



BOROUGH OF RED BANK

90 MONMOUTH STREET ♦ RED BANK ♦ NJ 07701

MUNICIPAL COUNCIL ♦ REGULAR MEETING MINUTES JULY 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 the following into record:

1. Proclamation- Disability Pride Month- July 2026- Barbara Boas

Barbara Boas, Acting Vice President of The Arc of Monmouth Board of Directors, thanked the Mayor and Council for their continued commitment to fostering and inclusive community. She also encouraged residents to support organizations serving individuals with disabilities by advocating to state and federal officials regarding funding for these services.

PRESENTATION- 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 came forward.

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

APPROVAL OF MINUTES

1. 6/25/2026- Regular Meeting minutes- Councilmember Bonatakis motioned to approve the minutes; Councilmember Facey-Blackwood seconded the motion. A voice vote confirmed all in favor.

ORDINANCES

- 1. First Reading/Introduction: Ordinance 2026-22, ENTITLED AN ORDINANCE AMENDING CHAPTER 530: "RENT CONTROL" OF THE BOROUGH'S REVISED GENERAL ORDINANCES TO UPDATE AND CLARIFY THE BOROUGH'S RENT CONTROL REGULATIONS**

Councilmember Jannone motioned to approve Ordinance 2026-22 on first reading and to authorize the notice of approval and public hearing to be held on July 23, 2026, Councilmember Forest seconded. A roll call vote confirmed all in favor.

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

RESOLUTIONS: Councilmember Bonatakis motioned to approve resolutions 26-138 through 26-149 under Consent Agenda; Councilmember Facey-Blackwood seconded the motion. A roll call vote confirmed all in favor.

26-138 RESOLUTION FOR PAYMENT OF BILLS

26-139 GOVERNING BODY CERTIFICATION OF THE ANNUAL AUDIT (2025)

26-140 RESOLUTION TO AUTHORIZE FIRE DEPARTMENT FACILITIES ANNUAL RENT AND JANITORIAL ALLOWANCE (\$97,500.00)

26-141 RESOLUTION AUTHORIZING ANNUAL AWARD STIPENDS FOR RED BANK VOLUNTEER FIRE DEPARTMENT OFFICERS (\$21,275.00)

26-142 APPROVAL TO SUBMIT A GRANT APPLICATION AND EXECUTE A GRANT CONTRACT WITH THE NEW JERSEY DEPARTMENT OF TRANSPORTATION FOR THE LEIGHTON AVENUE INTERSECTION SAFETY IMPROVEMENTS PROJECT

26-143 APPROVAL TO SUBMIT A GRANT APPLICATION AND EXECUTE A GRANT CONTRACT WITH THE NEW JERSEY DEPARTMENT OF TRANSPORTATION FOR THE RED BANK WAVERLY PLACE, WEST STREET, AND CATHERINE STREET ROADWAY RESURFACING PROJECT

26-144 RESOLUTION TO AUTHORIZE PAYMENT CERTIFICATE #6 FOR MARINE PARK IMPROVEMENTS (MONARCH EXCAVATION)

26-145 RESOLUTION AUTHORIZING CHANGE ORDER NO. 1 RELATED TO THE CONTRACT WITH MONARCH EXCAVATION FOR MARINE PARK IMPROVEMENTS

26-146 RESOLUTION AUTHORIZING THE RELEASE OF THE PERFORMANCE GUARANTEE POSTED BY LUNCH BREAK, INC. FOR BLOCK 96, LOTS 2.03 & 4.01

26-147 RESOLUTION AUTHORIZING EXECUTION OF NEW JERSEY DEPARTMENT OF HUMAN SERVICES STANDARDIZED BOARD RESOLUTION FOR THE BOROUGH'S SENIOR WELLNESS GRANT

26-148 RESOLUTION OF THE BOROUGH OF RED BANK, COUNTY OF MONMOUTH, STATE OF NEW JERSEY RESCINDING RESOLUTION 25-179, ADOPTED BY THE BOROUGH COUNCIL ON AUGUST 14, 2025, CONCERNING THE PERSON-TO-PERSON TRANSFER OF APPLICATION ON FILE OF STATE LIQUOR LICENSE #1340-44-028-006

26-149 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 #1340-44-028-006

DISCUSSION AND ACTION FOR MAYOR AND COUNCIL:

Proposed Events requesting feedback from Mayor and Council:

1. Summer Solstice Festival (Riverside Gardens Park): Saturday, July 18th , 10 am – 6:30 pm; Rain Date: Saturday, July 25
2. Annual Community Picnic/Softball event (Count Basie Fields): Saturday, August 15th , 7 am – 4 pm

PUBLIC QUESTIONS COMMENTS

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

No one came forward.

Councilmember Facey-Blackwood 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 Council for introducing the rent control ordinance update. She noted the amendments were recommended by the Rent Control Board and its attorney to modernize definitions, clarify state law exemptions, and strengthen tenant protections, including provisions addressing tenant harassment.

Councilmember Yuro expressed appreciation for the successful opening of Marine Park, thanking the Mayor, Council, Deputy Mayor, Borough Manager, and DPW for their efforts in bringing the project to completion and maintaining the park. He also highlighted the strong attendance at the Broadwalk World Cup watch party and the Borough's America 250 celebration, noting the continued vibrancy of downtown Red Bank.

Councilmember Facey-Blackwood announced that the Environmental Commission is promoting Plastic Free July and encouraged residents to take the online pledge through the Commission's Facebook page. She noted the initiative supports the Borough's Sustainable Jersey certification efforts and thanked residents and staff for their continued support of the community.

Councilmember Forest commended Borough staff and volunteers for their efforts in organizing the recent community events, including the Broadwalk watch party and the Borough's 250th anniversary celebration. He also noted his attendance at a community gathering on Shrewsbury Avenue expressing concerns about recent immigration enforcement activity and its impact on local residents and businesses. Lastly, he acknowledged the passing of longtime Red Bank resident and local journalist Lynn Azzolina.

Councilmember Jannone reported that the Mayor's Wellness Committee is working with Borough staff to incorporate wellness initiatives into the Borough's Sustainable Jersey certification efforts. She also highlighted upcoming Lunch Break and library programs, noted ongoing preparations for the September Dog Days event at Marine Park, and announced that a free rabies clinic will be held in December following the successful spring clinic.

Deputy Mayor Triggiano thanked the governing body for supporting community members during recent youth-led activities and recognized the impact of recent immigration enforcement on residents. She encouraged support for families affected by a recent Chestnut Street fire, thanked the Council for approving funding for the Fire Department, and reminded residents that nominations for the Community Spirit Award remain open. She also highlighted the successful Marine Park opening and noted her attendance at a veterans-led demonstration in Philadelphia on July 4.

Councilmember Jannone highlighted ongoing programs at the Senior Center, including chair yoga and mahjong, and encouraged residents to take advantage of the available activities.

Councilmember Facey-Blackwood remarked that Marine Park has become a gathering place for residents of all ages and noted that additional amenities, including porch swings, benches, and tables, will further enhance the park.

Mayor Portman noted that he would be participating in the Count Basie Walk of Fame ceremony to help introduce The B-52s as they receive a star on the Walk of Fame.

MANAGER'S REPORT

Borough Manager Gant announced the execution of a \$250,000 State grant agreement to expand senior wellness programming at the Senior Center. He also recognized the Red Bank Volunteer Fire Department and mutual aid partners for their response to a recent residential fire, noting there were no injuries. He reported that the Borough's 2025 audit was accepted with no recommendations and commended the Finance Department for its work. Lastly, he thanked Borough staff for successfully organizing numerous community events over the past month, highlighting strong attendance and the use of grant funding and sponsorships to support the programming.

EXECUTIVE SESSION: RESOLUTION NO. #26-150, approximately at 7:00 p.m.

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

Borough Attorney Cannon announced that the Council would enter executive session to discuss affordable housing litigation compliance under the attorney-client privilege. He stated that the session was expected to last approximately 20 minutes and that no formal action would be taken afterward.

Item # 7. Matters affecting pending or anticipated litigation to which the public body may be party, matters within the attorney client privilege

a) Affordable Housing- Attorney Cannon

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 (20) minutes.

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

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

Absent:

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

ADJOURNMENT OF EXECUTIVE SESSION: 7:26 p.m.

ADJOURNMENT: 7:26 p.m.

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

Respectfully submitted,

Mary Moss, RMC
Borough Clerk