



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 20th ; 12 noon - 5 pm (**new date**)

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

3. Record Riot (Mechanic Street): September 13th (**date approval**)

4. Basie Center Block Party: Friday, August 21st ; 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 25th ; 11 am – 12 noon

6. Teen Music Fest (Riverside Gardens): Friday, July 31st ; 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 Hebelers 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. Hebelers, who is 88 years old and living on a fixed income.

Ms. Struble stated that Ms. Hebelers'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. Hebeler 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. Hebeler 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.