



BOROUGH OF RED BANK

90 MONMOUTH STREET ♦ RED BANK ♦ NJ 07701

MUNICIPAL COUNCIL ♦ REGULAR MEETING MINUTES JANUARY 22, 2026 ♦ 6:31 P.M.

SUNSHINE STATEMENT This meeting is being held in accordance with the Public Laws of 1975, Chapter 231 and adequate notice of this meeting has been provided by a notice sent to Asbury Park Press, Two River Times and Star Ledger and posted in the Main Lobby of the Municipal Building and on the municipal website.

OPMA authorizes municipalities to conduct public meetings through use of streaming services and other online meeting platforms. The Red Bank Council is meeting in person as well as providing an option for the public to participate in via ZOOM video meetings. Please note that the option to attend is being provided as a courtesy, therefore, if Zoom becomes unavailable during the meeting and it cannot quickly be fixed, Council will continue with the remainder of the meeting. For those joining us via Zoom, please raise your hand during designated times to be recognized for a comment. Whether you are appearing in person or via Zoom, you must provide your name to be recognized.

PLEDGE OF ALLEGIANCE

ROLL CALL

Present: Councilmember Bonatakis, Councilmember Facey-Blackwood, Councilmember Forest, Councilmember Jannone, Councilmember Yuro, Deputy Mayor Triggiano and Mayor Portman

Others present: Gregory Cannon, Borough Attorney, James Gant, Borough Manager, and Bonnie Thomas, Deputy Borough Clerk

PROCLAMATIONS/ANNOUNCEMENTS/APPOINTMENTS

1. Proclamation: American Heart Month (observed throughout February): Mayor Portman presented the proclamation to Terrence Walton. Mr. Walton thanked everyone for the proclamation and spoke about the importance of heart health awareness.
2. Proclamation: Black History Month “A Century of Black History Commemorations”: Mayor Portman presented the proclamation to Gilda Rogers. Ms. Rogers thanked everyone for the proclamation and invited everyone to visit the T. Thomas Fortune Cultural Center.

SUSPEND REGULAR ORDER OF BUSINESS

Councilmember Forest offered a motion to suspend the regular order of business, seconded by Councilmember Jannone. A voice vote confirmed all in favor.

Mayor Portman made a statement regarding the ongoing Federal Government/ICE situation and stated that individuals that have been detained by ICE or their representative can call the AFSC hotline to be connected to legal services at 973-474-9861. He thanked the rapid responders and people who have been observing ICE and reminded them to do so in a respectful way so that everyone remains safe. He stated that this helps authorities identify individuals who are being taken so that they can get services to them as quickly as possible. He thanked the Mexican Consulate for the services they have been providing Red Bank residents of Mexican origin in detention as well and their families. He encouraged people to support the Shrewsbury Avenue and train station area businesses who have seen a sharp decline in revenue because people are afraid to go out. He stated that on Tuesday, February 17, 2026 at 7pm, the American Friends Service Committee will be having an “All Call” for anyone who would like to be informed and involved and

NOTE: This may not be the order of business. There may be additions or deletions.

to follow them online to keep up to date on this important online event. He introduced Adriana Medina, head of the Recreation and Human Services Department for the Borough.

Ms. Medina explained what her departments do to keep the residents informed. She stated that all information goes out in both English and in Spanish. She stated that the most recent communication was about the Police Department having their training exercise and that residents appreciated the clarity so that they weren't alarmed at a large police presence. She stated that the community engagement is focused on being visible and accessible and that they started having business visits to see what the needs of the business owners are in town. She stated that their partnership with Mexican consulate has been critical with trust building in the community by providing direct services and access to services such as power of attorney clinics. She stated that partnering the two departments enables them to create programming during off hours that services the Spanish speaking community as well. She stated that through the Mayor's Wellness Campaign they have been able to get wellness initiatives out to the public and that partners and sponsors have been more than willing to jump in and help out. She stated that they have a full year of programming planned, but that now is the time to come together and that they are partnering with Zen City to get more feedback from the community and to put more information out to the community as well.

RESUME REGULAR ORDER OF BUSINESS

Councilmember Forest offered a motion to resume the regular order of business, seconded by Councilmember Facey-Blackwood. A voice vote confirmed all in favor.

PRESENTATIONS

APPROVAL OF MINUTES

1. 1/8/2026 – Regular Meeting minutes - Councilmember Facey-Blackwood motioned to approve the minutes, seconded by Deputy Mayor Triggiano. A voice vote confirmed all in favor.
2. 1/8/2026 – Executive Session Meeting minutes - Councilmember Facey-Blackwood motioned to approve the minutes, seconded by Councilmember Jannone. A voice vote confirmed all in favor.

SUSPEND REGULAR ORDER OF BUSINESS

Councilmember Forest offered a motion to suspend the regular order of business, seconded by Councilmember Facey-Blackwood. A voice vote confirmed all in favor.

Chief Michael Frazee stated that everyone needs to come together not only in Red Bank, but across the country, and that he shares everyone's frustrations regarding the current climate. He stated that the Police Department is in support of the community and will continue to stay transparent for everyone to see and know what is going on. He stated that the men and women of his department continue to follow the Attorney General's guidelines for the Immigration Trust Directive which limits the type of assistance that we provide Federal Immigration Authorities and that the department has never participated in any immigration activities. He explained why the Immigration Trust Directive was created and that it was created to build trust between the community and the police department so that residents feel safe coming to the department for help. He stated that he wanted the council and the community to know that they are there in support of them and that the officers of the department remain steadfast in following the Immigration Trust Directive. He explained more about the Immigration Trust Directive and how it affects the department and that the officers are there to support the community and keep everyone safe and that they do not participate in any ICE activity.

Mayor Portman asked if there were any questions.

Councilperson Jannone asked if ICE is allowed to go on private property like the Wawa.

Chief Frazee stated that that property is quasi-public and they are allowed to go on it, but that they can't go inside.

Deputy Mayor Triggiano thanked Chief Frazee for setting the standard of the state.

RESUME REGULAR ORDER OF BUSINESS

Councilperson Forrest offered a motion to resume the regular order of business, seconded by Councilperson Facey-Blackwood. A voice vote confirmed all in favor.

PUBLIC COMMENTS ON AGENDA ITEMS ONLY

Councilmember Jannone offered a motion to open public comment on agenda items only, seconded by Councilmember Facey-Blackwood. A voice vote confirmed all in favor.

Stephen Hecht – 135 Branch Avenue – stated that the presence of police officers can be a calming and supportive influence and that he was concerned to learn the police department was not present during these ICE events and that he wanted to know if they were prevented from being present or if that is a choice that they have made.

Chief Frazee stated that he has never been notified by any federal agency that they are coming they just show up and the department does not get involved.

Mr. Hecht asked if there is a reason why officers are not witnessing what's happening.

Chief Frazee stated it would only be by chance if they were passing by to be able to witness it.

Mr. Hecht stated that he believes if our officers were present and observing what's happening it would be comforting to people.

Chief Frazee stated that they also don't want to be associated it.

Attorney Cannon stated that that is part of the Immigration Trust Directive that they don't want state or local authorities to even have the appearance that they are participating.

Mayor Portman stated that these events are being observed by community activists.

Borough Manager Gant stated that we are taking the stance of not creating anymore confusion, and the best thing we can do is to allow our police to protect our community by not being a part of the enforcement actions that is going on at the federal level and confusing our residents even more as to why they are even there.

Deputy Mayor Triggiano stated that experts made that guidance with the help of experts in immigration and that it is a very well thought out policy and there was a reason for the implantation of that policy.

Councilmember Forrest motioned to close the public comment on agenda items only, seconded by Councilmember Jannone. A voice vote confirmed all in favor.

Councilmember Forest thanked the police department for their professionalism. He stated that it's pretty scary to have masked individuals in unmarked cars jumping out and taking people and it is so profound that it goes against everything that the United States is supposed to stand for. He stated that the lack of people walking around and going into our stores is quite noticeable and is impacting so many.

Chief Frazee stated that he has been in touch with Prosecutor Ray Santiago regarding trying to have better communication with the federal agencies regarding better proper identification and a better flow of communication and notification of where they are going to be.

ORDINANCES

1. Final Reading/Public Hearing: Ordinance 2026-01, ENTITLED AN ORDINANCE OF THE BOROUGH OF RED BANK, COUNTY OF MONMOUTH, STATE OF NEW JERSEY AMENDING AND SUPPLEMENTING CHAPTER 490, PLANNING AND DEVELOPMENT REGULATION RELATING TO SECTION 55 HISTORIC DISTRICTS/SITES REGULATION AND PROCEDURES, ADDING "ATTACHMENT 7" HISTORIC PRESERVATION DESIGN GUIDELINES

Councilmember Bonatakis offered a motion to open the public hearing for Ordinance No. 2026-01, seconded by Councilmember Forest. A voice vote confirmed all in favor.

Mayor Portman asked if anyone had any questions or comments, no one appearing he asked for a motion to close the public hearing. Councilmember Facey-Blackwood offered a motion, seconded by Councilmember Yuro. A voice vote confirmed all in favor.

Mayor Portman asked for a motion to adopt the ordinance. Councilmember Bonatakis offered a motion to adopt the ordinance, seconded by Councilmember Facey-Blackwood. A roll call vote confirmed all in favor.

2. Final Reading/Public Hearing: Ordinance 2026-02, ENTITLED AN ORDINANCE AMENDING CHAPTER 300: "CONSTRUCTION CODES, UNIFORM" TO UPDATE CONSTRUCTION FEES.

Councilmember Forrest offered a motion to open the public hearing for Ordinance No. 2026-02, seconded by Councilmember Bonatakis. A voice vote confirmed all in favor.

Mayor Portman asked if anyone had any questions or comments, no one appearing he asked for a motion to close the public hearing. Councilmember Facey-Blackwood offered a motion, seconded by Councilmember Yuro. A voice vote confirmed all in favor.

Mayor Portman asked for a motion to adopt the ordinance. Councilmember Bonatakis offered a motion to adopt the ordinance, seconded by Councilmember Facey-Blackwood. A roll call vote confirmed all in favor.

3. Introduction: Ordinance 2026-03, ENTITLED AN ORDINANCE TO EXCEED THE CALENDAR YEAR 2026 MUNICIPAL BUDGET APPROPRIATION LIMITS AND TO ESTABLISH A CAP BANK (N.J.S.A. 40A:4-45.14)

Councilmember Jannone motioned to approve Ordinance 2026-03 on introduction, seconded by Councilmember Forest.

Borough Manager Gant stated that this is a yearly action that the Borough takes which allows for a tax levy up to 3½% above the prior year's appropriations in case it is needed and is a common and standard practice of municipalities.

A roll call vote confirmed all in favor.

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

RESOLUTIONS

Deputy Mayor Triggiano motioned to approve resolutions 26-19 through 26-23 under Consent Agenda; Councilmember Forest seconded the motion. A roll call vote confirmed all in favor.

26-25 RESOLUTION FOR PAYMENT OF BILLS

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

26-27 RESOLUTION DETERMINING BLOCK 39, LOT 30 AN AREA IN NEED OF REHABILITATION

26-28 RESOLUTION AUTHORIZING A SHARED SERVICE AGREEMENT WITH MONMOUTH COUNTY SPCA FOR ANIMAL CONTROL OFFICER SERVICES

26-29 RESOLUTION AUTHORIZING THE COUNTY OF MONMOUTH MOSQUITO CONTROL DIVISION TO CONDUCT AERIAL MOSQUITO CONTROL OPERATIONS WITHIN THE BOROUGH OF RED BANK, COUNTY OF MONMOUTH, STATE OF NEW JERSEY

26-30 RESOLUTION AUTHORIZE PAYMENT ESTIMATE #1 FOR 2025 ROAD PROGRAM (FERNANDES CONSTRUCTION INC.)

26-31 RESOLUTION APPROVING PROFESSIONAL SERVICES CONTRACT WITH ALTA PLANNING + DESIGN, INC. TO PREPARE A VISION ZERO IN CONNECTION WITH THE FHWA 2023 SAFE STREETS AND ROADS FOR ALL GRANT PROGRAM

26-32 RESOLUTION AWARDED PROFESSIONAL SERVICES CONTRACT TO MILLENNIUM STRATEGIES FOR GRANT CONSULTING SERVICES

26-33 RESOLUTION OF THE BOROUGH OF RED BANK, COUNTY OF MONMOUTH, NEW JERSEY, CONDITIONALLY DESIGNATING DENZAR AT TRANSIT, LLC (TO BE CONVERTED TO DENZAR AT TRANSIT URBAN RENEWAL, LLC) (DENHOLTZ PROPERTIES) AS THE REDEVELOPER OF, AND AUTHORIZING EXECUTION OF AN INTERIM COST AND CONDITIONAL REDEVELOPMENT AGREEMENT FOR, THE PROPERTY IDENTIFIED HEREIN, AND COMMONLY KNOWN AS A PORTION OF THE BOROUGH OF RED BANK TRAIN STATION, WITHIN THE TRAIN STATION REDEVELOPMENT AREA

26-34 RESOLUTION OF THE BOROUGH OF RED BANK, COUNTY OF MONMOUTH, STATE OF NEW JERSEY APPROVING THE PERSON-TO-PERSON TRANSFER OF APPLICATION ON FILE OF STATE LIQUOR LICENSE #1340-33-016-011

26-35 RESOLUTION AUTHORIZING AN EMERGENCY EXTENSION OF THE 2021 CONTRACT WITH DELISA DEMOLITION, LLC FOR SOLID WASTE COLLECTION SERVICES PURSUANT TO THE LOCAL PUBLIC CONTRACTS LAW

26-36 AMENDING RESOLUTION 26-03 ENTITLED “RESOLUTION AUTHORIZING THE AWARD OF FAIR AND OPEN CONTRACTS FOR PROFESSIONAL SERVICES”

DISCUSSION AND ACTION FOR MAYOR AND COUNCIL

Proposed events requesting feedback from Mayor and Council:

Red Bank Volunteer Fire Department: Application for Membership

1. James Daniel Finn, application for (Active) Membership- Navesink Hook and Ladder
2. Cody Schmidt, application for (Active) Membership- Navesink Hook and Ladder
3. Katelyn Wyman, application for (Active) Membership- Navesink Hook and Ladder
4. Chris Remaley, application for (Active) Membership – Union Hose Company
5. Kara Mosco, application for (Active) Membership- Westside Hose Company

Proposed events requesting feedback from Mayor and Council: NONE

PUBLIC QUESTIONS & COMMENTS

Councilmember Forest motioned to open the floor for public questions & comments, seconded by Councilmember Yuro. A voice vote confirmed all in favor.

Mayor Portman asked if anyone would like to speak, no one appearing he asked for a motion to close the public questions & comment portion of the meeting.

Councilmember Forest motioned to close the floor for public questions & comments, seconded by Councilmember Jannone. A voice vote confirmed all in favor.

MAYOR & COUNCIL COMMENTS

- Councilmember Forrest – stated that as liaison to the public schools he has attended their meetings and that Ann Roseman, a longtime resident, was honored for her 20 years of service and congratulated her on that honor. He stated that as Parks & Rec liaison that their meeting is next Tuesday at 7pm. He stated that Parks & Rec is not hiring for the summer camp and that information is available on the website.
- Councilmember Jannone - stated that there will be a library capital improvement meeting with Borough Manager Gant on February 3rd. She stated that the Animal Welfare Committee has quite a few things planned for next year. She stated that the Wellness Committee would be hosting some of their stakeholders at JB Soul Kitchen at the end of the month for a luncheon to thank them for their support and that they are planning some things for the coming year. She stated that they submitted their report to the State and are hoping to get some money to help them with future planning. She stated that it is Heart Awareness Month and that it is very important to her as a nurse and that taking money away from Medicare and using it for ICE is not the American way.
- Deputy Mayor Triggiano – stated that she is proud of the entire team in this town. She stated that the Immigration Trust Directive is as strong as ever. She stated that another bill that was passed was the Safe Communities Act which states what defines a sensitive location as houses of worship, schools, healthcare locations and food pantries and restricts what’s happening in those locations and they are training organizations on what not to do if ICE shows up at their location. She stated that the Community Equity & Engagement Committee is doing a business outreach and have been teaming up with Adriana Medina for that. She stated that the committee is going to be announcing a nomination process for the next community service award and explained what the award was about.

She thanked all the residents that have been reaching out and emailing with their concerns and stated that there is an upcoming meeting on February 17th at 3pm to update the public.

- Councilmember Bonatakis – thanked the Council for passing the Historic Preservation Guidelines and also making that the official document that the Historic Preservation Commission uses when evaluating approvals that come before them. She stated that the commission had met the night before and they had already started using the draft document as a guide when giving guidance to businesses wanting to do something new with their businesses.
- Councilmember Yuro – thanked the Council for making him the representative on RiverCenter. He announced the Valentine’s Sweet Stroll being held February 7th from 11am to 2pm and starts at Bougie Fire. He stated that he loves seeing collaboration between the different businesses and giving opportunities to those that might not have people walking in on a random day in February. He stated that Fourchette is doing fromage Fridays for a happy hour for \$25. He stated that it’s good to see new businesses get involved and that it is going to be a good spring and summer. He stated that the women’s warming center is collecting Uber gift cards. He stated that Parks & Rec indoor soccer started at the Middle School.
- Councilmember Facey-Blackwood – stated that one of the initiatives that the Environmental Commission brought to Council that became a part of the municipal code is “Skip the Stuff” is now State law and it saves businesses money because they get utensils only if they ask for them. She stated that the Green Team is having their Green Fair on the 22nd of April on Earth Day and that she is encouraging them to use the “See My Legacy” program to get the list of organizations that are already used for the Green Team. She stated that the Environmental Commission is hosting the Sustainable Jersey Hub at the Senior Center on February 9th. She stated that the Shade Tree Committee is reaching out to residents on Drummond Avenue as part of the tree canopying project to try to get trees in the front yards. She stated that there was a bill passed regarding e-mobility and there were some issues that were overlooked and as a result it deprives people in our community who cannot get a driver’s license or mobilized license who can ride a bike and how it reclassified all e-bikes. She stated that she feels that the bill was rushed through without consultation and explained aspects that would benefit the bill and the biking community. She stated that we have the AARP community challenge grant and is hoping that we can use these monies for bicycle education. She commended the Chief of Police for being open to communication with residents.
- Mayor Portman – stated that his son was involved backstage of the Little Shakespeare program at the Two River Theater and that the last two shows were this coming weekend. Thanked the Council for all the information they communicated today. Thanked the Mayor’s Wellness Campaign for all the work they do.
- Councilmember Facey-Blackwood – stated that they were also proud to pass a resolution approving the professional services contract with Alta Planning to prepare a Vision Zero report.

MANAGER’S REPORT – Borough Manager Gant reported on the following:

- Mr. Gant spoke about the impending storm that is scheduled for the weekend and stated that the Emergency Management Team has been meeting to go over protocol and getting messages out to the public. He stated that the same logistics that were in place for the last two storms are still being enforced and that municipal lots will be open for parking to keep cars off the street.
- Mayor Portman asked if the owners of the Pazzo garage would allow parking overnight.
- Mr. Gant stated that they do allow us to park some of our emergency vehicles there.
- Chief Frazee stated that they do charge a fee and do allow them to park their vehicles in there and that there overnight.
- Mr. Gant stated that there was a preconstruction meeting regarding Linden Place and they are set to start on February 9th and looking to complete the project by mid-Spring. He stated that every resident on that street will be notified.
- Mr. Gant stated that the contract to extend the Delisa Waste Management services was put in place and that a bid opening is scheduled for February 5th.
- Mr. Gant stated that in his purview as Borough Manager he acted within the existing salary ordinance to provide yearly increases to the non-union employees. Under the Borough Manager form of Government, the Manager

sets salaries and gives increases because this falls outside of the Governing Body purview. He stated that he is going to read it into the minutes as follows: As of October 2025 the following employees received retroactive 3% increase in salaries, which was effective January 1, 2025: Bonnie Thomas, Deputy Clerk/Registrar 3%; Cathy Gerber, Court Administrator 3%; Frank LoRocca, Municipal Court Judge 3%; Jackie Reynolds, Director of the Senior Center 3%; Mike Frazee, Chief of Police 3%; Oscar Salinas, Director of Parks & Recreation 3%; Shawna Ebanks, Director of Planning & Zoning 3%; Sheri Gumina, Director of HR, had a mid-year increment of \$5000 as an adjustment due to additional duties that were added to her job description with a yearly annual increase of 3%; Sue Milnes, Deputy Court Administrator 3%; Tommy Welsh, Fire Marshal 3%; Ashlesha Deshpande, Tax Collector 3%; Terrence Walton, Director of Public Utilities 3%; Tom Seaman, CFO 3%; Tony Neibert, Construction Code Official, had duties removed from his position and his salary was readjusted based on the Construction Official duties across the state where he had a salary audit and his reflected a 6% increase because he's an hourly employee and is not a full-time employee of the borough because he didn't receive an increase the prior year.

EXECUTIVE SESSION: RESOLUTION NO. #26-37, approximately at 7:50 p.m.

Councilmember Jannone offered a motion to enter executive session, seconded by Councilmember Forrest. A voice vote confirmed all in favor.

Item # 1. Matters expressly rendered confidential by law

a) Personnel Matters

Atty. Cannon stated that there will be no action taken by the Borough Council after the executive session, and the session is expected to take approximately twenty-five (25) minutes.

Present: Councilmember Bonatakis, Councilmember Yuro, Councilmember Facey-Blackwood, Councilmember Forest, Councilmember Jannone, Deputy Mayor Triggiano and Mayor Portman

Others present: Gregory Cannon, Borough Attorney, James Gant, Borough Manager, Jonathan Cohen, Labor Attorney and Bonnie Thomas, Deputy Borough Clerk

Absent:

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

ADJOURNMENT OF EXECUTIVE SESSION: 8:35 p.m.

ADJOURNMENT: 8:35 p.m.

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

Respectfully submitted,

Bonnie Thomas
Deputy Borough Clerk