NJ Office of Planning Advocacy

State Plan Endorsement Opportunities & Constraints Assessment Report: TRENDS Analysis

For:

Borough of Red Bank, Monmouth County
January 16, 2025

Contents

Introduction

On August 14, 2024, the Borough of Red Bank (Borough) submitted their Municipal Self-Assessment Report (MSA) to the New Jersey Office of Planning Advocacy (OPA). This document and associated components provided by other State Agencies comprise the Opportunities and Constraints Assessment (OCA) conducted as part of the Municipal Plan Endorsement (PE) process. Plan Endorsement is a voluntary review process designed to ensure the coordination of state, county, and municipal planning efforts in achieving the goals and policies of the State Planning Act. The State Development and Redevelopment Plan (State Plan) is the blueprint for achieving these goals and provides the template for coordination. The endorsement process expands upon the requirements of the Municipal Land Use Law (MLUL) and incorporates many planning initiatives of the State Agencies.

This report provides for a comparison of information with the MSA with the most up-to-date regional and statewide data to determine whether TREND growth is sustainable and viable based on the information provided. This information is intended to guide and direct the Community Visioning Process and to develop a vision with a twenty-year planning horizon. The vision shall provide for sustainable growth, recognize fiscal constraints and housing needs, and provide for the protection of natural and historic resources. Community visioning shall take into consideration the findings and conclusions of the MSA and the OCA. In addition, the OCA provides specific comments that will need to be addressed through PE.

Background Relation to the State Development and Redevelopment Plan (State Plan)

The Borough of Red Bank initiated the PE process by attending a pre-petition meeting with OPA and participating State agencies on December 12, 2023. The Borough had previously formally created a Plan Endorsement Advisory Committee by resolution #21-334 on December 15, 2021. As previously mentioned, the Borough submitted their MSA on August 14, 2024.

Relation to the State Development and Redevelopment Plan (State Plan)

According to the Borough of Red Bank's Municipal Self-Assessment Report, the municipality is primarily seeking Plan Endorsement to re-instate designation of its Regional Center and retain its Metropolitan Planning Area, though it acknowledges that certain environmentally sensitive areas may need to be excluded from the Regional Center and the Metropolitan Planning Area. The Borough previously went through the Plan Endorsement process and was granted a Regional Center designation in 1996 that expired on March 31, 20223. The Borough seeks to renew their Plan Endorsement and Center designation.

In recent years, the Borough has remained active in planning for its future. The MSA provides a summary of the Borough's major planning documents dating back to the 1995 Master Plan. In 2023, the Borough adopted a new Master Plan, which prioritized smart growth-oriented planning, affordable housing, access to parks and open space, and resilience and adaptation to climate change. In reference to the latter point, the 2023 Master Plan also included a full Climate Change and Vulnerability Assessment (CC&VA). Additionally, the Borough has established one Rehabilitation area and three Redevelopment Areas with

associated Redevelopment Plans. The area surrounding the train station area has been designated as a Rehabilitation Area. The three Redevelopment Areas and associated Redevelopment Plans pertain to the VNA Redevelopment Plan (VNA RP), White Street Municipal Parking Lot Redevelopment Plan (White Street RP), and the 55 West Front Street Redevelopment Plan (55 West Front Street RP). The VNA RP, dated December 12, 2018, pertains to property located at 176 Riverside Drive and several associated parcels. The White Street RP, dated October 2016, pertains to a municipal parking lot located in the northerly portion of the Borough. The 55 West Front Street RP, adopted and codified in 2016, pertains to property located at 55 West Front Street.

The State Plan Policy Map accompanies the State Plan and categorizes every area in the State into specific Planning Areas based on their suitability to growth, development, and preservation. The State Plan Map that was adopted in 2001 depicts 998 acres of Red Bank as Metropolitan Planning Area (PA1) and 134 acres as Environmentally Sensitive Planning Area (PA5). Approximately 623 acres of the municipality is within the CAFRA zone.

About the Trend Analysis

The TREND Analysis performed by OPA was conducted based on the current zoning information from the current zoning map, found here: https://map.govpilot.com/map/NJ/redbank. OPA considered known environmental Constraints along with identified State Plan Parkland as impediments to development. Also eliminated from development considerations were wetlands (with 25-foot buffer), presence of Category 1 (C1) Streams, existing developed land including infrastructure, and identified surface water. The net result from the TREND Analysis will determine the amount of housing and commercial space that can potentially be built given current zoning regulations.

Ultimately, the information provided throughout this document shall be utilized to inform the Community Visioning Process, as well as the remaining steps in the Plan Endorsement Process. The objective of the analysis is to provide the municipality with an idea of how it might appear at time of full buildout based on current land use and zoning regulations.

Figure 1: Summary Table	
Land Consumption (Acres) Township Wide	
Urbanized Land	1,009.65
Constrained Land	338.46
Current Developable Land	27.92
Buildings	
Existing Residential Units	5,863
Potential New Residential Units	535
Potential New Commercial Units	13
People	
Current Residents	12,936
Additional Residents at Buildout	535
Total Residents at Buildout	13,471

The series of worksheets represents a basic methodology for the TREND Analysis. Based on mapping data and zoning regulations, OPA inserted relevant data transferred from the Borough of Red Bank's zoning language into the Residential Buildout Method and Commercial Trend – Building Cover Method. Household size was identified as 2.15 persons per household (median) (U.S. Census Bureau, QuickFacts, July 1, 2023, Red Bank Borough, New Jersey). Existing residential units was taken from the decennial census.

Red Bank's Zoning Ordinance was adopted by the municipal council by Ordinance No. 2004-12, and is found at https://ecode360.com/14160157.

Borough of Red Bank Residential Buildout Method

Census Year	Population	%±
1870	2,086	—
1880	2,684	28.7%
1890	4,145	54.4%
1900	5,428	31.0%
1910	7,398	36.3%
1920	9,251	25.0%
1930	11,622	25.6%
1940	10,974	-5.6%
1950	12,743	16.1%
1960	12,482	-2.0%
1970	12,847	2.9%
1980	12,031	-6.4%
1990	10,636	-11.6%
2000	11,844	11.4%
2010	12,206	3.1%
2020	12,936	6.0%
NJTPA 2050	13,033	1.4% (annually)

The TREND Analysis for the Red Bank Residential Buildout assumes buildout of existing residential zones at maximum density permitted by the Borough's current zoning ordinance. Figure 2 shows the zones within the municipality with the potential for growth. Zones that were shown to be either entirely constrained or entirely developed were not included.

According to the 2020 United States Census, the Borough's population increased by 6.0% since 2010, to a total of 12,936. As noted in the MSA, the municipality has grown at a faster rate, in terms of percentage on a decennial basis, than Monmouth County as a whole over the previous three decades. Between 2010 and 2019, the Borough's 65 and over cohort grew at a faster rate (+13.0%) than the State's during the same period (+2.6%).

As per the MSA, the Borough currently meets six of the seven criteria for Regional Centers in the SDRP, the only one missing being the jobs to housing ratio. However, the Borough believes that it will satisfy this outstanding criterion in the "near future," as it is currently pursuing Transit Village designation and has committed to incorporating new mixed-use development projects.

Figure 2: Residential Trend

Residential Zone	Total Land in Residential Zone (acres)	Total Constrained Land in Residential Zone (acres)	Total Developed Land in Residential Zone (acres)	Total Available Residential Land (acres)	Approx. Min Lot Size (area per Sq. Ft.)	Potential Number of Units	Average Household size (person per unit)	Approx. No of Total Residents Upon Buildout
	A	B	C	D = A-B-C	E	F = D/E	G	H = F*G
BR-1	59.63	0.18	59.01	0.43	4,500	2	2.15	4.30
RA	257.35	8.98	237.14	11.23	6,500	70	2.15	150.50
RB	177.56	5.10	171.96	0.50	3,500	4	2.15	8.60
R-B1	18.01	1.33	15.84	0.84	4,500	7	2.15	15.05
RD	133.28	54.04	67.94	11.30	2,904	166	2.15	356.90
Total	**645.83**	**69.62**	**551.90**	**24.31**	*	**249.00**	*	**535.35**

Borough of Red Bank Commercial Buildout Method

The below Commercial Buildout (Figure 3) was performed similarly to the Residential Trend Analysis using the current zoning. Zones that were shown to be either entirely constrained or entirely developed were not included.

Figure 3: Commercial Trend

Commercial Zone	Total Land in Commercial Zone (acres)	Total Constrained Land in Commercial Zone (acres)	Total Developed Land in Commercial Zone (acres)	Total Available Commercial Land (acres)	Approx. Min Lot Size (area per Sq. Ft.)	Potential Number of Units
	A	B	C	D = A-B-C	E	F = D/E
CCD-1	11.32	-	10.50	0.82	-	2
LI	16.94	-	13.53	3.41	-	2
PO	78.18	-	76.28	1.90	7,500	9
Total	**106.44**	**-**	**100.31**	**6.13**	*	**13.00**

Conclusion

The Borough of Red Bank is endeavoring to carry out the vision of its 2023 Master Plan, particularly through its various rehabilitation/redevelopment areas and its pursuit of Transit Village designation. According to its MSA, the municipality envisions reestablishing its Regional Center, and to grow and develop in accordance with the goals and objectives of the SDRP.

NJ Department of Environmental Protection

State Plan Endorsement

Opportunities & Constraints Assessment Report

Borough of Red Bank, Monmouth County

November 14, 2024

Contents

Introduction

Municipal Plan Endorsement is a voluntary review process designed to ensure the coordination of state, county, and municipal planning efforts in achieving the goals and policies of the State Planning Act (Act). The State Development and Redevelopment Plan (State Plan) is the blueprint for achieving these goals and provides the template for coordination. The endorsement process expands upon the requirements of the Municipal Land Use Law (MLUL) and incorporates many planning initiatives of the State agencies.

This document constitutes the Department of Environmental Protection's (DEP) component of the State Opportunity and Constraints Assessment (OCA) conducted as part of the Plan Endorsement process. This document provides an overview of the Department's regulatory and policy concerns within the Borough of Red Bank, Monmouth County. The information provided herein is intended to reflect the Department's current information concerning the Borough. Recommendations may be found throughout the document **in bold** and are listed for easy reference in the Summary of and Recommendations section at the end of this report.

Overview

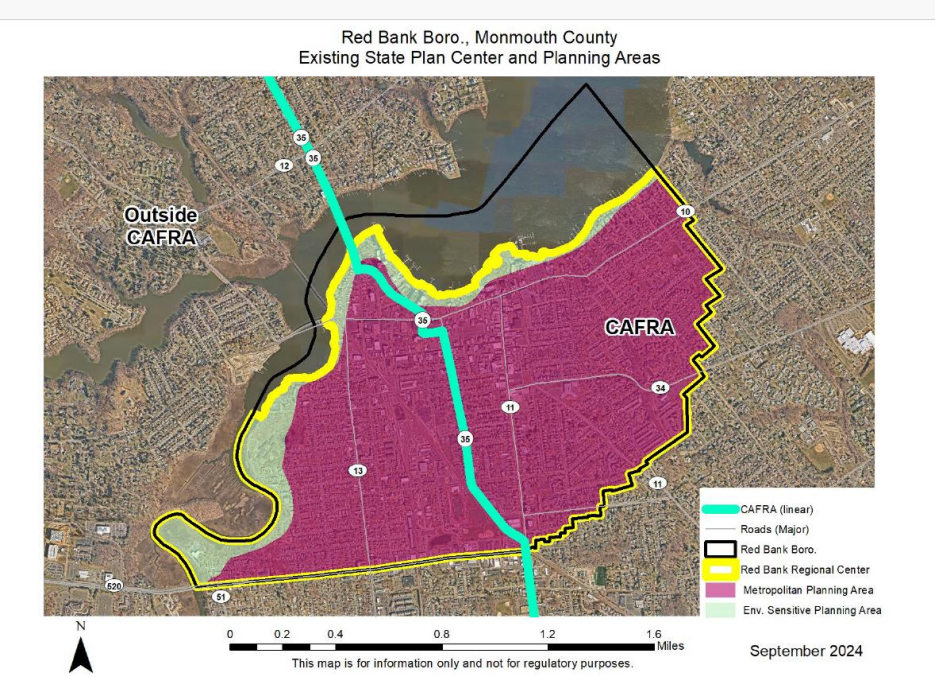
The Borough of Red Bank, Monmouth County submitted a Municipal Self-Assessment (MSA) which was deemed complete by the Department of State's Office of Planning Advocacy (OPA) on September 05, 2024. **Red Bank encompasses a total area of 1,382.60 acres (2.16 square miles).** Route 35 bisects the Borough from north to south. The portion of Red Bank to the west of Route 35 is outside of the jurisdiction of the New Jersey Pinelands Commission, the Federal New Jersey Pinelands National Reserve jurisdictional area or the New Jersey State Coastal Area Facilities Review Act (CAFRA) administered by the NJDEP. To the east of the Garden State Parkway, the majority (60.52%) of Red Bank is located within the jurisdiction of CAFRA. Any changes to existing planning areas must be consistent with not only the State Plan but also with the most recent CAFRA rules.

Red Bank currently has an endorsed Regional Center that encompasses the entire town boundary. In the MSA, Red Bank indicates that future growth and planning will be concentrated in areas outside flooding and habitat areas within an essentially built out Borough. Red Bank received their current State Plan endorsement for the existing town center from the N.J. State Plan Commission in 2012.

Red Bank is proposing to renew their existing Regional Center with potential adjustments to the center boundary and planning area designations to reflect environmentally sensitive areas due to flooding or habitat. The existing center is predominantly designated as Planning Area 1 (Metropolitan – 88.1%) with an environmentally sensitive planning area a (PA-5) bordering the Navesink and Swimming Rivers on the northern and western borders of the Borough. The NJDEP is currently engaged in discussions with The Borough of Red Bank and the Office of Planning and Advocacy (OPA) to finalize a map that minimizes the impact to flood risk-prone areas and areas of known environmentally sensitive areas. Based on a review between the Borough and OPA with recommendations by the NJDEP, a final map of the regional center will be generated for State Plan Commission consideration that will continue to restore and preserve the town's natural and historic

resources, preserve open space, and address sustainable economic development, stormwater management, climate resilience, affordable housing and congestion concerns consistent with the planning goals and objectives within the State Plan.

Existing Regional Center and Borough Boundary with Planning Areas



Red Bank Boro., Monmouth		
Red Bank Boro. Total Area = 1,382.60 Acres		
State Plan Existing Planning Areas	Acres	% of Total Existing PLA Area *
PA 5 - Environmental Sensitive	134.56	11.9
PA 1 - Suburban	997.49	88.1
Total	1,132.05	
* 1,132.05 Acres used for base area for % of State Plan Map. Partial water removed from total area.		
Surface water total (LULC 2020) area is approximately 272.59 Acres.		
Existing Center	1,132.10	
Existing Center overlay existing planning areas		

The Borough has also identified areas of redevelopment within the center boundary on page 21 of the MSA. **Comments below concentrate on the currently endorsed Regional Center.**

The Department would support modifications to the existing center that meets the state plan definition of a center and also protects the environmentally sensitive areas including undeveloped, environmentally sensitive areas, the regulated buffer from any wetland, habitat corridor or stream corridor flood hazard area.

Recommendation Summary: Based on the identification of additional parcels in environmentally sensitive areas and to accurately reflect undeveloped parcels with threatened and endangered species habitat or within the 100 year flood zone, the DEP recommends continuing to work with the Municipality and the OPA to refine the proposed center for endorsement that is fully protective of environmental and cultural constraints including ranked habitat, CHANJ corridor, wetlands and whether an area is within or outside the jurisdiction of CAFRA. The current Regional Center is entirely located within the sewer service area (SSA) and a public water supply system. It also has a significant riverfront undeveloped environmentally sensitive area and a portion of the sewer system is within the 100 and 500 year river floodplain and environmentally sensitive areas.

The Department wishes to avoid including low density residential neighborhoods and long linear arterial corridor development expansion within environmentally sensitive or flood risk areas. In the MSA, Red Bank does not propose any new planning area changes to promote development. The Department does not support utilizing planning area changes to expand auto-dependent strip development on major roadways, in undeveloped areas of significant habitat or in areas susceptible to flooding, which is not consistent with State Plan smart growth and natural resource protection goals.

NJDEP MSA Comments: **The following represents the DEP's Opportunities and Constraints comments with a focus on the proposed renewal of the existing Regional Center.**

The Borough of Red Bank is a mature community that encompasses a total of **1382.60 acres in Monmouth County including 272.59 acres (19.7%) of open water.** While development is concentrated within 1052.70 acres (76.1%), land use throughout the municipality is divided between residential (624.34 acres based on the NJDEP LULC 2015 dataset), public property/parks/preserved open space based on OPA State Plan dataset, roadways, schools, critical infrastructure, emergency services, municipal facilities, commercial development (342.88 acres), houses of worship and privately owned vacant land. There is no farmland in the Borough. Within Red Bank's total municipal boundary excluding surface water (1110.01 acres), approximately 1098.99 acres is in the current sewer service area.

Land Use Cover

Red Bank is currently composed of two planning areas (PA-1 Metropolitan and PA-5-Environmentally Sensitive) and areas of historic and natural resources designated for protection and preservation. Approximately **620.39** acres (55.89%) of 1,110.01 acres of Red Bank excluding water areas is within the CAFRA Area. The NJ Recreation and Open Space Inventory lists 41.22 acres of encumbered parkland.

Red Bank Boro., Monmouth Total Area = 1,382.60 Acres

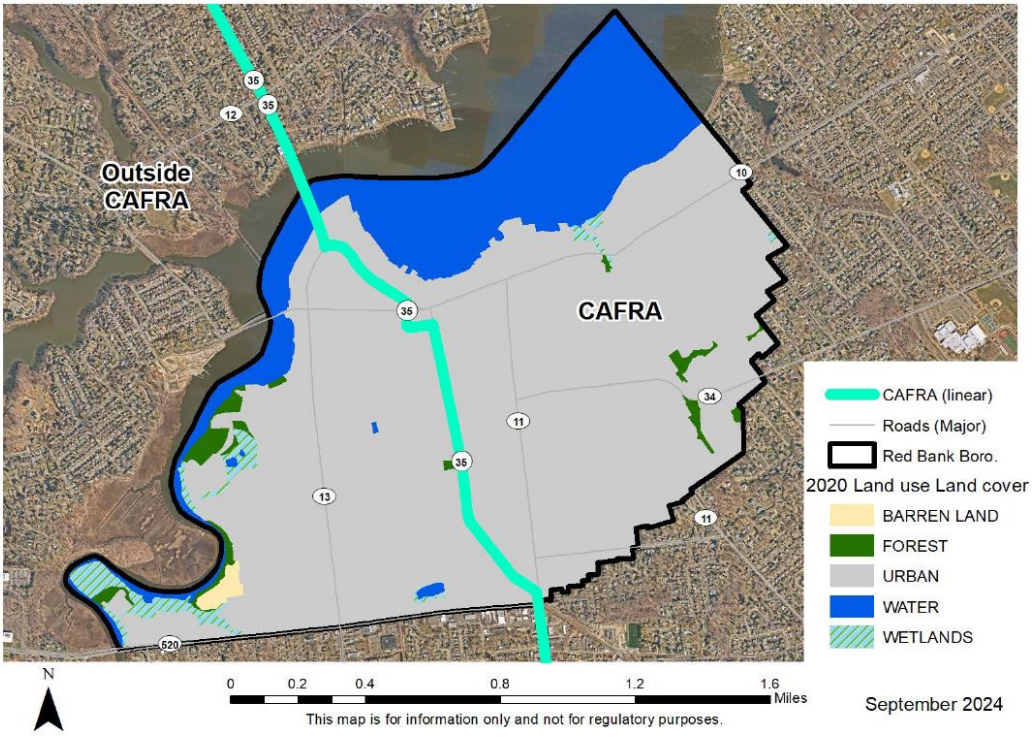
LULC 2020

Red Bank Boro. includes CAFRA & Outside CAFRA

LULC 2020 Type	Acres	Percent
AGRICULTURE	0.00	0.0
BARREN LAND	5.95	0.4
FOREST	23.42	1.7
URBAN	1,052.70	76.1
WATER	272.59	19.7
WETLANDS	27.94	2.0
TOTAL	1,382.60	

URBAN (1,052.70 Acres)	Acres	Percent
Residential	624.34	59.3
Commercial/Services/ Industrial	342.88	32.6
Other	85.48	8.1

Red Bank Boro., Monmouth County
2020 Land use Land cover



CAFRA Area in Red Bank Borough

The existing Regional Center is subject to the jurisdiction of the NJDEP and 55.89% of the Borough is also subject to the Coastal Zone Management Rules most recently amended October 5, 2021. (NJAC 7:7; N.J.S.A. 13:19-1 et seq.; 12:3-1 et seq., 12:5-3; 13:9A-1 et seq.).

Red Bank Boro. CAFRA Total Area = 836.75 Acres		
LULC 2020 Type	Acres	Percent
AGRICULTURE	0.00	0.0
BARREN LAND	0.00	0.0
FOREST	7.68	0.9
URBAN	609.38	72.8
WATER	216.36	25.9
WETLANDS	3.33	0.4
TOTAL	836.75	
URBAN (609.38 Acres)	Acres	Percent
Residential	404.92	66.4
Commercial/Services	174.74	28.7
Other	29.72	4.8

Any plan adoption must also align with the NJ Coastal Area Facility Review Act (1973) Coastal Management Rules at N.J.A.C. 7:7-13.16(b). The CZM Rules state that whenever the State Planning Commission formally approves any new or changed Planning Area boundary, any new or changed community development boundary, or any new or changed center, core or node boundary, the Department shall evaluate the new or changed boundary to determine whether it is consistent with the purposes of CAFRA and this chapter. While the existing center is almost entirely in State Planning Area PA-1, impervious cover permitted within the CAFRA area is 80% in a CAFRA Core or a Coastal Metropolitan Planning Area, 70% in a CAFRA Town Center, 60% in a CAFRA Village Center, 30% in Coastal PA-2 Suburban Planning Area (PA-2) if in a sewer service area (SSA) area, and 5% in Suburban PA-2 Planning Areas if outside the SSA. The DEP is working with OPA and the Borough to review the current boundaries of the Center to avoid any adverse environmental impacts.

In 2020 the New Jersey Department of Environmental Protection (DEP) began a regulatory reform effort to help reduce greenhouse gas (GHG) and other climate pollutant emissions while making our natural and built environments more resilient to the impacts of climate change that are now unavoidable. Together, these reforms make up New Jersey Protecting Against Climate Threats (NJ PACT), a partnership with New Jerseyans to help both stave off the worst impacts of climate change and adapt to unavoidable impacts already occurring across the State. **The NJDEP is currently adopting new rules to incorporate climate change considerations, like sea level rise into the environmental land use rules including the Coastal Zone Management Rules, the Freshwater Wetlands Rules, the Flood Hazard Area Rules, and the Stormwater Management Rules. *(https://dep.nj.gov/njpact/).* When these rules are**

adopted, they will have an immediate impact on the meaning and implications of any critical environmental site (CES) overlay within the CAFRA region of NJ.

Proposed State Planning Regional Town Center

The Borough proposes to re-endorse the Regional Town Center which is in the SSA and public water supply service with any agreed to adjustments due to flooding and/or environmentally sensitive habitat.

Red Bank should provide a status update on any development plans for the Center. It is recommended that Red Bank adjust zoning and other mapping for information purposes to indicate flooding potential of any fully developed areas within the SSA and water purveyor area. In addition, Red Bank should consider converting any undeveloped areas of ranked 3-5 habitat or flooding to PA 5.

Any changes to ordinances, updates to the Master Plan, proposed changes to the State Plan designated areas, or proposed redevelopment plans must be consistent with the State Plan and with CAFRA Coastal Zone Rules

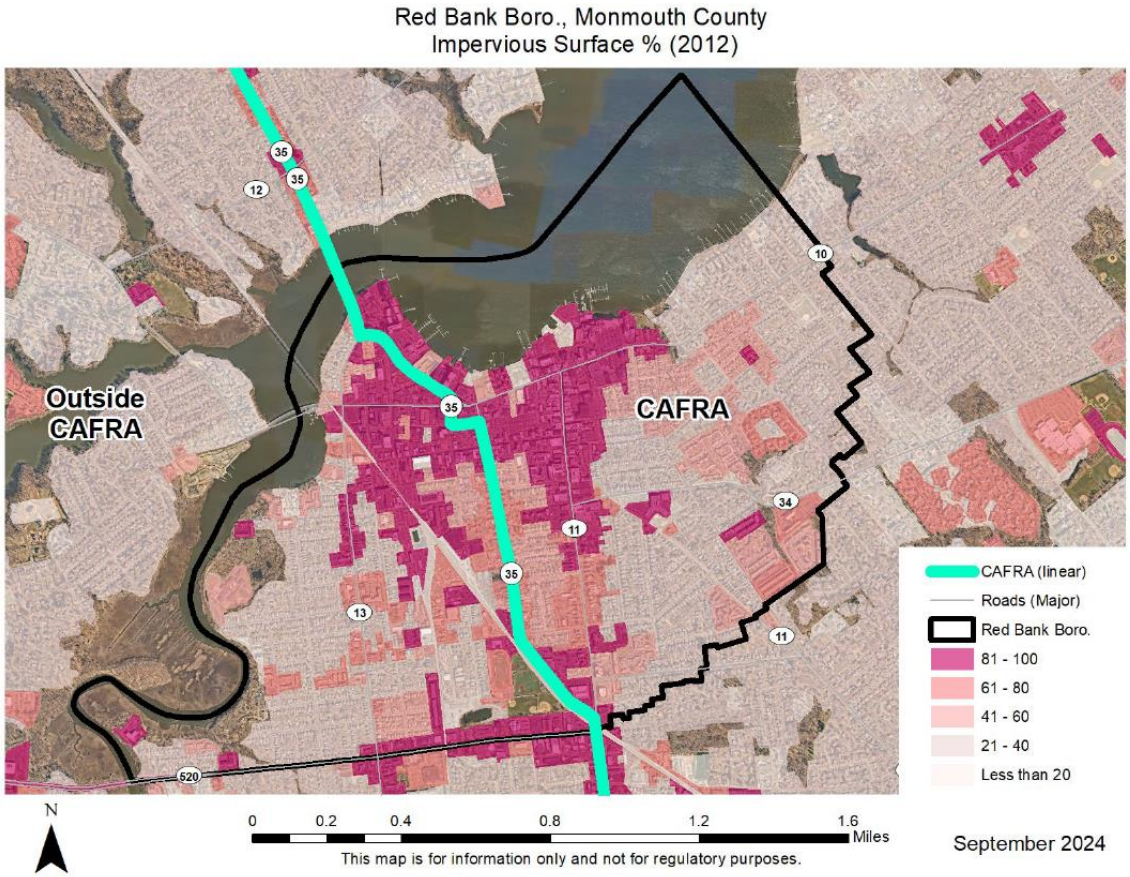
Impervious Surfaces

Red Bank adopted an Impervious Cover Reduction Plan in 2017 but should continue to address how to manage and minimize any additional impervious surface with any new development. An increase in stormwater runoff may result in a discharge of excessive nutrient and pollutant loads to nearby surface water bodies. Additional stormwater runoff can also lead to soil and stream bank erosion and further degradation of valuable surface water bodies.

As a result of changing climate conditions, including increases in temperature and precipitation, the ability of the municipality to manage an increase in stormwater in situ will be challenged by an increase in new construction of impervious surfaces. The existing center without surface water includes a total of 581.61 (64.2%) acres of impervious surfaces.

Red Bank Boro. Total Area (without surface water) = 1,110.01 Acres & CAFRA Total Area (without surface water) = 620.39 Acres

	Acres of Impervious 2012	Pct of Impervious 2012	Acres of Impervious 2015	Pct of Impervious 2015
Red Bank Boro. (1,110.01 ac)	582.05	52.4	713.03	64.2
Red Bank Boro. CAFRA (620.39 ac)	329.28	53.1	408.28	65.8
Existing Center (1109.02 ac) (without surface water)	581.61	52.4	712.48	64.2



Surface Water

Red Bank has several valuable and recreational bodies of water including streams, tributaries and lakes. These water bodies are subject to flooding which is exacerbated by an increase in impervious cover and a decrease in stormwater's ability to infiltrate the ground. Of Red Bank total area of **1382.60 acres, 1110.01** acres are outside of surface water bodies including Category 1 waters but not in the proposed centers. Within the proposed center, there does not appear to be any C1 streams although the FW2-NT/SE Navesink River and Swimming River and tributaries border the north and west portion of the borough.

<u>Surface Water Quality Standards</u>

The Surface Water Quality Standards (SWQS) are rules established under the New Jersey Administrative Code at N.J.A.C. 7:9B that include the policies, surface water classifications, and surface water quality criteria necessary to protect the quality of New Jersey's surface waters. The SWQS protect the health of New Jersey waters and ensure that they are suitable for all existing and designated uses, including recreation and water supply. SWQS also protect the health of New Jersey citizens and visitors by ensuring that the waters at our bathing beaches are safe for swimming, that water supplies are suitable sources of drinking water, and that the fish and shellfish harvested from our waters are safe to eat. SWQS protect waters for other uses such as trout production and trout maintenance, and agricultural and industrial use.

The SWQS establish designated uses (e.g., drinking water supply, recreation, etc.) to the State's surface waters, classify surface waters based on those uses (e.g. FW1, FW2-TP, etc.), and set water quality criteria that protect the designated uses for each water classification. The SWQS contain various policies for protecting water quality, including general, technical, antidegradation, nutrients, and mixing zones. The SWQS also contain procedures for establishing and modifying water quality-based effluent limitations for NJPDES point sources and reclassifying specific stream segments.

Surface waters are classified based on the type of waterbody and the designated use of the waterbody. Freshwaters are classified as FW1 waters (not subject to any man-made wastewater discharges) and FW2 waters (all other freshwaters except Pinelands waters). FW1 waters are non-degradation waters set aside for posterity because of their unique ecological significance. FW2 waters are further classified based on their ability to support trout, which thrive in cooler stream temperatures. Trout classifications include trout production (FW2-TP), trout maintenance (FW2-TM), and non-trout (FW2-NT).

The SWQS establish antidegradation policies for all surface waters of the State (see N.J.A.C. 7:9B-1.5(d)). The antidegradation policies require that all existing and designated uses shall be maintained and protected for all surface waters of the State; impaired waters must be restored to meet SWQS; and existing water quality shall be maintained.

1. Category One (C1) Waters: This tier of antidegradation designation applies to surface waters designated as C1 waters (see N.J.A.C. 7:9B-1.4). C1 waters are protected from any measurable change to existing water quality because of their exceptional ecological significance, exceptional recreational significance, exceptional water supply significance, or exceptional fisheries resources. C1 waters have more stringent antidegradation requirements than Category Two waters.
2. Category Two (C2) Waters: This tier of antidegradation designation applies to surface waters designated as C2 waters (see N.J.A.C. 7:9B-1.4). Some lowering of existing water quality may be allowed in C2 waters based upon a social and/or economic justification. However, all existing and designated uses must be protected in all cases and waterbodies that are generally not meeting criteria must be improved to meet water quality criteria. All waterbodies not designated as Outstanding Nature Resource Waters or Category One receive the Category Two antidegradation designation.

Additional information is also provided in the Antidegradation/Category One Fact Sheet.

All surface waters in the Borough requires at least a 50 -foot riparian zone buffer (C-1 classified streams require up to a 300 foot buffer), which is determined and regulated in the NJDEP Flood Hazard Area Control Act Rules. Overlays are recommended for protected areas in flood zone (C1) waters (300 foot buffer), C2 waters (50 foot buffer), Wetlands, Surface Water and Open Space (local, non-profit, State, Federal).

While there are TMDLs for stream and shellfish impaired waters in the borough, there are no stream impaired waters within the center. TMDLS within the Borough are outlined at

https://nj.gov/dep/tmdl/1339.html and require a total maximum daily load (TMDL) restoration plan as outlined by US Clean Water Act.

Total Maximum Daily Load (TMDL) Information

Municipality and County
Red Bank Borough
Monmouth County

Total Maximum Daily Load(TMDL) Information for Selected Municipality:

Applicable Stream TMDL(s)

None

Applicable Lake TMDL(s)

None

Applicable Shellfish TMDL(s)

- Five Total Maximum Daily Loads for Total Coliform to Address Shellfish-Impaired Waters in Watershed Management Area 12

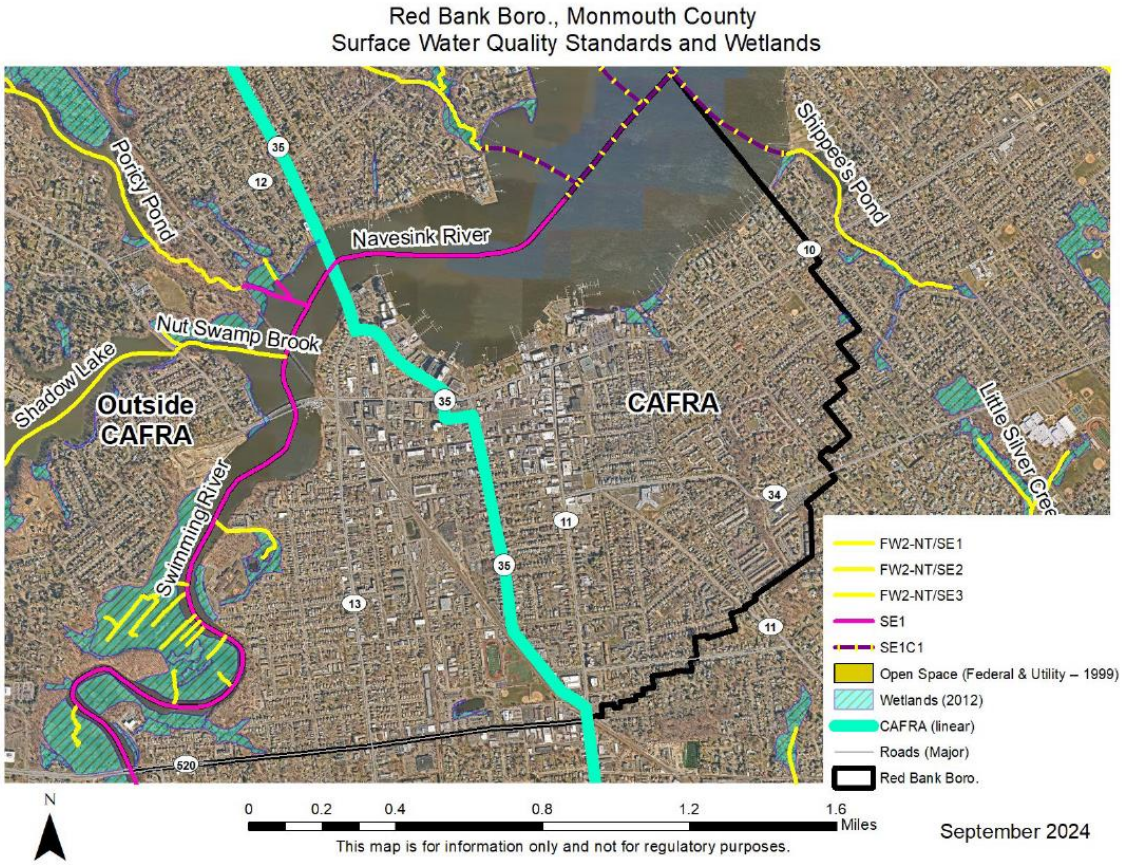
  Total coliform - 2006 : Navesink Estuary-A, Navesink Estuary-B, Shrewsbury Estuary-A : View the TMDL Document
- Five Total Maximum Daily Loads for Total Coliform to Address Shellfish-Impaired Waters in Watershed Management Area 12

  Total coliform - 2006 : Shrewsbury Estuary-A, Shrewsbury Estuary-B, Shrewsbury Estuary-C : View the TMDL Document

However, a stream corridor buffer plan would reduce sedimentation to valuable waterways in Red Bank Stormwater management would also be improved by preventing excessive sedimentation, reducing impervious surface and promoting on site stormwater management.

The following streams have been identified within the Town Center: Open Waters – Surface Water Quality Standards (SWQS)

Navesink River (Bay)	The Navesink River creates the northern and part of the western Center boundary.
Swimming River & trib.	The Swimming River completes the western Center boundary. A tributary of the Swimming River enters the Center and creates wetlands surrounding the Red Bank Primary School.



All waters within the town center are FW2-NT/SE and would be considered Anadromous. Anadromous waters include: all waters within and around the proposed planning areas unless an impediment to fish movement can be identified.

Climate Change Impacts

In past OCA reports, DEP has largely focused on assessing the impacts to the development potential of municipalities based on environmental resources and water/wastewater capacity. In addition to addressing those issues, this OCA will consider the current and future impacts of climate change on those issues, as well as climate mitigation (e.g. greenhouse gas reduction, renewable energy) and climate resilience (e.g. vulnerability to increased flooding).

New Jersey issued its first *Scientific Report on Climate Change* on June 26, 2020 and is available at https://www.nj.gov/dep/climatechange/docs/nj-scientific-report-2020.pdf. The report details the latest science and describing the current and projected impacts of climate change, specific to New Jersey. As atmospheric levels of carbon dioxide and other greenhouse gases increase, Rd Bank can expect to see increases in average temperature, precipitation, flooding, and impacts to its extensive natural resources. Following, are key findings of the Scientific Report that may be germane to Red Bank.

Temperature

- New Jersey is warming faster than the rest of the Northeast region and the world.
- Since 1895, New Jersey's annual temperature has increased by 3.5° F.
- Historically unprecedented warming is projected for the 21st century with average annual temperatures in New Jersey increasing by 4.1° F to 5.7° F by 2050.
- Heatwaves are expected to impact larger areas, with more frequency and longer duration by 2050.
- Climate change could result in a 55% increase in summer heat-related mortalities.

Precipitation

- Annual precipitation in New Jersey is expected to increase by 4% to 11% by 2050.
- The intensity and frequency of precipitation events is anticipated to increase due to climate change.
- Droughts may occur more frequently due to the expected changes in precipitation patterns.
- The size and frequency of floods will increase as annual precipitation increases.

Air Quality

- The effects of climate change are likely to contribute to an increase in air pollution, lead to increased respiratory and cardiovascular health problems, like asthma and hay fever, and a greater number of premature deaths.
- Environmental degradation from climate induced increases in air pollution will reduce visibility and cause damage to crops and forests.

Water Resources

- Water supplies will be stressed from the increase in the growing season and extreme temperatures expected due to climate change.
- Surface and groundwater quality will be impaired as increased nutrients and contaminants enter waters due to runoff from more intense rain events.

Agriculture

- The productivity of crops and livestock are expected to change due to the climate-induced changes in temperature and precipitation patterns.
- New Jersey may become unsuitable for specialty crops like blueberries and cranberries in the future as higher temperatures reduce necessary winter chills.

Forests

- The persistence of Southern pine beetle in New Jersey represents an early example of the destruction of invasive pests that can occur due to climate change impacts.
- Wildfire seasons could be lengthened, and the frequency of large fires increased due to the hot, dry periods that will result from increased temperatures.

Terrestrial Carbon Sequestration

- The loss of forest habitats to climate change will result in carbon losses and increase New Jersey's net greenhouse gas emissions.

Terrestrial Systems

- Climate change is likely to facilitate expansion of invasive plant species.
- 29% of New Jersey's bird species are vulnerable to climate change, including the American Goldfinch which is the state bird of New Jersey.

Freshwater Systems

- Freshwater fish, like brook trout, that need cold-water habitats are expected to lose habitat as water temperatures increase due to climate change.
- Reptiles with temperature-dependent sex determination could experience changes in sex ratios as New Jersey temperatures increase.

Climate Change Mitigation

As climate change, energy use, and environmental sustainability take on a larger role in New Jersey's policies, land use planning should promote energy efficiency, and specifically, integrate green building design and Greenhouse Gas (GHG) reduction into its planning and regulatory structures.

New Jersey's Global Warming Response Act calls for an 80% reduction of GHG emissions from 2006 levels by the year 2050. Released in October of 2020, the GWRA 80x50 Report1 was written in response to that mandate and builds on the State's previous efforts to address and reduce greenhouse gas emissions. The report analyzes New Jersey's emissions reductions to date, evaluates plans presently in place for further reducing emissions, and presents a set of strategies across seven emission sectors for policymakers to consider in formulating legislation, regulations, policy and programs.

The 80x50 Report concludes that, "New Jersey can meet its goal of reducing GHG emissions to 80% below 2006 levels by 2050 – protecting our people, economy, and environment from the worsening impacts of climate change to which our state is uniquely vulnerable. Reaching our 80x50 goal requires planning and collaboration across all economic sectors, levels of government, political boundaries, and administrations, all fixed on a carbon neutral future. Achieving this goal depends upon a swift and decisive transition away from our reliance on fossil fuels, accomplished through adaptive policies that

1 https://www.nj.gov/dep/climatechange/docs/nj-gwra-80x50-report-2020.pdf

also ensure reliability and remain responsive to the scope and pace of efforts to electrify the transportation and building sectors while expanding renewable energy sources. However, only by working in concert across time and economic sectors can we implement the long-term, structural changes to how we generate and use energy, build our homes and businesses, operate our industries, develop and preserve our land, grow our food, manage our waste, and transport our people and products."

While the 80x50 Report focuses on state-level actions, action at the municipal level will be crucial to meet the state's GHG reduction goals. The Municipal Plan Endorsement Guidelines identify a series of mandatory requirements that will make substantial progress. Additionally, New Jersey's climate change website identifies similar and additional actions for local governments at https://www.nj.gov/dep/climatechange/action.html.

The NJDEP recognizes Red Bank's Sustainable Jersey Silver Certification issued in September 2024. The Borough should continue to explore opportunities to achieve gold certification through actions related to energy, conservation and clean energy infrastructure including an clean energy and conservation related ordinances, completion of a municipal building energy audit, etc. For additional information and guidance, please refer to https://www.sustainablejersey.com/fileadmin/media/Homepage/Final_11_X_17_SJ_Communities_Poster.pdf

Climate Resilience

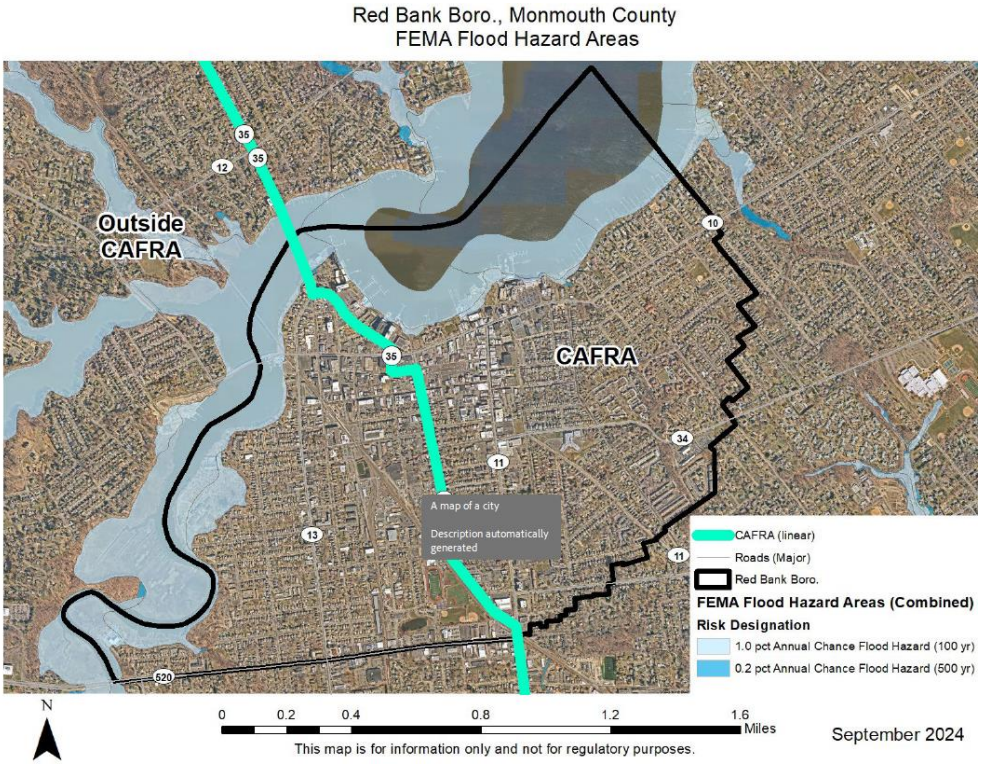
Pursuant to Governor Murphy's Executive Order 89, the state released in October 2021 the Climate Change Resilience Strategy (CCRS) to promote the long-term mitigation, adaptation, and resilience of New Jersey's economy, communities, infrastructure, and natural resources throughout the State in a manner consistent with the Scientific Report on Climate Change. Much like the 80x50 Report, the CCRS will identify state-level action, including guidance and strategies for municipalities to implement resiliency measures, including through changes to plans, by-laws, regulations, policies, or land use standards. Executive Order 89 also requires the Climate & Flood Resilience Program at DEP to provide technical guidance and support to counties and municipalities in their efforts to plan for and address the current and anticipated impacts of climate change in accordance with the CCRS. Plan Endorsement is one avenue for the state to provide that assistance.

Flooding

Red Bank participates in the National Flood Insurance Program (NFIP) and **updated it's Flood Damage Prevention Ordinance (ORD #2022-10) in June 2022. Red Bank also adopted their Two Rivers, One Future Regional Resilience Action Plan in 2019.** As a portion of the proposed Town Center for state plan re-endorsement is within the FEMA flood hazard area, Red Bank **should update its municipal annex to the Monmouth County Hazard Mitigation Plan on a regular interval to address changing climate conditions included, but not limited to flooding**. In particular, Red Bank has several buildings including public services located partially within a flood zone

Flood Zones

The Federal Emergency Management Agency (FEMA) maps Special Flood Hazard Areas (SFHA) adjacent to streams or rivers that experience flooding during periods of high precipitation and/or stormwater discharge. As storms will likely become more frequent and stronger, climate change is increasing the risk of flooding through rising sea levels and increased precipitation. **As a result, NJDEP is proposing adjustments to flood elevations to reflect these changes particularly for structures that are already at risk of flooding and for new construction (NJPACT NJREAL- https://dep.nj.gov/njreal/).** At this time, FEMA has identified flood hazard areas within the Borough along the river and tributary waterways at the north and west borders of the Borough**. Red Bank is partially (620.39 acres/ 55.9%) in the CAFRA Area (without surface water), has 64.17 total acres within and outside CAFRA (5.8%) of floodplain (63.70 acres in 1% 100 yr and 0.47 acres in 0.2% 500 yr) and, within the CAFRA area alone (without surface water), has 15.62 acres (2.5%) of floodplain (15.27 in 1% 100 yr and 0.35 acres in 0.2% 500 yr)** that are protected under state and federal regulation and **f**all within a FEMA SFHA**.**



Red Bank Boro., Monmouth

Red Bank Boro. includes CAFRA & Outside CAFRA

Red Bank Boro. Total Area (without surface water) = 1,110.01 Acres

Flood Hazard Area	Acres	% of Total Municipal Area
1% (100 Year) Floodplain	63.70	5.7
0.2% (500 Year) Floodplain	additional 0.47 (64.17 Acres)	5.8

Source: FEMA Flood Hazard Areas (Combined)

NJDEP LULC 2015 Surface Water Removed from FEMA Flood Hazard Area

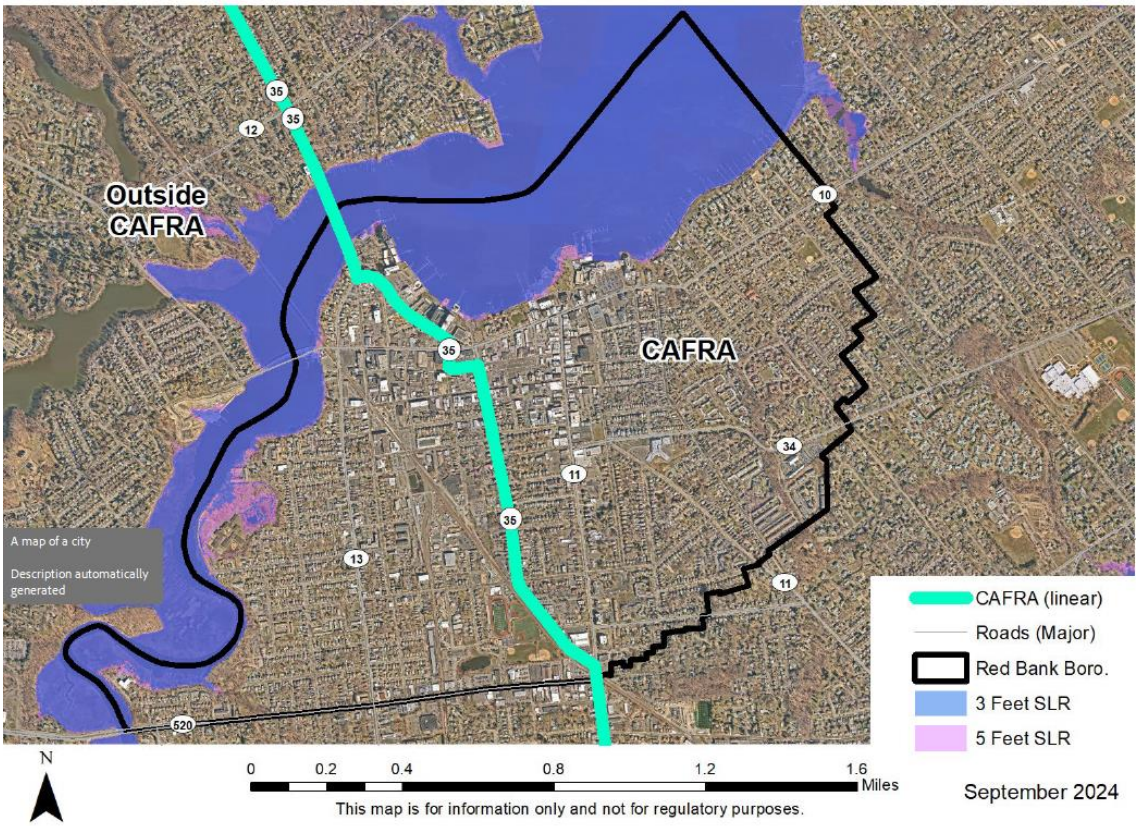
Red Bank Boro. CAFRA Total Area (without surface water) = 620.39 Acres

Flood Hazard Area in CAFRA	Acres	% of Total Municipal Area in CAFRA
1% (100 Year) Floodplain	15.27	2.5
0.2% (500 Year) Floodplain	additional 0.35 (15.62)	2.5

Source: FEMA Flood Hazard Areas (Combined)

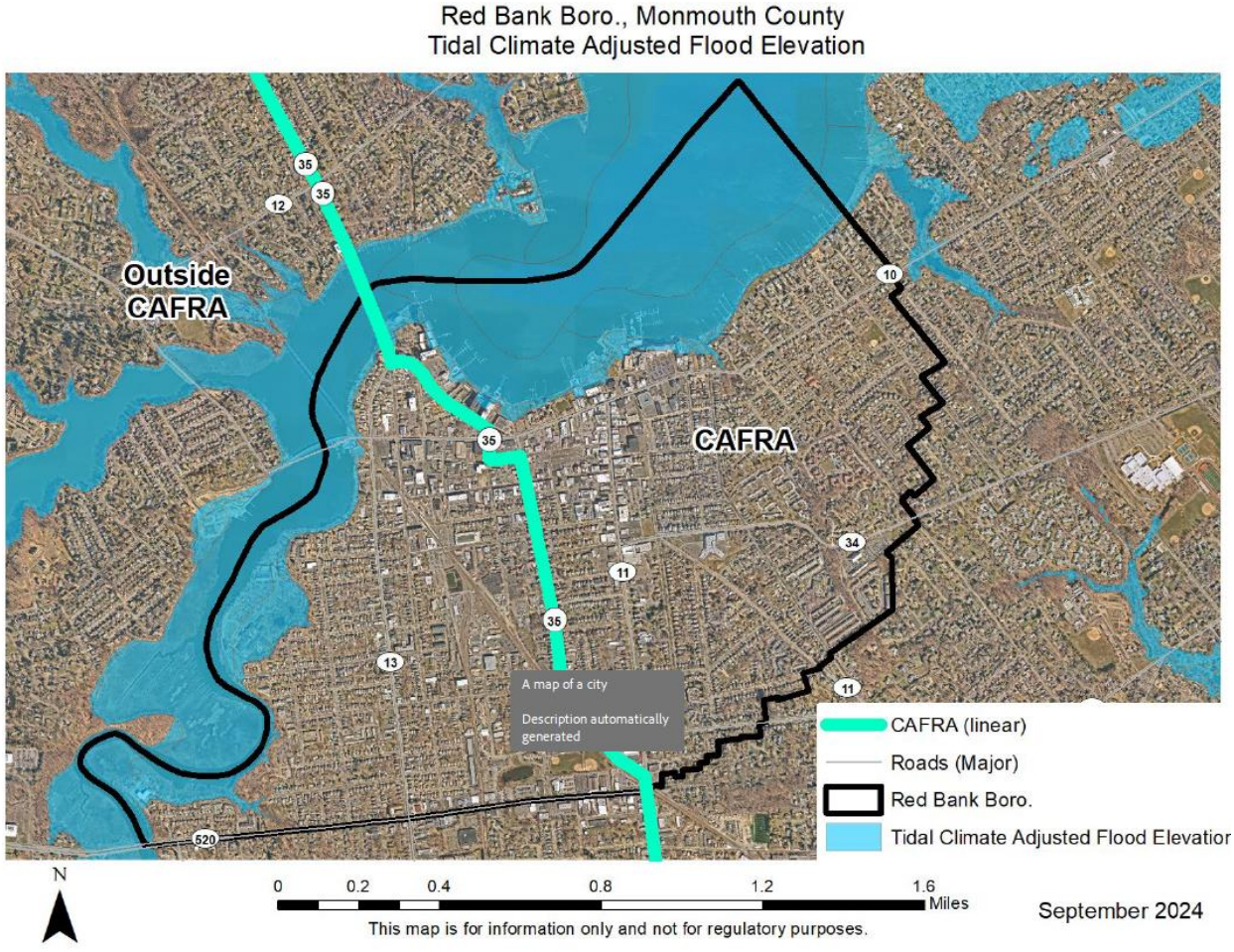
NJDEP LULC 2015 Surface Water Removed from FEMA Flood Hazard Area

Red Bank Boro., Monmouth County
3 & 5 Feet SLR



A limitation of the currently delineated SFHAs is that they do not consider projections of future precipitation due to climate change. While annual increases may not result in significant additional flooding, the increased frequency of shorter but more intense precipitation events is expected to result in additional flooding events. As such, DEP recommends that Red Bank utilize the SFHA for the 1% (100 year) and 0.2 percent (500-year) storm for planning purposes but also be aware of any proposed but not adopted at this time climate affected flood elevation adjustments. The Borough should consider in future planning tidal climate adjusted flood elevations (CAFÉ) as proposed in NJPACT Resilient Environments and Landscapes (REAL) which was issued for public comment on August 05, 2024 for public comment but has not yet been adopted and can be reviewed at https://dep.nj.gov/njreal/ . The NJDEP also provides additional mapping guidance for CAFÉ on NJ Geo Web at NJDEP| Geographic Information Systems | NJ-GeoWeb , with the Flood Indicator Tool at NJDEP| Climate Change | New Jersey's Flood Indicator Tool and at NJGIN Tidal Climate Adjusted Flood Elevation for New Jersey | NJGIN Open Data

Utilization of these tools will allow the municipality to inform its current decisions in a manner that is protective of health and safety from future climate related impacts.



Red Bank should also consider flood hazard area riparian buffers of any waterway in future planning. The regulated area of the riparian zone (50, 150 or 300 feet) that may restrict future development in these areas depends on the designation of that regulated waterbody as per the Flood Hazard Area Control Act rules at N.J.A.C. 7:13-4.1 below:

(c) The width of the riparian zone is as follows:

1. The width of the riparian zone along any regulated water designated as a Category One water, and all upstream tributaries situated within the same HUC-14 watershed, is 300 feet;

2. Except for the regulated waters listed at (c)1 above, the width of the riparian zone along the following regulated waters is 150 feet:

    i. Any trout production water and all upstream waters (including tributaries);

    ii. Any trout maintenance water and all upstream waters (including tributaries) located within one mile of a trout maintenance water (measured along the length of the regulated water); and

    iii. Any segment of a water flowing through an area that contains a threatened or endangered species, and/or present or documented habitat for those species, which is critically dependent on the regulated water for survival, and all upstream waters (including tributaries) located within one mile of such habitat (measured along the length of the regulated water). A list of critically dependent species is available from the Department at the website set forth at N.J.A.C. 7:13-1.3; and

3. For all other regulated waters not identified as (c)1 or 2 above, the width of the riparian zone is 50 feet.

Critical Facilities and Assets in Flood Zones

These flood-prone areas are subject to state and federal regulation which limits new construction and promotes open space preservation. In addition, the municipal zoning and building codes should minimize new construction in flood hazard areas and mitigate for any redevelopment of existing structures. Of particular concern within a municipality are adverse impact to existing assets, infrastructure and buildings within the flood zones, and how a municipality will mitigate for potential increased vulnerability to flooding.

Sewer Service Area Toral Area (without surface water) = 1,098.99 Acres		
Sewer Service Area within Flood Hazard Area	Acres	% of Total Sewer Service Area
1% (100 Year) Floodplain	53.22	4.8
0.2% (500 Year) Floodplain	additional 0.47 (53.69)	4.9
Source: FEMA Flood Hazard Areas (Combined)		
NJDEP LULC 2015 Surface Water Removed from FEMA Flood Hazard Area		

Red Bank Boro. CAFRA Total Area (without surface water) = 620.39 Acres		
Sewer Service Area Toral Area (without surface water) = 620.37 Acres		
Sewer Service Area within Flood Hazard Area	Acres	% of Total Sewer Service Area in CAFRA
1% (100 Year) Floodplain	15.24	2.5
0.2% (500 Year) Floodplain	additional 0.35 (15.59)	2.5
Source: FEMA Flood Hazard Areas (Combined)		
NJDEP LULC 2015 Surface Water Removed from FEMA Flood Hazard Area		

Red Bank should identify existing structures, critical infrastructure, emergency services, schools, etc. in or near flood zones including any sewer service area wastewater treatment or potable water infrastructure, conveyance, utility piping, power line infrastructure, critical roadways or historic structures**. For example, While 64.17 acres of the entire 1110.01 acres of the Borough excluding surface water are in the flood zone, 53.69 (4.9%) acres of the 1098.99 acre sewer service area are in the combined 100 year and 500 year flood zone.**

The 2023 Master Plan includes a climate change and vulnerability assessment of critical facilities . Red Bank should regularly update any maps and inventories of areas that flood frequently, including, but not limited to, repetitive loss (RL) and severe repetitive loss (SRL) properties. If a local Floodplain Administrator is interested in obtaining a copy of their community's RL and SRL properties list for planning purposes, a request must be made in writing on the municipality's letterhead and signed by the mayor. The municipality will be required to sign an Information Sharing Access Agreement with FEMA to protect Personally Identifiable Information associated with this list. For more information on this, please contact the Region II Insurance Representative, Marianne Luhrs at Marianne.luhrs@fema.dhs.gov.

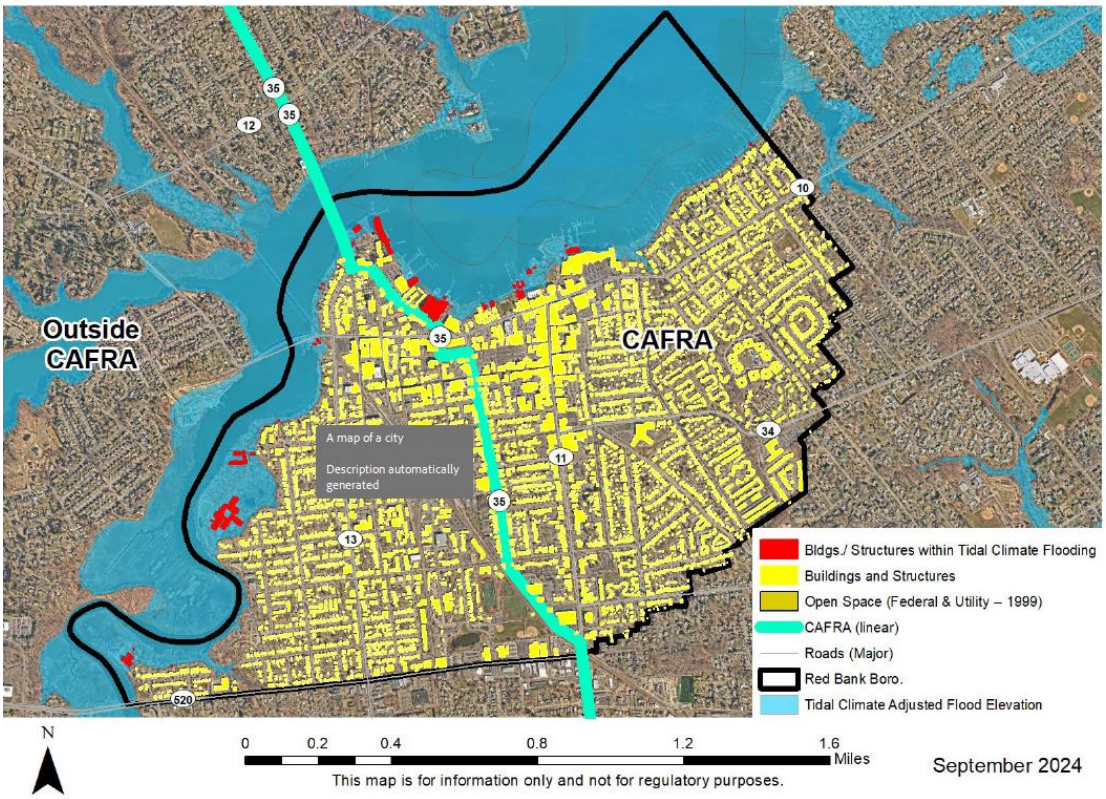
Buildings and Structures in Flood Zone in CAFRA

There are approximately 36 existing buildings within the flood zone in Red Bank.

Evacuation Routes: Unimpeded transportation via roadways is critical to safety although roads may flood regularly. **The Borough should confirm the linear feet of roadways including critical evacuation routes within the flood zone and map areas that flood regularly including roadways/intersections, with particular attention given to evacuation routes or critical access areas**. This can leverage work completed through the Resilient NJ Municipal Assistance Program (MAP)

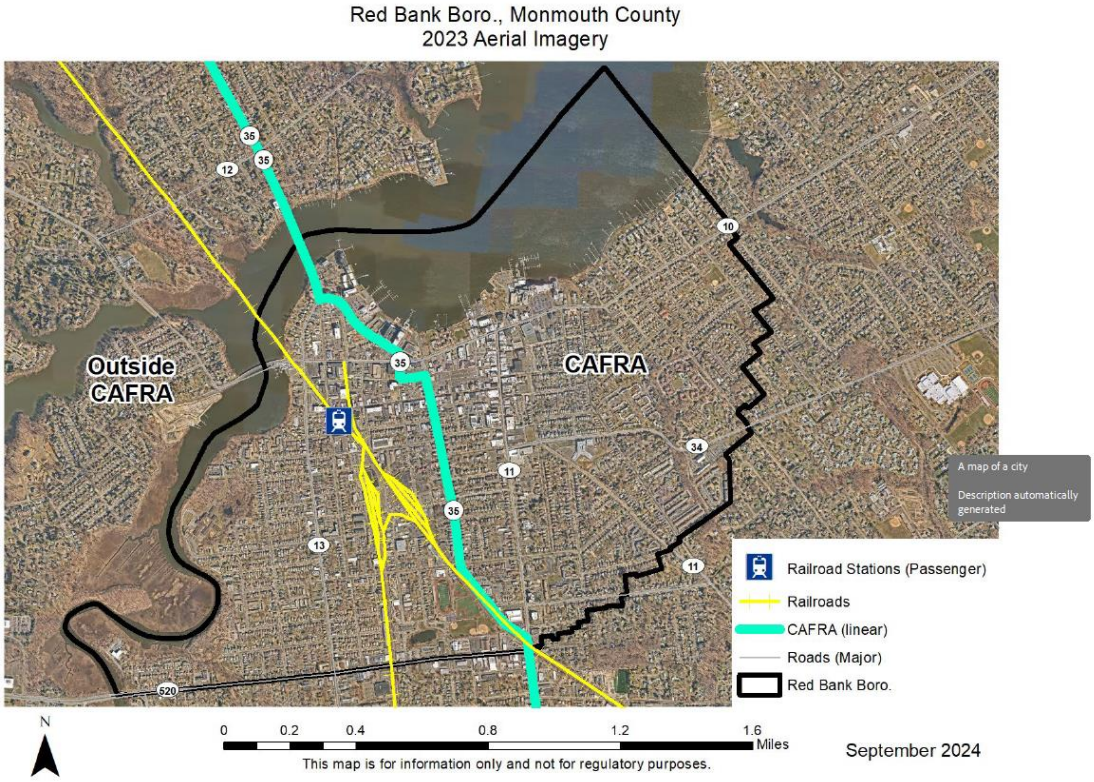
Red Bank Boro., Monmouth
Township Approx. Total Buildings/ Structures = 3,902
Red Bank Boro. Total Area =1,382.60 Acres
Buildings/ Structures within FEMA 1%/ 0.2% Flood Hazard Areas within Red Bank Boro.
Buildings/ Structures in FEMA 1% (100 Year) Flood Zone = 35 or 0.9 % of Twp. Total
Buildings/ Structures in FEMA 0.2% (500 Year) Flood Zone = 1 or 0.03 % of Twp. Total
Approx. Total Buildings/ Structures in FEMA 1%/ 0.2% Flood Hazard Areas = 36 or 0.9 % of Twp. Total
Red Bank Boro. Approx. Total Roads = 36.0 Miles
Roads in 1 & 0.2 % FEMA Flood Hazard Areas = 0.3 Miles or 0.8 % of Total Miles
Approx. Total Railroad Tracks= 3.72 Miles
Railroad Tracks in 1 & 0.2 % FEMA Flood Hazard Areas = 0.04 Miles or 1.1 % of Total Miles
Note: Analysis does not determine if tracks are elevated.

Red Bank Boro., Monmouth County
Buildings/ Structures within Tidal Climate Adjusted Flood Elevation



This map is for information only and not for regulatory purposes.

September 2024



Red Bank should enhance zoning regulations as well as building codes to encourage building outside of the flood zone and to minimize construction in the flood prone areas to reconstruction of existing buildings.

When evaluating any construction within the identified floodplain of Red Bank, developers and municipal officials should consider the cost of damage and replacement in the event of flooding. Construction of any critical utility line and associated infrastructure, emergency services, or public services buildings (schools, hospitals, churches, etc.) should be avoided in the flood hazard area. By avoiding construction in floodplains, one can avoid adverse impacts also to critical roadways and provide a safe level of distance in the event of a flood. NJDEP also supports resiliency measures including elevating critical infrastructure and relocating critical infrastructure outfalls to insure uninterrupted power, sewer and potable water service.

Red Bank adopted a flood damage prevention ordinance (ORD # 2022-10) in June 2022. DEP recommends that Red Bank confirm that their floodplain development ordinance is consistent with the most recent standards and National Flood Insurance Programs. If not, it should be updated and adopted. For guidance please review the model ordinance at https://www.nj.gov/dep/floodcontrol/modelord.htm and FEMA guidance at https://www.fema.gov/floodplain-management/manage-risk/local.

Future development within the floodplain requires a higher level of regulation through state and federal environmental rules for flood hazard areas. **Any proposed conceptual plan should be presented to DEP early in review process, before planning board approval, and before submittal of any permit**

applications to determine if the project has any fatal flaws rendering it un-permittable in its current design.

Green infrastructure should be incorporated into all projects within the floodplain. By creating more open public space, Red Bank gains flood zone buffer areas and additional recreation area as well as enhanced areas for stormwater management. Any opportunity in a flood area to enhance or expand a buffer area protects vulnerable residential areas and minimizes future flood events. Red Bank **shall develop a stream corridor buffer area and protection ordinance.**

The DEP supports Red Bank's efforts to adopt a Flood Mitigation Plan and Flood Ordinance to effectively manage stormwater runoff and mitigate the adverse impacts of climate related flooding within and adjacent to the Borough acres of identified floodplain.

Open Space

Open space not only provides Red Bank residents with recreational opportunities, it also acts as a means of climate change mitigation through enhanced tree cover shade and carbon sequestration. It also improves the Borough and the state's natural resources by mitigating stormwater runoff, acting as flood storage, and protecting habitat for threatened and endangered species. **Within all of Red Bank, there are approximately 41.22 acres of preserved park open space set aside for public recreation.** There is municipal encumbered open space in the existing Center but no State lands or areas preserved through the federally regulated Natural Heritage Priority Site within the center. There are extensive acres of open surface water (272.59 acres) within the borough. The **Open Space and Recreation Plan was updated with a ROSI open space inventory in 2023** which includes concentrating development in the center and adding additional public open space to the Borough if possible. **The DEP recommends that the Borough update these documents as necessary to account for any changes, climate change considerations and to consider adding a Greenway plan and update every ten (10) years the Critical Natural Resources Analysis. The Natural Resources Inventory may have been updated for the last master plan in 2023 but this should be confirmed.**

State Open Space
Green Acres – Office of Transactions and Public Land Administration (OTPLA)

The Green Acres program was created in 1961 to meet New Jersey's growing recreation and conservation needs. Together with public and private partners, Green Acres has protected over a half a million acres of open space and provided hundreds of outdoor recreational facilities in communities

Red Bank Boro. includes CAFRA & Outside CAFRA

Local and State and Federal Open Space

Type	Acres
Municipal ROSI	41.22
County	0.00
State	0.00
Federal	0.00

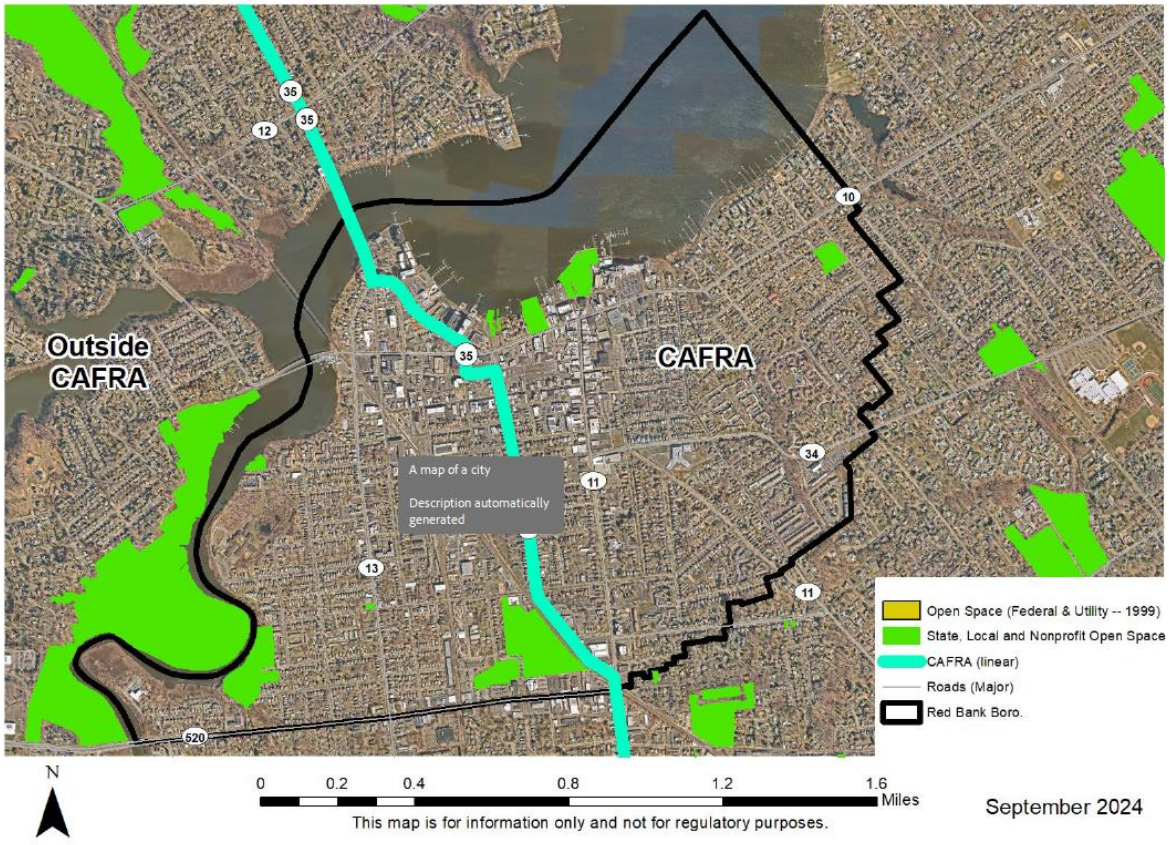
Preserved Farms = 0 Acres

Red Bank Boro. CAFRA

Local and State and Federal Open Space

Type	Acres
Municipal	11.52
County	0.00
State ROSI	0.00
Federal	0.00

Red Bank Boro., Monmouth County
Open Space



around the State. In the following, we provide comments on potential planning and funding opportunities within the Green Acres Program that Red Bank may consider in helping achieve its goals. We also have provided a review of the Borough's proposed planning areas and development activities in the context of their existing preserved parkland.

The Green Acres Program and Office of Transactions and Public Land Administration has reviewed the Municipal Self-Assessment Report for Red Bank Borough in Monmouth County and provide comments on potential planning and funding opportunities within the Green Acres Program that Red Bank Borough may consider in helping achieve its goals. We also have provided a review of the Borough's proposed planning areas and development activities in the context of their existing preserved parkland.

Potential Future Planning and Funding Opportunities:

The MSA identified Red Bank's goals of preserving vital natural resources, improving accessibility to and maximizing the value of the waterfront and the Borough's various parks, and balancing development with open space. Green Acres can support Red Bank in achieving its goals through land preservation, park development, and stewardship funding opportunities.

Red Bank Borough, like many coastal and Bayshore communities, is at risk of increased flooding in the future. The Borough may consider implementing nature-based resiliency strategies, such as waterfront parks to address increased flooding concerns and bring more public, outdoor recreation opportunities to the community. One example of a resilient park is Hunter's Point South Park in New York where the shoreline was redesigned with nature in mind. Hunter's Point South Park can withstand flooding through a "soft edge," comprised of wetlands and other natural materials, and stabilize the shoreline. Public access to the waterfront, via trails and walkways, is an important feature of this park and serves as spaces for community gathering and public programming. While analyzing aerials of Red Bank Borough, it is evident that while there are public access points to the waterfront, such as Marine Park, Riverside Gardens Park, and Maple Cove, the Borough may consider the continuation of the waterfront that can support flood mitigation. climate resiliency, public space. Parks do not have to compete with proposals for affordable housing or other types of development. Through public-private partnerships, there are possibilities continue the waterfront walkway in concert with new development. Green Acres encourages the Borough to apply for open space acquisition and park development funding to reach the Borough's goals. Additionally, the Borough may want to partner with Monmouth County or with local nonprofits that are eligible to receive Green Acres funding.

Additional nature-based resiliency strategies Red Bank Borough may consider are forest planting and living shorelines. These practices have shown to be successful for protecting shorelines from erosion, improving shoreline resiliency, increasing biodiversity, and sequestering carbon. Green Acres supports these types of projects, as well as other natural resource restoration and enhancement projects, through the stewardship funding program.

The Green Acres Program seeks to fund projects that provide and improve recreation and conservation areas throughout the State. One of the goals of the Program is to help alleviate environmental justice issues by giving additional points in the priority ranking system to projects within designated Overburdened Communities (OBCs), which are often the communities which have the greatest need for parkland and open space. As identified in the Municipal Self-Assessment Report, Red Bank

Borough contains several mapped OBCs in the central and western areas of the Borough, which could benefit from increased access to parkland. The Borough may want to consider developing a plan for a proposed public recreation and conservation project that would serve residents of OBCs. In addition, the Borough can make sure that potential trail connections also service and benefit residents of these OBCs.

The Borough may contact Kathy Minnear at kathy.minniear@dep.nj.gov with any questions regarding park and open space acquisition projects. The Borough may contact Kelly Christopher at kelly.christopher@dep.nj.gov with any questions regarding park development or stewardship projects. For more information on the Green Acres Program and for examples of assistance applications, please refer to https://www.nj.gov/dep/greenacres.

Please note that the placement of stormwater management and other climate change mitigation and adaptation infrastructure on Green Acres-encumbered parkland that is required for a non-parkland project or that is intended to serve other development is not permissible under Green Acres regulations. However, resiliency measures that are intended to serve the park and which may have indirect local impacts to flooding may be permitted. Please contact Office of Transactions and Public Land Administration Monmouth County Compliance Officer, Jessica Patterson, at jessica.patterson@dep.nj.gov with any questions or concerns.

The Green Acres Program applauds Red Bank Borough for working to preserve and maintain the Borough's parkland. We encourage the Borough to apply for funding and to collaborate with eligible nonprofits and with the County on proposed projects that are eligible for Green Acres funding. The Green Acres Program's partnership with local governments and nonprofits could help the area achieve its goals towards our shared mission of preserving the area's natural, historic, and recreational resources for the betterment of the local community and New Jersey residents alike.

Review of Red Bank Borough's Existing Parkland, Planning Areas and Development Activities:

The most recent ROSI on file with our office (attached) is from 2016 and lists 41.22 acres of encumbered parkland within the Borough of Red Bank (**34.83 acres held in fee and 6.39 acres via a lease with the Red Bank Board of Education at Count Basie Park**). Please note that these numbers are slightly off from the numbers reported in the Stats Excel document provided to us for review. It does not appear that there are any county, state or federal park or open space parcels within the Borough.

While the Borough's Green Acres funded parkland is up for inspection in 2025, the last park inspection report (2022 - attached) indicated lack of proper signage at several parks; improper use of a building at Riverside Garden Park; parking and parking fee accounting issues at Marine Park; and, expansion of the Borough's public works operations on portions of the AME Zion and Gaudy Acquisitions (also known as Sunset Park). While there are no open parkland diversion/disposal applications under review with our office, the Borough did submit a ROSI Amendment request to our office on June 26, 2023 requesting to add the Borough's Senior Center, located at 80 Shrewsbury Avenue (Block 39, Lots 23 and 24) to the ROSI. Our office requested additional information on August 16, 2023 but has not received the requested clarifying information from the Borough (or a withdrawal of the request) to date. Therefore, this matter remains open.

As stated in the Borough's Municipal Self-Assessment Report, the current petition for Plan Endorsement is to reinstate the Borough's Regional Center. Several Green Acres-encumbered, municipal-owned parks exist within the Regional Center, most notably Marine Park, Riverside Gardens Park, Maple Cove, Locust Avenue Park, Sunset Park, Eastside Park and Count Basie Park.

The City's Municipal Self-Assessment Report included recent and upcoming development activities. As a reminder to the Applicant, any use of Green Acres-encumbered parkland for purposes other than recreation and conservation, even temporary use, requires review and approval from DEP's Office of Transactions and Public Land Administration, Public Land Compliance section (PLC) at a minimum. Any easements or other conveyance of land granted for other than conservation and recreation purposes (such as for utilities or road rights-of-way) on Green Acres-encumbered parkland must be reviewed by PLC and will require Commissioner and State House Commission approval. A full jurisdictional determination by PLC is required for any land which may have been held for recreation and conservation purposes by the municipality or the County at the time that they accepted Green Acres funding, regardless of whether the lands were listed on a Recreation and Open Space Inventory (ROSI). Please contact the Monmouth County Compliance Officer, Jessica Patterson, at Jessica.Patterson@dep.nj.gov with any questions or concerns.

Blue Acres - While located partially in CAFRA area, Red Bank may reach out to the Blue Acres Program for assistance in identifying funding sources to address residential areas of repetitive flooding. Specifically, the Green Acres, Farmland, Blue Acres and Historic Preservation Bond Act of 2007 authorized $12 million for acquisition of lands in the floodways of the Delaware River, Passaic River or Raritan River and their respective tributaries for recreation and conservation. An additional $124 million was approved in the Green Acres, Water Supply and Floodplain Protection, and Farmland and Historic Preservation Bond Act of 2009. Properties (including structures) that have been damaged by or may be prone to incurring damage caused by storms or storm related flooding, or that may buffer or protect other lands from such damage, are eligible for acquisition. DEP encourages any town that has homes and neighborhoods that repetitively flood to consider contacting the DEP Blue Acres program regarding guidance for buyouts of flood prone properties (www.nj.gov/dep/greenacres/blue flood ac.html

DEP recommends that Red Bank continue to work with Monmouth County and surrounding municipalities to provide and expand corridors of open space and natural features to protect historic structures, support habitat connectivity and adapt to changing climate conditions.

Natural and Historic Resources

New Jersey is the most densely populated state in the nation. One of the consequences of this is the extreme pressure that is placed on our natural resources. As the population grows, we continue to lose or impact the remaining natural areas of the state. As more and more habitat has been lost, people have also gained a greater understanding of and appreciation for the benefits and necessity of conserving the natural ecosystems of the state.

For example, we know that wetlands are critical for recharging aquifers, lessening the damage from flooding and naturally breaking down contaminants in the environment. Forests and grasslands protect

the quality of our drinking water, help purify the air we breathe and provide important areas for outdoor recreation. Collectively, these habitats are of critical importance to the diverse assemblage of wildlife found in New Jersey, including endangered, threatened and special concern species.

Wetlands

Freshwater wetlands and transition areas (buffers) are regulated by the Freshwater Wetlands Protection Act rules (NJAC 7:7A). Previously misunderstood as wastelands, wetlands are now recognized for their vital ecological and socioeconomic contributions. Wetlands contribute to the social, economic, and environmental health of our state in many ways:

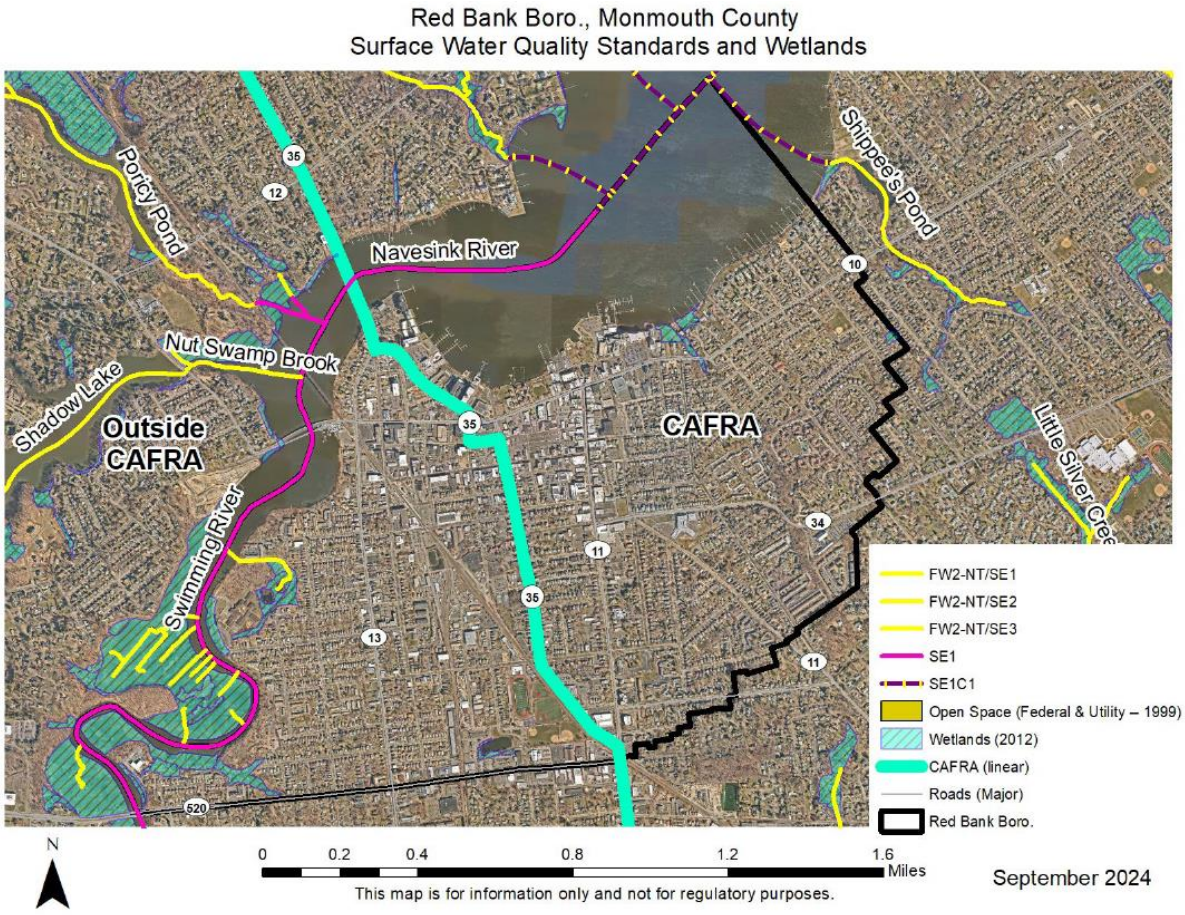
- Wetlands protect drinking water by filtering out chemicals, pollutants, and sediments that would otherwise clog and contaminate our waters.
- Wetlands soak up runoff from heavy rains and snow melts, providing natural flood control.
- Wetlands release stored flood waters during droughts.
- Wetlands provide critical habitats for a major portion of the state's fish and wildlife, including endangered, commercial and recreational species.
- Wetlands provide high quality open space for recreation and tourism.

There are on-site activity limits on lands identified as wetlands. The NJ Freshwater Wetlands Protection Act requires DEP to regulate virtually all activities proposed in the wetland, including cutting of vegetation, dredging, excavation or removal of soil, drainage or disturbance of the water level, filling or discharge of any materials, driving of pilings, and placing of obstructions. The Department may also regulate activities within 150 feet of a wetland as a transition/buffer area.

Wetlands within the Existing Center

Red Bank has 27.94 acres (2.0%) of wetlands and 23.42 acres (1.7%) of deciduous forested land and any wetlands are protected under state and federal regulation. 7.68 Acres of wetlands are within the CAFRA area. Wetlands outside C1 category riparian areas require a 50 foot buffer.

Red Bank's designated wetlands are predominantly located along the Swimming River with a smaller wetlands area along the Navesink River. No potential or documented vernal pool habitat has been identified within Red Bank center to date that would be regulated by the Department and in need of protection and preservation. Guidance is available from the DEP's Division of Land Resource Protection at https://www.nj.gov/dep/landuse/coastal/cp_main.html



Vulnerable, Threatened and Endangered Species

Despite being the most densely populated state in the nation, and the fifth smallest in area, New Jersey provides habitat for an incredible number and diversity of wildlife species. There are more than 400 species of vertebrate wildlife which can be found within the state, due in large part to the state's geographic position within North America, as well as 134 freshwater fish and 336 marine finfish. New Jersey lies at the southern edge of the range of many "northern" species and the northern edge of the range of many "southern" species.

Many imperiled species require large contiguous tracts of habitat for survival. The consequence of the rapid spread of suburban sprawl is the loss and fragmentation of important wildlife habitat and the isolation and degradation of the smaller habitat patches that remain. Small patches of fields, forests and wetlands interspersed with development provide habitat for common species that do well living near humans, but do not provide the necessary habitat for most of our imperiled wildlife. We need to conserve large, contiguous blocks of forests, grasslands and wetlands to assure the survival of imperiled species over the long-term.

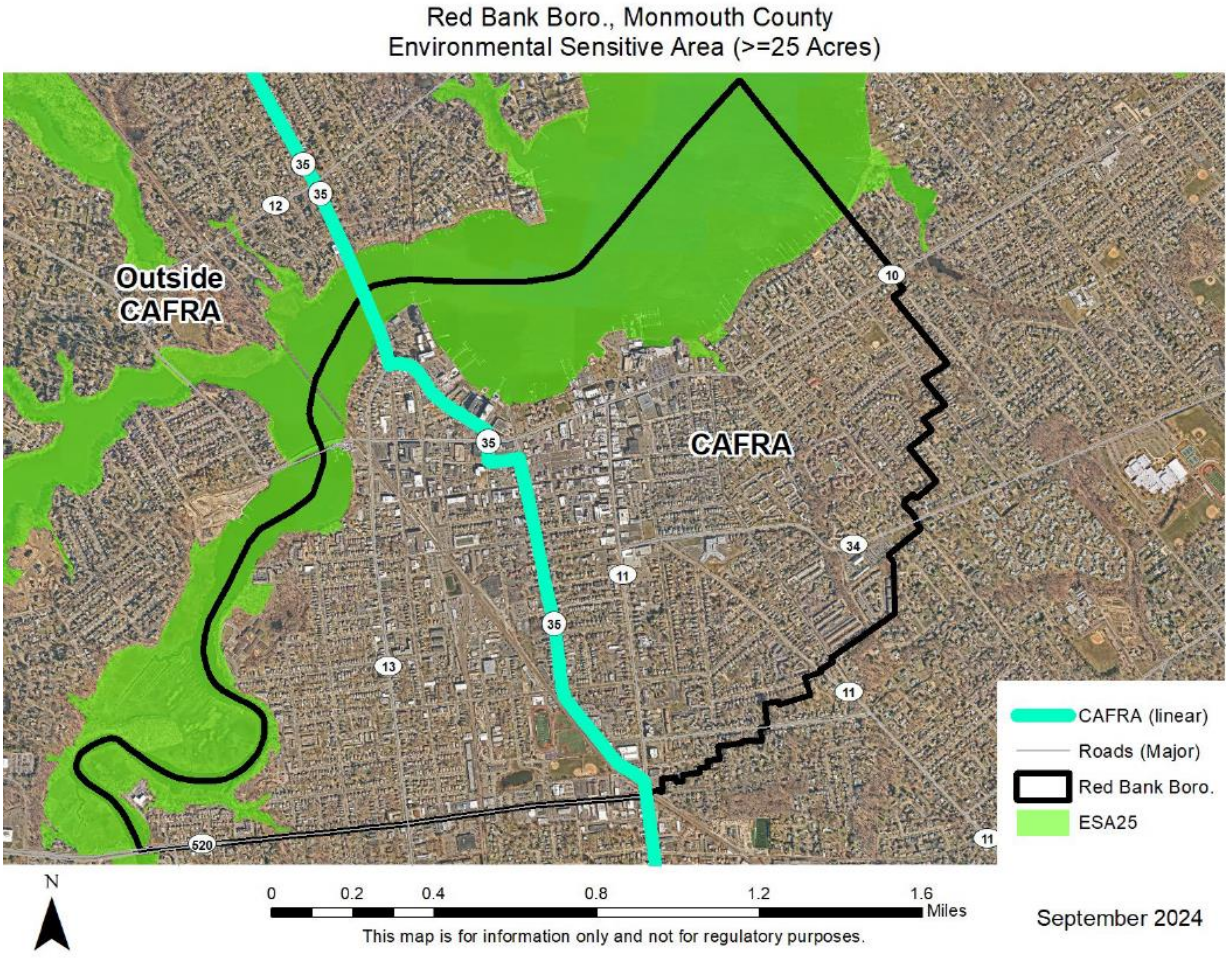
Future increases in stormwater runoff, flooding and contamination will adversely impact terrestrial and aquatic species. Climate change can adversely impact plants, trees, aquatic and terrestrial animals,

reptiles, fish and birds. Increases in temperature and periods of drought can result in loss of suitable conditions for a tree or plant species to survive as well as a higher risk of wildfire.

The New Jersey Endangered Species Conservation Act was passed in 1973 and directed the New Jersey Department of Environmental Protection (DEP) to protect, manage and restore the state's endangered and threatened species.

Endangered Species are those whose prospects for survival in New Jersey are in immediate danger because of a loss or change in habitat, over-exploitation, predation, competition, disease, disturbance or contamination. Assistance is needed to prevent future extinction in New Jersey.

Threatened Species are those who may become endangered if conditions surrounding them begin to or continue to deteriorate.
There are other classifications for wildlife as well, including Stable, Species of Special Concern and Undetermined. For a complete listing of species monitored by the ENSP, see the Species Status Listing. A full listing of the state's threatened and endangered species can be found at https://www.nj.gov/dep/fgw/tandespp.htm.



Landscape Project

Designed to guide strategic wildlife habitat conservation, the Landscape Project is a pro-active, ecosystem-level approach for the long-term protection of imperiled species and their important habitats in New Jersey. The project began in 1994 to protect New Jersey's biological diversity by maintaining and enhancing imperiled wildlife populations within healthy, functioning ecosystems. The Landscape Project focuses on large land areas called "landscape regions" that are ecologically similar with regard to their plant and animal communities. Using an extensive database that combines imperiled and priority species location information with land-use/land-cover data, the Landscape Project identifies and map areas of critical importance for imperiled species within each landscape region.

Landscape Project critical habitat maps were developed to provide users with peer-reviewed, scientifically-sound information that is easily accessible. Critical habitat maps were designed for use by anyone, but especially those individuals and agencies who have the responsibility for making land-use decisions, i.e., municipal and county planners and local planning boards, state agencies, natural resource and lands managers, the general public, etc. Critical area maps can be integrated with planning and protection programs at every level of government - state, county and municipal, can provide the basis for proactive planning, zoning and land acquisition projects.

Most importantly, the critical information Landscape Project products provide can be used for planning purposes before any actions, such as proposed development, resource extraction (such as timber harvests) or conservation measures, occur. Proper planning with accurate, legally and scientifically sound information will result in less conflict. Less time will be wasted, and less money spent, attempting to resolve endangered and threatened species issues.

Additional information about the Landscape Project can be found at https://www.nj.gov/dep/fgw/ensp/landscape/index.htm.

Red Bank Borough overall (including CAFRA) Landscape Rank 2,3,4,5 Threatened and Endangered Species define the following habitat types:

- Rank 1 is assigned to species-specific habitat patches that meet habitat-specific suitability requirements but do not contain confirmed sightings of endangered, threatened, and special concern wildlife species.
- Rank 2 is assigned to species-specific patches containing one or more occurrences of habitats of special concern.
- Rank 3 is assigned to species-specific habitat patches containing one or more occurrences of State threatened species.
- Rank 4 is assigned to species-specific habitat patches with one or more occurrences of State endangered species.
- Rank 5 is assigned to species-specific habitat patches containing one or more occurrences of wildlife listed as endangered and threatened pursuant to the Federal Endangered Species Act of 1973.

Red Bank Boro. includes CAFRA & Outside CAFRA

Landscape Project T& E

Rank	Acres
1	19.52
2	0.63
3	7.89
4	296.81
5	0.00

Vernal Pool Habitats	#
Potential	0
Documented	0

Naural Heritage Priority Site = 0 Acres

Red Bank Boro. CAFRA

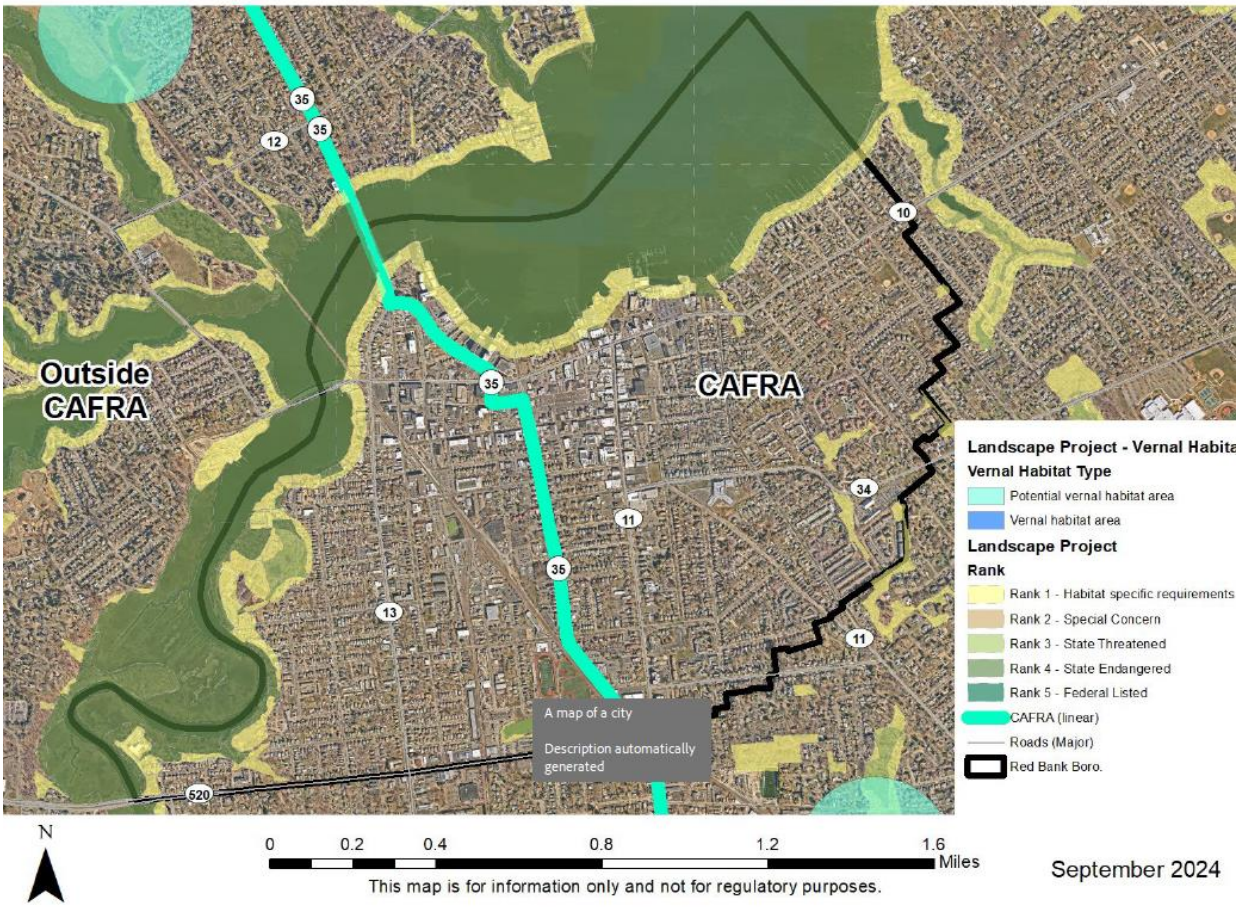
Landscape Project T& E

Rank	Acres
1	8.96
2	0.06
3	0.00
4	217.48
5	0.00

Vernal Pool Habitats	#
Potential	0
Documented	0

Naural Heritage Priority Site = 0 Acres

Red Bank Boro., Monmouth County
Landscape Project - Species Habitat



This map is for information only and not for regulatory purposes.

September 2024

NJDEP Fish and Wildlife Office of Environmental Review Existing Center Assessment

Key: F – Fed, S – State , E – Endangered , T – Threatened , SC – Special Concern, S – Stable
CSP - Consensus State Status Pending Rule Revision
SOA – Species Occurrence Area indicate possible presence
L – Landscapes indicate habitats valued for

*The comments and recommendations of the NJ DEP's Fish and Wildlife's (NJFW), Office of Environmental Review (OER) are subject to change, if any additional environmental issues or concerns, that may negatively affect resources under the purview of NJFW are discovered during pre-construction surveys, or the construction phase of any proposed project. The OER should be contacted upon discovery at (609) 960-4502 or (609) 292-9451

Red Bank Town Center:

Avian Species

Bald Eagle	(S/E) Nest buffer/Foraging	SOA/L
Black Skimmer	(S/E) Foraging	SOA/L
Black-crowned Night-heron	(S/T) Foraging	SOA/L
Osprey	(S/T) Foraging	SOA/L
Common Tern	(SC) Foraging	SOA/L
Great Blue Heron	(SC) Foraging	SOA

Terrestrial species

Kemp's Ridley Sea Turtle	(F/E – S/E) Occupied Habitat 2012	SOA
Atlantic Sturgeon	(F/E – S/E) Adult Sighting 2015	SOA
Short-nose Sturgeon	(F/E – S/E) Adult Sighting 1989	SOA
*Northern Myotis	(F/E – S/E) Summer range	
*Little Brown Bat	(CSP/E) Summer range	
*Tri-colored Bat	(CSP/E) Summer range	
*Eastern Small-footed Myotis	(CSP/E) Summer range	
*Big Brown Bat	(CSP/SC) Summer range	

*(*These Bats are found statewide in habitats with highly suitable roost trees {trees with shaggy or exfoliating bark, and trees of any species over 26 inches dbh}) (*diameter at breast height)*

Landscape Project 3.3

Red Bank Town Center – Piedmont Plains & Atlantic Coastal

0% - Rank 5

2% - Rank 4

<1% - Rank 3

0% - Rank 2

7% - Rank 1

90% - No Rank

Freshwater Mussel Habitat

There are no known occurrences of Freshwater Mussels in waters in or around the proposed Center, Core, or Node.

To improve local cooperation between the Borough and the DEP, it is recommended that the Borough planning board recommend for any proposals that come before it, that applicants should provide evidence of consultation with DEP GEO-WEB. (https://www.nj.gov/dep/gis/geowebsplash.htm)

A critical environmentally sensitive area (CES) overlay should be placed over areas which have been identified as undeveloped, wetland, flood area and/or ranked 3-5 habitat.

Forested habitats by any river/stream/wetland corridor should be maintained. Any of these areas identified above should be reviewed prior to any planning board approval of a development plan with an updated natural resources inventory, habitat suitability assessment and adherence to all DEP regulations.

The DEP supports Red Banks efforts to promote ongoing and proposed community environmental education and public outreach events.

Red Bank should update it's Natural Resources Inventory every 10 years (if not completed at time of 2023 Master Plan update) and update any Conservation Plan as necessary.

Red Bank should continue to protect the Borough's open spaces and the recolonization and reuse of open field habitats for ground nesting and foraging birds. DEP supports the Borough's commitment to conservation and renewable energy although it encourages the Borough to pursue efforts, including solar power installation, in an ecologically responsible manner. Further research is needed to determine the causes and nature of direct and indirect effects of the placement of solar arrays on and/or over ground nesting habitat on birds.

Connecting Habitat Across New Jersey (CHANJ)

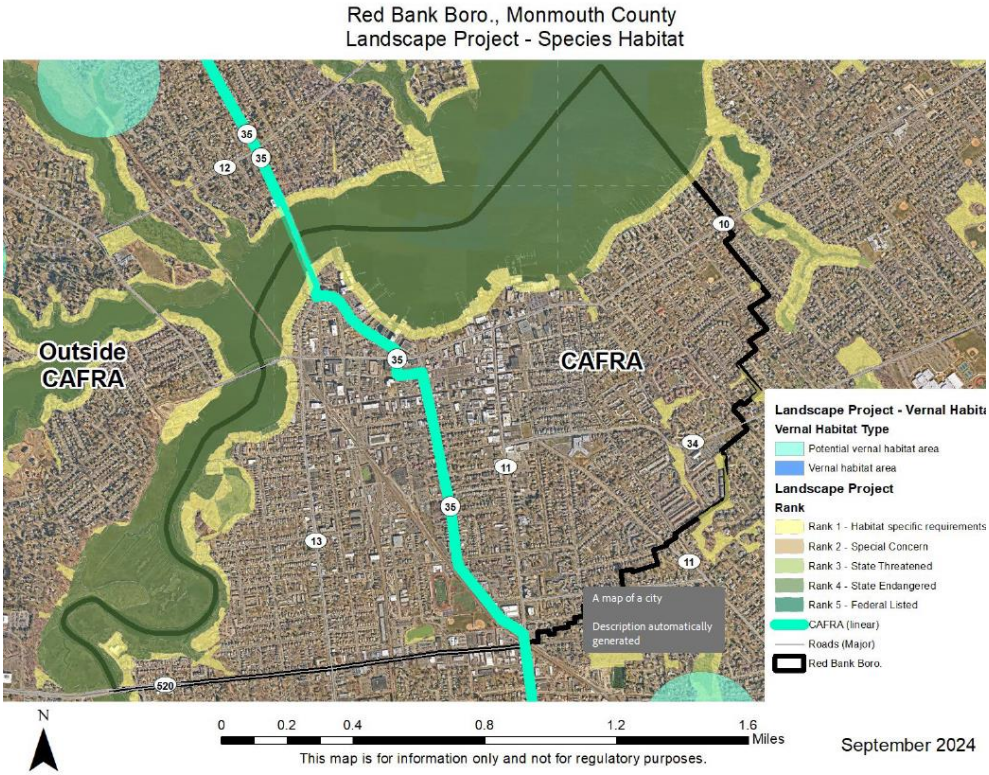
A review of the Department's CHANJ mapping (information on this mapping found at https://www.nj.gov/dep/fgw/ensp/chanj.htm) shows that in proximity to the proposed center there are no identified wildlife travel corridors that could serve as viable wildlife passageway through Red Bank and around the proposed center.

Vernal Pools

No Vernal Pools are identified in the existing center.

In 2001, DEP partnered with Rutgers University Center for Remote Sensing and Spatial Analysis (CRSSA) to develop a method for mapping potential vernal pools throughout New Jersey. Through an on-screen visual interpretation of digital orthophotography, CRSSA identified over 13,000 potential pools throughout the state. A subset of these pools was field verified and confirmed, with an 88% accuracy rate, to meet the physical characteristics to qualify as a vernal pool.

In accordance with N.J.A.C. 7:7A-1.4, the term "vernal habitat" includes a vernal pool - or the area of ponding - plus any freshwater wetlands adjacent to the vernal pool. Vernal habitat areas mapped in the Landscape Project rely upon those data developed by the DEP and CRSSA to identify sites that should be field checked for possible identification as vernal habitat areas. DEP staff is in the process of field-verifying these pools. The Department also maps vernal habitat areas based upon on-the-ground assessment of sites not captured by the CRSSA mapping. The Landscape Project includes all of the CRSAA-identified sites, as well as sites identified by on-the-ground reconnaissance.



State Wildlife Action Plan

The **State Wildlife Action Plan** (SWAP) is a strategic and cost-effective strategy for preserving the state's wildlife resources for the future. Recovering species that have reached threatened or endangered status is typically more costly than preventative actions that keep species populations from reaching such declines. Proactive management actions identified in the SWAP are intended to keep species from becoming threatened or endangered or to aid in the recovery of those that are already listed.

State Wildlife Action Plans are proactive plans created by virtually every state and U.S. territory that assess the health of each state's wildlife and habitats, identify the problems they face, and outline the actions that are needed to conserve them over the long term. The New Jersey Wildlife Action Plan identifies both priority species and habitats, assesses the threats they face and outlines actions to take to improve or stabilize their condition.

New Jersey's State Wildlife Action Plan (2018) was approved by the U.S. Fish and Wildlife Service in July 2018. New Jersey's Plan serves as a blueprint for conserving our wildlife heritage over the next decade. The Plan identifies priority actions over the next five to ten years to address the myriad threats facing our wildlife populations and their habitats. It also identifies species of greatest conservation need in New Jersey, as well as 107 focal species that are of the highest conservation priority.

New Jersey's State Wildlife Action Plan can be found at
https://www.nj.gov/dep/fgw/ensp/wap/pdf/wap_plan18.pdf

Natural Heritage Priority Sites

Following a review of Natural Heritage Grid Mapping layer, **no Natural Heritage Priority Sites are located in Red Bank planning areas** including state-listed plants, data sensitive species, ecological communities or cave terrestrial communities but not in the existing center, core or node.

Natural Heritage Priority (NHP) Sites

There are no NHP sites within the existing Center.

Natural Heritage Grid Map (This layer indicates occurrences of State Listed plants)

Of the more than 1382 total acres including surface water within the entire Borough, **there are no NHPS Valued grids for plants** that have a documented location known precisely and plants that have a documented location.

More information about State Endangered plant species and Plant Species of Concern and the codes used on the list of species can be found at:
https://www.nj.gov/dep/parksandforests/natural/heritage/njplantlist.pdf

https://www.nj.gov/dep/parksandforests/natural/heritage/nhpcodes_2010.pdf

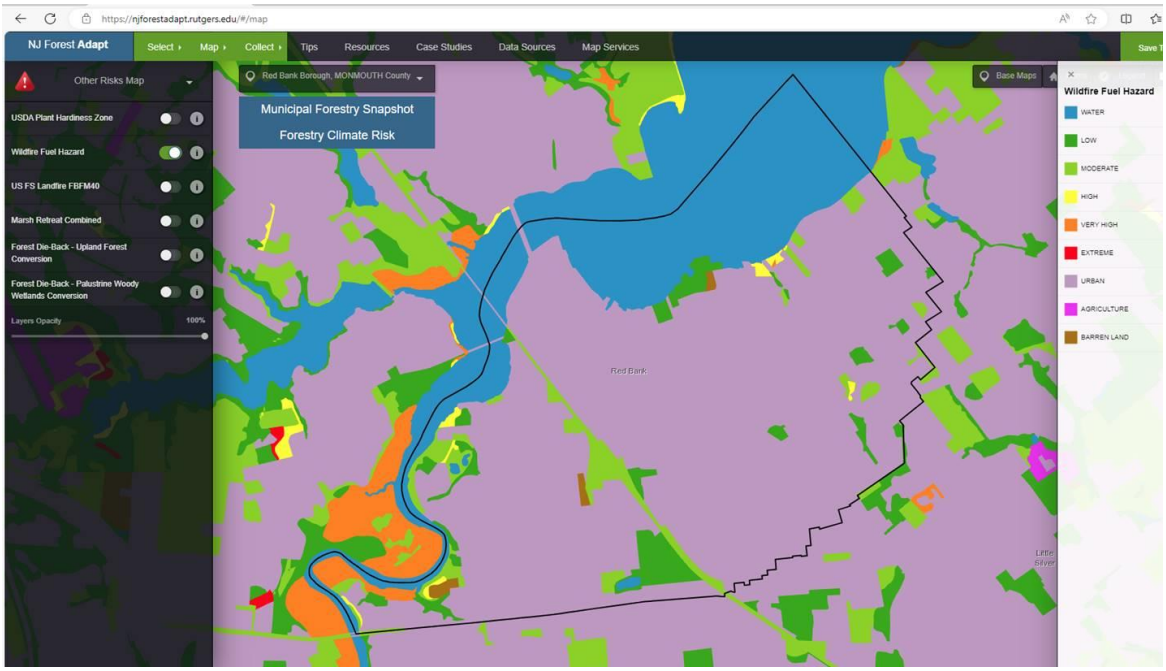
Forest Fire Management and Mitigation

Adverse effects of climate change increases in average daily temperature contribute to an increase in the potential for forest fires. Public and private property, infrastructure, public safety, and utilities could be compromised in a wildfire emergency. The impacts of a wildfire event can be reduced through the enhancement of the Borough's emergency response plan and through the implementation of pre-event wildfire mitigation and response measures. Forest fuel loading conditions are characterized by fire hazard ratings (map below) and through coordination with the New Jersey Forest Fire Service and the New Jersey Emergency Management Program.

Several websites are available with online mapping of wildfire hazards in a municipality and include: or

1) New Jersey Wildfire Risk Assessment Portal: https://newjerseywildfirerisk.com/
2) NJ Forest Adapt: NJ Forest Adapt

An initial review using NJ Forest Adapt indicates a high wildfire fuel hazard (orange) in the southwest portion of the Borough near the Swimming River.



Red Bank has not adopted a Wildfire Protection Plan (CWPP) with the NJ Forest Fire Service. However, **Red Bank should update their 2016-2020 Community Forest Management Plan and street tree species inventory in their center and proposed redevelopment areas every 10 years**. The Borough should also consider expanding their Community Stewardship Incentive Program. Information can be found at

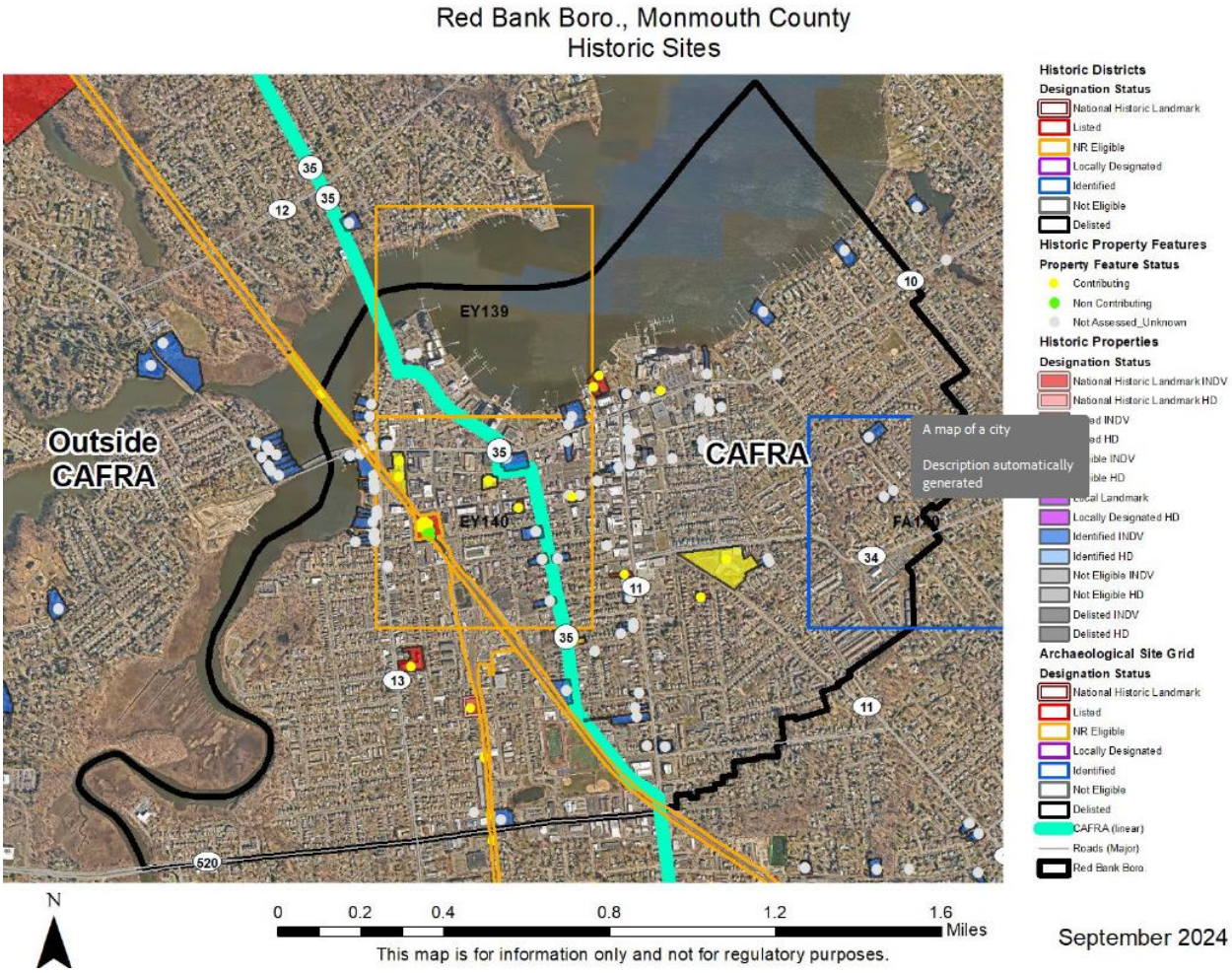
NJDEP | New Jersey Forest Fire Service | Community Wildfire Protection Plan

CWPPs_for SFAP_letter_port_MC_20200528_0936.png (2550×3300) (nj.gov)

Cultural and Historic Resources

The Historic Preservation Office (HPO) has reviewed the Municipal Self-Assessment (MSA) and provides the following comments and recommendations:

According to the MSA, the Red Bank Borough Master Plan functions as a guiding document for land use, housing, circulation, community facility, public infrastructure, and conservation. The Red Bank Historic Preservation Commission (HPC) developed a Historic Preservation Plan Element, which was formally adopted by the Planning Board as part of the Master Plan in 2009 and updated in 2023. This document serves the Borough by highlighting the current needs of the community with consideration for historic resources. Recommendations made in this document are grouped into four categories: survey and designation, education of local citizens, advisory and technical assistance, and control mechanisms. The Master Plan also includes an appendix listing the known historic resources in Red Bank Borough.



Planning Area Policy Objective 9 of the MSA refers to the historic preservation goals of the Borough. Five main goals are highlighted in this section are: Historic District Designation, Heritage Conservation Ordinances, Public Education and Outreach, Partnerships with Preservation Organizations, and Adaptive Reuse and Rehabilitation. Many of these **historic preservation mechanisms are implemented through the Red Bank HPC pursuant to Borough Ordinance No. 2018-15.** This section concludes by stating that Red Bank strives to foster a culture of historic preservation through the retention of existing cultural resources, public outreach, municipal legislation, and advocacy.

The Red Bank Borough Historic Resources Inventory as set forth in the 2009 Master Plan (updated 5/13/2024) speaks to the extent of locally designated historic properties and districts throughout the Borough. The MSA also acknowledges the following properties that have been formally listed in the New Jersey and/or National Registers of Historic Places:

- T. Thomas Fortune House (SR: 8/16/1979; NR: 12/8/1976; NHL:12/8/1976)
- The Monmouth Boat Club (SR: 5/20/1994; NR:8/16/1994)
- The North Shrewsbury Ice Boat and Yacht Club (SR: 1/10/2008; NR:10/31/2019)
- The River Street School (SR: 3/3/1995; NR: 4/14/1995)
- The Anthony Reckless Estate (SR: 2/22/1982; NR: 6/3/1982)
- The Carlton Theatre (SR: 5/20/2009; NR: 12/18/2009)
- Shrewsbury Township Hall (SR: 10/10/1980; NR:12/8/1980)
- Red Bank Passenger Station (SR: 1/7/1976; NR: 5/28/1976)
- The Robert White House (SR: 10/18/2010)

Information on file at the HPO indicates that Red Bank Borough additionally contains several historic resources that are considered to be eligible for listing on the New Jersey and National Registers of Historic Places. While these properties may not be directly managed by the municipality, they should be considered for adjacent development actions:

New York and Long Branch Railroad Historic District (SHPO Opinion 8/20/2004)

- New Jersey Southern Railroad Historic District (SHPO Opinion 6/30/2008)
- Navesink River Bridge (SHPO Opinion 3/17/1998)
- Sigmund Eisner Company Complex (SHPO Opinion 2/28/2008)
- 195 Maple Avenue Colonial Revival House (SHPO Opinion 9/1/1978)
- Red Bank Middle School (SHPO Opinion 9/6/1977)
- Stout House (SHPO Opinion 9/15/1980)

In addition, according to information on file at the HPO, there are several Native American archaeological sites located in or within the immediate vicinity of Red Bank Borough. Native American

archaeological sites are often located in well-drained upland areas overlooking waterways such as the Navesink River. While the precise locations of these archaeological sites are only available to cultural resource professionals upon direct request, any ground-disturbing activities within these areas should take this archaeological sensitivity into account. The same is true for historic-period archaeological sites, which are often also found in similar environmental settings and in conjunction with historically documented settlement areas. Undertakings adjacent to buildings over 50 years old may also represent historic properties requiring archaeological consideration if subject to formal regulatory review.

The MSA acknowledges the importance of historic and cultural resources as vital assets for community engagement and shared heritage. This acknowledgement can be bolstered through support for the Borough of Red Bank's HPC pursuant to Ordinance No. 2018-15 of the Red Bank Municipal Code. An active HPC provides important viewpoints by preservation professionals aiding local officials in the guidance, consideration, protection, and adaptive reuse of historic sites and buildings as part of the municipal development process defined in the MSA. The HPO recommends that HPC review continues to be implemented to aid the municipality in considering historic property and preservation goals in planning board meetings and as part of the municipality's longer-term planning and development policies.

The HPO encourages municipalities to participate in New Jersey's Certified Local Government (CLG) program (CLG Program). Through this program, municipalities can obtain authority to identify, evaluate, designate and regulate historic resources. The CLG program offers municipalities the opportunity to participate more directly in state and federal historic preservation programs through the development and adoption of a local historic preservation ordinance, creating a historic preservation commission which conforms to the specifications of the Municipal Land Use Law and the National Park Service's approved *New Jersey Certified Local Government Guidelines.* As a CLG, Red Bank Borough would be eligible to apply for Historic Preservation Fund (HPF) grants for a variety of local preservation activities (CLG grants).

Consideration of project effects to historic and archaeological resources is also required under Section 106 of the National Historic Preservation Act if a project requires any federal funding, licensing, or permitting. Projects are also reviewed through the State of New Jersey's Division of Land Resource Protection (DLRP) Freshwater Wetlands, Waterfront Development, Upland Development, or CAFRA permits, or any environmental assessments under Executive Order 215. Additionally, any undertaking by a State, County, or municipal government, or entity thereof, that may affect a property listed on the NJ Register of Historic Places must receive prior authorization from the HPO pursuant to NJAC 7:4-7. This extends to properties owned by State/County/municipal governments but leased or maintained by others. Please note that the portion of Red Bank Borough to the east of NJ Route 35 is within the CAFRA zone, and any undertakings that require CAFRA permitting would be reviewable by the HPO.

Historic Resources in Floodprone Areas

The MSA did not discuss historic properties in environmentally sensitive areas or within the 1% flood zone. Several historic sites are located within the proposed center and in the floodzone. **Red Bank should update their historic structure inventory throughout the Borough and identify any historic sites (lot and block) that are are in the 100 or 500 year flood zone.**

Red Bank should update its Historic Preservation Plan of the Master Plan as necessary:

- **Update the Historic Districts Inventory** – Red Bank should provide a table in any master plan re-evaluation of all lots and blocks in historic districts, if they are in a center, and if they are in the 1) 100 or 500 year flood zone, 2) rank 3,4,5 threatened and endangered species habitat, 3) SSA or 4) public water system.
- **Update or adopt an Historic Preservation Implementation Ordinance**
    - **Historic structures should be evaluated and protected with enhanced stormwater management plans and flood minimization plans.** DEP adopted Elevation Design Guidelines for Historic Properties in December 2019, which can be found at https://www.state.nj.us/dep/hpo/images/_MULT_DG_32_v2_ID14078r.pdf.
    - **Zoning Update** – Red Bank should review and revise as necessary the Borough code to implement within the historic districts the following: define and adopt an historic district buffer area, adopt architectural and development standards within and adjacent to the district, establish an Historic Preservation Commission, continue to update the historic sites inventory and include historic sites in capital improvement program especially related to flood resiliency

The HPO commends the ongoing efforts to highlight and preserve the historic resources of Red Bank Borough. Please refer to HPO Project **#24-1926** in any future correspondence in order to expedite our review and response. If you have any questions, please feel free to reach out to me with any questions. If you have any additional questions, please contact Lucy Bianchi at lucy.bianchi@dep.nj.gov **or** (609) 940-5127 as well as http://www.nj.gov/dep/hpo | Office Phone Number: (609) 940-4312.

Wastewater and Water Supply

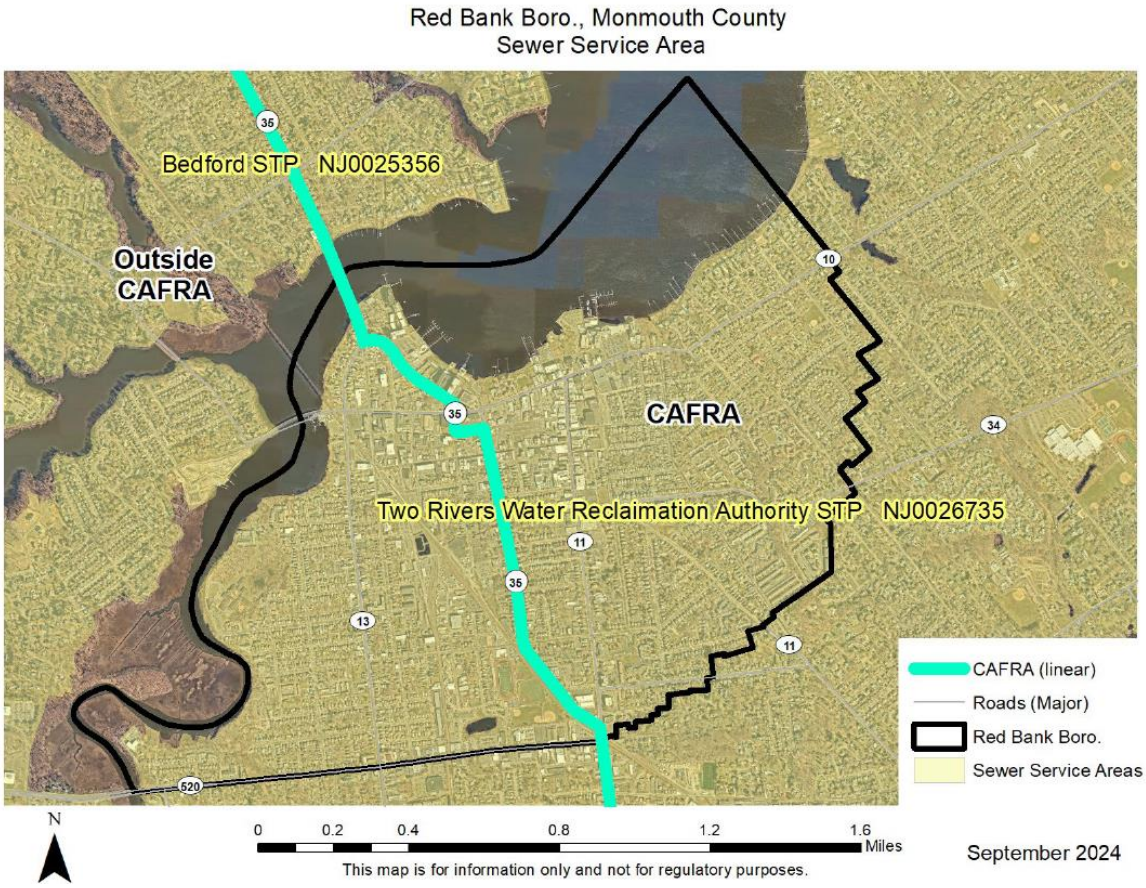
Wastewater Analysis

The infrastructure to collect and convey sanitary wastewater within the municipality is operated by the Two Rivers Water Reclamation Authority (TRWRA) sewage treatment plant (NJ0026735).

The Existing Red Bank Regional Center

Only a very small portion of the proposed regional center is not located within the existing TRWRA sewer service area**. Within the entire borough, sewer service encompasses an area (without surface water) of 1098.99 acres and approximately 99%% of the whole Borough (1110.01 acres).**

The area outside the SSA is located on the southwestern corner of the Borough, north, west, and northwest of the homes along Chapin Avenue. This area is an undeveloped wetlands area that is also within a Landscape Project Rank 4 T&E habitat area. There are portions of the proposed regional center located within the existing sewer service area] that are environmentally sensitive. This includes T&E habitat areas along the western edge of the Borough bordering the Swimming River, and wetland areas between Munson Place and Carmen Place, west of Leighton Avenue between River Street and Locust Avenue, and in the Hubbard Park area north of East Front Street.



Sewer Service Area Extensions

Any future development plan that would require extension of the current sewer system would require an amendment to the county wide Wastewater Management plan and must include, but not limited to, a public health necessity for extending the line to residents with failing or outdated systems, an updated natural and environmental resources inventory, a contiguous sewer line route, an assessment of developed or disturbed lots, vacant undeveloped lots, lots in the 100 year flood zone, and any adverse impact to threatened and endangered species habitat create a linear boundary with recognizable geographic, political, or environmental features pursuant to NJAC 7:15-4.4 (f). Coordination with NJDOT is also required and recommended before planning board approval. Any extension of the SSA into undeveloped areas may require a habitat suitability determination. As per the Coastal Zone Management Rules, any application made for a coastal permit (CAFRA, waterfront development, coastal wetlands, etc) for a site that contains or abuts areas mapped as endangered species or threatened wildlife species habitat on the Landscape Maps must conduct an Endangered and Threatened species impact assessment and compliance with NJAC 7:7 -9.36.

In addition, as multiple NJDEP permits and approvals would also be required for any sewer extension project, the DEP recommends early planning consultation with the Department prior to planning board approval to identify further any permitting requirements and constraints. A pre-application conceptual meeting can be scheduled with the NJDEP through the Office of Permitting and Project Navigation at (609) 292-3600 and https://www.nj.gov/dep/pcer/.

Wastewater Capacity Analysis

The WQMP rule at NJAC 7:15-4.5(b)5 adopted in 2013 requires that if the "existing permitted flow is 80% or more at the time of WMP development, a municipality must determine, as part of the buildout analysis, if remaining projected growth (for buildout of the SSA) will result in a capacity deficiency and, if the potential for a capacity deficiency exists."

The Two Rivers Water Reclamation Authority TRWRA (Two Rivers Water Reclamation Authority) sewage treatment plant (NJ0026735). This treatment plant has a permitted capacity of 13.83 MGD. Based on an average of the monthly average flow for the most recent twelve-month period for which discharge monitoring data is available, the existing wastewater flow discharged from the TRWRA STP was calculated to be 12.6 MGD. There is adequate capacity available at this STP for redevelopment. If future additional flows would cause the plant to exceed it's permitted capacity, a NJPDES permit modification and WQMP amendment would be required. The TRWRA is included in the Monmouth County Wastewater Management Plan.

Wastewater Infrastructure in Floodprone Areas

Critical utility infrastructure like powerlines, sewers, and potable water lines can be adversely impacted by flooding. Approximately **1098.99 acres (4.9%) of Red Bank's total sewer service area is also in the combined 100 year and additional 500 yr flood acres as follows:**

Sewer Service Area Toral Area (without surface water) = 1,098.99 Acres

Sewer Service Area within Flood Hazard Area	Acres	% of Total Sewer Service Area
1% (100 Year) Floodplain	53.22	4.8
0.2% (500 Year) Floodplain	additional 0.47 (53.69)	4.9

Source: FEMA Flood Hazard Areas (Combined)
NJDEP LULC 2015 Surface Water Removed from FEMA Flood Hazard Area

Red Bank Boro. CAFRA Total Area (without surface water) = 620.39 Acres

Sewer Service Area Toral Area (without surface water) = 620.37 Acres

Sewer Service Area within Flood Hazard Area	Acres	% of Total Sewer Service Area in CAFRA
1% (100 Year) Floodplain	15.24	2.5
0.2% (500 Year) Floodplain	additional 0.35 (15.59)	2.5

Source: FEMA Flood Hazard Areas (Combined)
NJDEP LULC 2015 Surface Water Removed from FEMA Flood Hazard Area

Red Bank should provide an updated map of wastewater piping in the center and elsewhere in the Borough, and update its Wastewater Management Plan.

Potable Water Supply

The existing town center appears to be entirely in a public water supply system. The Division of Water Supply and Geoscience has reviewed the Self-Assessment as part of Red Bank Borough State Plan Endorsement proposal. Red Bank Borough, located in Monmouth County, has its own public water supply that provides the entire Borough potable water supply.

Red Bank Borough's total jurisdiction is approximately 2.16 square miles. The estimated population for the Borough is approximately 12,206 people based on the 2020 U.S. Census. The number of housing units is estimated to be 5,863 units, evenly divided between owner and rental occupied dwelling. The Borough is projecting an addition 212 new service connections approved by the Bureau of Water System Engineering over the next five years due to numerous redevelopment and rehabilitation projects. There are an additional 455 units proposed that do not currently have Borough approval.

The Borough is completely served by Red Bank Borough Water Department under Water Allocation Permit No. 5085, which was renewed on November 1, 2015. The Borough has an allocation of 75 million gallons of water per month (MGM), not to exceed 372.996 million gallons per year (MGY) from four (4) wells. Historically, the Borough had a peak monthly water use of 51.804 MGM in July of 2020, with a peak annual use of 487.646 MGY in 2022. Based on this information the Borough has an adequate water supply to provide for the proposed future development.

Even though the report did not provide sufficient information to determine the future water supply demands of Red Bank Borough beyond the next five years, there are significant water supply concerns as well as concerns with sea level rise within the Red Bank Borough boundaries. For more information on sea-level rise, please see the Sea-Level Rise Guidance for New Jersey, June 2021 which can be found at https://www.nj.gov/dep/bcrp/resilientnj/docs/dep-guidance-on-sea-level-rise-2021.pdf . The Borough is also located within the Boundaries of Critical Area No. 1 and within the depletive zone of the Upper and Middle PRM Aquifers. Future sources of groundwater are extremely limited in the area due to potential impacts to the depleted and threatened portions of the Englishtown and Mount Laurel aquifers and other local aquifer systems are also impacted by overuse.

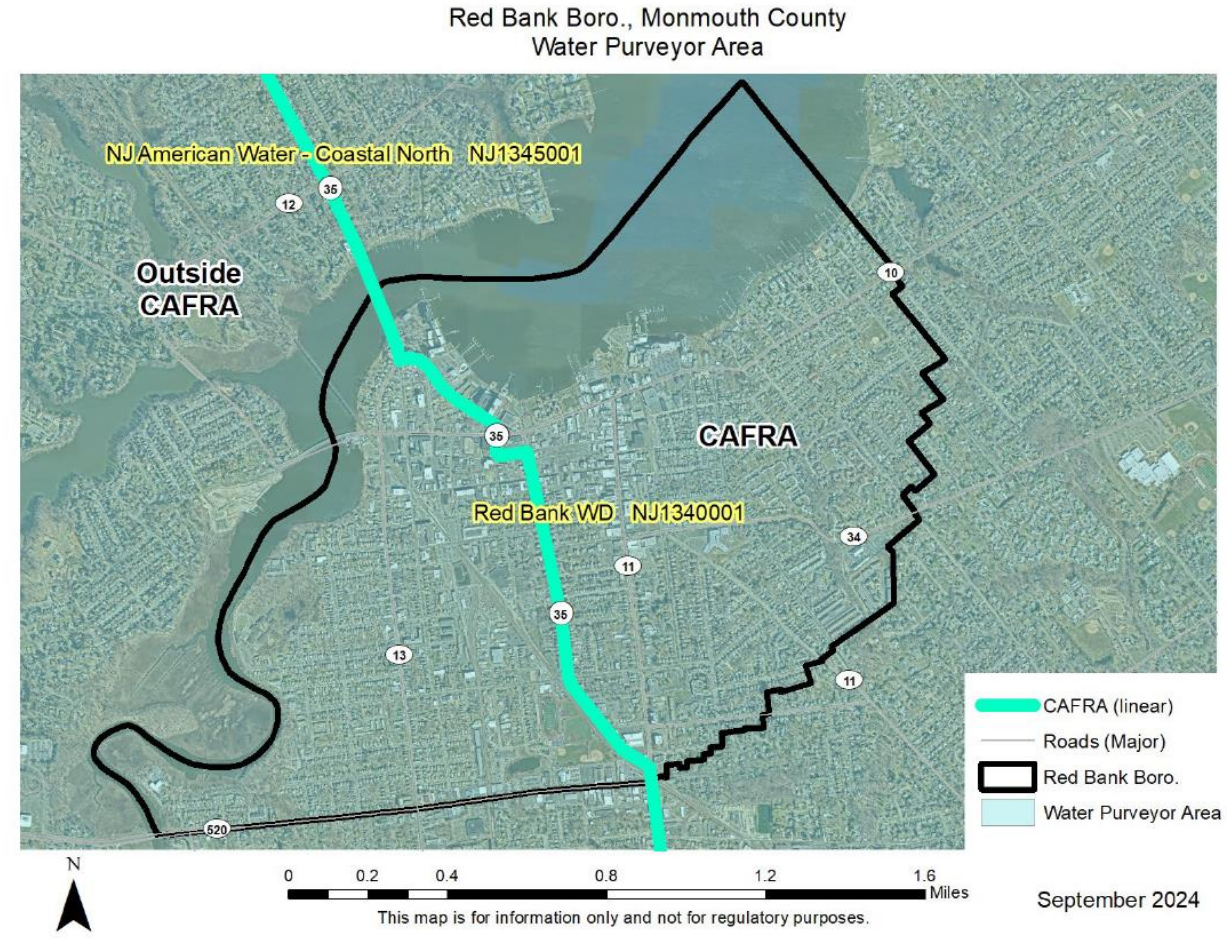
Whether Red Bank Borough has adopted a Water Conservation Ordinance is unknown as information about such an ordinance was not submitted with the self-assessment. However, the Red Bank Borough Water Department submitted an updated Water Conservation and Drought or Water Supply Emergency Management Plan dated July 21, 2024, that details the system's water auditing and leak detection procedures. Through these initiatives, the Borough has maintained an unaccounted-for water level between 6 to 7%, which is well below the recommended rate of 15%. As there were no adequate details on the future water demands of Red Bank Borough beyond the next five year, to aid in identifying the existing and proposed water supply sources and the strategies that document how water supply capacity will exist for future growth, Red Bank Borough shall refer to the NJ State Water Supply Plan and contact the Bureau of Water Allocation and Well Permitting.

Potable Capacity Analysis

The Bureau of Water Systems Engineering (BWSE) Deficit/Surplus webpage indicates that the Red Bank Water Department sources of potable water, water system (Red Bank Water Department (PWSID #: NJ0705001)) has a surplus of water available to service all pending projects that have received approval

through the BWSE. The BWSE's Deficit/Surplus analysis for the Boro indicates these facilities have sufficient infrastructure to meet public demand.

Attached is the Deficit/Surplus Table (updated as of 06/18/2024) for the public community water system (Red Bank Water Department (PWSID #: NJ0705001) that serves the Red Bank Boro in Monmouth County.



Firm Capacity:		3.180	**MGD**						
Allocation Limits:				**Contract Limits:**			**Total Limits:**		
	(Monthly)	75.000	**MGM**	(Monthly)	6.000	**MGM**	(Monthly)	81.000	**MGM**
	(Yearly)	372.996	**MGY**	(Yearly)	283.970	**MGY**	(Yearly)	656.966	**MGY**
Five Year Peak Demand:				**Allocated Demand:**			**Deficit/Surplus:**		
	(Daily)	1.671	**MGD**	(Daily)	0.097	**MGD**	(Monthly)	27.692	**MGM**
	Month/Year	07/2020		(Monthly)	1.504	**MGM**	(Yearly)	157.518	**MGY**
	(Monthly)	51.804	**MGM**	(Yearly)	11.802	**MGY**			
	Month/Year	07/2020					**Firm-Peak Total:**		
	(Yearly)	487.646	**MGY**	**Total Peak Demand:**			(Daily)	1.412	**MGD**

1. Firm capacity (total capacity-largest source) – 3.180 MGD
2. Water Allocation limits = 81.000 MGM, 656.966 MGY
3. Current (utilized) peak demands = 1.671 MGD, 51.804 MGM, 487.646 MGY
4. Surplus (available) water= 1.671 MGD, 27.692 MGM, 157.518 MGY

Red Bank should confirm if there are any remaining areas currently NOT located in the potable service coverage that are supplied by private wells.

Water Supply Infrastructure in Flood prone Areas

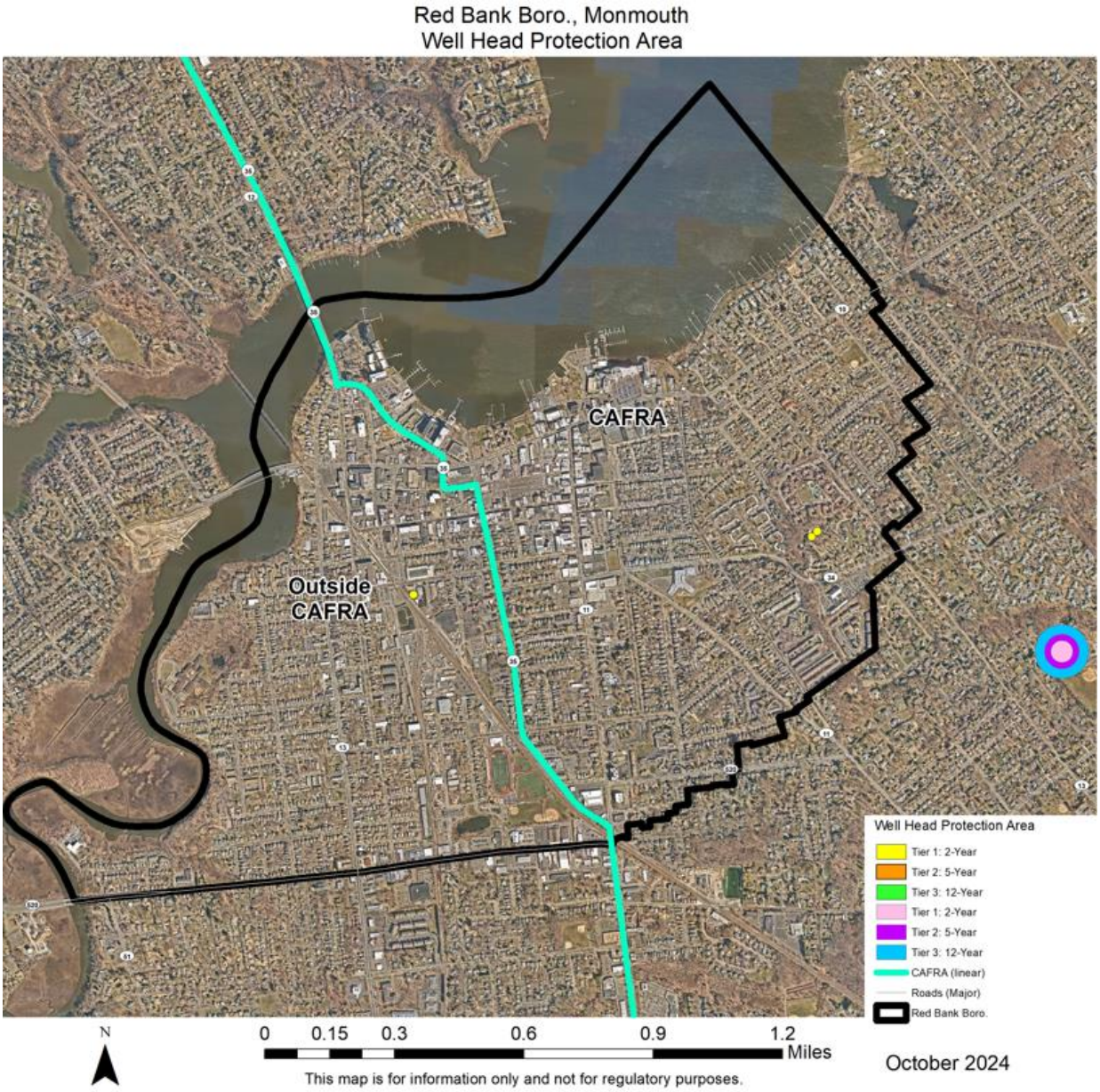
Red Bank should determine how many acres of the water purveyor area is within a flood zone, identify any water supply infrastructure located in the flood zone and determine their specific vulnerability to flooding events. Additionally, DEP recommends that Red Bank perform a similar analysis for private wells and both inform the owners of their vulnerability and identify potential solutions to that vulnerability. A Well Search should be conducted to verify all active private domestic wells within the Borough and especially within the proposed Center.

Well Head Protection Areas

A well head protection map was not included in the MSA. Red Bank has land surrounding public community wells, known as Well Head Protection Areas, to prevent contaminants that may move through the ground to be withdrawn in water taken from the well. Protection of the public health, safety, and welfare through protection of ground water resources, ensures a supply of safe and healthful drinking water.

Well Head Protection Areas (WHPA) are mapped areas calculated around a Public Community Water Supply (PCWS) well in New Jersey that delineates the horizontal extent of groundwater captured by a well pumping at a specific rate over a two-, five-, and twelve-year period of time for confined wells. The confined wells have a fifty-foot radius delineated around each well that defines the well head protection area, which must be acquired and controlled by the water purveyor in accordance with Safe Drinking Water Regulations (see NJAC 7:10-11.7(b)1). WHPA delineations are conducted in response to the Safe Drinking Water Act Amendments of 1986 and 1996 as part of the Source Water Assessment Program (SWAP). The delineations are the first step in defining the sources of water to a public supply well. Within these areas, potential contamination will be assessed, and appropriate monitoring will be

undertaken as subsequent phases of the SWAP. WHPA delineation methods are described in *Guidelines for Delineation of Well Head Protection Areas in New Jersey.(www.state.nj.us/deo/njgs/whpaguide.pdf)*



While only small Tier 1 wellhead protection areas overlap with the proposed center, Red Bank shall include the date when all the wellhead protection areas were established and last reviewed around the community and non-community public supply wells in its planning documents. Red Bank should adopt or update their Water Conservation Plan to incorporate changing climate resilience efforts.

Stormwater Management

Improvements to surface water infiltration and stormwater management can be implemented in many ways including replacing impervious pavement with pervious surfaces, maintaining and restoring all surface water bodies potential for additional stormwater retention through dredging and silt control, constructing green infrastructure, requiring buffers to surface water bodies, restoring wetland areas, adhering to state requirements for stormwater management best management practices, and adding stricter municipal building codes. To reduce flooding as temperatures and precipitation rise, **DEP recommends that Red Bank continue to address stormwater runoff and improve stormwater retention on site at its source including updating confirming that development projects are in compliance with their stormwater ordinance and stormwater management plan. As the DEP has not conducted a recent enforcement review, the municipality shall provide the following information regarding their stormwater management compliance :**

- The Stormwater Management and Control Ordinance update (due by March 4, 2021) was updated March 24 2021 (ORD # 2021-05) and July 11, 2024;

- Stormwater NJPDES MS4 permit and updated SPPP
    - **Confirm that the MS4 Permit was updated**
    - The Stormwater Pollution Prevention Plan was updated June 2023;

- **Municipal Stormwater Management Plan - posted on their website was last addressed in 2007 and should be updated;**

- Submission of their electronic outfall pipe map (due by December of 2020) – submitted and available on the DEP Watershed Evaluation Tool;

- Public education requirements for 2020 – in 2023 Annual report/supplemental questionnaire Red Bank stated they have completed their public education requirement, and employee training requirement. **Red Bank's SPC shall provide the DEP with documentation for their training and public education.**

- **Required annual employee training – confirm if completed**;

- Prioritized list of outfalls in need of scour repair (this is required unless they don't have any needing that repair.) Red Bank has reported no incidents of stream scouring or outfalls with that concern.

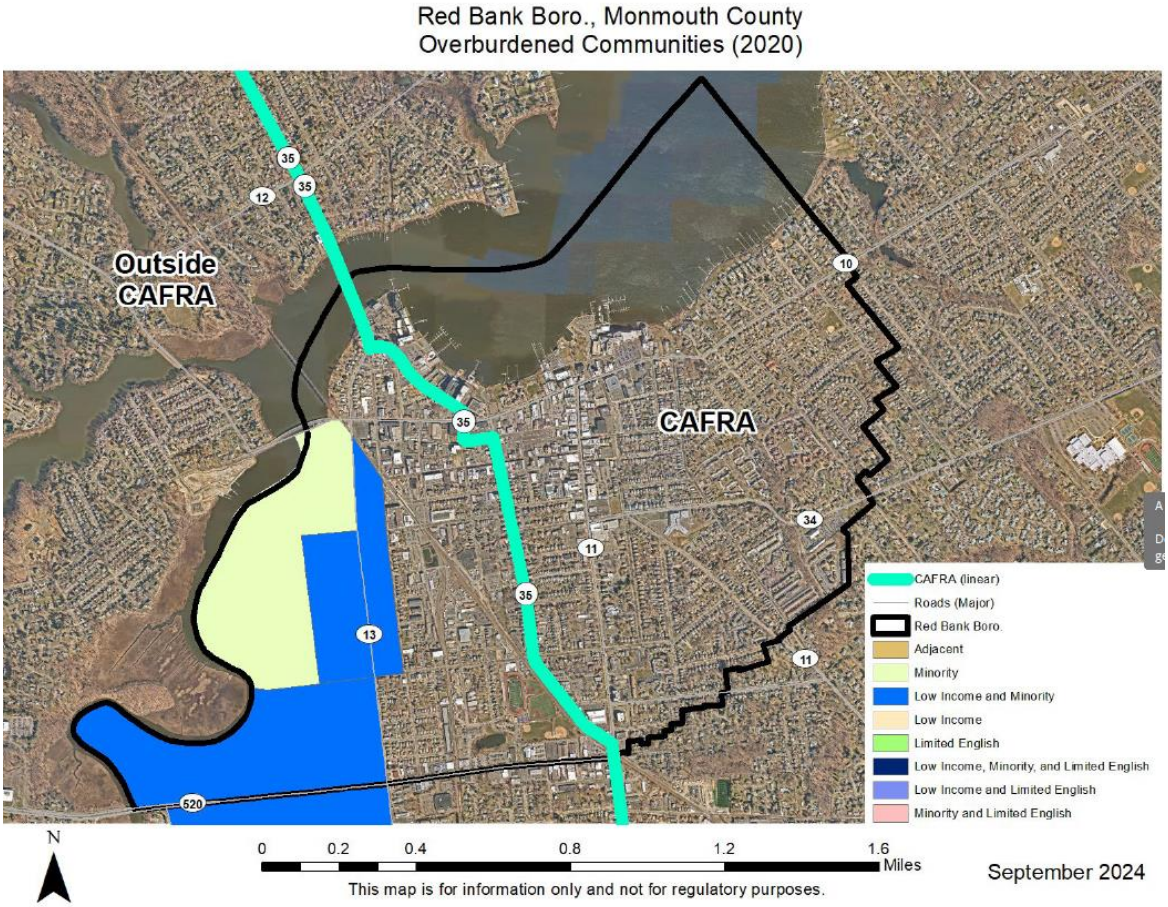
- Red Bank should seek opportunities to install green infrastructure measures and expand stream corridor buffer areas to offset increased stormwater, but also to lower the impacts of the heat-island effect by reducing impervious surfaces.

Social Vulnerability and Human Health

Population Assessment

Red Bank has a population of approximately 12,939 which has increased approximately 22% since 1990 and 5.7% between 2010 and 2020. It is projected that the population of Red Bank will continue to increase as well as the average age of residents. Portions of Red Bank are designated as an overburdened community. Available housing (5863 units) has increased by 751 units between 1990 and 2020 (14.7%). Red Bank's 2019 Housing Element and Fair Share Plan indicates that the town has addressed its latest affordable housing obligations. Transportation and evacuation routes are concentrated along Route 35 which is outside a flood zone except for at the Navesink River crossing.

In planning for climate change related resilience measures, Red Bank included in the MSA some detail regarding the vulnerability of various populations within the Borough to adverse effects of climate change. All residents of the Borough are vulnerable to adverse impacts of a climate change, including an increase in temperature and precipitation and a degradation of natural resources. However, climate change also impacts residents differently based on their location in the Borough, their social and economic situation, and their ability to anticipate, resist, or recover from a natural hazard.



For those living near Red Bank's flood zones, increased stormwater runoff under elevated precipitation and current impervious cover conditions could lead to catastrophic flooding. Any vulnerable residents that are adjacent to or in the floodplain may be at greater risk to flooding. The Borough should evaluate residents living in tracts close to or in the floodplain including the elderly, disabled, minorities, and those without personal transportation to identify the social vulnerabilities they may face as a result of increased flooding. For example, if there are people without cars who rely on public transportation, increased flooding could result in loss of wages or their jobs if they cannot get to work on flooded days.

Environmental Justice

As of September 2020, New Jersey has passed new environmental justice legislation and guidance, building on Executive Order 23 to mandate integration of equity considerations into government decision-making. All municipalities should seek to reduce disproportionate environmental and public health stressors and increase environmental and public health benefits for communities of concern, which defined as community block groups having concentrations of low-income, minority, or limited English-proficient residents. Municipalities should empower residents, particularly their most socially vulnerable residents, to meaningfully participate in decision-making that affects their environment, communities, and health. More information can be found on the Office of Environmental Justice Website, https://www.nj.gov/dep/ej/.

The Borough's Housing and Fair Share Plan in accordance with Municipal Land Use Law (MLUL) is included in the Housing Element of the Master Plan adopted in 2019. The Master Plan (2023) and Municipal Self Assessment (2024) mention the 2019 update to the Housing Element. Red Bank shall continue to meet any requirements of the Council on Affordable Housing (COAH), identify vacant properties and acres completed under COAH rules NJSA 5:97-5.1 and identify efforts to meet affordable housing obligations through the development of vacant land and rehabilitation of vacant or underutilized existing buildings. Although it may be difficult to meet required affordable housing units because the lack of available vacant land, the DEP does not support affordable housing in flood zones. **Red Bank should determine if any vacant lots under consideration for affordable housing construction have regulated wetlands, are in the 100 year flood zone, or have identified state or federal threatened or endangered species and habitat.**

For areas in need of redevelopment that have environmental constraints may not be considered by DEP Watershed and Land Use Management Program to be eligible for necessary permits to redevelop a vacant property if the sewer service area needs to be extended. Impediments to SSA extension include significant wetlands, flood zone, or identified threatened and endangered species habitat.

While Red Bank last updated its Housing Element of the Master Plan and affordable housing ordinance in 2019, the Borough, if not already completed, should develop an overlay for proposed affordable housing on vacant or underutilized land including any areas proposed in the center in need of redevelopment.

Emergency Management

DEP strongly encourages Red Bank to work with its municipal and county Offices of Emergency Management (OEMs) to review their Emergency Management Plans and complete a Hazard Mitigation Plan, especially but not limited to potential flooding of critical utilities, roadways and historic structures located in the flood zone and vulnerable to flooding related to increased precipitation. Water, sewer utilities, and piping are subject to flooding. **The Borough should document that it has an up to date Emergency Master Plan and that they have received an approval letter from NJ State Police for their Local Emergency Management Plan.**

Healthy Communities

For information, the NJ Department of Health data is limited, at this time, for Red Bank due to its size. DOH data is more available for municipalities with larger populations. Data for the Borough can be found at https://www-doh.state.nj.us/doh-shad/.

Red Bank can also access a municipal Healthy Community Planning Report, which includes a snapshot of multiple health indicators, at https://www.nj.gov/health/hcpnj/

Greenhouse Gas Emission Reduction

The degradation of air quality and elevated temperatures can lead to negative health issues. Elevated temperatures can interrupt power supply to all residences which could impact those who need electricity for medical equipment in their homes and loss of air conditioning could increase heat stress and its associated impacts. **Red Bank should conduct or update an energy audit of all municipal owned buildings to identify energy inefficiencies. The Borough shall also continue to explore utilization of alternative fuels and green energy.**

These strategies, along with exploration of alternative bikeways, walking paths, and additional parking, may also assist in traffic congestion relief along existing and proposed commercial and evacuation routes. Traffic congestion relief is a priority in Red Bank along it's existing and proposed commercial and evacuation routes as they explore alternative bikeways, walking paths and additional parking.

The Borough should adopt a Greenhouse Gas Emissions Reduction Ordinance that encompasses energy efficiency and sustainable alternatives to transportation including bike paths and walking trails. The DEP Air Quality, Energy and Sustainability program has a model ordinance available as guidance (https://www.nj.gov/dep/aqes)

Air Quality, Energy, Sustainable Materials
We commend the municipality for already taking many actions addressing energy, environmental protection, hazard mitigation, and energy management. If Red Bank hasn't already done so, DEP encourages the municipality to do the following and if it has, provide a description and date of each item:

Energy

· Adopt a Greenhouse Gas Reduction Ordinance.[1]
· Adopt a Community Energy Plan (aka Energy Master Plan).[2]
· Audit public buildings, including schools for energy usage.[3]

· Implemented the recommendations from the energy audit to reduce energy demand.
· Implement LEED energy efficiency standards for all new building construction and ensure building energy demand is being met through electricity (rather than fossil fuels).
· Build, encourage on-site renewables on new and existing infrastructure.[4]
· Implement greenhouse gas emission reduction actions[5].

Transportation

· Conduct an analysis and develop a plan to right size new fleet vehicle purchases, emphasizing electric vehicle (EV) purchases where available and appropriate.[6]
· Install electric vehicle charging stations for use by public employees and visitors.
· Adopt EV friendly ordinances, e.g., classify charging stations as an accessory use; require pre-wiring for EV charging stations in new residences, multi-unit dwelling and workplaces; and/or count EV charging station spaces as parking spaces when calculating minimum parking requirements.[7]
· Regularly enforce the 3-minute idling requirement for diesel and gasoline vehicles.[8]
· Implement a complete streets plan for the municipality, ideally coordinating with surrounding towns on this work. .[9]

[1] Database of Climate Ordinances Now Available to Planners - Great Plains Institute (betterenergy.org) [2] Community Energy Plans | NJ OCE Web Site (njcleanenergy.com) [3] Local Government Energy Audit | NJ OCE Web Site (njcleanenergy.com) [4] Benefits | NJ OCE Web Site (njcleanenergy.com) [5] NJDEP | Climate Change | Take Action [6] Electric Vehicle Incentive Programs | NJ OCE Web Site (njcleanenergy.com) [7] Guidance_for_Creating_EV_Friendly_Ordinance_V.1_April_2017__1_.pdf (sustainablejersey.com) [8] Idling Fact Sheet (nj.gov) [9] Complete Streets Overview (nj.gov)

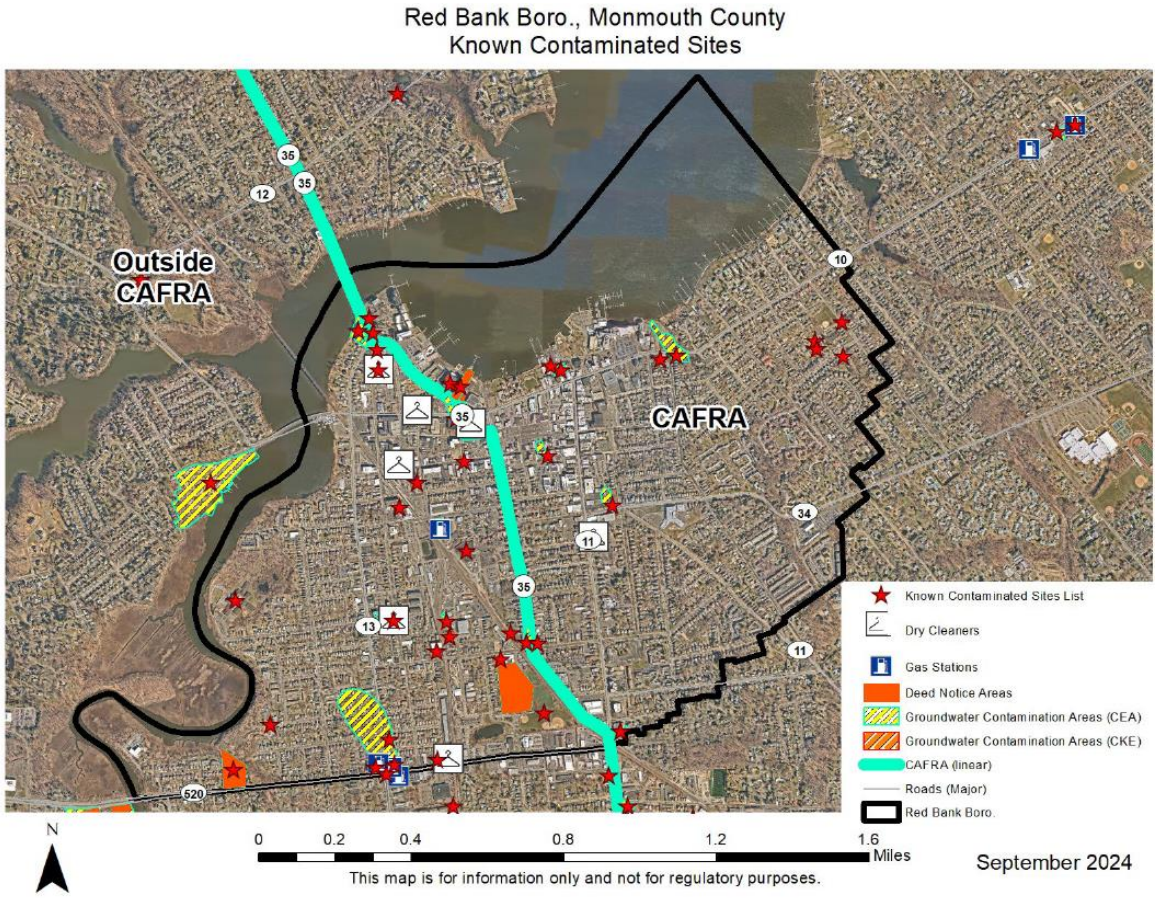
Contaminated Sites, Solid and Hazardous Waste, & Recycling

Known Contaminated Sites

A map in the MSA was included that depicted Red Bank's known contaminated sites, classification exception areas for GW and deed notices for soil contamination. **To protect public health, Red Bank should maintain and update this map as needed of known contaminated sites and their remediation status**. A KCSL Inventory should not only include maps but also a table of site name, address, lot and block, NJDEP Program Interest Number, and note which sites are within the boundary of the proposed center or areas in need of redevelopment or identified for any future housing needs.

The Borough should also conduct an inventory of home sources of contamination including residential underground heating oil tanks and septic systems. Several contaminated sites are located within or immediately adjacent to the proposed town center that may have an impact on ground water quality and have been subject to remediation measures. These include gas stations, underground storage tanks, dry cleaners, solid waste municipal landfills and other former commercial/industrial facilities. Adhering to DEP regulations for spill prevention and completing any required remediation and long-term groundwater monitoring of existing contamination are required in order to protect this valuable resource and public health.

These known contaminated sites in the area of the proposed center also identified with Groundwater Contamination Areas undergoing groundwater contamination remediation through natural attenuation.



Brownfields

The MSA mentions redevelopment areas within town center but does not specifically identify a number of contaminated sites eligible for redevelopment beyond the former Red Bank landfill on Sunset Avenue. A GIS review as depicted in the map above indicates some areas that may be an ongoing source of contamination or active remediation and potentially eligible for Brownfield redevelopment.

Red Bank should identify if any of these Known Contaminated Sites (KCS) meet the DEP definition of a brownfield site, which may be beneficial for redevelopment.

The Brownfield Act (N.J.S.A. 48:3-51) defines "brownfield" as:

> "[A]ny former or current commercial or industrial site that is currently vacant or underutilized and on which there has been, or there is suspected to have been, a discharge of a contaminant."

The Solar Act (N.J.S.A. 48:3-51) also defines "brownfield" as:

> "[A]ny former or current commercial or industrial site that is currently vacant or underutilized and on which there has been, or there is suspected to have been, a discharge of a contaminant."

It is often difficult for municipalities to identify their brownfields. It's even tougher for municipalities to navigate through the cleanup process and partner with willing developers. Sustainable Jersey is a good place to start.

Although a map in the MSA was included that depicted Red Bank known contaminated sites and a list of developments, Red Bank did not discuss in detail brownfields redevelopment. The MSA did mention (pages 47, 67) potential redevelopment of a site Red Bank refers to as the "Sunset Landfill," and the DEP refers to as the Red Bank Landfill and Inceinerator on Sunset Avenue. Red Bank indicated that they want to close the landfill properly and have been working to receive additional Hazardous Discharge Site Remediation Fund grants to further investigate the landfill for redevelopment purposes.

Red Bank is also one of many municipalities that are part of the Sustainable Jersey Certification Program as the municipality has attained a silver certificate. In addition, there are Actions within Sustainable Jersey specific to brownfields. **If the Brough pursues brownfield cleanup and development in the future, DEP recommends taking actions to enhance their Sustainable Jersey Certification.** These actions include Brownfield Inventory and Prioritization, Brownfield Reuse Planning, Brownfield Marketing, and Brownfield Assessment and Investigation. Each of these Sustainable Jersey Actions provide information on why they are important and how they can be accomplished. There are also resources provided to help municipalities accomplish the Action goals and examples of what other municipalities have done. The DEP has also created programs to aid municipalities with the cleanup of their brownfield sites.

Contaminated Sites and Waste Facilities in Flood-prone Areas

Red Bank should identify if any of the identified known contaminates sites (KCS) are in the 100 year flood zone. An initial review by NJDEP of sites in the proposed center does not indicate major facilities within the flood zone but this should be confirmed.

Solid and Hazardous Waste

DEP recommends that Red Bank update its waste management plan to encourage increased recycling and reduction of solid waste removal by public, and private facilities that either collect, transfer, process, or dispose of solid waste or recyclables on its municipal inventory. The municipality should also continue to inform its residents of any opportunities for recycling including additional drop-off depot locations and opportunities for residents, any Borough plans to build additional waste management facilities in town, and any additional waste facilities or services to provide a more holistic view of how the Borough manages its waste.

Recycling

The Division of Sustainable Waste Management, Bureau of Solid Waste Planning and Licensing received the request for comments on the **Borough of Red Bank** Self-Assessment Report for State Planning purposes. We have reviewed the Self-Assessment and have the following general comments to provide for the self-assessment template along with comments specific to the **Borough of Red Bank** self-assessment.

The Red Bank MSA did not mention a **Recycling Ordinance and Program** although they do have an existing plan. **The Borough should verify that they have an appointed recycling coordinator and provide the NJDEP a recycling statement of consistency** to meet the requirements of N.J.S.A. 13:1E-99.11 et seq. (Recycling Act), NJ Statewide Mandatory Source Separation and Recycling Act. The MSA did not indicate when the recycling plan was last updated and did not identify it's recycling coordinator**. Red Bank is required to provide the State with tonnage reports each year, and publicize recycling provisions every six months.**

The Borough shall confirm that it has met its obligation to list at least one municipal recycling ordinance, and **the Borough should post a current recycling ordinance. DEP recommends that the Borough notify the State of any recycling ordinance adoption and amendments in the future through a statement of consistency, pursuant to N.J.S.A. 13:1E-99.16(b).** Future communication with the State should also include long-term plans including recycling education campaigns, how the municipality plans to enforce proper recycling practices, and potential plans to build upon the current recycling infrastructure in order to provide the State with an understanding of how the municipality plans to improve its current recycling system.

Red Bank MSA Content Related to Solid Waste Management and recycling:

- Details of Goal #4: Protect the Environment, Prevent and Clean-up Pollution
    - "The Borough's vision seeks to protect the environment while promoting sustainability and resiliency, which includes brownfields remediation, and preventing and cleaning up all different types of pollution. State policies supported through the Borough Vision as they pertain to Goal 4, include Air Resources, Water resources, Waste Management, Recycling and Brownfields, Open Lands and Natural Systems, Coastal Resources, and related Policies."
- Reduce negative environmental impacts by adopting actions and strategies for waste reduction and recycling.
    - "As part of overall sustainability efforts and preparation of an Environmental Sustainability Element of the Master Plan, Red Bank should also encourage sustainable development policies that minimize waste and energy use. These efforts should focus both on municipal facilities – as a way to lead by example and effectuate change quickly – and on individual property owners, who can collectively have an enormous impact on the waste stream. Many of these strategies also involve education and outreach efforts, which may be led by the Environmental Commission, Borough staff, or professional consultants."
    - Recommendations:
        - "Continue active efforts to reduce waste and promote municipal recycling: Red Bank has undertaken substantial recycling activities, including an innovative plastic film recycling pilot project now running for hundreds of residents. The Borough should continue to explore new technologies and best management practices to reduce waste, in addition to requiring recycling plans of private developers."
        - Public outreach: Raise public awareness with flyers, training and workshops to educate the public about the Borough's recycling schedule and materials eligible to be recycled. 37 To facilitate a higher rate of recycling, the Borough could

provide residents with free bins that protect against contamination from rainwater and other elements."

- "Public outreach: Raise public awareness with flyers, training and workshops to educate the public about the Borough's recycling schedule and materials eligible to be recycled."
- "To facilitate a higher rate of recycling, the Borough could provide residents with free bins that protect against contamination from rainwater and other elements."
- "Support composting in the Borough: Red Bank has been seeing increasing interest in residential composting, and should investigate ways to encourage and manage this practice. Some examples include providing free bins to interested residents and facilitating the presence of private composting operators in the Borough."

Solid Waste Management Actions:

- **Red Bank shall confirm that the municipality has adopted a Recycling Ordinance and Program.**
- **Red Bank shall confirm that the municipality has designated a Recycling Officer?**
  - **Red Bank shall confirm that the municipality has submitted to NJDEP a Recycling Statement of Consistency? A statement of consistency specific to recycling is recommended.**

1. NJAC 5:85-7.9: Self-Assessment Report, form, content, adoption, and submission requirements
   - #2 of this statute requires each municipality to provide an inventory of all available public facilities and services.
   - DEP recommends that not only public, but also private facilities that either collect, transfer, process, or dispose of solid waste or recyclables be included as well
     - **No mention of inventory in Red Bank MSA.**

2. NJAC 5:85-7.13: Consistency review; (d), subsection 2 outlines the requirements needed for a complete and consistent municipal plan.
   - XVII of this section requires the municipality to provide a recycling statement of consistency
   - DEP recommends N.J.S.A. 13:1E-99.11 et seq. (Recycling Act), NJ Statewide Mandatory Source Separation and Recycling Act and its various requirements explicitly be mentioned in this section. Requirements should include:
     - Statement that municipality has appointed a recycling coordinator
     - Statement that municipality has included provisions for recycling in their master plans
     - Statement that municipality provides the State with tonnage reports each year
     - Statement that municipality publicizes recycling provisions every six months
       - **No mention of Statement of Consistency with above requirements in Red Bank MSA**

3. NJAC 5:85-7.13: Consistency review; (d), subsection 2 outlines the requirements needed for a complete and consistent municipal plan.
   - XVIII of this subsection requires the municipality to list at least one municipal recycling ordinance.

No mention of recycling ordinances in Red Bank MSA

- DEP recommends that all recycling ordinances adopted by a municipality should be included so that the State is aware of what each municipality is doing in order to collect recyclables and improve upon the existing recycling system.
- Providing a statement of consistency that the municipality has adopted ordinances requiring that all county mandated recyclable materials are source separated and the generator is reporting all recycling to the town pursuant to N.J.S.A. 13:1E-99.16(b) would acknowledge the requirements of this legislation in the town's self-assessment.
    - **No statement of consistency in Red Bank MSA.**

4. DSWM recommends that any additional recycling information that remains mostly consistent over time should be included in a self-assessment as well.

- Due to recycling changing greatly overtime, listing specifics such as the current recycling hauler, where the recyclables are processed, or current tonnages would be unnecessary.
- Components of a municipality's recycling system that are more long term, should be included. This can include, but is not limited to:
    - Recycling education campaigns
    - How the municipality plans to enforce proper recycling practices
    - Potential plans to build upon the current recycling infrastructure.
- This is a recommendation from DSWM and is not specifically mandated in the self-assessment requirements.
- Including this provision would provide the State with an understanding of how a municipality plans to improve its current recycling system.

These comments are provided to enhance the content of the current information included in the **Borough of Red Bank** Self-Assessment as well as any future municipal self-assessments that DEP may receive. These comments are specific to recycling and waste management within a municipality and subsequently based on the **Borough of Red Bank** Self-Assessment that was submitted. Our comments in no way should be misconstrued as additional information that needs to be added to the self-assessment but rather a guide to improve upon the current report and future master plan re-examination reports.

Critical Environmental Site Overlay

The DEP is recommending that any undeveloped areas in Planning Area 1 or Planning Area 2 in flood zones or within wetlands, stream corridor, or threatened and endangered habitat presence and corridors have at least a CES overlay. A zoning update and habitat suitability determination or environmental assessment would be required before planning board approval of any new development in previously undisturbed areas.

Any development plan would require review not only by NJDEP but also consistency with the CZM Rules at N.J.A.C. 7:7-13.16(b) within the CAFRA zone. The current CAFRA rules state that the Department evaluate the new or changed boundary to determine whether it is consistent with the purposes of CAFRA. The Department will review any plan changes to determine if it would result in unacceptable harm to the coastal ecosystem or the resources of the built or natural environment, or would otherwise be clearly inconsistent with the purposes of CAFRA or this chapter.

Red Bank Redevelopment Areas

The MSA mentions development projects within the proposed town center area but did not provide any reviewable detail. Threatened and Endangered Species and some habitats have been identified within and/or adjacent to the proposed center. If development is proposed in an area that has some identified threatened and endangered species and/or habitat should be confirmed via an updated natural resources inventory and habitat suitability determination.

For developments requiring a CAFRA permit, if additional offsite areas are proposed to be included as part of the project site to meet the impervious cover and vegetative cover requirements of Subchapter 13, these additional parcels would need to be within the same planning area/center designation as the other portions of the property. They should consider this if they have future projects proposed and portions of the sites are in different center/planning area designations so they can consider incorporating these areas in the current centers or changing their planning areas.

Conclusion

The DEP will continue to work with the Office of Planning Advocacy to revise the current Center so that it is consistent with not only the Municipal Land Use Law, the State Plan, the CAFRA Coastal Management Rules and underlying land use and natural resources, but also to avoid and minimize impacts to threatened and endangered species and habitat, wetlands, flood zones, historic resources, surface water quality and critical infrastructure. These modifications are responsive to projected open space and habitat preservation as well as climate change impacts. This will allow Red Bank to avoid, prepare for, minimize the effect of, adapt to and recover from extreme weather events and changes in environmental conditions that have the potential to adversely affect the resources and residents of the Borough.

Summary of Recommendations

Assessment of the Proposed Renewal of the Existing Town Center

In reviewing the Red Bank's 2023 Master Plan and the State Plan Municipal Self Assessment received by the DEP on September 5, 2024 proposing re-endorsement of the town center, a center map will be finalized between the Borough and OPA with recommendations from DEP and will promote preservation of historic districts, preservation of natural resources, expansion of public access conservation areas and sustainable growth. The proposed center is entirely in Planning Area PA-1 (Metropolitan) and Planning Area PA-5 (Environmentally Sensitive) including habitat and flooding areas identified along the riverfront areas adjacent to the center.

Land Use

1. Red Bank should confirm if their Natural Resources Inventory and Land Use Inventory was updated within the last 10 years or at the time of the last master plan re-examination in 2023.
2. The Borough should further identify in proposed preservation or redevelopment areas any vulnerabilities to future flooding and adverse impacts related to climate change. Resiliency actions and restrictions should be applied to any sections in flood zones. DEP can offer Technical Assistance in clarifying development constraints for sites.

3. Future development in the Borough will likely be limited by a shortage of available vacant and open land, overlapping restrictions of Special Flood Hazard Areas, and regulated riparian zones. The Borough's zoning ordinance should be updated to include overlays that address stormwater management, aquifer recharge, steep slopes, 100 year and 500 year flood zones and critical habitat and habitat corridors. This includes a Critical Environmental Site (CES) overlay for undeveloped areas in the 100 year and 500 year flood zone and environmentally sensitive areas (ESA). The Borough should also review proposed land use rule update for resilient environments and landscapes to consider future levels of climate related flooding potential at https://dep.nj.gov/njreal/. The Borough should also consider removing undeveloped areas of habitat and flooding from the center.
4. Red Bank should update its Land Development Ordinance to include sustainable development practices.
5. Prior to endorsement, Red Bank must demonstrate consistency status with the State Plan, CAFRA, and NJDEP guidance for climate resilience and environmental justice. The Borough did not provide in the MSA a summary **Table of all ordinances and plans with most recent date each was adopted or updated**. The Borough should complete prior to endorsement and **update annually** a summary table of all ordinances and plans and last date updated. Any required ordinances or plans missing need to be created and adopted. Any existing ordinances, plans, zoning, etc need to be reviewed and updated to include climate resilience, updated inventories data, and social vulnerability and environmental justice. The Office of Planning and Assessment provides guidance for a checklist. In addition, we offer the attached checklist as an option to identify and track all ordinances and plans required for state plan consistency.

Climate Change Resiliency

1. **Red Bank should prepare for climate impacts described in the NJ Scientific Report on Climate Change by completing a Climate Change Related Hazard Vulnerability Assessment, which includes a climate vulnerability assessment and planning actions.** Red Bank indicated that they have completed a Vulnerability Assessment but shall confirm that they are **incorporating climate resilience into all applicable ordinances**.
2. This analysis has an extended focus on increased precipitation and flooding and should be updated to include potential changes to land use rules as proposed in 2024 at https://dep.nj.gov/njreal/overview/ . The Borough should also prepare for impacts of increased heat and reduction of impervious surfaces.
3. The Borough shall update as necessary it's Hazard Mitigation Plan and chapter in County Plan and shall include a NJ State Police approval letter for the Local Emergency Management Plan.
4. The Borough should also prepare long-term adaptive management forestry practices to preserve its tree cover as precipitation and temperatures increase. If already completed, please provide date completed and link.
5. The Borough should expand its conservation corridors connecting parks and walkable community areas via easements and additional open space preservation.

Flooding

1. To address flooding increases, largely due to increases in intense short-term rain events, DEP recommends that the Borough utilize the Special Flood Hazard Area for the 0.2 percent (500-year) storm but also consider potential base flood elevation changes as proposed in 2024 by the NJDEP at https://dep.nj.gov/njreal/. In assessing flood vulnerability, the Borough should evaluate its sewer, water, and stormwater infrastructure, as well as its transportation and evacuation routes for climate related resilience.

2. The Borough should identify and update open space, vacant, and underutilized land vulnerable to future flooding and should maintain up to date mapping and inventory of areas that flood regularly, including repetitive loss (RL) and severe repetitive loss (SRL) properties, roadways and intersections, with particular attention to evacuation routes or critical access areas.

3. Future development in the Borough will likely be limited by overlapping restrictions of Special Flood Hazard Areas and riparian zones, wetlands, and critical environmental species habitat.

4. When evaluating any construction within the identified floodplain of Red Bank outside of the proposed center, the Borough and others involved must also consider the cost of damage and replacement in the event of flooding.

    - Any proposed conceptual redevelopment or conservation plan should be presented to DEP early in review process, before planning board approval, and before submittal of any permit applications to determine if the project has any fatal flaws rendering it un-permittable in its current design.

5. The DEP recommends that Red Bank, as per the 2023 Master Plan, enhance its own zoning regulations and building codes to encourage building outside of the flood zone and to minimize construction in flood prone areas to reconstruction of existing buildings. Flood zone area new construction or redevelopment of existing buildings should avoid high density concentration and areas of severe flooding.

    - Construction of any critical utility line and associated infrastructure, emergency services, or public services buildings (schools, hospitals, churches, etc.) should be avoided in the flood hazard area and any currently within the flood zone should be mitigated for flood resilience. When evaluating any construction within the identified floodplain, one must also consider the cost of damage and replacement in the event of flooding.

6. DEP recommends that Red Bank adopt, or confirm adoption of, an updated floodplain development ordinance (https://www.ecode360.com) that is consistent with the most recent standards and National Flood Insurance Programs. For Guidance please review the model ordinance at https://www.nj.gov/dep/floodcontrol/modelord.htm and FEMA guidance at https://www.fema.gov/floodplain-management/manage-risk/local.

7. DEP encourages any town that has homes and neighborhoods that repetitively flood to consider contacting the DEP Blue Acres program regarding buyouts. (https://www.nj.gov/dep/greenacres/blue_flood_ac.html)

8. Green infrastructure should be incorporated into all projects within the floodplain.

Historic Resources

1. Red Bank should update as necessary its Historic and Cultural Resources Inventory and adopted Historic Preservation Plan Element to ensure updated Historic District and a Historic District Transition Areas. Historic structures within the Borough's Historic areas should continue to be evaluated and protected with enhanced stormwater management and flood minimization plans within the municipal code.

2. Revise the Borough code to implement within the historic districts the following:

    - Update as necessary the existing Historic district overlay with defined historic district buffer area;
    - Update as necessary the architectural and development standards within and adjacent to the district;
    - Continue to maintain an Historic Preservation Commission;
    - Continue to update the historic sites inventory and include historic sites in capital improvement program especially related to flood resiliency

Open Space and Wildlife

DEP recommends that Red Bank regularly update their natural resources inventory every 10 years and adopt a resource conservation protection overlay. The Borough expressed in the MSA that it wishes to acquire additional parkland for public community use in proximity to it's center and other walkable areas.

Red bank should confirm that it has updated it's Open Space and Recreation Plan to protect the Borough open spaces and expand conservation easements and incorporate climate resilience. It appears that the Recreation and Open Space Inventory for Red Bank may have been updated with the 2023 Master Plan.

- Continue to work with Monmouth County and surrounding municipalities to provide and expand corridors of open space and natural features including bayfront conservation.
- Support habitat connectivity, adaptation to changing climate conditions, and to protect historic structures between and including town NGO, state, and federal open space within Borough-owned open space and Green Acres encumbered open space.
- Red Bank should also incorporate conservation easement tracking and monitoring in its Open Space Plan and a Habitat Conservation Protection ordinance.

Red Bank should expand on long-term tree shade and forestry adaptive management practices to preserve its tree cover as precipitation and temperatures increase.

- Update a tree ordinance to protect trees during development and in accordance with 2016-2020 Community Forest Management Plan
- Adopt a Community Wildfire Protection Plan utilizing guidance from NJ Forest Fire Service

The Borough should promote the recolonization and reuse of open field habitats for ground nesting and foraging birds.

The Borough should continue to expand public outreach and educational opportunities.

Wastewater, Water Supply, and Stormwater

1. Red Bank should regularly re-assess vulnerability of the municipal stormwater, wastewater management system and potable water supply system infrastructure that serves the town including any treatment plants, pump stations, delivery piping or outfalls in the flood zone, determine their specific vulnerability to flooding events, and evaluate resiliency solutions.

2. Red Bank should continue to address stormwater runoff, improve retention on site at its source, reduce flooding and maintain water quality as temperatures and precipitation rise. Improvements can be implemented in many ways, including replacing impervious pavement with pervious surfaces, maintaining and restoring all surface water bodies potential for additional stormwater retention through dredging and silt control, constructing green and natural infrastructure, requiring buffers to surface water bodies, restoring wetland areas, adhering to state requirements for stormwater management best management practices, and adding stricter municipal building codes.

3. Stormwater Management - DEP recommends that the Borough continue to address stormwater runoff and improve stormwater retention on site at its source. Any questions can be directed to bryan.barrett@dep.nj.gov. DEP recommends that Red Bank **maintain/come into compliance** with their municipal stormwater MS4 permit by updating as necessary the following required items:

   - Updating their Stormwater Management Plan and Ordinance - confirming when last updated.
   - Submitting to DEP updated outfall location maps at its wastewater treatment plant and elsewhere in the Borough.
   - Inventory and update maps of any stormwater outfalls located within the flood zone and determine their specific vulnerability to flooding events.
   - Update ordinance to incorporate overlays for aquifer recharge, stream corridor and greenway conservation, and any steep slope erosion control.

- Adopt an Impervious Surface Reduction Plan - Evaluate and reduce impervious surfaces and improve stormwater in-situ recharge.

- Stream Corridor and Green Infrastructure - The Borough should seek opportunities to install green infrastructure measures and expand stream corridor buffer areas to offset increased stormwater runoff and to lower the impacts of heat-island effect directly related to the amount of impervious surfaces.

4. Wastewater Management – Red Bank shall identify any wastewater treatment facility buildings, pump stations and any piping in the floodzone. The Borough shall also identify any residential houses in need of expansion of sewer service area to relieve any still remaining failing septics as a health priority.

   - DEP supports ongoing resiliency improvement measures at any Red Babk wastewater treatment facilities and infrastructure. Any relocating of a conveyance or outfall pipe should be included in an updated municipal chapter of the Monmouth County Hazard Mitigation Plan.

   - While the sewer service area includes most of Red Bank excluding surface water and most of the area in town in the CAFRA zone, the Borough should also identify any active commercial or home septic systems.

   - The current sewer service area also includes areas identified as habitat for threatened and endangered species including in the existing Town center. Future evaluation of the County approved sewer service area may eliminate those undeveloped species habitat areas. Such parcels would be subject for review either through a Municipal Chapter of the Monmouth County Wastewater Management Plan or through a site specific amendment pursuant to the DEP Water Quality Management rules.

5. **Potable water supply system – Red Bank's public water service covers the existing Town Center and a portion of the infrastructure is vulnerable to flooding.** The Borough should determine where any of it's potable water treatment infrastructure is located in the 100 and 500 year flood zone as well as potential areas (currently only proposed) that may be subject to climate affected increases in base flood elevation areas including outfalls, and conveyance piping and wellhead protection areas. The Borough shall identify any water supply infrastructure located in the flood zone and determine their specific vulnerability to flooding events.

   - Additionally, DEP recommends that the Borough determine if there are any private domestic wells within the Borough and within the center and both inform the owners of their vulnerability and identify potential solutions to that vulnerability.

   - The Borough shall update maps and prepare tables of location, capacity, etc. of the wellhead protection area around the community public supply wells in its planning documents. **Red Bank shall adopt or update their Water Conservation Plan.**

Contaminated Sites, Solid and Hazardous Waste, and Recycling

1. Red Bank shall update as necessary their Known Contaminated Sites Inventory of the Borough as well as of the Center. There are a few identified sites in and adjacent to the center and the Borough shall update as necessary any identified contaminated sites within the proposed center status of current remediation efforts and groundwater monitoring. The Borough should identify if any of these Known Contaminated Sites (KCS) also meet the current DEP definition of a brownfield site and evaluate for redevelopment.

2. If the Borough pursues brownfield cleanup and development in the future, DEP recommends taking actions to elevate their current Sustainable Jersey Certification.

3. Red Bank should also expand its inventory of potential sources of contamination by identifying all commercial and private home underground storage tanks and septic systems.

4. Red Bank should update a recycling ordinance and municipal solid waste and recycling management plan to identify not only public, but also private facilities that either collect, transfer, process, or dispose of solid waste or recyclables on its municipal inventory. The Borough should notify the State of any update to its recycling ordinances adopted through a statement of consistency, pursuant to N.J.S.A. 13:1E-99.16(b).

Environmental Justice and Social Vulnerability

1. As per new environmental justice legislation, all municipalities should seek to reduce disproportionate stressors and increase benefits for socially vulnerable populations and frontline communities. The Borough can do this by empowering residents, particularly its most socially vulnerable residents, to meaningfully participate in decision-making that affects their environment, communities, health, and developing a Municipal Environmental Justice Action Plan (guidance from DEP forthcoming).

2. The Borough shall regularly update its available land inventory to further identify sustainable development potential while meeting conservation and environmental protection goals.
3. The Borough last completed a Fair Share Housing plan in 2019. The Borough shall update or adopt its affordable housing ordinance when required and shall develop an overlay for proposed affordable housing on vacant or underutilized land and consider climate resilience.
4. The Borough should update any assessment of potential Redevelopment Areas vulnerable to future flooding, with regulated wetlands and/or with identified critical species habitat during the planning process that would limit any future affordable housing.

Greenhouse Gas Reduction and Energy

1. All communities are encouraged to implement actions to meet New Jersey's goals for greenhouse gas emissions reduction. The Sustainable Jersey Gold Star in Energy identifies a suite of actions and levels of performance that municipalities can take to reduce greenhouse gas emissions. Information on the goals star standard can be found at https://www.sustainablejersey.com/actions/gold-star-standards.

2. DEP supports Red Bank's commitment to pursue the utilization of renewable energy, although it encourages the Borough to pursue it in an ecologically responsible manner. The Borough shall conduct an energy audit of all municipal buildings and adopt or update an Energy Master Plan.

3. DEP supports renewable energy through solar arrays installation, although it expresses concerns for their placement in ground nesting habitats for birds. The Borough should continue to protect it's open spaces and the recolonization and reuse of open field habitats for ground nesting and foraging birds as they evaluate sustainable, renewable and alternative energy sources and sites.

4. Red Bank should adopt a Greenhouse Gas Emissions Reduction Ordinance that encompasses energy efficiency and sustainable alternatives to transportation including bike paths, walking trails and contiguous sidewalks and potential congestion relief bypass routes. For guidance please refer to the Great Plains Institute database of climate ordinances at: https://www.betterenergy.org/blog/database-of-climate-ordinances-now-available-to-planners/?mc_cid=ee681f368d&mc_eid=64c234231d

Attachments

Municipal Checklist

Municipal Ordinance Checklist.docx

NJ DEPARTMENT OF TRANSPORTATION

State Development and Redevelopment Plan
Plan Endorsement
Opportunities and Constraints Analysis

For:

Red Bank Borough, Monmouth County

October 30, 2024

This document constitutes the New Jersey Department of Transportation's component of the State Opportunities and Constraints Analysis conducted as part of the Plan Endorsement process. This document provides a collection of the most recent data and information that exists in the Department pertaining to transportation features, studies, projects, grants, designations and other significant issues as applicable. The document should serve as a baseline to inform the remainder of the Plan Endorsement process. It should be understood that this assessment reflects conditions as they presently exist, and that changes may occur at any time during the Plan Endorsement process.

NJDOT has examined the following categories for pertinent data:

State Highways

NJ Route 35 – MP 32.87 – 34.39

Straight Line Diagram sheet is attached.

State Highway Access Management Code – Access Levels and Desirable Typical Sections

Access Management

The Borough of Red Bank in Sussex County is engaged with various state agencies to secure a new Plan Endorsement, which is assumed to have the limited effect of continuing the municipality's current Plan Endorsement and mapping designations as they presently exist. Red Bank Borough has indicated that they wish to include the entire municipality to be designated as a Regional Center. **As such, the Statewide Strategies Bureau has considered the changes to the mapped limits as targeted growth areas and their environs (i.e., urban and rural areas as defined in the New Jersey State Highway Access Management Code). This results in no change to the State Highway Access Management Code as it relates to N.J. Route 35 in Red Bank.**

The attached Access Classification table does not identify any changes to the State Highway Access Code Appendix B-1 access classification designations for the noted segments of the State Highway System (SHS) (NJ Route 35, MP 32.87 – 34.39) as a result of Plan Endorsement. Therefore, the Bureau of Statewide Strategies has identified that the Red Bank, Monmouth County Plan Endorsement request will not result in a change in the rules for managing access to the state highway system.

Transportation Planning

As NJDOT endeavors to coordinate reviews with other state agencies, we would direct their attention to SDRP's Statewide Goals, Strategies and Policies with special emphasis on the following Statewide Policies on Transportation:

- *Transportation - Improve transportation systems by coordinating transportation and land-use planning; integrating transportation systems; developing and enhancing alternative modes of transportation; improving management structures and techniques; and utilizing transportation as an economic development tool.*
    - *Statewide Transportation Policy 1, Transportation Maintenance and Repair – The maintenance and repair of the existing transportation network is the highest transportation priority.*
    - *Statewide Transportation Policy 4, Integration of Land Use and Planning – Establish a working partnership between transportation agencies, municipalities, counties, regional governments, and the private development community to strengthen the linkages between land use planning and transportation planning for all modes.*
    - *Statewide Transportation Policy 9, Transportation and Context-Sensitive Design – Promote flexible transportation design standards and flexible application of standards which take into consideration the needs of people and the design and natural characteristics of adjacent areas.*
    - *Statewide Transportation Policy 13, Mobility and Access – emphasize the movement of more people rather than the movement of more vehicles and enhance access to employment, goods, services, and information. Promote greater use of, and invest in, public transportation, alternative transit modes, organizational arrangements, and bicycling and pedestrian design, before increasing automobile related system capacity.*
    - *Statewide Policy 14, Efficient Utilization of Capacity – Efficiently manage the existing transportation network. Employ or provide for both capital and operational improvements the latest available technology and design techniques where they can efficiently increase the capacity or reduce costs of all forms of existing and planned transportation infrastructure and services.*
    - *Statewide Transportation Policy 24, Traffic Calming – Encourage the use of traffic calming techniques to enhance pedestrian and bicycle circulation and safety within compact communities and other locations where local travel and land access are a higher priority than regional travel.*

Consistent with NJDOT's Complete Streets Policy, Plan Endorsement accentuates the need for active transportation in Red Bank through providing access to safe biking and walking options throughout the borough. By promoting active transportation options, like pedestrian pathways, sidewalks, designated walking/biking zones, the Borough of Red Bank is improving mobility and accessibility for all residents. With a Regional Center designation, Red Bank can invest in a stronger bike network in the municipality with dedicated bike lanes and increased bicycle facilities.

Congestion Management System

According to the attached charts, the Overall Congestion Assessment for NJ Route 35 is classified as “Mildly Congested”.

The Overall Assessment is based on a review of the Congestion Management System (CMS) and PDA Suite Data (also attached), based on actual recorded real-time data for weekdays of the year 2023. The congestion analysis is valid between September 2024 and September 2027. The PDA Suite was developed by the University of Maryland for the I-95 Corridor Coalition.

Major Capital Projects/Initiatives and Mitigation Projects

The Route 35 Brookwood Drive to Riverdale Drive Pavement Preservation project in Construction goes from MP 29.35 to 39.45 (B) and MP 39.45 and 44.11 (S).

Designated Transit Villages

Not applicable. However, Red Bank has expressed interest in Transit Village designation.

Designated Scenic Byways

Not applicable.

Local Aid Grant Projects

In addition to those listed in the Municipal Self-Assessment, Red Bank received the following project awards:

FY 2024 – Safe Streets to Transit – Chestnut Street Intersection Improvements - $189,000
FY 2024 – Municipal Aid – Linden Place Repaving Project - $288,101

Corridor Studies

A Red Bank Circulation Study for a Regional Center was done in August 1999.

Local Planning Assistance Projects

See above.

Bicycle and Pedestrian Local Planning Assistance Projects

NJDOT Bicycle and Pedestrian Office worked with Red Bank in 2010 through their Local Planning Assistance program on a bicycle and pedestrian planning study.

Red Bank does not currently have any recognition award through the Safe Routes to School program.

Route 35 at mileposts 32.40 to 34.40 ranks within the top 100 on the 2023 Bicycle Segment List (2016-2020 crashes).

Red Bank adopted a Complete Streets Resolution and Policy in 2018.

Public Use/General Aviation Airports

Not applicable.

Rail and Truck Freight

The North Jersey Coast Line (South Section) from MP 0.00 to 38.70 near the Borough of Red Bank is an active freight line.

There are no Weigh-in-Motion stations or truck parking facilities in Red Bank Borough.

Traffic Engineering and Safety Initiatives

The Division of Traffic Engineering has no projects or studies within Red Bank Borough.

Existing and Planned Park-and-Rides

There are no operated Park and Rides in Red Bank Borough, and none are planned.

Other Significant Issues

None at this time.

ATTACHMENTS

Straight Line Diagram Sheets
Access Classification Table
Congestion Management System Charts
PDA Suite Congestion Scan Analyses

NOTE: OPA may access NJDOT GIS data layers as needed.