



# BOROUGH OF RED BANK

90 MONMOUTH STREET ♦ RED BANK ♦ NJ 07701

## MUNICIPAL COUNCIL ♦ REGULAR MEETING MINUTES MARCH 12, 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, Councilmember Forest, Councilmember Jannone, Councilmember Yuro, Deputy Mayor Triggiano, and Mayor Portman

**Others present:** Gregory Cannon, Borough Attorney, James Gant, Borough Manager, and Mary Moss, Borough Clerk

**Absent:**

### PROCLAMATIONS/ANNOUNCEMENTS/APPOINTMENTS

Mayor Portman read into record the following Proclamation(s)

Proclamation- Women's History Month: Randi Moore accepted the proclamation

Deputy Mayor Triggiano commented in recognition of Women's History Month, noting that although women make up approximately 51% of the population, only about 30% of elected officials in New Jersey are women. Deputy Mayor acknowledged Councilwoman Facey-Blackwood for recognizing that the Borough Council currently has a female majority. Special recognition was given to Randi Moore, a Red Bank resident, who accepted the proclamation. Deputy Mayor highlighted Ms. Moore's professional contributions, noting that she serves as CEO of the Affordable Housing Alliance in Monmouth County. She also serves on the board of the Housing and Community Development Network of New Jersey and as Chair of the Monmouth County Homeless Systems Collaborative. Her work focuses on advancing affordable housing policy and solutions and advocating for the belief that everyone deserves a safe and affordable place to live. The Deputy Mayor shared an example of Ms. Moore's dedication, describing how she pursued specialized licensing in order to help manage and preserve an RV home community, ensuring residents could remain in their homes. She expressed appreciation for Ms. Moore's creativity, persistence, and commitment to housing stability, and thanked her for her contributions to the community and for being a resident of Red Bank.

Proclamation- Colorectal Cancer Awareness Month 2026: Bonnie Woodward, RN (RB Gastroenterology) and Dr. Eric Eschinger, MD, accepted the proclamation

Dr. Eschinger addressed the governing body regarding colorectal cancer awareness and screening. It is the second leading cause of cancer-related deaths in the United States, with lung cancer being the first. Many colorectal cancer cases are preventable through routine screening and early detection. While acknowledging that colonoscopies are not a preferred procedure for many individuals and do carry some risk, the speaker stated that the overall risk is low compared to the lifetime risk of developing colorectal cancer. There are non-invasive screening options, including stool-based tests such as Cologuard and newer blood tests, noting that any form of screening is better than none. He encouraged the public to schedule and complete recommended screenings. He thanked the governing body for issuing a proclamation recognizing colorectal cancer awareness.

Nurse Bonnie Woodward also commented, she indicated that their organization supports two nonprofit initiatives related to cancer screening and prevention. The organization partners with the VNA Health Group and the New Jersey CEED Program (Cancer Education and Early Detection) to provide access to screenings. There are English and Spanish informational flyers provided with a contact phone number for individuals seeking assistance. Through these programs, uninsured and underinsured residents may qualify for free screenings, including colonoscopies, prostate exams, and mammograms. They will leave a few informational flyers with the municipality for public distribution.

**PRESENTATIONS- NONE**

**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 Jannone 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**

- 2/26/2026- Regular Meeting minutes - Councilmember Bonatakis motioned to approve the minutes; Councilmember Facey-Blackwood seconded the motion. A voice vote confirmed all in favor.

**ORDINANCES**

- Final Reading/Public Hearing: 2026-05, ENTITLED AN ORDINANCE REPEALING CHAPTER 562: “SIDEWALK CAFES AND RESTAURANTS” AND ADOPTING NEW CHAPTER 475: “OUTDOOR BUSINESS EXTENSIONS” TO ADOPT UNIFORM REGULATIONS/FEEES PERTAINING TO OUTDOOR BUSINESS EXTENSIONS

Ordinance was introduced February 26, 2026

Councilmember Jannone motioned to open the floor for the public hearing on Ordinance 2026-05; Councilmember Forest seconded the motion. A roll call vote confirmed all in favor.

- No one came forward to comment.

Councilmember Jannone motioned to close the floor for the public hearing on Ordinance 2026-05; Councilmember Forest seconded the motion. A voice vote confirmed all in favor.

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

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- Introduction: 2026-06, 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 118 OUTDOOR STORAGE MATERIALS

Councilmember Forest motioned to approve Ordinance 2026-06 on first reading and to authorize the notice of approval and public hearing to be held on March 12, 2026, Councilmember Jannone seconded. A roll call vote confirmed all in favor.

Mayor Portman stated that the public hearing on the ordinance would be held on March 26, 2026.

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- Introduction: 2026-07, ENTITLED AN ORDINANCE ADOPTING NEW CHAPTER 99: “PASSPORT SERVICES” TO ESTABLISH FEES FOR U.S. PASSPORT SERVICES PROVIDED BY THE BOROUGH CLERK

Councilmember Facey-Blackwood motioned to approve Ordinance 2026-06 on first reading and to authorize the notice of approval and public hearing to be held on March 12, 2026, Councilmember Jannone seconded. A roll call vote confirmed all in favor.

Mayor Portman stated that the public hearing on the ordinance would be held on March 26, 2026.

## **RESOLUTION(S)**

Deputy Mayor Triggiano motioned to approve resolutions 26-59 through 26-67 under Consent Agenda; Councilmember Bonatakis seconded the motion. A roll call vote confirmed all in favor.

### **26-59 RESOLUTION FOR PAYMENT OF BILLS**

**26-60 RESOLUTION DETERMINING THE FORM AND OTHER DETAILS OF NOT EXCEEDING \$8,800,000 GENERAL OBLIGATION BONDS, SERIES 2026, OF THE BOROUGH OF RED BANK, IN THE COUNTY OF MONMOUTH, STATE OF NEW JERSEY, AND PROVIDING FOR THEIR SALE TO THE NEW JERSEY INFRASTRUCTURE BANK AND THE STATE OF NEW JERSEY PURSUANT TO THE STATE FISCAL YEAR 2026 NEW JERSEY WATER BANK ENVIRONMENTAL INFRASTRUCTURE FINANCING PROGRAM**

**26-61 RESOLUTION AUTHORIZING THE EXECUTION AND DELIVERY OF LOAN AGREEMENTS TO BE EXECUTED BY THE BOROUGH OF RED BANK, IN THE COUNTY OF MONMOUTH, STATE OF NEW JERSEY AND EACH OF THE NEW JERSEY INFRASTRUCTURE BANK AND THE STATE OF NEW JERSEY, ACTING BY AND THROUGH THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION, AND FURTHER AUTHORIZING THE EXECUTION AND DELIVERY OF AN ESCROW AGREEMENT, ALL PURSUANT TO THE STATE FISCAL YEAR 2026 NEW JERSEY WATER BANK ENVIRONMENTAL INFRASTRUCTURE FINANCING PROGRAM**

**26-62 RESOLUTION PROVIDING FOR THE COMBINATION OF CERTAIN BOND ORDINANCES AUTHORIZING THE ISSUANCE OF GENERAL OBLIGATION BONDS, SERIES 2026 OF THE BOROUGH OF RED BANK, IN THE COUNTY OF MONMOUTH, STATE OF NEW JERSEY INTO AN ISSUE OF BONDS AGGREGATING NOT TO EXCEED \$8,800,000 IN PRINCIPAL AMOUNT**

**26-63 RESOLUTION OF THE BOROUGH COUNCIL ADOPTING A REHABILITATION PROGRAM MANUAL**

**26-64 RESOLUTION OF THE BOROUGH COUNCIL ADOPTING AN AFFIRMATIVE MARKETING PLAN**

**26-65 RESOLUTION OF THE BOROUGH COUNCIL ADOPTING AN AFFORDABILITY ASSISTANCE PROGRAM POLICES AND PROCEDURES MANUAL**

**26-66 RESOLUTION AUTHORIZING TAX CREDITS/REFUNDS DUE TO THE TAXPAYER'S OVERPAYMENT (BLOCK 54, LOT 9.37)**

**26-67 RESOLUTION OF SUPPORT FORM LOCAL GOVERNING BODY AUTHORIZING THE SUSTAINABLE JERSEY GRANT APPLICATION**

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

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

- Special Event for Monteverde; Sunday, April 19<sup>th</sup>; 12 noon- pending additional event details from Special Events Committee
- Red Bank Ride Out; Saturday, May 9<sup>th</sup>; 11 am – 2 pm; Rain Date: Sunday May, 10<sup>th</sup> (reschedule)
- Dog Days (Riverside Gardens Park Marine Park); Saturday, September 19<sup>th</sup>; 12 noon-4 pm; Rain Date: September 20, 2026 (venue change)
- Recover Revolution (Community based event - Riverside Gardens Park); Sunday, June 14<sup>th</sup>
- Jazz Arts Project (Triumph Brewery - Classic Car Show); Wednesday, April 29<sup>th</sup>

-Organizer is requesting street closure for 6 pm -8 pm classic cars and an informational tent

6. Graduation After Party (East Side Park); Friday, June 12<sup>th</sup>; 11:30 am - 2:30 pm

-Mastro Montessori Academy will hold their graduation prior at the Count Basie, the organizer is planning this as an after party with a food truck TBD.

7. CROP Walk; Sunday, October 18<sup>th</sup>

Parks and Recreation:

- Pride in the Park (Riverside Gardens Park); Saturday, June 6<sup>th</sup> ; Rain Date: Saturday June 13
- Juneteenth Celebration (Johnny Jazz Park); Sunday, June 21<sup>st</sup>; Rain Date: Sunday, June 28; 12 noon – 4 pm

There were no objections from the governing body.

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

## **PUBLIC QUESTIONS COMMENTS**

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

1. Randi Moore, Red Bank resident: addressed the Council and expressed appreciation for living in a community with a female-majority governing body and a municipality that supports affordable housing initiatives. Ms. Moore noted that Red Bank has historically been proactive in accepting and implementing affordable housing plans and referenced an item on the meeting agenda related to the Adoption of an Affordability Assistance Program. She informed the Council that the recently released state budget by Governor Phil Murphy does not fully fund the New Jersey Affordable Housing Trust Fund, resulting in substantially reduced funding compared to prior years. She explained that although approximately \$70 million was referenced in the budget, about \$40 million is allocated to a State Rental Assistance Program, leaving approximately \$30 million available statewide for affordable housing development, which she described as insufficient given current housing needs. The trust fund should ideally be funded at approximately \$130 million to adequately support development projects across New Jersey. She requested that the governing body consider adopting a resolution encouraging the Governor to fully fund the Affordable Housing Trust Fund. She also referenced pending state legislation that would dedicate a portion of the millionaire's tax revenue to the Affordable Housing Trust Fund, noting that local legislators have sponsored the bill.

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

## **MAYOR & COUNCIL COMMENTS**

**Councilmember Bonatakis:** shared her experience attending the New Jersey Bike and Walk Summit over the past weekend, accompanied by Councilwoman Facey-Blackwood. The summit provided an opportunity to learn from other municipalities, gain inspiration, and discuss best practices related to bike and pedestrian safety. She noted that Red Bank has made progress with active transportation initiatives, including:

- Establishment of a Complete and Green Streets Committee
- Development of a Vision Zero plan to enhance traffic safety and reduce accidents

Discussions at the summit included recent state legislation on e-bikes, which is currently among the strictest in the nation. She acknowledged the need to rationalize the law to better accommodate various stakeholders, including people with disabilities, and expressed support for efforts to amend it. She emphasized that attending the summit reinforced pride in the town's progress while recognizing the ongoing work needed to improve bike and pedestrian infrastructure.

**Councilmember Yuro:** provided a brief update on current town activity, noting recent pleasant weather in Red Bank and increased outdoor dining. He highlighted anticipation for the upcoming Broad Walk project, emphasizing its potential to enhance the downtown experience for both residents and visitors. There has been significant collaboration and planning behind the project and expressed optimism about its impact on community engagement and local business competitiveness. He underscored the importance of positioning Red Bank at the forefront of regional attractions to draw visitors throughout the town.

**Councilmember Facey-Blackwood:** echoed earlier comments regarding the New Jersey Bike and Walk Summit, expressing gratitude for the opportunity to attend and noting that the town is progressing in the right direction with

bike and pedestrian initiatives. She thanked the Red Bank Police and Fire Departments for their response to a broken power line incident, acknowledging their work despite snowy conditions. Reminded the public about upcoming environmental events organized by the Red Bank Environmental Commission Green Team:

- Sustainable Yard Event on March 24 at the Red Bank Public Library, focused on eco-friendly yard practices and gas-free equipment.
- Annual Green Fair in approximately one month, featuring local vendors, sustainability exhibits, and student presentations, including a “Trash and Show” highlighting middle school sustainability projects.

remarks on Read Across America activities:

- Read *The Story of the Three Little Pigs* from the Flipped Fairy Tale series, which presents stories from alternative perspectives, noting it was an enjoyable experience.

**Councilmember Forest:** expressed appreciation for the borough’s organization of an event honoring Ethan Blake, a 108-year-old Red Bank resident, noting her long-standing presence in the community and personal attendance at multiple birthday celebrations at the Senior Center. He addressed housing challenges in Red Bank, emphasizing that it is a top concern heard during senior center office hours. He highlighted the difficulty for residents, including young families, finding affordable housing locally and across New Jersey, noting high market prices (e.g., \$1.2 million for single-family homes on the west side). He also recognized the work of local housing advocates and the importance of maintaining affordable housing units, including the existing 20% affordable housing stock, which is critical for families who might otherwise have no housing options. He stressed that housing decisions require careful planning and compromise, and that dismissive attitudes toward affordable housing fail to consider the real impact on residents’ lives.

**Councilmember Jannone:** provided the following update:

***Mayor’s Wellness Updates:***

- An event was held on Wednesday at the Senior Center at 11:15 a.m., featuring Dr. Carina, a retired cardiologist volunteering at Parker Clinic, who presented on cardiac health and the Blue Zone.
- The presentation was well received despite technical issues with slides; Dr. Carina will share them for future use.
- Patty White, retired nurse practitioner from Monmouth Medical, attended and plans to incorporate the Blue Zone presentation into a Women’s Health talk on May 6 at the Senior Center.
- Dr. Carina toured the Senior Center and was impressed by the facilities and programs.
- A Monmouth County Mayor’s Wellness Zoom meeting is scheduled for Wednesday with all local committees participating.

***Library/Environmental Updates:***

- Sustainable Yards talk organized by the Animal Welfare and Environmental Group scheduled for May 24, 6:30–7:30 p.m. at the Red Bank Library.

***Animal Welfare Updates:***

- Dog Days event will be held at Marine Park with a scheduled rain date.
- Broadwalk opening will feature Louise’s Legacy adoption event, chickens, dog-friendly menu items at local restaurants, scarves, and Picasso art activities for pets.
- Coordination ongoing with Monmouth County SPCA for community issues.
- Free Rabies Clinic scheduled for May 2, 9 a.m.–12 p.m. at the First Aid building on Spring Street.

***Parks and Recreation Updates:***

- Chair Yoga and Zumba are offered for all adults, with classes taught by Pat Richter (Chair Yoga) and Aletta (Zumba).
- Council members noted the programs provide both fitness and social engagement for seniors.

Continued remarks:

- Trivia Night, hosted by the Education Committee, noting it was a fun community event and that their team placed fourth.
- Rosie and Eric Perry had read the proclamation honoring Edith Blake to her, and she was awake and aware during the reading, providing a meaningful moment for the community.

- She participated in Read Across America activities, reading *The Giving Tree* to third-grade students, and noted that there is a new revised ending to the story.
- Additional children's books, including a story titled *Cool Beans*, were also featured at the Charter School reading event.

remarks on Read Across America activities:

- At the Charter School, the third graders selected *The Bad Seed* for the reading session, and she shared personal anecdotes from their own childhood in connection with the story.

**Deputy Mayor Triggiano:** wished Mayor Billy Portman a happy birthday and offered condolences for the passing of Edith Blake, highlighting the upcoming community celebration in her honor. She reflected on attending previous birthday celebrations and noted Ms. Blake's longstanding vitality and positive influence on the community. Recognition was given to fellow Councilmembers and staff for their active participation in community events, including traffic management, fitness programs, and public engagement activities. Several members participated in a Main Street America visit, during which the National Strategic Planning Committee conducted focus groups and surveys of downtown businesses in the Special Improvement District (SID). The purpose is to develop a strategic plan and five-year roadmap for the district, providing a guiding document previously unavailable to the SID. There are benefits from outside perspectives from professionals familiar with national downtown development and economic trends. She recently participated in Read Across America, she read *The Big Orange Spot* to local students, emphasizing engagement with educational initiatives. She would like to remind the community of the importance of supporting small businesses, especially as the town begins to recover from challenging economic conditions and encourages patronage of West Side businesses.

**Mayor Portman:** reflected on interactions with students during Read Across America. He expressed appreciation for Edith Blake, acknowledging her upcoming Celebration of Life and recognizing her as an important part of Red Bank's history. He mentioned the release of the second annual Borough Manager's End-of-Year Report, highlighting accomplishments over the past year. The report will be publicly available on the borough website, at Borough Hall. Encouraged the community to support local businesses, particularly West Side restaurants, noting personal visits to Mi Lupita's, Senior Peppers, and Tino's as examples of high-quality local cuisine. He emphasized the importance of patronage for the vitality of local businesses.

remarks on Read Across America activities:

- At the Charter School, the third graders selected *The Bad Seed* for the reading session, and she shared personal anecdotes from their own childhood in connection with the story.
- Also participated in reading to kindergarten students at the Primary School, highlighting engagement with students across multiple grade levels.

## **MANAGER'S REPORT: HIGHLIGHTED THE FOLLOWING:**

### ***2025 Borough Manager's Report:***

- The full report will be released tomorrow as a PDF in English and Spanish.
- Provides a comprehensive review of work completed by the Mayor, Council, and borough staff.
- Highlights transparency, accountability, and departmental achievements, including Police, Fire, Public Utilities, Construction, Finance, Administration, Parking, Public Library, and Community Engagement.
- Expanded from the previous year to 30 pages, showcasing progress on key themes: infrastructure, community, quality of life, economic vitality, and governance.
- Recognized staff contributions, especially Adriana, for in-house preparation of the report without external marketing firms.
- Report serves as a benchmark for progress and sets the stage for future updates in 2026.

### ***Linden Avenue Project:***

- Construction has begun on Linden Place with test-pitting on utilities, now progressing as weather improves.

### ***Passport Services Program:***

- A new ordinance was introduced to enable passport services at Borough Hall, allowing residents and non-residents to submit applications, have photos taken, and make payments.
- The program is expected to generate revenue for the borough and will be supported by a public information campaign.

***Department Head Meeting:***

- Quarterly meeting was held with all department heads, providing updates on projects, challenges, and 2025 outcomes.
- Included a professional development exercise on root cause analysis using the “Five Whys” method.

***Employee Appreciation Breakfast:***

- Held in honor of Employee Appreciation Day, allowing staff and officials to celebrate accomplishments and engage informally.

Overall, the Borough Manager emphasized progress, collaboration, and continued initiatives across the borough.

**EXECUTIVE SESSION: NONE**

**ADJOURNMENT: 7:19 p.m.**

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

Respectfully submitted,

Mary Moss, RMC  
Borough Clerk