLED REV BOND-INT	1	2019B MCIA POOLED REV BOND-INT	\$29,500.00	Manual Check	WIRE	888407	05/15/2026	\$29,499.90
26-01089	U0050	US BANK	2019B MCIA POOLED REV BOND-INT	2	2019B MCIA POOL REV BND-CREDIT	-\$0.10	Manual Check	WIRE	888407	05/15/2026	\$29,499.90
26-01090	U0050	US BANK	2020 MCIA POOLED REV BOND-INT	1	2020 MCIA POOLED REV BOND-INT	\$33,725.00	Manual Check	WIRE	888402	05/15/2026	\$33,725.00
26-01090	U0050	US BANK	2020 MCIA POOLED REV BOND-INT	2	2020 MCIA POOLED REV BOND-INT	\$35,000.00	Manual Check	WIRE	888403	05/15/2026	\$41,999.84
26-01090	U0050	US BANK	2020 MCIA POOLED REV BOND-INT	3	2020 MCIA POOLED REV BOND-INT	\$7,000.00	Manual Check	WIRE	888403	05/15/2026	\$41,999.84
26-01090	U0050	US BANK	2020 MCIA POOLED REV BOND-INT	4	2020 MCIA POOL REV BOND-CREDIT	-\$0.16	Manual Check	WIRE	888403	05/15/2026	\$41,999.84
26-01091	U0050	US BANK	2022B MCIA POOLED REV BOND-INT	1	2022B MCIA POOLED REV BOND-INT	\$73,375.00	Manual Check	WIRE	888404	05/15/2026	\$73,375.00
26-01091	U0050	US BANK	2022B MCIA POOLED REV BOND-INT	2	2022B MCIA POOLED REV BOND-INT	\$38,312.50	Manual Check	WIRE	888405	05/15/2026	\$45,974.82
26-01091	U0050	US BANK	2022B MCIA POOLED REV BOND-INT	3	2022B MCIA POOLED REV BOND-INT	\$7,662.50	Manual Check	WIRE	888405	05/15/2026	\$45,974.82
26-01091	U0050	US BANK	2022B MCIA POOLED REV BOND-INT	4	2022B MCIA POOL REV BOND-CREDI	-\$0.18	Manual Check	WIRE	888405	05/15/2026	\$45,974.82
26-01092	U0050	US BANK	2025 MCIA POOLED REV BOND-INT	1	2025 MCIA POOLED REV BOND-INT	\$118,186.11	Manual Check	WIRE	888400	05/15/2026	\$118,186.11
26-01092	U0050	US BANK	2025 MCIA POOLED REV BOND-INT	2	2025 MCIA POOLED REV BOND-INT	\$36,978.58	Manual Check	WIRE	888401	05/15/2026	\$44,374.30
26-01092	U0050	US BANK	2025 MCIA POOLED REV BOND-INT	3	2025 MCIA POOLED REV BOND-INT	\$7,395.72	Manual Check	WIRE	888401	05/15/2026	\$44,374.30
26-01093	M0382	MOLZON LANDSCAPE NURSERY INC	PLANTS FOR ENVIRONMENTAL FAIR	1	PLANTS FOR ENVIRONMENTAL FAIR	\$350.00	Meeting Check	CURRENT -VALLEY	24716	05/28/2026	\$350.00
26-01134	M0040	MONMOUTH BUILDING CENTER INC.	Open - For Director	2	Open - For Director 5/13	\$61.97	Meeting Check	CURRENT -VALLEY	24740	05/28/2026	\$87.96
26-01134	M0040	MONMOUTH BUILDING CENTER INC.	Open - For Director	3	Open - For Director 5/15	\$25.99	Meeting Check	CURRENT -VALLEY	24740	05/28/2026	\$87.96
26-01136	S0021	SHERWIN WILLIAMS CO.	Leighton/River TrafficCarming	1	LATITUDE EXT LTXFLAT	\$80.80	Meeting Check	CURRENT -VALLEY	24745	05/28/2026	\$4,035.02
26-01136	S0021	SHERWIN WILLIAMS CO.	Leighton/River TrafficCarming	2	PRO PARK WBYELLOW	\$75.18	Meeting Check	CURRENT -VALLEY	24745	05/28/2026	\$4,035.02
26-01136	S0021	SHERWIN WILLIAMS CO.	Leighton/River TrafficCarming	3	SUPERPAINT EXTFLAT	\$82.28	Meeting Check	CURRENT -VALLEY	24745	05/28/2026	\$4,035.02
26-01136	S0021	SHERWIN WILLIAMS CO.	Leighton/River TrafficCarming	4	PRO PARK WB RED	\$91.18	Meeting Check	CURRENT -VALLEY	24745	05/28/2026	\$4,035.02
26-01136	S0021	SHERWIN WILLIAMS CO.	Leighton/River TrafficCarming	5	PRO PARK WBWHITE	\$75.18	Meeting Check	CURRENT -VALLEY	24745	05/28/2026	\$4,035.02
26-01137	S0021	SHERWIN WILLIAMS CO.	Stripe FMP Yellow CURB	1	Stripe FMP Yellow/White	\$3,630.40	Meeting Check	CURRENT -VALLEY	24745	05/28/2026	\$4,035.02
26-01142	J0160	J SWANTON FUEL OIL CO., INC.	Borough Fleet Fuel	5	Borough Fleet Fuel 5/5	\$4,529.76	Meeting Check	CURRENT -VALLEY	24739	05/28/2026	\$13,488.15
26-01142	J0160	J SWANTON FUEL OIL CO., INC.	Borough Fleet Fuel	6	Borough Fleet Fuel 5/7	\$1,979.50	Meeting Check	CURRENT -VALLEY	24739	05/28/2026	\$13,488.15
26-01142	J0160	J SWANTON FUEL OIL CO., INC.	Borough Fleet Fuel	7	Borough Fleet Fuel 5/12	\$3,358.69	Meeting Check	CURRENT -VALLEY	24739	05/28/2026	\$13,488.15
26-01142	J0160	J SWANTON FUEL OIL CO., INC.	Borough Fleet Fuel	8	Borough Fleet Fuel 5/19	\$3,620.20	Meeting Check	CURRENT -VALLEY	24739	05/28/2026	\$13,488.15
26-01144	W0075	W.B.MASON CO INC	OFFICE SUPPLY - CLERK	1	FOIL CERTIFICATE HOLDER	\$280.10	Meeting Check	CURRENT -VALLEY	24727	05/28/2026	\$340.35
26-01146	A0253A	AMAZON CAPITAL SERVICES	DPU #7 Mirror Lamps	1	DPU #7 Mirror Lamps	\$31.55	Meeting Check	CURRENT -VALLEY	24735	05/28/2026	\$844.79

May 28, 2026 Bill List - Borough of Red Bank

PO #	Vendor Id	Vendor Name	Purchase Order Description	PO Item #	PO Item Description	PO Item \$	Check Type	Checking Account	Check		Amount
									Number	Check Date	
26-01163	L0232	LAMANNA PROPERTY MGMT. LLC.	REFUND-WATER PROJECT WTR684	1	REFUND-WATER PROJECT WTR684	\$676.02	Meeting Check	WATER OPERATING	14028	05/28/2026	\$676.02
26-01164	A0028	AMERICAN WEAR INDUST.UNIFORM	leasing uniforms May 4 weeks	7	leasing uniforms MAY 12	\$219.11	Meeting Check	CURRENT -VALLEY	24734	05/28/2026	\$599.94
26-01164	A0028	AMERICAN WEAR INDUST.UNIFORM	leasing uniforms May 4 weeks	8	leasing uniforms MAY 12	\$80.86	Meeting Check	CURRENT -VALLEY	24734	05/28/2026	\$599.94
26-01164	A0028	AMERICAN WEAR INDUST.UNIFORM	leasing uniforms May 4 weeks	9	leasing uniforms MAY 12	\$76.80	Meeting Check	WATER OPERATING	14032	05/28/2026	\$153.60
26-01164	A0028	AMERICAN WEAR INDUST.UNIFORM	leasing uniforms May 4 weeks	10	leasing uniforms MAY 19	\$219.11	Meeting Check	CURRENT -VALLEY	24734	05/28/2026	\$599.94
26-01164	A0028	AMERICAN WEAR INDUST.UNIFORM	leasing uniforms May 4 weeks	11	leasing uniforms MAY 19	\$80.86	Meeting Check	CURRENT -VALLEY	24734	05/28/2026	\$599.94
26-01164	A0028	AMERICAN WEAR INDUST.UNIFORM	leasing uniforms May 4 weeks	12	leasing uniforms MAY 19	\$76.80	Meeting Check	WATER OPERATING	14032	05/28/2026	\$153.60
26-01165	D0331	DELISA DEMOLITION INC	Recycling Tax HHW	2	Recycling Tax HHW MAY 15	\$660.03	Meeting Check	CURRENT -VALLEY	24738	05/28/2026	\$34,838.37
26-01168	P0284	83 PEARL ST. LLC.	WATER PROJ REFUND WTR727	1	WATER PROJ REFUND WTR727	\$2,052.23	Meeting Check	WATER OPERATING	14030	05/28/2026	\$2,052.23
26-01172	P0155	PARTY PERFECT RENTALS LLC	CAROUSEL BOUNCE 15'	2	CAROUSEL BOUNCE 15' PAY #1	\$250.00	Meeting Check	RECREATION-VNB	1701	05/28/2026	\$250.00
26-01180	G0210	GOAL TO GOAL,LLC.	MULTI SPORT CAMP 5 DAYS	1	MULTI SPORT CAMP 5 DAYS	\$2,300.00	Meeting Check	RECREATION-VNB	1699	05/28/2026	\$2,300.00
26-01185	S0414	SERVICE TIRE TRUCK CENTER, INC	new tires	1	Item # 732010563	\$640.00	Meeting Check	CURRENT -VALLEY	24733	05/28/2026	\$1,640.00
26-01185	S0414	SERVICE TIRE TRUCK CENTER, INC	new tires	2	Item # 732312500	\$1,000.00	Meeting Check	CURRENT -VALLEY	24733	05/28/2026	\$1,640.00
26-01186	D0189	DUNKIN	REFRESHMENTS-MAYORS WELLNESS	1	REFRESHMENTS-MAYORS WELLNESS	\$84.00	Manual Check	VALLEY-PCARD	84	05/25/2026	\$84.00
26-01200	A0253A	AMAZON CAPITAL SERVICES	ADDITIONAL ITEMS FOR BROADWALK	1	ADDITIONAL ITEMS FOR BROADWALK	\$215.88	Meeting Check	RECREATION-VNB	1698	05/28/2026	\$531.86
26-01204	U0039	ULINE, INC.	HEAVY DUTY SIGNS FOR BROADWALK	1	HEAVY DUTY SIGNS FOR BROADWALK	\$480.00	Meeting Check	RECREATION-VNB	1702	05/28/2026	\$787.63
26-01204	U0039	ULINE, INC.	HEAVY DUTY SIGNS FOR BROADWALK	2	SHIPPING	\$55.13	Meeting Check	RECREATION-VNB	1702	05/28/2026	\$787.63
26-01210	A0253A	AMAZON CAPITAL SERVICES	ITEMS FOR BROADWALK	1	PERSONALIZED BANNER	\$186.99	Meeting Check	RECREATION-VNB	1698	05/28/2026	\$531.86
26-01210	A0253A	AMAZON CAPITAL SERVICES	ITEMS FOR BROADWALK	2	5X7 ACRYLIC SIGN HOLDERS	\$22.99	Meeting Check	RECREATION-VNB	1698	05/28/2026	\$531.86
26-01210	A0253A	AMAZON CAPITAL SERVICES	ITEMS FOR BROADWALK	3	VELCRO	\$16.42	Meeting Check	RECREATION-VNB	1698	05/28/2026	\$531.86
26-01210	A0253A	AMAZON CAPITAL SERVICES	ITEMS FOR BROADWALK	4	ABCCANOPY SANDBAGS	\$15.98	Meeting Check	RECREATION-VNB	1698	05/28/2026	\$531.86
26-01211	M0040	MONMOUTH BUILDING CENTER INC.	OPEN FOR BROADWALK SUPPLIES	3	OPEN FOR BROADWALK SUPP 5/11	\$32.19	Meeting Check	RECREATION-VNB	1703	05/28/2026	\$185.02
26-01211	M0040	MONMOUTH BUILDING CENTER INC.	OPEN FOR BROADWALK SUPPLIES	4	OPEN FOR BROADWALK SUPP 5/12	\$63.92	Meeting Check	RECREATION-VNB	1703	05/28/2026	\$185.02
26-01211	M0040	MONMOUTH BUILDING CENTER INC.	OPEN FOR BROADWALK SUPPLIES	5	OPEN FOR BROADWALK SUPP 5/20	\$19.96	Meeting Check	RECREATION-VNB	1703	05/28/2026	\$185.02
26-01211	M0040	MONMOUTH BUILDING CENTER INC.	OPEN FOR BROADWALK SUPPLIES	6	OPEN FOR BROADWALK SUPP 5/21	\$68.95	Meeting Check	RECREATION-VNB	1703	05/28/2026	\$185.02
26-01213	A0253A	AMAZON CAPITAL SERVICES	ITEMS-CPR TRAINING-WELLNESS	1	HEART STRESS BALLS	\$5.89	Meeting Check	TRUST ACCOUNT	6427	05/28/2026	\$22.39
26-01213	A0253A	AMAZON CAPITAL SERVICES	ITEMS-CPR TRAINING-WELLNESS	2	CPR FACE SHIELD MASKS	\$16.50	Meeting Check	TRUST ACCOUNT	6427	05/28/2026	\$22.39
26-01215	B0019	BOROUGH OF RED BANK,PAYROLL AC	5/15/2026	1	5/15/2026	\$9,833.82	Manual Check	CURRENT -VALLEY	24685	05/15/2026	\$536,700.77
26-01215	B0019	BOROUGH OF RED BANK,PAYROLL AC	5/15/2026	2	5/15/2026	\$9,008.55	Manual Check	CURRENT -VALLEY	24685	05/15/2026	\$536,700.77
26-01215	B0019	BOROUGH OF RED BANK,PAYROLL AC	5/15/2026	3	5/15/2026	\$861.64	Manual Check	CURRENT -VALLEY	24685	05/15/2026	\$536,700.77
26-01215	B0019	BOROUGH OF RED BANK,PAYROLL AC	5/15/2026	4	5/15/2026	\$9,813.49	Manual Check	CURRENT -VALLEY	24685	05/15/2026	\$536,700.77
26-01215	B0019	BOROUGH OF RED BANK,PAYROLL AC	5/15/2026	5	5/15/2026	\$2,987.32	Manual Check	CURRENT -VALLEY	24685	05/15/2026	\$536,700.77
26-01215	B0019	BOROUGH OF RED BANK,PAYROLL AC	5/15/2026	6	5/15/2026	\$4,606.69	Manual Check	CURRENT -VALLEY	24685	05/15/2026	\$536,700.77
26-01215	B0019	BOROUGH OF RED BANK,PAYROLL AC	5/15/2026	7	5/15/2026	\$3,867.76	Manual Check	CURRENT -VALLEY	24685	05/15/2026	\$536,700.77
26-01215	B0019	BOROUGH OF RED BANK,PAYROLL AC	5/15/2026	8	5/15/2026	\$17.88	Manual Check	CURRENT -VALLEY	24685	05/15/2026	\$536,700.77
26-01215	B0019	BOROUGH OF RED BANK,PAYROLL AC	5/15/2026	9	5/15/2026	\$3,659.39	Manual Check	CURRENT -VALLEY	24685	05/15/2026	\$536,700.77
26-01215	B0019	BOROUGH OF RED BANK,PAYROLL AC	5/15/2026	10	5/15/2026	\$17.88	Manual Check	CURRENT -VALLEY	24685	05/15/2026	\$536,700.77
26-01215	B0019	BOROUGH OF RED BANK,PAYROLL AC	5/15/2026	11	5/15/2026	\$10,287.25	Manual Check	CURRENT -VALLEY	24685	05/15/2026	\$536,700.77
26-01215	B0019	BOROUGH OF RED BANK,PAYROLL AC	5/15/2026	12	5/15/2026	\$284.46	Manual Check	CURRENT -VALLEY	24685	05/15/2026	\$536,700.77
26-01215	B0019	BOROUGH OF RED BANK,PAYROLL AC	5/15/2026	13	5/15/2026	\$15,233.44	Manual Check	CURRENT -VALLEY	24685	05/15/2026	\$536,700.77
26-01215	B0019	BOROUGH OF RED BANK,PAYROLL AC	5/15/2026	14	5/15/2026	\$227,781.24	Manual Check	CURRENT -VALLEY	24685	05/15/2026	\$536,700.77
26-01215	B0019	BOROUGH OF RED BANK,PAYROLL AC	5/15/2026	15	5/15/2026	\$458.64	Manual Check	CURRENT -VALLEY	24685	05/15/2026	\$536,700.77
26-01215	B0019	BOROUGH OF RED BANK,PAYROLL AC	5/15/2026	16	5/15/2026	\$51,700.00	Manual Check	CURRENT -VALLEY	24685	05/15/2026	\$536,700.77
26-01215	B0019	BOROUGH OF RED BANK,PAYROLL AC	5/15/2026	17	5/15/2026	\$16,240.16	Manual Check	CURRENT -VALLEY	24685	05/15/2026	\$536,700.77
26-01215	B0019	BOROUGH OF RED BANK,PAYROLL AC	5/15/2026	18	5/15/2026	\$12,236.36	Manual Check	CURRENT -VALLEY	24685	05/15/2026	\$536,700.77
26-01215	B0019	BOROUGH OF RED BANK,PAYROLL AC	5/15/2026	19	5/15/2026	\$2,112.00	Manual Check	CURRENT -VALLEY	24685	05/15/2026	\$536,700.77
26-01215	B0019	BOROUGH OF RED BANK,PAYROLL AC	5/15/2026	20	5/15/2026	\$1,576.96	Manual Check	CURRENT -VALLEY	24685	05/15/2026	\$536,700.77
26-01215	B0019	BOROUGH OF RED BANK,PAYROLL AC	5/15/2026	21	5/15/2026	\$4,187.64	Manual Check	CURRENT -VALLEY	24685	05/15/2026	\$536,700.77
26-01215	B0019	BOROUGH OF RED BANK,PAYROLL AC	5/15/2026	22	5/15/2026	\$284.46	Manual Check	CURRENT -VALLEY	24685	05/15/2026	\$536,700.77
26-01215	B0019	BOROUGH OF RED BANK,PAYROLL AC	5/15/2026	23	5/15/2026	\$283.29	Manual Check	CURRENT -VALLEY	24685	05/15/2026	\$536,700.77
26-01215	B0019	BOROUGH OF RED BANK,PAYROLL AC	5/15/2026	24	5/15/2026	\$42,148.71	Manual Check	CURRENT -VALLEY	24685	05/15/2026	\$536,700.77
26-01215	B0019	BOROUGH OF RED BANK,PAYROLL AC	5/15/2026	25	5/15/2026	\$725.09	Manual Check	CURRENT -VALLEY	24685	05/15/2026	\$536,700.77
26-01215	B0019	BOROUGH OF RED BANK,PAYROLL AC	5/15/2026	26	5/15/2026	\$24,166.41	Manual Check	CURRENT -VALLEY	24685	05/15/2026	\$536,700.77

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PO #	Vendor Id	Vendor Name	Purchase Order Description	PO Item #	PO Item Description	PO Item \$	Check Type	Checking Account	Check		
									Number	Check Date	Amount
26-01215	B0019	BOROUGH OF RED BANK,PAYROLL AC	5/15/2026	27	5/15/2026	\$613.13	Manual Check	CURRENT -VALLEY	24685	05/15/2026	\$536,700.77
26-01215	B0019	BOROUGH OF RED BANK,PAYROLL AC	5/15/2026	28	5/15/2026	\$15,221.24	Manual Check	CURRENT -VALLEY	24685	05/15/2026	\$536,700.77
26-01215	B0019	BOROUGH OF RED BANK,PAYROLL AC	5/15/2026	29	5/15/2026	\$313.85	Manual Check	CURRENT -VALLEY	24685	05/15/2026	\$536,700.77
26-01215	B0019	BOROUGH OF RED BANK,PAYROLL AC	5/15/2026	30	5/15/2026	\$25,152.47	Manual Check	CURRENT -VALLEY	24685	05/15/2026	\$536,700.77
26-01215	B0019	BOROUGH OF RED BANK,PAYROLL AC	5/15/2026	31	5/15/2026	\$12,137.91	Manual Check	CURRENT -VALLEY	24685	05/15/2026	\$536,700.77
26-01215	B0019	BOROUGH OF RED BANK,PAYROLL AC	5/15/2026	32	5/15/2026	\$321.37	Manual Check	CURRENT -VALLEY	24685	05/15/2026	\$536,700.77
26-01215	B0019	BOROUGH OF RED BANK,PAYROLL AC	5/15/2026	33	5/15/2026	\$25,358.27	Manual Check	CURRENT -VALLEY	24685	05/15/2026	\$536,700.77
26-01215	B0019	BOROUGH OF RED BANK,PAYROLL AC	5/15/2026	34	5/15/2026	\$464.86	Manual Check	CURRENT -VALLEY	24685	05/15/2026	\$536,700.77
26-01215	B0019	BOROUGH OF RED BANK,PAYROLL AC	5/15/2026	35	5/15/2026	\$2,737.14	Manual Check	CURRENT -VALLEY	24685	05/15/2026	\$536,700.77
26-01217	B0019	BOROUGH OF RED BANK,PAYROLL AC	5/15/2026	1	5/15/2026	\$29,917.14	Manual Check	WATER OPERATING	14018	05/15/2026	\$32,312.19
26-01217	B0019	BOROUGH OF RED BANK,PAYROLL AC	5/15/2026	2	5/15/2026	\$524.42	Manual Check	WATER OPERATING	14018	05/15/2026	\$32,312.19
26-01217	B0019	BOROUGH OF RED BANK,PAYROLL AC	5/15/2026	3	5/15/2026	\$1,870.63	Manual Check	WATER OPERATING	14018	05/15/2026	\$32,312.19
26-01218	B0019	BOROUGH OF RED BANK,PAYROLL AC	5/15/2026	1	5/15/2026	\$19,377.21	Manual Check	PARKNG OPER VAL	3550	05/15/2026	\$20,722.00
26-01218	B0019	BOROUGH OF RED BANK,PAYROLL AC	5/15/2026	2	5/15/2026	\$111.62	Manual Check	PARKNG OPER VAL	3550	05/15/2026	\$20,722.00
26-01218	B0019	BOROUGH OF RED BANK,PAYROLL AC	5/15/2026	3	5/15/2026	\$1,233.17	Manual Check	PARKNG OPER VAL	3550	05/15/2026	\$20,722.00
26-01219	B0019	BOROUGH OF RED BANK,PAYROLL AC	5/15/2026	1	5/15/2026	\$14,014.40	Manual Check	GRANT FUND-VNB	2687	05/15/2026	\$14,014.40
26-01220	B0019	BOROUGH OF RED BANK,PAYROLL AC	5/15/2026	1	5/15/2026	\$28,215.00	Manual Check	TRUST ACCOUNT	6425	05/15/2026	\$43,215.00
26-01220	B0019	BOROUGH OF RED BANK,PAYROLL AC	5/15/2026	2	5/15/2026	\$15,000.00	Manual Check	TRUST ACCOUNT	6425	05/15/2026	\$43,215.00
26-01221	B0019	BOROUGH OF RED BANK,PAYROLL AC	5/15/2026	1	5/15/2026	\$483.14	Manual Check	RCA	2066	05/15/2026	\$483.14
26-01222	U0039	ULINE, INC.	UMBRELLA FOR BROADWALK	1	UMBRELLA FOR BROADWALK	\$230.00	Meeting Check	RECREATION-VNB	1702	05/28/2026	\$787.63
26-01222	U0039	ULINE, INC.	UMBRELLA FOR BROADWALK	2	SHIPPING	\$22.50	Meeting Check	RECREATION-VNB	1702	05/28/2026	\$787.63
26-01224	M0417	MILLENNIUM STRATEGIES LLC	GRANT WRITING/ADMIN-MAY-JUNE	5	GRANT WRITING-MAY	\$2,549.52	Meeting Check	CURRENT -VALLEY	24717	05/28/2026	\$2,903.62
26-01224	M0417	MILLENNIUM STRATEGIES LLC	GRANT WRITING/ADMIN-MAY-JUNE	6	GRANT WRITING-MAY	\$815.04	Meeting Check	WATER OPERATING	14029	05/28/2026	\$928.24
26-01224	M0417	MILLENNIUM STRATEGIES LLC	GRANT WRITING/ADMIN-MAY-JUNE	7	GRANT WRITING-MAY	\$235.44	Meeting Check	PARKNG OPER VAL	3557	05/28/2026	\$268.14
26-01224	M0417	MILLENNIUM STRATEGIES LLC	GRANT WRITING/ADMIN-MAY-JUNE	8	GRANT ADMIN-MAY	\$354.10	Meeting Check	CURRENT -VALLEY	24717	05/28/2026	\$2,903.62
26-01224	M0417	MILLENNIUM STRATEGIES LLC	GRANT WRITING/ADMIN-MAY-JUNE	9	GRANT ADMIN-MAY	\$113.20	Meeting Check	WATER OPERATING	14029	05/28/2026	\$928.24
26-01224	M0417	MILLENNIUM STRATEGIES LLC	GRANT WRITING/ADMIN-MAY-JUNE	10	GRANT ADMIN-MAY	\$32.70	Meeting Check	PARKNG OPER VAL	3557	05/28/2026	\$268.14
26-01226	A0253A	AMAZON CAPITAL SERVICES	ALLEN WRENCHES-BROADWALK	1	ALLEN WRENCHES-BROADWALK	\$73.60	Meeting Check	RECREATION-VNB	1698	05/28/2026	\$531.86
26-01227	C0027	CENTRAL JERSEY HEALTH INS.FUND	HEALTH INSURANCE-JUNE 2026	1	HEALTH INSURANCE-JUNE 2026	\$323,379.66	Manual Check	CURRENT -VALLEY	24686	05/15/2026	\$335,841.66
26-01227	C0027	CENTRAL JERSEY HEALTH INS.FUND	HEALTH INSURANCE-JUNE 2026	2	HEALTH INSURANCE-JUNE 2026	\$103,379.21	Manual Check	WATER OPERATING	14020	05/15/2026	\$103,379.21
26-01227	C0027	CENTRAL JERSEY HEALTH INS.FUND	HEALTH INSURANCE-JUNE 2026	3	HEALTH INSURANCE-JUNE 2026	\$29,863.07	Manual Check	PARKNG OPER VAL	3551	05/15/2026	\$29,863.07
26-01227	C0027	CENTRAL JERSEY HEALTH INS.FUND	HEALTH INSURANCE-JUNE 2026	4	HEALTH INSURANCE-JUNE 2026	\$12,462.00	Manual Check	CURRENT -VALLEY	24686	05/15/2026	\$335,841.66
26-01227	C0027	CENTRAL JERSEY HEALTH INS.FUND	HEALTH INSURANCE-JUNE 2026	5	HEALTH INSURANCE-JUNE 2026	\$17,770.00	Manual Check	GRANT FUND-VNB	2688	05/15/2026	\$17,770.00
26-01229	A0253A	AMAZON CAPITAL SERVICES	Wlerator Excel Dryer	1	Wlerator Excel Dryer	\$813.24	Meeting Check	CURRENT -VALLEY	24735	05/28/2026	\$844.79
26-01231	P0263	PRIME LUBE,INC.	oil & washer fluid Boro fleet	1	oil & washer fluid Boro fleet	\$678.00	Meeting Check	CURRENT -VALLEY	24743	05/28/2026	\$2,544.95
26-01231	P0263	PRIME LUBE,INC.	oil & washer fluid Boro fleet	2	Quaker State Full Synthetic	\$714.00	Meeting Check	CURRENT -VALLEY	24743	05/28/2026	\$2,544.95
26-01231	P0263	PRIME LUBE,INC.	oil & washer fluid Boro fleet	3	-20 Degree Windshield Washer	\$203.00	Meeting Check	CURRENT -VALLEY	24743	05/28/2026	\$2,544.95
26-01231	P0263	PRIME LUBE,INC.	oil & washer fluid Boro fleet	4	Environmental Charge	\$12.95	Meeting Check	CURRENT -VALLEY	24743	05/28/2026	\$2,544.95
26-01231	P0263	PRIME LUBE,INC.	oil & washer fluid Boro fleet	5	Shell Tellus S2 VX 68	\$937.00	Meeting Check	CURRENT -VALLEY	24743	05/28/2026	\$2,544.95
26-01233	A0050	ATHLETES ALLEY	SINGLET MAROON/WHITE JERSEYS	1	SINGLET MAROON/WHITE JERSEYS	\$1,235.00	Meeting Check	RECREATION-VNB	1697	05/28/2026	\$1,253.00
26-01233	A0050	ATHLETES ALLEY	SINGLET MAROON/WHITE JERSEYS	2	FIRST AID KIT	\$18.00	Meeting Check	RECREATION-VNB	1697	05/28/2026	\$1,253.00
26-01234	A0050	ATHLETES ALLEY	SCOREBOOKS	1	SCOREBOOKS	\$18.00	Meeting Check	CURRENT -VALLEY	24697	05/28/2026	\$6,913.30
26-01234	A0050	ATHLETES ALLEY	SCOREBOOKS	2	CATCHERS GEAR	\$639.80	Meeting Check	CURRENT -VALLEY	24697	05/28/2026	\$6,913.30
26-01234	A0050	ATHLETES ALLEY	SCOREBOOKS	3	THROAT PROTECTORS	\$38.00	Meeting Check	CURRENT -VALLEY	24697	05/28/2026	\$6,913.30
26-01234	A0050	ATHLETES ALLEY	SCOREBOOKS	4	CATCHERS GLOVES	\$279.80	Meeting Check	CURRENT -VALLEY	24697	05/28/2026	\$6,913.30
26-01234	A0050	ATHLETES ALLEY	SCOREBOOKS	5	BATTING TEES	\$35.90	Meeting Check	CURRENT -VALLEY	24697	05/28/2026	\$6,913.30
26-01234	A0050	ATHLETES ALLEY	SCOREBOOKS	6	PROTECTIVE L-SCREEN	\$240.00	Meeting Check	CURRENT -VALLEY	24697	05/28/2026	\$6,913.30
26-01234	A0050	ATHLETES ALLEY	SCOREBOOKS	7	BATS	\$158.00	Meeting Check	CURRENT -VALLEY	24697	05/28/2026	\$6,913.30
26-01234	A0050	ATHLETES ALLEY	SCOREBOOKS	8	BATTING HELMETS	\$519.30	Meeting Check	CURRENT -VALLEY	24697	05/28/2026	\$6,913.30
26-01234	A0050	ATHLETES ALLEY	SCOREBOOKS	9	FIRST AID KITS	\$69.75	Meeting Check	CURRENT -VALLEY	24697	05/28/2026	\$6,913.30
26-01234	A0050	ATHLETES ALLEY	SCOREBOOKS	10	BASEBALLS	\$179.75	Meeting Check	CURRENT -VALLEY	24697	05/28/2026	\$6,913.30
26-01234	A0050	ATHLETES ALLEY	SCOREBOOKS	11	BASEBALLS - LITTLE LEAGUE	\$471.60	Meeting Check	CURRENT -VALLEY	24697	05/28/2026	\$6,913.30
26-01234	A0050	ATHLETES ALLEY	SCOREBOOKS	12	SOFTBALLS	\$135.90	Meeting Check	CURRENT -VALLEY	24697	05/28/2026	\$6,913.30

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PO #	Vendor Id	Vendor Name	Purchase Order Description	PO Item #	PO Item Description	PO Item \$	Check Type	Checking Account	Check		
									Number	Check Date	Amount
26-01235	W0064	WHITEMARSH CORPORATION	fuel pump not working	1	fuel pump not working	\$225.00	Meeting Check	CURRENT -VALLEY	24747	05/28/2026	\$225.00
26-01236	A0050	ATHLETES ALLEY	FARM MUD JERSEYS	1	FARM MUD JERSEYS	\$413.10	Meeting Check	CURRENT -VALLEY	24697	05/28/2026	\$6,913.30
26-01236	A0050	ATHLETES ALLEY	FARM MUD JERSEYS	2	PROSPECT BATS JERSEYS	\$413.10	Meeting Check	CURRENT -VALLEY	24697	05/28/2026	\$6,913.30
26-01236	A0050	ATHLETES ALLEY	FARM MUD JERSEYS	3	ROOKIE MARAUDERS JERSEYS	\$459.00	Meeting Check	CURRENT -VALLEY	24697	05/28/2026	\$6,913.30
26-01236	A0050	ATHLETES ALLEY	FARM MUD JERSEYS	4	MINOR CHIEFS JERSEYS	\$344.25	Meeting Check	CURRENT -VALLEY	24697	05/28/2026	\$6,913.30
26-01236	A0050	ATHLETES ALLEY	FARM MUD JERSEYS	5	RAIDERS JERSEYS	\$360.00	Meeting Check	CURRENT -VALLEY	24697	05/28/2026	\$6,913.30
26-01236	A0050	ATHLETES ALLEY	FARM MUD JERSEYS	6	T-BALL JERSEYS	\$645.30	Meeting Check	CURRENT -VALLEY	24697	05/28/2026	\$6,913.30
26-01236	A0050	ATHLETES ALLEY	FARM MUD JERSEYS	7	MLB & MINOR LG HATS	\$1,168.75	Meeting Check	CURRENT -VALLEY	24697	05/28/2026	\$6,913.30
26-01236	A0050	ATHLETES ALLEY	FARM MUD JERSEYS	8	SOCKS	\$324.00	Meeting Check	CURRENT -VALLEY	24697	05/28/2026	\$6,913.30
26-01237	M0401	MAZZA MULCH INC	open for brush & leaf disposal	2	open for brush disposal 4/30	\$7,800.00	Meeting Check	CURRENT -VALLEY	24741	05/28/2026	\$9,600.00
26-01237	M0401	MAZZA MULCH INC	open for brush & leaf disposal	3	open for brush disposal 5/7	\$1,800.00	Meeting Check	CURRENT -VALLEY	24741	05/28/2026	\$9,600.00
26-01240	C0321	CME ASSOCIATES	GEN ENGINEERING SVCS-APRIL 26	1	GEN ENGINEERING SVCS-APRIL 26	\$1,457.25	Meeting Check	CURRENT -VALLEY	24704	05/28/2026	\$3,048.25
26-01240	C0321	CME ASSOCIATES	GEN ENGINEERING SVCS-APRIL 26	2	ONCALL TREE REMOVAL APRIL 26	\$41.75	Meeting Check	CURRENT -VALLEY	24704	05/28/2026	\$3,048.25
26-01240	C0321	CME ASSOCIATES	GEN ENGINEERING SVCS-APRIL 26	3	ESCROW PROJ BILLING-PR15585	\$301.50	Meeting Check	DEVESCROW2RIVER	2088	05/28/2026	\$7,939.75
26-01240	C0321	CME ASSOCIATES	GEN ENGINEERING SVCS-APRIL 26	4	ESCROW PROJ BILLING-PR12661A	\$100.50	Meeting Check	DEVESCROW2RIVER	2088	05/28/2026	\$7,939.75
26-01240	C0321	CME ASSOCIATES	GEN ENGINEERING SVCS-APRIL 26	5	ESCROW PROJ BILLING-Z113066	\$75.00	Meeting Check	DEVESCROW2RIVER	2088	05/28/2026	\$7,939.75
26-01240	C0321	CME ASSOCIATES	GEN ENGINEERING SVCS-APRIL 26	6	ESCROW PROJ BILLING-ZR15133	\$50.25	Meeting Check	DEVESCROW2RIVER	2088	05/28/2026	\$7,939.75
26-01241	C0439	KIM CUGINI	Provide Fitness instruction	2	FITNESS INSTRUCT 5/4-5/18	\$150.00	Meeting Check	GRANT FUND-VNB	2694	05/28/2026	\$150.00
26-01242	P0259	PLOSIA COHEN LLC.	LEGAL-LABOR ATTNY-APRIL 2026	1	LEGAL-LABOR ATTNY-APRIL 2026	\$4,335.50	Meeting Check	CURRENT -VALLEY	24722	05/28/2026	\$4,335.50
26-01243	T0217	TRYSTONE CAPITAL ASSETS LLC	Redemption for cert#25-00022	1	Redemption for cert#25-00022	\$3,380.67	Manual Check	TTL REDEMPTION	3966	05/15/2026	\$3,380.67
26-01243	T0217	TRYSTONE CAPITAL ASSETS LLC	Redemption for cert#25-00022	2	Premium for cert#25-00022	\$2,200.00	Manual Check	TRUST ACCOUNT	6426	05/15/2026	\$2,200.00
26-01248	B0211	BOSTON MUTUAL LIFE INSURANCE C	BOSTON MUTUAL 4/16-5/15 2026	1	BOSTON MUTUAL 4/16-5/15 2026	\$79.16	Manual Check	PAYROLL	2400	05/15/2026	\$79.16
26-01249	A0253A	AMAZON CAPITAL SERVICES	MICROPHONE PROTECTION RINGS	1	MICROPHONE PROTECTION RINGS	\$5.99	Meeting Check	CURRENT -VALLEY	24699	05/28/2026	\$237.94
26-01316	DE0395	Direct Energy Business	ac#1707410 6/5-7/7/2025	1	ac#1707410 6/5-7/7/2025	\$529.98	Manual Check	GRANT FUND-VNB	2689	05/15/2026	\$529.98
26-01317	X0004	XFINITY	acc#0112579 4/4-5/3	1	acc#0112579 4/4-5/3	\$56.67	Manual Check	CURRENT -VALLEY	24693	05/15/2026	\$56.67
26-01318	X0004	XFINITY	acc30162269 4/4-5/3	1	acc30162269 4/4-5/3	\$455.39	Manual Check	PARKNG OPER VAL	3554	05/15/2026	\$455.39
26-01319	C0211	COMCAST CABLE	acc#0120291 4/19-5/18	1	acc#0120291 4/19-5/18	\$165.84	Manual Check	CURRENT -VALLEY	24687	05/15/2026	\$165.84
26-01320	X0004	XFINITY	acc#0276424 5/4-6/3	1	acc#0276424 5/4-6/3	\$104.94	Manual Check	CURRENT -VALLEY	24691	05/15/2026	\$104.94
26-01321	N0014	NJ AMERICAN WATER COMPANY	acc#1018210026569094 3/25-4/23	1	acc#1018210026569094 3/25-4/23	\$859.22	Manual Check	WATER OPERATING	14026	05/15/2026	\$859.22
26-01322	N0014	NJ AMERICAN WATER COMPANY	acc#1018210024224593 3/27-4/27	1	acc#1018210024224593 3/27-4/27	\$104,459.64	Manual Check	WATER OPERATING	14022	05/15/2026	\$104,459.64
26-01323	V0040	VERIZON WIRELESS	acc#6213289880001 3/27-4/26	1	acc#6213289880001 3/27-4/26	\$274.71	Manual Check	CURRENT -VALLEY	24690	05/15/2026	\$1,951.13
26-01323	V0040	VERIZON WIRELESS	acc#6213289880001 3/27-4/26	2	acc#6213289880001 3/27-4/26	\$38.01	Manual Check	CURRENT -VALLEY	24690	05/15/2026	\$1,951.13
26-01323	V0040	VERIZON WIRELESS	acc#6213289880001 3/27-4/26	3	acc#6213289880001 3/27-4/26	\$942.05	Manual Check	CURRENT -VALLEY	24690	05/15/2026	\$1,951.13
26-01323	V0040	VERIZON WIRELESS	acc#6213289880001 3/27-4/26	4	acc#6213289880001 3/27-4/26	\$76.02	Manual Check	CURRENT -VALLEY	24690	05/15/2026	\$1,951.13
26-01323	V0040	VERIZON WIRELESS	acc#6213289880001 3/27-4/26	5	acc#6213289880001 3/27-4/26	\$196.75	Manual Check	CURRENT -VALLEY	24690	05/15/2026	\$1,951.13
26-01323	V0040	VERIZON WIRELESS	acc#6213289880001 3/27-4/26	6	acc#6213289880001 3/27-4/26	\$323.49	Manual Check	CURRENT -VALLEY	24690	05/15/2026	\$1,951.13
26-01323	V0040	VERIZON WIRELESS	acc#6213289880001 3/27-4/26	7	acc#6213289880001 3/27-4/26	\$479.34	Manual Check	WATER OPERATING	14024	05/15/2026	\$479.34
26-01323	V0040	VERIZON WIRELESS	acc#6213289880001 3/27-4/26	8	acc#6213289880001 3/27-4/26	\$909.28	Manual Check	PARKNG OPER VAL	3553	05/15/2026	\$909.28
26-01323	V0040	VERIZON WIRELESS	acc#6213289880001 3/27-4/26	9	acc#6213289880001 3/27-4/26	\$100.10	Manual Check	CURRENT -VALLEY	24690	05/15/2026	\$1,951.13
26-01324	N0021	NEW JERSEY NATURAL GAS CO	ac#230000094267 3/25-4/28	1	ac#230000094267 3/25-4/28	\$1,740.00	Manual Check	GRANT FUND-VNB	2691	05/15/2026	\$3,480.00
26-01324	N0021	NEW JERSEY NATURAL GAS CO	ac#230000094267 3/25-4/28	2	ac#230000094267 2/24-3/24	\$1,740.00	Manual Check	GRANT FUND-VNB	2691	05/15/2026	\$3,480.00
26-01325	J0045	JCP&L	Various accounts 4/3-5/4	1	Various accounts 4/3-5/4	\$1,881.70	Manual Check	PARKNG OPER VAL	3552	05/15/2026	\$1,881.70
26-01326	J0045	JCP&L	Various accounts 4/3-5/4	1	Various accounts 4/3-5/4	\$19,391.75	Manual Check	WATER OPERATING	14021	05/15/2026	\$19,391.75
26-01327	P0037	POWERHOUSE SIGN WORKS	SIGNS FOR PRIMARY ELECTION	1	SIGNS FOR PRIMARY ELECTION	\$90.00	Meeting Check	CURRENT -VALLEY	24719	05/28/2026	\$514.00
26-01328	J0045	JCP&L	acc#100012855597 4/3-5/4	1	acc#100012855597 4/3-5/4	\$582.07	Manual Check	GRANT FUND-VNB	2690	05/15/2026	\$582.07
26-01329	J0045	JCP&L	Various accounts 4/3-5/4	1	Various accounts 4/3-5/4	\$7,703.00	Manual Check	CURRENT -VALLEY	24688	05/15/2026	\$7,703.00
26-01330	J0045	JCP&L	Various accounts 4/3-5/4	1	Various accounts 4/3-5/4	\$9,893.22	Manual Check	CURRENT -VALLEY	24692	05/15/2026	\$9,893.22
26-01331	N0021	NEW JERSEY NATURAL GAS CO	Various accounts 3/25-4/28	1	Various accounts 3/25-4/28	\$3,260.59	Manual Check	WATER OPERATING	14023	05/15/2026	\$3,260.59
26-01332	N0021	NEW JERSEY NATURAL GAS CO	Various accounts 3/25-4/28	1	Various accounts 3/25-4/28	\$1,829.46	Manual Check	CURRENT -VALLEY	24689	05/15/2026	\$1,829.46
26-01334	P0037	POWERHOUSE SIGN WORKS	SIGN FOR PUPPY PICASSO	1	SIGN FOR PUPPY PICASSO	\$22.50	Meeting Check	ANIMAL WELFARE	1011	05/28/2026	\$22.50
26-01337	A0253A	AMAZON CAPITAL SERVICES	SPEAKER MICS/ACCESS-PD	1	10 WHIP ANTENNA	\$34.96	Meeting Check	CURRENT -VALLEY	24699	05/28/2026	\$237.94
26-01337	A0253A	AMAZON CAPITAL SERVICES	SPEAKER MICS/ACCESS-PD	2	6 PCS BELT CLIPS	\$19.99	Meeting Check	CURRENT -VALLEY	24699	05/28/2026	\$237.94
26-01337	A0253A	AMAZON CAPITAL SERVICES	SPEAKER MICS/ACCESS-PD	3	EARHUGGER SPEAKER MICS	\$177.00	Meeting Check	CURRENT -VALLEY	24699	05/28/2026	\$237.94

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PO #	Vendor Id	Vendor Name	Purchase Order Description	PO Item #	PO Item Description	PO Item \$	Check Type	Checking Account	Check		Amount
									Number	Check Date	
26-01340	W0075	W.B.MASON CO INC		1	Adams Receipt Book	\$63.32	Meeting Check	CURRENT -VALLEY	24748	05/28/2026	\$63.32
26-01340	W0075	W.B.MASON CO INC		2	Caution Safety Tape	\$38.10	Meeting Check	CURRENT -VALLEY	24731	05/28/2026	\$222.10
26-01340	W0075	W.B.MASON CO INC		3	Pilot G2 Ink Retractable Pens	\$17.98	Meeting Check	CURRENT -VALLEY	24731	05/28/2026	\$222.10
26-01340	W0075	W.B.MASON CO INC		4	Post It Notes	\$22.98	Meeting Check	CURRENT -VALLEY	24731	05/28/2026	\$222.10
26-01340	W0075	W.B.MASON CO INC		5	Kleenex Facial Tissues	\$19.69	Meeting Check	CURRENT -VALLEY	24731	05/28/2026	\$222.10
26-01340	W0075	W.B.MASON CO INC		6	Duracell AA Batteries	\$24.99	Meeting Check	CURRENT -VALLEY	24731	05/28/2026	\$222.10
26-01340	W0075	W.B.MASON CO INC		7	Duracell AAA Batteries	\$24.99	Meeting Check	CURRENT -VALLEY	24731	05/28/2026	\$222.10
26-01340	W0075	W.B.MASON CO INC		8	Flagship Copy Paper 10 Reams	\$36.99	Meeting Check	CURRENT -VALLEY	24731	05/28/2026	\$222.10
26-01340	W0075	W.B.MASON CO INC		9	Clipboards 3/Pack	\$36.38	Meeting Check	CURRENT -VALLEY	24731	05/28/2026	\$222.10
26-01343	P0037	POWERHOUSE SIGN WORKS	15X24 ELECTION SIGNS	1	15X24 ELECTION SIGNS	\$224.00	Meeting Check	CURRENT -VALLEY	24719	05/28/2026	\$514.00
26-01344	P0037	POWERHOUSE SIGN WORKS	11X17 ELECTION SIGNS	1	11X17 ELECTION SIGNS	\$200.00	Meeting Check	CURRENT -VALLEY	24719	05/28/2026	\$514.00
26-01345	M0097	MIDDLETOWN TOWNSHIP FIRE ACAD.	FIREFIGHTER 1 COURSE	1	FIREFIGHTER 1 COURSE	\$1,900.00	Meeting Check	CURRENT -VALLEY	24713	05/28/2026	\$1,900.00
26-01347	M0202	MONMOUTH COUNTY SPCA	MONTHLY ANIMAL CONTROL-APRIL	1	MONTHLY ANIMAL CONTROL-APRIL	\$5,438.00	Meeting Check	CURRENT -VALLEY	24714	05/28/2026	\$5,438.00
26-01347	M0202	MONMOUTH COUNTY SPCA	MONTHLY ANIMAL CONTROL-APRIL	2	CATS/KITTENS-APRIL	\$262.50	Meeting Check	DOG LICENSE AC	2215	05/28/2026	\$262.50
26-01348	H0187	THE HOSE SHOP	open for supplies w/s	2	open for supplies w/s 5/20	\$307.46	Meeting Check	WATER OPERATING	14034	05/28/2026	\$307.46
26-01351	N0094	NJ MOTOR VEHICLE COMMISSION	REG (3) 2025 FORD EXPLORERS PD	1	REG 2025 FORD EXPLORER C49460	\$60.00	Manual Check	CURRENT -VALLEY	24695	05/20/2026	\$180.00
26-01351	N0094	NJ MOTOR VEHICLE COMMISSION	REG (3) 2025 FORD EXPLORERS PD	2	REG 2025 FORD EXPLORER B38839	\$60.00	Manual Check	CURRENT -VALLEY	24695	05/20/2026	\$180.00
26-01351	N0094	NJ MOTOR VEHICLE COMMISSION	REG (3) 2025 FORD EXPLORERS PD	3	REG 2025 FORD EXPLORER B38416	\$60.00	Manual Check	CURRENT -VALLEY	24695	05/20/2026	\$180.00
26-01352	N0094	NJ MOTOR VEHICLE COMMISSION	TITLE CORRECTION-TRAILER 02490	1	TITLE CORRECTION-TRAILER 02490	\$65.00	Manual Check	CURRENT -VALLEY	24694	05/20/2026	\$65.00
26-01355	M0053	MON CTY TREASURER(CTY.TAX)	RED BANK PILOT DUE CTY	1	RED BANK PILOT DUE CTY 1ST QTR	\$511.85	Manual Check	CURRENT -VALLEY	24696	05/21/2026	\$1,023.70
26-01355	M0053	MON CTY TREASURER(CTY.TAX)	RED BANK PILOT DUE CTY	2	RED BANK PILOT DUE CTY 2ND QTR	\$511.85	Manual Check	CURRENT -VALLEY	24696	05/21/2026	\$1,023.70
26-01356	B0263	BROTHER'S TOWING, INC.	TOWING-90 BANK ST.12/16/25	1	TOWING-90 BANK ST/CALL #127985	\$300.00	Meeting Check	TRUST ACCOUNT	6428	05/28/2026	\$3,390.00
26-01356	B0263	BROTHER'S TOWING, INC.	TOWING-90 BANK ST.12/16/25	2	TOWING-90 BANK ST/CALL #127991	\$600.00	Meeting Check	TRUST ACCOUNT	6428	05/28/2026	\$3,390.00
26-01356	B0263	BROTHER'S TOWING, INC.	TOWING-90 BANK ST.12/16/25	3	TOWING-90 BANK ST/CALL #127992	\$600.00	Meeting Check	TRUST ACCOUNT	6428	05/28/2026	\$3,390.00
26-01356	B0263	BROTHER'S TOWING, INC.	TOWING-90 BANK ST.12/16/25	4	TOWING-90 BANK ST/CALL #127993	\$300.00	Meeting Check	TRUST ACCOUNT	6428	05/28/2026	\$3,390.00
26-01356	B0263	BROTHER'S TOWING, INC.	TOWING-90 BANK ST.12/16/25	5	TOWING-90 BANK ST/CALL #127995	\$430.00	Meeting Check	TRUST ACCOUNT	6428	05/28/2026	\$3,390.00
26-01356	B0263	BROTHER'S TOWING, INC.	TOWING-90 BANK ST.12/16/25	6	TOWING-90 BANK ST/CALL #127997	\$600.00	Meeting Check	TRUST ACCOUNT	6428	05/28/2026	\$3,390.00
26-01356	B0263	BROTHER'S TOWING, INC.	TOWING-90 BANK ST.12/16/25	7	TOWING-90 BANK ST/CALL #128027	\$430.00	Meeting Check	TRUST ACCOUNT	6428	05/28/2026	\$3,390.00
26-01356	B0263	BROTHER'S TOWING, INC.	TOWING-90 BANK ST.12/16/25	8	TOWING-90 BANK ST/CALL #128033	\$130.00	Meeting Check	TRUST ACCOUNT	6428	05/28/2026	\$3,390.00
26-01358	M0446	MAGIC TOUCH CONSTRUCTION CO.	Riverside Gardens Pk bathroom	1	Riverside Gardens Pk bathroom	\$2,331.06	Meeting Check	CURRENT -VALLEY	24742	05/28/2026	\$5,439.99
26-01359	S0365	SUPREME CONDITIONING SYSTEM IN	Trane Heat Pump 1st fl 90 Mon	1	Trane Heat Pump 1st fl 90 Mon	\$650.00	Meeting Check	CURRENT -VALLEY	24746	05/28/2026	\$650.00
26-01360	C0051	COMPLETE SECURITY SYSTEMS INC	Finance Office	1	Finance Office 90 Monmouth	\$271.00	Meeting Check	CURRENT -VALLEY	24737	05/28/2026	\$631.84
26-01362	M0446	MAGIC TOUCH CONSTRUCTION CO.	Ct Basie fixtures in locker rm	1	Ct Basie fixtures in locker rm	\$1,923.63	Meeting Check	CURRENT -VALLEY	24742	05/28/2026	\$5,439.99
26-01363	M0446	MAGIC TOUCH CONSTRUCTION CO.	90 Monmouth Dispatch Area	1	90 Monmouth Dispatch Area	\$549.22	Meeting Check	CURRENT -VALLEY	24742	05/28/2026	\$5,439.99
26-01364	M0317	MONMOUTH CTY TREASURER OFFICE	E911 SHARED SERVICES 2026	1	E911 SHARED SERVICES 2026	\$16,195.56	Meeting Check	CURRENT -VALLEY	24715	05/28/2026	\$16,196.00
26-01364	M0317	MONMOUTH CTY TREASURER OFFICE	E911 SHARED SERVICES 2026	2	E911 SHARED SERVICES 2026	\$0.44	Meeting Check	CURRENT -VALLEY	24715	05/28/2026	\$16,196.00
26-01365	M0446	MAGIC TOUCH CONSTRUCTION CO.	Urinal clogged PD Mensbathroom	1	Urinal clogged PD Mensbathroom	\$636.08	Meeting Check	CURRENT -VALLEY	24742	05/28/2026	\$5,439.99
26-01367	E0012	ELECTRO MAINTENANCE INC	Emergency Services	1	Emergency Services	\$65,269.00	Meeting Check	GREEN ACRES TR	1227	05/28/2026	\$65,269.00
26-01377	P0131	PENGUIN MANAGEMENT, INC.	E DISPATCHES FOR FIRE DEPT	1	E DISPATCHES FOR FIRE DEPT	\$4,104.00	Meeting Check	CURRENT -VALLEY	24720	05/28/2026	\$4,104.00
26-01386	C0321	CME ASSOCIATES	GEN ENGINEERING SVCS-MAY 26	1	GEN ENGINEERING SVCS-MAY 26	\$1,507.50	Meeting Check	CURRENT -VALLEY	24704	05/28/2026	\$3,048.25
26-01386	C0321	CME ASSOCIATES	GEN ENGINEERING SVCS-MAY 26	2	ONCALL TREE REMOVAL-MAY 26	\$41.75	Meeting Check	CURRENT -VALLEY	24704	05/28/2026	\$3,048.25
26-01386	C0321	CME ASSOCIATES	GEN ENGINEERING SVCS-MAY 26	3	ESCROW PROJ BILLING PR00002	\$4,200.00	Meeting Check	DEVESCROW2RIVER	2088	05/28/2026	\$7,939.75
26-01386	C0321	CME ASSOCIATES	GEN ENGINEERING SVCS-MAY 26	4	ESCROW PROJ BILLING Z114289	\$508.00	Meeting Check	DEVESCROW2RIVER	2088	05/28/2026	\$7,939.75
26-01386	C0321	CME ASSOCIATES	GEN ENGINEERING SVCS-MAY 26	5	ESCROW PROJ BILLING PR15585	\$853.50	Meeting Check	DEVESCROW2RIVER	2088	05/28/2026	\$7,939.75
26-01386	C0321	CME ASSOCIATES	GEN ENGINEERING SVCS-MAY 26	6	ESCROW PROJ BILLING Z114621	\$201.00	Meeting Check	DEVESCROW2RIVER	2088	05/28/2026	\$7,939.75
26-01386	C0321	CME ASSOCIATES	GEN ENGINEERING SVCS-MAY 26	7	ESCROW PROJ BILLING ZR15133	\$1,650.00	Meeting Check	DEVESCROW2RIVER	2088	05/28/2026	\$7,939.75
26-01387	V0034	VALIC	RB FIRE LOSAP 2025-RES 6-99	1	RB FIRE LOSAP 2025-RES 6-99	\$47,322.90	Meeting Check	CURRENT -VALLEY	24725	05/28/2026	\$47,322.90
26-01389	R0179	E RUNYON T/A AQUATIC SERV	open for water sampling	2	open for water sampling 5/12	\$1,505.00	Meeting Check	WATER OPERATING	14035	05/28/2026	\$1,505.00
26-01390	C0051	COMPLETE SECURITY SYSTEMS INC	90 Mon replace motion sensor	1	90 Mon replace motion sensor	\$360.84	Meeting Check	CURRENT -VALLEY	24737	05/28/2026	\$631.84
26-01394	N0168	NJ-IAAI	VEHICLE FIRE INVEST COURSE	1	VEH FIRE INVEST COURSE-F. WOODS	\$450.00	Meeting Check	TRUST ACCOUNT	6431	05/28/2026	\$900.00
26-01394	N0168	NJ-IAAI	VEHICLE FIRE INVEST COURSE	2	VEH FIRE INVEST-J.ZIEMANIS	\$450.00	Meeting Check	TRUST ACCOUNT	6431	05/28/2026	\$900.00
26-01396	M0398	MCMANIMON,SCOTLAND & BAUMANN L	LEGAL SVCS-GEN REDEVEL APRIL	1	LEGAL SVCS-GEN REDEVEL APRIL	\$3,551.75	Meeting Check	COAH DEV FEES	284	05/28/2026	\$3,551.75
26-01397	C0413	BRIANA CALABRESE	FIRE WATCH DUTY-RIVERVIEW MED	1	FIRE WATCH DUTY-RIVERVIEW MED	\$227.50	Meeting Check	TRUST ACCOUNT	6430	05/28/2026	\$227.50

May 28, 2026 Bill List - Borough of Red Bank

PO #	Vendor Id	Vendor Name	Purchase Order Description	PO Item #	PO Item Description	PO Item \$	Check Type	Checking Account	Check		Amount
									Number	Check Date	
26-01398	S0274	JOSHUA SANDERS	FIRE WATCH DUTY-RIVERVIEW MED	1	FIRE WATCH DUTY-RIVERVIEW MED	\$227.50	Meeting Check	TRUST ACCOUNT	6432	05/28/2026	\$227.50
26-01399	C0249	FRANCIS ANTHONY CALABRESE	FIRE WATCH DUTY-RIVERVIEW MED	1	FIRE WATCH DUTY-RIVERVIEW MED	\$227.50	Meeting Check	TRUST ACCOUNT	6429	05/28/2026	\$227.50
26-01400	T0224	TYLER POYNER	FIRE WATCH DUTY-RIVERVIEW MED	1	FIRE WATCH DUTY-RIVERVIEW MED	\$227.50	Meeting Check	TRUST ACCOUNT	6433	05/28/2026	\$227.50
26-01403	C0032	CHESAPEAKE EXTERMINATING	Ants Court Office & Records	1	Ants Court Office & Records	\$40.00	Meeting Check	CURRENT -VALLEY	24736	05/28/2026	\$670.00
26-01429	P0223	PARTS AUTHORITY LLC	Auto Parts	1	4/1/26 Inv. 055303285	\$121.38	Meeting Check	CURRENT -VALLEY	24732	05/28/2026	\$1,154.62
26-01429	P0223	PARTS AUTHORITY LLC	Auto Parts	2	4/1/26 Inv. 301326576	\$65.86	Meeting Check	CURRENT -VALLEY	24732	05/28/2026	\$1,154.62
26-01429	P0223	PARTS AUTHORITY LLC	Auto Parts	3	4/10/26 Inv. 300768305	\$113.08	Meeting Check	CURRENT -VALLEY	24732	05/28/2026	\$1,154.62
26-01429	P0223	PARTS AUTHORITY LLC	Auto Parts	4	4/10/26 Inv. 301327649	\$29.36	Meeting Check	CURRENT -VALLEY	24732	05/28/2026	\$1,154.62
26-01429	P0223	PARTS AUTHORITY LLC	Auto Parts	5	4/16/26 Inv. 301328350	\$39.77	Meeting Check	CURRENT -VALLEY	24732	05/28/2026	\$1,154.62
26-01429	P0223	PARTS AUTHORITY LLC	Auto Parts	6	4/27/26 Inv. 301329658	\$5.20	Meeting Check	CURRENT -VALLEY	24732	05/28/2026	\$1,154.62
26-01429	P0223	PARTS AUTHORITY LLC	Auto Parts	7	4/28/26 Inv. 031282661	\$322.54	Meeting Check	CURRENT -VALLEY	24732	05/28/2026	\$1,154.62
26-01429	P0223	PARTS AUTHORITY LLC	Auto Parts	8	4/28/26 Inv. 301329731	\$157.74	Meeting Check	CURRENT -VALLEY	24732	05/28/2026	\$1,154.62
26-01429	P0223	PARTS AUTHORITY LLC	Auto Parts	9	4/28/26 Inv. 301329739	\$208.20	Meeting Check	CURRENT -VALLEY	24732	05/28/2026	\$1,154.62
26-01429	P0223	PARTS AUTHORITY LLC	Auto Parts	10	4/29/26 Inv. 300773653	\$91.49	Meeting Check	CURRENT -VALLEY	24732	05/28/2026	\$1,154.62
26-01430	P0173	DILWORTH PAXSON LLP	LEGAL-TAX ATTORNEY/APRIL 26	1	LEGAL-TAX ATTORNEY/APRIL 26	\$4,315.90	Meeting Check	CURRENT -VALLEY	24721	05/28/2026	\$4,315.90
26-01431	D0331	DELISA DEMOLITION INC	April Recycling	1	April Recycling	\$14,201.42	Meeting Check	CURRENT -VALLEY	24738	05/28/2026	\$34,838.37
26-01433	R0098	RED BANK RIVER CENTER	SHARED SVC-PLACER AI PLATFORM	1	SHARED SVC-PLACER AI PLATFORM	\$5,000.00	Meeting Check	CURRENT -VALLEY	24724	05/28/2026	\$5,000.00
26-01436	I0107	INTRON TECHNOLOGY	MONTHLY IT SVCS-APRIL 2026	1	MONTHLY IT SVCS-APRIL 2026	\$12,562.75	Meeting Check	CURRENT -VALLEY	24711	05/28/2026	\$12,562.75
26-01437	T0281	TWIN RIVERS CONSTRUCTION, LLC.	ESCROW CLOSE OUT PR15456	1	ESCROW CLOSE OUT PR15456	\$863.00	Meeting Check	DEVESCROW2RIVER	2089	05/28/2026	\$863.00
26-01438	G0093	GENERAL CODE LLC	CODE SUPPLEMENT NO 14	1	CODE SUPPLEMENT NO 14	\$6,395.00	Meeting Check	CURRENT -VALLEY	24708	05/28/2026	\$6,395.00
26-01446	S0461	SOLOP BONDAROWICZ GARGULINSKI	alt pub def - g.holeman	1	alt pub def - g.holeman	\$600.00	Meeting Check	TRUST ACCOUNT	6434	05/28/2026	\$600.00
26-01447	D0387	MICHELE R. DONATO, ESQ.	HPC LEGAL SVCS/OCT 25-APR 26	1	HPC LEGAL SVCS/OCT-NOV 2025	\$1,473.25	Meeting Check	CURRENT -VALLEY	24728	05/28/2026	\$2,949.70
26-01447	D0387	MICHELE R. DONATO, ESQ.	HPC LEGAL SVCS/OCT 25-APR 26	2	HPC LEGAL SVCS/MARCH-APR 2026	\$1,476.45	Meeting Check	CURRENT -VALLEY	24728	05/28/2026	\$2,949.70

**BOROUGH OF RED BANK  
COUNTY OF MONMOUTH**

**RESOLUTION NO. 26-107**

**INSERTION OF SPECIAL ITEMS OF REVENUE IN THE BUDGET  
CHAPTER 159, P.L. 1948  
FY 2026 Click it or Ticket \$7,000.00**

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

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

**WHEREAS**, the Borough of Red Bank will receive \$7,000.00 from the NJ Division of Highway Traffic Safety and wishes to amend its 2026 Budget to include the full amount as revenue.

**NOW, THEREFORE, BE IT RESOLVED**, that the Governing Body of the Borough of Red Bank, County of Monmouth and the State of New Jersey hereby requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the budget of the year 2026 in the sum of \$7,000.00

which is now available as a revenue from:

Miscellaneous Revenues

Special Items of General Revenue Anticipated with Prior Written  
Consent of the Director of Local Government Services:

Public and Private Revenues Off-Set with Appropriations:

Click it or Ticket Grant 2026                      \$7,000.00

**BE IT FURTHER RESOLVED**, that the like sum of \$7,000.00  
be and the same is hereby appropriated under the caption of:  
General Appropriations

(a) Operations Excluded from CAPS

Public and Private Programs Off-Set by Revenues:

Click it or Ticket Grant 2026                      \$7,000.00

**BE IT FURTHER RESOLVED**, that the Finance Officer will file the Budget Amendment Certification Form and resolution to the Director of Local Government Services on the FAST System for approval.

**BOROUGH OF RED BANK  
COUNTY OF MONMOUTH**

**RESOLUTION NO. 26-108**

**INSERTION OF SPECIAL ITEMS OF REVENUE IN THE BUDGET  
CHAPTER 159, P.L. 1948  
FY 2026 Rec Opps for Individuals with Disabilities \$20,000.00**

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

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

**WHEREAS**, the Borough of Red Bank will receive \$20,000.00 from the New Jersey Department of Community Affairs and wishes to amend its 2026 Budget to include the full amount as revenue.

**NOW, THEREFORE, BE IT RESOLVED**, that the Governing Body of the Borough of Red Bank, County of Monmouth and the State of New Jersey hereby request the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the budget of the year 2026 in the sum of \$20,000.00

which is now available as a revenue from:

Miscellaneous Revenues

Special Items of General Revenue Anticipated with Prior Written

Consent of the Director of Local Government Services:

Public and Private Revenues Off-Set with Appropriations:

2026 Rec Opps for Individuals with Disabilities \$20,000.00

**BE IT FURTHER RESOLVED**, that the like sum of \$20,000.00  
be and the same is hereby appropriated under the caption of:

General Appropriations

(a) Operations Excluded from CAPS

Public and Private Programs Off-Set by Revenues:

2026 Rec Opps for Individuals with Disabilities \$20,000.00

**BE IT FURTHER RESOLVED**, that the Finance Officer will file the Budget Amendment Certification Form and resolution to the Director of Local Government Services on the FAST System for approval.

**BOROUGH OF RED BANK  
COUNTY OF MONMOUTH**

**RESOLUTION NO. 26-109**

**INSERTION OF SPECIAL ITEMS OF REVENUE IN THE BUDGET  
CHAPTER 159, P.L. 1948  
FY 2026 Choose NJ-Event Grant \$50,000.00**

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

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

**WHEREAS**, the Borough of Red Bank will receive \$50,000.00 from the Choose NJ and wishes to amend its 2026 Budget to include the full amount as revenue.

**NOW, THEREFORE, BE IT RESOLVED**, that the Governing Body of the Borough of Red Bank, County of Monmouth and the State of New Jersey hereby requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the budget of the year 2026 in the sum of \$50,000.00

which is now available as a revenue from:

Miscellaneous Revenues

Special Items of General Revenue Anticipated with Prior Written  
Consent of the Director of Local Government Services:

Public and Private Revenues Off-Set with Appropriations:

**Choose NJ-Event Grant** \$50,000.00

**BE IT FURTHER RESOLVED**, that the like sum of \$50,000.00  
be and the same is hereby appropriated under the caption of:

General Appropriations

(a) Operations Excluded from CAPS

Public and Private Programs Off-Set by Revenues:

**Choose NJ-Event Grant** \$50,000.00

**BE IT FURTHER RESOLVED**, that the Finance Officer will file the Budget Amendment Certification Form and resolution to the Director of Local Government Services on the FAST System for approval.

**BOROUGH OF RED BANK  
COUNTY OF MONMOUTH**

**RESOLUTION NO. 26-110**

**RESOLUTION AUTHORIZING REFUND OF DEVELOPERS' ESCROW ACCOUNT  
BALANCE TOTALING \$863.00**

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

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

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

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

**Schedule A**  
**Escrow Close Outs May 28, 2026**

<b>Applicant</b>	<b>Address</b>	<b>Balance</b>
Twin Rivers Construction (PR15546)	Wharf Avenue	\$863.00
<b>Total</b>		<b>\$863.00</b>

**BOROUGH OF RED BANK  
COUNTY OF MONMOUTH**

**RESOLUTION NO. 26-111**

**RESOLUTION TO AUTHORIZE EXECUTION OF A SHARED SERVICES  
AGREEMENT BETWEEN THE BOROUGH OF RED BANK AND  
THE RED BANK BOARD OF EDUCATION TO PROVIDE A  
SCHOOL RESOURCE OFFICER (SRO) FOR THE 2026/2027 SCHOOL YEAR**

**WHEREAS**, pursuant to N.J.S.A. 40A:65-1 et seq., municipalities and local boards of education may enter into agreements for shared services with other municipalities and local boards of education to provide or receive any service that the local unit participating in the agreement is empowered to provide or receive within its own jurisdiction; and

**WHEREAS**, the agreement must comply with the requirements of N.J.S.A. 40A:65-7 and specify the services to be performed under the agreement, procedures for payment, and assignment and allocation of responsibility for meeting standards between and among the parties; and

**WHEREAS**, the Borough of Red Bank and the Red Bank Board of Education entered into an agreement on September 2022 (resolution 22-178) to join together to provide a Class III, School Resource Officer (SRO) for the 2022/2023 School Year pursuant to the attached Shared Service Agreement; and

**WHEREAS**, the Borough of Red Bank desires to authorize the optional extension pursuant to the attached Agreement with the Red Bank Board of Education.

**THEREFORE, BE IT RESOLVED** by the Borough Committee of the Borough of Red Bank, County of Monmouth, State of New Jersey, as follows:

1. The Mayor and or Manager is authorized to execute and the Borough Clerk to attest to the Shared Services Agreement between the Borough of Red Bank and the Red Bank Board of Education to provide a School Resource Officer (SRO) for the Red Bank Borough School District.
2. A copy of said Agreement will be kept on file within the Borough Clerk's Office.
3. All terms and conditions are in accordance with the attached Shared Services Agreement.
4. Certified copies of this resolution shall be forwarded to the Department of Community Affairs/Division of Local Government Services (DLGS), the Red Bank Board of Education, Superintendent of Schools, School Administrator, Borough Administrator, CFO, Chief of Police, Personnel Department and any other interested parties.

This Resolution shall take effect immediately.

**BOROUGH OF RED BANK  
COUNTY OF MONMOUTH**

**RESOLUTION NO. 26-112**

**RESOLUTION TO REFUND PARKS & RECREATION REGISTRATION FEE**

**WHEREAS**, registration fees were accepted for Parks and Recreation programs; and

**WHEREAS**, the registrant will no longer be able to participate.

**BE IT RESOLVED**, by the Mayor and Council of the Borough of Red Bank that the attached listed individual be reimbursed the registration fee(s) as noted.

<u>Name</u>	<u>Program Description</u>	<u>Amount Pd</u>	<u>Total Refund</u>
Erin MacDonald	2026 Summer Camp	\$1,752.00	\$290.00
Caitrin O'Sullivan	2026 Summer Camp	\$2,247.00	\$290.00

**BOROUGH OF RED BANK  
COUNTY OF MONMOUTH**

**RESOLUTION NO. 26-113**

**RESOLUTION AUTHORIZING IMPOSITION OF A LIEN  
ON BLOCK 81, LOT 20, 90 BANK STREET, ASSESSED TO POKU, WM K & TERESA  
FOR PROPERTY MAINTENANCE/CLEANUP EXPENSES**

**WHEREAS**, the Borough of Red Bank (the “Borough”) notified the property owner of record for Block 81 Lot 20 (90 Bank St.) that the property required the correction of conditions as follows: pursuant to the Borough Code for the Borough of Red Bank: Abandoned Vehicle Removal; and

**WHEREAS**, the property owner failed to take such action in accordance with the notices issued by the Borough; and

**WHEREAS**, as a result of the property owner’s failure to take appropriate action the Borough contracted the services to mitigate the violations on the property; and

**WHEREAS**, pursuant to the Borough Code of the Borough of Red Bank, all costs associated with the work undertaken by the Borough can be charged against the property as a lien; and

**WHEREAS**, the Multiple Borough Officials have provided documentation of the amount of money that was expended to secure the property as \$3,390.00.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Red Bank that, for the reasons set forth here and above, the Tax Collector is authorized to charge the cost against the property known as Block 81, Lot 20 (90 Bank St.) and those costs shall become a lien against the property pursuant to the Borough Code of the Borough of Red Bank.

**BE IT FURTHER RESOLVED** that a copy of this resolution shall be forwarded to the Tax Collector, the Construction Official and the property owner of record.

**BOROUGH OF RED BANK  
COUNTY OF MONMOUTH**

**RESOLUTION NO. 26-114**

**RESOLUTION APPROVING EMPLOYMENT CONTRACT  
WITH BOROUGH MANAGER JAMES GANT**

**WHEREAS**, the Employment Contract between the Borough of Red Bank (the “Borough”) and its Borough Manager, James Gant, expired upon its terms and conditions; and

**WHEREAS**, the Borough and James Gant mutually desire to continue their employment relationship and have further negotiated a successor Employment Contract, which is attached hereto as Exhibit A;

**NOW, THEREFORE, BE IT RESOLVED** that the Borough Council of the Borough of Red Bank, County of Monmouth, State of New Jersey hereby authorizes and approves the successor Employment Contract, attached hereto as Exhibit A, with Borough Manager James Gant; and

**BE IT FURTHER RESOLVED** that a certified copy of this Resolution shall be forwarded to the Borough Clerk, Borough CFO, and James Gant.

**CONTRACT OF EMPLOYMENT**

**THIS EMPLOYMENT CONTRACT** is made on this 28<sup>th</sup> day of May, 2026 between the **BOROUGH OF RED BANK**, with offices at 90 Monmouth Street, Red Bank, New Jersey 07701 (hereinafter, the “Borough”) and **JAMES G. GANT**, residing at 28 Colonial Drive, Matawan, New Jersey 07747 (hereinafter, “Gant”).

**WITNESSETH:**

**WHEREAS**, pursuant to N.J.S.A. 40A:60-1, et seq., the Borough is empowered to determine the terms of office, duties, and compensation of its officers and employees; and

**WHEREAS**, Gant has served as the full-time Borough Manager for the Borough since January 1, 2024 under a prior Employment Contract that has now expired; and

**WHEREAS**, the Borough desires to provide Gant with a successor Employment Contract, effective January 1, 2026 to December 31, 2028, to continue in his employment as full-time Borough Manager for the Borough; and

**WHEREAS**, the Borough and Gant find that a written successor Employment Contract is necessary to describe specifically their relationship and to serve as the basis of effective communication as they fulfill their respective duties and administrative functions in the operation of the Borough’s local government;

**NOW, THEREFORE**, the Borough and Gant, for the consideration herein specified, hereby agree as follows:

1. **DUTIES**

The Borough hereby retains and employs Gant to act as Borough Manager of the Borough. He shall be responsible for the management and administration of the Borough of Red Bank subject only to such direction and limitations as may be imposed by the statutes of

the State of New Jersey and the ordinances and resolutions of the Borough Council. In addition to the performance of all reasonable and necessary administrative duties, Gant shall attend all meetings of the Borough Council and report at such meetings as to the status of all other matters, including administrative and fiscal matters, occurring since the previous meeting of the Borough Council. In addition, Gant shall represent the Borough at governmental and public meetings where Borough representation is requested. He shall represent to the public the Borough's posture on all matters on which the Borough adopts a public position.

In addition thereto, he shall perform such other duties as may be assigned to him from time to time by the Borough's governing body. As a professional administrative employee, although he shall not be assigned set hours, Gant is expected to expend such time as necessary to fulfill his duties to the satisfaction of the Borough.

2. COMPENSATION

- A. Gant shall receive as compensation for his services the annual base salary which shall be set by the Borough Ordinance at the same time as other employees' salaries are established. Gant's annual salary as of the effective date of this Contract shall be \$225,000.00. Said compensation shall be payable in regular payments made in the same manner as for other Borough employees.
- B. It is further agreed that Gant's annual salary under this Employment Contract shall be retroactive and effective January 1, 2026, and Gant's annual salary shall be increased by 3.75% every January 1<sup>st</sup> during the term of this Employment Contract.
- C. It is further agreed that the Borough shall provide Gant with a performance review at least once annually during the term of this Employment Contract.

3. TERM

The term of employment under this Employment Contract shall be for three (3) years from January 1, 2026 to December 31, 2028. In the event that this Employment Contract is terminated during its term, then Gant shall be paid any and all such benefits due him as Borough Manager in accordance with New Jersey law.

4. WORKING FACILITIES

Gant shall be furnished with a private office, support staff, and such other facilities and services suitable to his position and adequate for the performance of his duties.

5. PROFESSIONAL GROWTH OF BOROUGH MANAGER

The Borough encourages the continuing professional growth of the Manager through his participation in, but not limited to, the following:

- A. The operations, programs, and other activities conducted or sponsored by local, state and national organizations relating to issues directly impacting on the Borough or municipal management.
- B. Seminars and courses offered by public or private institutions relating to issues directly impacting on the Borough or municipal management.
- C. Membership in groups of other municipal managers or public officials.
- D. Informational meetings with other persons whose particular skills or backgrounds would serve to improve the Borough Manager's performance and professional responsibilities for the Borough.

Pursuant to the goals of this Section, the Borough may permit a reasonable amount of paid release time for the Borough Manager, as it deems appropriate to attend such matters and may, with prior Borough approval and in its sole discretion, pay all or a portion of necessary expenses

to attend the above-described matters. Approval for reimbursements of costs pursuant to this section shall not be unreasonably withheld.

6. BENEFITS

- A. *Sick Leave*: Gant shall be entitled to fifteen (15) sick leave days annually. Sick days will be accumulated, and upon retiring from the Red Bank, Gant will be paid for the amount of sick days that have accumulated, providing that the payout does not exceed \$15,000.00. The sick days will be frontloaded to Gant on January 1<sup>st</sup> in anticipation of continued employment through December 31<sup>st</sup>.
- B. *Vacation Days*: Gant shall be entitled to four (4) weeks of annual paid vacation days, of which one week may be carried over into the next successive year pursuant to N.J.S.A. 40A:9-10.3. The vacation days will be frontloaded to Gant on January 1<sup>st</sup> in anticipation of continued employment through December 31<sup>st</sup>.
- C. *Personal Days*: Gant shall be entitled to five (5) personal days, which will be frontloaded to Gant on January 1<sup>st</sup> in anticipation of continued employment through December 31<sup>st</sup>.
- D. *Retirement System Benefit*: Gant shall be entitled to participate in the public employee retirement system for which he is eligible. Borough and Gant agree to make the appropriate contributions for employer and employee in accordance with the provisions of N.J.S.A. 43:15A-1 et. seq.
- E. *Holidays*: Gant shall be entitled to take as paid holidays any holiday established by the Borough for other employees who are not covered by a collective negotiations agreement.

- F. *Health and Medical Benefits*: The Borough shall provide Gant with hospitalization, medical coverage for Gant and his family in accordance with the established practices with respect to extent and limits of coverage provided by the Borough for Department Heads and/or statutory employees. In the alternative, the Borough may provide comparable coverage through another carrier. Gant shall have the option of waiving coverage pursuant to N.J.S.A. 40A:10-17.1 in exchange for \$5,000.00 or 25 percent of the amount saved by the Borough, whichever is less.
- G. *Vehicle and Expenses*: The Borough agrees to pay to Gant a monthly automobile allowance in the amount of \$775.00 per month.
- H. *Miscellaneous Expenses*: In addition, the Borough agrees to reimburse Gant for any and all incidental expenses which may be incurred by Gant in connection with carrying out his duties.

7. JURY DUTY

In the event that Gant is called for Jury Duty by any state or federal court, Gant shall receive the difference in his pay between the amount paid by such court and his salary upon submission of proof of service.

8. TERMINATION OF EMPLOYMENT

This Employment Contract may be terminated by:

- A. Mutual agreement of the parties.
- B. Retirement of Gant.
- C. Permanent disability of Gant making him incapable of performing his essential job functions with or without a reasonable accommodation for a period of greater than six months.

D. Removal of Gant pursuant to N.J.S.A. 40:69A-93.

E. Resignation of Gant, for which Gant is required to provide the Borough with 30 days' written notice prior to resigning/terminating his employment.

9. RESTRICTIVE COVENANT

It is agreed between the Borough and Gant that, during the term of Gant's full-time employment, he shall devote his full time and best efforts to the affairs of the Borough and shall not, directly or indirectly, engage in any other pursuits requiring his professional services without prior notification to the Borough.

10. INDEMNIFICATION

Whenever any civil action has been or shall be brought against Gant for any act or omission arising out of or in the course of the performance of his duties, the Borough shall defray all costs of defending such action, including reasonable counsel fees and expenses, together with the costs of appeal, if any, and shall save harmless and protect Gant from any financial loss resulting therefrom, except with respect to punitive damages or as prohibited by law or public policy. The Borough shall have sole discretion in the hiring of any attorney and establishing the rates and charges for such representation.

In the event that any criminal action shall be brought against Gant for any act or omission arising out of or in the course of the performance of his duties, the Borough, upon a non-guilty determination, shall reimburse Gant for any and all costs of defending such action, including reasonable counsel fees and expenses, together with the costs of appeal, if any. Gant shall have the sole discretion in the hiring of any such attorney for such defense, subject, however, to prior approval by the Borough as to the rate and charges for same.

11. ENTIRE AGREEMENT

This Contract sets forth the entire agreement between the Borough and Gant with respect to the subject matter hereof and supersedes all prior negotiations and discussions between the parties.

12. WAIVER

It is understood and agreed between the parties hereto that no waiver or breach by either party of any provision of this Agreement shall be construed to constitute a waiver of subsequent breaches.

13. APPLICABLE LAW

The parties hereby acknowledge and agree that this Contract shall be construed under the laws of the State of New Jersey.

14. SEVERABILITY

If any paragraph or provision of this Contract shall be adjudged invalid, such adjudication shall apply only to the paragraph or provision so invalidated and the remainder of this Contract shall be deemed valid and effective.

**IN WITNESS WHEREOF**, the parties hereto have set their hands and seals to this Employment Contract as of the dates written hereinbelow.

**BOROUGH OF RED BANK**

**BOROUGH MANAGER**

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William Portman, Mayor

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James Gant, Manager

**BOROUGH OF RED BANK  
COUNTY OF MONMOUTH**

**RESOLUTION NO. 26-115**

**RESOLUTION AWARDING CONCESSION LICENSE FOR A FOOD SERVICE PUSH-CART  
AT THE BOROUGH'S RIVERFRONT PUBLIC PARKS (BLUE RANGE HOSPITALITY)**

**WHEREAS**, the Borough of Red Bank (the "Borough") owns and maintains certain public parks along its riverfront, including Maple Cove, Riverside Gardens Park, and Marine Park; and

**WHEREAS**, the Borough finds that the provision of food service at the riverfront is in the best interests of residents and visitors to the Borough; and

**WHEREAS**, the Borough solicited proposals for a concession in the form of a food service push-cart upon the public grounds in accordance with the New Jersey Local Public Contracts Law; and

**WHEREAS**, the Borough solicited proposals for said concession upon the terms and conditions set forth in the Borough's duly advertised Notices and Concession License Agreement; and

**WHEREAS**, Blue Range Hospitality, 81 Oak Hill Road, Red Bank, New Jersey 07701, submitted a successful proposal in response to the aforementioned solicitation;

**NOW, THEREFORE, BE IT RESOLVED** that the Borough Council of the Borough of Red Bank, County of Monmouth, State of New Jersey awards a Concession License Agreement to Blue Range Hospitality, 81 Oak Hill Road, Red Bank, New Jersey 07701, from May 29, 2026 to September 30, 2026, with an option to extend for an additional season from May 15, 2027 to September 30, 2027 upon the same terms, at an Annual Concession fee in the amount of \$2,502.00 for a concession upon public park properties located along the riverfront, including Maple Cove, Riverside Gardens Park, and Marine Park for the sale of beverages and food from a commercial-grade push cart, which said push-cart design is subject to approval of the Borough of Red Bank; and

**BE IT FURTHER RESOLVED** that Blue Range Hospitality shall comply with all other terms and conditions as set forth in the Notice to Bidders and Concession License Agreement; and

**BE IT FURTHER RESOLVED** that a certified copy of this Resolution shall be forwarded to the Borough Manager, Borough CFO, Borough Clerk, and Blue Range Hospitality.

**BOROUGH OF RED BANK  
COUNTY OF MONMOUTH**

**RESOLUTION NO. 26-116**

**RESOLUTION AWARDING CONCESSION LICENSE FOR A FOOD SERVICE PUSH-CART  
AT THE BOROUGH'S RIVERFRONT PUBLIC PARKS  
(RODRIGUEZ GROCERY Y CARNICERIA MARKET CORP.)**

**WHEREAS**, the Borough of Red Bank (the "Borough") owns and maintains certain public parks along its riverfront, including Maple Cove, Riverside Gardens Park, and Marine Park; and

**WHEREAS**, the Borough finds that the provision of food service at the riverfront is in the best interests of residents and visitors to the Borough; and

**WHEREAS**, the Borough solicited proposals for a concession in the form of a food service push-cart upon the public grounds in accordance with the New Jersey Local Public Contracts Law; and

**WHEREAS**, the Borough solicited proposals for said concession upon the terms and conditions set forth in the Borough's duly advertised Notices and Concession License Agreement; and

**WHEREAS**, Rodriguez Grocery Y Carniceria Market Corp., 806 First Avenue, Asbury Park, NJ 07712, submitted a successful proposal in response to the aforementioned solicitation;

**NOW, THEREFORE, BE IT RESOLVED** that the Borough Council of the Borough of Red Bank, County of Monmouth, State of New Jersey awards a Concession License Agreement to Rodriguez Grocery Y Carniceria Market Corp., 806 First Avenue, Asbury Park, NJ 07712, from May 29, 2026 to September 30, 2026, with an option to extend for an additional season from May 15, 2027 to September 30, 2027 upon the same terms, at an Annual Concession fee in the amount of \$2,502.00 for a concession upon public park properties located along the riverfront, including Maple Cove, Riverside Gardens Park, and Marine Park for the sale of beverages and food from a commercial-grade push cart, which said push-cart design is subject to approval of the Borough of Red Bank; and

**BE IT FURTHER RESOLVED** that Rodriguez Grocery Y Carniceria Market Corp. shall comply with all other terms and conditions as set forth in the Notice to Bidders and Concession License Agreement; and

**BE IT FURTHER RESOLVED** that a certified copy of this Resolution shall be forwarded to the Borough Manager, Borough CFO, Borough Clerk, and Rodriguez Grocery Y Carniceria Market Corp.