



BOROUGH OF RED BANK

90 MONMOUTH STREET ♦ RED BANK ♦ NJ 07701

MUNICIPAL COUNCIL ♦ REGULAR MEETING AGENDA JUNE 11, 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- U15 Girls Soccer Team
2. Proclamation- Juneteenth 2026- Gilda Rogers
3. Proclamation- Pride 2026- Jess Viverito, Coffee Corral
4. Proclamation- Supporting Responsible Oversight of Large-Scale Data Center Development- Ben Dziobek, Executive Director, Climate Revolution Action Network
5. Mayoral Appointment: Mark Fitzsimmons to Green Team (Environmental Commission), term expiring 12/31/2026
6. Governing Body Appointment: Mark Fitzsimmons to Complete and Green Streets Advisory Committee, term expiring 12/31/2026

PRESENTATIONS

PUBLIC COMMENTS ON AGENDA ITEMS ONLY

APPROVAL OF MINUTES

1. 5/28/2026- Regular Meeting minutes

ORDINANCES

1. **Final Reading/Public Hearing: 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
2. **Final Reading/Public Hearing: 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

3. **Final Reading/Public Hearing: 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
4. **First Reading/Introduction: Ordinance 2026-20**, ENTITLED AN ORDINANCE AMENDING CHAPTER 680: “VEHICLES AND TRAFFIC” TO CREATE TWO FIFTEEN-MINUTE PARKING SPACES ON BROAD STREET AT PETERS PLACE
5. **First Reading/Introduction: Ordinance 2026-21**: ENTITLED AN ORDINANCE AMENDING CHAPTER 530: “RENT CONTROL” OF THE BOROUGH’S REVISED GENERAL ORDINANCES TO UPDATE AND CLARIFY THE BOROUGH’S RENT CONTROL REGULATIONS

RESOLUTIONS

26-117 RESOLUTION FOR PAYMENT OF BILLS

26-118 RESOLUTION – INSERTION OF SPECIAL ITEMS OF REVENUE IN THE BUDGET CHAPTER 159, P.L. 1948- CENTRAL JERSEY HEALTH INSURANCE FUND WELLNESS GRANT, \$10,500.00

26-119 RESOLUTION – INSERTION OF SPECIAL ITEMS OF REVENUE IN THE BUDGET CHAPTER 159, P.L. 1948- COUNTY OF MONMOUTH DEPARTMENT OF HEALTH & HUMAN SERVICES- RED BANK SENIOR CENTER- TITLE III B FUNDS, \$5,000.00

26-120 RESOLUTION AUTHORIZE PAYMENT CERTIFICATE #6 FOR LEAD SERVICE LINE TEST PIT & SERVICE REPLACEMENT – PHASE 3 (UNDERGROUND UTILITIES CORP)

26-121 RESOLUTION AUTHORIZE PAYMENT CERTIFICATE #3 FOR LINDEN PLACE IMPROVEMENTS – NJDOT FY24 (BLACK ROCK ENTERPRISES, LLC)

26-122 RESOLUTION TO AUTHORIZE PAYMENT CERTIFICATE #5 FOR MARINE PARK IMPROVEMENTS (MONARCH EXCAVATION)

26-123 RESOLUTION TO REFUND PARKS & RECREATION REGISTRATION FEE (HERNANDEZ, WEIL)

26-124 RESOLUTION OF THE BOROUGH OF RED BANK, COUNTY OF MONMOUTH, STATE OF NEW JERSEY RENEWING LIQUOR LICENSES FOR THE PERIOD JULY 1, 2026 THROUGH JUNE 30, 2027

26-125 RESOLUTION AUTHORIZING AN EXTENSION OF THE SHARED SERVICES AGREEMENT FOR MUNICIPAL CLERK SERVICES BETWEEN THE BOROUGH OF RED BANK AND THE TOWNSHIP OF SHREWSBURY

26-126 RESOLUTION AUTHORIZING THE MAYOR AND MUNICIPAL CLERK TO EXECUTE THE FY2027 - FY2029 COOPERATION AGREEMENT WITH MONMOUTH COUNTY FOR COOPERATIVE PARTICIPATION IN THE COMMUNITY DEVELOPMENT PROGRAM PURSUANT TO THE INTERLOCAL SERVICES ACT

26-127 RESOLUTION SUPPORTING THE PASSAGE OF THE POLLUTERS PAY TO MAKE NEW JERSEY MORE AFFORDABLE ACT

26-128 AI ACCOUNTABILITY RESOLUTION IN SUPPORT OF A STATEWIDE MORATORIUM ON NEW LARGE-SCALE DATA CENTERS UNTIL COMPREHENSIVE PUBLIC INTEREST STANDARDS ARE ADOPTED

26-129 RESOLUTION APPROVING EXTENSION OF GRANT AGREEMENT WITH THE RED BANK HOUSING AUTHORITY FOR ITS PRE-DEVELOPMENT NEEDS ASSESSMENT IN FURTHERANCE OF THE BOROUGH’S AFFORDABLE HOUSING OBJECTIVES

26-130 RESOLUTION TO REFUND PARKS & RECREATION REGISTRATION FEE (DIGIUSEPPE)

DISCUSSION AND ACTION FOR MAYOR AND COUNCIL

1. Red Bank Community Block Party (Dr. Parker Blvd. between Bridge and Shrewsbury Ave): Saturday, August 22nd; 12 noon to 5 pm; Rain Date: Saturday, August 29th
2. Mori Place Block Party: Friday, July 3rd; 3 pm – 11 pm
3. Summer Solstice Festival (Riverside Gardens Park): Saturday, July 18th; Rain Date: Saturday, July 25th
4. Red Bank Townwide Yard Sale: Saturday, September 12th; Rain Date: Sunday, September 13th

Parks and Recreation:

- Juneteenth Celebration (Johnny Jazz Park): Sunday, June 21st (12 pm, march from Pilgrim Baptist Church) March from Pilgrim Baptist Church 12:00 PM

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 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

Present: Councilmember Bonatakis, Councilmember Facey-Blackwood (via Zoom), 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: Councilmember Forest

PROCLAMATIONS/ANNOUNCEMENTS/APPOINTMENTS

Mayor Portman read the following proclamations into record:

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)

Miss June Sunquist and Miss Ruthanne Pascarella read their letter into record prior to Mayor Portman reading the Proclamation

PRESENTATIONS

- Lead Line Replacement, Phase IV (Overview)- Jaclyn Flor, Engenuity

Jaclyn Flor provided an overview of the Borough's lead service line replacement program and upcoming Phase 4 project. She reviewed federal and state regulations requiring the identification and replacement of lead service lines by 2031 in New Jersey. To date, the Borough has identified or replaced approximately 77% of its 3,764 service lines, with 2,910 confirmed as non-lead. Approximately 409 known lead service lines and 445 unknown service lines remain. Phases 1 through 3 resulted in the replacement of over 800 lead service lines and extensive test-pitting efforts, supported by state and federal funding. Phase 4 will focus on replacing remaining lead service lines, identifying unknown services, and obtaining property owner right-of-entry agreements needed to complete work on private property. Staff and consultants have begun outreach efforts to secure the necessary permissions and remain ahead of the State's replacement schedule.

Mayor Portman thanked Jaclyn Flor for her presentation and inquired about the estimated number of lead service lines that may be identified among the remaining 445 unknown service lines. Ms. Flor explained that while approximately 40% of previously investigated unknowns were determined to be lead, she believes the percentage

among the remaining unknowns will likely be lower due to the age of some properties and the possibility that some service lines no longer exist. However, the Borough is conservatively budgeting based on a 40% lead rate.

Borough Manager Gant thanked Ms. Flor and the Borough's engineering team for their continued work and asked how Red Bank's progress compares to other municipalities throughout New Jersey. Ms. Flor stated that Red Bank is ahead of many municipalities in meeting lead service line replacement requirements, noting that the Borough pursued funding opportunities early, has consistently secured funding for replacement projects, and is currently in Phase 4 of its program. She indicated that many municipalities are still working to identify unknown service lines, while Red Bank has made significant progress toward meeting the State's 2031 compliance deadline.

Mayor Portman asked if there were any additional questions from the Council. Hearing none, he thanked Ms. Flor for her presentation, and the discussion concluded.

- Native Plant(s) presentation- Paulo Rodriguez Heyman, Environmental Commission

Red Bank Environmental Commission member Paulo Rodriguez Heyman presented an overview of the proposed ordinance promoting the use of native plants and prohibiting invasive species in certain development applications. He explained that native plants support local wildlife, enhance ecosystem health, and require less maintenance than non-native species.

The ordinance would apply to major site plan and major subdivision applications, while exempting existing residential properties and certain other uses. It utilizes native plant lists maintained by recognized organizations and complements New Jersey's Invasive Species Management Act. The proposal also includes species diversity requirements, a waiver process for unique circumstances, and maintenance standards for native plantings.

Mary Warner expressed strong support for the proposed ordinance and the Mayor's proclamation, noting that Red Bank is making significant progress in environmental stewardship. She highlighted ongoing efforts to obtain national wildlife community certification through partnerships among the Environmental Commission, Patchwork for Wildlife volunteers, and community members. Ms. Warner stated that the initiative aims to create an acre of new wildlife habitat throughout the Borough and noted that the ordinance would help expand those efforts by encouraging participation from the development and business community. She also offered informational materials for interested residents.

Councilmember Bonatakis stated support for the proposed ordinance and noted that it reflects long-standing interest from the Environmental Commission. She commended the clarity and structure of the ordinance, particularly the approach of using professionally maintained native plant lists, which she said provides needed flexibility over time. She added that this approach made the ordinance straightforward to support.

PUBLIC COMMENTS ON AGENDA ITEMS ONLY

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

No one came forward.

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

APPROVAL OF MINUTES

1. 5/14/2026- Regular Meeting minutes: Councilmember Bonatakis motioned to approve the minutes; Councilmember Jannone seconded the motion. A voice vote confirmed all in favor.

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

Ordinance was introduced May 14, 2026

Councilmember Bonatakis motioned to open the floor for the public hearing on Ordinance 2026-13; Councilmember Jannone seconded the motion. A voice vote confirmed all in favor.

No one came forward.

Councilmember Bonatakis motioned to close the floor for the public hearing on Ordinance 2026-13; Councilmember Jannone seconded the motion. A voice vote confirmed all in favor.

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

- 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**

Ordinance was introduced May 14, 2026

Councilmember Jannone motioned to open the floor for the public hearing on Ordinance 2026-14; Councilmember Bonatakis seconded the motion. A voice vote confirmed all in favor.

Charles Janjigian briefly thanked the governing body for their support at a prior meeting. During his comments, the Mayor clarified that the current ordinance discussion was specific to Count Basic Park and noted that Mr. Janjigian's remarks appeared to relate to a different matter. Mr. Janjigian acknowledged the clarification and indicated he would reserve additional comments for the general public comment portion later in the meeting.

Councilmember Bonatakis motioned to close the floor for the public hearing on Ordinance 2026-14; Councilmember Jannone seconded the motion. A voice vote confirmed all in favor.

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

- 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**

Ordinance was introduced May 14, 2026

Deputy Mayor Triggiano motioned to open the floor for the public hearing on Ordinance 2026-15; Councilmember Jannone seconded the motion. A voice vote confirmed all in favor.

Borough Manager Gant made a brief comment noting that the Borough received approximately \$1 million in grant funding related to the lead service line replacement program presented by Jaelyn Flor.

No one came forward.

Deputy Mayor Triggiano motioned to close the floor for the public hearing on Ordinance 2026-15; Councilmember Jannone seconded the motion. A voice vote confirmed all in favor.

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

- 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

Ordinance was introduced May 14, 2026

Deputy Mayor Triggiano motioned to open the floor for the public hearing on Ordinance 2026-16; Councilmember Jannone seconded the motion. A voice vote confirmed all in favor.

No one came forward.

Deputy Mayor Triggiano motioned to close the floor for the public hearing on Ordinance 2026-16; Councilmember Jannone seconded the motion. A voice vote confirmed all in favor.

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

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

Deputy Mayor Triggiano motioned to approve Ordinance 2026-18 on first reading and to authorize the notice of approval and public hearing to be held on June 11, 2026, Councilmember Bonatakis seconded. A roll call vote confirmed all in favor.

Mayor Portman stated that the public hearing on the ordinance would be held on June 11, 2026.

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

Councilmember Jannone motioned to approve Ordinance 2026-19 on first reading and to authorize the notice of approval and public hearing to be held on June 11, 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 June 11, 2026.

RESOLUTIONS:

Councilmember Yuro motioned to approve resolutions 26-106 through 26-116 under Consent Agenda; Councilmember Bonatakis seconded the motion. A roll call vote confirmed all in favor.

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

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

1. Charles Janjigian, Spring St.: provided comments regarding Marine Park improvements, noting general satisfaction with construction progress and raising questions about future safety certifications for playground equipment, including a proposed zip line feature. He asked about compliance with applicable safety and liability requirements and referenced coordination with the Borough's Department of Public Utilities.

The Borough Manager clarified that playground safety inspections are conducted by the Borough's Joint Insurance Fund, which performs annual inspections and issues required reports and recommendations. He noted that DPU staff are not certified playground safety inspectors and that certified inspections and oversight are handled through the insurance program. Mr. Janjigian acknowledged the explanation and expressed appreciation for the clarification.

2. Barbara Boas, Branch Avenue: expressed appreciation for the Borough Police Department. She shared a personal incident and noted that officers responded promptly to check on her residence and ensure her safety. Ms. Boas commended the responding officer for being courteous and professional and offered praise for the Police Department's service and conduct.

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

MAYOR & COUNCIL COMMENTS

Councilmember Bonatakis: briefly commented on the positive impression left by the Borough's recent Third Grade visitation event and stated she had no additional report.

Councilmember Yuro: provided an update on Broadwalk, noting a strong start to the 2026 season with increased attendance at programmed events and positive public engagement. He cited visitor data showing significant year-over-year increases, including a 52% increase on opening day and a 64% increase during the Dog Walk event, with most visitors coming from Red Bank and surrounding municipalities.

He also highlighted recent downtown developments, including the opening of Crazy Storybooks bookstore, upcoming ribbon cutting, and the opening of Aura Coffee Roasters on Broad Street. Councilmember Yuro additionally

referenced attendance at a recent HABcore ribbon cutting and commended the organization's work in addressing housing needs. He concluded by expressing enthusiasm for ongoing improvements to Marine Park.

Councilmember Jannone: reported that the library restroom has been repaired and noted there had been some delay in completion. She also shared that the Dog Walk on Broadwalk was well attended and enjoyable, and noted participation in ongoing community wellness initiatives, including senior resource programming at Parker Clinic. She added that planning is underway for the upcoming "Lunch Breaks" event in August, including distribution of knapsacks and sneakers.

Councilmember Facey-Blackwood: reported that the Environmental Commission Green Team is pleased with the introduction of the native plant ordinance and commended the collaborative process used in developing it. She also noted the Shade Tree Committee's support for upcoming tree plantings in Marine Park, including approximately fifty-five (55) new trees.

She further stated that she will be sharing information regarding a request from Clean Water Action seeking support for state legislation related to warehouse and port pollution reduction (S2339A/A2740). She concluded by expressing appreciation for community advocacy efforts related to immigrant protections at Delaney Hall.

Councilmember Forest: absent

Deputy Mayor Triggiano: Deputy Mayor Triggiano reported that two pushcart vendor approvals were awarded at the meeting, including Blue Range Hospitality, offering American food, and Jalapeño Snacks, offering Mexican snacks including Fruta Locas. She expressed enthusiasm for the new vendors and their anticipated contribution to summer offerings. She concluded with brief remarks supporting the closure of detention facilities at Delaney Hall.

Mayor Portman: Mayor Portman shared remarks regarding attendance at the wake of his neighbor, Bob Talarico, noting a strong turnout and a meaningful community tribute.

He also referenced the HABcore ribbon cutting on Wall Street, highlighting the project's role in providing housing for three families and assisting with affordable housing requirements, and expressed continued appreciation for the organization's partnership with the Borough.

The Mayor announced he will be absent from the next Council meeting, noting that Deputy Mayor Triggiano will preside in his absence.

MANAGER'S REPORT- Manager Gant reported the following:

The Borough Manager thanked the Mayor and Council for approving a resolution supporting his continued service for an additional three years, noting the importance of leadership continuity for staff. He reported attending a New Jersey Municipal Managers Association conference focused on redevelopment and rehabilitation projects and how municipalities manage development agreements.

He highlighted National Public Works Week activities, including a Department of Public Works BBQ, and expressed appreciation for staff contributions. He also discussed coordination with the grant writer and engineer on 2026 NJDOT grant opportunities and the use of a roadway assessment system to prioritize street resurfacing while also evaluating underlying infrastructure conditions.

Additional updates included recognition of the Memorial Day ceremony and communications team efforts, and promotion of upcoming World Cup watch parties at Count Basie Park and Broadwalk, supported by a state grant. He also noted receipt of a \$10,500 grant from the Central Jersey Health Insurance Fund for the Employee Wellness Program, emphasizing its positive impact on organizational culture and staff well-being.

Deputy Mayor Triggiano expressed strong appreciation for the Borough Manager's leadership and thanked him for his continued service following approval of his contract extension. She stated that the Borough Manager has positively transformed the organizational culture and emphasized the impact of leadership continuity on employees and overall Borough operations. She also commended the Employee Wellness Program and noted visible

improvements in the Borough over the past several years under current administration, concluding with appreciation for the Manager's contributions.

EXECUTIVE SESSION- None

ADJOURNMENT: 7:45 p.m.

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

Respectfully submitted,

Mary Moss, RMC
Borough Clerk

DRAFT MEETING MINUTES

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

ORDINANCE NO. 2026-17

**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**

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

WHEREAS, the New Jersey Historic Preservation Office has identified the following properties as historically significant and has designated them on the New Jersey and National Registers of Historic Places:

Block	Lot	Address	Name
43	2 & 3	99 Monmouth Street	Carlton Theatre
75.01	86.01	94 Drs James Parker Blvd	T Thomas Fortune House
9	2	31 Union Street	Monmouth Boat Club
9	1	9 Union Street	North Shrewsbury Ice Boat & Yacht Club
104	13	164 Broad Street	Anthony Reckless Estate
41	2 & 3	Monmouth Street	Red Bank Passenger Station
46	1	51 Monmouth Street	Shrewsbury Town Hall
38	13	2-40 Bridge Avenue	Sigmund Eisner Company Complex
10	13	41-43 E Front Street	Stout House
106	39	20 South Street	Robert White House
108	1	101 Harding Road	Red Bank Middle School
74	5	49 Catherine Street	River Street Commons

WHEREAS, these properties have been surveyed and found to contribute to the historic character of the State and the Borough of Red Bank, and

WHEREAS, these properties are examples of a specific historical period, event, or architectural style; and

WHEREAS, the Red Bank Historic Preservation Commission has reviewed the historic surveys of these properties and determined that, to protect their integrity, they should be included in the local registry of historic places; and

WHEREAS, pursuant to Chapter 490-55 (C), the Commission can make recommendations to the Planning Board and the Governing Body regarding historic resources to be locally designated; and

WHEREAS, the Commission recommends that the Governing Body locally designate the properties listed on the State and National registries as individual historic sites; and

WHEREAS, pursuant to the Municipal Land Use Law, N.J.S.A. 40:55D-65.1 and Chapter 490-55, the Governing Body may adopt an ordinance amending the zoning regulations to designate local landmarks based on the recommendation of the Commission.

BE IT ORDANED by the Mayor and Council of the Borough of Red Bank, County of Monmouth, State of New Jersey, that Chapter 490: Planning and Development Regulations, of the Borough's Revised General Ordinances is hereby amended as follows (stricken text deleted; underlined text added):

§490-55 Historic districts/sites regulations and procedures.

B. Designation of districts. The following historic districts and sites are delineated and described in the Historic Preservation Element of the Master Plan and are hereby designated on the official Borough Zoning Map. The boundaries of the historic district(s), including those improvements located therein, are established as overlay zoning districts on the Borough of Red Bank Zoning Map. If a property is partly within a designated district, the designation shall apply to the entire property.

(1) Broad Street Historic District. The Broad Street Historic District is designated on the Zoning Map of the Borough of Red Bank. The Zoning Map is incorporated herein by reference.

(2) Washington Street Historic District. The Washington Street District is designated on the Zoning Map of the Borough of Red Bank.

(3) Additional designated districts and sites.

<u>Block</u>	<u>Lot</u>	<u>Address</u>
<u>43</u>	<u>2 & 3</u>	<u>99 Monmouth Street</u>
<u>75.01</u>	<u>86.01</u>	<u>94 Drs James Parker Blvd</u>
<u>9</u>	<u>2</u>	<u>31 Union Street</u>
<u>9</u>	<u>1</u>	<u>9 Union Street</u>
<u>104</u>	<u>13</u>	<u>164 Broad Street</u>
<u>41</u>	<u>2 & 3</u>	<u>Monmouth Street</u>
<u>46</u>	<u>1</u>	<u>51 Monmouth Street</u>
<u>38</u>	<u>13</u>	<u>2-40 Bridge Avenue</u>

<u>10</u>	<u>13</u>	<u>41-43 E Front Street</u>
<u>106</u>	<u>39</u>	<u>20 South Street</u>
<u>108</u>	<u>1</u>	<u>101 Harding Road</u>
<u>74</u>	<u>5</u>	<u>49 Catherine Street</u>

Any additional designated districts and sites or any changes in the designation of historic districts and historic sites shall be effectuated by amendment of this section in accordance with procedures provided for under Municipal Land Use Law, N.J.S.A. 40:55D-1 et seq., and the procedures set forth in this section, which shall include designation of the historic district or site on the Zoning Map.

INTRODUCTION						COUNCILMEMBER	FINAL ADOPTION					
Moved	Sec.	Aye	Nay	Abs.	NP		Moved	Sec.	Aye	Nay	Abs.	NP
		X				KRISTINA BONATAKIS						
	X	X				NANCY FACEY-BLACKWOOD						
		X				BEN FOREST						
		X				LAURA JANNONE						
X		X				BEN YURO						
		X				KATE TRIGGIANO						
		X				MAYOR WILLIAM PORTMAN						
Introduced: May 14, 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: June 11, 2026												
						<hr/> 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.

INTRODUCTION						COUNCILMEMBER	FINAL ADOPTION					
Moved	Sec.	Aye	Nay	Abs.	NP		Moved	Sec.	Aye	Nay	Abs.	NP
	X	X				KRISTINA BONATAKIS						
		X				NANCY FACEY-BLACKWOOD						
				X		BEN FOREST						
		X				LAURA JANNONE						
		X				BEN YURO						
X		X				KATE TRIGGIANO						
		X				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: June 11, 2026												
						<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**

ORDINANCE NO. 2026-19

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').

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

ORDINANCE NO. 2026-19

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

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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.

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- (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.
- (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
 - [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
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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.

INTRODUCTION						COUNCILMEMBER	FINAL ADOPTION					
Moved	Sec.	Aye	Nay	Abs.	NP		Moved	Sec.	Aye	Nay	Abs.	NP
		X				KRISTINA BONATAKIS						
		X				NANCY FACEY-BLACKWOOD						
				X		BEN FOREST						
X		X				LAURA JANNONE						
	X	X				BEN YURO						
		X				KATE TRIGGIANO						
		X				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: June 11, 2026												
						Mary Moss, RMC- Borough Clerk						

**BOROUGH OF RED BANK
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ORDINANCE NO. 2026-20

**ORDINANCE AMENDING CHAPTER 680: “VEHICLES AND TRAFFIC” TO CREATE
TWO FIFTEEN-MINUTE PARKING SPACES ON BROAD STREET AT PETERS PLACE**

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

CHAPTER 680: “VEHICLES AND TRAFFIC”

* * *

ARTICLE V: SCHEDULES

* * *

§ 680-38 Schedule IV: Time-Limited Parking

A. In accordance with the provisions of § 680-3F, no person shall park a vehicle for longer than the time limit shown on any of the following streets or parts of streets.

<i>Name of Street</i>	<i>Sides</i>	<i>Time Limit</i>	<i>Hours</i>	<i>Location</i>
Arthur Place	Both	2 hours	8:00 a.m. to 8:00 p.m.	Between Irving Place and Bergen Place
Branch Avenue	South	15 minutes	8:00 a.m. to 6:00 p.m.	Between Hudson Avenue and South Street
Bridge Avenue	Both	2 hours	8:00 a.m. to 6:00 p.m.	Between Drs. James Parker Boulevard and Sunset Avenue
Bridge Avenue	Both	3 hours	8:00 a.m. to 6:00 p.m.	Between Herbert Street and Riverside Avenue
Broad Street	Both	2 hours	8:00 a.m. to 6:00 p.m.	From West Front Street to the Conrail right-of-way at the intersection of Broad Street and Maple Avenue, except for the area set forth in § 680-3F of this chapter, 15-minute parking zone
Broad Street	East	15 minutes	8:00 a.m. to 5:00 p.m.	Starting at a point 82 feet south of the intersection of Harding Road and running south for a distance of 170 feet
Broad Street	East	15 minutes	9:00 a.m. to 9:00 p.m.	From a distance of 35 feet north of the intersection of Mechanic Street and running north for a distance of 22 feet
<u>Broad Street</u>	<u>West</u>	<u>15 minutes</u>	<u>6:00 a.m. to 9:00 p.m.</u>	<u>From a distance of 5 feet south of the curb bump-out at the southwest corner of Broad Street and Peters Place and running south for a distance of 40 feet</u>

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<i>Name of Street</i>	<i>Sides</i>	<i>Time Limit</i>	<i>Hours</i>	<i>Location</i>
Broad Street	West	15 minutes	6:00 a.m. to 9:00 p.m.	From a distance of 38 feet north of the intersection of White Street and running north for a distance of 22 feet
Canal Street	South	1 hour	8:00 a.m. to 6:00 p.m.	On the south side of Canal Street beginning at a point 35 feet east of Broad Street and running east for a distance of 80 feet
Canal Street	South	1 hour	8:00 a.m. to 6:00 p.m.	On the south side of Canal Street beginning at a point 175 feet east of Broad Street running east for a distance of 60 feet
Chapin Avenue	Both	2 hours	–	From Munson Place to eastern terminus
Chestnut Street	Both	3 hours	6:00 a.m. to 6:00 p.m.	Between Maple Avenue and Shrewsbury Avenue
Drummond Place	Both	1 hour	8:00 a.m. to 6:00 p.m.	Between Gold Street and Peters Place
Drummond Place	West	1 hour	8:00 a.m. to 6:00 p.m.	Between Monmouth Street and Gold Street
East Bergen Place	Both	3 hours	8:00 a.m. to 6:00 p.m.	Between Maple Avenue and Branch Avenue
East Front Street	North	2 hours	8:00 a.m. to 6:00 p.m.	Beginning at a point 236 feet east of Wharf Avenue to a point 52 feet west of North Washington Street
East Front Street	North	2 hours	8:00 a.m. to 6:00 p.m.	Beginning at a point 236 feet east of Wharf Avenue to a point 52 feet west of North Washington Street
East Front Street	North	2 hours	8:00 a.m. to 6:00 p.m.	Beginning at the northeast corner of North Washington Street and proceeding east for a distance of 167 feet
East Front Street	South	2 hours	8:00 a.m. to 6:00 p.m.	Beginning at a point 425 feet east of the intersection of Globe Court easterly 103 feet to a point 170 feet west of Washington Street; from Washington Street easterly to a point 98 feet westerly of the intersection of Spring Street
Globe Court	West	15 minutes	9:00 a.m. to 6:00 p.m., Monday to Saturday	Starting 25 feet south of its intersection with West Front Street and extending 50 feet in a southerly direction
Grant Square	East	15 minutes	6:00 a.m. to 6:00 p.m.	Beginning at a point 30 feet north of the intersection with Monmouth Street and running northwesterly for a distance of 60 feet

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<i>Name of Street</i>	<i>Sides</i>	<i>Time Limit</i>	<i>Hours</i>	<i>Location</i>
Harding Road	North	3 hours	8:00 a.m. to 6:00 p.m.	Between Hudson Avenue and Spring Street
Harding Road	South	2 hours	8:00 a.m. to 6:00 p.m.	Beginning at a point 90 feet from the intersection of Broad Street east to a point 180 feet west of the intersection of Hudson Avenue
Herbert Street	Both	2 hours	8:00 a.m. to 6:00 p.m.	Between Bridge Avenue and Shrewsbury Avenue
Highland Avenue	Both	3 hours	8:00 a.m. to 6:00 p.m.	Entire length
Horace Place	Both	2 hours	8:00 a.m. to 8:00 p.m.	Between Elm Place and Harding Road
Hubbard Park		2 hours	8:00 a.m. to 6:00 p.m.	Beginning 50 feet from the westerly corner of River Road the westerly entrance of Hubbard Park for a distance of 195 feet in a northerly direction
Hudson Avenue	Both	2 hours	8:00 a.m. to 6:00 p.m.	Between Harding Road and Bergen Place
Irving Place	Both	2 hours	8:00 a.m. to 6:00 p.m.	Between Broad Street and Maple Avenue
Leighton Avenue	Both	2 hours	8:00 a.m. to 4:00 p.m.	From Newman Springs Road to Locust Avenue
Leonard Street	Both	2 hours	8:00 a.m. to 6:00 p.m.	From Bridge Avenue east to the end
Leroy Place	Both	2 hours	8:00 a.m. to 6:00 p.m.	Between Broad Street and Maple Avenue
Linden Place	Both	2 hours	8:00 a.m. to 8:00 p.m.	Between Broad Street and Spring Street
Manor Drive	Both	2 hours	8:00 a.m. to 8:00 p.m.	Off Spring Street
Maple Avenue	Both	2 hours	8:00 a.m. to 6:00 p.m.	Between Monmouth Street and Bergen Place
Marine Park	All marked parking spaces	3 hours	8:00 a.m. to 6:00 p.m.	Area known as Marine Park, more particularly described as Lot 5B, Block 3, of the Borough of Red Bank Tax Map
McLaren Street	Both	2 hours	8:00 a.m. to 8:00 p.m.	Between Spring Street and Throckmorton Avenue
Mechanic Street	North	2 hours	8:00 a.m. to 6:00 p.m.	Between Broad Street and Globe Court, exclusive of the loading zone

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<i>Name of Street</i>	<i>Sides</i>	<i>Time Limit</i>	<i>Hours</i>	<i>Location</i>
Mechanic Street	South	2 hours	8:00 a.m. to 6:00 p.m.	Beginning at a point 220 feet east of Broad Street and running east to Globe Court
Monmouth Street	Both	2 hours	8:00 a.m. to 6:00 p.m.	Between Broad Street and Burrows Place
Monmouth Street	Both	2 hours	8:00 a.m. to 6:00 p.m.	Between Bridge Avenue and Shrewsbury Avenue
Monmouth Street	North	15 minutes	9:00 a.m. to 6:00 p.m.	Starting at a point 85 feet east of Pearl Street and running east for 57 feet
Monmouth Street	North	15 minutes	9:00 a.m. to 9:00 p.m.	Starting at a point 129 feet west of the intersection of Broad Street and running west for a distance of 22 feet
Monmouth Street	North	15 minutes	8:00 a.m. to 5:00 p.m.	Starting at a point 346 feet west of Broad Street and running west for a distance of 75 feet
Monmouth Street	North	15 minutes	9:00 a.m. to 6:00 p.m.	Starting at a point 210 feet east of Maple Avenue and running east for a distance of 22 feet
Monmouth Street	South	15 minutes	9:00 a.m. to 6:00 p.m.	Starting at a point 360 feet west of the intersection of Broad Street and running west for a distance of 22 feet
North Washington Street	West	2 hours	8:00 a.m. to 6:00 p.m.	Beginning at a point 35 feet north of Union Street and extending for a distance of 198 feet in a northerly direction
Oakland Street	Both	3 hours	6:00 a.m. to 6:00 p.m.	Between Maple Avenue and West Street
Oakland Street	Both	3 hours	6:00 a.m. to 6:00 p.m.	Between Bridge Street and Shrewsbury Avenue
Oakland Street	South	2 hours	8:00 a.m. to 6:00 p.m.	Beginning at a point 41 feet east of the intersection of Oakland Street and Bridge Avenue (as bumped out by sidewalk) and thence running easterly for a distance of 33 feet
Oakland Street	South	2 hours	8:00 a.m. to 6:00 p.m.	Beginning at a point 157 feet east of the intersection of Oakland Street and Bridge Avenue (as bumped out by sidewalk) and running easterly a distance of 21 feet
Oakley Lane	East	1 hour	8:00 a.m. to 6:00 p.m.	Beginning at a point 38 feet north of Front Street and extending north to a point 35 feet from Union Street
Oldfield Street	Both	2 hours	8:00 a.m. to 8:00 p.m.	Between Spring Street and William Street

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<i>Name of Street</i>	<i>Sides</i>	<i>Time Limit</i>	<i>Hours</i>	<i>Location</i>
Pearl Street	Both	3 hours	6:00 a.m. to 6:00 p.m.	Between Monmouth Street and south end of Pearl Street
Reckless Place	North	2 hours	8:00 a.m. to 6:00 p.m.	Between Broad Street and Maple Avenue
Shrewsbury Avenue	Both	2 hours	8:00 a.m. to 6:00 p.m.	Between Drs. James Parker Boulevard and Monmouth Street
Shrewsbury Avenue	East	15 minutes	All hours	Beginning at a point 110 feet north of Drs. James Parker Boulevard and extending north for a distance of 20 feet
Shrewsbury Avenue	East	15 minutes	8:00 a.m. to 5:00 p.m.	Starting at a point 25 feet south of the intersection of Shrewsbury Avenue and Oakland Street running south for a distance of 50 feet
Shrewsbury Avenue	West	15 minutes	8:00 a.m. to 5:00 p.m.	Beginning at a point 25 feet south of the intersection of Shrewsbury Avenue and DeForrest Avenue and running south for a distance of 66 feet
South Street	Both	3 hours	8:00 a.m. to 6:00 p.m.	Between Branch Avenue and East Bergen Place
Spring Street	East	3 hours	8:00 a.m. to 6:00 p.m.	Between Harding Road and the Red Bank-Little Silver Borough line
Union Street	Both	2 hours	8:00 a.m. to 6:00 p.m.	Between Wharf Avenue and Boat Club Court
Union Street	North	3 hours	8:00 a.m. to 6:00 p.m.	Between Wharf Avenue and Oakley Lane
Union Street	South	1 hour	8:00 a.m. to 6:00 p.m.	Between Oakley Lane and Wharf Avenue
Wall Street	North	1 hour	8:00 a.m. to 6:00 p.m.	Between Pearl Street and West Street
Wallace Street	Both	2 hours	8:00 a.m. to 8:00 p.m.	Between Broad Street and McLaren Street
Wallace Street	South	15 minutes	9:00 a.m. to 9:00 p.m.	Starting at a point 20 feet east of the intersection with Broad Street and running a distance of 40 feet
Washington Street	Both	2 hours	8:00 a.m. to 8:00 p.m.	Between East Front Street and Linden Place
Waverly Place	South	2 hours	8:00 a.m. to 6:00 p.m.	Beginning at a point 240 feet east of the intersection of Maple Avenue and running east to a point 50 feet west of the intersection of Broad Street

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<i>Name of Street</i>	<i>Sides</i>	<i>Time Limit</i>	<i>Hours</i>	<i>Location</i>
West Front Street	Both	2 hours	8:00 a.m. to 6:00 p.m.	Between Broad Street and Maple Avenue
West Front Street	South	15 minutes	8:00 a.m. to 9:00 p.m.	Starting at a point 108 feet west of the intersection with Broad Street and running westerly for a distance of 44 feet to the intersection with Emanuel Court
West Front Street	South	2 hours	8:00 a.m. to 6:00 p.m.	Starting at a point 35 feet from the intersection of Maple Avenue and running west for a distance of 200 feet
West Street	West	3 hours	6:00 a.m. to 6:00 p.m.	Between West Front Street and Chestnut Street
Wharf Avenue	West	2 hours	8:00 a.m. to 6:00 p.m.	Beginning at a point 90 feet north of the intersection of East Front Street and running northerly to Union Street
White Street	Both	15 minutes	6:00 a.m. to 9:00 p.m.	Starting at a point 150 feet west of the intersection with Broad Street and running a distance of 42 feet west on the north side and 22 feet on the south side
White Street	North	15 minutes	6:00 a.m. to 9:00 p.m.	Starting at a point 150 feet west of the intersection with Broad Street and running a distance of 42 feet
White Street	North	2 hours	8:00 a.m. to 6:00 p.m.	Starting at a point 131 feet west from Broad Street and extending westerly to Maple Avenue
White Street	South	15 minutes	8:00 a.m. to 6:00 p.m.	From a distance of 130 feet west of the intersection with the west side of Broad Street and running a distance of 20 feet
White Street	South	2 hours	8:00 a.m. to 6:00 p.m.	Beginning at a point 150 feet west from Broad Street and extending westerly to Maple Avenue

B. Valet parking. In accordance with the provisions of § 680-3F of this chapter, there shall be no one-hour parking on the following streets or parts thereof. These areas shall be designated as valet parking only. The use of spaces designated is limited to valet parking services sponsored by Red Bank retail businesses. Signage identifying valet service is limited to the message "Public Valet Parking."

- (1) Vehicles to be parked by valet service are required to be parked in the Globe Court Garage.

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<i>Name of Street</i>	<i>Side</i>	<i>Day; Time</i>	<i>Location</i>
Broad Street	East	Saturday; 9:00 a.m. to 6:00 p.m.	Beginning 35 feet from the northerly curbline of Wallace Street to a point 42 feet therefrom
Broad Street	West	Saturday; 9:00 a.m. to 6:00 p.m.	Beginning 35 feet from the southerly curbline of West Front Street to a point 41 feet therefrom

BE IT FURTHER ORDAINED by the Mayor and Council of the Borough of Red Bank that any ordinances or portions thereof which are inconsistent with the provisions of this Ordinance are hereby repealed as of the effective date of this Ordinance. All other provisions of the Revised General Ordinances are ratified and remain in full force and effect.

BE IT FURTHER ORDAINED by the Mayor and Council of the Borough of Red Bank that if any provision of this Ordinance or the application of such provision to any person or circumstance is declared invalid, such invalidity shall not affect the other provisions or applications of this Ordinance which can be given effect, and to this end, the provisions of this Ordinance are declared to be severable.

BE IT FURTHER ORDAINED by the Mayor and Council of the Borough of Red Bank that this Ordinance shall take effect immediately upon adoption and publication in accordance with the laws of the State of New Jersey.

NOTICE OF PENDING ORDINANCE

NOTICE IS HEREBY GIVEN that the foregoing ordinance was introduced and passed by the Borough Council on first reading at a meeting of the Borough Council of the Borough of Red Bank held on the **11th day of June, 2026**, and will be considered for second reading and final passage at a meeting of the Borough Council to be held on the **25th 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						
						KATE TRIGGIANO						
						BEN YURO						
						MAYOR WILLIAM PORTMAN						
Introduced: June 11, 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: June 25, 2026												
						<hr/> Mary Moss, RMC- Borough Clerk						

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

ORDINANCE 2026-21

**ORDINANCE AMENDING CHAPTER 530: “RENT CONTROL” OF THE
BOROUGH’S REVISED GENERAL ORDINANCES TO UPDATE AND
CLARIFY THE BOROUGH’S RENT CONTROL REGULATIONS**

WHEREAS, the Borough of Red Bank (the “Borough”) maintains a Rent Leveling Board with the power to promulgate such regulations as it deems necessary to implement appropriate rent control regulations applicable to certain rental dwelling units within the Borough; and

WHEREAS, the Borough’s rent control regulations are codified in Chapter 530: “Rent Control” of the Borough’s Revised General Ordinances; and

WHEREAS, the Rent Leveling Board has made certain recommendations to the Borough Council for the revision of Chapter 530: “Rent Control” of the Borough’s Revised General Ordinances to update said regulations in accordance with existing law and to clarify the applicability of such regulations; and

WHEREAS, the Borough Council has reviewed the recommendations of the Rent Leveling Board and approves of same;

NOW, THEREFORE, BE IT ORDAINED that the Mayor and Council of the Borough of Red Bank, County of Monmouth, State of New Jersey, hereby amend Chapter 530: “Rent Control” of the Borough’s Revised General Ordinances as follows:

CHAPTER 530: “RENT CONTROL”

ARTICLE I: “RENT CONTROL”

§ 530-1 Definitions.

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

DATE THAT THE LEASE IS ENTERED INTO

In the case of the renewal of leases, shall mean the starting date of the last renewal term.

EXISTING LEGAL RENT

The actual legal monthly rental a tenant is paying for his apartment. At the time of adoption of this article, if the present monthly rent being paid by a tenant is \$280 and the tenant is also paying a \$20 a month tax surcharge, the existing legal rent for the next permissible increase will be \$300, and the next permissible increase will be 80% of the increased percentage in CPI, as set forth in § 530-2B of this article, multiplied by this \$300. Thereafter, the "existing rent" will be this \$300 plus any CPI increases.

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ORDINANCE 2026-21

HOUSING SPACE, DWELLING or APARTMENT

~~Shall mean and include the portion of a structure rented or offered for rent for living and dwelling purposes to one individual or family unit; together with all privileges, services, furnishings, furniture, equipment, facilities, parking and garage facilities (whether optional or mandatory), and improvements connected with the use or occupancy of such portion of the property. Included are any building, structure, mobile home or land used as a mobile home park, rented or offered for rent to one or more tenants or family units. Exempt from this chapter are motels, hotels and similar type buildings; commercial buildings; two or less housing units and housing structures of two units or less. Housing units newly constructed and rented for the first time are exempt under state statute, N.J.S.A. 2A:42-84.2, which may provide a temporary exemption for newly constructed multiple dwellings for a period of time not to exceed the time of amortization of any initial mortgage loan obtained for the multiple dwelling or for 30 years following completion of construction, whichever is less. The new construction exemption shall be in accordance with and per the requirements of N.J.S.A. 2A:42-84.1 et seq., as amended, with new construction defined per the Act under the phrase "constructed" to mean constructed, erected or converted, but excludes rehabilitation of premises rented previously for residential purposes without an intervening use for other purposes for a period of at least two years prior to conversion. Mere vacancy shall not be considered an intervening use for the purposes of this chapter. Further exemption may exist by the preemption or partial preemption by federal and state statutes regulating residential rents, such as, but not limited to, dwellings owned by HUD, financed under the federal programs and subject to regulations promulgated by the Department of Housing and Urban Development and housing regulated and provided under the New Jersey Housing Finance Agency Law of 1967 (N.J.S.A. 55:14J).~~

This Chapter shall apply to all rental dwelling units in buildings containing three or more units on one parcel as assessed by the Municipal Tax Assessor, inclusive of whether any of the units are owner occupied, along with three or more rental units subject to common ownership, or within a co-op or condominium complex, whether on one parcel or more, except for the following exceptions:

A. Motels and Hotels;

B. Multiple Dwelling Units as defined in N.J.S.A. 2A:42-84.1 in a building constructed on or after June 25, 1987 which was not constructed for occupation by senior citizens for a period of time not to exceed the period of amortization of any initial mortgage loan obtained for the multiple dwelling, or for 30 years following completion of construction whichever is less. This exemption applies only where the owner has complied with all requirements contained in N.J.S.A. 2A:42-84.1 et seq., including the filing with the Municipal Construction Official required by N.J.S.A. 2A:42-84.4 and the service of a written statement upon the tenant required by N.J.S.A. 2A:42- 84.3. This exception

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

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shall not apply to rehabilitated buildings that during their rehabilitation maintain at least 2 rigid walls and a secure roof and also excludes rehabilitation of premises rented previously for residential purposes without an intervening use for other purposes for a period of at least 2 years prior to the conversion. Meer vacancy shall not be considered an intervening use for the purpose of this Chapter;

- C. Housing restricted to students by a school, college or similar accredited institution which owns or controls that housing;
- D. Dwellings in any building containing 2 or fewer dwelling units;
- E. Dwellings which are owner occupied for not less than 6 months per year;
- F. Dwelling units licensed as a Rooming or Boarding Home by the New Jersey Department of Community Affairs;
- G. Dwelling units licensed as group home by the New Jersey Department of Community Affairs;
- H. Dwelling Units licensed as emergency shelter for the homeless by the New Jersey Department of Community Affairs;
- I. Dwellings which are restricted to low, moderate and middle-income households via affordability controls such as but not limited to a deed restriction or funding restriction;
- J. Dwellings in any hospital, convent, monastery, extended medical care facility, asylum, nonprofit home for the aged;
- K. Any dwelling for which a landlord has obtained and maintains a valid Short- term Rental Permit pursuant to Red Bank Ordinances.

NOTIFY or NOTIFICATION

Either certified mail, or regular mail or hand delivery acknowledged by written receipt; or if the party refuses to claim or acknowledge delivery, by regular mail.

PRICE INDEX

The most recently available monthly "Consumer Price Index for Urban Wage Earners and Clerical Workers, Northern New Jersey/New York/Long Island Area" published by the Bureau of Labor Statistics, United States Department of Labor.

SUBSTANTIAL COMPLIANCE

That the housing space and dwelling are free from all heat, hot water, elevator and all health, safety and fire violations as well as 90% qualitatively free of all other violations of the Red Bank Property Maintenance Code.

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TENANCY

One who holds lands of another; one who has the temporary use and occupation of real property owned by another person (called the "landlord") with a duration of terms of said tenancy fixed by law and/or Lease Agreement. A Tenancy subject to this Chapter is not affected by part-time occupancy or requiring full-time occupancy unless falling under the exemptions aforesaid.

* * *

§ 530-4 Appeal by Landlord.

- A. In the event that a landlord cannot receive a fair return after having received the increase provided in § 530-2 of this article, he may appeal to the Rent Leveling Board for increased rental. The Board may grant a hardship rent increase to meet this requirement. The landlord must provide evidence according to the standards recognized at law for determining fair return. The Board will rely upon the recognized standard that a landlord should receive a net operating income of at least 40% of the gross annual income after deducting reasonable and necessary operating expenses, in the absence of an adequate showing that utilization of this standard will result in an unfair return to the landlord. Operating expenses shall not include mortgage principal or interest payments, depreciation or amortization. Any hardship increase granted by the Board will take the place of the annual CPI increase and shall be equally prorated to all units within the structure 30 days after the decision of the Rent Leveling Board, provided that no increase shall take effect with regard to any tenant who has a written lease until the expiration of the lease unless the lease provides otherwise.
- B. Landlord may seek additional surcharges for major capital improvements or services. To qualify for a major improvement surcharge, claimant must show a benefit to the tenant, in the form of improved lifestyle, convenience, ease and/or security. The landlord must notify each tenant of the total cost of the completed capital improvement or service, the number of years of useful life of the improvement as claimed by the landlord for purposes of depreciation for income tax purposes, the cost of the improvement, the total number of square feet to the dwelling or garden apartment complex, the total square feet occupied by the tenant and the capital improvement surcharge he is seeking from each tenant. The landlord seeking a capital improvement or service surcharge shall appeal for the surcharge to the Rent Leveling Board, who shall determine if the improvement is a major improvement and if so, may permit such increase to take place and may direct that the increase shall be collected in equal monthly payments spread over the useful life of the capital improvement. If the increase is granted, it shall not be considered rental and calculated in cost of living increases. In any event, no increase authorized by this section shall exceed 15% of the tenant's rent.
- C. Prior to any such appeal to the Board provided for in Subsections A and B of this section, a landlord must post in the lobby of each building, or if no lobby is present, in a conspicuous place in and about the premises a notice of the appeal setting forth the basis for the appeal. The notice must be posted for at least 15 days prior to the proposed date

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of appeal. The landlord shall also send a separate notice by certified mail/return receipt requested or personal service to each tenant at least 15 days prior to the proposed date of the appeal, which notice shall include a copy of the complaint filed or application, including all exhibits supplied in connection with the appeal, and the date, time and place that the appeal will be heard. Landlord must also submit to the Board a certification from the Borough's Construction Official or his/her authorized designee that the building and grounds are in substantial compliance with the municipal property maintenance code. The landlord must also provide proof to Board that there are no outstanding property taxes and water and sewer charges at the time of the appeal.

D. As used in this section:

- (1) "Fair net operating income" shall mean the amount determined by subtracting reasonable and necessary operating expenses from gross annual income, which amount should not be less than 40% of the gross annual income.
- (2) "Gross annual income" shall mean all income resulting directly or indirectly from the operation of a property or building such as all rent received or collectable, including any rent from a less than arm's length transaction, the landlord's share of interest on security deposits, all earnings from commission, vending machines, late fees, pet fees, parking fees, pool fees, key charges, finder's fees, amount received from successful tax appeals, income from rebates, tax surcharges, capital improvement surcharges, computed in accordance with the provisions and limitations of this section.
- (3) "Reasonable and necessary operating expenses" includes all expenses incurred and paid by a landlord necessary to the operation and maintenance of the residential rental property during the period reflected in the income computed in this section, excluding mortgage, principal or interest payments, depreciation or amortization, computed with these limitations:

 - (a) Taxes shall be limited to amounts actually paid, including those in escrow for appeal;
 - (b) Repairs and maintenance shall be limited to arm's length transactions and shall be reasonable and necessary. Cost of service contracts shall be prorated over the period covered. Painting shall be prorated at a period of three years for the interior of dwelling units or five years for the exterior and common areas;
 - (c) Purchase of new equipment shall be reflected and prorated over the useful life of the item;
 - (d) Legal and auditing expenses shall be limited to reasonable and necessary costs of the operation of the property;
 - (e) Management fees shall be limited to actual services performed, such as the resident manager's salary, telephone expenses, postage, office

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supplies, stationery, and the value of the apartment provided if included in income. In no event shall management fees exceed 5% of the first \$50,000 of gross maximized annual income, 4 1/2% of the next \$25,000, 4% of the next \$100,000, 3 1/2% of the next \$100,000, and 3% of any amount over \$250,000;

- (f) Salaries not included in management fees shall be limited to actual services performed and reasonable for similar position in the area, including rental value, if included in income and expenses and wages and benefits paid;
 - (g) Advertising shall be actual costs that are reasonable to insure occupancy only;
 - (h) Utilities such as gas, electric, water and oil, shall derive from arm's length transactions, and the landlord shall demonstrate that all reasonable efforts to conserve energy and fuels have been used;
 - (i) Insurance costs shall derive from all arm's length transactions prorated over item of policies;
 - (j) The history of the income and expense shall be consistent with the application or fully documented as to any changes.
- E. In any such application for a hardship increase, the landlord shall specifically submit adequate proof to demonstrate:
- (1) He is an efficient operator of the residential rental property;
 - (2) The residential rental property is in a safe and sanitary condition and in substantial compliance with State Health Codes and the Property Maintenance Code;
 - (3) If, during consideration of a hardship increase, the Rent Leveling Board shall determine that the landlord is not in substantial compliance with any or all of the above, the Board may temporarily withhold further consideration of the hardship increase application until the landlord has corrected any such deficiency.
- F. If after a full hearing, the Rent Leveling Board shall determine that the landlord is in full compliance with the provisions of this article, it may permit a rental increase sufficient to reestablish the 60% relation of reasonable and necessary operating expenses to the 40% fair net operating income. Any increases shall be equally prorated to all of the affected units within the structure or on the property, upon 30 days notification after the Board has approved the hardship increase.
- G. Reasonable rate of return.
- (1) In determining rent increases under this section, the Rent Leveling Board shall consider whether the rent increase permitted by this section provides the landlord

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with a just and reasonable rate of return. The Rent Leveling Board shall be guided in its determination by whether the rental increase will result in a rate of return which is sufficiently high so as to:

- (a) Encourage good management, including adequate maintenance of services;
 - (b) Furnish reasonable reward for efficiency to the landlord; and
 - (c) Enable landlords to maintain and support their credit.
- (2) If the Rent Leveling Board determines that the rental increase does not provide the landlord with a fair and reasonable rate of return under Subsection G(1)(a), (b) and (c), the Rent Leveling Board shall have the authority to appropriately adjust the rental increase to provide the landlord with a fair and reasonable rate of return.

H. Limitations on Increases

- (1) Since an immediate rent increase of more than 20% above the prior monthly rent paid by an existing tenant may be considered unconscionable and imposes hardship on a tenant, the Rent Leveling Board shall not grant increases exceeding 20% in one year for any tenant;
- (2) For the purpose of determining whether the rent increase exceeds 20% of the monthly rent, all increases in monthly payments by the tenant occurring within 12 months prior to the effective date of the increase shall be added to determine if the amount exceeds 20% of the prior monthly rent.

* * *

§ 530-16 Violations and Penalties; Complaint.

- A. A willful violation of any provisions of this chapter including, but not limited to, the willful filing with the Rent Leveling Board of any material misstatement of fact, shall be punishable by a fine and/or penalties not to exceed the maximum allowed by N.J.S.A. 40:49-5 and shall be considered a separate violation as to each leasehold.
- B. Upon ~~recommendation to the Borough Council by~~ resolution of the Rent Leveling Board that a violation be prosecuted, it shall be the duty of the Borough Code Enforcement Officer to sign and file the complaint, within 15 days after the ~~Council~~ Rent Leveling Board has authorized the same by resolution.

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BE IT FURTHER ORDAINED that any ordinances or portions thereof which are inconsistent with the provisions of this Ordinance are hereby repealed as of the effective date of this Ordinance.

BE IT FURTHER ORDAINED that if any provision of this Ordinance or the application of such provision to any person or circumstance is declared invalid, such invalidity shall not affect the other provisions or applications of this Ordinance which can be given effect, and to this end, the provisions of this Ordinance are declared to be severable.

BE IT FURTHER ORDAINED that this Ordinance shall take effect immediately upon adoption and publication in accordance with the laws of the State of New Jersey.

NOTICE OF PENDING ORDINANCE

NOTICE IS HEREBY GIVEN that the foregoing ordinance was introduced and passed by the Borough Council on first reading at a meeting of the Borough Council of the Borough of Red Bank held on the **11th day of June, 2026**, and will be considered for second reading and final passage at a meeting of the Borough Council to be held on the **25th 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						
						KATE TRIGGIANO						
						BEN YURO						
						MAYOR WILLIAM PORTMAN						
Introduced: June 11, 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: June 25, 2026												
						<hr/> Mary Moss, RMC- Borough Clerk						

**BOROUGH OF RED BANK
COUNTY OF MONMOUTH**

RESOLUTION NO. 26-117

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:

June 11, 2026 Bill List - Borough of Red Bank						
	Check Type	Count	Total	Checking Account	Count	Total
	Manual Check	40	\$4,363,004.93	CAPITAL ACCOUNT	6	\$751,603.23
	Meeting Check	102	\$1,608,407.46	CURRENT -VALLEY	69	\$1,434,704.51
	Total	142	\$5,971,412.39	DEVESCROW2RIVER	7	\$27,594.24
				DOG LICENSE AC	2	\$386.40
				GRANT FUND-VNB	7	\$32,931.87
				MCIA LEASE	2	\$22,000.00
				PARKNG OPER VAL	12	\$98,074.09
Checking Account	Check Type	Count	Total	PAYROLL	1	\$2,604.30
CAPITAL ACCOUNT	Meeting Check	6	\$751,603.23	RCA	1	\$437.64
CURRENT -VALLEY	Manual Check	16	\$1,004,018.70	RECREATION-VNB	4	\$8,698.20
CURRENT -VALLEY	Meeting Check	53	\$430,685.81	TRUST ACCOUNT	7	\$30,026.57
DEVESCROW2RIVER	Manual Check	1	\$4,173.99	WATER CAPITAL	4	\$202,535.15
DEVESCROW2RIVER	Meeting Check	6	\$23,420.25	WATER OPERATING	15	\$295,923.81
DOG LICENSE AC	Meeting Check	2	\$386.40	WIRE	5	\$3,063,892.38
GRANT FUND-VNB	Manual Check	1	\$14,116.75	Total	142	\$5,971,412.39
GRANT FUND-VNB	Meeting Check	6	\$18,815.12			
MCIA LEASE	Meeting Check	2	\$22,000.00			
PARKNG OPER VAL	Manual Check	6	\$65,126.47			
PARKNG OPER VAL	Meeting Check	6	\$32,947.62			
PAYROLL	Manual Check	1	\$2,604.30			
RCA	Manual Check	1	\$437.64			
RECREATION-VNB	Meeting Check	4	\$8,698.20			
TRUST ACCOUNT	Manual Check	1	\$26,830.00			
TRUST ACCOUNT	Meeting Check	6	\$3,196.57			
WATER CAPITAL	Meeting Check	4	\$202,535.15			
WATER OPERATING	Manual Check	8	\$181,804.70			
WATER OPERATING	Meeting Check	7	\$114,119.11			
WIRE	Manual Check	5	\$3,063,892.38			
Total	All Checking	142	\$5,971,412.39			

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WIRE	5	\$3,063,892.38
Total	142	\$5,971,412.39

June 11, 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
24-01813	T0004	T&M ASSOCIATES	SAFE STREETS TRANSIT GRANT	12	SAFE STRTS TRANSIT GRANT 5/15	\$459.50	Meeting Check	CAPITAL ACCOUNT	2784	06/11/2026	\$1,954.16
24-01945	C0321	CME ASSOCIATES	PROF SVCS MARINE PK-ORD 24-29	43	PROF SVCS MARINE PK-0399020	\$7,503.75	Meeting Check	CAPITAL ACCOUNT	2781	06/11/2026	\$7,554.00
25-01417	C0321	CME ASSOCIATES	ENG SVCS CHESTNUT ST PROJ	16	ENG SVCS CHESTNUT ST-0398626	\$50.25	Meeting Check	CAPITAL ACCOUNT	2781	06/11/2026	\$7,554.00
25-01486	U0084	UNDERGROUND UTILITIES CORP	LEAD LINE REPL-PHASE 3/R25-112	25	LEAD LINE REPL-PHASE 3/PAY 6	\$90,306.51	Meeting Check	WATER CAPITAL	2250	06/11/2026	\$90,306.51
25-02267	M0507	MONARCH EXCAVATION	MARINE PARK PROJ-RES 25-169	14	MARINE PARK PROJ-PAY #5	\$532,379.85	Meeting Check	CAPITAL ACCOUNT	2782	06/11/2026	\$532,379.85
25-02267	M0507	MONARCH EXCAVATION	MARINE PARK PROJ-RES 25-169	15	MARINE PARK PROJ-PAY #5	\$248.00	Meeting Check	WATER CAPITAL	2248	06/11/2026	\$34,888.00
25-02875	T0004	T&M ASSOCIATES	LINDEN PL IMPR.2024 ROAD PRGM	10	LINDEN PL IMPR.2024 5/15	\$1,494.66	Meeting Check	CAPITAL ACCOUNT	2784	06/11/2026	\$1,954.16
25-02875	T0004	T&M ASSOCIATES	LINDEN PL IMPR.2024 ROAD PRGM	11	LINDEN PL IMPR.2024 5/15	\$13,737.51	Meeting Check	WATER CAPITAL	2249	06/11/2026	\$30,232.26
25-02875	T0004	T&M ASSOCIATES	LINDEN PL IMPR.2024 ROAD PRGM	12	LINDEN PL IMPR.2024 5/15	\$16,494.75	Meeting Check	WATER CAPITAL	2249	06/11/2026	\$30,232.26
25-02876	B0175	BLACK ROCK ENTERPRISES LLC	LINDEN PL IMP-2024 ROAD PRGM	7	LINDEN PL IMP-24 RD PGM-PAY 3	\$206,357.72	Meeting Check	CAPITAL ACCOUNT	2780	06/11/2026	\$206,357.72
25-02876	B0175	BLACK ROCK ENTERPRISES LLC	LINDEN PL IMP-2024 ROAD PRGM	8	LINDEN PL IMP-24 RD PGM-PAY 3	\$47,108.38	Meeting Check	WATER CAPITAL	2247	06/11/2026	\$47,108.38
25-02983	A0371A	ACTION UNIFORM CO., LLC.	Uniforms Matt Ehrenreich	1	Uniforms Matt Ehrenreich	\$240.00	Meeting Check	CURRENT -VALLEY	24769	06/11/2026	\$2,436.00
25-03078	W0115	COLLIERS ENGINEERING & DESIGN	ENG SVCS-DPW EXPANSE-DESIGN	11	ENG SVCS-DPW EXPANSE-DESIGN	\$157.50	Meeting Check	CAPITAL ACCOUNT	2785	06/11/2026	\$157.50
26-00001	R0013	RED BANK BOARD OF EDUCATION	SCHOOL TAXES 2026/JAN-JUNE	7	SCHOOL TAXES 2026/JUNE	\$1,816,250.00	Manual Check	WIRE	888411	06/01/2026	\$1,816,250.00
26-00002	R0012	RED BANK REGIONAL BOE	TAX LEVY 2026/JAN-JUNE	7	TAX LEVY 2026/JUNE	\$1,195,895.50	Manual Check	WIRE	888412	06/01/2026	\$1,195,895.50
26-00016	W0075	W.B.MASON CO INC	OPEN FOR WATER PURCHASE	12	WATER-5 BOTTLES 6/1	\$24.15	Meeting Check	CURRENT -VALLEY	24809	06/11/2026	\$822.07
26-00106	J0020	JERSEY ELEVATOR, LLC.	90 Monmouth elevator service	8	90 MONMOUTH-ELEV JUNE	\$274.49	Meeting Check	CURRENT -VALLEY	24785	06/11/2026	\$274.49
26-00111	P0223	PARTS AUTHORITY LLC	OPEN PO FOR FIRE DEPT	5	OPEN PO FOR FIRE DEPT 5/26	\$52.61	Meeting Check	CURRENT -VALLEY	24801	06/11/2026	\$92.98
26-00164	E0060	EASTERN ARMORED SERVICES INC.	Monthly Coin Pick Up Jan-June	7	Monthly Coin Pick Up JUNE	\$882.00	Meeting Check	PARKNG OPER VAL	3567	06/11/2026	\$882.00
26-00167	W0075	W.B.MASON CO INC	Open for Water Services	8	MONTHLY RENTAL 5/26	\$0.95	Meeting Check	PARKNG OPER VAL	3570	06/11/2026	\$29.93
26-00167	W0075	W.B.MASON CO INC	Open for Water Services	9	WATER BOTTLES 5/28	\$28.98	Meeting Check	PARKNG OPER VAL	3570	06/11/2026	\$29.93
26-00227	CRAIG005	CRAIG KIELY DESIGNS	OPEN PO-FLORAL ARRANGEMENTS	4	FLORAL ARRGMT- MEMORIAL DAY	\$115.00	Meeting Check	CURRENT -VALLEY	24778	06/11/2026	\$115.00
26-00266	C0426	CHERYL CESARIO	Provide Yoga Instruction	6	Provide Yoga Instruct 5/1-5/29	\$275.00	Meeting Check	GRANT FUND-VNB	2701	06/11/2026	\$275.00
26-00275	W0006	WESTERN PEST SERVICE LLC	PEST CTRL SNR CTR	7	PEST CTRL SNR CTR JUNE	\$62.82	Meeting Check	GRANT FUND-VNB	2704	06/11/2026	\$62.82
26-00285	R0021	BENNY ROUNDTREE	Provide music at Senior Center	4	MUSIC-ST. FATHER'S DAY	\$300.00	Meeting Check	GRANT FUND-VNB	2703	06/11/2026	\$300.00
26-00650	R	RUTGERS STATE UNIVERSITY(NB)	CPWM Course Unit C	1	CPWM Course Unit C	\$1,170.00	Meeting Check	CURRENT -VALLEY	24802	06/11/2026	\$2,340.00
26-00650	R	RUTGERS STATE UNIVERSITY(NB)	CPWM Course Unit C	2	CPWM Course Unit C	\$1,170.00	Meeting Check	CURRENT -VALLEY	24802	06/11/2026	\$2,340.00
26-00673	R0218	R.J.E.S.LLC	TOW YD RENT/APR-JUNE	4	TOW YD RENT/JUNE 2026	\$1,400.00	Meeting Check	TRUST ACCOUNT	6439	06/11/2026	\$1,400.00
26-00860	L0223	LIVE OAK LANDSCAPE CONTRACTORS	Landscape Maintenance	5	Landscape Maintenance JUNE	\$4,984.00	Meeting Check	CURRENT -VALLEY	24789	06/11/2026	\$4,984.00
26-00882	C0032	CHESAPEAKE EXTERMINATING	B/G Extermination Services	13	B/G Exterm Serv Hook/Lad 5/26	\$35.00	Meeting Check	CURRENT -VALLEY	24775	06/11/2026	\$355.00
26-00960	P0272	PAT RICHTER	CHAIR YOGA 5/12 14 19 21 & 26	1	CHAIR YOGA 5/12 14 19 21 & 26	\$250.00	Meeting Check	RECREATION-VNB	1706	06/11/2026	\$250.00
26-00968	V0083	VERIZON CONNECT FLEET USA LLC.	GPS FOR DPW VEHICLES/APR-JUNE	3	GPS FOR DPW VEHICLES/MAY	\$937.89	Meeting Check	CURRENT -VALLEY	24808	06/11/2026	\$937.89
26-00998	H0201	H.A.DEHART & SON INC	O rings for Sewer Jet #14	1	O rings for Sewer Jet #14	\$58.32	Meeting Check	CURRENT -VALLEY	24782	06/11/2026	\$75.68
26-00998	H0201	H.A.DEHART & SON INC	O rings for Sewer Jet #14	2	Shipping	\$17.36	Meeting Check	CURRENT -VALLEY	24782	06/11/2026	\$75.68
26-01044	M0262	MIRACLE CHEMICAL COMPANY	Sodium Hypochlorite	3	Sodium Hypochlorite 5/27	\$3,030.00	Meeting Check	CURRENT -VALLEY	24792	06/11/2026	\$3,030.00
26-01083	C0431	DOMENICA DONNA COMO	Provide Art instruction	3	Art Instruct-MAY 2026	\$330.00	Meeting Check	GRANT FUND-VNB	2702	06/11/2026	\$330.00
26-01142	J0160	J SWANTON FUEL OIL CO., INC.	Borough Fleet Fuel	9	Borough Fleet Fuel 5/26	\$3,605.21	Meeting Check	CURRENT -VALLEY	24786	06/11/2026	\$3,605.21
26-01164	A0028	AMERICAN WEAR INDUST.UNIFORM	leasing uniforms May 4 weeks	13	leasing uniforms MAY 26	\$219.11	Meeting Check	CURRENT -VALLEY	24766	06/11/2026	\$299.97
26-01164	A0028	AMERICAN WEAR INDUST.UNIFORM	leasing uniforms May 4 weeks	14	leasing uniforms MAY 26	\$80.86	Meeting Check	CURRENT -VALLEY	24766	06/11/2026	\$299.97
26-01164	A0028	AMERICAN WEAR INDUST.UNIFORM	leasing uniforms May 4 weeks	15	leasing uniforms MAY 26	\$76.80	Meeting Check	WATER OPERATING	14044	06/11/2026	\$76.80
26-01182	L0173	LAWRENCE WILLIAM LUTTRELL PC	Alt.Pub.Def. Varladelrosa	1	Alt.Pub.Def. Varladelrosa	\$780.00	Meeting Check	TRUST ACCOUNT	6438	06/11/2026	\$780.00
26-01203	P0223	PARTS AUTHORITY LLC	OIL CHANGE SUPP-F.WOODS TRUCK	1	OIL CHANGE SUPP-F.WOODS TRUCK	\$6.17	Meeting Check	CURRENT -VALLEY	24801	06/11/2026	\$92.98
26-01203	P0223	PARTS AUTHORITY LLC	OIL CHANGE SUPP-F.WOODS TRUCK	2	OIL CHANGE SUPP-F.WOODS TRUCK	\$34.20	Meeting Check	CURRENT -VALLEY	24801	06/11/2026	\$92.98
26-01212	I0092	INTEGRATED GRAPHIC RESOURCES	BUSINESS CARDS-BUILDING DEPT	1	BUSINESS CARDS-KEN KRUG	\$37.19	Meeting Check	CURRENT -VALLEY	24783	06/11/2026	\$121.13
26-01212	I0092	INTEGRATED GRAPHIC RESOURCES	BUSINESS CARDS-BUILDING DEPT	2	BUSINESS CARDS-TAYLOR GERGER	\$37.19	Meeting Check	CURRENT -VALLEY	24783	06/11/2026	\$121.13
26-01223	D0141	DEPOSITORY TRUST CO.	2019 BOND INTEREST	1	2019 BOND INTEREST	\$19,250.00	Manual Check	WIRE	888413	06/01/2026	\$19,250.00
26-01223	D0141	DEPOSITORY TRUST CO.	2019 BOND INTEREST	2	2019 BOND INTEREST	\$22,833.33	Manual Check	WIRE	888414	06/01/2026	\$27,400.00
26-01223	D0141	DEPOSITORY TRUST CO.	2019 BOND INTEREST	3	2019 BOND INTEREST	\$4,566.67	Manual Check	WIRE	888414	06/01/2026	\$27,400.00
26-01223	D0141	DEPOSITORY TRUST CO.	2019 BOND INTEREST	4	2019 BOND INTEREST	\$4,247.40	Manual Check	WIRE	260122	06/01/2026	\$5,096.88
26-01223	D0141	DEPOSITORY TRUST CO.	2019 BOND INTEREST	5	2019 BOND INTEREST	\$849.48	Manual Check	WIRE	260122	06/01/2026	\$5,096.88
26-01232	L0222	LECKSTEIN & LECKSTEIN	PROJ ESCROW BILLING PR15585	1	PB LEGAL SERVICES APRIL	\$400.00	Meeting Check	CURRENT -VALLEY	24788	06/11/2026	\$800.00
26-01232	L0222	LECKSTEIN & LECKSTEIN	PROJ ESCROW BILLING PR15585	2	ESCROW PROJ BILLING PR15585	\$500.00	Meeting Check	DEVESCROW2RIVER	2094	06/11/2026	\$1,150.00
26-01232	L0222	LECKSTEIN & LECKSTEIN	PROJ ESCROW BILLING PR15585	3	ESCROW PROJ BILLING PR15585	\$150.00	Meeting Check	DEVESCROW2RIVER	2094	06/11/2026	\$1,150.00

June 11, 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
26-01237	M0401	MAZZA MULCH INC	open for brush & leaf disposal	4	open for brush disposal 5/21	\$1,800.00	Meeting Check	CURRENT -VALLEY	24794	06/11/2026	\$1,800.00
26-01238	B0084	BEACON AWARDS & SIGNS	RAINBOW TWIST 9"	1	RAINBOW TWIST 9"	\$99.75	Meeting Check	CURRENT -VALLEY	24771	06/11/2026	\$99.75
26-01244	D0172	DOUG'S DJ SERVICES LLC	DJ FOR PRIDE EVENT 6/6/26	1	PRIDE EVENT DJ	\$448.20	Meeting Check	RECREATION-VNB	1705	06/11/2026	\$448.20
26-01247	A0253A	AMAZON CAPITAL SERVICES	Valve - Horticultural Program	1	Chapin 6-9479: Deluxe 1-Way	\$10.24	Meeting Check	CURRENT -VALLEY	24768	06/11/2026	\$669.44
26-01247	A0253A	AMAZON CAPITAL SERVICES	Valve - Horticultural Program	2	Xiny Tool Brass Garden Hose	\$14.99	Meeting Check	CURRENT -VALLEY	24810	06/11/2026	\$14.99
26-01353	S0027	SEABOARD WELDING SUPPLY INC	Propane Gas Tanks	1	Propane Gas Tanks	\$234.40	Meeting Check	CURRENT -VALLEY	24804	06/11/2026	\$325.85
26-01354	I0091	4IMPRINT INC	COOLING TOWELS-WELLNESS FAIR	1	COOLING TOWELS-WELLNESS FAIR	\$447.34	Meeting Check	TRUST ACCOUNT	6442	06/11/2026	\$447.34
26-01357	E0012	ELECTRO MAINTENANCE INC	Electrical repair Broad Street	1	Electrical repair Broad Street	\$34,781.00	Meeting Check	CURRENT -VALLEY	24780	06/11/2026	\$34,781.00
26-01368	K0022	KEVIN E KENNEDY ESQ	ESCROW PROJ BILLING - MARCH	1	ZB LEGAL SERVICES - MARCH	\$793.00	Meeting Check	CURRENT -VALLEY	24787	06/11/2026	\$3,133.00
26-01368	K0022	KEVIN E KENNEDY ESQ	ESCROW PROJ BILLING - MARCH	2	ZB LEGAL SERVICES - LITIGATION	\$1,196.00	Meeting Check	CURRENT -VALLEY	24787	06/11/2026	\$3,133.00
26-01368	K0022	KEVIN E KENNEDY ESQ	ESCROW PROJ BILLING - MARCH	3	ESCROW PROJ BILLING ZR15133	\$234.00	Meeting Check	DEVESCROW2RIVER	2093	06/11/2026	\$5,356.00
26-01368	K0022	KEVIN E KENNEDY ESQ	ESCROW PROJ BILLING - MARCH	4	ESCROW PROJ BILLING ZR16267	\$520.00	Meeting Check	DEVESCROW2RIVER	2093	06/11/2026	\$5,356.00
26-01368	K0022	KEVIN E KENNEDY ESQ	ESCROW PROJ BILLING - MARCH	5	ESCROW PROJ BILLING ZR15787	\$533.00	Meeting Check	DEVESCROW2RIVER	2093	06/11/2026	\$5,356.00
26-01368	K0022	KEVIN E KENNEDY ESQ	ESCROW PROJ BILLING - MARCH	6	ESCROW PROJ BILLING PR15895	\$39.00	Meeting Check	DEVESCROW2RIVER	2093	06/11/2026	\$5,356.00
26-01368	K0022	KEVIN E KENNEDY ESQ	ESCROW PROJ BILLING - MARCH	7	ESCROW PROJ BILLING ZR16316	\$689.00	Meeting Check	DEVESCROW2RIVER	2093	06/11/2026	\$5,356.00
26-01368	K0022	KEVIN E KENNEDY ESQ	ESCROW PROJ BILLING - MARCH	8	ESCROW PROJ BILLING PR16362	\$858.00	Meeting Check	DEVESCROW2RIVER	2093	06/11/2026	\$5,356.00
26-01369	M0325	MSC INDUSTRIAL SUPPLY CO	Pink Hand Soap & Rubber Gloves	1	Pink Hand Soap & Rubber Gloves	\$243.40	Meeting Check	CURRENT -VALLEY	24793	06/11/2026	\$338.90
26-01369	M0325	MSC INDUSTRIAL SUPPLY CO	Pink Hand Soap & Rubber Gloves	2	87762738 XXL Disposable Gloves	\$95.50	Meeting Check	CURRENT -VALLEY	24793	06/11/2026	\$338.90
26-01370	E0245	ELAN CITY INC.	Solar Speed Sign	1	Solar Speed Signs	\$9,300.00	Meeting Check	MCIA LEASE	1000	06/11/2026	\$9,500.00
26-01370	E0245	ELAN CITY INC.	Solar Speed Sign	2	Solar Panels	\$1,800.00	Meeting Check	MCIA LEASE	1000	06/11/2026	\$9,500.00
26-01370	E0245	ELAN CITY INC.	Solar Speed Sign	3	Battery Pack	\$750.00	Meeting Check	MCIA LEASE	1000	06/11/2026	\$9,500.00
26-01370	E0245	ELAN CITY INC.	Solar Speed Sign	4	Delivery Charge Express	\$500.00	Meeting Check	MCIA LEASE	1000	06/11/2026	\$9,500.00
26-01370	E0245	ELAN CITY INC.	Solar Speed Sign	5	Discount	-\$2,850.00	Meeting Check	MCIA LEASE	1000	06/11/2026	\$9,500.00
26-01372	S0009	SHREWSBURY AUTO PARTS INC	floor car/truck service jack	1	floor car/truck service jack	\$199.95	Meeting Check	CURRENT -VALLEY	24803	06/11/2026	\$199.95
26-01374	M0522	MICHAELS MOTORCARS INC.	PD Golf Cart	1	PD Golf Cart Stock #1371	\$12,500.00	Meeting Check	MCIA LEASE	1001	06/11/2026	\$12,500.00
26-01380	M0521	MINUTEMAN PRESS OF RED BANK NJ	FIRE DEPT BROCHURES	1	FIRE DEPT BROCHURES	\$290.72	Meeting Check	CURRENT -VALLEY	24796	06/11/2026	\$290.72
26-01382	S0460	STARK TECH SERVICES, LLC.	Service Agreement	1	Service Agreement 1 year	\$7,178.00	Meeting Check	CURRENT -VALLEY	24805	06/11/2026	\$7,178.00
26-01383	I0094	IMMEDIATE CARE WALK-IN MANAGE	Seasonal Pre Employ Phys PD	1	Seas Pre Employ Phys PD Barth	\$130.00	Meeting Check	CURRENT -VALLEY	24784	06/11/2026	\$1,084.00
26-01383	I0094	IMMEDIATE CARE WALK-IN MANAGE	Seasonal Pre Employ Phys PD	2	Seas Pre Employ Phys PD Brett	\$130.00	Meeting Check	CURRENT -VALLEY	24784	06/11/2026	\$1,084.00
26-01383	I0094	IMMEDIATE CARE WALK-IN MANAGE	Seasonal Pre Employ Phys PD	3	Seas Pre Employ Phys PD Connal	\$130.00	Meeting Check	CURRENT -VALLEY	24784	06/11/2026	\$1,084.00
26-01383	I0094	IMMEDIATE CARE WALK-IN MANAGE	Seasonal Pre Employ Phys PD	4	Seas Pre Employ Phys PD Lisi	\$130.00	Meeting Check	CURRENT -VALLEY	24784	06/11/2026	\$1,084.00
26-01383	I0094	IMMEDIATE CARE WALK-IN MANAGE	Seasonal Pre Employ Phys PD	5	Seas Pre Employ Phys PD Vera	\$130.00	Meeting Check	CURRENT -VALLEY	24784	06/11/2026	\$1,084.00
26-01383	I0094	IMMEDIATE CARE WALK-IN MANAGE	Seasonal Pre Employ Phys PD	6	Seas Pre Employ Phys PD Jacome	\$130.00	Meeting Check	CURRENT -VALLEY	24784	06/11/2026	\$1,084.00
26-01383	I0094	IMMEDIATE CARE WALK-IN MANAGE	Seasonal Pre Employ Phys PD	7	Seas Pre Employ Phys PD Puglia	\$130.00	Meeting Check	CURRENT -VALLEY	24784	06/11/2026	\$1,084.00
26-01384	N0002A	MARY ANNE NAGY	MED-PART B(B&D)IRMAA-JUNE	1	MED-PART B(B&D)IRMAA-JUNE	\$298.60	Meeting Check	CURRENT -VALLEY	24797	06/11/2026	\$298.60
26-01391	BFJPL005	BFJ PLANNING	Planning Services	1	Zoning Ordinance Update	\$1,560.00	Meeting Check	CURRENT -VALLEY	24773	06/11/2026	\$1,560.00
26-01391	BFJPL005	BFJ PLANNING	Planning Services	2	Escrow PROJ BILLING ZR16015	\$1,750.00	Meeting Check	DEVESCROW2RIVER	2091	06/11/2026	\$1,750.00
26-01393	N0212	NJHMFA	Governor's Housing Conference	1	Governor's Housing Conference	\$350.00	Meeting Check	CURRENT -VALLEY	24798	06/11/2026	\$350.00
26-01395	C0427	CLEAR RIVER ACUPUNCTURE	QI GONG CLASS EXERCISE CLASS	1	QI GONG CLASS EXERCISE CLASS	\$220.00	Meeting Check	CURRENT -VALLEY	24777	06/11/2026	\$220.00
26-01401	I0092	INTEGRATED GRAPHIC RESOURCES	BUS CARDS-JAMES FENN	1	1,000 BUS CARDS-JAMES FENN	\$46.75	Meeting Check	CURRENT -VALLEY	24783	06/11/2026	\$121.13
26-01413	P0194	PRIMEPOINT LLC	PAYROLL PROCESSING/MAY-DEC 26	5	PAYROLL PROCESSING/MAY 26	\$1,458.86	Meeting Check	CURRENT -VALLEY	24800	06/11/2026	\$1,488.86
26-01413	P0194	PRIMEPOINT LLC	PAYROLL PROCESSING/MAY-DEC 26	6	PAYROLL PROCESSING/MAY 26	\$466.37	Meeting Check	WATER OPERATING	14048	06/11/2026	\$466.37
26-01413	P0194	PRIMEPOINT LLC	PAYROLL PROCESSING/MAY-DEC 26	7	PAYROLL PROCESSING/MAY 26	\$134.72	Meeting Check	PARKNG OPER VAL	3569	06/11/2026	\$134.72
26-01413	P0194	PRIMEPOINT LLC	PAYROLL PROCESSING/MAY-DEC 26	8	PAYROLL PROCESSING/MAY 26	\$30.00	Meeting Check	CURRENT -VALLEY	24800	06/11/2026	\$1,488.86
26-01416	P0146	PITNEY BOWES GLOBAL (981022)	POSTAGE MACHINE LEASE-QTR 2-4	4	POSTAGE MACHINE LEASE-QTR 2	\$872.07	Meeting Check	CURRENT -VALLEY	24799	06/11/2026	\$872.07
26-01416	P0146	PITNEY BOWES GLOBAL (981022)	POSTAGE MACHINE LEASE-QTR 2-4	5	POSTAGE MACHINE LEASE-QTR 2	\$278.78	Meeting Check	WATER OPERATING	14047	06/11/2026	\$278.78
26-01416	P0146	PITNEY BOWES GLOBAL (981022)	POSTAGE MACHINE LEASE-QTR 2-4	6	POSTAGE MACHINE LEASE-QTR 2	\$80.53	Meeting Check	PARKNG OPER VAL	3568	06/11/2026	\$80.53
26-01417	A0371A	ACTION UNIFORM CO., LLC.	SLEO I - Joseph Lisi Uniforms	1	SLEO I - Joseph Lisi Uniforms	\$732.00	Meeting Check	PARKNG OPER VAL	3565	06/11/2026	\$1,718.00
26-01418	A0371A	ACTION UNIFORM CO., LLC.	SLEO I - Edward Brett Uniforms	1	SLEO I - Edward Brett Uniforms	\$732.00	Meeting Check	PARKNG OPER VAL	3565	06/11/2026	\$1,718.00
26-01419	A0371A	ACTION UNIFORM CO., LLC.	SLEO I - Nicklaus Barth	1	SLEO I - Nicklaus Barth	\$254.00	Meeting Check	PARKNG OPER VAL	3565	06/11/2026	\$1,718.00
26-01421	A0371A	ACTION UNIFORM CO., LLC.	SLEO I Uniforms- C. Connallon	1	SLEO I Uniforms C. Connallon	\$732.00	Meeting Check	CURRENT -VALLEY	24769	06/11/2026	\$2,436.00
26-01423	M0040	MONMOUTH BUILDING CENTER INC.	Paint for Pride	1	Paint for Pride	\$297.70	Meeting Check	CURRENT -VALLEY	24791	06/11/2026	\$313.68
26-01423	M0040	MONMOUTH BUILDING CENTER INC.	Paint for Pride	2	Paint for Pride	\$15.98	Meeting Check	CURRENT -VALLEY	24791	06/11/2026	\$313.68

June 11, 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
26-01424	A0371A	ACTION UNIFORM CO., LLC.	SLEO I Uniforms H. Jacome	1	SLEO I Uniforms H. Jacome	\$732.00	Meeting Check	CURRENT -VALLEY	24769	06/11/2026	\$2,436.00
26-01425	A0371A	ACTION UNIFORM CO., LLC.	SLEO I - Uriel Vera Uniforms	1	SLEO I - Uriel Vera Uniforms	\$732.00	Meeting Check	CURRENT -VALLEY	24769	06/11/2026	\$2,436.00
26-01426	B0040	BUTCH'S CAR WASH CO.	PD Car Washes	1	PD Car Washes	\$2,000.00	Meeting Check	CURRENT -VALLEY	24770	06/11/2026	\$2,000.00
26-01427	C0032	CHESAPEAKE EXTERMINATING	rodent control 75 Chesnut	2	rodents 75 Chestnut 4/21	\$160.00	Meeting Check	CURRENT -VALLEY	24775	06/11/2026	\$355.00
26-01427	C0032	CHESAPEAKE EXTERMINATING	rodent control 75 Chesnut	3	rodents 75 Chestnut 5/21	\$160.00	Meeting Check	CURRENT -VALLEY	24775	06/11/2026	\$355.00
26-01432	P0057	PILOT ELECTRIC CO INC	15HP Taco Pump PD Air System	1	15HP Taco Pump PD Air System	\$5,989.00	Meeting Check	WATER OPERATING	14046	06/11/2026	\$5,989.00
26-01433	R0098	RED BANK RIVER CENTER	SHARED SVC-PLACER AI PLATFORM	1	SHARED SVC-PLACER AI PLATFORM	\$2,500.00	Manual Check	CURRENT -VALLEY	24764	05/29/2026	\$2,500.00
26-01434	G0018	GRAINGER INC	key for Broad St bollards	1	key for Broad St bollards	\$53.88	Meeting Check	CURRENT -VALLEY	24781	06/11/2026	\$53.88
26-01435	H0205	HALF MOON IMPRINTS	SHIRTS FOR CONST OFFICIAL	1	3XL SHORT SLEEVE W/EMBROIDERY	\$128.00	Meeting Check	CURRENT -VALLEY	24814	06/11/2026	\$128.00
26-01443	W0075	W.B.MASON CO INC	copy paper for DPW	1	copy paper for DPW	\$307.95	Meeting Check	CURRENT -VALLEY	24809	06/11/2026	\$822.07
26-01449	S0027	SEABOARD WELDING SUPPLY INC	Garage Rental Tank & supplies	2	Garage Rental/Tank supp 5/31	\$91.45	Meeting Check	CURRENT -VALLEY	24804	06/11/2026	\$325.85
26-01451	W0075	W.B.MASON CO INC	OFFICE ITEMS-FINANCE	1	THERMAL PAPER-CREDIT CARD	\$28.70	Meeting Check	CURRENT -VALLEY	24809	06/11/2026	\$822.07
26-01451	W0075	W.B.MASON CO INC	OFFICE ITEMS-FINANCE	2	ASSORTED COLOR FOLDERS	\$47.51	Meeting Check	CURRENT -VALLEY	24809	06/11/2026	\$822.07
26-01453	B0019	BOROUGH OF RED BANK,PAYROLL AC	5/29/2026	1	5/29/2026	\$9,516.47	Manual Check	CURRENT -VALLEY	24749	05/29/2026	\$481,389.25
26-01453	B0019	BOROUGH OF RED BANK,PAYROLL AC	5/29/2026	2	5/29/2026	\$9,008.55	Manual Check	CURRENT -VALLEY	24749	05/29/2026	\$481,389.25
26-01453	B0019	BOROUGH OF RED BANK,PAYROLL AC	5/29/2026	3	5/29/2026	\$861.64	Manual Check	CURRENT -VALLEY	24749	05/29/2026	\$481,389.25
26-01453	B0019	BOROUGH OF RED BANK,PAYROLL AC	5/29/2026	4	5/29/2026	\$9,813.49	Manual Check	CURRENT -VALLEY	24749	05/29/2026	\$481,389.25
26-01453	B0019	BOROUGH OF RED BANK,PAYROLL AC	5/29/2026	5	5/29/2026	\$2,918.31	Manual Check	CURRENT -VALLEY	24749	05/29/2026	\$481,389.25
26-01453	B0019	BOROUGH OF RED BANK,PAYROLL AC	5/29/2026	6	5/29/2026	\$4,554.92	Manual Check	CURRENT -VALLEY	24749	05/29/2026	\$481,389.25
26-01453	B0019	BOROUGH OF RED BANK,PAYROLL AC	5/29/2026	7	5/29/2026	\$3,867.76	Manual Check	CURRENT -VALLEY	24749	05/29/2026	\$481,389.25
26-01453	B0019	BOROUGH OF RED BANK,PAYROLL AC	5/29/2026	8	5/29/2026	\$3,659.39	Manual Check	CURRENT -VALLEY	24749	05/29/2026	\$481,389.25
26-01453	B0019	BOROUGH OF RED BANK,PAYROLL AC	5/29/2026	9	5/29/2026	\$8,930.95	Manual Check	CURRENT -VALLEY	24749	05/29/2026	\$481,389.25
26-01453	B0019	BOROUGH OF RED BANK,PAYROLL AC	5/29/2026	10	5/29/2026	\$418.24	Manual Check	CURRENT -VALLEY	24749	05/29/2026	\$481,389.25
26-01453	B0019	BOROUGH OF RED BANK,PAYROLL AC	5/29/2026	11	5/29/2026	\$14,151.10	Manual Check	CURRENT -VALLEY	24749	05/29/2026	\$481,389.25
26-01453	B0019	BOROUGH OF RED BANK,PAYROLL AC	5/29/2026	12	5/29/2026	\$2,737.14	Manual Check	CURRENT -VALLEY	24749	05/29/2026	\$481,389.25
26-01453	B0019	BOROUGH OF RED BANK,PAYROLL AC	5/29/2026	13	5/29/2026	\$226,721.24	Manual Check	CURRENT -VALLEY	24749	05/29/2026	\$481,389.25
26-01453	B0019	BOROUGH OF RED BANK,PAYROLL AC	5/29/2026	14	5/29/2026	\$7,758.85	Manual Check	CURRENT -VALLEY	24749	05/29/2026	\$481,389.25
26-01453	B0019	BOROUGH OF RED BANK,PAYROLL AC	5/29/2026	15	5/29/2026	\$473.76	Manual Check	CURRENT -VALLEY	24749	05/29/2026	\$481,389.25
26-01453	B0019	BOROUGH OF RED BANK,PAYROLL AC	5/29/2026	16	5/29/2026	\$15,682.52	Manual Check	CURRENT -VALLEY	24749	05/29/2026	\$481,389.25
26-01453	B0019	BOROUGH OF RED BANK,PAYROLL AC	5/29/2026	17	5/29/2026	\$388.44	Manual Check	CURRENT -VALLEY	24749	05/29/2026	\$481,389.25
26-01453	B0019	BOROUGH OF RED BANK,PAYROLL AC	5/29/2026	18	5/29/2026	\$8,000.72	Manual Check	CURRENT -VALLEY	24749	05/29/2026	\$481,389.25
26-01453	B0019	BOROUGH OF RED BANK,PAYROLL AC	5/29/2026	19	5/29/2026	\$1,920.00	Manual Check	CURRENT -VALLEY	24749	05/29/2026	\$481,389.25
26-01453	B0019	BOROUGH OF RED BANK,PAYROLL AC	5/29/2026	20	5/29/2026	\$1,576.96	Manual Check	CURRENT -VALLEY	24749	05/29/2026	\$481,389.25
26-01453	B0019	BOROUGH OF RED BANK,PAYROLL AC	5/29/2026	21	5/29/2026	\$3,931.14	Manual Check	CURRENT -VALLEY	24749	05/29/2026	\$481,389.25
26-01453	B0019	BOROUGH OF RED BANK,PAYROLL AC	5/29/2026	22	5/29/2026	\$418.24	Manual Check	CURRENT -VALLEY	24749	05/29/2026	\$481,389.25
26-01453	B0019	BOROUGH OF RED BANK,PAYROLL AC	5/29/2026	23	5/29/2026	\$283.50	Manual Check	CURRENT -VALLEY	24749	05/29/2026	\$481,389.25
26-01453	B0019	BOROUGH OF RED BANK,PAYROLL AC	5/29/2026	24	5/29/2026	\$42,164.71	Manual Check	CURRENT -VALLEY	24749	05/29/2026	\$481,389.25
26-01453	B0019	BOROUGH OF RED BANK,PAYROLL AC	5/29/2026	25	5/29/2026	\$1,553.43	Manual Check	CURRENT -VALLEY	24749	05/29/2026	\$481,389.25
26-01453	B0019	BOROUGH OF RED BANK,PAYROLL AC	5/29/2026	26	5/29/2026	\$24,217.14	Manual Check	CURRENT -VALLEY	24749	05/29/2026	\$481,389.25
26-01453	B0019	BOROUGH OF RED BANK,PAYROLL AC	5/29/2026	27	5/29/2026	\$1,180.16	Manual Check	CURRENT -VALLEY	24749	05/29/2026	\$481,389.25
26-01453	B0019	BOROUGH OF RED BANK,PAYROLL AC	5/29/2026	28	5/29/2026	\$15,307.31	Manual Check	CURRENT -VALLEY	24749	05/29/2026	\$481,389.25
26-01453	B0019	BOROUGH OF RED BANK,PAYROLL AC	5/29/2026	29	5/29/2026	\$131.62	Manual Check	CURRENT -VALLEY	24749	05/29/2026	\$481,389.25
26-01453	B0019	BOROUGH OF RED BANK,PAYROLL AC	5/29/2026	30	5/29/2026	\$24,308.07	Manual Check	CURRENT -VALLEY	24749	05/29/2026	\$481,389.25
26-01453	B0019	BOROUGH OF RED BANK,PAYROLL AC	5/29/2026	31	5/29/2026	\$11,381.91	Manual Check	CURRENT -VALLEY	24749	05/29/2026	\$481,389.25
26-01453	B0019	BOROUGH OF RED BANK,PAYROLL AC	5/29/2026	32	5/29/2026	\$279.18	Manual Check	CURRENT -VALLEY	24749	05/29/2026	\$481,389.25
26-01453	B0019	BOROUGH OF RED BANK,PAYROLL AC	5/29/2026	33	5/29/2026	\$22,831.28	Manual Check	CURRENT -VALLEY	24749	05/29/2026	\$481,389.25
26-01453	B0019	BOROUGH OF RED BANK,PAYROLL AC	5/29/2026	34	5/29/2026	\$441.11	Manual Check	CURRENT -VALLEY	24749	05/29/2026	\$481,389.25
26-01454	B0019	BOROUGH OF RED BANK,PAYROLL AC	5/29/2026	1	5/29/2026	\$29,793.20	Manual Check	WATER OPERATING	14036	05/29/2026	\$31,934.38
26-01454	B0019	BOROUGH OF RED BANK,PAYROLL AC	5/29/2026	2	5/29/2026	\$292.60	Manual Check	WATER OPERATING	14036	05/29/2026	\$31,934.38
26-01454	B0019	BOROUGH OF RED BANK,PAYROLL AC	5/29/2026	3	5/29/2026	\$1,848.58	Manual Check	WATER OPERATING	14036	05/29/2026	\$31,934.38
26-01455	B0019	BOROUGH OF RED BANK,PAYROLL AC	5/29/2026	1	5/29/2026	\$22,967.90	Manual Check	PARKNG OPER VAL	3559	05/29/2026	\$25,245.06
26-01455	B0019	BOROUGH OF RED BANK,PAYROLL AC	5/29/2026	2	5/29/2026	\$664.35	Manual Check	PARKNG OPER VAL	3559	05/29/2026	\$25,245.06
26-01455	B0019	BOROUGH OF RED BANK,PAYROLL AC	5/29/2026	3	5/29/2026	\$1,612.81	Manual Check	PARKNG OPER VAL	3559	05/29/2026	\$25,245.06

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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	
26-01456	B0019	BOROUGH OF RED BANK,PAYROLL AC	5/29/2026	1	5/29/2026	\$14,116.75	Manual Check	GRANT FUND-VNB	2698	05/29/2026	\$14,116.75
26-01457	B0019	BOROUGH OF RED BANK,PAYROLL AC	5/29/2026	1	5/29/2026	\$26,830.00	Manual Check	TRUST ACCOUNT	6436	05/29/2026	\$26,830.00
26-01458	B0019	BOROUGH OF RED BANK,PAYROLL AC	5/29/2026	1	5/29/2026	\$437.64	Manual Check	RCA	2067	05/29/2026	\$437.64
26-01459	B0328	BERGEY'S INC.	ENG 95-WIPER BLADES/ARMS	1	ENG 95-WIPER BLADES/ARMS	\$438.34	Meeting Check	CURRENT -VALLEY	24772	06/11/2026	\$438.34
26-01460	W0075	W.B.MASON CO INC	LABELWRITER/BATTERIES-CLERK	1	LABELWRITER-CLERK	\$107.89	Meeting Check	CURRENT -VALLEY	24809	06/11/2026	\$822.07
26-01460	W0075	W.B.MASON CO INC	LABELWRITER/BATTERIES-CLERK	2	AA BATTERIES-CLERK	\$24.99	Meeting Check	CURRENT -VALLEY	24809	06/11/2026	\$822.07
26-01461	A0253A	AMAZON CAPITAL SERVICES	ITEMS FOR SUMMER-P/R	1	JBL MICROPHONE	\$54.95	Meeting Check	CURRENT -VALLEY	24768	06/11/2026	\$669.44
26-01461	A0253A	AMAZON CAPITAL SERVICES	ITEMS FOR SUMMER-P/R	2	LABELS	\$8.90	Meeting Check	CURRENT -VALLEY	24768	06/11/2026	\$669.44
26-01461	A0253A	AMAZON CAPITAL SERVICES	ITEMS FOR SUMMER-P/R	3	ZIP TIES	\$9.99	Meeting Check	CURRENT -VALLEY	24768	06/11/2026	\$669.44
26-01461	A0253A	AMAZON CAPITAL SERVICES	ITEMS FOR SUMMER-P/R	4	WORK GLOVES	\$15.28	Meeting Check	CURRENT -VALLEY	24768	06/11/2026	\$669.44
26-01461	A0253A	AMAZON CAPITAL SERVICES	ITEMS FOR SUMMER-P/R	5	DVD BLANK DISCS	\$15.95	Meeting Check	CURRENT -VALLEY	24768	06/11/2026	\$669.44
26-01461	A0253A	AMAZON CAPITAL SERVICES	ITEMS FOR SUMMER-P/R	6	FOOSBALL GAME SET	\$209.97	Meeting Check	CURRENT -VALLEY	24768	06/11/2026	\$669.44
26-01461	A0253A	AMAZON CAPITAL SERVICES	ITEMS FOR SUMMER-P/R	7	TROLLEY	\$46.99	Meeting Check	CURRENT -VALLEY	24768	06/11/2026	\$669.44
26-01461	A0253A	AMAZON CAPITAL SERVICES	ITEMS FOR SUMMER-P/R	8	BUNGEE CORDS	\$8.99	Meeting Check	CURRENT -VALLEY	24768	06/11/2026	\$669.44
26-01461	A0253A	AMAZON CAPITAL SERVICES	ITEMS FOR SUMMER-P/R	9	REFLECTIVE NUMBERS	\$5.99	Meeting Check	CURRENT -VALLEY	24768	06/11/2026	\$669.44
26-01461	A0253A	AMAZON CAPITAL SERVICES	ITEMS FOR SUMMER-P/R	10	WD40- 2 PACK	\$21.51	Meeting Check	CURRENT -VALLEY	24768	06/11/2026	\$669.44
26-01461	A0253A	AMAZON CAPITAL SERVICES	ITEMS FOR SUMMER-P/R	11	FOLDING TABLE	\$42.05	Meeting Check	CURRENT -VALLEY	24768	06/11/2026	\$669.44
26-01462	A0253A	AMAZON CAPITAL SERVICES	ITEMS-MERIDIAN HEALTH SCREEN	1	SAHARA WATER BOTTLE-DEEP SEA	\$79.92	Meeting Check	TRUST ACCOUNT	6437	06/11/2026	\$281.44
26-01462	A0253A	AMAZON CAPITAL SERVICES	ITEMS-MERIDIAN HEALTH SCREEN	2	SAHARA WATER BOTTLE-BUBBLE GUM	\$62.93	Meeting Check	TRUST ACCOUNT	6437	06/11/2026	\$281.44
26-01462	A0253A	AMAZON CAPITAL SERVICES	ITEMS-MERIDIAN HEALTH SCREEN	3	SPINDRIFT SPARKLING WATER	\$14.98	Meeting Check	TRUST ACCOUNT	6437	06/11/2026	\$281.44
26-01462	A0253A	AMAZON CAPITAL SERVICES	ITEMS-MERIDIAN HEALTH SCREEN	4	PRETZEL CRISPS	\$37.58	Meeting Check	TRUST ACCOUNT	6437	06/11/2026	\$281.44
26-01462	A0253A	AMAZON CAPITAL SERVICES	ITEMS-MERIDIAN HEALTH SCREEN	5	NATURES GARDEN TRAIL MIX	\$22.55	Meeting Check	TRUST ACCOUNT	6437	06/11/2026	\$281.44
26-01462	A0253A	AMAZON CAPITAL SERVICES	ITEMS-MERIDIAN HEALTH SCREEN	6	2026 WALL CALENDAR	\$3.99	Meeting Check	TRUST ACCOUNT	6437	06/11/2026	\$281.44
26-01463	B0329	DANIELLE BERARDI	ESCROW CLOSE OUT ZR13900	1	ESCROW CLOSE OUT ZR13900	\$4,173.99	Manual Check	DEVESCROW2RIVER	2090	06/04/2026	\$4,173.99
26-01466	W0075	W.B.MASON CO INC	office supplies	1	copy paper 81/2x11	\$147.96	Meeting Check	CURRENT -VALLEY	24809	06/11/2026	\$822.07
26-01466	W0075	W.B.MASON CO INC	office supplies	2	staples	\$2.94	Meeting Check	CURRENT -VALLEY	24809	06/11/2026	\$822.07
26-01466	W0075	W.B.MASON CO INC	office supplies	3	pink paper	\$19.78	Meeting Check	CURRENT -VALLEY	24809	06/11/2026	\$822.07
26-01466	W0075	W.B.MASON CO INC	office supplies	4		\$0.00	Meeting Check	CURRENT -VALLEY	24809	06/11/2026	\$822.07
26-01466	W0075	W.B.MASON CO INC	office supplies	5	electric pencil sharpener	\$19.48	Meeting Check	CURRENT -VALLEY	24809	06/11/2026	\$822.07
26-01466	W0075	W.B.MASON CO INC	office supplies	6	3 compartment orgainzer	\$17.61	Meeting Check	CURRENT -VALLEY	24809	06/11/2026	\$822.07
26-01466	W0075	W.B.MASON CO INC	office supplies	7	3x3 post it	\$11.49	Meeting Check	CURRENT -VALLEY	24809	06/11/2026	\$822.07
26-01469	A0253A	AMAZON CAPITAL SERVICES	CORNER TABLE FOR PD	1	CORNER TABLE FOR PD	\$65.66	Meeting Check	CURRENT -VALLEY	24768	06/11/2026	\$669.44
26-01472	A0253A	AMAZON CAPITAL SERVICES	TRAFFIC DIV-WANDS/BATT/ID	1	"C" BATTERIES	\$34.98	Meeting Check	GRANT FUND-VNB	2699	06/11/2026	\$77.30
26-01472	A0253A	AMAZON CAPITAL SERVICES	TRAFFIC DIV-WANDS/BATT/ID	2	25 LANYARDS	\$9.99	Meeting Check	CURRENT -VALLEY	24768	06/11/2026	\$669.44
26-01472	A0253A	AMAZON CAPITAL SERVICES	TRAFFIC DIV-WANDS/BATT/ID	3	10 PACK SAFETY TRAFFIC WANDS	\$47.02	Meeting Check	GRANT FUND-VNB	2699	06/11/2026	\$77.30
26-01472	A0253A	AMAZON CAPITAL SERVICES	TRAFFIC DIV-WANDS/BATT/ID	4	PROMOTION	-\$4.70	Meeting Check	GRANT FUND-VNB	2699	06/11/2026	\$77.30
26-01477	J0045	JCP&L	Various accounts 4/18-5/19	1	Various accounts 4/18-5/19	\$13,064.41	Manual Check	CURRENT -VALLEY	24758	05/29/2026	\$13,064.41
26-01478	B0010	VERIZON	acc#951185826000174 5/14-6/13	1	acc#951185826000174 5/14-6/13	\$214.84	Manual Check	WATER OPERATING	14042	05/29/2026	\$307.58
26-01479	V0051	VERIZON COMM.	acc#3350782634000177 5/10-6/9	1	acc#3350782634000177 5/10-6/9	\$77.02	Manual Check	WATER OPERATING	14041	05/29/2026	\$77.02
26-01480	B0010	VERIZON	acc#201z029528 5/16-6/15	1	acc#201z029528 5/16-6/15	\$92.74	Manual Check	WATER OPERATING	14042	05/29/2026	\$307.58
26-01481	B0010	VERIZON	acc#457052606000114 5/19-6/18	1	acc#457052606000114 5/19-6/18	\$103.04	Manual Check	CURRENT -VALLEY	24753	05/29/2026	\$1,682.34
26-01482	B0010	VERIZON	acc#157054176000196 5/19-6/18	1	acc#157054176000196 5/19-6/18	\$206.06	Manual Check	CURRENT -VALLEY	24753	05/29/2026	\$1,682.34
26-01483	B0010	VERIZON	acc#157054156000117 5/19-6/18	1	acc#157054156000117 5/19-6/18	\$1,373.24	Manual Check	CURRENT -VALLEY	24753	05/29/2026	\$1,682.34
26-01484	V0051	VERIZON COMM.	acc#656800361000151 5/17-6/16	1	acc#656800361000151 5/17-6/16	\$179.00	Manual Check	CURRENT -VALLEY	24759	05/29/2026	\$179.00
26-01485	C0211	COMCAST CABLE	acc#0120291 5/19-6/18	1	acc#0120291 5/19-6/18	\$165.84	Manual Check	CURRENT -VALLEY	24754	05/29/2026	\$165.84
26-01486	X0004	XFINITY	acc#0277380 unreturned equipm	1	acc#0277380 unreturned equipm	\$138.95	Manual Check	PARKNG OPER VAL	3564	05/29/2026	\$138.95
26-01487	X0004	XFINITY	acc#0162269 unreturned equipm	1	acc#0162269 unreturned equipm	\$150.00	Manual Check	PARKNG OPER VAL	3563	05/29/2026	\$150.00
26-01488	X0004	XFINITY	acc#0112579 termination fee	1	acc#0112579 termination fee	\$166.84	Manual Check	CURRENT -VALLEY	24760	05/29/2026	\$166.84
26-01489	X0004	XFINITY	acc#0029294 5/24-6/23	1	acc#0029294 5/24-6/23	\$330.70	Manual Check	CURRENT -VALLEY	24762	05/29/2026	\$330.70
26-01490	I0107	INTRON TECHNOLOGY	Service through 4/1-4/30	1	Service through 4/1-4/30	\$1,579.97	Manual Check	CURRENT -VALLEY	24757	05/29/2026	\$1,579.97
26-01490	I0107	INTRON TECHNOLOGY	Service through 4/1-4/30	2	Service through 4/1-4/30	\$505.09	Manual Check	WATER OPERATING	14039	05/29/2026	\$505.09
26-01490	I0107	INTRON TECHNOLOGY	Service through 4/1-4/30	3	Service through 4/1-4/30	\$145.91	Manual Check	PARKNG OPER VAL	3562	05/29/2026	\$145.91
26-01491	B0010	VERIZON	acc#957052694000161 5/19-6/18	1	acc#957052694000161 5/19-6/18	\$68.73	Manual Check	CURRENT -VALLEY	24763	05/29/2026	\$262.51

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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	
26-01491	B0010	VERIZON	acc#957052694000161 5/19-6/18	2	acc#957052694000161 5/19-6/18	\$21.97	Manual Check	WATER OPERATING	14043	05/29/2026	\$83.92
26-01491	B0010	VERIZON	acc#957052694000161 5/19-6/18	3	acc#957052694000161 5/19-6/18	\$6.35	Manual Check	PARKNG OPER VAL	3561	05/29/2026	\$24.25
26-01492	B0010	VERIZON	acc#357052653000158 5/19-6/18	1	acc#357052653000158 5/19-6/18	\$193.78	Manual Check	CURRENT -VALLEY	24763	05/29/2026	\$262.51
26-01492	B0010	VERIZON	acc#357052653000158 5/19-6/18	2	acc#357052653000158 5/19-6/18	\$61.95	Manual Check	WATER OPERATING	14043	05/29/2026	\$83.92
26-01492	B0010	VERIZON	acc#357052653000158 5/19-6/18	3	acc#357052653000158 5/19-6/18	\$17.90	Manual Check	PARKNG OPER VAL	3561	05/29/2026	\$24.25
26-01493	B0010	VERIZON	Various accounts 5/19-6/18	1	Various accounts 5/19-6/18	\$103.04	Manual Check	CURRENT -VALLEY	24761	05/29/2026	\$882.45
26-01493	B0010	VERIZON	Various accounts 5/19-6/18	2	Various accounts 5/19-6/18	\$103.04	Manual Check	CURRENT -VALLEY	24761	05/29/2026	\$882.45
26-01493	B0010	VERIZON	Various accounts 5/19-6/18	3	Various accounts 5/19-6/18	\$103.04	Manual Check	CURRENT -VALLEY	24761	05/29/2026	\$882.45
26-01493	B0010	VERIZON	Various accounts 5/19-6/18	4	Various accounts 5/19-6/18	\$412.13	Manual Check	CURRENT -VALLEY	24761	05/29/2026	\$882.45
26-01493	B0010	VERIZON	Various accounts 5/19-6/18	5	Various accounts 5/19-6/18	\$161.20	Manual Check	CURRENT -VALLEY	24761	05/29/2026	\$882.45
26-01494	DE0395	Direct Energy Business	Various accounts6/4-7/3/25	1	Various accounts6/4-7/3/25	\$39.10	Manual Check	WATER OPERATING	14038	05/29/2026	\$11,566.40
26-01494	DE0395	Direct Energy Business	Various accounts6/4-7/3/25	2	Various accounts6/4-7/3/25	\$254.35	Manual Check	WATER OPERATING	14038	05/29/2026	\$11,566.40
26-01494	DE0395	Direct Energy Business	Various accounts6/4-7/3/25	3	Various accounts6/4-7/3/25	\$43.74	Manual Check	WATER OPERATING	14038	05/29/2026	\$11,566.40
26-01494	DE0395	Direct Energy Business	Various accounts6/4-7/3/25	4	Various accounts6/4-7/3/25	\$22.33	Manual Check	WATER OPERATING	14038	05/29/2026	\$11,566.40
26-01494	DE0395	Direct Energy Business	Various accounts6/4-7/3/25	5	Various accounts6/4-7/3/25	\$12.15	Manual Check	WATER OPERATING	14038	05/29/2026	\$11,566.40
26-01494	DE0395	Direct Energy Business	Various accounts6/4-7/3/25	6	Various accounts6/4-7/3/25	\$5,482.42	Manual Check	WATER OPERATING	14038	05/29/2026	\$11,566.40
26-01494	DE0395	Direct Energy Business	Various accounts6/4-7/3/25	7	Various accounts6/4-7/3/25	\$868.75	Manual Check	WATER OPERATING	14038	05/29/2026	\$11,566.40
26-01494	DE0395	Direct Energy Business	Various accounts6/4-7/3/25	8	Various accounts6/4-7/3/25	\$4,843.56	Manual Check	WATER OPERATING	14038	05/29/2026	\$11,566.40
26-01495	DE0395	Direct Energy Business	Various accounts 6/4-7/3/25	1	Various accounts 6/4-7/3/25	\$9.36	Manual Check	CURRENT -VALLEY	24756	05/29/2026	\$2,891.27
26-01495	DE0395	Direct Energy Business	Various accounts 6/4-7/3/25	2	Various accounts 6/4-7/3/25	\$59.35	Manual Check	CURRENT -VALLEY	24756	05/29/2026	\$2,891.27
26-01495	DE0395	Direct Energy Business	Various accounts 6/4-7/3/25	3	Various accounts 6/4-7/3/25	\$1.81	Manual Check	CURRENT -VALLEY	24756	05/29/2026	\$2,891.27
26-01495	DE0395	Direct Energy Business	Various accounts 6/4-7/3/25	4	Various accounts 6/4-7/3/25	\$63.12	Manual Check	CURRENT -VALLEY	24756	05/29/2026	\$2,891.27
26-01495	DE0395	Direct Energy Business	Various accounts 6/4-7/3/25	5	Various accounts 6/4-7/3/25	\$34.94	Manual Check	CURRENT -VALLEY	24756	05/29/2026	\$2,891.27
26-01495	DE0395	Direct Energy Business	Various accounts 6/4-7/3/25	6	Various accounts 6/4-7/3/25	\$45.75	Manual Check	CURRENT -VALLEY	24756	05/29/2026	\$2,891.27
26-01495	DE0395	Direct Energy Business	Various accounts 6/4-7/3/25	7	Various accounts 6/4-7/3/25	\$0.17	Manual Check	CURRENT -VALLEY	24756	05/29/2026	\$2,891.27
26-01495	DE0395	Direct Energy Business	Various accounts 6/4-7/3/25	8	Various accounts 6/4-7/3/25	\$23.64	Manual Check	CURRENT -VALLEY	24756	05/29/2026	\$2,891.27
26-01495	DE0395	Direct Energy Business	Various accounts 6/4-7/3/25	9	Various accounts 6/4-7/3/25	\$29.66	Manual Check	CURRENT -VALLEY	24756	05/29/2026	\$2,891.27
26-01495	DE0395	Direct Energy Business	Various accounts 6/4-7/3/25	10	Various accounts 6/4-7/3/25	\$26.96	Manual Check	CURRENT -VALLEY	24756	05/29/2026	\$2,891.27
26-01495	DE0395	Direct Energy Business	Various accounts 6/4-7/3/25	11	Various accounts 6/4-7/3/25	\$30.14	Manual Check	CURRENT -VALLEY	24756	05/29/2026	\$2,891.27
26-01495	DE0395	Direct Energy Business	Various accounts 6/4-7/3/25	12	Various accounts 6/4-7/3/25	\$1,972.84	Manual Check	CURRENT -VALLEY	24756	05/29/2026	\$2,891.27
26-01495	DE0395	Direct Energy Business	Various accounts 6/4-7/3/25	13	Various accounts 6/4-7/3/25	\$76.69	Manual Check	CURRENT -VALLEY	24756	05/29/2026	\$2,891.27
26-01495	DE0395	Direct Energy Business	Various accounts 6/4-7/3/25	14	Various accounts 6/4-7/3/25	\$92.53	Manual Check	CURRENT -VALLEY	24756	05/29/2026	\$2,891.27
26-01495	DE0395	Direct Energy Business	Various accounts 6/4-7/3/25	15	Various accounts 6/4-7/3/25	\$21.93	Manual Check	CURRENT -VALLEY	24756	05/29/2026	\$2,891.27
26-01495	DE0395	Direct Energy Business	Various accounts 6/4-7/3/25	16	Various accounts 6/4-7/3/25	\$11.48	Manual Check	CURRENT -VALLEY	24756	05/29/2026	\$2,891.27
26-01495	DE0395	Direct Energy Business	Various accounts 6/4-7/3/25	17	Various accounts 6/4-7/3/25	\$246.99	Manual Check	CURRENT -VALLEY	24756	05/29/2026	\$2,891.27
26-01495	DE0395	Direct Energy Business	Various accounts 6/4-7/3/25	18	Various accounts 6/4-7/3/25	\$3.04	Manual Check	CURRENT -VALLEY	24756	05/29/2026	\$2,891.27
26-01495	DE0395	Direct Energy Business	Various accounts 6/4-7/3/25	19	Various accounts 6/4-7/3/25	\$17.32	Manual Check	CURRENT -VALLEY	24756	05/29/2026	\$2,891.27
26-01495	DE0395	Direct Energy Business	Various accounts 6/4-7/3/25	20	Various accounts 6/4-7/3/25	\$3.29	Manual Check	CURRENT -VALLEY	24756	05/29/2026	\$2,891.27
26-01495	DE0395	Direct Energy Business	Various accounts 6/4-7/3/25	21	Various accounts 6/4-7/3/25	\$18.74	Manual Check	CURRENT -VALLEY	24756	05/29/2026	\$2,891.27
26-01495	DE0395	Direct Energy Business	Various accounts 6/4-7/3/25	22	Various accounts 6/4-7/3/25	\$0.17	Manual Check	CURRENT -VALLEY	24756	05/29/2026	\$2,891.27
26-01495	DE0395	Direct Energy Business	Various accounts 6/4-7/3/25	23	Various accounts 6/4-7/3/25	\$48.49	Manual Check	CURRENT -VALLEY	24756	05/29/2026	\$2,891.27
26-01495	DE0395	Direct Energy Business	Various accounts 6/4-7/3/25	24	Various accounts 6/4-7/3/25	\$17.88	Manual Check	CURRENT -VALLEY	24756	05/29/2026	\$2,891.27
26-01495	DE0395	Direct Energy Business	Various accounts 6/4-7/3/25	25	Various accounts 6/4-7/3/25	\$34.98	Manual Check	CURRENT -VALLEY	24756	05/29/2026	\$2,891.27
26-01496	C0334	CWA LOCAL 1075	CWA DUES MAY 2026	1	CWA DUES MAY 2026	\$2,604.30	Manual Check	PAYROLL	2401	05/29/2026	\$2,604.30
26-01497	M0057	MONMOUTH MUNICIPAL JIF	JIF WC/GEN LIAB INS 2026	1	JIF WC/GEN LIAB INS 2026	\$222,136.70	Manual Check	CURRENT -VALLEY	24750	05/29/2026	\$426,893.61
26-01497	M0057	MONMOUTH MUNICIPAL JIF	JIF WC/GEN LIAB INS 2026	2	JIF WC/GEN LIAB INS 2026	\$136,471.09	Manual Check	WATER OPERATING	14037	05/29/2026	\$136,471.09
26-01497	M0057	MONMOUTH MUNICIPAL JIF	JIF WC/GEN LIAB INS 2026	3	JIF WC/GEN LIAB INS 2026	\$39,422.30	Manual Check	PARKNG OPER VAL	3560	05/29/2026	\$39,422.30
26-01497	M0057	MONMOUTH MUNICIPAL JIF	JIF WC/GEN LIAB INS 2026	4	JIF WC/GEN LIAB INS 2026	\$204,756.91	Manual Check	CURRENT -VALLEY	24750	05/29/2026	\$426,893.61
26-01499	N0014	NJ AMERICAN WATER COMPANY	acc#1018210026569094 4/24-5/22	1	acc#1018210026569094 4/24-5/22	\$859.22	Manual Check	WATER OPERATING	14040	05/29/2026	\$859.22
26-01500	R0001	RED BANK PUBLIC LIBRARY	LIBRARY EXP/QTR 2 2026	1	LIBRARY EXP/QTR 2 2026	\$68,530.51	Manual Check	CURRENT -VALLEY	24752	05/29/2026	\$68,530.51
26-01501	M0024	MGL PRINTING SOLUTIONS LLC	MARRIAGE LICENSE ENVELOPES	1	MARRIAGE LICENSE ENVELOPES	\$200.00	Meeting Check	CURRENT -VALLEY	24790	06/11/2026	\$200.00
26-01502	A0253A	AMAZON CAPITAL SERVICES	BUSINESS PRIME ANNUAL 6/1/26	1	BUSINESS PRIME ANNUAL 6/1/26	\$129.00	Meeting Check	CURRENT -VALLEY	24768	06/11/2026	\$669.44
26-01503	W0075	W.B.MASON CO INC	OFFICE SUPPLIES	1	100 FORKS/BOX	\$5.29	Meeting Check	CURRENT -VALLEY	24809	06/11/2026	\$822.07

June 11, 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
26-01503	W0075	W.B.MASON CO INC	OFFICE SUPPLIES	2	WESTCOTT PAPER TRIMMER	\$23.24	Meeting Check	CURRENT -VALLEY	24809	06/11/2026	\$822.07
26-01503	W0075	W.B.MASON CO INC	OFFICE SUPPLIES	3	REPLACEMNT INK PD 2000 PLUS	\$11.67	Meeting Check	CURRENT -VALLEY	24809	06/11/2026	\$822.07
26-01503	W0075	W.B.MASON CO INC	OFFICE SUPPLIES	4	LYSOL DISINFCT WIPES 3PK	\$21.42	Meeting Check	CURRENT -VALLEY	24809	06/11/2026	\$822.07
26-01506	T0040	TREAS.ST OF NJ, DIV. REVENUE(417	NJDEP-7/1/25-6/30/26 STORMWAT	1	NJDEP-7/1/25-6/30/26 STORMWAT	\$3,000.00	Meeting Check	WATER OPERATING	14049	06/11/2026	\$3,000.00
26-01507	I0094	IMMEDIATE CARE WALK-IN MANAGE	PRE-MEMBER PHYS/NANARELLO	1	PRE-MEMBER PHYS/NANARELLO	\$174.00	Meeting Check	CURRENT -VALLEY	24784	06/11/2026	\$1,084.00
26-01508	A0253A	AMAZON CAPITAL SERVICES	COLLAPSIBLE WAGON-WELLNESS COM	1	COLLAPSIBLE WAGON-WELLNESS COM	\$66.49	Meeting Check	TRUST ACCOUNT	6437	06/11/2026	\$281.44
26-01508	A0253A	AMAZON CAPITAL SERVICES	COLLAPSIBLE WAGON-WELLNESS COM	2	PROMOTION	-\$7.00	Meeting Check	TRUST ACCOUNT	6437	06/11/2026	\$281.44
26-01509	A0253A	AMAZON CAPITAL SERVICES	LANYARDS FOR COMM ENG EQUITY	1	LANYARDS FOR COMM ENG EQUITY	\$13.98	Meeting Check	CURRENT -VALLEY	24768	06/11/2026	\$669.44
26-01512	M0451	MONMOUTH CTY ASSESSOR'S ASSOC	2026 ASSESSORS MEMBERSHIP DUES	1	2026 ASSESSORS MEMBERSHIP DUES	\$150.00	Meeting Check	CURRENT -VALLEY	24795	06/11/2026	\$150.00
26-01514	R0197	RED BANK PBA LOCAL 39	CONSENT AWARD-RETIREE COVID	1	CONSENT AWARD-RETIREE COVID	\$937.54	Manual Check	CURRENT -VALLEY	24765	06/02/2026	\$3,500.00
26-01514	R0197	RED BANK PBA LOCAL 39	CONSENT AWARD-RETIREE COVID	2	CONSENT AWARD-RETIREE COVID	\$2,562.46	Manual Check	CURRENT -VALLEY	24765	06/02/2026	\$3,500.00
26-01515	A0253A	AMAZON CAPITAL SERVICES	ITEMS-WELLNESS/SAFETY EVT 6/23	1	HEATED/LUMBAR SUPPORT PILLOW	\$47.99	Meeting Check	TRUST ACCOUNT	6440	06/11/2026	\$267.96
26-01515	A0253A	AMAZON CAPITAL SERVICES	ITEMS-WELLNESS/SAFETY EVT 6/23	2	HYDRATION WATER PACK-BLACK	\$19.83	Meeting Check	TRUST ACCOUNT	6441	06/11/2026	\$19.83
26-01515	A0253A	AMAZON CAPITAL SERVICES	ITEMS-WELLNESS/SAFETY EVT 6/23	4	FIRST AID KITS-PACK OF 100	\$189.99	Meeting Check	TRUST ACCOUNT	6440	06/11/2026	\$267.96
26-01515	A0253A	AMAZON CAPITAL SERVICES	ITEMS-WELLNESS/SAFETY EVT 6/23	5	HYDRATION ELECTROLYTE PACKS	\$29.98	Meeting Check	TRUST ACCOUNT	6440	06/11/2026	\$267.96
26-01516	A0040	ASBURY PARK PRESS	LEGAL NOTICES-MAY 2026	1	COMPLIANCE 11958442	\$64.04	Meeting Check	CURRENT -VALLEY	24767	06/11/2026	\$443.56
26-01516	A0040	ASBURY PARK PRESS	LEGAL NOTICES-MAY 2026	2	ORD 2026-11 FINAL 12338913	\$12.32	Meeting Check	CURRENT -VALLEY	24767	06/11/2026	\$443.56
26-01516	A0040	ASBURY PARK PRESS	LEGAL NOTICES-MAY 2026	3	ORD 2026-10 FINAL 12338929	\$12.76	Meeting Check	CURRENT -VALLEY	24767	06/11/2026	\$443.56
26-01516	A0040	ASBURY PARK PRESS	LEGAL NOTICES-MAY 2026	4	ORD 2026-12 FINAL 12338955	\$10.12	Meeting Check	CURRENT -VALLEY	24767	06/11/2026	\$443.56
26-01516	A0040	ASBURY PARK PRESS	LEGAL NOTICES-MAY 2026	5	ORD 2026-13 INTRO 12338964	\$54.56	Meeting Check	CURRENT -VALLEY	24767	06/11/2026	\$443.56
26-01516	A0040	ASBURY PARK PRESS	LEGAL NOTICES-MAY 2026	6	ORD 2026-14 INTRO 12338988	\$47.52	Meeting Check	CURRENT -VALLEY	24767	06/11/2026	\$443.56
26-01516	A0040	ASBURY PARK PRESS	LEGAL NOTICES-MAY 2026	7	ORD 2026-15 INTRO 12338999	\$58.08	Meeting Check	CURRENT -VALLEY	24767	06/11/2026	\$443.56
26-01516	A0040	ASBURY PARK PRESS	LEGAL NOTICES-MAY 2026	8	ORD 2026-16 INTRO 12339052	\$58.08	Meeting Check	CURRENT -VALLEY	24767	06/11/2026	\$443.56
26-01516	A0040	ASBURY PARK PRESS	LEGAL NOTICES-MAY 2026	9	ORD 2026-17 INTRO 12339065	\$34.32	Meeting Check	CURRENT -VALLEY	24767	06/11/2026	\$443.56
26-01516	A0040	ASBURY PARK PRESS	LEGAL NOTICES-MAY 2026	10	HPC MEETINGS 12346225	\$64.04	Meeting Check	CURRENT -VALLEY	24767	06/11/2026	\$443.56
26-01516	A0040	ASBURY PARK PRESS	LEGAL NOTICES-MAY 2026	11	ORD 2026-17 INTRO 12356308	\$27.72	Meeting Check	CURRENT -VALLEY	24767	06/11/2026	\$443.56
26-01525	T0004	T&M ASSOCIATES	PROJ ESCROW BILLING APRIL	1	PB ENGINEERING SERVICES APRIL	\$450.00	Meeting Check	CURRENT -VALLEY	24806	06/11/2026	\$900.00
26-01525	T0004	T&M ASSOCIATES	PROJ ESCROW BILLING APRIL	2	ZBA ENGINEERING SERVICES APRIL	\$450.00	Meeting Check	CURRENT -VALLEY	24806	06/11/2026	\$900.00
26-01525	T0004	T&M ASSOCIATES	PROJ ESCROW BILLING APRIL	3	PROJ ESCROW BILLING PR16248	\$1,054.50	Meeting Check	DEVESCROW2RIVER	2096	06/11/2026	\$15,007.25
26-01525	T0004	T&M ASSOCIATES	PROJ ESCROW BILLING APRIL	4	PROJ ESCROW BILLING PR15585	\$210.50	Meeting Check	DEVESCROW2RIVER	2096	06/11/2026	\$15,007.25
26-01525	T0004	T&M ASSOCIATES	PROJ ESCROW BILLING APRIL	5	PROJ ESCROW BILLING PR15555	\$3,789.50	Meeting Check	DEVESCROW2RIVER	2096	06/11/2026	\$15,007.25
26-01525	T0004	T&M ASSOCIATES	PROJ ESCROW BILLING APRIL	6	PROJ ESCROW BILLING PR15895	\$113.00	Meeting Check	DEVESCROW2RIVER	2096	06/11/2026	\$15,007.25
26-01525	T0004	T&M ASSOCIATES	PROJ ESCROW BILLING APRIL	7	PROJ ESCROW BILLING PR16478	\$2,850.00	Meeting Check	DEVESCROW2RIVER	2096	06/11/2026	\$15,007.25
26-01525	T0004	T&M ASSOCIATES	PROJ ESCROW BILLING APRIL	8	PROJ ESCROW BILLING PR15522	\$1,789.25	Meeting Check	DEVESCROW2RIVER	2096	06/11/2026	\$15,007.25
26-01525	T0004	T&M ASSOCIATES	PROJ ESCROW BILLING APRIL	9	PROJ ESCROW BILLING ZR15133	\$3,267.25	Meeting Check	DEVESCROW2RIVER	2096	06/11/2026	\$15,007.25
26-01525	T0004	T&M ASSOCIATES	PROJ ESCROW BILLING APRIL	10	PROJ ESCROW BILLING ZR16087	\$285.50	Meeting Check	DEVESCROW2RIVER	2096	06/11/2026	\$15,007.25
26-01525	T0004	T&M ASSOCIATES	PROJ ESCROW BILLING APRIL	11	PROJ ESCROW BILLING ZR16518	\$1,195.75	Meeting Check	DEVESCROW2RIVER	2096	06/11/2026	\$15,007.25
26-01525	T0004	T&M ASSOCIATES	PROJ ESCROW BILLING APRIL	12	PROJ ESCROW BILLING PR13263	\$452.00	Meeting Check	DEVESCROW2RIVER	2096	06/11/2026	\$15,007.25
26-01528	C0027	CENTRAL JERSEY HEALTH INS.FUND	HEALTH INSURANCE-JULY 2026	1	HEALTH INSURANCE-JULY 2026	\$325,971.66	Meeting Check	CURRENT -VALLEY	24774	06/11/2026	\$338,433.66
26-01528	C0027	CENTRAL JERSEY HEALTH INS.FUND	HEALTH INSURANCE-JULY 2026	2	HEALTH INSURANCE-JULY 2026	\$104,207.83	Meeting Check	WATER OPERATING	14045	06/11/2026	\$104,207.83
26-01528	C0027	CENTRAL JERSEY HEALTH INS.FUND	HEALTH INSURANCE-JULY 2026	3	HEALTH INSURANCE-JULY 2026	\$30,102.44	Meeting Check	PARKNG OPER VAL	3566	06/11/2026	\$30,102.44
26-01528	C0027	CENTRAL JERSEY HEALTH INS.FUND	HEALTH INSURANCE-JULY 2026	4	HEALTH INSURANCE-JULY 2026	\$12,462.00	Meeting Check	CURRENT -VALLEY	24774	06/11/2026	\$338,433.66
26-01528	C0027	CENTRAL JERSEY HEALTH INS.FUND	HEALTH INSURANCE-JULY 2026	5	HEALTH INSURANCE-JULY 2026	\$17,770.00	Meeting Check	GRANT FUND-VNB	2700	06/11/2026	\$17,770.00
26-01529	L0222	LECKSTEIN & LECKSTEIN	PROJ ESCROW BILLING MAY	1	PB LEGAL SERVICES MAY	\$400.00	Meeting Check	CURRENT -VALLEY	24788	06/11/2026	\$800.00
26-01529	L0222	LECKSTEIN & LECKSTEIN	PROJ ESCROW BILLING MAY	2	PB LEGAL SERVICES PR16478	\$500.00	Meeting Check	DEVESCROW2RIVER	2094	06/11/2026	\$1,150.00
26-01532	F0233	FRIENDS OF NEW JERSEY HERITAGE	Conference Registration - KS	1	Conference Registration - KS	\$125.00	Meeting Check	CURRENT -VALLEY	24812	06/11/2026	\$125.00
26-01545	K0022	KEVIN E KENNEDY ESQ	ZB LEGAL SERVICES - APRIL	1	ZB LEGAL SERVICES - GENERAL	\$416.00	Meeting Check	CURRENT -VALLEY	24787	06/11/2026	\$3,133.00
26-01545	K0022	KEVIN E KENNEDY ESQ	ZB LEGAL SERVICES - APRIL	2	ZB LEGAL SERVICES - LITIGATION	\$728.00	Meeting Check	CURRENT -VALLEY	24787	06/11/2026	\$3,133.00
26-01545	K0022	KEVIN E KENNEDY ESQ	ZB LEGAL SERVICES - APRIL	3	PROJ ESCROW BILLING - APRIL	\$1,222.00	Meeting Check	DEVESCROW2RIVER	2093	06/11/2026	\$5,356.00
26-01545	K0022	KEVIN E KENNEDY ESQ	ZB LEGAL SERVICES - APRIL	4	PROJ ESCROW BILLING - APRIL	\$1,261.00	Meeting Check	DEVESCROW2RIVER	2093	06/11/2026	\$5,356.00
26-01550	D0177	ASHLESHA DESHPANDE	Tax Collector Conference in AC	1	Seminar in Atlantic City	\$122.67	Meeting Check	CURRENT -VALLEY	24779	06/11/2026	\$302.97
26-01550	D0177	ASHLESHA DESHPANDE	Tax Collector Conference in AC	2	Hotel Stay 2 days TaxCollector	\$164.54	Meeting Check	CURRENT -VALLEY	24779	06/11/2026	\$302.97
26-01550	D0177	ASHLESHA DESHPANDE	Tax Collector Conference in AC	3	Tolls to & from Atlantic City	\$15.76	Meeting Check	CURRENT -VALLEY	24779	06/11/2026	\$302.97

June 11, 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	
26-01552	P0259	PLOSIA COHEN LLC.	LEGAL-LABOR ATTNY-MAY 2026	1	LEGAL-LABOR ATTNY-MAY 2026	\$2,640.00	Meeting Check	CURRENT -VALLEY	24813	06/11/2026	\$2,640.00
26-01556	NWFINGRP	NW FINANCIAL GROUP LLC	RBHA-FIN ADV SVCS-REDEVEL PROJ	1	RBHA-FIN ADV SVCS-REDEVEL PROJ	\$3,200.00	Meeting Check	CAPITAL ACCOUNT	2783	06/11/2026	\$3,200.00
26-01557	C0321	CME ASSOCIATES	GEN ENGINEERING SVCS-MAY 26	1	GEN ENGINEERING SVCS-MAY 26	\$653.25	Meeting Check	CURRENT -VALLEY	24776	06/11/2026	\$820.25
26-01557	C0321	CME ASSOCIATES	GEN ENGINEERING SVCS-MAY 26	2	ONCALL TREE REMOVAL-MAY 26	\$167.00	Meeting Check	CURRENT -VALLEY	24776	06/11/2026	\$820.25
26-01557	C0321	CME ASSOCIATES	GEN ENGINEERING SVCS-MAY 26	3	ESCROW PROJ BILLING PR16608	\$157.00	Meeting Check	DEVESCROW2RIVER	2092	06/11/2026	\$157.00
26-01559	T0283	TWO RIVER TECHNOLOGY GROUP LLC	EVENT SPONSORSHIP	1	EVENT SPONSORSHIP	\$500.00	Meeting Check	CURRENT -VALLEY	24807	06/11/2026	\$500.00
26-01560	11011	RED BANK CATHOLIC HIGH SCHOOL	SCHOOL BUSES 6/18 & 19	1	SCHOOL BUSES 6/18 & 19	\$2,000.00	Meeting Check	RECREATION-VNB	1704	06/11/2026	\$2,000.00
26-01564	L0233	LASER LIGHT COMPANY, LLC.	LASER LGT SHOW-MARINE PK OPEN	1	LASER LGT SHOW-MARINE PK OPEN	\$6,000.00	Meeting Check	RECREATION-VNB	1707	06/11/2026	\$6,000.00
26-01567	F0225	FIS ON SITE SERVICE LLC.	REPAIRS TO MARINE 1	1	REPAIRS TO MARINE 1	\$617.22	Meeting Check	CURRENT -VALLEY	24811	06/11/2026	\$617.22
26-01570	C0330A	CANNON & MCGUINN, LLC.	GENERAL LEGAL SVCS-MARCH	1	GENERAL LEGAL SVCS-MARCH	\$11.95	Meeting Check	CURRENT -VALLEY	24815	06/11/2026	\$2,094.45
26-01570	C0330A	CANNON & MCGUINN, LLC.	GENERAL LEGAL SVCS-MARCH	2	LEWIS VS RB-MARCH	\$332.50	Meeting Check	CURRENT -VALLEY	24815	06/11/2026	\$2,094.45
26-01570	C0330A	CANNON & MCGUINN, LLC.	GENERAL LEGAL SVCS-MARCH	3	MCCONNELL VS RB-MARCH	\$1,120.00	Meeting Check	CURRENT -VALLEY	24815	06/11/2026	\$2,094.45
26-01570	C0330A	CANNON & MCGUINN, LLC.	GENERAL LEGAL SVCS-MARCH	4	POKU VS RB-MARCH	\$630.00	Meeting Check	CURRENT -VALLEY	24815	06/11/2026	\$2,094.45
26-01571	M0202	MONMOUTH COUNTY SPCA	MONTHLY ANIMAL CONTROL-MAY	1	MONTHLY ANIMAL CONTROL-MAY	\$5,438.00	Meeting Check	CURRENT -VALLEY	24816	06/11/2026	\$5,438.00
26-01571	M0202	MONMOUTH COUNTY SPCA	MONTHLY ANIMAL CONTROL-MAY	2	CATS/KITTENS-MAY	\$375.00	Meeting Check	DOG LICENSE AC	2216	06/11/2026	\$375.00
26-01572	N0115	NJ ST.DEPT.HEALTH & SENIOR	DOG LICENSE FEES-MAY 2026	1	DOG LICENSE FEES-MAY 2026	\$11.40	Meeting Check	DOG LICENSE AC	2217	06/11/2026	\$11.40
26-01578	N0279	ANTHONY NEIBERT	PHONE REIMBURSE APR-JUN 2026	1	PHONE REIMBURSE APR-JUN 2026	\$60.00	Meeting Check	CURRENT -VALLEY	24817	06/11/2026	\$60.00
26-01579	T0270	TRUVIEW BSI, LLC.	BACKGROUND SEARCH-MAY 2026	1	BACKGROUND SEARCH-HOPKINS	\$6.45	Meeting Check	CURRENT -VALLEY	24818	06/11/2026	\$32.25
26-01579	T0270	TRUVIEW BSI, LLC.	BACKGROUND SEARCH-MAY 2026	2	BACKGROUND SEARCH-HAINES	\$6.45	Meeting Check	CURRENT -VALLEY	24818	06/11/2026	\$32.25
26-01579	T0270	TRUVIEW BSI, LLC.	BACKGROUND SEARCH-MAY 2026	3	BACKGROUND SEARCH-ANDREWS III	\$6.45	Meeting Check	CURRENT -VALLEY	24818	06/11/2026	\$32.25
26-01579	T0270	TRUVIEW BSI, LLC.	BACKGROUND SEARCH-MAY 2026	4	BACKGROUND SEARCH-SANCHEZ,N	\$6.45	Meeting Check	CURRENT -VALLEY	24818	06/11/2026	\$32.25
26-01579	T0270	TRUVIEW BSI, LLC.	BACKGROUND SEARCH-MAY 2026	5	BACKGROUND SEARCH-PANTLE	\$6.45	Meeting Check	CURRENT -VALLEY	24818	06/11/2026	\$32.25
26-01580	E0009	EDMUNDS AND ASSOCIATES	MAINT FOR VALIDATOR PURCH 2025	1	MAINT FOR VALIDATOR PURCH 2025	\$100.33	Meeting Check	WATER OPERATING	14050	06/11/2026	\$100.33

**BOROUGH OF RED BANK
COUNTY OF MONMOUTH**

RESOLUTION NO. 26-118

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

Central Jersey Health Insurance Fund Wellness Grant \$10,500.00

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 \$10,500.00 from the Central Jersey Health Insurance Fund 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 \$10,500.00

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:

Central Jersey Health Insurance Fund Wellness Grant \$10,500.00

BE IT FURTHER RESOLVED, that the like sum of \$10,500.00
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:

Central Jersey Health Insurance Fund Wellness Grant \$10,500.00

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. 26-119

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

**County of Monmouth Department of Health & Human Services-
Red Bank Senior Center-Title III B Funds- \$5,000.00**

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 \$5,000.00 from the County of Monmouth 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 \$5,000.00

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:

County of Monmouth Department of Health & Human Services -
Red Bank Senior Center-Title III B Funds \$5,000.00

BE IT FURTHER RESOLVED, that the like sum of \$5,000.00
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:

County of Monmouth Department of Health & Human Services-
Red Bank Senior Center-Title III B Funds \$5,000.00

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. 26-120

**RESOLUTION AUTHORIZE PAYMENT CERTIFICATE #6 FOR
LEAD SERVICE LINE TEST PIT & SERVICE REPLACEMENT – PHASE 3
(UNDERGROUND UTILITIES CORP)**

BE IT RESOLVED, by the Mayor and Council of the Borough of Red Bank of Monmouth County, New Jersey upon recommendation of the Borough Engineer that Pay Certificate #6 for the Contract listed below be and is hereby approved.

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

TITLE OF JOB: LEAD SERVICE LINE TEST PIT & SERVICE REPLACEMENT – PHASE 3

CONTRACTOR: Underground Utilities Corp.
711 Commerce Rd., Linden, NJ 07036

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

Pay Estimate #6

Current to date total	\$2,019,494.94
Less 2% Retainage	\$40,389.90
<u>Less Previous Payments</u>	<u>\$1,888,798.53</u>
Amount Due	\$90,306.51

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

W-06-23-006-598

**BOROUGH OF RED BANK
COUNTY OF MONMOUTH**

RESOLUTION NO. 26-121

**RESOLUTION AUTHORIZE PAYMENT CERTIFICATE #3 FOR
LINDEN PLACE IMPROVEMENTS – NJDOT FY24
(BLACK ROCK ENTERPRISES, LLC)**

BE IT RESOLVED, by the Mayor and Council of the Borough of Red Bank of Monmouth County, New Jersey upon recommendation of the Borough Engineer that Pay Certificate #3 for the Contract listed below be and is hereby approved.

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

TITLE OF JOB: Linden Place Improvements – NJDOT FY24

CONTRACTOR: Black Rock Enterprises, LLC
1316 Englishtown Road, Old Bridge, NJ 08857

ENGINEER: T&M
11 Tindall Road, Middletown, NJ 07748

Pay Estimate #3

Current to date total	\$921,157.43
Less 2% Retainage	\$18,423.15
<u>Less Previous Payments</u>	<u>\$649,268.18</u>
Amount Due	\$253,466.10

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

C-04-24-028-330

W-06-24-030-330

**BOROUGH OF RED BANK
COUNTY OF MONMOUTH**

RESOLUTION NO. 26-122

**RESOLUTION TO AUTHORIZE PAYMENT CERTIFICATE #5 FOR
MARINE PARK IMPROVEMENTS**

BE IT RESOLVED, by the Mayor and Council of the Borough of Red Bank of Monmouth County, New Jersey upon recommendation of the Borough Engineer that Pay Certificate #5 for the Contract listed below be and is hereby approved.

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

TITLE OF JOB: MARINE PARK IMPROVEMENTS

CONTRACTOR: Monarch Excavation
716 Newman Springs Rd., NJ 07738

ENGINEER: Artheon,
3600 Route 66, 3rd Floor, Neptune, NJ 07753

Pay Estimate #5

Current to date total	\$3,410,076.30
Less 2% Retainage	\$68,201.53
<u>Less Previous Payments</u>	<u>\$2,774,606.92</u>
Balance Due	\$567,267.85

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

C-04-25-009-230
W-06-25-010-230

**BOROUGH OF RED BANK
COUNTY OF MONMOUTH**

RESOLUTION NO. 26-123

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>
Claudia Hernandez	2026 Summer Camp	\$1,776.00	\$720.00
Patricia Weil	2026 Summer Camp	\$882.00	\$145.00

**BOROUGH OF RED BANK
COUNTY OF MONMOUTH**

RESOLUTION NO. 26-124

**RESOLUTION OF THE BOROUGH OF RED BANK, COUNTY OF MONMOUTH,
STATE OF NEW JERSEY RENEWING LIQUOR LICENSES FOR THE PERIOD
JULY 1, 2026 THROUGH JUNE 30, 2027**

WHEREAS, the current holders of Plenary Retail Consumption, Plenary Retail Distribution and Club Alcoholic Beverage Licenses have filed their renewal application for the fiscal year July 1, 2026 through June 30, 2027

WHEREAS, all the said licenses have complied with the State Law and local ordinances, have submitted the proper license fee(s) as hereinafter noted and applications, and it is the desire of this governing body to grand said licenses; and

WHEREAS, the Borough Attorney has reviewed said license renewal applications and has approved them as to form and content; and

WHEREAS, the Red Bank Police Department has conducted the necessary inspections for the license renewals; and

NOW, THEREFOR, BE IT RESOLVED, by the governing body of the Borough of Red Bank, County of Monmouth, State of New Jersey, as follows per **EXHIBIT A**:

**BOROUGH OF RED BANK
COUNTY OF MONMOUTH**

RESOLUTION NO. 26-124

EXHIBIT A

1. (31) Club Alcoholic Beverage Licenses are issued to the following corporations for the fiscal year July 1, 2026 through June 30, 2027

<u>LICENSEE</u>	<u>LICENSE NUMBER</u>
Red Bank Lodge 233 BPO Elks	1340-31-043-001
Monmouth Rugby Football Club Inc.	1340-31-047-001

2. (32) Plenary Retail Consumption w/Broad Package Privilege

<u>LICENSEE</u>	<u>LICENSE NUMBER</u>
Teak Restaurant Group LLC	1340-32-003-011
Renegade Fondue Inc.	1340-32-018-017

3. (33) Plenary Retail Consumption Alcoholic Beverage Licenses are issued to the following corporations for the fiscal year July 1, 2025 through June 30, 2026

<u>LICENSEE</u>	<u>LICENSE NUMBER</u>
9 Lives Inc	1340-33-002-013
RB Spirits LLC	1340-33-004-007
Globe Hotel Co. Inc	1340-33-012-004
Triumph Brewing Company of Red Bank LLC	1340-33-014-013
RBC-19 LLC	1340-33-015-014
LMHG RB, LLC	1340-33-016-010
Oyster Point Hotel Inc	1340-33-023-009
Good Fork Restaurant Group LLC	1340-33-024-005
416 LLC	1340-33-025-007

**BOROUGH OF RED BANK
COUNTY OF MONMOUTH**

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RAL Hospitality Group Inc	1340-33-027-004
D&D Bar and Restaurant Inc	1340-33-029-007
Molly Pitcher Inn Inc	1340-33-030-004
TKV Holdings LLC	1340-33-031-006
ABRACADABRA LLC	1340-33-033-012
MAJH LLC	1340-33-035-007
Broad Street RB LLC (INACTIVE - POCKET)	1340-33-036-006
DANNYS 33 LICENSE LLC (INACTIVE - POCKET)	1340-33-038-003
Taina Corp.	1340-33-039-008
Coal Holdings LLC	1340-33-041-008

4. (37) Plenary Retail Consumption (Theatre Exception) Licenses are issued to the following corporations for the fiscal year July 1, 2026 through June 30, 2027

<u>LICENSEE</u>	<u>LICENSE NUMBER</u>
Count Basie Theatre Inc	1340-37-045-004
Two River Theater Company, Inc.	1340-37-048-001
Count Basie Theatre Inc (Basie Cinemas)	1340-37-049-001

5. (44) Plenary Retail Distribution Alcoholic Beverage Licenses are issued to the following corporations for the fiscal year July 1, 2026 through June 30, 2027

<u>LICENSEE</u>	<u>LICENSE NUMBER</u>
Red Bank Buy Rite LLC	1340-44-005-012
Denrus Inc	1340-44-006-005
SYPM, Inc.	1340-44-008-004
SSPF2	1340-44-009-005

**BOROUGH OF RED BANK
COUNTY OF MONMOUTH**

RESOLUTION NO. 26-124

Three Sixty Two Broad Street Inc.	1340-44-010-006
Connoisseur Encounters Company Inc.	1340-44-013-008
SVGI Inc	1340-44-017-004
ERIC CHO INC.	1340-44-021-005
Samarth RB, LLC	1340-44-032-008
Rekon Limited Liability Company	1340-44-034-004

**BOROUGH OF RED BANK
COUNTY OF MONMOUTH**

RESOLUTION NO. 26-125

**RESOLUTION AUTHORIZING AN EXTENSION OF THE SHARED SERVICES
AGREEMENT FOR MUNICIPAL CLERK SERVICES BETWEEN THE
BOROUGH OF RED BANK AND THE TOWNSHIP OF SHREWSBURY**

WHEREAS, the Borough of Red Bank and the Township of Shrewsbury entered into a Shared Services Agreement for Municipal Clerk services effective January 1, 2026; and

WHEREAS, the current Shared Services Agreement is scheduled to expire on June 30, 2026; and

WHEREAS, the Township of Shrewsbury has requested that the Shared Services Agreement be extended to continue providing Municipal Clerk services; and

WHEREAS, the Township of Shrewsbury's Deputy Municipal Clerk is scheduled to sit for the Registered Municipal Clerk (RMC) examination in October 2026 and may obtain her certification prior to December 31, 2026; and

WHEREAS, the governing bodies of the Borough of Red Bank and the Township of Shrewsbury have determined that it is in the best interests of both municipalities to extend the Shared Services Agreement through December 31, 2026, or until such time as the Township of Shrewsbury's Deputy Municipal Clerk obtains her Registered Municipal Clerk certification, whichever occurs first.

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Red Bank, County of Monmouth, State of New Jersey, that the Mayor and Borough Clerk are hereby authorized to execute an extension of the Shared Services Agreement with the Township of Shrewsbury for Municipal Clerk services through December 31, 2026, or until the Township of Shrewsbury's Deputy Municipal Clerk obtains her Registered Municipal Clerk certification, whichever occurs first.

BE IT FURTHER RESOLVED that all appropriate Borough officials are hereby authorized to take any actions necessary to effectuate the purposes of this Resolution.

**BOROUGH OF RED BANK
COUNTY OF MONMOUTH**

RESOLUTION NO. 26-126

RESOLUTION AUTHORIZING THE MAYOR AND MUNICIPAL CLERK TO EXECUTE THE FY2027 - FY2029 COOPERATION AGREEMENT WITH MONMOUTH COUNTY FOR COOPERATIVE PARTICIPATION IN THE COMMUNITY DEVELOPMENT PROGRAM PURSUANT TO THE INTERLOCAL SERVICES ACT

WHEREAS, certain Federal funds are potentially available to Monmouth County under Title I of the Housing and Community Development Act of 1974, as amended, commonly known as the Community Development Block Grant Program; and

WHEREAS, it is necessary to establish a legal basis for the County and its residents to benefit from this program; and

WHEREAS, a Cooperation Agreement has been adopted under which the Red Bank Borough and the County of Monmouth in cooperation with other municipalities will establish an Interlocal Services Program pursuant to N.J.S.A. 40:8B-1; and

WHEREAS, it is in the best interest of the Red Bank Borough to enter into the cooperation agreement.

NOW, THEREFORE, BE IT RESOLVED by the Red Bank Borough Council of the Red Bank Borough, that Cooperation Agreement between the County of Monmouth and Certain Municipalities located herein for the establishment of a Cooperative Means of Conducting certain Community Development Activities, a copy of which is attached, thereto, be and same is hereby approved.

BE IT FURTHER RESOLVED that the Mayor and Municipal Clerk be and same are hereby authorized to execute said agreement in accordance with the provisions of law; and

BE IT FURTHER RESOLVED that this resolution shall take effect immediately upon its enactment.

**BOROUGH OF RED BANK
COUNTY OF MONMOUTH**

RESOLUTION NO. 26-127

**RESOLUTION SUPPORTING THE PASSAGE OF THE POLLUTERS PAY
TO MAKE NEW JERSEY MORE AFFORDABLE ACT**

WHEREAS, the proposed "Polluters Pay to Make New Jersey More Affordable Act" (S2338/A3735), pending before the New Jersey Legislature would impose liability on large fossil fuel companies for certain climate change related damages they caused instead of imposing all those costs on New Jersey taxpayers; and

WHEREAS, New Jersey has experienced deaths and billions of dollars in losses from storms linked to climate change. Hurricane Sandy costs are estimated to be over \$29 billion, along with 38 deaths, while Hurricane Ida caused about \$2 billion in costs and 30 deaths. From 1980–2024 (as of November 1, 2024), there have been 74 confirmed weather/climate disaster events with losses exceeding \$1 billion each to affect New Jersey. These costs do not include many others associated with climate change listed below; and

WHEREAS, total global GDP today is about \$100 trillion and “climate change is on track to cost the global economy \$38 trillion every year in damages within the next 25 years;” and

WHEREAS, a 2023 report found that extreme climate events cost the U.S. \$150 billion each year, excluding costs related to loss of life, healthcare, and ecosystem damage. The 2024 catastrophic flooding and destruction caused by Hurricane Helene in western North Carolina alone likely caused at least a record \$53 billion in damages and recovery needs; and

WHEREAS, the effects of climate change on New Jersey municipalities include but are not limited to increases in the costs of property insurance, flooding (including clean ups, property buyouts and prevention), public health care costs (costs from injuries, heat, dealing with vector borne diseases and insurance), repair to critical infrastructure such as roads, bridges, sewer systems and wastewater management, installing/maintaining air conditioning in schools, costs of dealing with forest fires and resulting property damages, increased costs of water purification from droughts or floods, seawall and other protections against ocean flooding, raising roads to prevent sunny-day flooding, potential lawsuits from residents, loss of tax revenue from destroyed properties, salt water invasion of aquifers, algal blooms, loss of recreation/tourism revenue, dealing with insect and other infestations; and

WHEREAS, more than 50 years ago, scientists at major fossil fuel companies knew of the direct link between fossil fuels and global warming and reported their findings to corporate executives, who chose to deceive the public about climate science, downplay and distort the evidence of climate change, engage in a decades-long campaign against climate action, fund counterfeit science, and manufacture uncertainty with no scientific basis; and

WHEREAS, the top 25 oil and gas ‘carbon majors’ have continually earned enormous profits and have the ability to pay for their share in damages and remain extremely profitable. Global climate damages from emissions associated with the top 25 oil and gas ‘carbon majors’ between 1985 and 2018 are estimated at 20 trillion USD compared to the 30 trillion USD they earned over the same period. In 2022 seven carbon majors including Aramco, Exxon Mobil, and Shell earned profits almost twice the estimated damages caused by their emissions that year – 497 billion USD compared to 260 billion USD; and

WHEREAS, oil and gas lobbyists are urging Congress to give fossil fuel companies total legal immunity from any laws or lawsuits that could hold them accountable for their role in the climate crisis; and

WHEREAS, in January of 2026, the American Petroleum Institute announced that killing state climate lawsuits is a top 2026 priority for the oil lobby, last year 16 Republican attorneys general proposed creating a “[liability shield](#)” for fossil fuel companies modeled on a 2005 law protecting gun manufacturers from lawsuits, and in February 2026 a house representative announced plans to introduce legislation seeking to stop climate lawsuits and superfund bills.”

WHEREAS, the Polluters Pay to Make New Jersey More Affordable Act seeks to hold "responsible parties," which is defined as fossil fuel extractors that conduct business in New Jersey and were responsible more than one billion metric tons of greenhouse gas emissions since 1995, liable for the costs of funding climate change adaptation and resilience projects instead of placing the burden on New Jersey taxpayers; and

WHEREAS, the State Treasurer will be authorized under this Act to determine the cost impacts of these greenhouse gas emissions on the State, including effects on public health, natural resources, biodiversity, agriculture, economic development, flood preparedness and safety, housing, and any other effect that the State Treasurer determines is relevant; and

WHEREAS, a Climate Adaptation, Resiliency, and Affordability Program will be established under this Act by the NJDEP to obtain compensatory payments from Responsible Parties and accept and collect payment from responsible parties and to disburse those funds for "climate change adaptation projects;" to project sponsors of climate change adaptation and resilience projects; and

WHEREAS, "climate change adaptation projects" include, but are not limited to: flood protection projects; home buyouts; upgrades of stormwater drainage systems; defensive upgrades to roads, bridges, railroads, and transit systems; preparation for, and recovery from, extreme weather events; preventive health care programs and providing medical care to treat illness or injury caused by the effects of climate change; relocation, elevation, or retrofits of sewage treatment plants and other infrastructure vulnerable to flooding; installation of energy efficient cooling systems and other weatherization and energy efficiency upgrades and retrofits in public and private buildings, including schools and public housing, designed to reduce the public health effects of more frequent heat waves and forest fire smoke; upgrades to the electrical grid to increase stability and resilience, including the creation of self-sufficient microgrids; and response to toxic algae blooms, loss of agricultural topsoil, crop loss, and other climate-driven ecosystem threats to forests, farms, fisheries, and food systems; and

WHEREAS, any municipality in need of climate change adaptation and resilience projects will be able to apply for the funds raised by the Act; and

WHEREAS, the total funds to be recovered under this Act is expected to be \$50 billion over 20 years

WHEREAS, economists agree that the design of the Act would not cause costs to be passed along to consumers because 1) the payments would be based on past pollution and, therefore, not affect today's marginal cost of production; and 2) the price of fossil fuels is based on international market forces; and

WHEREAS, the Act would not preclude municipalities from filing and paying for their own lawsuits in order to obtain payment for damages caused by climate change emissions; and

WHEREAS, the Act will make New Jersey more affordable by not saddling New Jersey taxpayers with the large and rapidly increasing costs of paying for climate damages;

NOW THEREFORE, BE IT RESOLVED that the administration and council of the Borough of Red Bank, in the interest of protecting its residents, businesses and institutions, as of June 11, 2026, strongly express their support for passage of the Polluters Pay to Make New Jersey More Affordable Act.

BE IT FURTHER RESOLVED, that the Borough of Red Bank categorically opposes any legislation, whether in Congress or state legislatures, that attempts to limit or eliminate access to court by preempting existing laws or giving fossil fuel companies immunity from any laws or lawsuits seeking to hold the fossil fuel industry accountable for deceptive conduct and the costs of climate change; and

BE IT FURTHER RESOLVED, that the Borough of Red Bank affirmatively supports the rights of cities, counties, tribes and states to bring litigation and legislation seeking to hold the fossil fuel industry accountable for the climate change-driven harms they and their communities are suffering.

BE IT FURTHER RESOLVED, that the Township Clerk shall forward this Resolution to:

- New Jersey Governor Mikie Sherrill
- Commissioner of the NJ Department of Environmental Protection
- NJ Senate President Nicholas Scutari
- NJ Assembly Speaker Craig Coughlin
- Polluters Pay to Make New Jersey More Affordable Act, Senate sponsor John McKeon
- Polluters Pay to Make New Jersey More Affordable Act Assembly sponsor Alixon Collazos-Gill
- NJ State Senate legislator representing the Borough of Red Bank
- NJ State Assembly legislators representing the Borough of Red Bank
- NJ member of Congress representing the Borough of Red Bank
- Senators Cory Booker and Andy Kim
- Food & Water Watch, msmith@fwwatch.org
- New Jersey State League of Municipalities
- County Commissioners and Administration of Essex County

**BOROUGH OF RED BANK
COUNTY OF MONMOUTH**

RESOLUTION NO. 26-128

**AI ACCOUNTABILITY RESOLUTION IN SUPPORT OF A
STATEWIDE MORATORIUM ON NEW LARGE-SCALE DATA CENTERS UNTIL
COMPREHENSIVE PUBLIC INTEREST STANDARDS ARE ADOPTED**

WHEREAS, the Borough of Red Bank recognizes the growing impact of artificial intelligence and crypto mining infrastructure and large-scale data centers on electricity demand, water resources, land use, noise pollution, and community character; and

WHEREAS, New Jersey residents are already facing rising electricity costs and increasing affordability challenges, while state agencies, utilities, and policymakers continue to assess the impacts of rapidly expanding electrical demand associated with artificial intelligence and data center development; and

WHEREAS, New Jersey remains vulnerable to drought conditions and water supply constraints, making responsible management of water resources essential to protecting public health, environmental sustainability, and long-term affordability; and

WHEREAS, large-scale data centers consume substantial quantities of electricity and water while generating limited permanent employment relative to their environmental and infrastructure impacts; and

WHEREAS, residents across New Jersey have raised concerns regarding industrial noise, backup generators, transmission infrastructure, visual impacts, and the cumulative effects of data center development on surrounding neighborhoods and community character; and

WHEREAS, transparency and accountability are necessary to ensure that policymakers, regulators, and the public have access to accurate information regarding electricity consumption, water consumption, greenhouse gas emissions, land use impacts, tax incentives, workforce outcomes, and community impacts associated with data center development; and

WHEREAS, the Borough of Red Bank supports the development of comprehensive statewide standards governing data center location, environmental impacts, labor standards, utility costs, and public transparency before additional facilities are approved;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Red Bank that the Borough formally supports a statewide moratorium on the approval of new large-scale data centers until the State of New Jersey adopts comprehensive public interest standards governing such facilities; and

BE IT FURTHER RESOLVED that the Borough supports legislation requiring all large-scale data centers to publicly report electricity consumption, water consumption, energy sources,

greenhouse gas emissions, and associated infrastructure demands to the New Jersey Board of Public Utilities and the New Jersey Department of Environmental Protection; and

BE IT FURTHER RESOLVED that the Borough supports statewide standards regulating noise pollution, backup generator operations, water withdrawals, land use impacts, and other community impacts associated with large-scale data centers; and

BE IT FURTHER RESOLVED that the Borough supports workforce standards ensuring the use of prevailing wages, project labor agreements where applicable, apprenticeship opportunities, and strong labor protections for workers employed in the construction and operation of data centers; and

BE IT FURTHER RESOLVED that the Borough supports a review of all state and local tax incentives, subsidies, and financial benefits provided to data center developers to ensure that any public investment produces a measurable public benefit and does not shift costs onto residents and ratepayers; and

BE IT FURTHER RESOLVED that copies of this Resolution shall be transmitted to Governor Mikie Sherrill, Senator Vin Gopal, Assemblywoman Dr. Margie Donlon, Assemblywoman Luanne Peterpaul, the Monmouth County Board of County Commissioners, the President of the New Jersey Senate, the Speaker of the New Jersey General Assembly, the New Jersey Board of Public Utilities, and the New Jersey Department of Environmental Protection.

**BOROUGH OF RED BANK
COUNTY OF MONMOUTH**

RESOLUTION NO. 26-129

**RESOLUTION APPROVING EXTENSION OF GRANT AGREEMENT WITH THE
RED BANK HOUSING AUTHORITY FOR ITS
PRE-DEVELOPMENT NEEDS ASSESSMENT IN FURTHERANCE OF THE
BOROUGH'S AFFORDABLE HOUSING OBJECTIVES**

WHEREAS, on May 8, 2023, the Borough of Red Bank (the "Borough") and the Red Bank Housing Authority (the "Authority") entered into a Grant Agreement, whereunder the Borough provided a municipal grant to the Authority in the amount of \$350,000.00 and

WHEREAS, the Grant Agreement stated that the Grant Period thereunder would be for a term of two years, expiring May 8, 2025, which was thereafter extended for one year from May 8, 2025 to May 8, 2026; and

WHEREAS, during the Grant Period, the Authority has made progress in its pre-development needs assessments (the "Pre-Development Project") and its goals of rehabilitating Evergreen Terrace and Montgomery Terrace, and exploring their conversion to Housing Choice Voucher ("HCV") program(s) or other appropriate rent subsidy program(s); and

WHEREAS, the Authority has requested that the Borough again extend the Grant Period in the parties' Grant Agreement in order for the Authority to continue to pursue its aforesaid goals utilizing the Borough's municipal grant; and

WHEREAS, the Borough commends the Authority for its work on the Pre-Development Project to date, and finds it is in the best interest of the Borough and the Authority to extend the parties' Grant Agreement;

NOW THEREFORE, BE IT RESOLVED, that the Governing Body of the Borough of Red Bank hereby approves and authorizes the extension of the Grant Agreement with the Red Bank Housing Authority for an additional period of one (1) year from May 8, 2026 until May 8, 2027;

BE IT FURTHER RESOLVED that a certified copy of this Resolution be forwarded to the Borough Manager, Borough CFO, Borough Attorney, Affordable Housing Attorney, and the Red Bank Housing Authority.

**BOROUGH OF RED BANK
COUNTY OF MONMOUTH**

RESOLUTION NO. 26-130

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>
Enrico DiGiuseppe	Summer Camp	\$1,450.00	\$580.00