



BOROUGH OF RED BANK

90 MONMOUTH STREET ♦ RED BANK ♦ NJ 07701

MUNICIPAL COUNCIL ♦ REGULAR MEETING MINUTES APRIL 9, 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- Child Abuse Prevention Month – Pinwheel Place
- Proclamation- Earth Day – April 22, 2026- Marta Young (Clean Water Action and Skip The Stuff)

Ms. Young accepted the proclamation and stated that Red Bank is a leader that other towns look towards and it has been a pleasure to constantly witness all the good that is being done.

- Proclamation: Jazz Appreciation Month (JAM)- Joe Muccioli

Mr. Muccioli accepted the proclamation, he mentioned that every Wednesday in April features special events, including Jazz Café Nights. The series includes two remaining Café Nights and will culminate in a major gala event featuring a classic car show with iconic vehicles. The gala will also include a mentorship component, where professionals work with and support youth participants on stage, similar to last year's event.

- Proclamation: Public Safety Telecommunicator Week (April 12 – 18, 2026)- Chief Frazee

Chief Frazee thanked the Mayor and the governing body for the proclamation and commented:

- Acknowledged the department's four full-time dispatchers, highlighting their professionalism and critical role in daily operations.
- Dispatchers manage multiple responsibilities simultaneously, including monitoring police, fire, EMS, DPW, and emergency management channels, handling phone calls, and assisting walk-ins.
- Emphasized their ability to multitask and make critical, real-time decisions that directly impact officer safety and response effectiveness.
- Noted that dispatchers are involved in every call and serve as a vital link between callers and officers in the field.
- Recognized challenges of the role, including high-pressure situations and occasions where dispatchers must work alone.

- Speakers with prior dispatch experience underscored the importance of accurate information gathering and communication.
- Expressed appreciation for the dispatchers' dedication and acknowledged their absence due to active emergency calls at the time of the meeting.

Borough Manager Gant echoed Chief Frazee's comments, drawing from personal experience as a former 911 dispatcher and supervisor. Noted the demanding nature of the profession, particularly the emotional toll of hearing emergencies without seeing outcomes. Emphasized the strong camaraderie between dispatchers and field personnel, highlighting mutual support and close working relationships. Described the pressure dispatchers face in gathering and relaying accurate information while sending officers into potentially dangerous situations. Recognized that dispatchers often interact with callers during their most critical and distressing moments. Stressed the significant responsibility and weight carried by dispatchers in ensuring officer safety and effective response. Expressed deep appreciation and respect for dispatchers, acknowledging the role as challenging and essential.

Deputy Mayor Triggiano shared an incident involving a young community member injured near train tracks. Noted that responding officers, including Officer McGee, were on scene. Commended Officer McGee for his kindness, compassion, and approachable demeanor toward the injured individual. Highlighted the comfort and reassurance provided, emphasizing the positive and humanizing impact of the officer's actions. Expressed appreciation and recognition for Officer McGee's conduct.

PRESENTATIONS

1. Red Bank Housing Authority, Lisa Richardson, Executive Director

Ms. Richardson provided the following update:

- Executive Director provided an update on the Borough's \$350,000 grant supporting predevelopment activities for infrastructure assessment and redevelopment planning.
- Grant term (originally May 2023–May 2025, extended to May 2026) is pending an additional extension request submitted March 9, 2026.
- Current remaining grant balance: \$292,565.72.
- Completed Physical Needs Assessment by Bureau Veritas (June 2024) to evaluate property conditions and redevelopment costs; expenditure: \$17,422.
- NW Financial Group engaged for financial analysis and redevelopment planning; ongoing services total \$30,150.
- McManimon, Scotland & Baumann retained for legal counsel on redevelopment and HUD RAD Section 18 blend conversion; ongoing services total \$98,628.
- LEW Environmental Services approved to conduct Phase I environmental assessment; work to begin shortly.
- RBHA properties (est. 1957) include 40 family units (Montgomery Terrace) and 50 senior/disabled units (Evergreen Terrace), both aging and in need of upgrades.
- Preparing application for HUD's Rental Assistance Demonstration (RAD) Section 18 blend program to secure funding and preserve affordable housing.
- Resident engagement underway, including information sessions held February 19 and March 12, with ongoing outreach and resources available online.
- In process of selecting a development partner and architect/engineering firm; decisions anticipated by May 12 board meeting.
- Expressed appreciation for the Borough's financial support and reaffirmed commitment to advancing redevelopment projects.

There was a brief exchange consisting of several minor questions and responses between Ms. Richardson and members of the governing body.

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.

-Barbara Boas, Red Bank resident: commented on the proposed sign ordinance, noting the lack of uniform design standards for sandwich board signs, and suggested implementing consistent frames—similar to other municipalities—while allowing businesses to customize messaging, stating that such uniformity would enhance the town’s overall appearance and requesting the governing body consider adding this provision.

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. 3/26/2026- Regular Meeting minutes- Councilmember Forest motioned to approve the minutes; Councilmember Jannone seconded the motion. A voice vote confirmed all in favor.
2. 3/26/2026- Executive Meeting minutes- Councilmember Facey-Blackwood motioned to approve the executive minutes; Councilmember Forest seconded the motion. A voice vote confirmed all in favor.

ORDINANCES

1. Final Reading/Public Hearing: 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

Ordinance was introduced March 12, 2026

Councilmember Jannone motioned to open the floor for the public hearing on Ordinance 2026-06; Councilmember Forest seconded the motion. A roll call vote confirmed all in favor.

No one came forward to comment.

Councilmember Facey-Blackwood motioned to close the floor for the public hearing on Ordinance 2026-06; Councilmember Jannone seconded the motion. A voice vote confirmed all in favor.

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

2. Final Reading/Public Hearing: 2026-08, ENTITLED AN ORDINANCE AMENDING CHAPTER 680: “VEHICLES AND TRAFFIC” TO CLARIFY NO PARKING ZONES ON HUDSON AVENUE TO ENHANCE PUBLIC SAFETY

Ordinance was introduced March 26, 2026

Councilmember Jannone motioned to open the floor for the public hearing on Ordinance 2026-08; Councilmember Forest seconded the motion. A roll call vote confirmed all in favor.

No one came forward to comment.

Councilmember Facey-Blackwood motioned to close the floor for the public hearing on Ordinance 2026-08; 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.

3. Introduction: 2026-09, ENTITLED AN ORDINANCE AMENDING CHAPTER 490: “PLANNING AND DEVELOPMENT REGULATIONS” TO RENEW REGULATIONS AS TO SIDEWALK SIGNS

Deputy Mayor Triggiano motioned to approve Ordinance 2026-09 on first reading and to authorize the notice of approval and public hearing to be held on April 23, 2026, Councilmember Bonatakis seconded. A roll call vote confirmed all in favor.

Councilmember Facey-Blackwood noted that Ms. Boas raised a valid point regarding uniformity of signs, she would like to see the modification to include such language and expressing interest in adding provisions to promote uniform sign standards prior to the adoption. She then voted yes to the introduction of Ordinance 2026-09.

Mayor Portman stated that the public hearing on the ordinance would be held on April 23, 2026.

RESOLUTIONS

Deputy Mayor Triggiano motioned to approve resolutions 26-72 through 26-82 under Consent Agenda; Councilmember Jannone seconded the motion. A roll call vote confirmed all in favor.

Deputy Mayor Triggiano commented to clarify that Resolution 26-76 regarding the Special Improvement District may be confusing in its language, noting that although it represents an initial step, additional steps including a final hearing and budget presentation are still required, and emphasizing that the resolution is not a final approval.

26-72 RESOLUTION FOR PAYMENT OF BILLS

26-73 RESOLUTION TO INTRODUCE THE 2026 MUNICIPAL BUDGET

26-74 SELF-EXAMINATION OF BUDGET RESOLUTION

26-75 RESOLUTION FOR INCREASING YEAR 2026 PARKING FUNDS TEMPORARY BUDGET APPROPRIATIONS

26-76 RESOLUTION INTRODUCING AND APPROVING THE 2026 BUDGET OF THE SPECIAL IMPROVEMENT DISTRICT OF THE BOROUGH OF RED BANK

26-77 RESOLUTION AUTHORIZING TAX CREDITS/REFUNDS THE TAXPAYER'S OVERPAYMENT OF TAXES (BLOCK 110, LOT 10.02)

26-78 RESOLUTION TO AUTHORIZE PAYMENT CERTIFICATE #3 FOR MARINE PARK IMPROVEMENTS (MONARCH EXCAVATION)

26-79 RESOLUTION AUTHORIZING THE RELEASE OF THE PERFORMANCE GUARANTEE POSTED BY 390 RED BANK LLC FOR BLOCK 88, LOT 12.01

26-80 NEW JERSEY HISTORIC TRUST MCRP RESOLUTION AND ASSURANCES

26-81 NEW JERSEY HISTORIC TRUST HERITAGE TOURISM RESOLUTION AND ASSURANCES

26-82 RESOLUTION AUTHORIZING THE RELEASE OF \$100,000 FROM THE BOROUGH'S AFFORDABLE HOUSING TRUST FUND TO WCP LOCUST LANDING MM, LLC ("LOCUST LANDING") TO BE USED TOWARDS THE REHABILITATION AND FLOOD PLAIN ELEVATION EFFORTS RESPECTING THE 40-UNIT, 100 PERCENT AFFORDABLE HOUSING RENTAL COMPLEX LOCATED AT 105 LOCUST AVENUE WITHIN THE BOROUGH (THE "PROJECT")

DISCUSSION AND ACTION FOR MAYOR AND COUNCIL

Proposed Events requesting feedback from Mayor and Council:

Finalized:

1. Graffiti Bash (Riverside Gardens Park): Saturday, April 25th; Rain Date: Sunday, April 26th;
11 am – 4 pm
2. Street Fairs: Sunday, April 26th, 11 am – 5 pm
3. Record Riot- Mechanic Street: Sunday, May 17th

Proposed Events Requesting Approval:

1. Earth Day Community Clean Up (Johnny Jazz): Saturday, April 25th, 11:30 am

2. Coffee Corral- Cinco de Mayo event: Friday, May 1st; 4:30 pm - 7:30 pm
3. RB Charter School 8th grade Graduation Ceremonies (Riverside Gardens) 4 pm; (requesting from 2 pm – 6 pm): Thursday, June 11, 2026. Also, request Riverside Garden on Thursday, June 11th from 8:30 am - 10:30 am to practice for the ceremony.
4. Procession for the Feast of Saint Anthony: Saturday, June 13th; 9:30 am
5. Liberty Hose Car Show: Sunday, July 12th 9 am – 4 pm; Rain Date: Sunday, July 19th

Parks and Recreation:

- Summer Series July 12th - August 21st
- Garden Tours 2nd Annual (throughout town): June 7th at 1:00 pm

RiverCenter:

- Dog Walk: Saturday, May 15th; noon – 4 pm
- Monmouth Street Event: Saturday, June 13th; noon – 4 pm; Rain Date: Sunday, June 14th
- Red Bank Arts Festival: Saturday, June 27th; Rain Date: June 28th, Time: TBD

Proposed Applications requesting feedback from Mayor and Council: -NONE

There were no objections from the governing body.

PUBLIC QUESTIONS COMMENTS

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

1. Thomas Salmon, Bodman Place: There was an extended discussion between Mr. Salmon, the Mayor, Borough Manager Gant, and the Chief of Police regarding ongoing early-morning noise and truck activity on Bodman Place. Mr. Salmon described repeated disturbances from construction and delivery trucks operating as early as 4:30 a.m., including noise from idling vehicles, unloading, and street damage, and expressed frustration that the issue has persisted for about a year, requesting that trucks not be permitted on the street before 7:30 a.m. and suggesting they be staged elsewhere and called in at the appropriate time.

The Mayor and staff acknowledged the ongoing complaint and noted prior efforts to mitigate impacts, including staging trucks off-site, flagging vehicles into the worksite, and enforcement of the 7:30 a.m. start time. The Chief of Police explained that officers respond when complaints arise but often find activity has already stopped, and that enforcement is challenging due to timing and third-party trucking involvement. He also noted ongoing cooperation from the primary contractor, but identified the third-party trucking company as the main source of concern.

The governing body discussed potential additional measures, including improved signage restricting entry before 7:30 a.m. and continued coordination with the contractor. Members expressed sympathy for Mr. Salmon’s concerns while noting the constraints of construction activity and enforcement, and agreed to revisit the issue and explore further solutions, including signage and contractor communication.

2. Suzanne Viscomi, Cedar Street: announced a fundraising concert for the Education Foundation to be held on April 24th at the middle school, featuring performances of 1970s-style music by singers from Red Bank and surrounding towns, along with a silent auction and 50/50, noting doors open at 6:30 p.m. and the event begins at 7:00 p.m.

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 the governing body for supporting the Historic Commission’s ability to pursue additional grants, noting that these efforts build on prior funding from the New Jersey Historic Trust and may help further enhance the town’s historic character through upcoming projects. She expressed appreciation to colleagues (Forest and Yuro) on the finance committee and staff, particularly Jim and Tom, for their work on the budget and for providing a clear and detailed public presentation, stating it helped residents better understand the budget process and related increases.

Councilmember Yuro: echoed earlier comments regarding the budget, noting it was insightful to understand the key cost drivers and commending the finance staff and department heads for efforts to cut and tighten spending where possible. Red Bank Arts Festival will be held June 27th (rain date June 28th) on Monmouth Street from 12:00 to 4:00 p.m., featuring visual, performance, and literary arts, with sponsorship opportunities available through redbank.org. He noted that several home furnishing businesses will be participating in upcoming events, including a raffle basket, and also highlighted Kenny’s Meals at 120 Monmouth Street as a new local business offering affordable, no-subscription meal prep options under \$10, praising the owners and their community engagement. He also shared personal remarks about participating in local family activities, including his child’s involvement in T-ball, and commented on the town’s growing appeal to young families and new residents relocating from other areas, emphasizing continued interest in housing demand and community growth.

Councilmember Facey-Blackwood: thanked colleagues for updates related to youth activities and reminded the public about the Green Fair scheduled for Wednesday the 22nd at Red Bank Middle School from 5:00 to 6:30 p.m., highlighting participation by the school and use of the “See My Legacy” platform to showcase event contributors. She noted planned giveaways such as plants and other items and encouraged community attendance.

She also reported that the Environmental Commission is applying for a \$1,500 ANJEC grant to support restoration efforts at Riverside Gardens, including replacing plantings with native species and improving site conditions. Additionally, she shared that the Shade Tree Committee has mailed letters to Drummond Avenue residents encouraging participation in a tree canopy initiative aimed at increasing shade coverage and reducing the urban heat island effect.

She further thanked the Borough’s communications team for improving outreach and event promotion, praised the “See My Legacy” initiative, and expressed appreciation to staff for their work on finance and budgeting.

Councilmember Forest: reported that he has not yet attended meetings of the Board of Education or Parks and Recreation, but noted positive progress at Marine Park. He reflected on the recent budget meeting, expressing appreciation for the high level of council participation and acknowledging that rising expenses, particularly insurance costs, present challenges.

He emphasized the importance of maintaining core municipal services such as police protection, park maintenance, and public safety, noting that service reductions would be unacceptable given the borough’s size, traffic, and regional role. He stated that Red Bank’s position as a central hub in Monmouth County requires continued investment in public safety and infrastructure, and contrasted it with smaller neighboring communities.

He commended the administration and finance team for responsibly managing the budget, including maintaining appropriate surplus levels to avoid future fiscal instability. He concluded by stating that the borough provides substantial services relative to its share of property taxes and expressed support for the current approach to fiscal management.

Councilmember Jannone: provided updates on several initiatives, including Mayor’s Wellness programs, noting an upcoming statewide wellness event in Princeton on May 12(5 – 7:30 p.m.) where Red Bank is being recognized as a healthy town, and a women’s health talk scheduled for May 13 (11:15 a.m.) at the senior center titled “Six Steps for Women to Age Well.” She also referenced prior wellness programming, including a “Blue Zones” discussion on healthy living.

She reported updates from Animal Welfare, including a rescheduled rabies clinic to May 9 at the Spring Street firehouse, participation in the Green Fair, and an upcoming “Dog Walk on the Boardwalk” event on May 16 featuring adoptable dogs and rescue groups.

She highlighted extensive programming at the library, including family activities, educational talks, fitness classes, and community events, encouraging residents to review the library’s schedule.

Laura also noted historic preservation efforts related to the Women’s Club at the Reckless Building, which has received and applied for grants to support building restoration work, including structural repairs, and emphasized its value as a historic and community-use venue. She concluded by thanking colleagues for their work on the budget and financial matters.

Deputy Mayor Triggiano: provided several community updates, including an expungement clinic scheduled for April 11 in partnership with local organizations, offering free legal consultations and resources to help eligible residents with expungement and second-chance opportunities. They also highlighted communications efforts related to the push cart license application process, noting an April 15 deadline and the availability of detailed information through borough social media.

Additional updates included the announcement of the Visual Arts Committee’s first “Graffiti Bash” on April 25 at Riverside Gardens Park, featuring live art, music, and vendors, with thanks given to local partner John the Barber of Kings of the Craft for his support. Finally, the Council Member reiterated details about the upcoming Red Bank Arts Festival on June 27 (rain date June 28), noting ongoing sponsorship and participation opportunities for local artists and vendors, and encouraged community involvement.

Mayor Portman: The Mayor highlighted responsive Borough employees, noting that Public Works employee Jerry promptly repaired a reported pothole within approximately 20 minutes, and Parking Authority employee Bill Wilk quickly replaced a malfunctioning parking meter after being contacted, commending both for their swift action and noting that their responsiveness reflects positively on the Borough.

MANAGER’S REPORT

Borough Manager Gant thanked the Mayor for his comments and then provided an administrative update, beginning with recognition of the finance department, finance committee, ad hoc committee, and department heads for their work on the budget, including multiple rounds of review, cost tightening, and justification of funding requests.

He noted he will be presenting at an upcoming transaction conference in Atlantic City on Red Bank’s electric vehicle strategy, alongside the Westfield administrator, highlighting past progress and future implementation plans.

He reported on a meeting with the Monmouth County SPCA and the Animal Welfare Committee, explaining that improved reporting clarified a higher-than-expected level of SPCA activity in Red Bank, and that updated reporting will continue going forward for committee review.

He also described a site visit to Sunset Park with environmental and engineering partners to review remediation work and project timelines, noting it was a productive coordination meeting. He concluded by reminding the public that all borough meetings are available on YouTube and Facebook through the Borough’s channels.

EXECUTIVE SESSION RESOLUTION NO. #26-83, approximately at 7:44 p.m.

Deputy Mayor Triggiano offered a motion to enter executive session, seconded by Councilmember Forest. A voice vote confirmed all in favor.

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 fifteen (15) minutes.

Item # 8. Personnel matters concerning the employment, appointment, evaluation, promotion or termination of a public officer or employee; -(Employment Compensation)

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

Others present: Gregory Cannon, Borough Attorney, Mary Moss, Borough Clerk

Absent:

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

ADJOURNMENT OF EXECUTIVE SESSION: 8:18 p.m.

ADJOURNMENT: 8:18 p.m.

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

Respectfully submitted,

Mary Moss, RMC

Borough Clerk