



# BOROUGH OF RED BANK

90 MONMOUTH STREET ♦ RED BANK ♦ NJ 07701

## MUNICIPAL COUNCIL ♦ REGULAR MEETING MINUTES FEBRUARY 12, 2026 ♦ 6:30 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 Mary Moss, Borough Clerk

### Absent:

### PROCLAMATIONS/ANNOUNCEMENTS/APPOINTMENTS

Appointment: Kaitlyn Galgano to the Animal Welfare Committee to an Unexpired Alternate #2, 2- year term, expiring on 12/31/2027

Councilmember Jannone commented on Kaitlyn and stated that she would be a great fit for the committee.

Councilmember Forest motioned to approve the appointment of Kaitlyn Galgano to the Animal Welfare Committee; Councilmember Yuro seconded the motion. A voice vote confirmed all in favor.

### PRESENTATIONS- NONE

### PUBLIC HEARING NOTICE- Michael Reiser, Borough Engineer's Representative from CME Associates

Mr. Reiser, presented to the public a presentation of Johnny Jazz Park, provided a detailed overview of its purpose, and scope of work as highlighted below. He emphasized that this the presentation for just the application portion of the grant program and only if awarded, it will go to the final design.

**PURPOSE:** The Borough of Red Bank is seeking funding through the State of NJ Green Acres Park Development Program for the rehabilitation of Johnny Jazz Park located at the intersection of Shrewsbury Avenue and Drs James Parker Boulevard in the Borough of Red Bank.

**Project Scope:** The Borough of Red Bank proposes the following facilities at Johnny Jazz Park: a new stage platform, ADA walkways, lighting, new landscaping, and more. A concept plan showing the proposed changes, a preliminary cost estimate, and an environmental impact assessment for the project can be found at: <https://www.redbanknj.org/531/Johnny-Jazz-Park>

**Public Hearing Information:** The public is encouraged to attend a public hearing to learn more about the proposal and to ask questions or provide comments on the proposed plan on Thursday, February 12<sup>th</sup>, 2026, at 6:30 pm. The meeting will be held In Person at 90 Monmouth Street, Red Bank, NJ, 07701. Written comments on the proposed application may be directed to Mary Moss, Municipal Clerk, [mmoss@redbanknj.org](mailto:mmoss@redbanknj.org), 90 Monmouth Street, Red Bank, NJ, 07701.

Borough Manager Gant made clear to the public and the governing body that these are the being stages of the Grant process. The engineers have provided a conceptual plan, and nothing has been finalized. The Borough website has a survey for public comments, and all are welcomed to participate in the discussion.

- Joe Muccioli, 77 Pinckney Rd.: would the governing body consider placing an outdoor piano in the Park (Cadenza), he would be willing to help in any effort to make this possible.

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

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

No one commented

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

## **APPROVAL OF MINUTES**

1. 1/22/2026- Regular Meeting minutes Councilmember Jannone motioned to approve the minutes; Councilmember Forest seconded the motion. A voice vote confirmed all in favor.
2. 1/22/2026- Executive Session Meeting minutes: Deputy Mayor Triggiano motioned to approve the executive session minutes; Councilmember Facey-Blackwood seconded the motion. A voice vote confirmed all in favor.

## **ORDINANCES**

1. Final Reading/Public Hearing: 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)

Ordinance was introduced January 22, 2026

Councilmember Forest motioned to open the floor for the public hearing on Ordinance 2026-03; Councilmember Jannone seconded the motion. A roll call vote confirmed all in favor.

- Joan Wetherell, 106 Manor Dr.: requested and overview of the ordinance

Borough Manager Gant/Borough Attorney commented and stated that this is to reserve appropriations that are unspent. It is not a 2% levy CAP, this is simply an appropriation CAP.

Councilmember Forest motioned to close the floor for the public hearing on Ordinance 2026-03; Councilmember Jannone seconded the motion. A voice vote confirmed all in favor.

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

2. Introduction: Ordinance 2026-04, ENTITLED AN ORDINANCE OF THE BOROUGH OF RED BANK TO REPEAL AND REPLACE CHAPTER 205 “AFFORDABLE HOUSING” OF THE BOROUGH CODE TO BE CONSISTENT WITH STATE REQUIREMENTS OF THE AMENDED FAIR HOUSING ACT AND THE UNIFORM HOUSING AFFORDABILITY CONTROLS

Borough Attorney provided a summary overview of the ordinance to the public

Councilmember Forest commented that Affordable Housing is a priority to him.

Deputy Mayor Triggiano motioned to approve Ordinance 2026-04 on first reading and to authorize the notice of approval and public hearing to be held on February 26, 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 February 26, 2026.

## **RESOLUTIONS**

Deputy Mayor Triggiano motioned to approve resolutions 26-38 through 26-47 under Consent Agenda; Councilmember Bonatakis seconded the motion. A roll call vote confirmed all in favor.

### **26-38 RESOLUTION FOR PAYMENT OF BILLS**

**26-39 RESOLUTION AUTHORIZING AND PROVIDING FOR THE ISSUANCE AND SALE OF NOT TO EXCEED \$2,435,000 BOND ANTICIPATION NOTES, SERIES 2026, CONSISTING OF NOT TO EXCEED \$1,535,000 GENERAL IMPROVEMENT NOTES, SERIES 2026, AND NOT TO EXCEED \$900,000 WATER AND SEWER UTILITY NOTES, SERIES 2026, OF THE BOROUGH OF RED BANK, IN THE COUNTY OF MONMOUTH, STATE OF NEW JERSEY, TO THE MONMOUTH COUNTY IMPROVEMENT AUTHORITY, AND DETERMINING VARIOUS MATTERS IN CONNECTION THEREWITH**

**26-40 RESOLUTION AUTHORIZING THE RELEASE OF MAINTENANCE GUARANTEE POSTED BY RIVERWALK COMMONS RED BANK, LLC FOR BLOCK 29, LOTS 5, 6, & 7**

**26-41 RESOLUTION – STATE OF NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION PARK DEVELOPMENT ENABLING RESOLUTION- JOHNNY JAZZ PARK**

**26-42 RESOLUTION DIRECTING THE BOROUGH OR RED BANK PLANNING BOARD TO PREPARE A REDEVELOPMENT PLAN FOR BLOCK 39 LOT 30 & 31, REHABILITATION AREA IN ACCORDANCE WITH THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A: 12A-1, ET. SEQ.**

**26-43 RESOLUTION AUTHORIZE PAYMENT CERTIFICATE #5 FOR LEAD SERVICE LINE TEST PIT & SERVICE REPLACEMENT – PHASE 3 (UNDERGROUND UTILITIES CORP)**

**26-44 RESOLUTION HONORING 2025 FIRE CHIEF**

**26-45 RESOLUTION AWARDED A FIVE-YEAR CONTRACT TO DELISA DEMOLITION, INC. FOR MUNICIPAL SOLID WASTE AND RECYCLING COLLECTION SERVICES**

**26-46 RESOLUTION AUTHORIZING THE EXECUTION OF A PROJECT AGREEMENT WITH MONMOUTH COUNTY FOR PERFORMANCE AND DELIVERY OF FISCAL YEAR 2025 COMMUNITY DEVELOPMENT PROJECT (BOYS & GIRLS CLUB FACILITY IMPROVEMENT)**

**26-47 RESOLUTION APPROVING QUITCLAIM DEED DISCLAIMING ANY INTEREST BY THE BOUGH IN THE REAL PROPERTY KNOWN AS BLOCK 4.01, LOT 26.02**

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

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

Event Series:

Red Bank Pizza Fest: Saturday, April 25, 2026: 1 pm – 5pm

Red Bank Food & Wine Walk: Saturday, August 15, 2026: 1 pm – 5 pm

Red Bank Mac & Cheese Festival: Saturday, September 26: 1 pm – 5 pm

JBK Soul Foundation Day of Hope Walk: Tuesday, May 13, 2026: 11 am – 1 pm

Dog Days: Riverside Gardens Park: Saturday, September 19, 2026 12 noon – 4 pm; Rain Date: (tentative- Saturday, September 26, 2026)

-Councilmember Jannone commented that they may be having Dog Days at Marine Park, however, that has yet to be finalized.

Parks and Recreation:

Spring Egg Hunt: Count Basie Park; Sunday, March 22, 2026; Rain Date: Sunday, March 29, 2026: 9 am – 11 am

Pride in the Park: Saturday, June 6, 2026; Rain Date: Sunday, June 7, 2026

Hispanic Heritage: Sunday, September 13, 2026; Rain Date: September 20, 2026

***Proposed Applications requesting feedback from Mayor and Council: NONE***

## **PUBLIC QUESTIONS COMMENTS**

Councilmember Forest motioned to open the floor for public questions & comments; Councilmember Facey-Blackwood seconded the motion. A voice vote confirmed all in favor.

- Scott Wingerter, Riverside Avenue, Red Bank: extended an invitation to Mayor and the Governing Body to come out and take a ride on the ice on the Navesink river. The boat club is one of the oldest around.
- Joan Wetherell, 106 Manor Dr.: inquired about the shredding events throughout Monmouth County. Would like to know why Red Bank was not included.

Borough Manager explained that the County rotates throughout the municipalities and Red Bank had participated last year.

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

## **MAYOR & COUNCIL COMMENTS**

**Councilmember Bonatakis:** Thanked all involved with the new upgrades to Council chambers. Thanked Red Bank Green on their coverage regarding the ice boats here at Red Bank. It is a sight to see and experience.

**Councilmember Yuro:** ready to head into Spring, there have been a lot of new businesses heading to town, so he is excited to start a new season in town and for the Broadwalk area.

**Councilmember Facey-Blackwood:** thanked Red Bank Green and the local coverage on the ice boating in town. Provide updates to the following committee(s): Environmental Commission/Green Team, Shade Tree, Complete Green Streets Committee.

**Councilmember Forest:** Provided updated on the following committee(s): Senior Center, Recreation, and Board of Education.

**Councilmember Jannone:** Provided updated on the following committee(s): Mayor Wellness, Animal Welfare, and Library. She attended the ribbon cutting at Riverview with regards to the new inpatient oncology unit, it has a lot to offer and she was happy to be part of the event.

**Deputy Mayor Triggiano:** It is wonderful to see residents supporting Westside businesses. Local business owners are grateful for all the foot traffic they are seeing around the area. Excited to see full programming for Broadwalk this upcoming season. The Youth Program is a wonderful way for the youth to be involved within the community. It was wonderful to take part in speaking with locals regarding ICE activity and educating everyone and providing the resources people need to navigate through a difficult time. She is proud to have local community members take part in that conversation and caring about community in showing up and showing support.

**Mayor Portman:** Reminded everyone that there are a lot of Arts and Entertainment happening around town. Acknowledge the new equipment to Council Chambers, it is nice to see all the new equipment and everything up and running.

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

### **BOROUGH OF RED BANK**

#### **Council Meeting Discussion Summary**

**Speakers:** Councilman Ben Forrest, Borough Manager James Gant, Borough Attorney Greg Cannon

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During his report, Borough Manager James Gant provided an update regarding recent ice boating activity on the Navesink River. He noted that the event created what he described as a "third community space," drawing hundreds of residents onto the ice. While the activity was a positive community moment, it presented logistical and safety challenges for the Borough, particularly given that Marine Park remains under construction.

To address these concerns, the Borough coordinated a response involving the Risk Management team, the Joint Insurance Fund, the Police Chief, and the Department of Public Utilities. A designated walkway was created from the Marine Park parking lot to allow residents to access or view the ice. Manager Gant emphasized that the ice remained unmonitored and unguarded and that clear communication of safety risks was essential. He thanked Brian Donahue for assisting in communicating these concerns to the public.

Manager Gant also reported that the solid waste collection contract was awarded to Delisa following a publicly advertised competitive bidding process conducted through a consultant. The contract term is five years. He explained that municipalities across New Jersey are currently experiencing limited competition in the solid waste industry, with many bid processes yielding only one bidder due to market volatility, energy costs, recyclable commodity fluctuations, and insurance-related risk. Despite these challenges, solid waste collection remains a mandatory public health service.

The Borough experienced a 27% increase over the prior five-year contract; however, Manager Gant noted that this increase was comparatively favorable when measured against regional trends. He cited nearby municipalities that experienced increases of 40%, 73%, and 97% in their most recent solid waste contracts. Borough Attorney Greg Cannon confirmed that the limited number of bidders reflects industry-wide conditions and that incumbent contractors typically have a built-in advantage due to operational familiarity and the risks associated with entering new municipal contracts in the current market environment.

Councilmember Forest raised concerns regarding the long-term implications of receiving only one bid and questioned whether the Borough should consider evaluating the feasibility of reintroducing in-house solid waste collection services in the future.

Attorney Cannon responded that the limited bidding environment is consistent across municipalities and largely driven by current economic and regulatory conditions. Manager Gant added that operating an in-house collection program carries significant liability exposure, particularly with respect to workers' compensation costs.

Councilmember Forest also raised resident feedback regarding parking ticket fines during snowstorms. Manager Gant acknowledged the concern and stated that the Police Department issued the highest number of snow-related parking tickets in recent years during the most recent storm. He emphasized that vehicles left in place significantly impede snow removal efforts and contribute to prolonged roadway safety issues.

Manager Gant further reported that the Department of Public Works continues to address snow and ice removal operations throughout the Borough. He commended DPW staff for their extended hours and ongoing efforts to maintain roadway safety.

An update was also provided regarding audiovisual improvements in Council Chambers. New equipment includes lapel microphones for presenters, handheld microphones, and television displays. While minor adjustments are still being addressed, the system performed well during the meeting.

Manager Gant advised that the Borough has held its second negotiation session with the CWA union and that discussions are progressing positively. He expressed optimism that an agreement could be reached within the next one to two meetings.

He also thanked outgoing Fire Chief Frank Woods for the invitation to the Red Bank Fire Department awards dinner and acknowledged the recognition he received at the event.

Finally, Manager Gant reported that multiple grant applications are currently in progress. Of note, the Borough is pursuing a \$250,000 grant in coordination with Adriana Medina and Jackie Reynolds to expand senior programming at the Senior Center. Updates will be provided as the application process continues.

**EXECUTIVE SESSION      RESOLUTION NO.- NONE**

**ADJOURNMENT: 7:43 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,

Mary Moss, RMC  
Borough Clerk