



BOROUGH OF RED BANK

90 MONMOUTH STREET ♦ RED BANK ♦ NJ 07701

MUNICIPAL COUNCIL ♦ REGULAR MEETING AGENDA 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

Bonatakis Facey-Blackwood Forest Jannone Yuro Triggiano Portman

PROCLAMATIONS/ANNOUNCEMENTS/APPOINTMENTS

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

PRESENTATIONS- NONE

PUBLIC HEARING NOTICE- Michael Reiser, Borough Engineer

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 12th, 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, 90 Monmouth Street, Red Bank, NJ, 07701.

PUBLIC COMMENTS ON AGENDA ITEMS ONLY

APPROVAL OF MINUTES

1. 1/22/2026- Regular Meeting minutes
2. 1/22/2026- Executive Session Meeting minutes

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)
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

RESOLUTIONS

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 AWARDING 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:

1. 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
2. JBJ Soul Foundation Day of Hope Walk: Tuesday, May 13, 2026: 11 am – 1 pm
3. Dog Days: Riverside Gardens Park: Saturday, September 19, 2026 12 noon – 4 pm; Rain Date: (tentative- Saturday, September 26, 2026)
4. Parks and Recreation:
 - Spring Egg Hunt: Count Basie Park; Sunday, March 22, 2026; Rain Date: Sunday, March 29, 2026: 9 am – 11 am

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

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

Proposed Applications requesting feedback from Mayor and Council: NONE

PUBLIC QUESTIONS COMMENTS

MAYOR & COUNCIL COMMENTS

MANAGER'S REPORT

EXECUTIVE SESSION RESOLUTION NO. #26-

ADJOURNMENT

TIME _____



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 AWARDING 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

**BOROUGH OF RED BANK
COUNTY OF MONMOUTH
STATE OF NEW JERSEY**

ORDINANCE NO. 2026-03

**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)**

WHEREAS, the Local Government Cap Law, N.J.S. 40A: 4-45.1 et seq., provides that in the preparation of its annual budget, a municipality shall limit any increase in said budget up to 2 % unless authorized by ordinance to increase it to 3.5% over the previous year's final appropriations, subject to certain exceptions; and,

WHEREAS, N.J.S.A. 40A: 4-45.15a provides that a municipality may, when authorized by ordinance, appropriate the difference between the amount of its actual final appropriation and the 3.5% percentage rate as an exception to its final appropriations in either of the next two succeeding years; and,

WHEREAS, the Mayor and Council of the Borough of Red Bank in the County of Monmouth finds it advisable and necessary to increase its CY 2026 budget by up to 3.5% over the previous year's final appropriations, in the interest of promoting the health, safety and welfare of the citizens; and,

WHEREAS, the Mayor and Council hereby determines that a 3.5 % increase in the budget for said year, amounting to \$ 327,800.58 in excess of the increase in final appropriations otherwise permitted by the Local Government Cap Law, is advisable and necessary; and,

WHEREAS, the Mayor and Council hereby determines that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years.

NOW THEREFORE BE IT ORDAINED, by the Mayor and Council of the Borough of Red Bank, in the County of Monmouth, a majority of the full authorized membership of this governing body affirmatively concurring, that, in the CY 2026 budget year, the final appropriations of the Borough of Red Bank shall, in accordance with this ordinance and N.J.S.A. 40A: 4-45.14, be increased by 3.5 %, amounting to \$764,868.02, and that the CY 2026 municipal budget for the Borough of Red Bank be approved and adopted in accordance with this ordinance; and,

BE IT FURTHER ORDAINED, that any that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years; and,

BE IT FURTHER ORDAINED, that a certified copy of this ordinance as introduced be filed with the Director of the Division of Local Government Services within 5 days of introduction; and,

BE IT FURTHER ORDAINED, that a certified copy of this ordinance upon adoption, with the recorded vote included thereon, be filed with said Director within 5 days after such adoption.

INTRODUCTION						COUNCILMEMBER	FINAL ADOPTION					
Moved	Sec.	Aye	Nay	Abs.	NP		Moved	Sec.	Aye	Nay	Abs.	NP
		X				KRISTINA BONATAKIS						
		X				NANCY FACEY-BLACKWOOD						
	X	X				BEN FOREST						
X		X				LAURA JANNONE						
		X				BEN YURO						
		X				KATE TRIGGIANO						
		X				MAYOR WILLIAM PORTMAN						
Introduced: January 22, 2026						I hereby certify the above ordinance was adopted by the Borough Council of the Borough of Red Bank, County of Monmouth, State of New Jersey on the aforementioned date.						
Final Adoption: February 12, 2026												
						<u>Mary Moss, RMC- Borough Clerk</u>						

**BOROUGH OF RED BANK
COUNTY OF MONMOUTH
STATE OF NEW JERSEY**

ORDINANCE NO. 2026-04

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

WHEREAS, The Amended Fair Housing Act, at N.J.S.A. 52:27D-301 et seq. requires that all municipalities in the State of New Jersey provide for their fair share of the regional need for low and moderate income housing; and

WHEREAS, the Fair Housing Act (FHA), and the Uniform Housing Affordability Controls (UHAC) provide certain standards and requirements for the development and administration of affordable housing units; and

WHEREAS, in order to be compliant with the requirements of the FHA and UHAC, the Borough must incorporate those requirements into its own municipal code; and

WHEREAS, the Borough shall adopt a comprehensive affordable housing ordinance as a part of the Affordable Housing Code to ensure that all affordable housing units in the Borough are consistent with the requirements of the Fair Housing Act and the Uniform Housing Affordability Controls; and

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Council of the Borough of Red Bank, Monmouth County, New Jersey, that the Affordable Housing Regulations set forth in Chapter 205 of the Code of the Borough (the “Code”) are hereby repealed and to be replaced with the following:

Part II: General Legislation

Chapter 205 Affordable Housing [to be repealed and replaced in its entirety with the following]

A. Introduction & Applicability

1. This section of the Code sets forth regulations regarding the very low-, low- and moderate-income housing units in the Borough of Red Bank consistent with the provisions outlined in P.L 2024, Chapter 2, including the amended Fair Housing Act (“FHA”) at N.J.S.A. 52:27D-301 et seq., as well as the Department of Community Affairs, Division of Local Planning Services (“LPS”) at N.J.A.C. 5:99 et seq., statutorily upheld existing regulations of the now-defunct Council on Affordable Housing (“COAH”) at N.J.A.C. 5:93 and 5:97, the Uniform Housing Affordability Controls (“UHAC”) at N.J.A.C. 5:80-26.1 et seq., and as reflected in the adopted municipal Fourth Round Housing Element and Fair Share Plan (“HEFSP”).
2. This Ordinance is intended to ensure that very low-, low- and moderate-income units (“affordable units”) are created with controls on affordability over time and that very low-, low- and moderate-income households shall occupy these units pursuant to statutory requirements. This Ordinance shall apply to all inclusionary developments, individual affordable units, and 100% affordable housing developments except where inconsistent with applicable law. Low-Income Housing Tax Credit financed developments shall adhere to the provisions set forth below in item 5.c. below.
3. The Borough of Red Bank Planning Board has adopted a HEFSP pursuant to the Municipal Land Use Law at N.J.S.A. 40:55D-1, et seq. The Fair Share Plan describes the ways the municipality

shall address its fair share of very low-, low- and moderate-income housing as approved by the Superior Court and documented in the Housing Element.

4. This Ordinance implements and incorporates the relevant provisions of the HEFSP and addresses the requirements of P.L 2024, Chapter 2, the FHA, N.J.A.C. 5:99, NJ Supreme Court upheld COAH regulations at N.J.A.C. 5:93 and 5:97, and UHAC at N.J.A.C. 5:80-26.1, as may be amended and supplemented.
5. Applicability
 - a. The provisions of this Ordinance shall apply to all affordable housing developments and affordable housing units that currently exist and that are proposed to be created pursuant to the municipality's most recently adopted HEFSP.
 - b. This Ordinance shall apply to all developments that contain very low-, low- and moderate-income housing units included in the Municipal HEFSP, including any unanticipated future developments that will provide very low-, low- and moderate-income housing units.
 - c. Projects receiving federal Low Income Housing Tax Credit financing and are proposed for credit shall comply with the low/moderate split and bedroom distribution requirements, maximum initial rents and sales prices requirements, affirmative fair marketing requirements of UHAC at N.J.A.C. 5:80-26.16 and the length of the affordability controls applicable to such projects shall be not less than a 30-year compliance period plus a 15-year extended-use period, for a total of not less than 45 years.

B. Definitions

As used herein the following terms shall have the following meanings:

"Accessory apartments" means a residential dwelling unit that provides complete independent living facilities with a private entrance for one or more persons, consisting of provisions for living, sleeping, eating, sanitation, and cooking, including a stove and refrigerator, and is located within a proposed preexisting primary dwelling, within an existing or proposed structure that is an accessory to a dwelling on the same lot, constructed in whole or part as an extension to a proposed or existing primary dwelling, or constructed as a separate detached structure on the same lot as the existing or proposed primary dwelling. Accessory apartments are also referred to as "accessory dwelling units".

"Act" means the New Jersey Fair Housing Act, N.J.S.A. 52:27D-301 et seq.

"Adaptable" means constructed in compliance with the technical design standards of the barrier free subcode adopted by the Commissioner of Community Affairs pursuant to the "State Uniform Construction Code Act," P.L.1975, c. 217 (C.52:27D-119 et seq.) and in accordance with the provisions of section 5 of P.L.2005, c. 350 (C.52:27D-123.15).

"Administrative agent" means the entity approved by the Division responsible for the administration of affordable units, in accordance with N.J.A.C. 5:99-7, and UHAC at N.J.A.C. 5:80-26.15.

"Affirmative marketing" means a regional marketing strategy designed to attract buyers and/or renters of affordable units pursuant to N.J.A.C. 5:80-26.16.

"Affirmative Marketing Plan" means the municipally adopted plan of strategies from which the administrative agent will choose to implement as part of the Affirmative Marketing requirements.

"Affirmative Marketing Process" or "Program" means the actual undertaking of Affirmative Marketing activities in furtherance of each project with very low- low- and moderate-income units.

"Affordability assistance" means the use of funds to render housing units more affordable to low- and moderate-income households and includes, but is not limited to, down payment assistance, security deposit assistance, low interest loans, rental assistance, assistance with homeowner's association or condominium fees and special assessments, common maintenance expenses, and assistance with emergency repairs and rehabilitation to bring deed-restricted units up to code, pursuant to N.J.A.C. 5:99-2.5.

"Affordability average" means an average of the percentage of regional median income at which restricted units in an affordable development are affordable to low- and moderate-income households.

"Affordable" means, in the case of an ownership unit, that the sales price for the unit conforms to the standards set forth at N.J.A.C. 5:80-26.7 and, in the case of a rental unit, that the rent for the unit conforms to the standards set forth at N.J.A.C. 5:80-26.13.

"Affordable housing development" means a development included in a municipality's housing element and fair share plan, and includes, but is not limited to, an inclusionary development, a municipally sponsored affordable housing project, or a 100 percent affordable development. This includes developments with affordable units on-site, off-site, or provided as a payment in-lieu of construction only if such a payment-in-lieu option has been previously approved by the Program or Superior Court as part of the HEFSP. Payments in lieu of construction were invalidated per P.L. 2024, c.2.

"Affordable Housing Dispute Resolution Program" or "the Program" refers to the dispute resolution program established pursuant to N.J.S.A. 52:27D-313.2.

"Affordable Housing Monitoring System" or "AHMS" means the Department's cloud-based software application, which shall be the central repository for municipalities to use for reporting detailed information regarding affordable housing developments, affordable housing unit completions, and the collection and expenditures of funds deposited into the municipal affordable housing trust fund.

"Affordable Housing Trust Fund" or "AHTF" means that non-lapsing, revolving trust fund established in DCA pursuant to N.J.S.A. 52:27D-320 and N.J.A.C. 5:43 to be the repository of all State funds appropriated for affordable housing purposes. All references to the "Neighborhood Preservation Nonlapsing Revolving Fund" and "Balanced Housing" mean the AHTF.

"Affordable unit" means a housing unit proposed or developed pursuant to the Act, including units created with municipal affordable housing trust funds.

"Age-restricted housing" means a housing unit that is designed to meet the needs of, and is exclusively for, an age-restricted segment of the population such that: 1. All the residents of the development where the unit is situated are 62 years or older; 2. At least 80 percent of the units are occupied by one person that is 55 years or older; or 3. The development has been designated by the Secretary of HUD as "housing for older persons" as defined in Section 807(b)(2) of the Fair Housing Act, 42 U.S.C. § 3607.

"Agency" means the New Jersey Housing and Mortgage Finance Agency established by P.L.1983, c. 530 (C.55:14K-1 et seq.).

"Assisted living residence" means a facility licensed by the New Jersey Department of Health to provide apartment-style housing and congregate dining and to ensure that assisted living services are available when needed for four or more adult persons unrelated to the proprietor. Apartment units must offer, at a minimum, one unfurnished room, a private bathroom, a kitchenette, and a lockable door on the unit entrance.

"Barrier-free escrow" means the holding of funds collected to adapt affordable unit entrances to be accessible in accordance with N.J.S.A. 52:27D-311a et seq. Such funds shall be held in a municipal affordable housing trust fund pursuant to N.J.A.C. 5:99-2.6.

"Builder's remedy" means court-imposed site-specific relief for a litigant who seeks to build affordable housing for which the court requires a municipality to utilize zoning techniques, such as mandatory set-asides or density bonuses, including techniques which provide for the economic viability of a residential development by including housing that is not for low- and moderate-income households.

"Certified household" means a household that has been certified by an administrative agent as a very-low-income household, a low-income household, or a moderate-income household.

"CHOICE" means the no-longer-active Choices in Homeownership Incentives for Everyone Program, as it was authorized by the Agency.

"COAH" or the "Council" means the Council on Affordable Housing established in, but not of, DCA pursuant to the Act and that was abolished effective March 20, 2024, pursuant to section 3 at P.L. 2024, c. 2 (N.J.S.A. 52:27D-304.1).

"Commissioner" means the Commissioner of the Department of Community Affairs.

"Compliance certification" means the certification obtained by a municipality pursuant to section 3 of P.L.2024, c. 2 (C.52:27D-304.1), that protects the municipality from exclusionary zoning litigation during the current round of present and prospective need and through July 1 of the year the next round begins, which is also known as a "judgment of compliance" or "judgment of repose." The term "compliance certification" shall include a judgment of repose granted in an action filed pursuant to section 13 of P.L.1985, c. 222 (C.52:27D-313).

"Construction" means new construction and additions, but does not include alterations, reconstruction, renovations, conversion, relocation, or repairs, as those terms are defined in the State Uniform Construction Code promulgated pursuant to the State Uniform Construction Code Act, P.L. 1975, c. 217(N.J.S.A. 52:27D-119 et seq.).

"County-level housing judge" means a judge appointed pursuant to section 5 at P.L. 2024, c. 2, to resolve disputes over the compliance of municipal fair share affordable housing obligations and municipal Fair Share plans and housing elements with the Act.

"DCA" and "Department" mean the State of New Jersey Department of Community Affairs.

"Deficient housing unit" means a housing unit with health and safety code violations that require the repair or replacement of a major system. A major system includes weatherization, roofing, plumbing (including wells), heating, electricity, sanitary plumbing (including septic systems), lead paint abatement and/or load bearing structural systems.

"Department" means the New Jersey Department of Community Affairs.

"Developer" means the legal or beneficial owner or owners of a lot or of any land proposed to be included in a proposed development, including the holder of an option or contract to purchase, or other person having an enforceable proprietary interest in such land.

"Development" means the division of a parcel of land into two or more parcels, the construction, reconstruction, conversion, structural alteration, relocation, or enlargement of any building or other structure, or of any mining, excavation, or landfill, and any use or change in the use of any building or other structure, or land or extension of use of land, for which permission may be required pursuant to the Municipal Land Use Law, N.J.S.A. 40:55D-1 et seq.

"Development fee" means money paid by a developer for the improvement of residential and non-residential property as permitted pursuant to N.J.S.A. 52:27D-329.2 and 40:55D-8.1 through 40:55D-8.7 and N.J.A.C. 5:99-3.

"Dispute Resolution Program" means the Affordable Housing Dispute Resolution Program, established pursuant to section 5 at P.L. 2024, c. 2 (N.J.S.A. 52:27D-313.2).

"Division" means the Division of Local Planning Services within the Department of Community Affairs.

"Emergent opportunity" means a circumstance that has arisen whereby affordable housing will be able to be produced through a delivery mechanism not originally contemplated by or included in a fair share plan that has been the subject of a compliance certification.

"Equalized assessed value" or "EAV" means the assessed value of a property divided by the current average ratio of assessed to true value for the municipality in which the property is situated, as determined in accordance with sections 1, 5, and 6 at P.L. 1973, c. 123 (N.J.S.A. 54:1-35a, 54:1-35b, and 54:1-35c). Estimates at the time of building permit may be obtained by the tax assessor using construction cost estimates. Final EAV shall be determined at project completion by the municipal assessor.

"Equity share amount" means the product of the price differential and the equity share, with the equity share being the whole number of years that have elapsed since the last non-exempt sale of a restricted ownership unit, divided by 100, except that the equity share may not be less than five percent and may not exceed 30 percent.

"Exit sale" means the first authorized non-exempt sale of a restricted unit following the end of the control period, which sale terminates the affordability controls on the unit.

"Exclusionary zoning litigation" means litigation challenging the fair share plan, housing element, ordinances, or resolutions that implement the fair share plan or housing element of a municipality based on alleged noncompliance with the Act or the Mount Laurel doctrine, which litigation shall include, but shall not be limited to, litigation seeking a builder's remedy.

"Extension of expiring controls" means extending the deed restriction period on units where the controls will expire in the current round of a housing obligation, so that the total years of a deed restriction is at least 60 years.

"Fair share obligation" means the total of the present need and prospective need, including prior rounds, as determined by the Affordable Housing Dispute Resolution Program, or a court of competent jurisdiction.

"Fair share plan" means the plan or proposal, with accompanying ordinances and resolutions, by which a municipality proposes to satisfy its constitutional obligation to create a realistic opportunity to meet its fair share of low- and moderate-income housing needs of its region and which details the affirmative measures the municipality proposes to undertake to achieve its fair share of low- and moderate-income housing, as provided in the municipal housing element, and which addresses the development regulations necessary to implement the housing element, including, but not limited to, inclusionary requirements and development fees, and the elimination of unnecessary housing cost-generating features from the municipal land use ordinances and regulations.

"FHA" means the New Jersey Fair Housing Act, N.J.S.A. 52:27D-301 et seq.

"Green Building Strategies" means the strategies that minimize the impact of development on the environment, and enhance the health, safety and well-being of residents by producing durable, low-maintenance, resource-efficient housing while making optimum use of existing infrastructure and community services.

"HMFA" or "the Agency" means the New Jersey Housing and Mortgage Finance Agency established pursuant to P.L. 1983, c. 530 (N.J.S.A. 55:14K-1 et seq.).

"Household income" means a household's gross annual income calculated in a manner consistent with the determination of annual income pursuant to section 8 of the United States Housing Act of 1937 (Section 8), not in accordance with the determination of gross income for Federal income tax liability.

"Housing element" means the portion of a municipality's master plan adopted in accordance with the Municipal Land Use Law (MLUL) at N.J.S.A. 40:55D-28.b(3) and the Act consisting of reports, statements proposals, maps, diagrams, and text designed to meet the municipality's fair share of its region's present and prospective housing needs, particularly with regard to low- and moderate-income housing, which shall include the municipal present and prospective obligation for affordable housing, determined pursuant to subsection f. at N.J.S.A. 52:27D-304.1.

"Housing region" means a geographic area established pursuant to N.J.S.A. 52:27D-304.2b.

"Inclusionary development" means a residential housing development in which a substantial percentage of the housing units are provided for a reasonable income range of low- and moderate-income households.

"Judgment of compliance" or "judgment for repose" means a determination issued by the Superior Court approving a municipality's fair share plan to satisfy its affordable housing obligation for a particular 10-year round.

"Low-income household" means a household with a household income equal to 50 percent or less of the regional median income.

"Low-income unit" means a restricted unit that is affordable to a low-income household.

"Major system" means the primary structural, mechanical, plumbing, electrical, fire protection, or occupant service components of a building which include but are not limited to, weatherization, roofing, plumbing (including wells), heating, electricity, sanitary plumbing (including septic systems), lead paint abatement or load bearing structural systems.

"Mixed use development" means any development that includes both a non-residential development component and a residential development component, and shall include developments for which: (1) there is a common developer for both the residential development component and the non-residential development component, provided that for purposes of this definition, multiple persons and entities may be considered a common developer if there is a contractual relationship among them obligating each entity to develop at least a portion of the residential or non-residential development, or both, or otherwise to contribute resources to the development; and (2) the residential and non-residential developments are located on the same lot or adjoining lots, including, but not limited to, lots separated by a street, a river, or another geographical feature.

"Moderate-income household" means a household with a household income in excess of 50 percent but less than 80 percent of the regional median income.

"Moderate-income unit" means a restricted unit that is affordable to a moderate-income household.

"MONI" means the no-longer-active Market Oriented Neighborhood Investment Program, as it was authorized by the Agency.

"Municipal housing liaison" or "MHL" means an appointed municipal employee who is, pursuant to N.J.A.C. 5:99-6, responsible for oversight and/or administration of the affordable units created within the municipality.

"Municipal affordable housing trust fund" means a separate, interest-bearing account held by a municipality for the deposit of development fees, payments in lieu of constructing affordable units on sites zoned for affordable housing previously approved prior to March 20, 2024 (per P.L. 2024, c.2), barrier-free escrow funds, recapture funds, proceeds from the sale of affordable units, rental income, repayments from affordable housing program loans, enforcement fines, unexpended RCA funds remaining from a completed RCA project, application fees, and any other funds collected by the municipality in connection with its affordable housing programs, which shall be used to address municipal low- and moderate-income housing obligations within the time frames established by the Legislature and this chapter.

"Municipal development fee ordinance" means an ordinance adopted by the governing body of a municipality that authorizes the collection of development fees.

"New construction" means the creation of a new housing unit under regulation by a code enforcement official regardless of the means by which the unit is created. Newly constructed units are evidenced by the issuance of a certificate of occupancy and may include new residences created through additions and alterations, adaptive reuse, subdivision, or conversion of existing space, and moving a structure from one location to another.

"New Jersey Affordable Housing Trust Fund" means an account established pursuant to N.J.S.A. 52:27D-320.

"New Jersey Housing Resource Center" or "Housing Resource Center" means the online affordable housing listing portal, or its successor, overseen by the Agency pursuant to N.J.S.A. 52:27D-321.3 et seq.

"95/5 restriction" means a deed restriction governing a restricted ownership unit that is part of a housing element that received substantive certification from COAH pursuant to N.J.A.C. 5:93, as it was in effect at the time of the receipt of substantive certification, before October 1, 2001, or any other deed restriction governing a restricted ownership unit with a seller repayment option requiring 95 percent of the price differential to be paid to the municipality or an instrument of the municipality at the closing of a sale at market price.

"Non-exempt sale" means any sale or transfer of ownership of a restricted unit to one's self or to another individual other than the transfer of ownership between spouses or civil union partners; the transfer of ownership between former spouses or civil union partners ordered as a result of a judicial decree of divorce or judicial separation, but not including sales to third parties; the transfer of ownership between family members as a result of inheritance; the transfer of ownership through an executor's deed to a class A beneficiary; and the transfer of ownership by court order.

"Nonprofit" means an organization granted nonprofit status in accordance with section 501(c)(3) of the Internal Revenue Code.

"Non-residential development" means:

Any building or structure, or portion thereof, including, but not limited to, any appurtenant improvements, which is designated to a use group other than a residential use group according to the State Uniform Construction Code, N.J.A.C. 5:23, promulgated to effectuate the State uniform Construction Code Act, N.J.S.A. 52:27D-119 et seq., including any subsequent amendments or revisions thereto;

Hotels, motels, vacation timeshares, and child-care facilities; and

The entirety of all continuing care facilities within a continuing care retirement community which is subject to the Continuing Care Retirement Community Regulation and Financial Disclosure Act, N.J.S.A.52:27D-330 et seq.

"Non-residential development fee" means the fee authorized to be imposed pursuant to N.J.S.A. 40:55D-8.1 through 40:55D-8.7.

"Order for repose" means the protection a municipality has from a builder's remedy lawsuit for a period of time from the entry of a judgment of compliance by the Superior Court. A judgment of compliance often results in an order for repose.

"Payment in lieu of constructing affordable units" means the prior approval of the payment of funds to the municipality by a developer when affordable units were not produced on a site zoned for an inclusionary development. The statutory permission for payments in lieu of constructing affordable units was eliminated per P.L. 2024, c.2.

"Prospective need" means a projection of housing needs based on development and growth which is reasonably likely to occur in a region or a municipality, as the case may be, as a result of actual determination of public and private entities. Prospective need shall be determined by the methodology set forth pursuant to sections 6 and 7 of P.L.2024, c. 2 (C.52:27D-304.2 and C.52:27D-304.3) for the fourth round and all future rounds of housing obligations.

"Qualified Urban Aid Municipality" means a municipality that meets the criteria established pursuant to N.J.S.A. 52:27D-304.3.c(1).

"Person with a disability" means a person with a physical disability, infirmity, malformation, or disfigurement which is caused by bodily injury, birth defect, aging, or illness including epilepsy and other seizure disorders, and which shall include, but not be limited to, any degree of paralysis, amputation, lack of physical coordination, blindness or visual impairment, deafness or hearing impairment, the inability to speak or a speech impairment, or physical reliance on a service animal, wheelchair, or other remedial appliance or device.

"Price differential" means the difference between the controlled sale price of a restricted unit and the contract price at the exit sale of the unit, determined as of the date of a proposed contract of sale for the unit. If there is no proposed contract of sale, the price differential is the difference between the controlled sale price of a restricted unit and the appraised value of the unit as if it were not subject to UHAC, determined as of the date of the appraisal. If the controlled sale price exceeds the contract price or, in the absence of a contract price, the appraised value, the price differential is zero dollars.

"Prior round unit" means a housing unit that addresses a municipality's fair share obligation from a round prior to the fourth round of affordable housing obligations, including any unit that: (1) received substantive certification from COAH; (2) is part of a third-round settlement agreement or judgment of

compliance approved by a court of competent jurisdiction, inclusive of units created pursuant to a zoning designation adopted as part of the settlement agreement or judgment of compliance to create a realistic opportunity for development; (3) is subject to a grant agreement or other contract with either the State or a political subdivision thereof entered into prior to July 1, 2025, pursuant to either item (1) or (2) above; or (4) otherwise addresses a municipality's fair share obligation from a round prior to the fourth round of affordable housing obligations. A unit created after the enactment of P.L. 2024, c. 2 (N.J.S.A. 52:27D-304.1) on March 20, 2024, is not a prior round unit unless: (1) it is created pursuant to a prior round development plan or zoning designation that received COAH or court approval on or before the cutoff date of June 30, 2025, or the date that the municipality adopts the implementing ordinances and resolutions for the fourth round of affordable housing obligations, whichever occurs sooner; and (2) its siting and creation are consistent with the form of the prior round development plan or zoning designation in effect as of the cutoff date, without any amendment or variance.

"Program" means the Affordable Housing Dispute Resolution Program, established pursuant to section 5 of P.L.2024, c. 2 (C.52:27D-313.2).

"Random selection process" means a lottery process by which currently income-eligible applicant-households are selected, at random, for placement in affordable housing units such that no preference is given to one applicant over another, except in the case of a veterans' preference where such an agreement exists; for purposes of matching household income and size with an appropriately priced and sized affordable unit; or another purpose allowed pursuant to N.J.A.C. 5:80-26.7(k)3. This definition excludes any practices that would allow affordable housing units to be leased or sold on a first-come, first-served basis.

"RCA administrator" means an appointed municipal employee who is responsible for oversight and/or administration of affordable units and associated revenues and expenditures within the municipality that were funded through regional contribution agreements.

"RCA project plan" means a past application, submitted by a receiving municipality in an RCA, delineating the manner in which the receiving municipality intended to create or rehabilitate low- and moderate-income housing.

"Receiving municipality" means, for the purposes of an RCA, a municipality that contractually agreed to assume a portion of another municipality's fair share obligation.

"Reconstruction" means any project where the extent and nature of the work is such that the work area cannot be occupied while the work is in progress and where a new certificate of occupancy is required before the work area can be reoccupied, pursuant to the Rehabilitation Subcode of the uniform Construction Code, N.J.A.C. 5:23-6. Reconstruction shall not include projects comprised only of floor finish replacement, painting or wallpapering, or the replacement of equipment or furnishings. Asbestos hazard abatement and lead hazard abatement projects shall not be classified as reconstruction solely because occupancy of the work area is not permitted.

"Recreational facilities and community centers" means any indoor or outdoor buildings, spaces, structures, or improvements intended for active or passive recreation, including, but not limited to, ballfields, meeting halls, and classrooms, accommodating either organized or informal activity.

"Regional contribution agreement" or "RCA" means a contractual agreement, pursuant to the Act, into which two municipalities voluntarily entered into and was approved by COAH and/or Superior Court prior to July 18, 2008, to transfer a portion of a municipality's affordable housing obligation to another municipality within its housing region.

"Regional median income" means the median income by household size for an applicable housing region, as calculated annually in accordance with N.J.A.C. 5:80-26.3.

"Rehabilitation" means the repair, renovation, alteration, or reconstruction of any building or structure, pursuant to the Rehabilitation Subcode, N.J.A.C. 5:23-6.

"Rent" means the gross monthly cost of a rental unit to the tenant, including the rent paid to the landlord, as well as an allowance for tenant-paid utilities computed in accordance with allowances published by

DCA for its Section 8 program. With respect to units in assisted living residences, rent does not include charges for food and services.

"Residential development fee" means money paid by a developer for the improvement of residential property as permitted pursuant to N.J.S.A. 52:27D-329.2 and N.J.A.C. 5:99-3.2.

"Restricted unit" means a dwelling unit, whether a rental unit or ownership unit, that is subject to the affordability controls of this subchapter but does not include a market-rate unit that was financed pursuant to UHORP, MONI, or CHOICE.

"Spending plan" means a method of allocating funds contained in an affordable housing trust fund account, which includes, but is not limited to, development fees collected and to be collected pursuant to an approved municipal development fee ordinance, or pursuant to N.J.S.A. 52:27D-329.1 et seq., for the purpose of meeting the housing needs of low- and moderate-income individuals.

"State Development and Redevelopment Plan" or "State Plan" means the plan prepared pursuant to sections 1 through 12 of the "State Planning Act," P.L.1985, c. 398 (C.52:18A-196 et al.), designed to represent a balance of development and conservation objectives best suited to meet the needs of the State, and for the purpose of coordinating planning activities and establishing Statewide planning objectives in the areas of land use, housing, economic development, transportation, natural resource conservation, agriculture and farmland retention, recreation, urban and suburban redevelopment, historic preservation, public facilities and services, and intergovernmental coordination pursuant to subsection f. of section 5 of P.L.1985, c. 398 (C.52:18A-200).

"Supportive housing household" means a very low-, low- or moderate-income household certified as income eligible by an administrative agent in accordance with N.J.A.C. 5:80-26.14, in which at least one member is an individual who requires supportive services to maintain housing stability and independent living and who is part of a population identified by federal or state statute, regulation, or program guidance as eligible for supportive or special needs housing. Such populations include, but are not limited to: persons with intellectual or developmental disabilities, persons with serious mental illness, person with head injuries (as defined in Section 2 of P.L. 1977), persons with physical disabilities or chronic health conditions, persons who are homeless as defined by the U.S. Department of Housing and Urban Development at 24 C.F.R. Part 578, survivors of domestic violence, youth aging out of foster care, and other special needs populations recognized under programs administered by the U.S. Department of Housing and Urban Development, the Low-Income Housing Tax Credit Program, the McKinney–Vento Act, or the New Jersey Department of Human Services. A supportive housing household may include family members, unrelated individuals, or live-in aides, provided that the household meets the income eligibility requirements of this subchapter, except that in the case of unrelated individuals not operating as a family unit, income eligibility shall be tested on an individual basis rather than in the aggregate; the unit is leased or sold subject to the affordability controls established herein; and the supportive services available to the household are designed to promote housing stability, independent living, and community integration. The determination of whether unrelated individuals are operating as a family unit shall be made based on the applicant's self-identification of household members on the affordable housing application.

"Supportive housing sponsoring program" means grant or loan program which provided financial assistance to the development of the unit.

"Supportive housing unit" means a restricted rental unit that is affordable to very low-, low- or moderate-income households and is reserved for occupancy by a supportive housing household. A supportive housing unit is intended to provide long-term, community-based housing for individuals with intellectual or developmental disabilities, as defined at N.J.S.A. 30:6D-25(b). Such units must be leased subject to the affordability controls established herein; remain subject to Affirmative Marketing requirements, household certification, and administrative agent oversight; and may, with the approval of the municipal housing liaison and the administrative agent, be leased either by the bedroom or to a single household in the case of multi-bedroom configurations, provided such arrangement is consistent with the Federal Fair Housing Act (Title VIII of the Civil Rights Act of 1968) and the project's Affirmative Marketing Program. A supportive housing unit may, with the approval of the administrative agent, be subject to a master lease by an approved supportive housing operator, provided that all subleases are to be certified

supportive housing households and remain fully subject to the affordability controls of this subchapter. Rents for supportive housing units shall not exceed the rent standards established and published by the New Jersey Department of Human Services. Supportive housing units are also referred to as permanent supportive housing units.

"Transitional housing" means temporary housing that: (1) includes, but is not limited to, single-room occupancy housing or shared living and supportive living arrangements; (2) provides access to on-site or off-site supportive services for very low-income households who have recently been homeless or lack stable housing; (3) is licensed by the department; and (4) allows households to remain for a minimum of six months.

"Treasurer" means the Treasurer of the State of New Jersey.

"UHAC" means the Uniform Housing Affordability Controls set forth at N.J.A.C. 5:80-26.

"UHORP" means the Agency's Urban Homeownership Recovery Program, as it was authorized by the Agency Board.

"Unit type" means type of dwelling unit with various building standards including but not limited to single-family detached, single-family attached/townhouse, stacked townhouse (attached building containing 2 units each with separate entrances), duplex (detached building containing 2 units each with separate entrances), triplex (3 units each with separate entrance), quadplex (4 units each with separate entrance), multifamily / flat (2 or more units with a shared entrance). Inclusion of a garage, or not, shall not define the unit type.

"Very-low-income household" means a household with a household income less than or equal to 30 percent of the regional median income.

"Very-low-income housing" means housing affordable according to the Federal Department of Housing and Urban Development or other recognized standards for home ownership and rental costs and occupied or reserved for occupancy by households with a gross household income equal to 30 percent or less of the median gross household income for households of the same size within the housing region in which the housing is located.

"Very-low-income unit" means a restricted unit that is affordable to a very-low-income household.

"Veteran" means a veteran as defined at N.J.S.A. 54:4-8.10.

"Veterans' preference" means the agreement between a municipality and a developer or residential development owner that allows for low- to moderate-income veterans to be given preference for up to 50 percent of rental units in relevant projects, as provided for at N.J.S.A. 52:27D-311.j.

"Weatherization" means building insulation (for attic, exterior walls and crawl space), siding to improve energy efficiency, replacement storm windows, replacement storm doors, replacement windows and replacement doors and is considered a major system for rehabilitation.

C. Monitoring and Reporting Requirements

1. The municipality shall comply with the following monitoring and reporting requirements regarding the status of the implementation of its court-approved Housing Element and Fair Share Plan:
 - a. The municipality shall provide electronic monitoring data with the Department pursuant to P.L. 2024, Chapter 2 and N.J.A.C. 5:99 through the Affordable Housing Monitoring System (AHMS). All monitoring information required to be made public by the FHA shall be available to the public on the Department's website at <https://www.nj.gov/dca/dlps/hss/MuniStatusReporting.shtml>.
 - b. On or before February 15 of each year, the municipality shall provide annual reporting of its municipal Affordable Housing Trust Fund activity to the Department on the AHMS portal. The reporting shall include an accounting of all municipal Affordable Housing Trust Fund activity, including the sources and amounts of funds collected and the amounts and purposes for which any funds have been expended, for the previous year from January 1st to December 31st.

- c. On or before February 15 of each year, the annual reporting of the status of all affordable housing activity shall be provided to the Department on the AHMS portal, for the previous year from January 1st to December 31st.

D. Municipality-wide Mandatory Set-Aside

- 1. Any development, other than single-family detached, providing a minimum of five new housing units is required to include an affordable housing set-aside consistent with the following:

Total Number of Units	Minimum Percentage of Affordable Units
10 or less	None
11 to 25	10%
26 to 150	15%
151 to 215	17.5%
216 or greater	20%

- 2. Off-site affordable units and payment in lieu.
 - a. Developers of 10 units and under will be required to pay the Borough's development fee. Developers of 11 units and above will be required to provide at least 70% of the units required on site and will have the option to satisfy the remaining obligation with either:
 - i. Off-site affordable units; or
 - ii. A payment in lieu of such units in accordance with N.J.A.C. 5:93-8.10(c) and N.J.A.C. 5:97-6.4(c)3, provided that the Borough will only accept a payment in lieu if at the time of application the applicant can demonstrate that the payment in lieu will create an equivalent number of new construction or gut rehabilitation affordable units to those that would have been provided on site, which off-site or payment in lieu units, when combined with the on-site units, shall be consistent with the bedroom distribution, very-low-/low-/moderate-income split and all other terms of the settlement agreement.
 - b. Off-site affordable units or units to be produced through a payment in lieu shall be subject to the phasing requirements in § 205-4B.
- 3. Any affordable units generated through such mandatory set-aside shall be subject to all other provisions of this ordinance.
- 4. All such affordable units shall be governed by this ordinance including the controls on affordability, including bedroom distribution, and affirmatively marketed to the housing region in conformance with UHAC at N.J.A.C. 5:80-26.1 et seq., any successor regulation, and all other applicable laws.
- 5. No subdivision shall be permitted or approved for the purpose of avoiding compliance with this requirement. Developers cannot, for example, subdivide a project into two lots and then make each of them a number of units just below the threshold.
- 6. The mandatory set-aside requirements of this section do not give any developer the right to any rezoning, variance or other relief, or establish any obligation on the part of the municipality to grant such rezoning, variance or other relief.
- 7. This municipality-wide mandatory set-aside requirement does not apply to any sites or specific zones otherwise identified in the HEFSP, for which density and set-aside requirements shall be governed by the specific standards as set forth therein.

8. In the event that the inclusionary set-aside of the total number of residential units does not result in a full integer, the developer shall choose one of two options for addressing the fractional unit:
 - a. The developer may round the set-aside upward to construct a whole additional affordable unit; or
 - b. If the set-aside includes a fractional unit equal to 0.49 or less, the developer may round the set-aside downward and construct the lesser whole number of affordable units and shall also contribute the fractional subsidy payment (“fractional subsidy payment”) to be made to the municipality and deposited in the municipal Affordable Housing Trust Fund. The fractional subsidy payment amount shall be calculated as the fractional unit multiplied by the base subsidy payment amount currently established by the municipality as the average subsidy reflected in financial pro formas for 100% affordable housing or subsidized developments in the municipality or region on file with the municipality. For example, if seven total units are developed at an inclusionary site, a 20% set-aside would require 1.4 affordable units. Per the requirements above:

The developer shall round up the 0.4 unit to one whole affordable unit so as to construct a total of two (2) affordable housing units; or The developer shall round the set-aside downward so as to construct only one affordable unit AND shall pay into the municipal affordable housing trust fund a fractional subsidy payment equal to the dollar amount established by the municipality multiplied by 0.4.

- E. New Construction (per N.J.A.C. 5:93 as may be updated per various sections in N.J.A.C. 5:97 and N.J.S.A. 52:27D-301 et seq.). Per the definition of “New Construction,” this section governs the creation of new affordable housing units regardless of the means by which the units are created. Newly constructed units may include new residences constructed or created through other means.

1. The following requirements shall apply to all new or planned developments that contain very low-, low- and moderate-income housing units. To the extent possible, details related to the adherence to the requirements below shall be outlined in the resolution granting municipal subdivision or site plan approval of the project to assist municipal representatives, developers and Administrative Agents.
2. Completion Schedule (previously known as phasing). Final site plan or subdivision approval shall be contingent upon the affordable housing development meeting the following completion schedule for very low-, low- and moderate-income units whether developed in a single-phase development, or in a multi-phase development:

Maximum Percentage of Market-Rate Units Issued a Temporary or Final Certificate of Occupancy	Minimum Percentage of Affordable Units Issued a Temporary or Final Certificate of Occupancy
25+1	10
50	50
75	75
90	100

3. Design. The following design requirements apply to affordable housing developments, excluding prior round units.
 - a. Design of 100 percent affordable developments:
 - i. Restricted units must meet the minimum square footage required for the number of inhabitants for which the unit is marketed and the minimum square footage required for each bedroom, as set forth in the Neighborhood Preservation Balanced Housing rules at N.J.A.C. 5:43-2.4.

- ii. Each bedroom in each restricted unit must have at least one window.
- iii. Restricted units must include adequate air conditioning and heating.
- b. Design of developments comprising market-rate rental units and restricted rental units. The following does not apply to prior round units, unless stated otherwise.
 - i. Restricted units must use the same building materials and architectural design elements (for example, plumbing, insulation, or siding) as market-rate units of the same unit type (for example, flat or townhome) within the same development, except that restricted units and market-rate units may use different interior finishes. This shall apply to prior round units.
 - ii. Restricted units and market-rate units within the same affordable development must be sited such that restricted units are not concentrated in less desirable locations.
 - iii. Restricted units may not be physically clustered so as to segregate restricted and market-rate units within the same development or within the same building, but must be interspersed throughout the development, except that age-restricted and supportive housing units may be physically clustered if the clustering facilitates the provision of on-site medical services or on-site social services. Prior round affordable units shall be integrated with market rate units to the extent feasible.
 - iv. Residents of restricted units must be offered the same access to communal amenities as residents of market-rate units within the same affordable development. Examples of communal amenities include, but are not limited to, community pools, fitness and recreation centers, playgrounds, common rooms and outdoor spaces, and building entrances and exits. This shall apply to prior round units.
 - v. Restricted units must include adequate air conditioning and heating and must use the same type of cooling and heating sources as market-rate units of the same unit type. This shall apply to prior round units.
 - vi. Each bedroom in each restricted unit must have at least one window.
 - vii. Restricted units must be of the same unit type as market-rate units within the same building.
 - viii. Restricted units and bedrooms must be no less than 90 percent of the minimum size prescribed by the Neighborhood Preservation Balanced Housing rules at N.J.A.C. 5:43-2.4.
- c. Design of developments containing for-sale units, including those with a mix of rental and for-sale units. Restricted rental units shall meet the requirements of section b above. Restricted sale units shall comply with the below:
 - i. Restricted units must use the same building standards as market-rate units of the same unit type (for example, flat, townhome, or single-family home), except that restricted units and market-rate units may use different interior finishes. This shall apply to prior round units.
 - ii. Restricted units may be clustered, provided that the buildings or housing product types containing the restricted units are integrated throughout the development and are not concentrated in an undesirable location or in undesirable locations. Prior round affordable units shall be integrated with market rate units to the extent feasible.
 - iii. Restricted units may be of different unit housing product types than market-rate units, provided that there is a restricted option available for each market rate housing type. Developments containing market-rate duplexes, townhomes, and/or single-family homes shall offer restricted housing options that also include duplexes, townhomes, and/or single-family homes. Penthouses and higher priced end townhouses may be exempt from this requirement. The proper ratio for restricted to market-rate unit type shall be subject to municipal ordinance or, if not specified, shall be determined at the time of site plan approval.

- iv. Restricted units must meet the minimum square footage required for the number of inhabitants for which the unit is marketed and the minimum square footage required for each bedroom, as set forth in the Neighborhood Preservation Balanced Housing rules at N.J.A.C. 5:43-2.4.
 - v. Penthouse and end units may be reserved for market-rate sale, provided that the overall number, value, and distribution of affordable units across the development is not negatively impacted by such reservation(s).
 - vi. Residents of restricted units must be offered the same access to communal amenities as residents of market-rate units within the same affordable development. Examples of communal amenities include, but are not limited to, community pools, fitness and recreation centers, playgrounds, common rooms and outdoor spaces, and building entrances and exits. This shall apply to prior round units.
 - vii. Each bedroom in each restricted unit must have at least one window; and
 - viii. Restricted units must include adequate air conditioning and heating.
4. Utilities.
- a. Affordable units shall utilize the same type of cooling and heating source as market-rate units within the affordable housing development.
 - b. Tenant-paid utilities that are included in the utility allowance shall be so stated in the lease and shall be consistent with the utility allowance in accordance with N.J.AC 5:80-26.13(e).
5. Low/moderate split and bedroom distribution.
- a. Affordable units shall be divided equally between low- and moderate-income units, except that where there is an odd number of affordable housing units, the extra unit shall be a low-income unit.
 - b. In each affordable housing development, at least 50% of the restricted units within each bedroom distribution rounded up or rounded down to the nearest whole number shall be very low- or low-income units. The municipality has elected to permit rounding.
 - c. Within rental developments, of the total number of affordable rental units, at least 13%, rounded up to the nearest whole number, shall be affordable to very low-income households. The very low-income units shall be distributed between each bedroom count as proportionally as possible, to the nearest whole unit, to the total number of restricted units within each bedroom count, and counted as part of the required number of low-income units within the development.
 - d. Affordable housing developments that are not age-restricted or supportive housing shall be structured such that:
 - i. At a minimum, the number of bedrooms within the restricted units equals twice the number of restricted units;
 - ii. Two-bedroom and/or three-bedroom units compose at least 50 percent of all restricted units;
 - iii. The combined number of efficiency and one-bedroom units shall be no greater than 20%, rounded down or rounded down of the total number of low- and moderate-income units. The municipality has elected to permit rounding.
 - iv. At least 30% of all low- and moderate-income units, rounded up or rounded down shall be two-bedroom units. The municipality has elected to permit rounding.
 - v. At least 20% of all low- and moderate-income units, rounded up or rounded down shall be three-bedroom units. The municipality has elected to permit rounding.
 - vi. The remaining units may be allocated among two- and three- bedroom units at the discretion of the developer.

- e. Affordable housing developments that are age-restricted or supportive housing, except those supportive housing units whose sponsoring program determines the unit arrangements, shall be structured such that, at a minimum, the number of bedrooms shall equal the number of age-restricted or supportive housing low- and moderate-income units within the inclusionary development. Supportive housing units whose sponsoring program determines the unit arrangement shall comply with all requirements of the sponsoring program. The standard may be met by having all one-bedroom units or by having a two-bedroom unit for each efficiency unit. In affordable housing developments with 20 or more restricted units that are age-restricted or supportive housing, two-bedroom units must comprise at least 5% of those restricted units.
6. Accessibility requirements.
- a. Any new construction shall be adaptable; however, elevators shall not be required in any building or within any dwelling unit for the purpose of compliance with this section. In buildings without elevator service, only ground floor dwelling units shall be required to be constructed to conform with the technical design standards of the barrier free subcode. "Ground floor" means the first floor with a dwelling unit or portion of a dwelling unit, regardless of whether that floor is at grade. A building may have more than one ground floor.
 - b. Notwithstanding the exemption for townhouse dwelling units in the barrier free subcode, the first floor of all townhouse dwelling units and of all other multifloor dwelling units that are attached to at least one other dwelling unit shall be subject to the technical design standards of the barrier free subcode and shall include the following features:
 - i. An adaptable toilet and bathing facility on the first floor;
 - ii. An adaptable kitchen on the first floor;
 - iii. An interior accessible route of travel however an interior accessible route of travel shall not be required between stories;
 - iv. An adaptable room that can be used as a bedroom, with a door, or the casing for the installation of a door that is compliant with the Barrier Free Subcode, on the first floor;
 - v. If not all of the foregoing requirements in b.i. through b.iv. can be satisfied, then an interior accessible route of travel shall be provided between stories within an individual unit; and
 - vi. An accessible entranceway as set forth in P.L. 2005, c. 350 (N.J.S.A. 52:27D-311a et seq.) and the Barrier Free Subcode, N.J.A.C. 5:23-7, or evidence that the municipality has collected funds from the developer sufficient to make 10% of the adaptable entrances in the development accessible:
 - (a) Where a unit has been constructed with an adaptable entrance, upon the request of a disabled person who is purchasing or will reside in the dwelling unit, an accessible entrance shall be installed.
 - (b) To this end, the builder of restricted units shall deposit funds within the Affordable Housing Trust Fund sufficient to install accessible entrances in 10% of the affordable units that have been constructed with adaptable entrances.
 - (c) The funds deposited shall be expended for the sole purpose of making the adaptable entrance of an affordable unit accessible when requested to do so by a person with a disability who occupies or intends to occupy the unit and requires an accessible entrance.
 - (d) The developer of the restricted units shall submit to the Construction Official a design plan and cost estimate for the conversion from adaptable to accessible entrances.
 - (e) Once the Construction Official has determined that the design plan to convert the unit entrances from adaptable to accessible meets the requirements of the Barrier Free Subcode, N.J.A.C. 5:23-7, and that the cost estimate of such conversion is reasonable, payment shall be made to the Affordable Housing Trust Fund and earmarked appropriately.

- vii. Full compliance with the foregoing provisions shall not be required where an entity can demonstrate that it is “site-impracticable” to meet the requirements. If full compliance with this section would be site impracticable, compliance with this section for any portion of the dwelling shall be required to the extent that it is not site impracticable. Determinations of site impracticability shall comply with the Barrier Free Subcode at N.J.A.C. 5:23-7.

F. Affordable Housing Programs

1. Pursuant to amended UHAC regulations at N.J.A.C. 5:80-26.1 et seq. and, in addition, pursuant to P.L. 2024, c.2 and specifically to the amended FHA at N.J.S.A. 52:27D-311.m, “All parties shall be entitled to rely upon regulations on municipal credits, adjustments, and compliance mechanisms adopted by the Council on Affordable Housing unless those regulations are contradicted by statute, including but not limited to P.L. 2024, c.2, or binding court decisions.” The following are many of the main provisions of the COAH regulations at either N.J.A.C. 5:93 or 5:97 that have been upheld by the NJ Supreme Court. Municipalities should consult the cited full COAH regulations when preparing the HEFSP for required documentation, etc. Additional compliance details may also be included in the specific municipal program manual.

All affordable housing programs and compliance mechanisms are noted in the Borough’s Housing Plan Element and Fair Share Plan, as adopted by the Planning Board.

2. Rehabilitation Programs (per N.J.A.C. 5:93-5.2 with updated provisions herein per N.J.A.C. 5:97-6.2 related to credit towards a municipal present need obligation).
 - a. The rehabilitation program shall be designed to renovate deficient housing units occupied or intended to be occupied by very low-, low- and moderate-income households such that, after rehabilitation, these units will comply with the New Jersey State Housing Code pursuant to N.J.A.C. 5:28-1.1 et seq or the Rehabilitation Subcode, N.J.A.C. 5:23-6 to the extent applicable.
 - b. Both ownership and rental units shall be eligible for rehabilitation funds.
 - c. All rehabilitated units shall remain affordable to very low-, low- and moderate-income households for a period of 10 years (the control period). For owner-occupied units, the control period shall be enforced with a mortgage and note and for renter-occupied units the control period will be enforced with a deed restriction.
 - d. The municipality shall dedicate a minimum average hard cost of \$10,000 for each unit to be rehabilitated through this program and in addition shall dedicate associated rehabilitation program soft costs such as case management, inspection fees and work write-ups.
 - e. The municipality shall designate, subject to the approval of the Department, one or more Administrative Agents to administer the rehabilitation program in accordance with P.L 2024, Chapter 2. The Administrative Agent(s) shall provide rehabilitation manuals for ownership and rental rehabilitation programs. Manuals shall be adopted by resolution of the governing body. Both rehabilitation manuals shall be available for public inspection in the Office of the Municipal Clerk and on the municipal affordable housing web page.
 - f. Households determined to be very low-, low-, or moderate-income may participate in a rehabilitation program. Rehabilitated units shall be exempt from the very low-income requirements, low/mod split, and bedroom distribution requirements of UHAC, but shall be administered in accordance with the following:
 - i. If a unit is vacant at the time of rehabilitation, or if a rehabilitated unit becomes vacant and is re-rented before the expiration of the affordability controls, the deed restriction shall require that the unit be rented to a low- or moderate-income household at an affordable rent.
 - ii. If a rental unit is occupied by a tenant at the time rehabilitation is completed, the rent charged after rehabilitation shall not exceed the lesser of the tenant’s current rent or the maximum rent permitted under UHAC.
 - iii. Rents in rehabilitated units may increase annually based on the standards in UHAC.

financing policies. The cost of non-housing related services shall not exceed one and two-thirds times the rent established for each unit.

5. Supportive Housing and Group Homes (per N.J.A.C. 5:97-6.10).

- a. The following provisions shall apply to group homes, residential health care facilities, and supportive shared living housing:
 - i. The unit of credit shall be the bedroom. However, the unit of credit shall be the unit if occupied by a single person or household.
 - ii. Housing that is age-restricted shall be included with the maximum number of units that may be age-restricted pursuant to the Act.
 - iii. Occupancy shall not be restricted to youth under 18 years of age.
 - iv. In affordable developments with 20 or more restricted units that are supportive housing, two-bedroom units must compose at least five percent of those restricted units.
 - v. The bedrooms and/or units shall comply with UHAC with the following exceptions:
 - (a) Affirmative marketing; however, group homes, residential health care facilities, permanent supportive housing and supportive shared living housing shall be affirmatively marketed to broadest possible population of qualified individuals with special needs in accordance with a plan approved by the sponsoring program;
 - (b) Affordability average and bedroom distribution (N.J.A.C. 5:80-26.4).
 - vi. With the exception of units established with capital funding through a 20-year operating contract with the Department of Human Services, Division of Developmental Disabilities, group homes, residential health care facilities, supportive shared living housing and permanent supportive housing shall have the appropriate controls on affordability in accordance with the Act. In the event that a supportive housing provider is unable to record or execute a long-term deed restriction, the units shall be subject to annual recertification by the Municipal Housing Liaison to confirm continued occupancy and compliance with this Section.
 - vii. Objective standards shall be applied in the selection of tenants for supportive housing units and shall be designed to ensure that individuals are not excluded in an arbitrary or capricious manner.
 - viii. The following documentation shall be submitted by the sponsor to the municipality prior to marketing the completed units or facility:
 - (a) An Affirmative Marketing Plan in accordance with D1 above; and
 - (b) If applicable, proof that the supportive and/or special needs housing is regulated by the New Jersey Department of Health and Senior Services, the New Jersey Department of Human Services or another State agency in accordance with the requirements of this section, which includes validation of the number of bedrooms or units in which low- or moderate-income occupants reside.
 - ix. The sponsor/owner shall complete annual monitoring as directed by the MHL.

G. Regional Income Limits.

1. Administrative agents shall use the current regional income limits for the purpose of pricing affordable units and determining income eligibility of households.
2. Regional income limits are based on regional median income, which is established by a regional weighted average of the "median family incomes" published by HUD. The procedure for computing the regional median income is detailed in N.J.A.C. 5:80-26.3.
3. Updated regional income limits are effective as of the effective date of the regional Section 8 income limits for the year, as published by HUD, or 45 days after HUD publishes the regional Section 8

income limits for the year, whichever comes later. The new income limits may not be less than those of the previous year.

H. Maximum Initial Rents And Sales Prices.

1. In establishing rents and sales prices of affordable housing units, the Administrative Agent shall follow the procedures set forth in UHAC N.J.A.C. 5:80-26.4.
2. The average rent for all restricted units within each affordable housing development shall be affordable to households earning no more than 52 percent of regional median income.
3. The maximum rent for restricted rental units within each affordable housing development shall be affordable to households earning no more than 60% of regional median income. The maximum rent may be increased to no more than 70 percent of regional median income for moderate-income units within affordable developments where very-low-income units compose at least 13 percent of the restricted units; however, the number of units with rent affordable to households earning 70 percent of regional median income may not exceed the number of very-low-income units in excess of 13 percent (rounded up) of the restricted units.
4. The developers and/or municipal sponsors of restricted rental units shall establish at least one rent for each bedroom type for both low-income and moderate-income units, provided that at least 13% of all low- and moderate-income rental units shall be affordable to households earning no more than 30% of median income. These very low-income units shall be part of the low-income requirement and very-low-income units should be distributed between each bedroom count as proportionally as possible, to the nearest whole unit, to the total number of restricted units within each bedroom count.
5. The maximum sales price of restricted ownership units within each affordable housing development shall be affordable to households earning no more than 70% of median income, and each affordable housing development must achieve an affordability average that does not exceed 55% for all restricted ownership units. In achieving this affordability average, moderate-income ownership units must be available for at least three different prices for each bedroom type, and low-income ownership units must be available for at least two different prices for each bedroom type when the number of low- and moderate-income units permits.
6. The master deeds and declarations of covenants and restrictions for affordable developments may not distinguish between restricted units and market-rate units in the calculation of any condominium or homeowner association fees and special assessments to be paid by low- and moderate-income purchasers and those to be paid by market-rate purchasers. Notwithstanding the foregoing sentence, condominium units subject to a municipal ordinance adopted before December 20, 2004, which ordinance provides for condominium or homeowner association fees and/or assessments different from those provided for in this subsection are governed by the ordinance.
7. In determining the initial sales prices and rents for compliance with the affordability average requirements for restricted family units, the following standards shall be met:
 - a. A studio or efficiency unit shall be affordable to a one-person household;
 - b. A one-bedroom unit shall be affordable to a one and one-half person household;
 - c. A two-bedroom unit shall be affordable to a three-person household;
 - d. A three-bedroom unit shall be affordable to a four and one-half person household; and
 - e. A four-bedroom unit shall be affordable to a six-person household.
8. In determining the initial rents and sales prices for compliance with the affordability average requirements for restricted units in assisted living facilities and age-restricted and special needs and supportive housing developments, the following standards shall be met:
 - a. A studio or efficiency unit shall be affordable to a one-person household;
 - b. A one-bedroom unit shall be affordable to a one and one-half person household; and

- c. A two-bedroom unit shall be affordable to a two-person household or to two one-person households. Where pricing is based on two one-person households, the developer shall provide a list of units so priced to the Municipal Housing Liaison and the Administrative Agent.
 9. The initial purchase price for all restricted ownership units shall be calculated so that the monthly carrying cost of the unit, including principal and interest (based on a mortgage loan equal to 95 percent of the purchase price and the FreddieMac 30-Year Fixed Rate-Mortgage rate of interest), property taxes, homeowner and private mortgage insurance and condominium or homeowner association fees do not exceed 30 percent of the eligible monthly income of the appropriate size household as determined pursuant to N.J.A.C. 5:80-26.7, as may be amended and supplemented; provided, however, that the price shall be subject to the affordability average requirement of N.J.A.C. 5:80-26.4, as may be amended and supplemented.
 10. The initial rent for a restricted rental unit shall be calculated so that the total monthly housing expense, including an allowance for tenant-paid utilities, does not exceed 30 percent of the gross monthly income of a household of the appropriate size whose income is targeted to the applicable percentage of median income for the unit, as determined pursuant to N.J.A.C. 5:80-26.3, as may be amended and supplemented. The rent shall also comply with the affordability average requirement of N.J.A.C. 5:80-26.4, as may be amended and supplemented. The initial rent for a restricted rental unit shall be calculated so the eligible monthly housing expenses/income, including an allowance for tenant-paid utilities does not exceed 30 percent of gross income of and the appropriate household size as determined pursuant to N.J.A.C. 5:80-26.3, as may be amended and supplemented.
 11. At the anniversary date of the tenancy of the certified household occupying a restricted rental unit, following proper notice provided to the occupant household pursuant to N.J.S.A. 2A:18-61.1.f, the rent may be increased to an amount commensurate with the annual percentage increase in the Consumer Price Index for All Urban Consumers (CPI-U), specifically U.S. Bureau of Labor Statistics Series CUUR0100SAH, titled "Housing in Northeast urban, all urban consumers, not seasonally adjusted." Rent increases for units constructed pursuant to Low-Income Housing Tax Credit regulations shall be indexed pursuant to the regulations governing Low-Income Housing Tax Credits.
- I. Affirmative Marketing.
1. The municipality shall adopt, by resolution, an Affirmative Marketing Plan, subject to approval of the Superior Court, compliant with N.J.A.C. 5:80-26.16, as may be amended and supplemented.
 2. The Affirmative Marketing Plan is a regional marketing strategy designed to attract buyers and/or renters of all majority and minority groups, regardless of race, creed, color, national origin, ancestry, marital or familial status, gender, affectional or sexual orientation, disability, age, or number of children, to housing units which are being marketed by a developer, sponsor or owner of affordable housing. The Affirmative Marketing Plan is intended to target those potentially eligible persons who are least likely to apply for affordable units in that region. It is a continuing program that directs all marketing activities toward Housing Region 4 and is required to be followed throughout the period of deed restriction.
 3. The Affirmative Marketing Plan provides the following preferences, provided that units that remain unoccupied after these preferences are exhausted may be offered to households without regard to these preferences.
 - a. Where the municipality has entered into an agreement with a developer or residential development owner to provide a preference for very-low-, low-, and moderate-income veterans who served in time of war or other emergency, pursuant to N.J.S.A. 52:27D-311.j, there shall be a preference for veterans for up to 50 percent of the restricted rental units in a particular project.
 - b. There shall be a regional preference for all households that live and/or work in Housing Region 4 comprising Monmouth, Mercer, and Ocean Counties.

- c. Subordinate to the regional preference, there shall be a preference for households that live and/or work in New Jersey.
 - d. With respect to existing restricted units undergoing approved rehabilitation for the purpose of preservation or to restricted units newly created to replace existing restricted units undergoing demolition, a preference for the very-low-, low-, and moderate-income households that are displaced by the rehabilitation or demolition and replacement.
 4. The municipality has the ultimate responsibility for adopting the Affirmative Marketing Plan and for the proper administration of the Affirmative Marketing Process, including the marketing of initial sales and rentals and resales and re-rentals. The Administrative Agent designated by the municipality shall implement the Affirmative Marketing Process to ensure the Affirmative Marketing of all affordable units, with the exception of affordable programs that are exempt from Affirmative Marketing as noted herein.
 5. The Affirmative Marketing Process shall describe the media to be used in advertising and publicizing the availability of housing. In implementing the Affirmative Marketing Process, the Administrative Agent shall consider the use of language translations where appropriate.
 6. Applications for affordable housing or notices thereof, if offered online, shall be available in several locations, including, at a minimum, the County Administration Building and/or the County Library for each county within the housing region; the municipal administration building and municipal library in the municipality in which the units are located; and the developer's rental or sales office. The developer shall mail applications to prospective applicants upon request and shall make applications available through a secure online website address.
 7. In addition to other Affirmative Marketing strategies, the Administrative Agent shall provide specific notice of the availability of affordable housing units on the New Jersey Housing Resource Center website. Any other entities, including developers or persons or companies retained to implement the Affirmative Marketing Process, shall comply with this paragraph.
 8. In implementing the Affirmative Marketing Process, the Administrative Agent shall provide a list of counseling services to low- and moderate-income applicants on subjects such as budgeting, credit issues, mortgage qualification, rental lease requirements, and landlord/tenant law.
 9. The Affirmative Marketing Process for available affordable units shall begin at least four months (120 days) prior to the expected date of occupancy.
 10. The cost to affirmatively market the affordable units shall be the responsibility of the developer, sponsor or owner, with the exception of Affirmative Marketing for resales.
- J. Selection of Occupants of Affordable Housing Units.
 1. The Administrative Agent shall use a random selection process to select occupants of very low-, low- and moderate-income housing.
 2. A pool of interested households will be maintained in accordance with the provisions of N.J.A.C. 5:80-26.16.
- K. Occupancy Standards.
 1. In referring certified households to specific restricted units, to the extent feasible, and without causing an undue delay in occupying the unit, the Administrative Agent shall strive to:
 - a. Ensure each bedroom is occupied by at least one person, except for age-restricted and supportive and special needs housing units;
 - b. Provide a bedroom for every two adult occupants;
 - c. With regard to occupants under the age of 18, accommodate the household's requested arrangement, except that such arrangement may not result in more than two occupants under the age of 18 occupying any bedroom; and
 - d. Avoid placing a one-person household into a unit with more than one bedroom.

L. Control Periods for Restricted Ownership Units and Enforcement Mechanisms.

1. Control periods for restricted ownership units shall be in accordance with N.J.A.C. 5:80- 26.6, as may be amended and supplemented, and each restricted ownership unit shall remain subject to the controls on affordability for a period of at least 30 years subject to the requirements of N.J.A.C. 5:80-26.6, as may be amended and supplemented.
2. Rehabilitated housing units that are improved to code standards shall be subject to affordability controls for a period of not less than 10 years (crediting towards present need only).
3. The affordability control period for a restricted ownership unit shall commence on the date the initial certified household takes title to the unit. The date of commencement shall be identified in the deed restriction.
4. If existing affordability controls are being extended, the extended control period for a restricted ownership unit commences on the effective date of the extension, which is the end of the original control period.
5. After the end of any control period, the restricted ownership unit remains subject to the affordability controls set forth in this subchapter until the owner gives notice of their intent to make an exit sale, at which point:
 - a. If the municipality exercises the right to extend the affordability controls on the unit, no exit sale occurs and a new control period commences; or
 - b. If the municipality does not exercise the right to extend the affordability controls on the unit, the affordability controls terminate following the exit sale.
6. Prior to the issuance of any building permit for the construction/rehabilitation of restricted ownership units, the developer/owner and the municipality shall record a preliminary instrument provided by the Administrative Agent.
7. Prior to the issuance of the initial certificate of occupancy for a restricted ownership unit and upon each successive sale during the period of restricted ownership, the Administrative Agent shall determine the restricted price for the unit and shall also determine the nonrestricted, fair market value of the unit based on either an appraisal or the unit's equalized assessed value without the restrictions in place.
8. At the time of the initial sale of the unit and upon each successive price-restricted sale, the initial purchaser shall execute and deliver to the Administrative Agent a recapture note obliging the purchaser, as well as the purchaser's heirs, successors, and assigns, to repay, upon the first non-exempt sale after the unit's release from the restrictions set forth in this Ordinance, an amount equal to the difference between the unit's non-restricted fair market value and its restricted price, and the recapture note shall be secured by a recapture lien evidenced by a duly recorded mortgage on the unit.
9. The affordability controls set forth in this Ordinance shall remain in effect despite the entry and enforcement of any judgment of foreclosure with respect to price-restricted ownership units.

M. Price Restrictions for Restricted Ownership Units and Resale Prices.

1. Price restrictions for restricted ownership units shall be in accordance with N.J.A.C. 5:80-26.7, as may be amended and supplemented, including:
 - a. The initial purchase price and affordability percentage for a restricted ownership unit shall be set by the Administrative Agent.
 - b. The Administrative Agent shall approve all resale prices, in writing and in advance of the resale, to assure compliance with the standards set forth in N.J.A.C 5:80-26.7.
 - i. If the resale occurs prior to the one-year anniversary of the date on which title to the unit was transferred to a certified household, the maximum resale price for a is the most recent non-exempt purchase price.

- ii. If the resale occurs on or after such anniversary date, the maximum resale price is the most recent non-exempt purchase price increased to reflect the cumulative annual percentage increases to the regional median income, effective as of the same date as the regional median income calculated pursuant to N.J.A.C. 5:80-26.3
 - c. The owners of restricted ownership units may apply to the Administrative Agent to increase the maximum sales price for the unit on the basis of anticipated capital improvements. Eligible capital improvements shall be:
 - i. those that render the unit suitable for a larger household or the addition of a bathroom.
 - ii. The maximum resale price may be further increased by an amount up to the cumulative dollar value of approved capital improvements made after the last non-exempt sale for improvements and/or upgrades to the unit, excluding capital improvements paid for by the entity favored on the recapture note and recapture lien described at N.J.A.C. 5:80-26.6(d);
 - d. No increase for capital improvements is permitted if the maximum resale price prior to adjusting for capital improvements already exceeds whatever initial purchase price the unit would have if it were being offered for purchase for the first time at the initial affordability percentage. All adjustments for capital improvements are subject to 10-year, straight-line depreciation.
2. Upon the resale of a restricted ownership unit, all items of property that are permanently affixed to the unit or were included when the unit was initially restricted (for example, refrigerator, range, washer, dryer, dishwasher, wall-to-wall carpeting) shall be included in the maximum allowable resale price. Other items may be sold to the purchaser at a reasonable price that has been approved by the Administrative Agent at the time of the signing of the agreement to purchase but shall be separate and apart from any contract of sale for the underlying real estate. The purchase of central air conditioning installed subsequent to the initial sale of the unit and not included in the base price may be made a condition of the unit resale provided the price of the air conditioning equipment, which shall be subject to 10-year, straight-line depreciation, has been approved by the Administrative Agent. Unless otherwise approved by the Administrative Agent, the purchase of any property other than central air conditioning shall not be made a condition of the unit resale. The seller and the purchaser must personally certify at the time of closing that no unapproved transfer of funds for the purpose of selling and receiving property has taken place at the time of or as a condition of resale.

N. Buyer Income Eligibility.

1. Buyer income eligibility for restricted ownership units shall be established pursuant to N.J.A.C. 5:80-26.17, as may be amended and supplemented, such that very low-income ownership units shall be reserved for occupancy by households with a gross household income less than or equal to 30% of median income, low-income ownership units shall be reserved for occupancy by households with a gross household income less than or equal to 50% of median income and moderate-income ownership units shall be reserved for occupancy by households with a gross household income less than 80% of median income.
2. Notwithstanding the foregoing, the Administrative Agent may, upon approval by the municipality, and subject to the Division's approval, permit a moderate-income purchaser to buy a low-income unit if and only if the Administrative Agent can demonstrate that there is an insufficient number of eligible low-income purchasers in the housing region to permit prompt occupancy of the unit and all other reasonable efforts to attract a low-income purchaser, including pricing and financing incentives, have failed. Any such low-income unit that is sold to a moderate-income household shall retain the required pricing and pricing restrictions for a low-income unit. Similarly, the administrative agent may permit low-income purchasers to buy very-low-income units in housing markets where, as determined by the Division, units are reserved for very-low-income purchasers, but there is an insufficient number of very-low-income purchasers to permit prompt occupancy of the units. In such instances, the purchased unit must be maintained as a very-low-income unit and sold at a very-low-income price point such that on the next resale the unit will still be affordable to very-low-income households and able to be purchased by a very-low-income household. A very-low-income unit that is seeking bonus credit pursuant to N.J.S.A. 52:27D-311.k(9) must first be

advertised exclusively as a very-low-income unit according to the Affirmative Marketing requirements at N.J.A.C. 5:80-26.16, then advertised as a very-low-income or low-income unit for at least 30 additional days prior to referring any low-income household to the unit.

3. A certified household that purchases a restricted ownership unit must occupy it as the certified household's principal residence and shall not lease the unit; provided, however, that the Administrative Agent may permit the owner of a restricted ownership unit, upon application and a showing of hardship, to lease the restricted unit to another certified household for a period not to exceed one year.
4. The Administrative Agent shall certify a household as eligible for a restricted ownership unit when the household is a low-income household or a moderate-income household, as applicable to the unit, and the estimated monthly housing cost for the particular unit (including principal, interest, property taxes, homeowner and private mortgage insurance and condominium or homeowner association fees, as applicable) does not exceed 35 percent of the household's eligible monthly income; provided, however, that this limit may be exceeded if one or more of the following circumstances exists:
 - a. The household currently pays more than 35% (40% for households eligible for age-restricted units) of its gross household income for housing expenses, and the proposed housing expenses will reduce its housing costs;
 - b. The household has consistently paid more than 35% (40% for households eligible for age-restricted units) of eligible monthly income for housing expenses in the past and has proven its ability to pay; or
 - c. The household is currently in substandard or overcrowded living conditions;
 - d. The household documents the existence of assets, within the asset limitation otherwise applicable, with which the household proposes to supplement the rent payments

O. Limitations on Indebtedness Secured by Ownership Unit; Subordination.

1. Prior to incurring any indebtedness to be secured by a restricted ownership unit, the owner shall apply to the Administrative Agent for a determination in writing that the proposed indebtedness complies with the provisions of this Section, and the Administrative Agent shall issue such determination prior to the owner incurring such indebtedness.
2. With the exception of original purchase money mortgages, neither an owner nor a lender shall at any time during the control period cause or permit the total indebtedness secured by a restricted ownership unit to exceed 95% of the maximum allowable resale price of that unit, as such price is determined by the Administrative Agent in accordance with N.J.A.C. 5:80-26.7(c).

P. Control Periods for Restricted Rental Units.

1. Control periods for units that meet the definition of prior round units shall be pursuant to the 2001 UHAC rules originally adopted October 1, 2001, 33 N.J.R. 3432 and shall remain subject to the requirements of this ordinance for a period of at least 30 years as applicable unless otherwise indicated.
2. Other than for prior round units, control periods for restricted rental units shall be in accordance with N.J.A.C. 5:80-26.12, as may be amended and supplemented, and each restricted rental unit shall remain subject to the requirements of this Ordinance for a period of at least 40 years. Restricted rental units created as part of developments receiving 9% Low-Income Housing Tax Credits must comply with a control period of not less than a 30-year compliance period plus a 15-year extended use period for a total of 45 years.
3. The affordability control period for a restricted rental unit shall commence on the first date that a unit is issued a certificate of occupancy following the execution of the deed restriction or, if affordability controls are being extended, on the effective date of the extension, which is the end of the original control period.

4. Rehabilitated renter-occupied housing units that are improved to code standards shall be subject to affordability controls for a period of not less than 10 years.
5. Prior to the issuance of any building permit for the construction/rehabilitation of restricted rental units, the developer/owner and the municipality shall record a preliminary instrument provided by the Administrative Agent.
6. Deeds of all real property that include restricted rental units shall contain deed restriction language. The deed restriction shall have priority over all mortgages on the property. The deed restriction shall be recorded by the developer with the county records office, and provided as filed and recorded, to the Administrative Agent within 30 days of the receipt of a certificate of occupancy.
7. A restricted rental unit shall remain subject to the affordability controls of this Ordinance despite the occurrence of any of the following events:
 - a. Sublease or assignment of the lease of the unit;
 - b. Sale or other voluntary transfer of the ownership of the unit;
 - c. The entry and enforcement of any judgment of foreclosure on the property containing the unit; or
 - d. The end of the control period, until the occupant household vacates the unit, or is certified as over-income and the controls are released in accordance with UHAC.

Q. Rent Restrictions for Rental Units; Leases and Fees.

1. The initial rent for a restricted rental unit shall be set by the Administrative Agent.
2. A written lease shall be required for all restricted rental units, except for units in an assisted living residence, and tenants shall be responsible for security deposits and the full amount of the rent as stated on the lease. A copy of the current lease for each restricted rental unit shall be retained on file by the Administrative Agent.
3. No additional fees, operating costs, or charges shall be added to the approved rent (except, in the case of units in an assisted living residence, to cover the customary charges for food and services) without the express written approval of the Administrative Agent.
 - a. Operating costs, for the purposes of this section, include certificate of occupancy fees, move-in fees, move-out fees, mandatory internet fees, mandatory cable fees, mandatory utility submetering fees, and for developments with more than one and a half off-street parking spaces per unit, parking fees for one parking space per household.
4. Any fee structure that would remove or limit affordable unit occupant access to any amenities or services that are required or included for market-rate unit occupants is prohibited. Application fees (including the charge for any credit check) shall not exceed 5% of the monthly rent of the applicable restricted unit to be applied to the costs of administering the controls applicable to the unit as set forth in this Ordinance.
5. Fees for unit-specific, non-communal items that are charged to market-rate unit tenants on an optional basis, such as pet fees for tenants with pets, storage spaces, bicycle-share programs, or one-time rentals of party or media rooms, may also be charged to affordable unit tenants, if applicable.
6. Pet fees may not exceed \$30.00 per month and associated one-time payments for optional fees pertaining to pets, such as a pet cleaning fee, are prohibited.
7. Fees charged to affordable unit tenants for other optional, unit-specific, non-communal items shall not exceed the amounts charged to market-rate tenants.
8. For any prior round rental unit leased before December 20, 2024, elements of the existing fee structure that are consistent with prior rules, but inconsistent with 5:80-26.13(c)1, may continue until the occupant household's current lease term expires or that occupant household vacates the unit, whichever occurs later.

R. Tenant Income Eligibility.

1. Tenant income eligibility shall be determined pursuant to N.J.A.C. 5:80-26.14, as may be amended and supplemented, and shall be determined as follows:
 - a. Very low-income rental units shall be reserved for households with a gross household income less than or equal to 30% of the regional median income by household size.
 - b. Low-income rental units shall be reserved for households with a gross household income less than or equal to 50% of the regional median income by household size.
 - c. Moderate-income rental units shall be reserved for households with a gross household income less than 80% of the regional median income by household size.
2. The Administrative Agent shall certify a household as eligible for a restricted rental unit when the household is a very low-income, low-income or moderate-income household, as applicable to the unit, and the rent proposed for the unit does not exceed 35% (40% for age-restricted units) of the household's eligible monthly income as determined pursuant to N.J.A.C. 5:80-26.17, as may be amended and supplemented; provided, however, that this limit may be exceeded if one or more of the following circumstances exists:
 - a. The household currently pays more than 35% (40% for households eligible for age-restricted units) of its gross household income for rent, and the proposed rent will reduce its housing costs;
 - b. The household has consistently paid more than 35% (40% for households eligible for age-restricted units) of eligible monthly income for rent in the past and has proven its ability to pay;
 - c. The household is currently in substandard or overcrowded living conditions;
 - d. The household documents the existence of assets with which the household proposes to supplement the rent payments; or
 - e. The household documents reliable anticipated third-party assistance from an outside source such as a family member in a form acceptable to the Administrative Agent and the owner of the unit.
3. The applicant shall file documentation sufficient to establish the existence of any of the circumstances in 2.a. through 2.e. above with the Administrative Agent, who shall counsel the household on budgeting.

S. Municipal Housing Liaison.

1. The Municipal Housing Liaison shall be approved by municipal resolution.
2. The Municipal Housing Liaison shall be approved by the Division, or is in the process of getting approval, and fully or conditionally meets the requirements for qualifications, including initial and periodic training as set forth in in N.J.A.C. 5:99-1 et seq.
3. The Municipal Housing Liaison shall be responsible for oversight and administration of the affordable housing program, including the following responsibilities, which may not be contracted out to the Administrative Agent:
 - a. Serving as the primary point of contact for all inquiries from the Affordable Housing Dispute Resolution Program, the State, affordable housing providers, administrative agents and interested households.
 - b. The oversight of the Affirmative Marketing Plan and affordability controls.
 - c. When applicable, overseeing and monitoring any contracting Administrative Agent.
 - d. Overseeing the monitoring of the status of all restricted units listed in the Fair Share Plan.
 - e. Verifying, certifying and providing annual information within AHMS at such time and in such form as required by the Division.

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- f. Coordinating meetings with affordable housing providers and administrative agents, as needed.
 - g. Attending continuing education opportunities on affordability controls, compliance monitoring, and affirmative marketing as offered or approved by the Division.
 - h. Overseeing the recording of a preliminary instrument in the form set forth at N.J.A.C. 5:80-26.1 for each affordable housing development.
 - i. Coordinating with the Administrative Agent, municipal attorney and municipal Construction Code Official to ensure that permits are not issued unless the document required in C.8. above has been duly recorded.
 - j. Listing on the municipal website contact information for the MHL and Administrative Agents.
- T. Administrative Agent.
1. All municipalities that have created or will create affordable housing programs and/or affordable units shall designate or approve, for each project within its HEFSP, an administrative agent to administer the affordable housing program and/or affordable housing units in accordance with the requirements of the FHA, NJAC 5:99-1 et seq. and UHAC.
 2. The fees for administrative agents shall be paid as follows:
 - a. Administrative agent fees related to rental units shall be paid by the developer/owner.
 - b. Administrative agent fees related to initial sale of units shall be paid by the developer.
 - c. Administrative agent fees related to resales shall be paid by the seller of the affordable home.
 - d. Administrative agent fees related to ongoing administration and enforcement shall be paid by the municipality.
 3. An Operating Manual for each affordable housing program shall be provided by the Administrative Agent(s). The Operating Manual(s) shall be available for public inspection in the Office of the Clerk and in the office(s) of the Administrative Agent(s). Operating manuals shall be adopted by resolution of the Governing Body.
 4. Subject to the role of the Administrative Agent(s), the duties and responsibilities as are set forth in N.J.A.C. 5:99-7 and which are described in full detail in the Operating Manual, including those set forth in UHAC, include:
 - a. Attending continuing education opportunities on affordability controls, compliance monitoring, and affirmative marketing as offered or approved by the Division;
 - b. Affirmative marketing:
 - i. Conducting an outreach process to affirmatively market affordable housing units in accordance with the Affirmative Marketing Plan of the municipality and the provisions of N.J.A.C. 5:80-26.16.
 - ii. Providing counseling, or contracting to provide counseling services, to low- and moderate-income applicants on subjects such as budgeting, credit issues, mortgage qualification, rental lease requirements; and landlord/tenant law.
 - c. Household certification.
 - i. Soliciting, scheduling, conducting and following up on interviews with interested households.
 - ii. Conducting interviews and obtaining sufficient documentation of gross income and assets upon which to base a determination of income eligibility for a low- or moderate-income unit;
 - iii. Providing written notification to each applicant as to the determination of eligibility or non-eligibility within 5 days of the determination thereof.

- iv. Requiring that all certified applicants for restricted units execute a certificate substantially in the form, as applicable, of either the ownership or rental certificates set forth in the Appendices J and K of N.J.A.C. 5:80-26.1 et seq.
- v. Creating and maintaining a referral list of eligible applicant households living in the housing region, and eligible applicant households with members working in the housing region, where the units are located.
- vi. Employing a random selection process as provided in the Affirmative Marketing Plan when referring households for certification to affordable units.
- d. Affordability controls.
 - i. Furnishing to attorneys or closing agents forms of deed restrictions and mortgages for the recording at the time of conveyance of title of each restricted unit.
 - ii. Ensuring that the removal of the deed restrictions and cancellation of the mortgage note are effectuated and filed properly with the County Register of Deeds or County Clerk's office after the termination of the affordability controls for each restricted unit in accordance with UHAC.
 - iii. Communicating with lenders and the Municipal Housing Liaison regarding foreclosures.
 - iv. Ensuring the issuance of Continuing Certificates of Occupancy or certifications pursuant to N.J.A.C. 5:80-26.11.
- e. Records retention.
 - i. Creating and maintaining a file on each restricted unit for its control period, including the recorded deed with restrictions, recorded recapture mortgage, and note, as appropriate.
 - ii. Records received, retained, retrieved, or transmitted in furtherance of crediting affordable units of a municipality constitute public records of the municipality as defined by N.J.S.A. 47:3-16, and are legal property of the municipality.
- f. Resales and re-rentals.
 - i. Instituting and maintaining an effective means of communicating information between owners and the Administrative Agent regarding the availability of restricted units for resale or re-rental.
 - ii. Instituting and maintaining an effective means of communicating information to very low-, low-, or moderate-income households regarding the availability of restricted units for resale or re-rental.
- g. Processing requests from unit owners.
 - i. Reviewing and approving requests from owners of restricted units who wish to refinance or take out home equity loans during the term of their ownership to determine that the amount of indebtedness to be incurred will not violate the terms of this ordinance.
 - ii. Reviewing and approving requests to increase sales prices from owners of restricted units who wish to make capital improvements to the units that would affect the selling price, such authorizations to be limited to those improvements resulting in additional bedrooms or bathrooms and the depreciated cost of central air conditioning systems.
 - iii. Notifying the municipality of an owner's intent to sell a restricted unit.
 - iv. Making determinations on requests by owners of restricted units for hardship waivers.
- h. Enforcement.
 - i. Securing annually from the municipality a list of all affordable ownership units for which property tax bills are mailed to absentee owners, and notifying all such owners that they must either move back to their unit or sell it;

- ii. Securing from all developers and sponsors of restricted units, at the earliest point of contact in the processing of the project or development, written acknowledgement of the requirement that no restricted unit can be offered, or in any other way committed, to any person, other than a household duly certified to the unit by the Administrative Agent;
 - iii. Sending annual mailings to all owners of affordable dwelling units reminding them of the notices and requirements outlined in N.J.A.C. 5:80-26.19(d)4;
 - iv. Establishing a program for diverting unlawful rent payments to the municipal Affordable Housing Trust Fund; and
 - v. Creating and publishing a written operating manual for each affordable housing program administered by the Administrative Agent setting forth procedures for administering the affordability controls.
- i. The Administrative Agent(s) shall, as delegated by the municipality, have the authority to take all actions necessary and appropriate to carry out its/their responsibilities, herein.
- U. Responsibilities of The Owner of a development containing affordable units.
- 1. The owner of all developments containing affordable units subject to this subchapter or the assigned management company thereof shall provide to the administrative agent:
 - a. Site plan, architectural plan, or other plan that identifies the location of each affordable unit, if subject to the site plan approval, settlement agreement, or other applicable document regulating the location of affordable units. The administrative agent shall determine the location of affordable units if not set forth in the site plan approval, settlement agreement, or other applicable document.
 - b. The total number of units in the project and the number of affordable units.
 - c. The breakdown of the affordable units by or identification of affordable unit locations by bedroom count and income level, including street addresses / unit numbers, if subject to the site plan approval, settlement agreement, or other applicable document regulating the breakdown of affordable units. The administrative agent shall determine the bedroom and income distribution if not set forth in the site plan approval, settlement agreement, or other applicable document.
 - d. Floor plans of all affordable units, including complete and accurate identification of all rooms and the dimensions thereof.
 - e. A projected construction schedule.
 - f. The location of any common areas and elevators.
 - g. The name of the person who will be responsible for official contact with the administrative agent for the duration of the project, which must be updated if the contact changes.
 - 2. In addition to A above, the owner of rental developments containing affordable rental units subject to this subchapter or the assigned management company thereof shall:
 - a. Send to all current tenants in all restricted rental units an annual mailing containing a notice as to the maximum permitted rent and a reminder of the requirement that the unit must remain their principal place of residence, which is defined as residing in the unit at least 260 days out of each calendar year, together with the telephone number, mailing address, and email address of the administrative agent to whom complaints of excess rent can be issued.
 - b. Provide to the administrative agent a description of any applicable fees.
 - c. Provide to the administrative agent a description of the types of utilities and which utilities will be included in the rent.
 - d. Agree and ensure that the utility configuration established at the start of the rent-up process not be altered at any time throughout the restricted period.

- e. Provide to the administrative agent a proposed form of lease for any rental units.
 - f. Ensure that the tenant selection criteria for the applicants for affordable units not be more restrictive than the tenant selection criteria for applicants for non-restricted units.
 - g. Strive to maintain the continued occupancy of the affordable units during the entire restricted period.
3. In addition to A, above, the owner of affordable for-sale developments containing affordable for-sale units subject to this subchapter or the assigned management company thereof shall provide the administrative agent:
- a. Proposed pricing for all units, including any purchaser options and add-on items.
 - b. Condominium or homeowner association fees and any other applicable fees.
 - c. Estimated real property taxes.
 - d. Sewer, water, trash disposal, and any other utility assessments.
 - e. Flood insurance requirement, if applicable.
 - f. The State-approved planned real estate development public offering statement and/or master deed, where applicable, as well as the full build-out budget.

V. Enforcement of Affordable Housing Regulations

1. Upon the occurrence of a breach of any of the regulations governing the affordable unit by an owner, developer or tenant, the municipality shall have all remedies provided at law or equity, including but not limited to foreclosure, tenant eviction, municipal fines, a requirement for household recertification, acceleration of all sums due under a mortgage, recoupment of any funds from a sale in the violation of the regulations, injunctive relief to prevent further violation of the regulations, entry on the premises, and specific performance.
2. After providing written notice of a violation to an owner, developer or tenant of an affordable unit and advising the owner, developer or tenant of the penalties for such violations, the municipality may take the following action against the owner, developer or tenant for any violation that remains uncured for a period of 60 days after service of the written notice:
 - a. The municipality may file a court action pursuant to N.J.S.A. 2A:58-11 alleging a violation, or violations, of the regulations governing the affordable housing unit. If the owner, developer or tenant is found by the Court to have violated any provision of the regulations governing affordable housing units the owner, developer or tenant shall be subject to one or more of the following penalties, at the discretion of the Court:
 - i. A fine of not more than \$10,000 or imprisonment for a period not to exceed 90 days, or both, unless otherwise specified below, provided that each and every day that the violation continues or exists shall be considered a separate and specific violation of these provisions and not a continuation of the initial offense;
 - ii. In the case of an owner who has rented his or her low- or moderate-income unit in violation of the regulations governing affordable housing units, payment into the Affordable Housing Trust Fund of the gross amount of rent illegally collected;
 - iii. In the case of an owner who has rented his or her affordable unit in violation of the regulations governing affordable housing units, payment of an innocent tenant's reasonable relocation costs, as determined by the Court.
3. The municipality shall have the authority to levy fines against the owner of the development for instances of noncompliance with NJHRC advertising requirements (N.J.S.A. 52:27D-321.6.e.(2)), following written notice to the owner. The fine for the first offense of noncompliance shall be \$5,000, the fine for the second offense of noncompliance shall be \$10,000, and the fine for each subsequent offense of noncompliance shall be \$15,000.

4. The municipality may file a court action in the Superior Court seeking a judgment, which would result in the termination of the owner's equity or other interest in the unit, in the nature of a mortgage foreclosure. Any judgment shall be enforceable as if the same were a judgment of default of the first purchase money mortgage and shall constitute a lien against the low- or moderate-income unit.
 - a. Such judgment shall be enforceable, at the option of the municipality, by means of an execution sale by the Sheriff, at which time the affordable unit of the violating owner shall be sold at a sale price which is not less than the amount necessary to fully satisfy and pay off any first purchase money mortgage and prior liens and the costs of the enforcement proceedings incurred by the municipality, including attorney's fees. The violating owner shall have the right to possession terminated as well as the title conveyed pursuant to the Sheriff's sale.
 - b. The proceeds of the Sheriff's sale shall first be applied to satisfy the first purchase money mortgage lien and any prior liens upon the low- or moderate-income unit. The excess, if any, shall be applied to reimburse the municipality for any and all costs and expenses incurred in connection with either the court action resulting in the judgment of violation or the Sheriff's sale. In the event that the proceeds from the Sheriff's sale are insufficient to reimburse the municipality in full as aforesaid, the violating owner shall be personally responsible for the full extent of such deficiency, in addition to any and all costs incurred by the municipality in connection with collecting such deficiency. In the event that a surplus remains after satisfying all of the above, such surplus shall be placed in escrow by the municipality for the owner and shall be held in such escrow for a maximum period of two years or until such earlier time as the owner shall make a claim with the municipality for such. Failure of the owner to claim such balance within the two year period shall automatically result in a forfeiture of such balance to the municipality. Any interest accrued or earned on such balance while being held in escrow shall belong to and shall be paid to the municipality, whether such balance shall be paid to the owner or forfeited to the municipality.
 - c. Foreclosure due to violation of the regulations governing affordable housing units shall not extinguish the restrictions of the regulations governing affordable housing units as they apply to the low- and moderate-income unit. Title shall be conveyed to the purchaser at the Sheriff's sale, subject to the restrictions and provisions of the regulations governing the affordable housing unit. The owner determined to be in violation of the provisions of this plan and from whom title and possession were taken by means of the Sheriff's sale shall not be entitled to any right of redemption.
 - d. If there are no bidders at the Sheriff's sale, or if insufficient amounts are bid to satisfy the first purchase money mortgage and any prior liens, the municipality may acquire title to the affordable unit by satisfying the first purchase money mortgage and any prior liens and crediting the violating owner with an amount equal to the difference between the first purchase money mortgage and any prior liens and costs of the enforcement proceedings, including legal fees and the maximum resale price for which the affordable unit could have been sold under the terms of the regulations governing affordable housing units. This excess shall be treated in the same manner as the excess that would have been realized from an actual sale as previously described.
 - e. Failure of the low- or moderate-income unit to be either sold at the Sheriff's sale or acquired by the municipality shall obligate the owner to accept an offer to purchase from any qualified purchaser that may be referred to the owner by the municipality, with such offer to purchase being equal to the maximum resale price of the low- or moderate-income unit as permitted by the regulations governing affordable housing units.
 - f. The affordable unit owner shall remain fully obligated, responsible and liable for complying with the terms and restrictions of governing affordable housing units until such time as title is conveyed from the owner.
5. It is the responsibility of the municipal housing liaison and the administrative agent(s) to ensure that affordable housing units are administered properly. All affordable units must be occupied within a

reasonable amount of time and be re-leased within a reasonable amount of time upon the vacating of the unit by a tenant. If an administrative agent or municipal housing liaison becomes aware of or suspects that a developer, landlord, or property manager has not complied with these regulations, it shall report this activity to the Division. The Division must notify the developer, landlord, or property manager, in writing, of any violation of these regulations and provide a 30-day cure period. If, after the 30-day cure period, the developer, landlord, or property manager remains in violation of any terms of this subchapter, including by keeping a unit vacant, the developer, landlord, or property manager may be fined up to the amount required to construct a comparable affordable unit of the same size and the deed-restricted control period will be extended for the length of the time the unit was out of compliance, in addition to the remedies provided for in this section. For the purposes of this subsection, a reasonable amount of time shall presumptively be 60 days, unless a longer period of time is required due to demonstrable market conditions and/or failure of the municipal housing liaison or the administrative agent to refer a certified tenant.

6. Banks and other lending institutions are prohibited from issuing any loan secured by owner occupied real property subject to the affordability controls set forth in this subchapter if such loan would be in excess of amounts permitted by the restriction documents recorded in the deed or mortgage book in the county in which the property is located. Any loan issued in violation of this subsection is void as against public policy.
7. The Agency and the Department hereby reserve, for themselves and for each administrative agent appointed pursuant to this subchapter, all of the rights and remedies available at law and in equity for the enforcement of this subchapter, including, but not limited to, fines, evictions, and foreclosures as approved by a county-level housing judge.
8. Appeals
 - a. Appeals from all decisions of an administrative agent appointed pursuant to this subchapter must be filed, in writing, with the municipal housing liaison. A decision by the municipal housing liaison may be appealed to the Division. A written decision of the Division Director upholding, modifying, or reversing an administrative agent's decision is a final administrative action.

W. Development Fees.

1. Purpose
 - a. This section establishes standards for the collection, maintenance, and expenditure of development fees that are consistent with the amended Fair Housing Act (P.L.2024, c.2), N.J.A.C. 5:99, and the Statewide Non-Residential Development Fee Act (C. 40:55D-8.1 through 8.7). Fees collected pursuant to this Ordinance shall be used for the sole purpose of providing very low-, low- and moderate-income housing in accordance with a Court-approved Spending Plan.
2. Basic Requirements
 - a. The municipality previously adopted a development fee ordinance, which established the Municipal Affordable Housing Trust Fund.
 - b. The municipality shall not spend development fees until the court has approved a plan for spending such fees.
3. Residential Development Fees
 - a. Imposed fees
 - i. Residential developers, except for developers of the types of development specifically exempted below, shall pay a fee of 1.5% of the equalized assessed value for residential development, provided no increased density is permitted. Development fees shall also be imposed and collected when an additional dwelling unit is added to an existing residential structure; in such cases, the fee shall be calculated based on the increase in the equalized assessed value of the property due to the additional dwelling unit.

- ii. When an increase in residential density is permitted pursuant to a “d” variance granted under N.J.S.A. 40:55D-70d(5), developers shall be required to pay a “bonus” development fee of 6.0% of the equalized assessed value for each additional unit that may be realized, except that this provision shall not be applicable to a development that will include affordable housing. If the zoning on a site has changed during the two-year period preceding the filing of such a variance application, the base density for the purposes of calculating the bonus development fee shall be the highest density permitted by right during the two-year period preceding the filing of the variance application.

Example: If an approval allows four units to be constructed on a site that was zoned for two units, the fees could equal 1.5% of the equalized assessed value on the first two units; and the specified higher percentage of 6% of the equalized assessed value for the two additional units, provided zoning on the site has not changed during the two-year period preceding the filing of such a variance application.

- b. Eligible exactions, ineligible exactions and exemptions for residential development
 - i. Affordable housing developments, developments where the developer is providing for the construction of affordable units elsewhere in the municipality, and developments where the developer has made an eligible payment in lieu of on-site construction of affordable units, if permitted by ordinance, or by agreement with the municipality and if approved by a municipality prior to the statutory elimination of payments in-lieu on March 20, 2024 per P.L.2024, c.2, shall be exempt from development fees.
 - ii. Developments that have received preliminary or final site plan approval prior to the adoption of this ordinance and any preceding ordinance permitting the collection of development fees shall be exempt from the payment of development fees, unless the developer seeks a substantial change in the original approval. Where a site plan approval does not apply, the issuance of a zoning and/or building permit shall be synonymous with preliminary or final site plan approval for the purpose of determining the right to an exemption. In all cases, the applicable fee percentage shall be determined based upon the development fee ordinance in effect on the date that the construction permit is issued.
 - iii. Development fees shall be imposed and collected when an existing structure undergoes a change to a more intense use, is demolished and replaced, or is expanded, if the expansion is not otherwise exempt from the development fee requirement. The development fee shall be calculated on the increase in the equalized assessed value of the improved structure.
 - iv. No development fee shall be collected for the demolition and replacement of a residential building resulting from a fire or natural disaster.
 - v. Improvements or additions to existing one- and two-family dwellings on individual lots shall not be required to pay a development fee, but a development fee shall be charged for any new dwelling constructed as a replacement for a previously existing dwelling on the same lot that was or will be demolished, unless the owner resided in the previous dwelling for a period of one year or more prior to obtaining a demolition permit. Where a development fee is charged for a replacement dwelling, the development fee shall be calculated on the increase in the equalized assessed value of the new structure as compared to the previous structure.
- c. Imposition of fees
 - i. Within all zoning districts, non-residential developers, except for developers of the types of development specifically exempted, shall pay a fee equal to 2.5% of the equalized assessed value of the land and improvements, for all new non-residential construction on an unimproved lot or lots.
 - ii. Within all zoning districts, non-residential developers, except for developers of the types of development specifically exempted, shall also pay a fee equal to 2.5% of the increase in equalized assessed value resulting from any additions to existing structures to be used for non-residential purposes.

- iii. Development fees shall be imposed and collected when an existing structure is demolished and replaced. The development fee of 2.5% shall be calculated on the difference between the equalized assessed value of the pre-existing land and improvements and the equalized assessed value of the newly improved structure; i.e., land and improvements; and such calculation shall be made at the time a final certificate of occupancy is issued. If the calculation required under this section results in a negative number, the non-residential development fee shall be zero.
 - d. Eligible exactions, ineligible exactions and exemptions for non-residential development
 - i. The non-residential portion of a mixed-use inclusionary or market-rate development shall be subject to a 2.5% development fee, unless otherwise exempted below.
 - ii. The 2.5% fee shall not apply to an increase in equalized assessed value resulting from alterations, change in use within existing footprint, reconstruction, renovations and repairs.
 - e. Non-residential developments shall be exempt from the payment of non-residential development fees in accordance with the exemptions required pursuant to the Statewide Non-Residential Development Fee Act (N.J.S.A. 40:55D-8.1 through 8.7), as specified in Form N-RDF "State of New Jersey Non-Residential Development Certification/Exemption." Any exemption claimed by a developer shall be substantiated by that developer.
 - f. A developer of a non-residential development exempted from the non-residential development fee pursuant to the Statewide Non-Residential Development Fee Act shall be subject to the fee at such time as the basis for the exemption no longer applies, and shall make the payment of the non-residential development fee, in that event, within three years after that event or after the issuance of the final certificate of occupancy of the non-residential development, whichever is later.
 - g. If a property that was exempted from the collection of a non-residential development fee thereafter ceases to be exempt from property taxation, the owner of the property shall remit the fees required pursuant to this section within 45 days of the termination of the property tax exemption. Unpaid non-residential development fees under these circumstances may be enforceable by the municipality as a lien against the real property of the owner.
4. Collection Procedures
- a. Upon the granting of a preliminary, final or other applicable approval for a development, the applicable approving authority shall direct its staff to notify the construction official responsible for the issuance of a building permit.
 - b. For non-residential developments only, the developer shall also be provided with a copy of Form N-RDF, "State of New Jersey Non-Residential Development Certification/Exemption," to be completed by the developer as per the instructions provided in the Form N-RDF. The construction official shall verify the information submitted by the non-residential developer as per the instructions provided on Form N-RDF. The tax assessor shall verify exemptions and prepare estimated and final assessments as per the instructions provided in Form N-RDF.
 - c. The construction official responsible for the issuance of a building permit shall notify the tax assessor of the issuance of the first construction permit for a development that is subject to a development fee.
 - d. Within 90 days of receipt of that notice, the tax assessor shall provide an estimate, based on the plans filed, of the equalized assessed value of the development.
 - e. The construction official responsible for the issuance of a final certificate of occupancy shall notify the tax assessor of any and all requests for the scheduling of a final inspection on property that is subject to a development fee.
 - f. Within 10 business days of a request for the scheduling of a final inspection, the tax assessor shall confirm or modify the previously estimated equalized assessed value of the improvements

associated with the development; calculate the development fee; and thereafter notify the developer of the amount of the fee.

- g. Should the municipality fail to determine or notify the developer of the amount of the development fee within 10 business days of the request for final inspection, the developer may estimate the amount due and pay that estimated amount consistent with the dispute process set forth in Subsection b. of section 37 of P.L.2008, c.46 (N.J.S.A. 40:55D-8.6).
- h. Fifty percent (50%) of the development fee shall be collected at the time of issuance of the construction permit. The remaining portion shall be collected at the time of issuance of the certificate of occupancy. The developer shall be responsible for paying the difference between the fee calculated at the time of issuance of the construction permit and that determined at the time of issuance of certificate of occupancy.

5. Appeal of development fees

- a. A developer may challenge residential development fees imposed by filing a challenge with the County Board of Taxation. Pending a review and determination by that board, collected fees shall be placed in an interest-bearing escrow account by the municipality. Appeals from a determination of the board may be made to the Tax Court in accordance with the provisions of the State Tax Uniform Procedure Law, R.S. 54:48-1 et seq., within 90 days after the date of such determination. Interest earned on amounts escrowed shall be credited to the prevailing party.
- b. A developer may challenge non-residential development fees imposed by filing a challenge with the director of the Division of Taxation. Pending a review and determination by the director, which shall be made within 45 days of receipt of the challenge, collected fees shall be placed in an interest-bearing escrow account by the municipality. Appeals from a determination of the director may be made to the Tax Court in accordance with the provisions of the State Tax Uniform Procedure Law, R.S. 54:48-1 et seq., within 90 days after the date of such determination. Interest earned on amounts escrowed shall be credited to the prevailing party.

6. Affordable Housing Trust Fund

- a. A separate, interest-bearing Municipal Affordable Housing Trust Fund shall be maintained by the chief financial officer of the municipality for the purpose of depositing development fees collected from residential and non-residential developers and proceeds from the sale of units with extinguished controls.
- b. The following additional funds shall be deposited in the Municipal Affordable Housing Trust Fund and shall at all times be identifiable by source and amount:
 - i. Payments in lieu of on-site construction of an affordable unit, where previously permitted by ordinance or by agreement with the municipality and if approved by a municipality prior to the statutory elimination of payments in-lieu on March 20, 2024 per P.L.2024, c.2;
 - ii. Funds contributed by developers to make 10% of the adaptable entrances in a townhouse or other multistory attached dwelling unit development accessible;
 - iii. Rental income from municipally operated units;
 - iv. Repayments from affordable housing program loans;
 - v. Recapture funds;
 - vi. Proceeds from the sale of affordable units; and
 - vii. Any other funds collected in connection with the municipal affordable housing program including but not limited to interest earned on fund deposits.
- c. The municipality shall provide the Division with written authorization, in the form of a tri-party escrow agreement(s) between the municipality, the Division and the financial institution in which the municipal affordable housing trust fund has been established to permit the Division to direct the disbursement of the funds as provided for in N.J.A.C. 5:99-2.1 et seq.

- d. Occurrence of any of the following deficiencies may result in the Division requiring the forfeiture of all or a portion of the funds in the municipal Affordable Housing Trust Fund:
 - i. Failure to meet deadlines for information required by the Division in its review of a development fee ordinance;
 - ii. Failure to commit or expend development fees within four years of the date of collection in accordance with N.J.A.C. 5:99-5.5;
 - iii. Failure to comply with the requirements of the Non-Residential Development Fee Act and N.J.A.C. 5:99-3;
 - iv. Failure to submit accurate monitoring reports pursuant to this subchapter within the time limits imposed by the Act, this chapter, and/or the Division;
 - v. Expenditure of funds on activities not approved by the Superior Court or otherwise permitted by law;
 - vi. Revocation of compliance certification or a judgment of compliance and repose;
 - vii. Failure of a municipal housing liaison or administrative agent to comply with the requirements set forth at N.J.A.C. 5:99-6, 7, and 8;
 - viii. Other good cause demonstrating that municipal affordable housing funds are not being used for an approved purpose.
- e. All interest accrued in the housing trust fund shall only be used on eligible affordable housing purposes approved by the Court.

7. Use of Funds

- a. The expenditure of all funds shall conform to a Spending Plan approved by Superior Court. Funds deposited in the municipal Affordable Housing Trust Fund may be used for any activity approved by the Court to address the fair share obligation and may be set up as a grant or revolving loan program. Such activities include, but are not limited to: preservation or purchase of housing for the purpose of maintaining or implementing affordability controls; housing rehabilitation; new construction of affordable housing units and related costs; accessory apartments; a market-to-affordable program; conversion of existing non-residential buildings to create new affordable units; green building strategies designed to be cost-saving and in accordance with accepted national or state standards; purchase of land for affordable housing; improvement of land to be used for affordable housing; extensions or improvements of roads and infrastructure to affordable housing sites; financial assistance designed to increase affordability; administration necessary for implementation of the Housing Element and Fair Share Plan; and/or any other activity permitted by Superior Court and specified in the approved Spending Plan.
- b. Funds shall not be expended to reimburse the municipality or activities that occurred prior to the authorization of a municipality to collect development fees.
- c. At least a portion of all development fees collected and interest earned shall be used to provide affordability assistance to very low-, low- and moderate-income households in affordable units included in the municipal Fair Share Plan. A portion of the development fees which provide affordability assistance shall be used to provide affordability assistance to very low-income households.
 - i. Affordability assistance programs may include down payment assistance, security deposit assistance, low-interest loans, rental assistance, assistance with homeowners association or condominium fees and special assessments, infrastructure assistance, and assistance with emergency repairs. The specific programs to be used for affordability assistance shall be identified and described within the Spending Plan.
 - ii. Affordability assistance for very low income households may include producing very low-income units or buying down the cost of low- or moderate-income units in the municipal

Red Bank – Affordable Housing Ordinance

Fair Share Plan to make them affordable to households earning 30% or less of median income.

- d. No more than 20% of all affordable housing trust funds, exclusive of those collected to fund an RCA prior to July 17, 2008, shall be expended on administration, including, but not limited to, salaries and benefits for municipal employees or consultants' fees necessary to develop or implement a new construction program, prepare and implement a Housing Element and Fair Share Plan, administer an Affirmative Marketing Program and for compliance with the Superior Court and the Program including the costs to the municipality of resolving a challenge.

8. Monitoring

- a. On or before February 15 of each year, the municipality shall provide annual electronic data reporting of trust fund activity for the previous year from January 1st to December 31st through the AHMS Reporting System. This reporting shall include an accounting of all Municipal Affordable Housing Trust Fund activity, including the sources and amounts of all funds collected and the amounts and purposes for which any funds have been expended. Such reporting shall include an accounting of development fees collected from residential and non-residential developers, previously eligible payments in lieu of constructing affordable units on site (if permitted by ordinance or by agreement with the municipality prior to the March 20, 2024 statutory elimination per P.L. 2024, c.4), funds from the sale of units with extinguished controls, barrier-free escrow funds, rental income from municipally-owned affordable housing units, repayments from affordable housing program loans, interest and any other funds collected in connection with municipal housing programs, as well as an accounting of the expenditures of revenues and implementation of the Spending Plan approved by the Court.

9. Ongoing Collection of Fees

- a. The ability to impose, collect and expend development fees shall continue so long as the municipality retains authorization from the Court in the form of Compliance Certification or the good faith effort to obtain it.
- b. If the municipality fails to renew its ability to impose and collect development fees prior to the expiration of its Judgment of Compliance, it may be subject to forfeiture of any or all funds remaining within its Affordable Housing Trust Fund. Any funds so forfeited shall be deposited into the New Jersey Affordable Housing Trust Fund established pursuant to section 20 of P.L.1985, c.222 (C. 52:27D-320).

10. Emergent Affordable Housing Opportunities. Requests to expend affordable housing trust funds on emergent affordable housing opportunities not included in the municipal fair share plan shall be made to the Division and shall be in the form of a governing body resolution. Any request shall be consistent with N.J.A.C. 5:99-4.1.

Repealer

All ordinances or code provisions or parts thereof inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

Severability

If any section, subsection, paragraph, sentence or any other part of this Ordinance is adjudged unconstitutional or invalid, such judgment shall not affect, impair or invalidate the remainder of this Ordinance.

Effective Date

This ordinance shall take effect upon its passage and publication, as required by law.

NOTICE OF PENDING ORDINANCE

NOTICE IS HEREBY GIVEN that the foregoing ordinance was introduced and passed by the Borough Council on first reading at a meeting of the Borough Council of the Borough of Red Bank held on the 12th **day of February, 2026**, and will be considered for second reading and final passage at a regular meeting of the Borough Council to be held on the **26th day of February, 2026**, at 6:30 p.m., at the Borough Municipal Building, located at 90 Monmouth Street, Red Bank, New Jersey, at which time and place any persons desiring to be heard upon the same will be given the opportunity to be so heard.

Mary Moss, RMC
Municipal Clerk

INTRODUCTION						COUNCILMEMBER	FINAL ADOPTION					
Moved	Sec.	Aye	Nay	Abs.	NP		Moved	Sec.	Aye	Nay	Abs.	NP
						KRISTINA BONATAKIS						
						NANCY FACEY-BLACKWOOD						
						BEN FOREST						
						LAURA JANNONE						
						BEN YURO						
						KATE TRIGGIANO						
						MAYOR WILLIAM PORTMAN						
Introduced: February 12, 2026						I hereby certify the above ordinance was adopted by the Borough Council of the Borough of Red Bank, County of Monmouth, State of New Jersey on the aforementioned date.						
Final Adoption:												
						<u>Mary Moss, RMC, Municipal Clerk</u>						

**BOROUGH OF RED BANK
COUNTY OF MONMOUTH**

RESOLUTION NO. 26-38

RESOLUTION FOR PAYMENT OF BILLS

BE IT RESOLVED by the Mayor and Council of the Borough of Red Bank that the bills be paid as on attached check registers:

February 12, 2026 Bill List - Borough of Red Bank							
	Check Type	Count	Total		Checking Account	Count	Total
	Manual Check	57	\$3,790,834.95		CAPITAL ACCOUNT	6	\$79,287.89
	Meeting Check	139	\$872,889.44		COAH DEV FEES	1	\$8,567.50
	Total	196	\$4,663,724.39		CURRENT -VALLEY	104	\$832,992.04
					DEVESCROW2RIVER	6	\$29,214.22
					DOG LICENSE AC	2	\$2,129.40
					GRANT FUND-VNB	4	\$13,496.84
					GREEN ACRES TR	1	\$480.00
					MCIA LEASE	1	\$22,236.99
Checking Account	Check Type	Count	Total		PARKNG OPER VAL	15	\$33,772.16
CAPITAL ACCOUNT	Meeting Check	6	\$79,287.89		PAYROLL	1	\$2,421.72
COAH DEV FEES	Meeting Check	1	\$8,567.50		RCA	1	\$438.52
CURRENT -VALLEY	Manual Check	22	\$556,980.09		RECREATION-VNB	1	\$800.00
CURRENT -VALLEY	Meeting Check	82	\$276,011.95		TRUST ACCOUNT	11	\$59,287.81
DEVESCROW2RIVER	Meeting Check	6	\$29,214.22		UNEMPLOYTRUST	1	\$7,392.16
DOG LICENSE AC	Meeting Check	2	\$2,129.40		VALLEY-PCARD	8	\$1,597.90
GRANT FUND-VNB	Manual Check	3	\$13,434.02		WATER CAPITAL	3	\$311,014.77
GRANT FUND-VNB	Meeting Check	1	\$62.82		WATER OPERATING	25	\$169,473.39
GREEN ACRES TR	Meeting Check	1	\$480.00		WIRE	5	\$3,089,121.08
MCIA LEASE	Meeting Check	1	\$22,236.99		Total	196	\$4,663,724.39
PARKNG OPER VAL	Manual Check	6	\$23,969.30				
PARKNG OPER VAL	Meeting Check	9	\$9,802.86				
PAYROLL	Manual Check	1	\$2,421.72				
RCA	Manual Check	1	\$438.52				
RECREATION-VNB	Meeting Check	1	\$800.00				
TRUST ACCOUNT	Manual Check	1	\$36,270.00				
TRUST ACCOUNT	Meeting Check	10	\$23,017.81				
UNEMPLOYTRUST	Manual Check	1	\$7,392.16				
VALLEY-PCARD	Manual Check	8	\$1,597.90				
WATER CAPITAL	Meeting Check	3	\$311,014.77				
WATER OPERATING	Manual Check	9	\$59,210.16				
WATER OPERATING	Meeting Check	16	\$110,263.23				
WIRE	Manual Check	5	\$3,089,121.08				
Total	All Checking	196	\$4,663,724.39				

February 12, 2026 Bill List - Borough of Red Bank

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WATER CAPITAL	Meeting Check	3	\$311,014.77
WATER OPERATING	Manual Check	9	\$59,210.16
WATER OPERATING	Meeting Check	16	\$110,263.23

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PAYROLL	1	\$2,421.72
RCA	1	\$438.52
RECREATION-VNB	1	\$800.00
TRUST ACCOUNT	11	\$59,287.81
UNEMPLOYTRUST	1	\$7,392.16
VALLEY-PCARD	8	\$1,597.90
WATER CAPITAL	3	\$311,014.77
WATER OPERATING	25	\$169,473.39
WIRE	5	\$3,089,121.08
Total	196	\$4,663,724.39

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WIRE	Manual Check	5	\$3,089,121.08
Total	All Checking	196	\$4,663,724.39

February 12, 2026 Bill List - Borough of Red Bank

PO #	Vendor Id	Vendor Name	Purchase Order Description	PO Item #	PO Item Description	PO Item \$	Check Type	Checking Account	Check		
									Number	Check Date	Amount
24-01945	C0321	CME ASSOCIATES	PROF SVCS MARINE PK-ORD 24-29	35	PROF SVCS MARINE PK-0391729	\$15,351.89	Meeting Check	CAPITAL ACCOUNT	2736	02/12/2026	\$15,449.39
24-02050	C0321	CME ASSOCIATES	ENG SVCS-2024 ROAD PRGM	52	ALLEN/HUBBARD/ALSTON	\$1,386.25	Meeting Check	WATER CAPITAL	2229	02/12/2026	\$1,386.25
25-00241	M0339	MONMOUTH CTY PUBLIC WORKS	shared brine service	6	shared brine service 2025	\$265.50	Meeting Check	TRUST ACCOUNT	6372	02/12/2026	\$265.50
25-00241	M0339	MONMOUTH CTY PUBLIC WORKS	shared brine service	7	shared brine service 2025	\$837.21	Meeting Check	CURRENT -VALLEY	24062	02/12/2026	\$1,914.91
25-00241	M0339	MONMOUTH CTY PUBLIC WORKS	shared brine service	8	shared brine service 2025	\$1,077.70	Meeting Check	CURRENT -VALLEY	24062	02/12/2026	\$1,914.91
25-00572	C0051	COMPLETE SECURITY SYSTEMS INC	Emergency services	7	SENIOR CENTER 12/31	\$152.00	Meeting Check	CURRENT -VALLEY	24101	02/12/2026	\$152.00
25-00587	C0321	CME ASSOCIATES	COAH PROF PLAN SVCS RES 25-37	7	COAH PROF PLAN SVCS 0384697	\$257.25	Meeting Check	COAH DEV FEES	277	02/12/2026	\$8,567.50
25-00587	C0321	CME ASSOCIATES	COAH PROF PLAN SVCS RES 25-37	8	COAH PROF PLAN SVCS 0387074	\$3,539.25	Meeting Check	COAH DEV FEES	277	02/12/2026	\$8,567.50
25-00587	C0321	CME ASSOCIATES	COAH PROF PLAN SVCS RES 25-37	9	COAH PROF PLAN SVCS 0388311	\$3,313.75	Meeting Check	COAH DEV FEES	277	02/12/2026	\$8,567.50
25-00587	C0321	CME ASSOCIATES	COAH PROF PLAN SVCS RES 25-37	10	COAH PROF PLAN SVCS 0392185	\$1,457.25	Meeting Check	COAH DEV FEES	277	02/12/2026	\$8,567.50
25-00863	E0243	ENGENUITY INFRASTRUCTURE	LEAD SVC REPL/PHASE 3	14	LEAD SVC REPL/PHASE 3-PAY 11	\$5,292.25	Meeting Check	WATER CAPITAL	2230	02/12/2026	\$5,292.25
25-00980	S0440	STEWART & STEVENSON POWER PROD	GENERATOR MAINTENANCE-2025	34	GENER MAINT-NOV/VIN 2146236	\$465.45	Meeting Check	WATER OPERATING	13890	02/12/2026	\$1,515.45
25-00980	S0440	STEWART & STEVENSON POWER PROD	GENERATOR MAINTENANCE-2025	35	GENER MAINT-NOV/VIN 2146236	\$1,050.00	Meeting Check	WATER OPERATING	13890	02/12/2026	\$1,515.45
25-00980	S0440	STEWART & STEVENSON POWER PROD	GENERATOR MAINTENANCE-2025	36	GENER MAINT-NOV/VIN 4209550	\$350.00	Meeting Check	PARKNG OPER VAL	3480	02/12/2026	\$2,187.60
25-00980	S0440	STEWART & STEVENSON POWER PROD	GENERATOR MAINTENANCE-2025	37	GENER MAINT-NOV/VIN SGM3272C3	\$465.45	Meeting Check	PARKNG OPER VAL	3480	02/12/2026	\$2,187.60
25-00980	S0440	STEWART & STEVENSON POWER PROD	GENERATOR MAINTENANCE-2025	38	GENER MAINT-NOV/VIN 0774506	\$441.25	Meeting Check	PARKNG OPER VAL	3480	02/12/2026	\$2,187.60
25-00980	S0440	STEWART & STEVENSON POWER PROD	GENERATOR MAINTENANCE-2025	39	GENER MAINT-NOV/VIN 3000194820	\$465.45	Meeting Check	PARKNG OPER VAL	3480	02/12/2026	\$2,187.60
25-00980	S0440	STEWART & STEVENSON POWER PROD	GENERATOR MAINTENANCE-2025	40	GENER MAINT-NOV/VIN SGM32HVHX	\$465.45	Meeting Check	PARKNG OPER VAL	3480	02/12/2026	\$2,187.60
25-01369	A0410	ARCH. HERITAGE CONSULTANTS	PROF SVC-HPC GUIDELINES-R25-64	10	PROF SVC-HPC/DESIGN PHAS 1/30	\$12,000.00	Meeting Check	CURRENT -VALLEY	24035	02/12/2026	\$12,000.00
25-01381	C0330A	CANNON & MCGUINN, LLC.	GENERAL LEGAL SVCS/JUNE-DEC 25	8	GENERAL LEGAL SVCS/DEC 2025	\$7,500.00	Meeting Check	CURRENT -VALLEY	24042	02/12/2026	\$26,600.00
25-01382	C0330A	CANNON & MCGUINN, LLC.	PROSECUTOR SVCS-JUNE-DEC 25	8	PROSECUTOR SVCS-DEC 2025	\$3,200.00	Meeting Check	CURRENT -VALLEY	24042	02/12/2026	\$26,600.00
25-01417	C0321	CME ASSOCIATES	ENG SVCS CHESTNUT ST PROJ	13	ENG SVCS CHESTNUT ST-0391732	\$97.50	Meeting Check	CAPITAL ACCOUNT	2736	02/12/2026	\$15,449.39
25-01448	F0162	FIELD TURF USA INC	10/14 crumb rubber Ct Basie Pk	1	10/14 crumb rubber Ct Basie Pk	\$2,064.00	Manual Check	CURRENT -VALLEY	24011	01/23/2026	\$3,314.00
25-01448	F0162	FIELD TURF USA INC	10/14 crumb rubber Ct Basie Pk	2	Freight	\$1,250.00	Manual Check	CURRENT -VALLEY	24011	01/23/2026	\$3,314.00
25-01486	U0084	UNDERGROUND UTILITIES CORP	LEAD LINE REPL-PHASE 3/R25-112	22	LEAD LINE REPL-PHASE 3/PAY 5	\$173,955.03	Meeting Check	WATER CAPITAL	2231	02/12/2026	\$304,336.27
25-01486	U0084	UNDERGROUND UTILITIES CORP	LEAD LINE REPL-PHASE 3/R25-112	23	LEAD LINE REPL-PHASE 3/PAY 5	\$118,129.64	Meeting Check	WATER CAPITAL	2231	02/12/2026	\$304,336.27
25-01486	U0084	UNDERGROUND UTILITIES CORP	LEAD LINE REPL-PHASE 3/R25-112	24	LEAD LINE REPL-PHASE 3/PAY 5	\$12,251.60	Meeting Check	WATER CAPITAL	2231	02/12/2026	\$304,336.27
25-01739	I0080	INTEGRATED TECHNICAL SYSTM INC	Open July - Dec 2025	14	EBP-DECEMBER 2025	\$10.75	Meeting Check	PARKNG OPER VAL	3474	02/12/2026	\$1,110.75
25-01840	M0417	MILLENNIUM STRATEGIES LLC	GRANT WRITING SVCS/JULY-DEC 25	19	GRANT WRITING SVCS/DEC 25	\$2,549.52	Manual Check	CURRENT -VALLEY	24019	01/28/2026	\$2,549.52
25-01840	M0417	MILLENNIUM STRATEGIES LLC	GRANT WRITING SVCS/JULY-DEC 25	20	GRANT WRITING SVCS/DEC 25	\$815.04	Manual Check	WATER OPERATING	13876	01/28/2026	\$815.04
25-01840	M0417	MILLENNIUM STRATEGIES LLC	GRANT WRITING SVCS/JULY-DEC 25	21	GRANT WRITING SVCS/DEC 25	\$235.44	Manual Check	PARKNG OPER VAL	3469	01/28/2026	\$235.44
25-01899	H0079	TED HALL LOCKSMITH	Open for emergencies	3	Open for supplies 12/12	\$250.00	Meeting Check	CURRENT -VALLEY	24051	02/12/2026	\$250.00
25-01950	R	RUTGERS STATE UNIVERSITY(NB)	CPWM Courses	1	CPWM Courses	\$2,279.00	Meeting Check	CURRENT -VALLEY	24076	02/12/2026	\$4,558.00
25-01951	R	RUTGERS STATE UNIVERSITY(NB)	CPWM Courses	1	CPWM Courses	\$2,279.00	Meeting Check	CURRENT -VALLEY	24076	02/12/2026	\$4,558.00
25-01952	R	RUTGERS STATE UNIVERSITY(NB)	CPWM Courses	1	CPWM Courses	\$2,279.00	Meeting Check	WATER OPERATING	13888	02/12/2026	\$2,279.00
25-01968	O0047	ONE CALL CONCEPTS	MARKOUT Information Service	6	OPEN-MARKOUT SVCS/DEC 31	\$119.70	Meeting Check	WATER OPERATING	13886	02/12/2026	\$119.70
25-02136	G0159	GOLD TYPE BUSINESS MACHINES	Raido & Emerg Lighting install	1	Raido & Emerg Lighting install	\$4,673.40	Manual Check	CURRENT -VALLEY	24012	01/23/2026	\$4,673.40
25-02256	V0098	VERSALIFT EAST LLC.	winch assembly on DPU 11 crane	1	winch assembly on DPU 11 crane	\$525.00	Manual Check	CURRENT -VALLEY	24017	01/23/2026	\$2,845.00
25-02256	V0098	VERSALIFT EAST LLC.	winch assembly on DPU 11 crane	2	GTD-2800 Hoist Only	\$1,995.00	Manual Check	CURRENT -VALLEY	24017	01/23/2026	\$2,845.00
25-02256	V0098	VERSALIFT EAST LLC.	winch assembly on DPU 11 crane	3	Shop Supplies	\$25.00	Manual Check	CURRENT -VALLEY	24017	01/23/2026	\$2,845.00
25-02256	V0098	VERSALIFT EAST LLC.	winch assembly on DPU 11 crane	4	Travel	\$300.00	Manual Check	CURRENT -VALLEY	24017	01/23/2026	\$2,845.00
25-02333	H0251	HOWARD TECHNOLOGY SOLUTIONS	COURT ROOM CABLING PROJECT	4	COURT ROOM CABLING PROJ -INV#3	\$9,559.00	Meeting Check	CAPITAL ACCOUNT	2741	02/12/2026	\$9,559.00
25-02403	E0051	EAST COAST EMERGENCY LIGHTING	LIGHTING UPDATE - ENG 95	1	LIGHTING UPDATE - ENG 95	\$7,770.95	Meeting Check	CURRENT -VALLEY	24047	02/12/2026	\$9,984.15
25-02403	E0051	EAST COAST EMERGENCY LIGHTING	LIGHTING UPDATE - ENG 95	2	LIGHTING UPDATE - ENG 95	\$2,213.20	Meeting Check	CURRENT -VALLEY	24047	02/12/2026	\$9,984.15
25-02525	T0155	TAYLOR FENCE COMPANY INC	Fence Recycling Center	1	Front Fence/Gate Recy Center	\$7,810.00	Meeting Check	TRUST ACCOUNT	6377	02/12/2026	\$7,810.00
25-02596	G0001	GANN LAW BOOKS	nj lawyers diary 2026	1	nj lawyers diary 2026	\$142.00	Manual Check	CURRENT -VALLEY	24006	01/23/2026	\$142.00
25-02700	C0388	THE CANNING GROUP, LLC.	QPA SVCS-BID PKG WASTE COLLECT	3	QPA SVCS-BID PKG WASTE COL.#2	\$2,500.00	Meeting Check	CURRENT -VALLEY	24043	02/12/2026	\$2,500.00
25-02731	P0037	POWERHOUSE SIGN WORKS	BANNERS FOR PARKING LOT	1	BANNERS FOR PARKING LOT	\$1,190.50	Meeting Check	PARKNG OPER VAL	3477	02/12/2026	\$2,665.50
25-02827	N0287	NATIONAL HWY PRODUCTS,INC.	Supplies for streets division	3	BOLT ZP Hardware	\$346.00	Manual Check	CURRENT -VALLEY	24013	01/23/2026	\$3,642.00
25-02827	N0287	NATIONAL HWY PRODUCTS,INC.	Supplies for streets division	4	Hardware - Washer - Standard	\$36.00	Manual Check	CURRENT -VALLEY	24013	01/23/2026	\$3,642.00
25-02827	N0287	NATIONAL HWY PRODUCTS,INC.	Supplies for streets division	5	TufNut TN31	\$314.00	Manual Check	CURRENT -VALLEY	24013	01/23/2026	\$3,642.00
25-02827	N0287	NATIONAL HWY PRODUCTS,INC.	Supplies for streets division	6	Buckle Bracket Assembly	\$2,946.00	Manual Check	CURRENT -VALLEY	24013	01/23/2026	\$3,642.00
25-02900	S0021	SHERWIN WILLIAMS CO.	Thermolazer striping	1	Thermolazer striping	\$22,236.99	Meeting Check	MCIA LEASE	984	02/12/2026	\$22,236.99
25-02904	R0235	BLUE TRITON BRANDS, INC.	water cooler services	4	WATER COOLER DECEMBER	\$19.99	Manual Check	WATER OPERATING	13874	01/23/2026	\$19.99

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PO #	Vendor Id	Vendor Name	Purchase Order Description	PO Item #	PO Item Description	PO Item \$	Check Type	Checking Account	Check		
									Number	Check Date	Amount
25-02975	M0401	MAZZA MULCH INC	open for brush disposal	6	open for brush disposal 12/14	\$720.00	Meeting Check	CURRENT -VALLEY	24064	02/12/2026	\$11,160.00
25-02975	M0401	MAZZA MULCH INC	open for brush disposal	7	open for brush disposal 12/31	\$1,200.00	Meeting Check	CURRENT -VALLEY	24064	02/12/2026	\$11,160.00
25-02982	N0290	NETTA ARCHITECTS	ARCHIT FEES-DPU PROJECT-PART 1	4	PHASE 2-DESIGN DEVELOP INV #3	\$37,500.00	Meeting Check	CAPITAL ACCOUNT	2739	02/12/2026	\$37,500.00
25-03041	S0365	SUPREME CONDITIONING SYSTEM IN	PREVENTIVE MAINT INSP AGREEM	1	PREVENTIVE MAINT INSP AGREEM	\$3,000.00	Meeting Check	CURRENT -VALLEY	24084	02/12/2026	\$6,250.00
25-03105	M0517	MAGIC OF LIGHTS-PNC ARTS CTR	MAGIC OF LIGHTS-SENIOR TRIP	1	MAGIC OF LIGHTS-SENIOR TRIP	\$90.30	Manual Check	VALLEY-PCARD	68	01/26/2026	\$90.30
25-03124	N0287	NATIONAL HWY PRODUCTS,INC.	door decals for new trucks	1	door decals for new trucks	\$128.40	Meeting Check	CURRENT -VALLEY	24072	02/12/2026	\$128.40
25-03125	U0081	USA BUILDING MAINTENANCE INC.	ROOF REPAIR FOR LIBRARY	1	ROOF REPAIR FOR LIBRARY	\$11,518.16	Manual Check	CURRENT -VALLEY	24016	01/23/2026	\$11,518.16
25-03195	W0167	WALGREENS	GIFT CARDS FOR HOLIDAY LUNCH	1	GIFT CARDS FOR HOLIDAY LUNCH	\$125.00	Manual Check	VALLEY-PCARD	72	01/26/2026	\$752.60
25-03198	T0268	TRADER JOE'S (SHREWSBURY)	GIFT CARDS-HOLIDAY PARTY	1	GIFT CARDS-HOLIDAY PARTY	\$100.00	Manual Check	VALLEY-PCARD	70	01/26/2026	\$100.00
25-03245	N0243	NEW WAVE GEAR	window tint Director's car	1	window tint Director's car	\$100.00	Meeting Check	CURRENT -VALLEY	24070	02/12/2026	\$100.00
25-03246	T0118	TRIUSS INC	sander chain #31	1	sander chain #31	\$1,266.67	Manual Check	CURRENT -VALLEY	24015	01/23/2026	\$1,502.97
25-03246	T0118	TRIUSS INC	sander chain #31	2	Estimated Shipping	\$236.30	Manual Check	CURRENT -VALLEY	24015	01/23/2026	\$1,502.97
25-03250	J0172	JOHN GUIRE SUPPLY, LLC.	plow pump for #28	1	plow pump for #28	\$965.00	Meeting Check	CURRENT -VALLEY	24056	02/12/2026	\$965.00
25-03258	S0437	SHOP RITE OF SHREWSBURY	GIFT CARDS FOR HOLIDAY PARTY	1	GIFT CARDS FOR HOLIDAY PARTY	\$330.00	Manual Check	VALLEY-PCARD	69	01/26/2026	\$330.00
25-03259	U0087	UNDER ARMOUR	GIFT CARD FOR HOLIDAY LUNCH	1	GIFT CARD FOR HOLIDAY LUNCH	\$50.00	Manual Check	VALLEY-PCARD	71	01/26/2026	\$50.00
25-03260	D0410	DICKS SPORTING GOODS	GIFT CARD FOR HOLIDAY LUNCH	1	GIFT CARD FOR HOLIDAY LUNCH	\$125.00	Manual Check	VALLEY-PCARD	66	01/26/2026	\$125.00
25-03261	W0176	WHOLE FOODS	GIFT CARD FOR HOLIDAY LUNCH	1	GIFT CARD FOR HOLIDAY LUNCH	\$50.00	Manual Check	VALLEY-PCARD	73	01/26/2026	\$50.00
25-03262	W0167	WALGREENS	GIFT CARD FOR HOLIDAY LUNCH	1	GIFT CARDS FOR HOLIDAY LUNCH	\$130.95	Manual Check	VALLEY-PCARD	72	01/26/2026	\$752.60
25-03262	W0167	WALGREENS	GIFT CARD FOR HOLIDAY LUNCH	2	GIFT CARDS FOR HOLIDAY LUNCH	\$109.90	Manual Check	VALLEY-PCARD	72	01/26/2026	\$752.60
25-03262	W0167	WALGREENS	GIFT CARD FOR HOLIDAY LUNCH	3	GIFT CARDS FOR HOLIDAY LUNCH	\$386.75	Manual Check	VALLEY-PCARD	72	01/26/2026	\$752.60
25-03263	H0256	HAND AND STONE	GIFT CARD FOR HOLIDAY PARTY	1	GIFT CARD FOR HOLIDAY PARTY	\$100.00	Manual Check	VALLEY-PCARD	67	01/26/2026	\$100.00
25-03271	A0253A	AMAZON CAPITAL SERVICES	XMAS ITEMS-P/R	1	GRINCH COSTUME	\$79.99	Meeting Check	CURRENT -VALLEY	24033	02/12/2026	\$1,483.23
25-03271	A0253A	AMAZON CAPITAL SERVICES	XMAS ITEMS-P/R	9	SHIPPING	\$12.99	Meeting Check	CURRENT -VALLEY	24033	02/12/2026	\$1,483.23
25-03275	S0414	SERVICE TIRE TRUCK CENTER, INC	PD tires Quote 25-0182655-001	1	732010563 113v GDYR eagle	\$960.00	Meeting Check	CURRENT -VALLEY	24085	02/12/2026	\$4,816.67
25-03275	S0414	SERVICE TIRE TRUCK CENTER, INC	PD tires Quote 25-0182655-001	2	732005563 108v GDYR eagle	\$750.00	Meeting Check	CURRENT -VALLEY	24085	02/12/2026	\$4,816.67
25-03283	A0253A	AMAZON CAPITAL SERVICES	Mirror for restroom riverside	1	Mirror for restroom riverside	\$107.38	Meeting Check	CURRENT -VALLEY	24099	02/12/2026	\$949.35
25-03288	P0223	PARTS AUTHORITY LLC	PARTS FOR REPAIR 2010 TAHOE-FM	2	PARTS FOR REPAIR 2010 TAHOE-FM	\$836.68	Meeting Check	CURRENT -VALLEY	24075	02/12/2026	\$1,900.68
25-03288	P0223	PARTS AUTHORITY LLC	PARTS FOR REPAIR 2010 TAHOE-FM	3	PARTS FOR REPAIR 2010 TAHOE-FM	\$161.10	Meeting Check	CURRENT -VALLEY	24075	02/12/2026	\$1,900.68
25-03291	A0371	ACTION UNIFORM CO., LLC.	Ryan Hussey Sleoll uniform	1	Ryan Hussey Sleoll uniform	\$1,536.98	Meeting Check	CURRENT -VALLEY	24034	02/12/2026	\$2,387.98
25-03307	E0245	ELAN CITY INC.	Mounting Bar & Delivery	1	Mounting Bar & Delivery	\$95.00	Manual Check	CURRENT -VALLEY	24010	01/23/2026	\$95.00
25-03308	R0293	ROBERT'S & SON	emergency warning lamps	1	emergency warning lamps	\$691.85	Meeting Check	CURRENT -VALLEY	24078	02/12/2026	\$1,200.47
25-03308	R0293	ROBERT'S & SON	emergency warning lamps	2	3811A LED lamp	\$156.10	Meeting Check	CURRENT -VALLEY	24078	02/12/2026	\$1,200.47
25-03308	R0293	ROBERT'S & SON	emergency warning lamps	3	ED3802AW Low Profile Surf	\$227.46	Meeting Check	CURRENT -VALLEY	24078	02/12/2026	\$1,200.47
25-03308	R0293	ROBERT'S & SON	emergency warning lamps	4	EZ1202 Controller	\$99.16	Meeting Check	CURRENT -VALLEY	24078	02/12/2026	\$1,200.47
25-03308	R0293	ROBERT'S & SON	emergency warning lamps	5	EZ1210 Controller Cable 15ft	\$25.90	Meeting Check	CURRENT -VALLEY	24078	02/12/2026	\$1,200.47
25-03315	N0011	NEW CORNER RESTAURANT INC	Storm weekend 12/13,14/25	4	Meals-Snow Crew 11/13	\$92.00	Meeting Check	TRUST ACCOUNT	6375	02/12/2026	\$639.06
25-03316	A0253A	AMAZON CAPITAL SERVICES	Supplies	1	Dividers	\$9.10	Manual Check	CURRENT -VALLEY	24008	01/23/2026	\$135.30
25-03316	A0253A	AMAZON CAPITAL SERVICES	Supplies	2	Avery Big Tab	\$18.22	Manual Check	CURRENT -VALLEY	24008	01/23/2026	\$135.30
25-03316	A0253A	AMAZON CAPITAL SERVICES	Supplies	3	Sheet Protectors	\$6.99	Manual Check	CURRENT -VALLEY	24008	01/23/2026	\$135.30
25-03316	A0253A	AMAZON CAPITAL SERVICES	Supplies	4	Avery Jan-Dec Dividers	\$44.00	Manual Check	CURRENT -VALLEY	24008	01/23/2026	\$135.30
25-03316	A0253A	AMAZON CAPITAL SERVICES	Supplies	5	3-Ring Binders	\$56.99	Manual Check	CURRENT -VALLEY	24008	01/23/2026	\$135.30
25-03324	J0172	JOHN GUIRE SUPPLY, LLC.	truck #1 & #46 plow lamps	1	truck #1 & #46 plow lamps	\$1,310.00	Meeting Check	TRUST ACCOUNT	6371	02/12/2026	\$1,310.00
25-03332	A0371	ACTION UNIFORM CO., LLC.	Uniform Outer Carrier order	1	Badge patch	\$285.00	Meeting Check	CURRENT -VALLEY	24034	02/12/2026	\$2,387.98
25-03332	A0371	ACTION UNIFORM CO., LLC.	Uniform Outer Carrier order	2	Ranking Badge patch	\$90.00	Meeting Check	CURRENT -VALLEY	24034	02/12/2026	\$2,387.98
25-03332	A0371	ACTION UNIFORM CO., LLC.	Uniform Outer Carrier order	3	Navy Name tape 1st initial	\$476.00	Meeting Check	CURRENT -VALLEY	24034	02/12/2026	\$2,387.98
25-03342	A0052	ATLANTIC DETROIT DIESEL	UnionHose emergency diagnostic	1	UnionHose emergency diagnostic	\$1,011.00	Meeting Check	CURRENT -VALLEY	24098	02/12/2026	\$1,011.00
25-03349	E0012	ELECTRO MAINTENANCE INC	emergency electrical repairs	1	emergency electrical repairs	\$999.00	Meeting Check	CURRENT -VALLEY	24046	02/12/2026	\$6,830.00
25-03349	E0012	ELECTRO MAINTENANCE INC	emergency electrical repairs	2	emergency electrical repairs	\$2,945.00	Meeting Check	CURRENT -VALLEY	24046	02/12/2026	\$6,830.00
25-03349	E0012	ELECTRO MAINTENANCE INC	emergency electrical repairs	3	emergency electrical repairs	\$4,223.00	Meeting Check	WATER OPERATING	13882	02/12/2026	\$30,783.00
25-03349	E0012	ELECTRO MAINTENANCE INC	emergency electrical repairs	4	emergency electrical repairs	\$3,128.00	Meeting Check	WATER OPERATING	13882	02/12/2026	\$30,783.00
25-03349	E0012	ELECTRO MAINTENANCE INC	emergency electrical repairs	5	emergency electrical repairs	\$902.00	Meeting Check	WATER OPERATING	13882	02/12/2026	\$30,783.00
26-00001	R0013	RED BANK BOARD OF EDUCATION	SCHOOL TAXES 2026/JAN-JUNE	3	SCHOOL TAXES 2026/FEB	\$1,816,251.00	Manual Check	WIRE	888378	02/02/2026	\$1,816,251.00
26-00002	R0012	RED BANK REGIONAL BOE	TAX LEVY 2026/JAN-JUNE	3	TAX LEVY 2026/FEBRUARY	\$1,195,895.50	Manual Check	WIRE	888379	02/02/2026	\$1,195,895.50
26-00012	N0003	NJIB	NJIB 2009A DEBT SVC 2/1/26	1	NJIB 2009A DEBT SVC-PRINCIPAL	\$11,526.71	Manual Check	WIRE	888375	01/30/2026	\$16,166.71

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PO #	Vendor Id	Vendor Name	Purchase Order Description	PO Item #	PO Item Description	PO Item \$	Check Type	Checking Account	Check		
									Number	Check Date	Amount
26-00012	N0003	NJIB	NJIB 2009A DEBT SVC 2/1/26	2	NJIB 2009A DEBT SVC-INTEREST	\$633.33	Manual Check	WIRE	888375	01/30/2026	\$16,166.71
26-00012	N0003	NJIB	NJIB 2009A DEBT SVC 2/1/26	3	NJIB 2009A DEBT SVC-ACC'D INT	\$3,166.67	Manual Check	WIRE	888375	01/30/2026	\$16,166.71
26-00012	N0003	NJIB	NJIB 2009A DEBT SVC 2/1/26	4	NJIB 2009A DEBT SVC-CREDIT	-\$180.00	Manual Check	WIRE	888375	01/30/2026	\$16,166.71
26-00012	N0003	NJIB	NJIB 2009A DEBT SVC 2/1/26	5	NJIB 2009A DEBT SVC-ADMIN FEE	\$1,020.00	Manual Check	WIRE	888375	01/30/2026	\$16,166.71
26-00021	L0199	LUMBER SUPER MART, LLC.	calcium chloride pellets 50lb	2	calcium chloride pellets 50lb	\$1,350.00	Meeting Check	CURRENT - VALLEY	24058	02/12/2026	\$2,820.00
26-00021	L0199	LUMBER SUPER MART, LLC.	calcium chloride pellets 50lb	3	calcium chloride pellets 50lb	\$1,470.00	Meeting Check	CURRENT - VALLEY	24058	02/12/2026	\$2,820.00
26-00056	P0223	PARTS AUTHORITY LLC	open for supplies	3	open for supplies 1/21	\$103.86	Meeting Check	CURRENT - VALLEY	24075	02/12/2026	\$1,900.68
26-00059	D0391A	DOCUMENT SOLUTIONS LEASING	COPIERS/JAN-FEB 2026	10	COPIERS/PD REC/1/15-2/14	\$44.60	Manual Check	CURRENT - VALLEY	24005	01/23/2026	\$914.30
26-00059	D0391A	DOCUMENT SOLUTIONS LEASING	COPIERS/JAN-FEB 2026	11	COPIERS/PD DET/1/15-2/14	\$44.60	Manual Check	CURRENT - VALLEY	24005	01/23/2026	\$914.30
26-00059	D0391A	DOCUMENT SOLUTIONS LEASING	COPIERS/JAN-FEB 2026	12	COPIERS/SENIOR CTR/1/15-2/14	\$44.60	Manual Check	GRANT FUND-VNB	2632	01/23/2026	\$44.60
26-00059	D0391A	DOCUMENT SOLUTIONS LEASING	COPIERS/JAN-FEB 2026	13	COPIERS/COURT/1/15-2/14	\$44.58	Manual Check	CURRENT - VALLEY	24005	01/23/2026	\$914.30
26-00059	D0391A	DOCUMENT SOLUTIONS LEASING	COPIERS/JAN-FEB 2026	14	COPIERS/ADMIN/1/15-2/14	\$167.25	Manual Check	CURRENT - VALLEY	24005	01/23/2026	\$914.30
26-00059	D0391A	DOCUMENT SOLUTIONS LEASING	COPIERS/JAN-FEB 2026	15	COPIERS/FIN/WATER/1/15-2/14	\$156.10	Manual Check	WATER OPERATING	13871	01/23/2026	\$156.10
26-00059	D0391A	DOCUMENT SOLUTIONS LEASING	COPIERS/JAN-FEB 2026	16	COPIERS/PZ/FM/1/15-2/14	\$156.12	Manual Check	CURRENT - VALLEY	24005	01/23/2026	\$914.30
26-00059	D0391A	DOCUMENT SOLUTIONS LEASING	COPIERS/JAN-FEB 2026	17	COPIERS/CL-PR/1/15-2/14	\$167.25	Manual Check	CURRENT - VALLEY	24005	01/23/2026	\$914.30
26-00059	D0391A	DOCUMENT SOLUTIONS LEASING	COPIERS/JAN-FEB 2026	18	COPIERS/DPW/1/15-2/14	\$167.25	Manual Check	CURRENT - VALLEY	24005	01/23/2026	\$914.30
26-00059	D0391A	DOCUMENT SOLUTIONS LEASING	COPIERS/JAN-FEB 2026	19	COPIERS/BLDG/1/15-2/14	\$122.65	Manual Check	CURRENT - VALLEY	24005	01/23/2026	\$914.30
26-00066	R0081	RED BANK SELF STORAGE	POLICE STORAGE-UNITS 1009/3007	4	STOR-UNIT 1009 FEB	\$436.00	Meeting Check	CURRENT - VALLEY	24077	02/12/2026	\$1,532.00
26-00066	R0081	RED BANK SELF STORAGE	POLICE STORAGE-UNITS 1009/3007	5	STOR-UNIT 3077 FEB	\$294.00	Meeting Check	CURRENT - VALLEY	24077	02/12/2026	\$1,532.00
26-00068	S0193	RIO SUPPLY INC	NEPTUNE 360 ANNUAL SUBSCRIPT	1	NEPTUNE 360 ANNUAL SUBSCRIPT	\$16,486.36	Meeting Check	WATER OPERATING	13889	02/12/2026	\$16,486.36
26-00073	P0194	PRIMEPOINT LLC	PAYROLL PROCESSING/JAN-FEB 26	5	PAYROLL PROCESSING-JAN 26	\$1,506.13	Meeting Check	CURRENT - VALLEY	24074	02/12/2026	\$1,536.13
26-00073	P0194	PRIMEPOINT LLC	PAYROLL PROCESSING/JAN-FEB 26	6	PAYROLL PROCESSING-JAN 26	\$481.48	Meeting Check	WATER OPERATING	13887	02/12/2026	\$481.48
26-00073	P0194	PRIMEPOINT LLC	PAYROLL PROCESSING/JAN-FEB 26	7	PAYROLL PROCESSING/JAN 26	\$139.09	Meeting Check	PARKNG OPER VAL	3479	02/12/2026	\$139.09
26-00073	P0194	PRIMEPOINT LLC	PAYROLL PROCESSING/JAN-FEB 26	8	POSTER COMPLIANCE/JAN 26	\$30.00	Meeting Check	CURRENT - VALLEY	24074	02/12/2026	\$1,536.13
26-00075	R0218	R.J.E.S.LLC	TOW YD RENT/JAN-MARCH 2026	3	TOW YD RENT/FEB 2026	\$1,400.00	Meeting Check	TRUST ACCOUNT	6376	02/12/2026	\$1,400.00
26-00082	A0253A	AMAZON CAPITAL SERVICES	ITEMS-FATHER/DAUGHTER DANCE	1	PINK/BLUE BALLOONS	\$15.98	Meeting Check	CURRENT - VALLEY	24033	02/12/2026	\$1,483.23
26-00082	A0253A	AMAZON CAPITAL SERVICES	ITEMS-FATHER/DAUGHTER DANCE	2	DISPOSABLE TABLECLOTHS	\$24.74	Meeting Check	CURRENT - VALLEY	24033	02/12/2026	\$1,483.23
26-00082	A0253A	AMAZON CAPITAL SERVICES	ITEMS-FATHER/DAUGHTER DANCE	3	PARTY FAVOR BAGS	\$25.98	Meeting Check	CURRENT - VALLEY	24033	02/12/2026	\$1,483.23
26-00082	A0253A	AMAZON CAPITAL SERVICES	ITEMS-FATHER/DAUGHTER DANCE	4	DISPOSABLE CUTLERY	\$25.64	Meeting Check	CURRENT - VALLEY	24033	02/12/2026	\$1,483.23
26-00082	A0253A	AMAZON CAPITAL SERVICES	ITEMS-FATHER/DAUGHTER DANCE	5	HELIUM TANK	\$89.29	Meeting Check	CURRENT - VALLEY	24033	02/12/2026	\$1,483.23
26-00082	A0253A	AMAZON CAPITAL SERVICES	ITEMS-FATHER/DAUGHTER DANCE	6	FRIENDSHIP BRACELETS	\$17.96	Meeting Check	CURRENT - VALLEY	24033	02/12/2026	\$1,483.23
26-00082	A0253A	AMAZON CAPITAL SERVICES	ITEMS-FATHER/DAUGHTER DANCE	8	PROMO	-\$0.80	Meeting Check	CURRENT - VALLEY	24033	02/12/2026	\$1,483.23
26-00086	V0083	VERIZON CONNECT FLEET USA LLC.	GPS FOR DPW VEHICLES/JAN-MAR	2	GPS FOR DPW VEHICLES/JAN	\$881.50	Meeting Check	CURRENT - VALLEY	24091	02/12/2026	\$881.50
26-00089	S0009	SHREWSBURY AUTO PARTS INC	OPEN PO FOR FIRE DEPT	2	OPEN-FD 592481 1/27	\$9.00	Meeting Check	CURRENT - VALLEY	24079	02/12/2026	\$37.12
26-00099	H0201	H.A.DEHART & SON INC	remote controller jettruck #14	1	remote controller jettruck #14	\$1,770.27	Meeting Check	WATER OPERATING	13893	02/12/2026	\$1,770.27
26-00104	A0028	AMERICAN WEAR INDUST.UNIFORM	leasing uniforms Jan 4 weeks	4	leasing uniforms JAN 6	\$218.27	Meeting Check	CURRENT - VALLEY	24028	02/12/2026	\$1,197.36
26-00104	A0028	AMERICAN WEAR INDUST.UNIFORM	leasing uniforms Jan 4 weeks	5	leasing uniforms JAN 6	\$80.86	Meeting Check	CURRENT - VALLEY	24028	02/12/2026	\$1,197.36
26-00104	A0028	AMERICAN WEAR INDUST.UNIFORM	leasing uniforms Jan 4 weeks	6	leasing uniforms JAN 6	\$100.64	Meeting Check	WATER OPERATING	13880	02/12/2026	\$397.30
26-00104	A0028	AMERICAN WEAR INDUST.UNIFORM	leasing uniforms Jan 4 weeks	7	leasing uniforms JAN 13	\$218.27	Meeting Check	CURRENT - VALLEY	24028	02/12/2026	\$1,197.36
26-00104	A0028	AMERICAN WEAR INDUST.UNIFORM	leasing uniforms Jan 4 weeks	8	leasing uniforms JAN 13	\$80.86	Meeting Check	CURRENT - VALLEY	24028	02/12/2026	\$1,197.36
26-00104	A0028	AMERICAN WEAR INDUST.UNIFORM	leasing uniforms Jan 4 weeks	9	leasing uniforms JAN 13	\$100.64	Meeting Check	WATER OPERATING	13880	02/12/2026	\$397.30
26-00104	A0028	AMERICAN WEAR INDUST.UNIFORM	leasing uniforms Jan 4 weeks	10	leasing uniforms JAN 20	\$218.27	Meeting Check	CURRENT - VALLEY	24028	02/12/2026	\$1,197.36
26-00104	A0028	AMERICAN WEAR INDUST.UNIFORM	leasing uniforms Jan 4 weeks	11	leasing uniforms JAN 20	\$80.86	Meeting Check	CURRENT - VALLEY	24028	02/12/2026	\$1,197.36
26-00104	A0028	AMERICAN WEAR INDUST.UNIFORM	leasing uniforms Jan 4 weeks	12	leasing uniforms JAN 20	\$103.64	Meeting Check	WATER OPERATING	13880	02/12/2026	\$397.30
26-00104	A0028	AMERICAN WEAR INDUST.UNIFORM	leasing uniforms Jan 4 weeks	13	leasing uniforms JAN 27	\$219.11	Meeting Check	CURRENT - VALLEY	24028	02/12/2026	\$1,197.36
26-00104	A0028	AMERICAN WEAR INDUST.UNIFORM	leasing uniforms Jan 4 weeks	14	leasing uniforms JAN 27	\$80.86	Meeting Check	CURRENT - VALLEY	24028	02/12/2026	\$1,197.36
26-00104	A0028	AMERICAN WEAR INDUST.UNIFORM	leasing uniforms Jan 4 weeks	15	leasing uniforms JAN 27	\$92.38	Meeting Check	WATER OPERATING	13880	02/12/2026	\$397.30
26-00105	A0253A	AMAZON CAPITAL SERVICES	toner cartridge set	1	toner cartridge set	\$338.25	Meeting Check	CURRENT - VALLEY	24033	02/12/2026	\$1,483.23
26-00106	J0020	JERSEY ELEVATOR, LLC.	90 Monmouth elevator service	2	90 MONMOUTH-ELEV SVC JAN	\$274.49	Meeting Check	CURRENT - VALLEY	24055	02/12/2026	\$274.49
26-00106	J0020	JERSEY ELEVATOR, LLC.	90 Monmouth elevator service	3	90 MONMOUTH-ELEV SVC FEB	\$274.49	Meeting Check	CURRENT - VALLEY	24102	02/12/2026	\$274.49
26-00107	A0253A	AMAZON CAPITAL SERVICES	trash pickers	1	trash pickers	\$199.70	Meeting Check	CURRENT - VALLEY	24033	02/12/2026	\$1,483.23
26-00118	M0325	MSC INDUSTRIAL SUPPLY CO	supplies buildings & grounds	1	supplies buildings & grounds	\$106.90	Meeting Check	CURRENT - VALLEY	24061	02/12/2026	\$1,212.20
26-00118	M0325	MSC INDUSTRIAL SUPPLY CO	supplies buildings & grounds	2	09341017 Clear Can Liners	\$445.20	Meeting Check	CURRENT - VALLEY	24061	02/12/2026	\$1,212.20
26-00118	M0325	MSC INDUSTRIAL SUPPLY CO	supplies buildings & grounds	3	56554546 55-60Gal Garbage Bags	\$660.10	Meeting Check	CURRENT - VALLEY	24061	02/12/2026	\$1,212.20

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PO #	Vendor Id	Vendor Name	Purchase Order Description	PO Item #	PO Item Description	PO Item \$	Check Type	Checking Account	Check		Amount
									Number	Check Date	
26-00119	A0253A	AMAZON CAPITAL SERVICES	LED light bulbs for Parks	1	LED 100W light bulbs for Parks	\$570.00	Meeting Check	CURRENT -VALLEY	24099	02/12/2026	\$949.35
26-00120	P0223	PARTS AUTHORITY LLC	Nox Sensors #22	1	904-6002 Nox Sensors #22	\$399.52	Meeting Check	CURRENT -VALLEY	24075	02/12/2026	\$1,900.68
26-00120	P0223	PARTS AUTHORITY LLC	Nox Sensors #22	2	904-6003 Nox Sensors #22	\$399.52	Meeting Check	CURRENT -VALLEY	24075	02/12/2026	\$1,900.68
26-00121	A0253A	AMAZON CAPITAL SERVICES	2026 planners	1	2026 planners	\$139.54	Meeting Check	WATER OPERATING	13881	02/12/2026	\$168.03
26-00121	A0253A	AMAZON CAPITAL SERVICES	2026 planners	2	Daily Planner 2026	\$28.49	Meeting Check	WATER OPERATING	13881	02/12/2026	\$168.03
26-00122	A0253A	AMAZON CAPITAL SERVICES	LED plow lamps	1	LED plow lamps	\$413.25	Meeting Check	CURRENT -VALLEY	24033	02/12/2026	\$1,483.23
26-00124	T0159	TEAM LIFE	INTELL BATTERY & DEFIB PADS	1	INTELL BATTERY & DEFIB PADS	\$455.00	Meeting Check	CURRENT -VALLEY	24088	02/12/2026	\$473.00
26-00124	T0159	TEAM LIFE	INTELL BATTERY & DEFIB PADS	2	SHIPPING & HANDLING	\$18.00	Meeting Check	CURRENT -VALLEY	24088	02/12/2026	\$473.00
26-00144	C0001	JAMES CLAYTON	Medicare Reim Jan-Dec 2026	2	Medicare/PART A & B JANUARY 25	\$513.90	Meeting Check	CURRENT -VALLEY	24040	02/12/2026	\$1,027.80
26-00144	C0001	JAMES CLAYTON	Medicare Reim Jan-Dec 2026	3	Medicare/PART A & B FEB 25	\$513.90	Meeting Check	CURRENT -VALLEY	24040	02/12/2026	\$1,027.80
26-00145	G0161	IVAN GRILLI	Medicare Reim Jan-Dec 2026	3	Medicare Reim FEBRUARY 2026	\$767.90	Meeting Check	CURRENT -VALLEY	24050	02/12/2026	\$767.90
26-00148	S0029	SHREWSBURY OFFICE SUPPLY	SIGNATURE CHECK STAMPS-ALL	1	SIGNATURE CHECK STAMPS-ALL	\$99.87	Meeting Check	CURRENT -VALLEY	24080	02/12/2026	\$165.67
26-00148	S0029	SHREWSBURY OFFICE SUPPLY	SIGNATURE CHECK STAMPS-ALL	2	SIGNATURE CHECK STAMPS-MARY	\$33.29	Meeting Check	CURRENT -VALLEY	24107	02/12/2026	\$33.29
26-00150	N0037	NJ LEAGUE OF MUNICIPALITIES	JOBPOST-WAT/SEW OPER 1/16-2/14	1	JOBPOST-WAT/SEW OPER 1/16-2/14	\$160.00	Meeting Check	CURRENT -VALLEY	24068	02/12/2026	\$365.00
26-00152	N0037	NJ LEAGUE OF MUNICIPALITIES	JOBPOST-DPU WORKER 1/16-2/14	1	JOBPOST-DPU WORKER 1/16-2/14	\$160.00	Meeting Check	CURRENT -VALLEY	24068	02/12/2026	\$365.00
26-00153	N0003	NJIB	NJIB 2018A2 DEBT SVC 2/1/26	1	NJIB 2018A2 DEBT SVC-PRINCIPAL	\$22,023.05	Manual Check	WIRE	888376	01/30/2026	\$29,360.55
26-00153	N0003	NJIB	NJIB 2018A2 DEBT SVC 2/1/26	2	NJIB 2018A2 DEBT SVC-INTEREST	\$1,116.67	Manual Check	WIRE	888376	01/30/2026	\$29,360.55
26-00153	N0003	NJIB	NJIB 2018A2 DEBT SVC 2/1/26	3	NJIB 2018A2 DEBT SVC-ACC'D INT	\$5,583.33	Manual Check	WIRE	888376	01/30/2026	\$29,360.55
26-00153	N0003	NJIB	NJIB 2018A2 DEBT SVC 2/1/26	4	NJIB 2018A2 DEBT SVC-ADMIN FEE	\$637.50	Manual Check	WIRE	888376	01/30/2026	\$29,360.55
26-00154	E0012	ELECTRO MAINTENANCE INC	electrical repair Monmouth St	1	electrical repair Monmouth St	\$2,886.00	Meeting Check	CURRENT -VALLEY	24046	02/12/2026	\$6,830.00
26-00155	E0012	ELECTRO MAINTENANCE INC	emergency electrical repairs	1	emergency electrical repairs	\$2,664.00	Meeting Check	WATER OPERATING	13882	02/12/2026	\$30,783.00
26-00155	E0012	ELECTRO MAINTENANCE INC	emergency electrical repairs	2	emergency electrical repairs	\$12,056.00	Meeting Check	WATER OPERATING	13882	02/12/2026	\$30,783.00
26-00155	E0012	ELECTRO MAINTENANCE INC	emergency electrical repairs	3	emergency electrical repairs	\$3,439.00	Meeting Check	WATER OPERATING	13882	02/12/2026	\$30,783.00
26-00155	E0012	ELECTRO MAINTENANCE INC	emergency electrical repairs	4	emergency electrical repairs	\$4,371.00	Meeting Check	WATER OPERATING	13882	02/12/2026	\$30,783.00
26-00156	A0253A	AMAZON CAPITAL SERVICES	bankbags for vehicle documents	1	bankbags for vehicle documents	\$81.98	Meeting Check	CURRENT -VALLEY	24099	02/12/2026	\$949.35
26-00161	S0414	SERVICE TIRE TRUCK CENTER, INC	tires for DPU #5	1	tires for DPU #5	\$849.72	Meeting Check	CURRENT -VALLEY	24085	02/12/2026	\$4,816.67
26-00162	S0414	SERVICE TIRE TRUCK CENTER, INC	tires for DPU #26	1	tires for DPU #26	\$750.00	Meeting Check	CURRENT -VALLEY	24085	02/12/2026	\$4,816.67
26-00162	S0414	SERVICE TIRE TRUCK CENTER, INC	tires for DPU #26	2	172011009 M11R225 SW Cooper	\$990.00	Meeting Check	CURRENT -VALLEY	24085	02/12/2026	\$4,816.67
26-00162	S0414	SERVICE TIRE TRUCK CENTER, INC	tires for DPU #26	3	MV Valve Stem Steel Medium Tru	\$24.00	Meeting Check	CURRENT -VALLEY	24085	02/12/2026	\$4,816.67
26-00162	S0414	SERVICE TIRE TRUCK CENTER, INC	tires for DPU #26	4	DRS Road Service	\$484.00	Meeting Check	CURRENT -VALLEY	24085	02/12/2026	\$4,816.67
26-00162	S0414	SERVICE TIRE TRUCK CENTER, INC	tires for DPU #26	5	DRSFSM Fuel Surcharge	\$8.95	Meeting Check	CURRENT -VALLEY	24085	02/12/2026	\$4,816.67
26-00164	E0060	EASTERN ARMORED SERVICES INC.	Monthly Coin Pick Up Jan-June	3	Monthly Coin Pick Up FEBRUARY	\$882.00	Meeting Check	PARKNG OPER VAL	3473	02/12/2026	\$882.00
26-00166	I0080	INTEGRATED TECHNICAL SYSTM INC	Open for Montly Services	3	IRIS FEBRUARY 2026	\$1,100.00	Meeting Check	PARKNG OPER VAL	3474	02/12/2026	\$1,110.75
26-00168	M0040	MONMOUTH BUILDING CENTER INC.	Open for Repairs	2	Open for Repairs 1/19	\$145.14	Meeting Check	PARKNG OPER VAL	3475	02/12/2026	\$315.22
26-00168	M0040	MONMOUTH BUILDING CENTER INC.	Open for Repairs	3	Open for Repairs 1/19	\$5.00	Meeting Check	PARKNG OPER VAL	3475	02/12/2026	\$315.22
26-00168	M0040	MONMOUTH BUILDING CENTER INC.	Open for Repairs	4	Open for Repairs 1/19	\$53.39	Meeting Check	PARKNG OPER VAL	3475	02/12/2026	\$315.22
26-00168	M0040	MONMOUTH BUILDING CENTER INC.	Open for Repairs	5	Open for Repairs 1/21	\$62.97	Meeting Check	PARKNG OPER VAL	3475	02/12/2026	\$315.22
26-00168	M0040	MONMOUTH BUILDING CENTER INC.	Open for Repairs	6	Open for Repairs 1/23	\$33.64	Meeting Check	PARKNG OPER VAL	3475	02/12/2026	\$315.22
26-00168	M0040	MONMOUTH BUILDING CENTER INC.	Open for Repairs	7	Open for Repairs 2/2	\$15.08	Meeting Check	PARKNG OPER VAL	3475	02/12/2026	\$315.22
26-00169	C0032	CHESAPEAKE EXTERMINATING	Open for Monthly Exterminating	2	PARKING OFF/EXTERM 1/20	\$75.00	Meeting Check	PARKNG OPER VAL	3472	02/12/2026	\$75.00
26-00171	M0518	MULTISPORTS KINGDOM, LLC.	MJBL WINTER 2025-2026 GAMES	1	MJBLTEAM - 8 GAMES	\$975.00	Meeting Check	CURRENT -VALLEY	24066	02/12/2026	\$605.00
26-00171	M0518	MULTISPORTS KINGDOM, LLC.	MJBL WINTER 2025-2026 GAMES	2	MJBL MULTI TEAN DISCOUNT	-\$50.00	Meeting Check	CURRENT -VALLEY	24066	02/12/2026	\$605.00
26-00171	M0518	MULTISPORTS KINGDOM, LLC.	MJBL WINTER 2025-2026 GAMES	3	MULTI HOME GAMES DISCOUNT	-\$320.00	Meeting Check	CURRENT -VALLEY	24066	02/12/2026	\$605.00
26-00172	J0044	UNITED SITE SERVICES	ADA Restroom Recycling Center	2	ADA/REG RSTRM/RECCT 12/30-1/26	\$95.63	Meeting Check	TRUST ACCOUNT	6370	02/12/2026	\$191.26
26-00172	J0044	UNITED SITE SERVICES	ADA Restroom Recycling Center	3	ADA/REG RSTRM/REC CT 1/27-2/23	\$95.63	Meeting Check	TRUST ACCOUNT	6370	02/12/2026	\$191.26
26-00173	J0160	J SWANTON FUEL OIL CO., INC.	Borough Fleet Fuel	3	Borough Fleet Fuel JAN 8	\$2,171.85	Meeting Check	WATER OPERATING	13883	02/12/2026	\$10,466.66
26-00173	J0160	J SWANTON FUEL OIL CO., INC.	Borough Fleet Fuel	4	Borough Fleet Fuel JAN 8	\$1,247.49	Meeting Check	WATER OPERATING	13883	02/12/2026	\$10,466.66
26-00173	J0160	J SWANTON FUEL OIL CO., INC.	Borough Fleet Fuel	5	Borough Fleet Fuel JAN 13	\$1,204.25	Meeting Check	WATER OPERATING	13883	02/12/2026	\$10,466.66
26-00173	J0160	J SWANTON FUEL OIL CO., INC.	Borough Fleet Fuel	6	Borough Fleet Fuel JAN 14	\$1,556.54	Meeting Check	WATER OPERATING	13883	02/12/2026	\$10,466.66
26-00173	J0160	J SWANTON FUEL OIL CO., INC.	Borough Fleet Fuel	7	Borough Fleet Fuel JAN 21	\$1,547.30	Meeting Check	WATER OPERATING	13883	02/12/2026	\$10,466.66
26-00173	J0160	J SWANTON FUEL OIL CO., INC.	Borough Fleet Fuel	8	Borough Fleet Fuel JAN 21	\$639.01	Meeting Check	WATER OPERATING	13883	02/12/2026	\$10,466.66
26-00173	J0160	J SWANTON FUEL OIL CO., INC.	Borough Fleet Fuel	9	Borough Fleet Fuel JAN 22	\$1,786.18	Meeting Check	WATER OPERATING	13883	02/12/2026	\$10,466.66
26-00173	J0160	J SWANTON FUEL OIL CO., INC.	Borough Fleet Fuel	10	Borough Fleet Fuel JAN 22	\$314.04	Meeting Check	WATER OPERATING	13883	02/12/2026	\$10,466.66
26-00173	J0160	J SWANTON FUEL OIL CO., INC.	Borough Fleet Fuel	11	Borough Fleet Fuel JAN 29	\$1,929.98	Meeting Check	WATER OPERATING	13894	02/12/2026	\$4,601.64

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26-00173	J0160	J SWANTON FUEL OIL CO., INC.	Borough Fleet Fuel	12	Borough Fleet Fuel JAN 29	\$2,671.66	Meeting Check	WATER OPERATING	13894	02/12/2026	\$4,601.64
26-00174	R0081	RED BANK SELF STORAGE	Storage Unit-DPW 1020	2	Storage Unit-DPW 1020-JAN	\$401.00	Meeting Check	CURRENT -VALLEY	24077	02/12/2026	\$1,532.00
26-00174	R0081	RED BANK SELF STORAGE	Storage Unit-DPW 1020	3	Storage Unit-DPW 1020-FEB	\$401.00	Meeting Check	CURRENT -VALLEY	24077	02/12/2026	\$1,532.00
26-00178	M0401	MAZZA MULCH INC	open for brush & leaf disposal	2	open for brush disposal 1/7	\$2,640.00	Meeting Check	CURRENT -VALLEY	24064	02/12/2026	\$11,160.00
26-00178	M0401	MAZZA MULCH INC	open for brush & leaf disposal	3	open for brush disposal 1/14	\$3,120.00	Meeting Check	CURRENT -VALLEY	24064	02/12/2026	\$11,160.00
26-00178	M0401	MAZZA MULCH INC	open for brush & leaf disposal	4	open for brush disposal 1/21	\$1,680.00	Meeting Check	CURRENT -VALLEY	24064	02/12/2026	\$11,160.00
26-00178	M0401	MAZZA MULCH INC	open for brush & leaf disposal	5	open for brush disposal 1/28	\$1,800.00	Meeting Check	CURRENT -VALLEY	24064	02/12/2026	\$11,160.00
26-00179	M0401	MAZZA MULCH INC	brush disposal 90 Bank St	1	brush disposal 90 Bank St	\$1,350.00	Meeting Check	TRUST ACCOUNT	6373	02/12/2026	\$1,350.00
26-00180	S0365	SUPREME CONDITIONING SYSTEM IN	defective thermostat library	1	defective thermostat library	\$245.00	Meeting Check	CURRENT -VALLEY	24084	02/12/2026	\$6,250.00
26-00181	S0365	SUPREME CONDITIONING SYSTEM IN	con.waterpump #4 cooling tower	1	con.waterpump #4 cooling tower	\$285.00	Meeting Check	CURRENT -VALLEY	24084	02/12/2026	\$6,250.00
26-00182	G0159	GOLD TYPE BUSINESS MACHINES	E-Ticketing Oct 01-Dec 31 2025	1	Police	\$197.40	Manual Check	PARKNG OPER VAL	3466	01/23/2026	\$934.85
26-00182	G0159	GOLD TYPE BUSINESS MACHINES	E-Ticketing Oct 01-Dec 31 2025	2	parking	\$737.45	Manual Check	PARKNG OPER VAL	3466	01/23/2026	\$934.85
26-00183	A0253A	AMAZON CAPITAL SERVICES	Pooper scooper dog waste	1	Pooper scooper dog waste	\$84.95	Meeting Check	CURRENT -VALLEY	24033	02/12/2026	\$1,483.23
26-00185	S0365	SUPREME CONDITIONING SYSTEM IN	new belt-trane heat pump	1	new belt-trane heat pump	\$540.00	Meeting Check	CURRENT -VALLEY	24084	02/12/2026	\$6,250.00
26-00187	S0365	SUPREME CONDITIONING SYSTEM IN	repair tube heater in tank rm	1	repair tube heater in tank rm	\$2,180.00	Meeting Check	CURRENT -VALLEY	24084	02/12/2026	\$6,250.00
26-00188	D0331	DELISA DEMOLITION INC	HHW Tipping Fees	2	HHW Tipping Fees JANUARY 15	\$20,117.68	Meeting Check	CURRENT -VALLEY	24045	02/12/2026	\$109,847.69
26-00189	D0331	DELISA DEMOLITION INC	Recycling Tax HHW	2	Recycling Tax HHW JANUARY 15	\$676.68	Meeting Check	CURRENT -VALLEY	24045	02/12/2026	\$109,847.69
26-00190	S0027	SEABOARD WELDING SUPPLY INC	Garage Rental Tank & supplies	2	Garage Rental/Tank supp 1/31	\$91.45	Meeting Check	CURRENT -VALLEY	24106	02/12/2026	\$91.45
26-00191	R0179	E RUNYON T/A AQUATIC SERV	open for water sampling	2	open for water sampling 1/30	\$3,445.00	Meeting Check	WATER OPERATING	13895	02/12/2026	\$4,950.00
26-00191	R0179	E RUNYON T/A AQUATIC SERV	open for water sampling	3	open for water sampling 1/30	\$1,505.00	Meeting Check	WATER OPERATING	13895	02/12/2026	\$4,950.00
26-00194	C0396	CLUCK-U CHICKEN	10/10 prisoner meals	1	25-16436 # 13	\$10.00	Meeting Check	CURRENT -VALLEY	24044	02/12/2026	\$100.00
26-00194	C0396	CLUCK-U CHICKEN	10/10 prisoner meals	2	25-16561 # 38	\$10.00	Meeting Check	CURRENT -VALLEY	24044	02/12/2026	\$100.00
26-00194	C0396	CLUCK-U CHICKEN	10/10 prisoner meals	3	25-16290 # 79	\$10.00	Meeting Check	CURRENT -VALLEY	24044	02/12/2026	\$100.00
26-00194	C0396	CLUCK-U CHICKEN	10/10 prisoner meals	4	25-12481 # 79	\$10.00	Meeting Check	CURRENT -VALLEY	24044	02/12/2026	\$100.00
26-00194	C0396	CLUCK-U CHICKEN	10/10 prisoner meals	5	25-12781 # 71	\$10.00	Meeting Check	CURRENT -VALLEY	24044	02/12/2026	\$100.00
26-00194	C0396	CLUCK-U CHICKEN	10/10 prisoner meals	6	25-15425 # 77	\$10.00	Meeting Check	CURRENT -VALLEY	24044	02/12/2026	\$100.00
26-00194	C0396	CLUCK-U CHICKEN	10/10 prisoner meals	7	25-11912 # 67	\$10.00	Meeting Check	CURRENT -VALLEY	24044	02/12/2026	\$100.00
26-00194	C0396	CLUCK-U CHICKEN	10/10 prisoner meals	8	25-11363 # 48	\$10.00	Meeting Check	CURRENT -VALLEY	24044	02/12/2026	\$100.00
26-00194	C0396	CLUCK-U CHICKEN	10/10 prisoner meals	9	25-11868 #24	\$10.00	Meeting Check	CURRENT -VALLEY	24044	02/12/2026	\$100.00
26-00194	C0396	CLUCK-U CHICKEN	10/10 prisoner meals	10	26-00504 # 29	\$10.00	Meeting Check	CURRENT -VALLEY	24044	02/12/2026	\$100.00
26-00195	M0402	MAZZA RECYCLING SERVICES LTD	RECYCLING DISPOSAL SERVICES	2	RECYCLING SVCS 12/31	\$181.40	Meeting Check	CURRENT -VALLEY	24096	02/12/2026	\$181.40
26-00195	M0402	MAZZA RECYCLING SERVICES LTD	RECYCLING DISPOSAL SERVICES	3	RECYCLING SVCS 1/31	\$294.05	Meeting Check	CURRENT -VALLEY	24105	02/12/2026	\$294.05
26-00201	S0207A	SCIENTIFIC WATER	quarterly water guard services	2	WATER GD SVCS-QTR 1	\$1,086.00	Meeting Check	CURRENT -VALLEY	24083	02/12/2026	\$1,086.00
26-00202	T0186	TSI	FIT TESTER CALIBRATION	1	FIT TESTER CALIBRATION	\$1,110.00	Meeting Check	CURRENT -VALLEY	24089	02/12/2026	\$1,159.83
26-00202	T0186	TSI	FIT TESTER CALIBRATION	2	SHIPPING	\$49.83	Meeting Check	CURRENT -VALLEY	24089	02/12/2026	\$1,159.83
26-00204	J0118	JESCO	#40 steering gear & O rings	1	#40 steering gear & O rings	\$2,623.91	Meeting Check	CURRENT -VALLEY	24103	02/12/2026	\$2,653.26
26-00204	J0118	JESCO	#40 steering gear & O rings	2	T77857 O-Ring	\$2.29	Meeting Check	CURRENT -VALLEY	24103	02/12/2026	\$2,653.26
26-00204	J0118	JESCO	#40 steering gear & O rings	3	R26375 O-Ring	\$12.20	Meeting Check	CURRENT -VALLEY	24103	02/12/2026	\$2,653.26
26-00204	J0118	JESCO	#40 steering gear & O rings	4	T77932 O-Ring	\$3.82	Meeting Check	CURRENT -VALLEY	24103	02/12/2026	\$2,653.26
26-00204	J0118	JESCO	#40 steering gear & O rings	5	T77858 O-Ring	\$2.62	Meeting Check	CURRENT -VALLEY	24103	02/12/2026	\$2,653.26
26-00204	J0118	JESCO	#40 steering gear & O rings	6	T77613 O-Ring	\$6.75	Meeting Check	CURRENT -VALLEY	24103	02/12/2026	\$2,653.26
26-00204	J0118	JESCO	#40 steering gear & O rings	7	R28782 O-Ring	\$1.67	Meeting Check	CURRENT -VALLEY	24103	02/12/2026	\$2,653.26
26-00206	N0154	NEW JERSEY PLANNING OFFICIALS	Mandatory Training - Member	1	Mandatory Training - DC	\$95.00	Meeting Check	CURRENT -VALLEY	24069	02/12/2026	\$435.00
26-00206	N0154	NEW JERSEY PLANNING OFFICIALS	Mandatory Training - Member	2	Mandatory Training - RF	\$95.00	Meeting Check	CURRENT -VALLEY	24069	02/12/2026	\$435.00
26-00206	N0154	NEW JERSEY PLANNING OFFICIALS	Mandatory Training - Member	3	Mandatory Training - JG	\$95.00	Meeting Check	CURRENT -VALLEY	24069	02/12/2026	\$435.00
26-00206	N0154	NEW JERSEY PLANNING OFFICIALS	Mandatory Training - Member	4	Books for Training	\$150.00	Meeting Check	CURRENT -VALLEY	24069	02/12/2026	\$435.00
26-00207	L0222	LECKSTEIN & LECKSTEIN	PB Legal Services - Jan	1	Resolution - Rehab Designation	\$200.00	Meeting Check	CURRENT -VALLEY	24059	02/12/2026	\$1,000.00
26-00207	L0222	LECKSTEIN & LECKSTEIN	PB Legal Services - Jan	2	PB Meeting Attendance - Jan	\$400.00	Meeting Check	CURRENT -VALLEY	24059	02/12/2026	\$1,000.00
26-00207	L0222	LECKSTEIN & LECKSTEIN	PB Legal Services - Jan	3	Proj Escrow Billing PR15852	\$400.00	Meeting Check	DEVESCROW2RIVER	2037	02/12/2026	\$400.00
26-00208	K0022	KEVIN E KENNEDY ESQ	ZBA Legal Services	1	Proj Escrow Billing ZR15870	\$494.00	Meeting Check	DEVESCROW2RIVER	2036	02/12/2026	\$871.00
26-00208	K0022	KEVIN E KENNEDY ESQ	ZBA Legal Services	2	Proj Escrow Billing ZR16231	\$325.00	Meeting Check	DEVESCROW2RIVER	2036	02/12/2026	\$871.00
26-00208	K0022	KEVIN E KENNEDY ESQ	ZBA Legal Services	3	ZBA Legal Services - Nov	\$598.00	Meeting Check	CURRENT -VALLEY	24057	02/12/2026	\$5,434.00
26-00208	K0022	KEVIN E KENNEDY ESQ	ZBA Legal Services	4	ZBA Litigation Outfront	\$1,950.00	Meeting Check	CURRENT -VALLEY	24057	02/12/2026	\$5,434.00
26-00210	A0188	AYERS DISTRIBUTING CO.	EASTER EGGS	1	TOY-FILLED PLASTIC EGGS	\$1,043.00	Meeting Check	CURRENT -VALLEY	24031	02/12/2026	\$2,380.00

February 12, 2026 Bill List - Borough of Red Bank

PO #	Vendor Id	Vendor Name	Purchase Order Description	PO Item #	PO Item Description	PO Item \$	Check Type	Checking Account	Check		Amount
									Number	Check Date	
26-00210	A0188	AYERS DISTRIBUTING CO.	EASTER EGGS	2	CANDY-FILLED PLASTIC EGGS	\$1,043.00	Meeting Check	CURRENT -VALLEY	24031	02/12/2026	\$2,380.00
26-00210	A0188	AYERS DISTRIBUTING CO.	EASTER EGGS	3	TOY-FILLED EGGS	\$147.00	Meeting Check	CURRENT -VALLEY	24031	02/12/2026	\$2,380.00
26-00210	A0188	AYERS DISTRIBUTING CO.	EASTER EGGS	4	CANDY-FILLED EGGS	\$147.00	Meeting Check	CURRENT -VALLEY	24031	02/12/2026	\$2,380.00
26-00211	S0009	SHREWSBURY AUTO PARTS INC	BLANKET PO FOR PARTS-BLDG DEPT	2	BLANKET PO FOR PARTS-1/26	\$28.12	Meeting Check	CURRENT -VALLEY	24079	02/12/2026	\$37.12
26-00213	F0218	FERGUSON WATERWORKS #920	Valve Covers & Stock-Delivery	1	Valve Covers & Stock	\$406.70	Meeting Check	WATER OPERATING	13892	02/12/2026	\$526.70
26-00213	F0218	FERGUSON WATERWORKS #920	Valve Covers & Stock-Delivery	2	Delivery	\$120.00	Meeting Check	WATER OPERATING	13892	02/12/2026	\$526.70
26-00224	B0295	BLOODGOOD LAW ENF TRAINING GRP	class/John Camarca 3/24/26	1	class/John Camarca 3/24/26	\$195.00	Meeting Check	CURRENT -VALLEY	24039	02/12/2026	\$195.00
26-00225	H0079A	TED HALL LOCKSMITH INC.	locker repair	1	locker repair Inv# 127078	\$150.00	Meeting Check	CURRENT -VALLEY	24052	02/12/2026	\$150.00
26-00226	W0070	KEVIN P WIGENTON ESQ	PUBLIC DEFENDER/JAN-FEB 2026	2	PUBLIC DEFENDER/JAN 2026	\$2,450.00	Meeting Check	CURRENT -VALLEY	24092	02/12/2026	\$2,450.00
26-00228	N0003	NJIB	NJIB 2022A2 DEBT SVC-2/1/26	1	NJIB 2022A2 DEBT SVC-PRINCIPAL	\$13,561.00	Manual Check	WIRE	888377	01/30/2026	\$31,447.32
26-00228	N0003	NJIB	NJIB 2022A2 DEBT SVC-2/1/26	2	NJIB 2022A2 DEBT SVC-INTEREST	\$2,791.67	Manual Check	WIRE	888377	01/30/2026	\$31,447.32
26-00228	N0003	NJIB	NJIB 2022A2 DEBT SVC-2/1/26	3	NJIB 2022A2 DEBT SVC-ACC'D INT	\$13,958.33	Manual Check	WIRE	888377	01/30/2026	\$31,447.32
26-00228	N0003	NJIB	NJIB 2022A2 DEBT SVC-2/1/26	4	NJIB 2022A2 DEBT SVC-ADMIN FEE	\$1,136.32	Manual Check	WIRE	888377	01/30/2026	\$31,447.32
26-00230	P0190	PAPER ROLL PRODUCTS LLC	60mm X 640' Thermal Paper	1	60mm X 640' Thermal Paper	\$2,395.00	Meeting Check	PARKNG OPER VAL	3478	02/12/2026	\$2,395.00
26-00231	D0331	DELISA DEMOLITION INC	WASTE SVCS-FEB 2026 RES 26-35	1	WASTE SVCS-FEB 2026 RES 26-35	\$88,833.33	Meeting Check	CURRENT -VALLEY	24045	02/12/2026	\$109,847.69
26-00231	D0331	DELISA DEMOLITION INC	WASTE SVCS-FEB 2026 RES 26-35	2	WASTE SVCS-FEB 2026-ALLEN PL	\$220.00	Meeting Check	CURRENT -VALLEY	24045	02/12/2026	\$109,847.69
26-00232	I0094	IMMEDIATE CARE WALK-IN MANAGE	PRE-MEMBER PHYSICAL-FIRE DEPT	1	PRE-MEMBER PHYS-N.BARTH	\$125.00	Manual Check	CURRENT -VALLEY	24007	01/23/2026	\$375.00
26-00232	I0094	IMMEDIATE CARE WALK-IN MANAGE	PRE-MEMBER PHYSICAL-FIRE DEPT	2	PRE-MEMBER PHYS-A.PUGLIANO	\$125.00	Manual Check	CURRENT -VALLEY	24007	01/23/2026	\$375.00
26-00232	I0094	IMMEDIATE CARE WALK-IN MANAGE	PRE-MEMBER PHYSICAL-FIRE DEPT	3	PRE-MEMBER PHYS-N.FACEY BLACK	\$125.00	Manual Check	CURRENT -VALLEY	24007	01/23/2026	\$375.00
26-00233	U0032	UNITED PARCEL SERV STORE 3488	SHIPPING FIRE DEPT-TEST EQUIPT	2	SHIPPING FIRE DEPT-TEST EQUIPT	\$104.49	Meeting Check	CURRENT -VALLEY	24090	02/12/2026	\$104.49
26-00234	S0120	STAR LEDGER	LEGAL NOTICE-2026 MEETINGS	1	LEGAL NOTICE-2026 MEETINGS	\$51.62	Meeting Check	CURRENT -VALLEY	24081	02/12/2026	\$51.62
26-00235	H0187	THE HOSE SHOP	EMERGENCY REPAIRS #27	2	EMERGENCY REPAIRS #31 1/23	\$315.00	Meeting Check	CURRENT -VALLEY	24053	02/12/2026	\$315.00
26-00237	N0011	NEW CORNER RESTAURANT INC	Meals Provided Snow Crew 1/25	3	Meals Provided Snow Crew 1/25	\$547.06	Meeting Check	TRUST ACCOUNT	6375	02/12/2026	\$639.06
26-00237	N0011	NEW CORNER RESTAURANT INC	Meals Provided Snow Crew 1/25	4	Meals Provided Snow Crew 1/25	\$53.44	Meeting Check	CURRENT -VALLEY	24067	02/12/2026	\$53.44
26-00239	E0243	ENGENUITY INFRASTRUCTURE	BODMAN PL FORCE MAIN	1	BODMAN PL FORCE MAIN PAY #3	\$1,170.00	Meeting Check	DEVESCROW2RIVER	2035	02/12/2026	\$1,170.00
26-00241	08057	THE BLUFFS CONDOMINIUM ASSOC	2025 TRASH/LIGHTING REIMB	1	2025 TRASH/LIGHTING REIMB	\$4,719.06	Meeting Check	CURRENT -VALLEY	24027	02/12/2026	\$7,018.45
26-00241	08057	THE BLUFFS CONDOMINIUM ASSOC	2025 TRASH/LIGHTING REIMB	2	2025 TRASH/LIGHTING REIMB	\$2,299.39	Meeting Check	CURRENT -VALLEY	24027	02/12/2026	\$7,018.45
26-00242	P0140	RESERVE ACCOUNT	POSTAGE RESERVE/4Q 2025	1	BLDG POSTAGE/4Q 2025	\$200.00	Manual Check	CURRENT -VALLEY	24014	01/23/2026	\$3,217.00
26-00242	P0140	RESERVE ACCOUNT	POSTAGE RESERVE/4Q 2025	2	CLERK POSTAGE/4Q 2025	\$103.00	Manual Check	CURRENT -VALLEY	24014	01/23/2026	\$3,217.00
26-00242	P0140	RESERVE ACCOUNT	POSTAGE RESERVE/4Q 2025	3	CODE POSTAGE/4Q 2025	\$104.00	Manual Check	CURRENT -VALLEY	24014	01/23/2026	\$3,217.00
26-00242	P0140	RESERVE ACCOUNT	POSTAGE RESERVE/4Q 2025	4	COURT POSTAGE/4Q 2025	\$834.00	Manual Check	CURRENT -VALLEY	24014	01/23/2026	\$3,217.00
26-00242	P0140	RESERVE ACCOUNT	POSTAGE RESERVE/4Q 2025	5	DPW POSTAGE/4Q 2025	\$4.00	Manual Check	CURRENT -VALLEY	24014	01/23/2026	\$3,217.00
26-00242	P0140	RESERVE ACCOUNT	POSTAGE RESERVE/4Q 2025	6	FINANCE POSTAGE/4Q 2025	\$526.00	Manual Check	CURRENT -VALLEY	24014	01/23/2026	\$3,217.00
26-00242	P0140	RESERVE ACCOUNT	POSTAGE RESERVE/4Q 2025	7	FIRE MARSHAL POSTAGE/4Q 2025	\$30.00	Manual Check	CURRENT -VALLEY	24014	01/23/2026	\$3,217.00
26-00242	P0140	RESERVE ACCOUNT	POSTAGE RESERVE/4Q 2025	8	RECREATION POSTAGE/4Q 2025	\$49.00	Manual Check	CURRENT -VALLEY	24014	01/23/2026	\$3,217.00
26-00242	P0140	RESERVE ACCOUNT	POSTAGE RESERVE/4Q 2025	9	PLANNING POSTAGE/4Q 2025	\$127.00	Manual Check	CURRENT -VALLEY	24014	01/23/2026	\$3,217.00
26-00242	P0140	RESERVE ACCOUNT	POSTAGE RESERVE/4Q 2025	10	ZONING POSTAGE/4Q 2025	\$127.00	Manual Check	CURRENT -VALLEY	24014	01/23/2026	\$3,217.00
26-00242	P0140	RESERVE ACCOUNT	POSTAGE RESERVE/4Q 2025	11	POLICE POSTAGE/4Q 2025	\$163.00	Manual Check	CURRENT -VALLEY	24014	01/23/2026	\$3,217.00
26-00242	P0140	RESERVE ACCOUNT	POSTAGE RESERVE/4Q 2025	12	TAX POSTAGE/4Q 2025	\$697.00	Manual Check	CURRENT -VALLEY	24014	01/23/2026	\$3,217.00
26-00242	P0140	RESERVE ACCOUNT	POSTAGE RESERVE/4Q 2025	13	VITAL STAT POSTAGE/4Q 2025	\$253.00	Manual Check	CURRENT -VALLEY	24014	01/23/2026	\$3,217.00
26-00242	P0140	RESERVE ACCOUNT	POSTAGE RESERVE/4Q 2025	14	WATER/SEWER POSTAGE/4Q 2025	\$3,558.00	Manual Check	WATER OPERATING	13873	01/23/2026	\$3,558.00
26-00243	C0345	CIVICPLUS	WEBSITE WORKFLOW PLAT-FOIA 26	1	WEBSITE HOST-FOIA WORK PLATFOR	\$9,626.48	Manual Check	CURRENT -VALLEY	24009	01/23/2026	\$9,626.48
26-00243	C0345	CIVICPLUS	WEBSITE WORKFLOW PLAT-FOIA 26	2	WEBSITE HOST-FOIA WORK PLATFOR	\$3,077.43	Manual Check	WATER OPERATING	13872	01/23/2026	\$3,077.43
26-00243	C0345	CIVICPLUS	WEBSITE WORKFLOW PLAT-FOIA 26	3	WEBSITE HOST-FOIA WORK PLATFOR	\$888.97	Manual Check	PARKNG OPER VAL	3467	01/23/2026	\$888.97
26-00245	T0004	T&M ASSOCIATES	Proj Escrow Billing	1	Proj Escrow Billing PR15454	\$219.00	Meeting Check	DEVESCROW2RIVER	2039	02/12/2026	\$19,711.47
26-00245	T0004	T&M ASSOCIATES	Proj Escrow Billing	2	Proj Escrow Billing PR15895	\$806.25	Meeting Check	DEVESCROW2RIVER	2039	02/12/2026	\$19,711.47
26-00245	T0004	T&M ASSOCIATES	Proj Escrow Billing	3	Proj Escrow Billing PR15920	\$321.00	Meeting Check	DEVESCROW2RIVER	2039	02/12/2026	\$19,711.47
26-00245	T0004	T&M ASSOCIATES	Proj Escrow Billing	4	Proj Escrow Billing ZR15934	\$519.00	Meeting Check	DEVESCROW2RIVER	2039	02/12/2026	\$19,711.47
26-00245	T0004	T&M ASSOCIATES	Proj Escrow Billing	5	Proj Escrow Billing PR16237	\$2,296.50	Meeting Check	DEVESCROW2RIVER	2039	02/12/2026	\$19,711.47
26-00245	T0004	T&M ASSOCIATES	Proj Escrow Billing	6	Proj Escrow Billing PR15787	\$109.50	Meeting Check	DEVESCROW2RIVER	2039	02/12/2026	\$19,711.47
26-00245	T0004	T&M ASSOCIATES	Proj Escrow Billing	7	Proj Escrow Billing ZR15787	\$234.00	Meeting Check	DEVESCROW2RIVER	2039	02/12/2026	\$19,711.47
26-00245	T0004	T&M ASSOCIATES	Proj Escrow Billing	8	Proj Escrow Billing ZR15870	\$219.00	Meeting Check	DEVESCROW2RIVER	2039	02/12/2026	\$19,711.47
26-00245	T0004	T&M ASSOCIATES	Proj Escrow Billing	9	Proj Escrow Billing PR16348	\$408.00	Meeting Check	DEVESCROW2RIVER	2039	02/12/2026	\$19,711.47
26-00245	T0004	T&M ASSOCIATES	Proj Escrow Billing	10	Proj Escrow Billing ZR16267	\$387.00	Meeting Check	DEVESCROW2RIVER	2039	02/12/2026	\$19,711.47

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PO #	Vendor Id	Vendor Name	Purchase Order Description	PO Item #	PO Item Description	PO Item \$	Check Type	Checking Account	Check		
									Number	Check Date	Amount
26-00245	T0004	T&M ASSOCIATES	Proj Escrow Billing	11	Proj Escrow Billing ZI12059A	\$1,641.00	Meeting Check	DEVESCROW2RIVER	2039	02/12/2026	\$19,711.47
26-00245	T0004	T&M ASSOCIATES	Proj Escrow Billing	12	Proj Escrow Billing PR13263	\$109.50	Meeting Check	DEVESCROW2RIVER	2039	02/12/2026	\$19,711.47
26-00245	T0004	T&M ASSOCIATES	Proj Escrow Billing	13	Proj Escrow Billing PR15585	\$2,232.75	Meeting Check	DEVESCROW2RIVER	2039	02/12/2026	\$19,711.47
26-00245	T0004	T&M ASSOCIATES	Proj Escrow Billing	14	Proj Escrow Billing ZR16015	\$153.00	Meeting Check	DEVESCROW2RIVER	2039	02/12/2026	\$19,711.47
26-00245	T0004	T&M ASSOCIATES	Proj Escrow Billing	15	Proj Escrow Billing PR15895	\$765.00	Meeting Check	DEVESCROW2RIVER	2039	02/12/2026	\$19,711.47
26-00245	T0004	T&M ASSOCIATES	Proj Escrow Billing	16	Proj Escrow Billing ZR15934	\$2,756.16	Meeting Check	DEVESCROW2RIVER	2039	02/12/2026	\$19,711.47
26-00245	T0004	T&M ASSOCIATES	Proj Escrow Billing	17	Proj Escrow Billing PR15852	\$948.77	Meeting Check	DEVESCROW2RIVER	2039	02/12/2026	\$19,711.47
26-00245	T0004	T&M ASSOCIATES	Proj Escrow Billing	18	Proj Escrow Billing PR16237	\$978.77	Meeting Check	DEVESCROW2RIVER	2039	02/12/2026	\$19,711.47
26-00245	T0004	T&M ASSOCIATES	Proj Escrow Billing	19	Proj Escrow Billing ZR15787	\$828.75	Meeting Check	DEVESCROW2RIVER	2039	02/12/2026	\$19,711.47
26-00245	T0004	T&M ASSOCIATES	Proj Escrow Billing	20	Proj Escrow Billing ZR16267	\$1,066.52	Meeting Check	DEVESCROW2RIVER	2039	02/12/2026	\$19,711.47
26-00245	T0004	T&M ASSOCIATES	Proj Escrow Billing	21	Proj Escrow Billing ZI12059A	\$2,712.00	Meeting Check	DEVESCROW2RIVER	2039	02/12/2026	\$19,711.47
26-00245	T0004	T&M ASSOCIATES	Proj Escrow Billing	22	PB Engineering Service - Dec	\$450.00	Meeting Check	CURRENT -VALLEY	24086	02/12/2026	\$450.00
26-00247	M0202	MONMOUTH COUNTY SPCA	MONTHLY ANIMAL CONTROL- DEC	1	MONTHLY ANIMAL CONT-DEC 1 of 2	\$3,216.00	Meeting Check	CURRENT -VALLEY	24060	02/12/2026	\$3,216.00
26-00247	M0202	MONMOUTH COUNTY SPCA	MONTHLY ANIMAL CONTROL- DEC	2	MONTHLY ANIMAL CONT-DEC 2 of 2	\$1,728.00	Meeting Check	DOG LICENSE AC	2207	02/12/2026	\$1,953.00
26-00247	M0202	MONMOUTH COUNTY SPCA	MONTHLY ANIMAL CONTROL- DEC	3	CATS/KITTENS-DEC	\$225.00	Meeting Check	DOG LICENSE AC	2207	02/12/2026	\$1,953.00
26-00251	A0253A	AMAZON CAPITAL SERVICES	ENVELOPES/TAGS-TOW KEYS	1	TAGS-TOW KEYS	\$37.96	Meeting Check	CURRENT -VALLEY	24033	02/12/2026	\$1,483.23
26-00251	A0253A	AMAZON CAPITAL SERVICES	ENVELOPES/TAGS-TOW KEYS	2	ENVELOPES-TOW KEYS	\$100.36	Meeting Check	CURRENT -VALLEY	24033	02/12/2026	\$1,483.23
26-00252	B0019	BOROUGH OF RED BANK,PAYROLL AC	1/30/2026	1	1/30/2026	\$12,154.29	Manual Check	CURRENT -VALLEY	24018	01/27/2026	\$481,730.80
26-00252	B0019	BOROUGH OF RED BANK,PAYROLL AC	1/30/2026	2	1/30/2026	\$68.68	Manual Check	CURRENT -VALLEY	24018	01/27/2026	\$481,730.80
26-00252	B0019	BOROUGH OF RED BANK,PAYROLL AC	1/30/2026	3	1/30/2026	\$9,008.55	Manual Check	CURRENT -VALLEY	24018	01/27/2026	\$481,730.80
26-00252	B0019	BOROUGH OF RED BANK,PAYROLL AC	1/30/2026	4	1/30/2026	\$861.64	Manual Check	CURRENT -VALLEY	24018	01/27/2026	\$481,730.80
26-00252	B0019	BOROUGH OF RED BANK,PAYROLL AC	1/30/2026	5	1/30/2026	\$9,813.49	Manual Check	CURRENT -VALLEY	24018	01/27/2026	\$481,730.80
26-00252	B0019	BOROUGH OF RED BANK,PAYROLL AC	1/30/2026	6	1/30/2026	\$2,987.30	Manual Check	CURRENT -VALLEY	24018	01/27/2026	\$481,730.80
26-00252	B0019	BOROUGH OF RED BANK,PAYROLL AC	1/30/2026	7	1/30/2026	\$4,606.70	Manual Check	CURRENT -VALLEY	24018	01/27/2026	\$481,730.80
26-00252	B0019	BOROUGH OF RED BANK,PAYROLL AC	1/30/2026	8	1/30/2026	\$3,145.66	Manual Check	CURRENT -VALLEY	24018	01/27/2026	\$481,730.80
26-00252	B0019	BOROUGH OF RED BANK,PAYROLL AC	1/30/2026	9	1/30/2026	\$3,145.64	Manual Check	CURRENT -VALLEY	24018	01/27/2026	\$481,730.80
26-00252	B0019	BOROUGH OF RED BANK,PAYROLL AC	1/30/2026	10	1/30/2026	\$10,667.39	Manual Check	CURRENT -VALLEY	24018	01/27/2026	\$481,730.80
26-00252	B0019	BOROUGH OF RED BANK,PAYROLL AC	1/30/2026	11	1/30/2026	\$303.01	Manual Check	CURRENT -VALLEY	24018	01/27/2026	\$481,730.80
26-00252	B0019	BOROUGH OF RED BANK,PAYROLL AC	1/30/2026	12	1/30/2026	\$15,051.81	Manual Check	CURRENT -VALLEY	24018	01/27/2026	\$481,730.80
26-00252	B0019	BOROUGH OF RED BANK,PAYROLL AC	1/30/2026	13	1/30/2026	\$2,528.81	Manual Check	CURRENT -VALLEY	24018	01/27/2026	\$481,730.80
26-00252	B0019	BOROUGH OF RED BANK,PAYROLL AC	1/30/2026	14	1/30/2026	\$225,091.57	Manual Check	CURRENT -VALLEY	24018	01/27/2026	\$481,730.80
26-00252	B0019	BOROUGH OF RED BANK,PAYROLL AC	1/30/2026	15	1/30/2026	\$1,306.66	Manual Check	CURRENT -VALLEY	24018	01/27/2026	\$481,730.80
26-00252	B0019	BOROUGH OF RED BANK,PAYROLL AC	1/30/2026	16	1/30/2026	\$60.48	Manual Check	CURRENT -VALLEY	24018	01/27/2026	\$481,730.80
26-00252	B0019	BOROUGH OF RED BANK,PAYROLL AC	1/30/2026	17	1/30/2026	\$13,328.75	Manual Check	CURRENT -VALLEY	24018	01/27/2026	\$481,730.80
26-00252	B0019	BOROUGH OF RED BANK,PAYROLL AC	1/30/2026	18	1/30/2026	\$166.62	Manual Check	CURRENT -VALLEY	24018	01/27/2026	\$481,730.80
26-00252	B0019	BOROUGH OF RED BANK,PAYROLL AC	1/30/2026	19	1/30/2026	\$10,328.82	Manual Check	CURRENT -VALLEY	24018	01/27/2026	\$481,730.80
26-00252	B0019	BOROUGH OF RED BANK,PAYROLL AC	1/30/2026	20	1/30/2026	\$2,580.00	Manual Check	CURRENT -VALLEY	24018	01/27/2026	\$481,730.80
26-00252	B0019	BOROUGH OF RED BANK,PAYROLL AC	1/30/2026	21	1/30/2026	\$1,774.08	Manual Check	CURRENT -VALLEY	24018	01/27/2026	\$481,730.80
26-00252	B0019	BOROUGH OF RED BANK,PAYROLL AC	1/30/2026	22	1/30/2026	\$4,513.10	Manual Check	CURRENT -VALLEY	24018	01/27/2026	\$481,730.80
26-00252	B0019	BOROUGH OF RED BANK,PAYROLL AC	1/30/2026	23	1/30/2026	\$174.55	Manual Check	CURRENT -VALLEY	24018	01/27/2026	\$481,730.80
26-00252	B0019	BOROUGH OF RED BANK,PAYROLL AC	1/30/2026	24	1/30/2026	\$283.29	Manual Check	CURRENT -VALLEY	24018	01/27/2026	\$481,730.80
26-00252	B0019	BOROUGH OF RED BANK,PAYROLL AC	1/30/2026	25	1/30/2026	\$283.29	Manual Check	CURRENT -VALLEY	24018	01/27/2026	\$481,730.80
26-00252	B0019	BOROUGH OF RED BANK,PAYROLL AC	1/30/2026	26	1/30/2026	\$39,061.85	Manual Check	CURRENT -VALLEY	24018	01/27/2026	\$481,730.80
26-00252	B0019	BOROUGH OF RED BANK,PAYROLL AC	1/30/2026	27	1/30/2026	\$4,847.56	Manual Check	CURRENT -VALLEY	24018	01/27/2026	\$481,730.80
26-00252	B0019	BOROUGH OF RED BANK,PAYROLL AC	1/30/2026	28	1/30/2026	\$22,387.85	Manual Check	CURRENT -VALLEY	24018	01/27/2026	\$481,730.80
26-00252	B0019	BOROUGH OF RED BANK,PAYROLL AC	1/30/2026	29	1/30/2026	\$2,738.11	Manual Check	CURRENT -VALLEY	24018	01/27/2026	\$481,730.80
26-00252	B0019	BOROUGH OF RED BANK,PAYROLL AC	1/30/2026	30	1/30/2026	\$15,229.49	Manual Check	CURRENT -VALLEY	24018	01/27/2026	\$481,730.80
26-00252	B0019	BOROUGH OF RED BANK,PAYROLL AC	1/30/2026	31	1/30/2026	\$492.72	Manual Check	CURRENT -VALLEY	24018	01/27/2026	\$481,730.80
26-00252	B0019	BOROUGH OF RED BANK,PAYROLL AC	1/30/2026	32	1/30/2026	\$25,232.15	Manual Check	CURRENT -VALLEY	24018	01/27/2026	\$481,730.80
26-00252	B0019	BOROUGH OF RED BANK,PAYROLL AC	1/30/2026	33	1/30/2026	\$12,799.41	Manual Check	CURRENT -VALLEY	24018	01/27/2026	\$481,730.80
26-00252	B0019	BOROUGH OF RED BANK,PAYROLL AC	1/30/2026	34	1/30/2026	\$563.64	Manual Check	CURRENT -VALLEY	24018	01/27/2026	\$481,730.80
26-00252	B0019	BOROUGH OF RED BANK,PAYROLL AC	1/30/2026	35	1/30/2026	\$23,584.85	Manual Check	CURRENT -VALLEY	24018	01/27/2026	\$481,730.80
26-00252	B0019	BOROUGH OF RED BANK,PAYROLL AC	1/30/2026	36	1/30/2026	\$558.99	Manual Check	CURRENT -VALLEY	24018	01/27/2026	\$481,730.80
26-00253	B0019	BOROUGH OF RED BANK,PAYROLL AC	1/30/2026	1	1/30/2026	\$34,192.30	Manual Check	WATER OPERATING	13875	01/27/2026	\$39,019.88

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PO #	Vendor Id	Vendor Name	Purchase Order Description	PO Item #	PO Item Description	PO Item \$	Check Type	Checking Account	Check		
									Number	Check Date	Amount
26-00253	B0019	BOROUGH OF RED BANK,PAYROLL AC	1/30/2026	2	1/30/2026	\$2,578.05	Manual Check	WATER OPERATING	13875	01/27/2026	\$39,019.88
26-00253	B0019	BOROUGH OF RED BANK,PAYROLL AC	1/30/2026	3	1/30/2026	\$2,249.53	Manual Check	WATER OPERATING	13875	01/27/2026	\$39,019.88
26-00254	B0019	BOROUGH OF RED BANK,PAYROLL AC	1/30/2026	1	1/30/2026	\$19,471.50	Manual Check	PARKNG OPER VAL	3468	01/27/2026	\$21,409.00
26-00254	B0019	BOROUGH OF RED BANK,PAYROLL AC	1/30/2026	2	1/30/2026	\$240.11	Manual Check	PARKNG OPER VAL	3468	01/27/2026	\$21,409.00
26-00254	B0019	BOROUGH OF RED BANK,PAYROLL AC	1/30/2026	3	1/30/2026	\$1,697.39	Manual Check	PARKNG OPER VAL	3468	01/27/2026	\$21,409.00
26-00255	B0019	BOROUGH OF RED BANK,PAYROLL AC	1/30/2026	1	1/30/2026	\$13,358.30	Manual Check	GRANT FUND-VNB	2633	01/27/2026	\$13,358.30
26-00256	B0019	BOROUGH OF RED BANK,PAYROLL AC	1/30/2026	1	1/30/2026	\$36,270.00	Manual Check	TRUST ACCOUNT	6367	01/27/2026	\$36,270.00
26-00257	B0019	BOROUGH OF RED BANK,PAYROLL AC	1/30/2026	1	1/30/2026	\$438.52	Manual Check	RCA	2058	01/27/2026	\$438.52
26-00258	S0439	SEE MY LEGACY LLC	COMMUNITY PLATFORM ANNUAL SUB	1	COMMUNITY PLATFORM ANNUAL SUB	\$2,499.00	Manual Check	CURRENT-VALLEY	24020	01/28/2026	\$2,499.00
26-00259	M0402	MAZZA RECYCLING SERVICES LTD	90 Bank St disposal services	1	90 Bank St disposal services	\$7,546.55	Meeting Check	TRUST ACCOUNT	6378	02/12/2026	\$7,546.55
26-00260	M0485	MONMOUTH CONSERVATION FOUND	SUNSET PK-LSRP WRK 11/23-12/20	1	SUNSET PK-LSRP WRK-0497379	\$6,932.50	Meeting Check	CAPITAL ACCOUNT	2738	02/12/2026	\$13,752.50
26-00260	M0485	MONMOUTH CONSERVATION FOUND	SUNSET PK-LSRP WRK 11/23-12/20	2	SUNSET PK-SPRB-0497380	\$1,085.00	Meeting Check	CAPITAL ACCOUNT	2738	02/12/2026	\$13,752.50
26-00261	P0037	POWERHOUSE SIGN WORKS	Permit Hang Tags	1	Permit Hang Tags	\$1,475.00	Meeting Check	PARKNG OPER VAL	3477	02/12/2026	\$2,665.50
26-00264	A0411	VALERIE F.AVRIN, ESQ	substitute judge 1/8/26	1	substitute judge 1/8/26	\$500.00	Meeting Check	CURRENT-VALLEY	24036	02/12/2026	\$500.00
26-00265	S0029	SHREWSBURY OFFICE SUPPLY	4 Name Plates	1	4 Name Plates	\$65.80	Meeting Check	CURRENT-VALLEY	24080	02/12/2026	\$165.67
26-00267	C0321	CME ASSOCIATES	GEN ENGINEERING SVCS-JAN 26	1	GEN ENGINEERING SVCS-JAN 26	\$487.50	Meeting Check	CURRENT-VALLEY	24041	02/12/2026	\$487.50
26-00267	C0321	CME ASSOCIATES	GEN ENGINEERING SVCS-JAN 26	2	ESCROW PROJ BILLING-PR00002	\$6,339.00	Meeting Check	DEVESCROW2RIVER	2034	02/12/2026	\$7,061.75
26-00267	C0321	CME ASSOCIATES	GEN ENGINEERING SVCS-JAN 26	3	ESCROW PROJ BILLING-PR13263	\$48.75	Meeting Check	DEVESCROW2RIVER	2034	02/12/2026	\$7,061.75
26-00267	C0321	CME ASSOCIATES	GEN ENGINEERING SVCS-JAN 26	4	ESCROW PROJ BILLING-ZR13489	\$284.00	Meeting Check	DEVESCROW2RIVER	2034	02/12/2026	\$7,061.75
26-00267	C0321	CME ASSOCIATES	GEN ENGINEERING SVCS-JAN 26	5	ESCROW PROJ BILLING-ZR15133	\$390.00	Meeting Check	DEVESCROW2RIVER	2034	02/12/2026	\$7,061.75
26-00268	M0363	MONMOUTH/OCEAN TCTA	MOTCTA MBSHIP-A.DESHPANDE	1	MOTCTA MBSHIP-A.DESHPANDE	\$80.00	Meeting Check	CURRENT-VALLEY	24063	02/12/2026	\$240.00
26-00269	M0363	MONMOUTH/OCEAN TCTA	MOTCTA MBSHIP for Tom Seaman	1	MOTCTA MBSHIP for Tom Seaman	\$80.00	Meeting Check	CURRENT-VALLEY	24063	02/12/2026	\$240.00
26-00271	M0363	MONMOUTH/OCEAN TCTA	MOTCTA MBSHIP for Claudia	1	MOTCTA MBSHIP for Claudia	\$80.00	Meeting Check	CURRENT-VALLEY	24063	02/12/2026	\$240.00
26-00272	C0330A	CANNON & MCGUINN, LLC.	GENERAL LEGAL SVCS-OCT	1	SSA NEGOTIATIONS/LIBRARY-OCT	\$973.50	Meeting Check	CURRENT-VALLEY	24042	02/12/2026	\$26,600.00
26-00272	C0330A	CANNON & MCGUINN, LLC.	GENERAL LEGAL SVCS-OCT	2	POKU VS RB-OCT	\$2,953.50	Meeting Check	CURRENT-VALLEY	24042	02/12/2026	\$26,600.00
26-00272	C0330A	CANNON & MCGUINN, LLC.	GENERAL LEGAL SVCS-OCT	3	THE GARDEN VS RB-OCT	\$264.00	Meeting Check	CURRENT-VALLEY	24042	02/12/2026	\$26,600.00
26-00273	I0107	INTRON TECHNOLOGY	MONTHLY IT SVCS-DEC 2025	1	MONTHLY IT SVCS-DEC 2025	\$13,626.25	Meeting Check	CURRENT-VALLEY	24054	02/12/2026	\$13,626.25
26-00274	B0280	BRT TECHNOLOGIES, LLC.	ASSESSOR-ANN LICENSE POWERPAD	1	ASSESSOR-ANN LICENSE POWERPAD	\$695.95	Meeting Check	CURRENT-VALLEY	24038	02/12/2026	\$695.95
26-00275	W0006	WESTERN PEST SERVICE LLC	PEST CTRL SNR CTR JANUARY	2	PEST CTRL SNR CTR JANUARY	\$62.82	Meeting Check	GRANT FUND-VNB	2635	02/12/2026	\$62.82
26-00279	M0398	MCMANIMON,SCOTLAND & BAUMANN L	RBHA-EVERGREEN TER-LEGAL-DEC	1	RBHA-EVERGREEN TER-LEGAL-DEC	\$177.00	Meeting Check	CAPITAL ACCOUNT	2737	02/12/2026	\$177.00
26-00280	G0159	GOLD TYPE BUSINESS MACHINES	Infocop application interface	1	NJCRASH 04/10/26-04/10/27	\$1,000.00	Meeting Check	CURRENT-VALLEY	24049	02/12/2026	\$1,000.00
26-00281	NWFINGRP	NW FINANCIAL GROUP LLC	RBHA-FIN ADV SVCS REDEVEL PROJ	1	RBHA-FIN ADV SVCS REDEVEL PROJ	\$1,000.00	Meeting Check	CAPITAL ACCOUNT	2740	02/12/2026	\$2,850.00
26-00281	NWFINGRP	NW FINANCIAL GROUP LLC	RBHA-FIN ADV SVCS REDEVEL PROJ	2	RBHA-FIN ADV SVCS REDEVEL PROJ	\$1,850.00	Meeting Check	CAPITAL ACCOUNT	2740	02/12/2026	\$2,850.00
26-00286	S0170	JOHN H.STAMLER POLICE ACADEMY	Intro to CellularTech&Records	1	C6VLNBF80348225 Cevin Albert	\$30.00	Meeting Check	CURRENT-VALLEY	24082	02/12/2026	\$90.00
26-00286	S0170	JOHN H.STAMLER POLICE ACADEMY	Intro to CellularTech&Records	2	C46XQALK1648665 M. Zadlock	\$30.00	Meeting Check	CURRENT-VALLEY	24082	02/12/2026	\$90.00
26-00286	S0170	JOHN H.STAMLER POLICE ACADEMY	Intro to CellularTech&Records	3	CB611TBH1993898 Shane Dengel	\$30.00	Meeting Check	CURRENT-VALLEY	24082	02/12/2026	\$90.00
26-00287	B0295	BLOODGOOD LAW ENF TRAINING GRP	Patrol response critical incid	1	G. Watson MNMTHPTLRSPNW4BOOD	\$195.00	Meeting Check	CURRENT-VALLEY	24094	02/12/2026	\$585.00
26-00287	B0295	BLOODGOOD LAW ENF TRAINING GRP	Patrol response critical incid	2	J. Quispe MNMTHPTLRSPNW4BOOD	\$195.00	Meeting Check	CURRENT-VALLEY	24094	02/12/2026	\$585.00
26-00287	B0295	BLOODGOOD LAW ENF TRAINING GRP	Patrol response critical incid	3	P. Vescio MNMTHPTLRSPNW4BOOD	\$195.00	Meeting Check	CURRENT-VALLEY	24094	02/12/2026	\$585.00
26-00288	J0045	JCP&L	Various accounts 12/4-1/4	1	Various accounts 12/4-1/4	\$25,546.08	Manual Check	CURRENT-VALLEY	24022	01/28/2026	\$25,546.08
26-00289	J0045	JCP&L	Various accounts 12/4-1/4	1	Various accounts 12/4-1/4	\$11,775.30	Manual Check	WATER OPERATING	13879	01/28/2026	\$11,775.30
26-00290	B0010	VERIZON	acc3951185826000174 1/14-2/13	1	acc3951185826000174 1/14-2/13	\$214.15	Manual Check	WATER OPERATING	13877	01/28/2026	\$281.97
26-00291	B0010	VERIZON	acc#201z029528 1/16-2/15	1	acc#201z029528 1/16-2/15	\$67.82	Manual Check	WATER OPERATING	13877	01/28/2026	\$281.97
26-00292	V0051	VERIZON COMM.	acc#656800361000151 1/17-2/16	1	acc#656800361000151 1/17-2/16	\$179.00	Manual Check	CURRENT-VALLEY	24023	01/28/2026	\$179.00
26-00293	X0004	XFINITY	acc#0167532 1/18-2/17	1	acc#0167532 1/18-2/17	\$354.74	Manual Check	PARKNG OPER VAL	3471	01/28/2026	\$354.74
26-00294	X0004	XFINITY	acc#0162343 1/28-2/27	1	acc#0162343 1/28-2/27	\$568.65	Manual Check	CURRENT-VALLEY	24026	01/28/2026	\$568.65
26-00295	X0004	XFINITY	acc#0029294 1/24-2/23	1	acc#0029294 1/24-2/23	\$165.35	Manual Check	CURRENT-VALLEY	24025	01/28/2026	\$165.35
26-00296	X0004	XFINITY	acc#0112579 1/20-2/19	1	acc#0112579 1/20-2/19	\$156.85	Manual Check	CURRENT-VALLEY	24024	01/28/2026	\$156.85
26-00297	I0107	INTRON TECHNOLOGY	Service through 12/1-12/31	1	Service through 12/1-12/31	\$1,584.23	Manual Check	CURRENT-VALLEY	24021	01/28/2026	\$1,584.23
26-00297	I0107	INTRON TECHNOLOGY	Service through 12/1-12/31	2	Service through 12/1-12/31	\$506.45	Manual Check	WATER OPERATING	13878	01/28/2026	\$506.45
26-00297	I0107	INTRON TECHNOLOGY	Service through 12/1-12/31	3	Service through 12/1-12/31	\$146.30	Manual Check	PARKNG OPER VAL	3470	01/28/2026	\$146.30
26-00298	X0004	XFINITY	Senior Center,blanket for 2026	2	acc#0159612 1/9-2/8	\$31.12	Manual Check	GRANT FUND-VNB	2634	01/28/2026	\$31.12
26-00299	A0253A	AMAZON CAPITAL SERVICES	FIREPROOF DOCUMENT BAG	1	FIREPROOF DOCUMENT BAG	\$16.99	Meeting Check	CURRENT-VALLEY	24033	02/12/2026	\$1,483.23
26-00300	A0253A	AMAZON CAPITAL SERVICES	CHILI COOK-OFF ITEMS	1	SILVERWARE	\$11.96	Meeting Check	TRUST ACCOUNT	6368	02/12/2026	\$46.94

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PO #	Vendor Id	Vendor Name	Purchase Order Description	PO Item #	PO Item Description	PO Item \$	Check Type	Checking Account	Check		Amount
									Number	Check Date	
26-00300	A0253A	AMAZON CAPITAL SERVICES	CHILI COOK-OFF ITEMS	2	CHILI BOWLS	\$19.99	Meeting Check	TRUST ACCOUNT	6368	02/12/2026	\$46.94
26-00300	A0253A	AMAZON CAPITAL SERVICES	CHILI COOK-OFF ITEMS	3	APRON AWARDS	\$14.99	Meeting Check	TRUST ACCOUNT	6368	02/12/2026	\$46.94
26-00301	M0417	MILLENNIUM STRATEGIES LLC	GRANT ADMIN FEES-JAN/FEB 26	4	GRANT ADMIN FEES-JAN 26	\$354.10	Meeting Check	CURRENT-VALLEY	24065	02/12/2026	\$354.10
26-00301	M0417	MILLENNIUM STRATEGIES LLC	GRANT ADMIN FEES-JAN/FEB 26	5	GRANT ADMIN FEES-JAN 26	\$113.20	Meeting Check	WATER OPERATING	13884	02/12/2026	\$113.20
26-00301	M0417	MILLENNIUM STRATEGIES LLC	GRANT ADMIN FEES-JAN/FEB 26	6	GRANT ADMIN FEES-JAN 26	\$32.70	Meeting Check	PARKNG OPER VAL	3476	02/12/2026	\$32.70
26-00302	S0082	NJ DEPT OF LABOR&WRKFRCE(059)	UNEMPLOYMENT-4Q 2025	1	UNEMPLOYMENT-4Q 2025	\$7,392.16	Manual Check	UNEMPLOYTRUST	1128	01/30/2026	\$7,392.16
26-00303	A0253A	AMAZON CAPITAL SERVICES	Chapin 88000A Spreader, Salt	1	Chapin 88000A Spreader, Salt	\$189.99	Meeting Check	CURRENT-VALLEY	24099	02/12/2026	\$949.35
26-00304	G0093	GENERAL CODE LLC	NJMC STUDY GUIDE ANN SUBSCRIPT	1	NJMC STUDY GUIDE ANN SUBSCRIPT	\$49.00	Meeting Check	CURRENT-VALLEY	24048	02/12/2026	\$49.00
26-00308	N0037	NJ LEAGUE OF MUNICIPALITIES	WEB-BUDGET/FAST UPDATE-M.MOSS	1	WEB-BUDGET/FAST UPDATE-M.MOSS	\$45.00	Meeting Check	CURRENT-VALLEY	24068	02/12/2026	\$365.00
26-00311	A0234	A.P.CERTIFIED TESTING LLC	Field Test	1	Field Test	\$740.00	Meeting Check	WATER OPERATING	13891	02/12/2026	\$740.00
26-00314	C0032	CHESAPEAKE EXTERMINATING	B/G Extermination Services	2	B/G EXTERM SERV 1/20	\$65.00	Meeting Check	CURRENT-VALLEY	24100	02/12/2026	\$305.00
26-00314	C0032	CHESAPEAKE EXTERMINATING	B/G Extermination Services	3	B/G EXTERM SERV 1/20	\$40.00	Meeting Check	CURRENT-VALLEY	24100	02/12/2026	\$305.00
26-00314	C0032	CHESAPEAKE EXTERMINATING	B/G Extermination Services	4	B/G EXTERM SERV 1/20	\$65.00	Meeting Check	CURRENT-VALLEY	24100	02/12/2026	\$305.00
26-00314	C0032	CHESAPEAKE EXTERMINATING	B/G Extermination Services	5	B/G EXTERM SERV 1/20	\$35.00	Meeting Check	CURRENT-VALLEY	24100	02/12/2026	\$305.00
26-00314	C0032	CHESAPEAKE EXTERMINATING	B/G Extermination Services	6	B/G EXTERM SERV 1/20	\$65.00	Meeting Check	CURRENT-VALLEY	24100	02/12/2026	\$305.00
26-00314	C0032	CHESAPEAKE EXTERMINATING	B/G Extermination Services	7	B/G EXTERM SERV 1/20	\$35.00	Meeting Check	CURRENT-VALLEY	24100	02/12/2026	\$305.00
26-00317	C0330A	CANNON & MCGUINN, LLC.	GENERAL LEGAL SVCS-NOV	1	POKU VS RB-NOV	\$2,458.50	Meeting Check	TRUST ACCOUNT	6369	02/12/2026	\$2,458.50
26-00317	C0330A	CANNON & MCGUINN, LLC.	GENERAL LEGAL SVCS-NOV	2	LIBRARY-NOV	\$759.00	Meeting Check	CURRENT-VALLEY	24042	02/12/2026	\$26,600.00
26-00318	C0330A	CANNON & MCGUINN, LLC.	GENERAL LEGAL SVCS/JAN-MAR 26	2	GENERAL LEGAL SVCS/JAN 26	\$7,500.00	Meeting Check	CURRENT-VALLEY	24042	02/12/2026	\$26,600.00
26-00319	C0330A	CANNON & MCGUINN, LLC.	PROSECUTOR SVCS/JAN-MAR 26	2	PROSECUTOR SVCS/JAN 26	\$3,450.00	Meeting Check	CURRENT-VALLEY	24042	02/12/2026	\$26,600.00
26-00320	M0485	MONMOUTH CONSERVATION FOUND	SUNSET PK-LSRP WK 12/21-1/17	1	SUNSET PK-LSRP WRK-0499518	\$4,492.50	Meeting Check	CAPITAL ACCOUNT	2738	02/12/2026	\$13,752.50
26-00320	M0485	MONMOUTH CONSERVATION FOUND	SUNSET PK-LSRP WK 12/21-1/17	2	SUNSET PK-LSRP WRK-0499526	\$1,242.50	Meeting Check	CAPITAL ACCOUNT	2738	02/12/2026	\$13,752.50
26-00323	P0007	PROWNS	REPAIR ROLLER SHADE-CLERK'S OF	1	REPAIR ROLLER SHADE-CLERK'S OF	\$75.00	Meeting Check	CURRENT-VALLEY	24073	02/12/2026	\$75.00
26-00324	M0449	MONTANA CONSTRUCTION CORP INC.	EMERGENCY WATER LINE REPAIRS	1	222 SHREWSBURY AVE	\$14,961.69	Meeting Check	WATER OPERATING	13885	02/12/2026	\$34,864.44
26-00324	M0449	MONTANA CONSTRUCTION CORP INC.	EMERGENCY WATER LINE REPAIRS	2	34 NORTH BRIDGE AVENUE	\$19,902.75	Meeting Check	WATER OPERATING	13885	02/12/2026	\$34,864.44
26-00325	K0022	KEVIN E KENNEDY ESQ	ZBA Legal Services	1	ZBA Legal Services- Dec	\$832.00	Meeting Check	CURRENT-VALLEY	24057	02/12/2026	\$5,434.00
26-00325	K0022	KEVIN E KENNEDY ESQ	ZBA Legal Services	2	ZBA Litigation Outfront	\$2,054.00	Meeting Check	CURRENT-VALLEY	24057	02/12/2026	\$5,434.00
26-00325	K0022	KEVIN E KENNEDY ESQ	ZBA Legal Services	3	Proj Escrow Billing ZR14509	\$52.00	Meeting Check	DEVESCROW2RIVER	2036	02/12/2026	\$871.00
26-00326	W0135	WIRELESS ELECTRONICS, INC.	REPAIR SQUELCH FOR PAGERS-FD	1	REPAIR SQUELCH FOR PAGERS-FD	\$375.00	Meeting Check	CURRENT-VALLEY	24093	02/12/2026	\$375.00
26-00327	B0040	BUTCH'S CAR WASH CO.	2026 Unlimited Car washes	1	01/01/2026- 06/30/25026	\$2,000.00	Meeting Check	CURRENT-VALLEY	24037	02/12/2026	\$2,000.00
26-00328	M0339	MONMOUTH CTY PUBLIC WORKS	shared brine service	2	shared brine service 1/29	\$572.65	Meeting Check	CURRENT-VALLEY	24104	02/12/2026	\$572.65
26-00329	L0222	LECKSTEIN & LECKSTEIN	PB Legal Services - Jan	1	PB Legal Services - Jan	\$400.00	Meeting Check	CURRENT-VALLEY	24059	02/12/2026	\$1,000.00
26-00333	A0050	ATHLETES ALLEY	BASKETBALL JERSEYS	1	T-SHIRT CUSTOM PRINTED	\$1,331.70	Meeting Check	CURRENT-VALLEY	24030	02/12/2026	\$4,120.95
26-00333	A0050	ATHLETES ALLEY	BASKETBALL JERSEYS	2	REV MESH JERSEY PRINTED	\$544.50	Meeting Check	CURRENT-VALLEY	24030	02/12/2026	\$4,120.95
26-00333	A0050	ATHLETES ALLEY	BASKETBALL JERSEYS	3	MESH SHORTS	\$242.00	Meeting Check	CURRENT-VALLEY	24030	02/12/2026	\$4,120.95
26-00334	A0050	ATHLETES ALLEY	INDOOR SOCCER JERSEYS	1	T-SHIRT CUSTOM PRINTED	\$2,002.75	Meeting Check	CURRENT-VALLEY	24030	02/12/2026	\$4,120.95
26-00334	A0050	ATHLETES ALLEY	INDOOR SOCCER JERSEYS	2	T-SHIRT CUSTOM PRINTED	\$786.05	Meeting Check	RECREATION-VNB	1670	02/12/2026	\$800.00
26-00334	A0050	ATHLETES ALLEY	INDOOR SOCCER JERSEYS	3	ICE PACK	\$13.95	Meeting Check	RECREATION-VNB	1670	02/12/2026	\$800.00
26-00335	U0077	UNIFIRST FIRST AID & SAFETY	first aid & safety supplies	1	first aid & safety supplies	\$13.23	Meeting Check	CURRENT-VALLEY	24108	02/12/2026	\$145.32
26-00335	U0077	UNIFIRST FIRST AID & SAFETY	first aid & safety supplies	2	6304 GG Knuckle Bndg (40) Box	\$16.50	Meeting Check	CURRENT-VALLEY	24108	02/12/2026	\$145.32
26-00335	U0077	UNIFIRST FIRST AID & SAFETY	first aid & safety supplies	3	2206 GG Adv Sinus Relief Md	\$25.30	Meeting Check	CURRENT-VALLEY	24108	02/12/2026	\$145.32
26-00335	U0077	UNIFIRST FIRST AID & SAFETY	first aid & safety supplies	4	2224 Max Non-Aspirin Md	\$22.20	Meeting Check	CURRENT-VALLEY	24108	02/12/2026	\$145.32
26-00335	U0077	UNIFIRST FIRST AID & SAFETY	first aid & safety supplies	5	3200 Ancillary Charge	\$12.95	Meeting Check	CURRENT-VALLEY	24108	02/12/2026	\$145.32
26-00335	U0077	UNIFIRST FIRST AID & SAFETY	first aid & safety supplies	6	23672P GG Lubricating Eyedrop	\$10.34	Meeting Check	CURRENT-VALLEY	24108	02/12/2026	\$145.32
26-00335	U0077	UNIFIRST FIRST AID & SAFETY	first aid & safety supplies	7	4110P 1 oz. Eyewash 4 Pack	\$33.00	Meeting Check	CURRENT-VALLEY	24108	02/12/2026	\$145.32
26-00335	U0077	UNIFIRST FIRST AID & SAFETY	first aid & safety supplies	8	92805 Liquid Skin Bandage 5/bg	\$11.80	Meeting Check	CURRENT-VALLEY	24108	02/12/2026	\$145.32
26-00337	T0020	TWO RIVER TIMES	LEGAL NOTICE-RENT BD REORG	1	LEGAL NOTICE-RENT BD REORG	\$9.61	Meeting Check	CURRENT-VALLEY	24087	02/12/2026	\$9.61
26-00339	C0334	CWA LOCAL 1075	CWA JANUARY 2026	1	CWA JANUARY 2026	\$2,421.72	Manual Check	PAYROLL	2393	02/02/2026	\$2,421.72
26-00340	N0257	NJ MUNICIPAL MANAGEMENT ASSOC	FULL MEMBER DUES-JAMES GANT 26	1	FULL MEMBER DUES-JAMES GANT 26	\$300.00	Meeting Check	CURRENT-VALLEY	24071	02/12/2026	\$300.00
26-00341	P0037	POWERHOUSE SIGN WORKS	NO TRESPASSING SIGNS-MARINE PK	1	NO TRESPASSING SIGNS-MARINE PK	\$480.00	Meeting Check	GREEN ACRES TR	1226	02/12/2026	\$480.00
26-00342	A0040	ASBURY PARK PRESS	LEGAL NOTICES-JANUARY 2026	1	COMPLIANCE 11958098	\$48.64	Meeting Check	CURRENT-VALLEY	24029	02/12/2026	\$854.24
26-00342	A0040	ASBURY PARK PRESS	LEGAL NOTICES-JANUARY 2026	2	AWARD PROF CONTRACTS 11971455	\$86.04	Meeting Check	CURRENT-VALLEY	24029	02/12/2026	\$854.24
26-00342	A0040	ASBURY PARK PRESS	LEGAL NOTICES-JANUARY 2026	3	ORD 26-1 INTRO 11990741	\$148.52	Meeting Check	CURRENT-VALLEY	24029	02/12/2026	\$854.24
26-00342	A0040	ASBURY PARK PRESS	LEGAL NOTICES-JANUARY 2026	4	ORD 26-2 INTRO 11990863	\$64.92	Meeting Check	CURRENT-VALLEY	24029	02/12/2026	\$854.24

February 12, 2026 Bill List - Borough of Red Bank

PO #	Vendor Id	Vendor Name	Purchase Order Description	PO Item #	PO Item Description	PO Item \$	Check Type	Checking Account	Check		Amount
									Number	Check Date	
26-00342	A0040	ASBURY PARK PRESS	LEGAL NOTICES-JANUARY 2026	5	COMPLIANCE 11999732	\$48.64	Meeting Check	CURRENT -VALLEY	24029	02/12/2026	\$854.24
26-00342	A0040	ASBURY PARK PRESS	LEGAL NOTICES-JANUARY 2026	6	PB MEETINGS 12015248	\$84.28	Meeting Check	CURRENT -VALLEY	24029	02/12/2026	\$854.24
26-00342	A0040	ASBURY PARK PRESS	LEGAL NOTICES-JANUARY 2026	7	ZB MEETINGS 12015279	\$84.28	Meeting Check	CURRENT -VALLEY	24029	02/12/2026	\$854.24
26-00342	A0040	ASBURY PARK PRESS	LEGAL NOTICES-JANUARY 2026	8	ORD 26-3 INTRO 12026971	\$66.88	Meeting Check	CURRENT -VALLEY	24029	02/12/2026	\$854.24
26-00342	A0040	ASBURY PARK PRESS	LEGAL NOTICES-JANUARY 2026	9	ORD 26-2 FINAL 12033208	\$16.72	Meeting Check	CURRENT -VALLEY	24029	02/12/2026	\$854.24
26-00342	A0040	ASBURY PARK PRESS	LEGAL NOTICES-JANUARY 2026	10	ORD 26-3 FINAL 12033279	\$27.28	Meeting Check	CURRENT -VALLEY	24029	02/12/2026	\$854.24
26-00342	A0040	ASBURY PARK PRESS	LEGAL NOTICES-JANUARY 2026	11	COMPLIANCE 12000392	\$49.52	Meeting Check	CURRENT -VALLEY	24029	02/12/2026	\$854.24
26-00342	A0040	ASBURY PARK PRESS	LEGAL NOTICES-JANUARY 2026	12	ORD 26-1 FINAL 12035246	\$49.52	Meeting Check	CURRENT -VALLEY	24029	02/12/2026	\$854.24
26-00342	A0040	ASBURY PARK PRESS	LEGAL NOTICES-JANUARY 2026	13	MEETINGS GREEN STRTS 12039920	\$79.00	Meeting Check	CURRENT -VALLEY	24029	02/12/2026	\$854.24
26-00343	N0115	NJ ST.DEPT.HEALTH & SENIOR	DOG LICENSE FEES-JANUARY 2026	1	DOG LICENSE FEES-JANUARY 2026	\$176.40	Meeting Check	DOG LICENSE AC	2208	02/12/2026	\$176.40
26-00344	T0020	TWO RIVER TIMES	2026 MEETINGS-PB/ZB	1	2026 MEETINGS-PB/ZB	\$18.91	Meeting Check	CURRENT -VALLEY	24097	02/12/2026	\$18.91
26-00345	C0060	SHORE BUSINESS SOLUTIONS	ANNUAL CONTRACT-RISOGRAPH	1	ANNUAL CONTRACT-RISOGRAPH	\$596.00	Meeting Check	CURRENT -VALLEY	24095	02/12/2026	\$596.00

**BOROUGH OF RED BANK
COUNTY OF MONMOUTH**

RESOLUTION NO. 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**

WHEREAS, the Borough of Red Bank, in the County of Monmouth, a municipal corporation of the State of New Jersey (the “Borough”), has heretofore adopted, from time to time, various bond ordinances (the “Bond Ordinances”) authorizing various capital improvements, and the issuance and sale, from time to time, of its bonds and bond anticipation notes in order to finance such capital improvements; and

WHEREAS, the Bond Ordinances authorize the Chief Financial Officer of the Borough to sell any bond anticipation notes thereunder at a public or private sale, as determined by the Chief Financial Officer of the Borough; and

WHEREAS, the Borough has applied to the Monmouth County Improvement Authority (the “MCIA”) to participate in its pooled governmental note financing program (the “Program”); and

WHEREAS, under the Program, the MCIA will issue and sell its pooled notes (the “MCIA Notes”), which MCIA Notes will be secured by (i) payments from various governmental entities located in Monmouth County (including the Borough) under various notes issued by such governmental entities to the MCIA; and (ii) the unconditional guaranty of the County of Monmouth, State of New Jersey (the “County”); and

WHEREAS, on January 14, 2026, the New Jersey Local Finance Board held a hearing and issued positive findings in respect of the issuance of the MCIA Notes by the MCIA and granted its approval of the guaranty of the MCIA Notes by the County; and

WHEREAS, the Borough wishes to participate in the Program, and to issue and sell all or a portion of its 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 (collectively, the “Borough Notes”), to the MCIA; and

WHEREAS, the Borough will receive a proposal for the purchase of such bond anticipation notes from the MCIA, which purchase will be effected through a note purchase agreement (the “Note Purchase Agreement”) to be entered into by and between the Borough and the MCIA; and

WHEREAS, the Borough acknowledges that the MCIA intends to execute a contract of purchase with an underwriter pertaining to the sale of the MCIA Notes, the proceeds of which shall be used by the MCIA, inter alia, to purchase such bond anticipation notes of the governmental entities participating in the Program, including the Borough; and

WHEREAS, the Borough now wishes to authorize the issuance and sale of all or a portion of its Borough Notes to the MCIA;

NOW, THEREFORE, BE IT RESOLVED BY THE BOROUGH COUNCIL OF THE BOROUGH OF RED BANK, IN THE COUNTY OF MONMOUTH, STATE OF NEW JERSEY, as follows:

SECTION 1. The above recitals are incorporated herein as though fully set forth at length.

SECTION 2. The Chief Financial Officer of the Borough is hereby authorized to cause all or a portion of the not to exceed \$2,435,000 Borough Notes to be issued and sold to the MCIA in accordance with the Program.

SECTION 3. The terms and conditions of the sale of the Borough Notes to the MCIA shall be set forth in the Note Purchase Agreement to be dated on or about the date of pricing of the MCIA Notes. The execution and delivery by the Mayor, the Business Administrator or the Chief Financial Officer of the Borough (each, an “Authorized Officer”) of the Note Purchase Agreement, in such form as shall be approved by such Authorized Officer, is hereby authorized; such approval to be conclusively evidenced by such Authorized Officer’s execution thereof.

SECTION 4. The Borough hereby authorizes the use of certain information concerning the Borough Notes and the Borough in the Preliminary Official Statement and final Official Statement of the MCIA, to be used in connection with the marketing and sale of the MCIA Notes.

SECTION 5. The execution and delivery by an Authorized Officer of a Continuing Disclosure Agreement, if required, to be dated as of the date of closing of the MCIA Notes, between the Borough and the trustee for the MCIA Notes, in such form as shall be approved by such Authorized Officer, is hereby authorized; such approval to be conclusively evidenced by such Authorized Officer’s execution thereof.

SECTION 6. A portion of the proceeds from the sale of the Borough Notes to the MCIA may be retained by the MCIA as payment for the Borough’s allocable share of issuance expenses related to the issuance of the MCIA Notes and expenses related to the County Guaranty. Any Authorized Officer is hereby authorized and directed to pay from the proceeds of the Borough Notes all of the costs associated with the sale and issuance of the Borough Notes.

SECTION 7. The Authorized Officers and any other officer of the Borough, and the staff and consultants of the Borough, including Wilentz, Goldman & Spitzer, P.A., bond counsel to the Borough, are hereby authorized and directed to take all actions and execute any other agreement, certificate, document or instrument which may be necessary or convenient to effectuate the terms of this resolution in connection with the issuance, sale, execution and delivery of the Borough Notes, which includes the review of the Preliminary Official Statement and final Official Statement of the MCIA on behalf of the Borough, and the execution of the Note Purchase Agreement, the Continuing Disclosure Agreement, if any, and any other agreement, certificate, document or instrument to be executed in connection with the issuance, sale, execution and delivery of the Borough Notes or the MCIA Notes.

SECTION 8. This resolution shall take effect immediately.

RECORDED VOTE: AYES:

 NAYS:

 ABSENT:

I, the undersigned Clerk of the Borough of Red Bank, in the County of Monmouth, a municipal corporation of the State of New Jersey (the “Borough”), HEREBY CERTIFY that the foregoing is a true and correct copy of a resolution duly adopted by the Borough Council of the Borough at its meeting held on February 12, 2026.

MARY MOSS, RMC
Municipal Clerk

**BOROUGH OF RED BANK
COUNTY OF MONMOUTH**

RESOLUTION NO. 26-40

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

WHEREAS, by Resolution No.19-202, the Borough of Red Bank (the “Borough”) released the performance guarantee posted by Riverwalk Commons Red Bank, LLC for the installation of certain site improvements in connection with the development of Block 29, Lots 5, 6 & 7; and maintained a portion of the cash deposit on-hand in the amount of \$4,475.00; and

WHEREAS, the Borough has received a request from Riverwalk Commons Red Bank, LLC for the release of the maintenance guarantee; and

WHEREAS, the two-year time period applicable to the subject maintenance guarantee under the Revised General Ordinances of the Borough;

NOW, THEREFORE, BE IT RESOLVED, by the Governing Body of the Borough of Red Bank, County of Monmouth, State of New Jersey as follows:

1. That the Governing Body does hereby authorize the release of the maintenance bond posted by Riverwalk Commons Red Bank, LLC in the amount of \$4,475.00, with any accrued interest; and
2. That a certified copy of this resolution be forwarded to the Chief Financial Officer, the Planning/Zoning Department, and Riverwalk Commons Red Bank, LLC.

**BOROUGH OF RED BANK
COUNTY OF MONMOUTH**

RESOLUTION NO. 26-41

**STATE OF NEW JERSEY
DEPARTMENT OF ENVIRONMENTAL PROTECTION
PARK DEVELOPMENT
ENABLING RESOLUTION
(GRANT APPLICATION/JOHNNY JAZZ PARK)**

WHEREAS, the New Jersey Department of Environmental Protection, Green Acres Program (“State”), provides grants and/or loans to municipal and county governments and grants to nonprofit organizations for assistance in the acquisition, development, and stewardship of lands for outdoor recreation and conservation purposes; and

WHEREAS, the Borough of Red Bank desires to further the public interest by obtaining funding in the amount of \$343,000.00, in the form of a \$343,000.00 matching grant and, if available, a \$0 loan, from the State to fund the following project: facilities renovation for Johnny Jazz Park at a cost of \$686,000.00;

WHEREAS, the State shall determine if the application is complete and in conformance with the scope and intent of the Green Acres Program, and notify the applicant of the amount of the funding award; and

WHEREAS, the applicant is willing to use the State’s funds in accordance with such rules, regulations, and applicable statutes, and is willing to enter into an agreement with the State for the above-named project;

NOW, THEREFORE, the governing body/board resolves that:

William Portman, Mayor of Red Bank or the successor to the office of Mayor is hereby authorized to:

- (a) make application for such a loan and/or a grant,
- (b) provide additional application information and furnish such documents as may be required, and
- (c) act as the authorized correspondent of the above-named applicant;

The applicant agrees to provide its matching share to the Green Acres funding request, if a match is required, in the amount of \$343,000.00;

In the event that the State’s funds are less than the total project cost specified above, the applicant has the balance of funding necessary to complete the project;

The applicant agrees to comply with all applicable federal, state, and local laws, rules, and regulations in its performance of the project; and

This resolution shall take effect immediately.

CERTIFICATION

I, Mary Moss do hereby certify that the foregoing is a true copy of a resolution adopted by Borough of Red Bank Council at a meeting held on the 12th day of February, 2026.

IN WITNESS WHEREOF, I have hereunder set my hand and the official seal of this body this 12th day of February 2026.

Mary Moss, RMC- Borough Clerk

**BOROUGH OF RED BANK
COUNTY OF MONMOUTH**

RESOLUTION NO. 26-42

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

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq., as amended (the “Redevelopment Law”), authorizes municipalities to determine whether certain parcels of land in the municipality constitute areas in need of redevelopment; and

WHEREAS, pursuant to N.J.S.A. 40:12A-6 of the Redevelopment Law, the Governing Body must authorize the Borough of Red Bank Planning Board (the “Planning Board”) to review the draft resolution designating Block 39, Lots 30 & 31 as an Area in Need of Rehabilitation and make recommendations to the Governing Body; and

WHEREAS, on September 10, 2025 and January 14, 2026, the Planning Board, conducted a public hearing (the “Planning Board Hearing”) in accordance with the Redevelopment Law in order to determine if the area Block 39, Lots 30 & 31 satisfied the criteria to be designated as an Area in Need of Rehabilitation Area; and

WHEREAS, the Governing Body approved Resolutions 25-202 and 26-27 designating Block 39, Lots 30 & 31 as an Area in Need of Rehabilitation; and

WHEREAS, the designation of Block 39, Lots 30 & 31 as a Rehabilitation Area shall not authorize the Borough to exercise the power of eminent domain to acquire any property; and

WHEREAS, the Rehabilitation Area has a history of stagnation and underutilization and therefore an effective redevelopment plan for Block 39, Lots 30 & 31 Rehabilitation Area should be drafted to improve the existing conditions of the site.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Red Bank, County of Monmouth, State of New Jersey that:

1. The Red Bank Planning Board is hereby directed to prepare a redevelopment plan for the Block 39, Lots 30 & 31 Rehabilitation Area in accordance with N.J.S.A 40A:12A-7 and present the plan at a public hearing and
2. The Red Bank Planning Board shall provide its recommendations concerning the Redevelopment Plan to the Governing Body. The Planning Board’s report shall include an identification of any provisions in the proposed Redevelopment Plan which are inconsistent

with the Master Plan, if any, and recommendations concerning these inconsistencies and any other matters as the Planning Board deems appropriate; and

3. If any part of this Resolution shall be deemed invalid, such parts shall be severed and the invalidity thereby shall not affect the remaining parts of this Resolution; and

**BOROUGH OF RED BANK
COUNTY OF MONMOUTH**

RESOLUTION NO. 26-43

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

BE IT RESOLVED, by the Mayor and Council of the Borough of Red Bank of Monmouth County, New Jersey upon recommendation of the Borough Engineer that Pay Certificate #1 for the Contract listed below be and is hereby approved.

BE IT RESOLVED that the payment authorized herein is conditioned upon compliance with the requirements of N.J.S.A. 10:5-31 et seq. and N.J.A.C. 17:27 et. seq.; and

TITLE OF JOB: LEAD SERVICE LINE TEST PIT & SERVICE REPLACEMENT – PHASE 3

CONTRACTOR: Underground Utilities Corp.
711 Commerce Rd., Linden, NJ 07036

ENGINEER: Engenuity Infrastructure
2 Bridge Avenue., Suite 323, Red Bank,

Pay Estimate #1

Current to date total	\$1,927,345.44
Less 2% Retainage	\$38,546.91
<u>Less Previous Payments</u>	<u>\$1,584,462.26</u>
Amount Due	\$304,336.27

All bills are on file in the Finance Office. This Resolution to take effect upon certification by the Borough Treasurer that sufficient funds are available.

W-06-24-030-420

W-06-24-030-430

W-06-24-030-431

**BOROUGH OF RED BANK
COUNTY OF MONMOUTH**

RESOLUTION NO. 26-44

RESOLUTION HONORING 2025 FIRE CHIEF

WHEREAS, Frank E. Woods served with distinction as Chief of the Red Bank Fire Department during the year 2025; and

WHEREAS, during his tenure as Chief, Frank E. Woods personified the highest ideals of devotion to duty, leadership, and service to the community; and

WHEREAS, Frank E. Woods' service as Chief was marked by the highest degree of professionalism, personal dedication, and unwavering attention to the needs of the residents of the Borough of Red Bank, as well as active involvement in all areas of departmental and community concern; and

WHEREAS, Frank E. Woods is being honored upon his retirement as 2025 Chief of the Red Bank Volunteer Fire Department at a dinner held on February 7, 2026.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Municipal Council of the Borough of Red Bank that they hereby express their sincere appreciation and respect, on behalf of all residents of the Borough of Red Bank, and extend heartfelt thanks to Frank E. Woods for his countless hours of dedicated service, leadership, and stewardship of the members of the Red Bank Fire Department during 2025.

**BOROUGH OF RED BANK
COUNTY OF MONMOUTH**

RESOLUTION NO. 26-45

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

WHEREAS, the Borough of Red Bank (“Borough”) provides municipal solid waste and recycling collection services in accordance with applicable State and local requirements; and

WHEREAS, pursuant to the Local Public Contracts Law, N.J.S.A. 40A:11-1 et seq., the Borough publicly advertised for bids for municipal solid waste and recycling collection services in compliance with N.J.S.A. 40A:11-4 and N.J.S.A. 40A:11-23; and

WHEREAS, in response to the Borough’s solicitation, one (1) bid from Delisa Demolition, Inc. was publicly received and opened at the time and place advertised; and

WHEREAS, the Borough Manager, in consultation with the Borough Attorney and appropriate professionals, has reviewed the bid submission and determined that Delisa Demolition, Inc. is the lowest responsible bidder as defined by N.J.S.A. 40A:11-2(27); and

WHEREAS, the proposed contract term is for five (5) years, as expressly authorized for solid waste and recycling collection contracts pursuant to N.J.S.A. 40A:11-15(3); and

WHEREAS, the contract shall commence on March 1, 2026 and expire on February 28, 2031, unless sooner terminated in accordance with the contract documents; and

WHEREAS, sufficient funds are available and will be appropriated in the municipal budget(s) for the duration of the contract, subject to annual appropriation as required by law;

NOW, THEREFORE, BE IT RESOLVED that the Mayor & Council of the Borough of Red Bank hereby award a five-year contract for municipal solid waste and recycling collection services to Delisa Demolition, Inc., in accordance with the bid specifications and submitted bid; and

BE IT FURTHER RESOLVED that the Borough Manager is hereby authorized to execute the contract and any related documents, subject to approval by the Borough Attorney and certification of funds by the Chief Financial Officer; and

BE IT FURTHER RESOLVED that a certified copy of this resolution shall be provided to the Borough Manager, Borough CFO, Borough DPU Director, and Delisa Demolition, Inc.

**BOROUGH OF RED BANK
COUNTY OF MONMOUTH**

RESOLUTION NO. 26-46

**RESOLUTION AUTHORIZING THE EXECUTION OF A PROJECT AGREEMENT
WITH MONMOUTH COUNTY FOR PERFORMANCE AND DELIVERY OF
FISCAL YEAR 2025 COMMUNITY DEVELOPMENT PROJECTS**

WHEREAS, certain federal funds are potentially available to Monmouth County under the Housing and Community Development Act of 1974, as amended; and

WHEREAS, the County of Monmouth expects to receive an allocation for Fiscal Year 2025 from the United States Department of Housing and Urban Development; and

WHEREAS, the County of Monmouth has submitted its Annual Plan for Fiscal Year 2025 to the U.S. Department of Housing and Urban Development, which included a project hereinafter referred to as Borough Building Repair Project Boys and Girls Club with a grant allocation of \$143,880.00.

WHEREAS, the Borough of Red Bank hereby met all the requirements for the release of funds to begin incurring costs for this project; and

WHEREAS, the Borough of Red Bank has filed with the Monmouth County Community Development Program an acceptable timetable for completion and expenditure of grant funds, which is included as an appendix to the Project Agreement.

NOW, THEREFORE, BE IT ORDAINED, that the Mayor and Borough Clerk are hereby authorized to execute with the County of Monmouth the attached Project Agreement on behalf of the Borough of Red Bank.

BE IT FURTHER RESOLVED, that a certified copy of this resolution shall be sent to the Borough Manager, Borough CFO, Borough Engineer, and the County of Monmouth.

**BOROUGH OF RED BANK
COUNTY OF MONMOUTH**

RESOLUTION NO. 26-47

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

WHEREAS, the Borough of Red Bank (the “Borough”) is the owner of certain lands and public rights-of-way located within the Borough’s limits; and

WHEREAS, in connection with certain improvements being made by All Things Vic, LLC to its property known as Block 4.01, Lot 1, it has come to the Borough’s attention that there is a nonconforming sliver of land known as Block 4.01, Lot 26.02, which has no recorded owner; and

WHEREAS, said property known as Block 4.01, Lot 26.02 is identified within the Borough’s tax records as having an unknown owner; and

WHEREAS, the Borough has never claimed, nor has held any interest in said property known as Block 4.01, Lot 26.02; and

WHEREAS, All Things Vic, LLC has requested that the Borough execute a Quitclaim Deed, averring its lack of any interest in said property known as Block 4.01, Lot 26.02;

NOW THEREFORE, BE IT RESOLVED, by the Mayor & Council of the Borough of Red Bank that the Borough Manager is hereby authorized to execute the Quitclaim Deed, which is attached hereto as Exhibit A;

BE IT FURTHER RESOLVED that a certified copy of this resolution, together with the executed Quitclaim Deed, shall be provided to All Things Vic, LLC.

EXHIBIT A

McKENNA, DuPONT, STONE & WASHBURNE

A PROFESSIONAL CORPORATION
ATTORNEYS AT LAW

EDWARD J. McKENNA, JR.*
MICHAEL R. DuPONT *
JENNIFER STONE HALL ◊ +
EDWARD G. WASHBURNE
* Member of N.J., NY & WASH D.C. Bar
◊ Member of N.J. & N.Y. Bar
+ Approved as R.1:40 Mediator

229 BROAD STREET
P.O. BOX 610
RED BANK, NEW JERSEY 07701
TELEPHONE (732) 741-6681
TELEFAX (732) 576-1787
REAL ESTATE TELEFAX (732) 741-5070
mdsw@redbanklaw.com
www.redbanklaw.com

RYAN M. McKENNA
WILLIAM T. McGOVERN
OF COUNSEL

January 12, 2026

Borough of Red Bank
Attn: James Gant, Borough Manager
90 Monmouth Street
Red Bank, New Jersey 07701

**Re: Borough Of Red Bank to All Things Vic, LLC
PA/ 187 Riverside Avenue, Red Bank, NJ
Block 4.01 Lot 26.02**

Dear Mr. Gant:

Enclosed please find the Quit Claim Deed for the above-subject property.

Please sign and have notarized where indication and when completed contact our office and someone will pick it up.

If you have any questions, please do not hesitate to contact me.

Yours truly,


EDWARD J. McKENNA, JR.

EJM:cep

Enc.

Deed

This Deed is made on _____.

BETWEEN

BOROUGH OF RED BANK,

having a principal office at

90 MONMOUTH STREET, RED BANK, New Jersey 07701

referred to as the Grantor,

AND

ALL THINGS VIC, LLC a New Jersey Limited Liability Company

having a principal office at

183 RIVERSIDE AVENUE, RED BANK, New Jersey 07701

referred to as the Grantee.

The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

1. **Transfer of Ownership.** The Grantor grants and conveys (transfers ownership of) the property (called the "Property") described below to the Grantee. This transfer is made for the sum of One Dollar (\$1.00).

The Grantor acknowledges receipt of this money.

2. **Tax Map Reference.** (N.J.S.A. 46:26A-3) Borough of Red Bank

Block No. 4.01 Lot No. 26.02 Qualifier No. _____ Account No. _____.

3. **Property.** The Property consists of the land and all the buildings and structures on the land in the Borough of Red Bank, County of Monmouth and State of New Jersey. The legal description is:

See attached for legal description.

Prepared by:

EDWARD J. McKENNA, JR., ESQ.

(For Recorder's Use Only)

STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER

(Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006) (N.J.S.A. 46:15-5 et seq.)

BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM.

STATE OF NEW JERSEY } COUNTY <u>Monmouth</u>	SS. County Municipal Code <u>1339</u>	FOR RECORDER'S USE ONLY Consideration \$ _____ RTF paid by seller \$ _____ † Date _____ By _____
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† Use symbol "C" to indicate that fee is exclusively for county use.

(1) PARTY OR LEGAL REPRESENTATIVE (Instructions 3 and 4 attached)

Deponent, Borough of Red Bank, being duly sworn according to law upon his/her oath, deposes

and says that he/she is the Grantor in a deed dated _____
(Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)
transferring real property identified as Block No. 4.01, Lot No. 26.02 located at
187 RIVERSIDE AVENUE, RED BANK, NEW JERSEY 07701 and annexed thereto.
(Street Address, Town)

(2) CONSIDERATION: \$ 1.00 (Instructions 1 and 5) no prior mortgage to which property is subject.

(3) Property transferred is Class ~~3A~~ ~~3B~~ ~~3C~~. If property transferred is Class 4A, calculation in Section 3A below is required.

(3A) REQUIRED CALCULATION OF EQUALIZED VALUATION FOR ALL CLASS 4A (COMMERCIAL) PROPERTY TRANSACTIONS: (Instructions 5A and 7)

Total Assessed Valuation ÷ Director's Ratio = Equalized Assessed Valuation
\$ _____ ÷ _____ % = \$ 0.00

If Director's Ratio is less than 100%, the equalized valuation will be an amount greater than the assessed value. If Director's Ratio is equal to or in excess of 100%, the assessed value will be equal to the equalized valuation.

(4) FULL EXEMPTION FROM FEE: (Instruction 8)

Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by C. 49, P.L. 1968, as amended through C. 66, P.L. 2004, for the following reason(s). Mere reference to the exemption symbol is insufficient. Explain in detail. Transfer of under \$100.00

(5) PARTIAL EXEMPTION FROM FEE: (Instruction 9) NOTE: All boxes below apply to grantor(s) only. ALL BOXES IN APPROPRIATE CATEGORY MUST BE CHECKED. Failure to do so will void claim for partial exemption.

Deponent claims that this deed transaction is exempt from State portions of the Basic, Supplemental and General Purpose Fees, as applicable, imposed by C. 176, P.L. 1975; C. 113, P.L. 2004 and C. 66, P.L. 2004 for the following reason(s): _____

- A. SENIOR CITIZEN Grantor(s) 62 years of age or over * (Instruction 9)
- B. BLIND PERSON Grantor(s) legally blind or; *
- DISABLED PERSON Grantor(s) permanently and totally disabled receiving disability payments
 not gainfully employed *

Senior citizens, blind persons, or disabled persons must also meet all of the following criteria

- Owned and occupied by grantor(s) at time of sale Resident of State of New Jersey
- One or two-family residential premises Owners as joint tenants must all qualify

*IN CASE OF HUSBAND AND WIFE, PARTNERS IN A CIVIL UNION COUPLE, ONLY ONE GRANTOR NEED QUALIFY IF TENANTS BY THE ENTIRETY.

C. LOW AND MODERATE INCOME HOUSING (Instruction 9) IF APPLIES ALL BOXES MUST BE CHECKED

- Affordable according to HUD standards Reserved for occupancy
- Meets income requirements of region Subject to resale controls

(6) NEW CONSTRUCTION (Instructions 2, 10 and 12) IF APPLIES ALL BOXES MUST BE CHECKED

- Entirely new improvement Not previously occupied
- Not previously used for any purpose "NEW CONSTRUCTION" printed clearly at top of the first page of the deed

(7) RELATED LEGAL ENTITIES TO LEGAL ENTITIES (Instructions 5, 12 and 14) IF APPLIES ALL BOXES MUST BE CHECKED

- No prior mortgage assumed or to which property is subject at time of sale
- No contributions to capital by either grantor or grantee legal entity
- No stock or money exchanged by or between grantor or grantee legal entities

(8) INTERCOMPANY TRANSFER (Instructions 15) IF APPLIES ALL BOXES MUST BE CHECKED

- Intercompany transfer between combined group members as part of the unitary business
- Combined group NU ID number (Required) _____

(9) Deponent makes this Affidavit to induce the County Clerk or Register of Deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before me this _____ day of _____, 20____	Signature of Deponent <u>90 Monmouth Street, Red Bank, New Jersey 07701</u> Deponent Address	Borough of Red Bank, James Gant Borough I Grantor Name <u>90 Monmouth Street, Red Bank, NJ 07701</u> Grantor Address at Time of Sale
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Notary Public
County recording officers shall forward one copy of each RTP-1 form when section 3A is completed to: State of New Jersey, P.O. Box 251, Trenton, NJ 08695-0251, Attention: Realty Transfer Fee Unit

XXX-XX-X Last 3 digits in Grantor's Soc. Sec. No.	Name/Company of Settlement Officer
FOR OFFICIAL USE ONLY	
Instrument Number _____	County _____
Deed Number _____	Book _____ Page _____
Deed Dated _____	Date Recorded _____

The Director of the Division of Taxation in the Department of the Treasury has prescribed this form as required by law and may not be altered or amended without prior approval of the Director. For information on the Realty Transfer Fee or to print a copy of this Affidavit, visit the Division of Taxation website at: www.state.nj.us/treasury/taxation/pt/localtax.htm

GIT/REP-3
(8-25)
(Print or Type)

State of New Jersey Seller's Residency Certification/Exemption

Seller's Information

Name(s)
BOROUGH OF RED BANK

Current Street Address
90 MONMOUTH STREET

City, Town, Post Office
RED BANK

State
New Jersey

ZIP Code
07701

Property Information

Block(s)
4.01

Lot(s)
26.02

Qualifier

Street Address
187 RIVERSIDE AVENUE

City, Town, Post Office
RED BANK

State
New Jersey

ZIP Code
07701

Seller's Percentage of Ownership
100

Total Consideration
\$1.00

Owner's Share of Consideration
\$1.00

Closing Date

Seller's Assurances (Check the Appropriate Box) (Boxes 2 through 16 apply to Residents and Nonresidents)

1. Seller is a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to the New Jersey Gross Income Tax Act, will file a resident Gross Income Tax return, and will pay any applicable taxes on any gain or income from the disposition of this property.
2. The real property sold or transferred is used exclusively as a principal residence as defined in 26 U.S. Code section 121. See instructions.
3. Seller is a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.
4. Seller, transferor, or transferee is an agency or authority of the United States of America, an agency or authority of the State of New Jersey, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.
5. Seller is not an individual, estate, or trust and is not required to make an estimated Gross Income Tax payment.
6. The total consideration for the property is \$1,000 or less so the seller is not required to make an estimated Income Tax payment.
- 7a. The gain from the sale is not recognized for federal income tax purposes under 26 U.S. Code section 721, 1031, or 1033 (CIRCLE THE APPLICABLE CODE SECTION). If the indicated section does not ultimately apply to this transaction, the seller acknowledges the obligation to file a New Jersey Income Tax return for the year of the sale and report the recognized gain. See instructions.
- 7b. Seller **only** received like-kind property.
8. The real property is being transferred by an executor or administrator of a decedent to a devisee or heir to effect distribution of the decedent's estate in accordance with the provisions of the decedent's will or the intestate laws of this State.
9. The real property being sold is subject to a short sale instituted by the mortgagee, whereby the seller agreed not to receive any proceeds from the sale and the mortgagee will receive all proceeds paying off an agreed amount of the mortgage.
10. The deed is dated prior to August 1, 2004, and was not previously recorded.
11. The real property is being transferred under a relocation company transaction where a trustee of the relocation company buys the property from the seller and then sells the house to a third party buyer for the same price.
12. The real property is being transferred between spouses or incident to a divorce decree or property settlement agreement under 26 U.S. Code section 1041.
13. The property transferred is a cemetery plot.
14. The seller is not receiving net proceeds from the sale. Net proceeds from the sale means the net amount due to the seller on the settlement sheet.
15. The seller is a retirement trust that received an acknowledgment letter from the Internal Revenue Service that the seller is a retirement trust, and is therefore not required to make the estimated Gross Income Tax payment.
16. The seller (and/or spouse/civil union partner) originally purchased the property while a resident of New Jersey as a member of the U.S. Armed Forces and is now selling the property as a result of being deployed on active duty outside of New Jersey. (Only check this box if applicable and neither boxes 1 nor 2 apply.)

Seller's Declaration

The undersigned understands that this declaration and its contents may be disclosed or provided to the New Jersey Division of Taxation and that any false statement contained herein may be punished by fine, imprisonment, or both. I furthermore declare that I have examined this declaration and, to the best of my knowledge and belief, it is true, correct and complete. By checking this box I certify that a Power of Attorney to represent the seller(s) has been previously recorded or is being recorded simultaneously with the deed to which this form is attached.

Date _____ Signature (Seller) _____ Indicate if Power of Attorney or Attorney in Fact _____
 _____ JAMES GANT, Borough Manager of BOROUGH OF RED BANK _____

Date _____ Signature (Seller) _____ Indicate if Power of Attorney or Attorney in Fact _____

Charles Surmonte P.E. & L.S.

Professional Engineer and Land Surveyor

301 Main Street, Allenhurst, NJ 07711

Phone 732-660-0606 Fax 732-660-0404

5 January 2026

Description of Property known as Lot 26.02, Block 4.01, situated in the Borough of Red Bank, Monmouth County, New Jersey

Beginning at a capped pin set in the southerly line of Riverside Avenue (variable width R.O.W.), distant 130.00 feet easterly along same from its point of intersection with the easterly line of Bridge Avenue (66 foot R.O.W.); thence proceeding,

1. Along the southerly line of Riverside Avenue, South 79 degrees 29 minutes 45 seconds East, a distance of 12.07 feet to a point; thence,
2. Along the westerly line of Lot 25.01, thence Lot 24, Block 4.01, South 04 degrees 20 minutes 00 seconds West, a distance of 248.70 feet to a point in the northerly line of Brower Street (50 foot R.O.W.); thence,
3. Along the northerly line of Brower Street, North 85 degrees 40 minutes 00 seconds West, a distance of 12.00 feet to a point; thence,
4. Along the easterly line of Lot 5, thence Lots 4 through Lot 1 inclusive, Block 4.01, North 04 degrees 20 minutes 00 seconds East, a distance of 250.00 feet to the **point of beginning.**

Containing 2992 sq.ft.

Charles Surmonte P.E. & L.S.

N.J. License No. 35885

The street address of the Property is: 187 RIVERSIDE AVENUE, RED BANK, New Jersey 07701.

- 4. **Type of Deed.** This Deed is called a Quitclaim Deed. The Grantor makes no promises as to ownership or title, but simply transfers whatever interest the Grantor has to the Grantee. **The Sale of the premises herein described is being done in accordance with the provisions of N.J.S.A. 40:12-13 and the resolution adopted in accordance therewith.**
- 5. **Signatures.** The Grantor signs this Deed as of the date at the top of the first page. If the Grantor is a corporation, this Deed is signed and attested to by its proper corporate officers and its corporate seal is affixed.

Witnessed or Attested by:

, *Witness*

BOROUGH OF RED BANK, *Grantor*
JAMES GANT, BOROUGH MANAGER

STATE OF NEW JERSEY, COUNTY OF _____ SS:

I CERTIFY that on _____, James Gant, Borough Manager of The Borough of Red Bank personally came before me and stated to my satisfaction that this person:

- (a) was the maker of the attached Deed;
- (b) was authorized to and did execute this Deed as Borough Manager of the BOROUGH OF RED BANK, the entity named in this Deed;
- (c) made this Deed for \$1.00 as the full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5.); and
- (d) executed this Deed as the act of the entity.

Print name and title below signature

RECORD AND RETURN TO:
EDWARD J. McKENNA, JR., ESQ.
McKENNA, DuPONT, STONE & WASHBURNE,PC
229 BROAD STREET
RED BANK, NEW JERSEY 07701