



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

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

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