



Borough of Red Bank

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August 14, 2024

Donna Rendeiro
c/o Lisa Avichal
New Jersey Business Action Center
Office of Planning Advocacy
Department of State
P.O. Box 820
Trenton, New Jersey 08625-0820

RE: BOROUGH OF RED BANK PLAN ENDORSEMENT – MUNICIPAL SELF-ASSESSMENT

Dear Ms. Rendeiro,

Please see attached the Borough of Red Bank's Municipal Self-Assessment Report for its Plan Endorsement and the municipal resolution approving the self-assessment report. The Borough is requesting Plan Endorsement to obtain Regional Center designation, mirroring the Regional Center designation that was approved previously by the State Planning Commission. This Municipal Self-Assessment represents Step 3 in the Plan Endorsement Process and addresses the requirements contained at NJSA 5:85-7.9. The Borough requests that the State proceed with an Opportunities and Constraints Assessment as the next step in the process.

Also attached are GIS shapefiles showing requested mapping changes for the Borough. Please contact Susan Favate at s.favate@bfjplanning.com or by phone at 212-353-7458 with any questions or concerns regarding this request.

Sincerely,

Shawna Ebanks, PP, AICP
Director of Community Development

PLAN ENDORSEMENT
MUNICIPAL SELF-ASSESSMENT REPORT



RED BANK BOROUGH

MONMOUTH COUNTY, NEW JERSEY

Adopted: June 13, 2024

Prepared by:

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Introduction

Plan Endorsement is a process that seeks cooperation and alignment of goals, policies, and regulations among the various levels of government at the municipal, county, and state agency levels, so that the actions of the State, County, and municipalities do not conflict with one another. The process is also intended to implement the goals of the State Planning Act (N.J.S.A. 52:18A-196 et seq). These measures have many different benefits, including increased efficiency, promotion of smart growth principles and principles of sound planning, and facilitating the movement of projects and programs forward at the municipal, county, and state agency levels.

Red Bank Borough is seeking Municipal Plan Endorsement to obtain redesignation of its expired Regional Center, to help ensure that the goals and vision of the Borough are aligned with the State's, and to regain access to the Benefits of Plan Endorsement, such as being more competitive in terms applying for grants and funding under certain State programs.

The Borough's 2023 Master Plan established goals and objectives, which are consistent with the State Plan. Representative goals from pages 14-15 of the Borough's Master Plan are included below and demonstrate the Borough's commitment to smart-growth oriented planning, affordable housing, access to parks and open space, and resilience and adaptation to climate change. Other Master Plan Goals and Strategies are consistent with other aspects of the State Plan as well. More details regarding State Plan consistency are included in subsequent sections of the report.

1. Embrace a smart growth mentality with targeted infill development that minimizes unwanted negative impacts.
2. Preserve and create affordable housing opportunities for residents across the economic spectrum, ages, and family types with a comparable level of quality and amenities as market-rate options.
3. Ensure that all residents can readily access the Borough's parks, waterfront, transit, and municipal services.
4. Take steps to mitigate and adapt to the impacts of climate change and enhance long-term environmental sustainability.

Planning issues that Plan Endorsement could help address include traffic and transportation issues, helping promote continued economic revitalization throughout the Borough, balancing commercial and residential development, continued implementation of the Borough's Housing Plan Element and Fair Share Plan, and ensuring that the Borough's resiliency and sustainability goals and strategies leverage the latest data, tools, grants, and funding available from the State.

While there may be a primary driving issue for the petitioner's interest in Plan Endorsement, it must be considered from a broader planning perspective. It needs to be linked to infrastructure and resource capacity, address the balance of commercial and residential development, and fit in a good design context. The Borough considered the need to obtain the redesignation of the Regional Center during the preparation of the Master Plan and is eager to participate and complete the Plan Endorsement process. Additional efforts to date as they pertain to the Plan Endorsement Process include Submission of all required Pre-Petition meeting material and, participation a Pre-Petition meeting on December 12, 2023.

With respect to the State Plan Map, the Borough wishes to reinstate its expired Regional Center and retain its Metropolitan Planning Area but understands that the certain environmentally sensitive areas may need to be excluded from the Regional Center and the Metropolitan Planning Area.

Purpose of Plan Endorsement

The purpose of Plan Endorsement is to establish consistency among municipal, county, regional and state agencies with each other and with the State Plan. The goals of plan endorsement are as follows:

1. Encourage municipal, county, regional and state agency plans to be coordinated and support each other to achieve the goals of the State Plan;
2. Encourage municipalities and counties to plan on a regional basis while recognizing the fundamental role of the municipal master plan and development regulations;
3. Consider the entire municipality, including Centers, Cores, Nodes and Environs, within the context of regional systems;
4. Provide an opportunity for all government entities and the public to discuss and resolve common planning issues;
5. Provide a framework to guide and support state investment programs and permitting assistance in the implementation of municipal, county and regional plans that meet statewide objectives; and
6. Learn new planning approaches and techniques from municipal, county and regional governments for dissemination throughout the state and possible incorporation into the State Plan.
7. Ensure that petitions for Plan Endorsement are consistent with applicable State land use statutes and regulations.

Benefits of Plan Endorsement

Upon receiving Plan Endorsement, State agencies will provide benefits to the municipality to assist in implementing the endorsed plan. This assistance will include technical assistance, direct State capital investment, priority for State grants and low-interest loans, preferential interest rates, and a coordinated regulatory review for projects consistent with endorsed plans. A benefits package will be put together at the time of the Action Plan so that the municipality and State agencies have a mutual understanding of what the municipality will need to do in order to be entitled to the State's resources, and what the State needs to do to dedicate resources and earmark funds, if appropriate. The municipality and State agencies should consider as part of the benefits package all future projects for which the municipality seeks state financial and technical assistance.

Plan Endorsement Process

Plan Endorsement involves a 10-step process with specific timeframes in which the State must respond. The steps are as follows:

- Step 1: Pre-Petition
- Step 2: Plan Endorsement Advisory Committee
- Step 3: Municipal Self-Assessment Report**
- Step 4: State Opportunities & Constraints Assessment
- Step 5: Community Visioning
- Step 6: Consistency Review
- Step 7: Action Plan Implementation
- Step 8: OPA Recommendation Report / Draft Planning & Implementation
- Step 9: State Planning Commission Endorsement
- Step 10: Monitoring and Benefits

Waivers

The Borough is requesting waivers from the following items in accordance with N.J.A.C. 5:85-7.6:

- **Step 5 - Community Visioning:** The Borough completed an extensive public engagement process leading up to the adoption of its new 2023 Master Plan. The meetings for the Master Plan include three Borough-wide public workshops, 15 in-person focus group and/or stakeholder group meetings, an online workshop/survey and other web-based outreach, an in-person briefing of the full Planning Board, and the Planning Board presentation for the adoption of the Master Plan. Details regarding these meetings are included on pages 3-5 of the Master Plan. As these meetings resulted in a detailed vision for the Borough, which is based upon all of the public input received, Red Bank respectfully requests that the public engagement and community visioning process utilized during the development and adoption of its Master Plan be used to satisfy the Community Visioning process for Plan Endorsement.
- **Climate Change and Vulnerability Assessment (CC&VA):** A full CC&VA was prepared as part of the Borough's 2023 Master Plan, as summarized on pages 139-147 of the Master Plan. The Borough respectfully requests a waiver from any requirement to prepare a new CC&VA; however, if certain updates are needed due to new data the existing CC&VA may be able to be updated to reflect same.

Existing Conditions / Opportunities and Challenges

Location and Regional Context

Red Bank is in Monmouth County, New Jersey, along the Navesink River. The Borough is relatively compact and near build-out. New Jersey State Highway Route 35 traverses the Borough from north to south as does a New Jersey Transit Rail line. The Red Bank Train Station is along Oakland Street within the western portion of the Borough, within walking distance of the Borough's downtown commercial districts along and in the vicinity of Shrewsbury Avenue, Bridge Street, Front Street, Route 35, and Broad Street. Additional commercial areas exist along Newman Springs Road and along the NJ Transit rail line. The balance of the Borough contains predominantly residential land uses with a mix of recreational, institution, and public land uses interspersed. Red Bank is bordered by Middletown Township to the north and west, Tinton Falls Borough and Shrewsbury Borough to the south, Little Silver Borough to the southeast, and Fair Haven Borough to the east.

The NJDEP mapped Coastal Area under the jurisdiction of the Coastal Area Facilities Review Act ("CAFRA") encompasses the majority of the Borough, with only the westernmost portion of the Borough to the west of Route 35 being located outside of the CAFRA area.

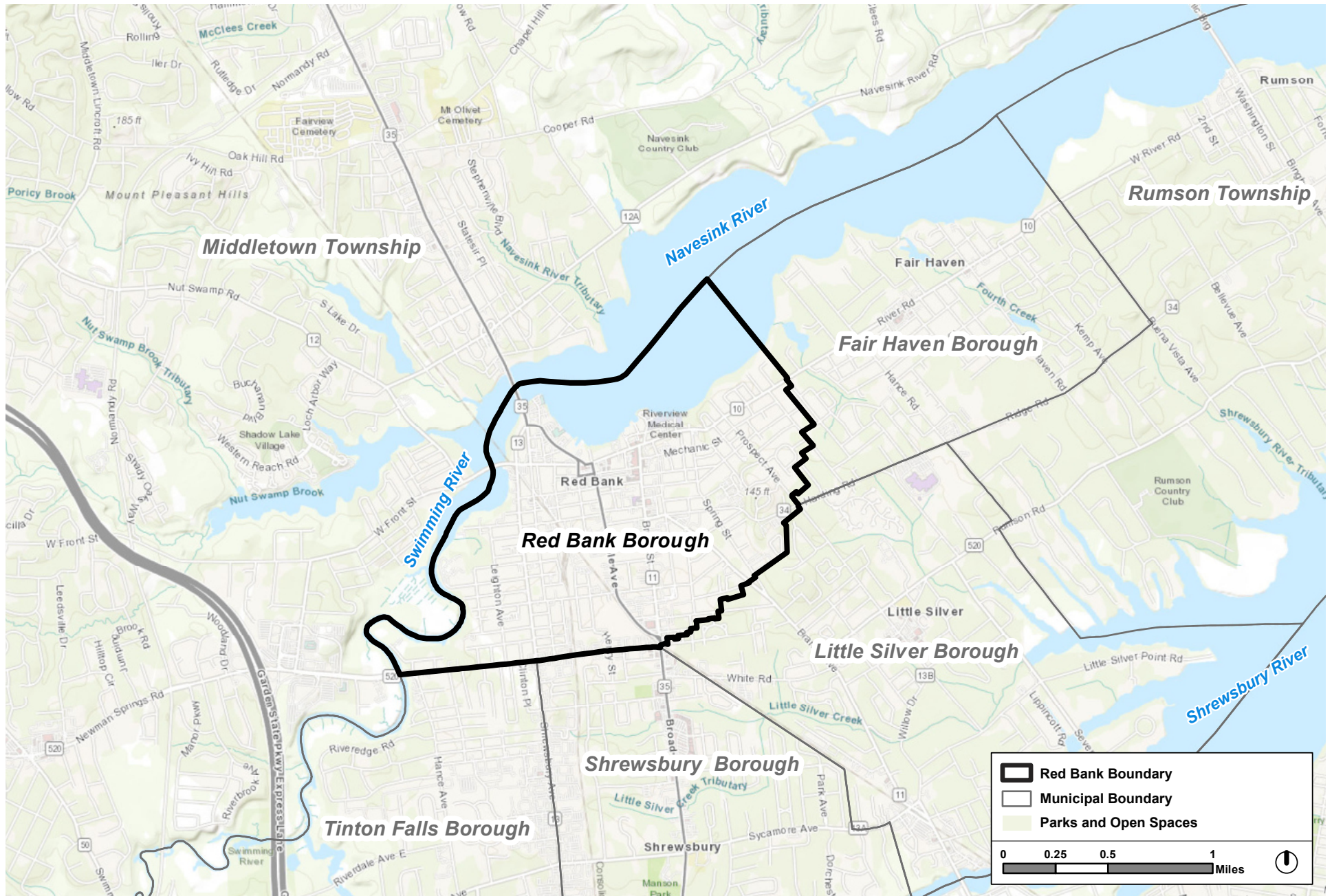


Figure 1 - Local and Regional Context

Borough of Red Bank

Source: Monmouth County, ESRI, BFJ Planning.

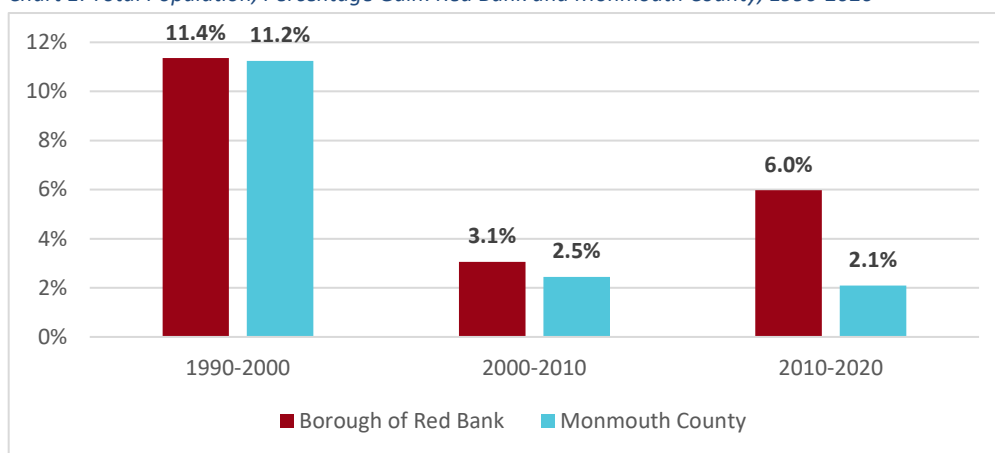
Background

DEMOGRAPHIC AND ECONOMIC TRENDS

Population Overview

Since 1990, which represents the decennial Census reflected in Red Bank’s last full Master Plan (1995), the Borough’s population has increased nearly 22%, from 10,636 residents to 12,939 residents, with the pace of growth accelerating over the past decade. From 1990 to 2010, on a percentage basis, Red Bank’s population growth slightly outpaced that of Monmouth County, but over the past decade, the Borough saw strong growth of 6%, far exceeding the County’s moderate growth of 2.1% from 2010 to 2020. The growth of Red Bank nearly mirrored the State as a whole, which increased by about 20% from 1990-2020. Over the last decade, the Borough also grew faster than the State, which added 5.7%.

Chart 1: Total Population, Percentage Gain: Red Bank and Monmouth County, 1990-2020



Source: U.S. Census Bureau, Decennial Censuses, 1990-2020.

On an average annual basis, the 1990 to 2020 period saw a growth rate of 0.65% in Red Bank, higher than the County’s annualized rate of 0.51% for the same span. Population projections from the North Jersey Transportation Planning Authority (NJTPA) estimate that growth in Red Bank and Monmouth County will slow in parallel through 2050, with projected annualized growth of 0.2% for the Borough and 0.18% for the County, for the period from 2015-2050¹.

Age Composition

Red Bank differs from the County in that its youth population (under age 18) saw robust population growth of 8% from 2010 to 2019 as noted in the Master Plan. In contrast, that age group population declined in the County by about 11% and in the state by nearly 2% over the same period.

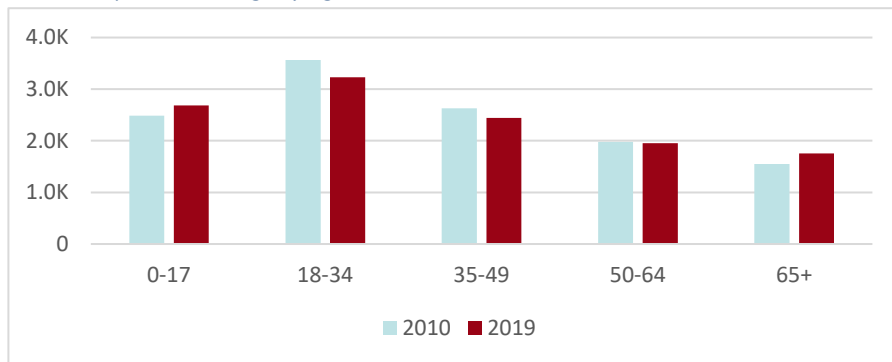
Overall, the Borough saw population loss across the working-age adult population, with particularly strong declines among adults ages 18 to 34 (-9.3%) and ages 35 to 49 (-7%). Among adults, only seniors aged 65 and older expanded (+13%). The picture in Monmouth County was quite different, with a significant decline of 19% in the population aged 35-49 but population gains in all other adult age groups, and particular strength in the senior population (+23%). At the State level, there was a slight decline in the population aged 35-49 (-3.2%) and moderate growth in the senior population (+2.6%).

¹ Source: NJTPA 2015-2050 socioeconomic forecasts and NYTMTC 2015-2055 SED Forecasts.

Within these broad age groups, some nuances are evident. Among the youth population, Red Bank only saw growth among those aged 5-9 (+27%), followed by those aged 15-19 (+2%) while all other youth age groups decreased in size from 2010 to 2019. Among young adults, growth only occurred among those ages 30-34 (+24%) while declines were most substantial among those aged 20- 24 (-34%). Both Red Bank and Monmouth County had substantial population losses among those aged 35-54 and gains among empty nesters and retirees 55-74 and 85+. Red Bank also had losses among seniors aged 75-84.

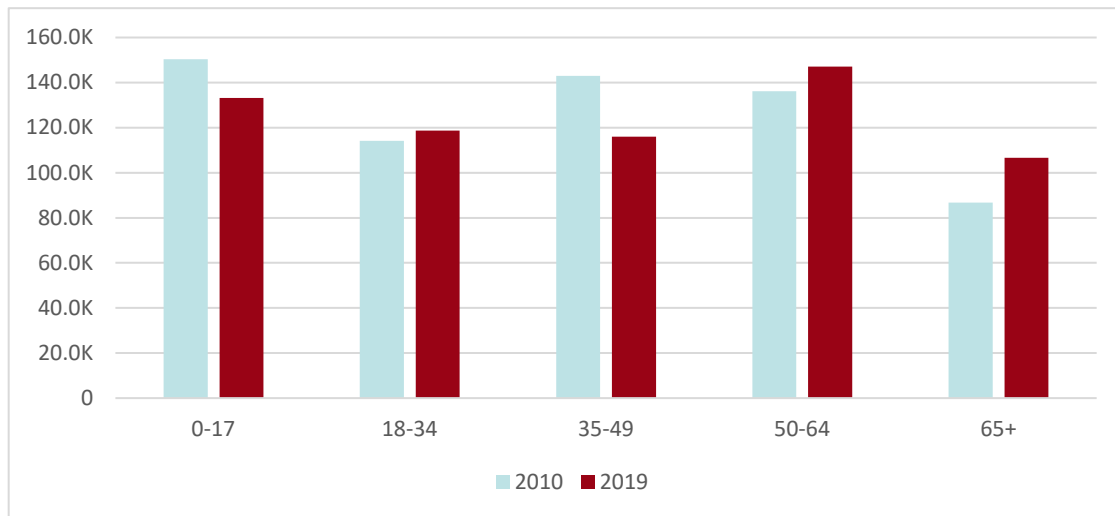
These age composition trends appear to highlight Red Bank’s strength in attracting young families, but not necessarily retaining these residents as they age, grow, and become more economically well-established. At the older end, the Borough appears to be attractive to empty-nesters and retirees, but not to the extent as is Monmouth County as a whole.

Chart 2: Population Change by Age Cohort: Red Bank, 2010-2019



Source: U.S. Census Bureau, 2010 Decennial Census and American Community Survey 2014-2019 5-Year Estimates.

Chart 3: Population Change by Age Cohort: Monmouth County, 2010-2019

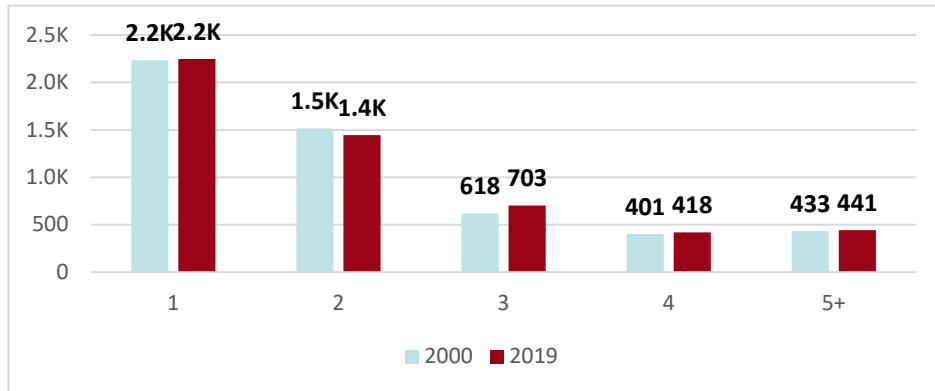


Source: U.S. Census Bureau, 2010 Decennial Census and American Community Survey 2014-2019 5-Year Estimates.

Households

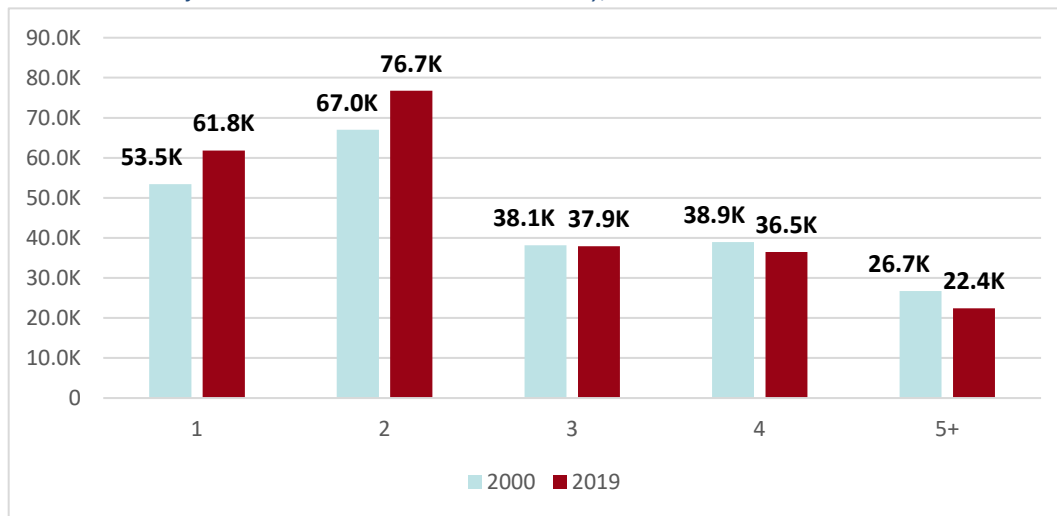
From 1990 to 2019, Red Bank’s household growth, in percentage terms, was lower than that of Monmouth County (12% for the Borough vs. 19% for the County), although the Borough’s household growth picked up in the most recent decade, while moderating for the County. Average household size in Red Bank remained largely unchanged over the period, but increased somewhat, from 2.27 to 2.3, reflecting growth in the youth population. In the County, household size has steadily fallen since 1990, while it remains relatively unchanged across the State.

Chart 4: Number of Persons in Household: Red Bank, 2000-2019



Source: U.S. Census Bureau, 2000 Decennial Census, American Community Survey 2015-2019 5-Year Estimates.

Chart 5: Number of Persons in Household: Monmouth County, 2000-2019



Source: U.S. Census Bureau, 2000 Decennial Census, American Community Survey 2015-2019 5-Year Estimates.

Looking at current household composition, Red Bank had roughly double the share of householders aged 15-34 (22%) in 2019 compared with the County (11%). These young householders were more likely to be single persons living alone in the Borough than in the County; 43% of Red Bank households were single persons living alone in 2019, vs. just 26% in the County. In addition, single-person households in the Borough are more likely to be under age 65, and renter households, than in the County.

Race and Ethnicity

From 2010 to 2019, Red Bank saw strong growth among white non-Hispanics (7.2%), as its share of people of color (identifying as non-white/non-Hispanic) dropped from about 50% of the population to 45%. This decline was led by a substantial decrease of 24% in the African American population. The reverse trend occurred in the County as a whole, with its share of people of color increasing by 1.4 percentage points. It is notable that, among people of color in Red Bank, only the Asian-Other group² added population over this period, but this growth was extremely small (18 persons), whereas the Borough added 445 white non-Hispanics. Meanwhile, the Hispanic population in Red Bank declined by 202 residents from 2010 to 2019 (-4.8%), as the County added 6,200 residents (growth of

² Asian-Other includes the population self-identifying as American Indian or Alaska Native, Asian, Native Hawaiian or Other Pacific Islander and Some Other Race.

over 10%). By comparison, the State of New Jersey saw its percentage of Hispanic population increase from 17% in 2010 to 20% in 2019. Further, the State’s percentage of White persons dropped from 70% to 68% between 2010-2019 while the Asian population increased from 8% to 9.5%.

Nevertheless, Red Bank remains a diverse place, with nearly 3,000 Borough residents, or one-quarter of the total population, who were born outside of the U.S. Top places of birth after the U.S. include Mexico (54% of foreign-born residents), El Salvador (9.1%), Columbia (6.7%), and Italy (3.4%). Compared with the State, Red Bank has a much larger share of persons born in Mexico (5.5% of the State) and a much smaller percentage of people from India (12.9%) and China (3.9%). The share of Red Bank residents who spoke only English at home dropped slightly from 67% in 2010 to 65% in 2019. After English, Spanish is the most common language spoken, at 30% of the total population.

Housing

From 1990 to 2020, Red Bank’s housing unit growth was significantly lower than that of Monmouth County (15% for the Borough vs. 23% for the County) and lower than the State at 18%. However, the pace of the Borough’s growth has expanded since 2010, offsetting a slight decline in housing units from 2000-2010, while the County’s housing unit growth moderated throughout the period. In fact, over the past decade, housing unit growth in Red Bank outpaced population growth, a notable change from earlier decades where population growth exceeded housing unit gains. Homeowner households in Red Bank have historically accounted for a slight minority of households over the past 50 years, but the proportion has been slowly growing. The share of homeowner households in the Borough has increased from 48% of households in 1990 to 49% in 2019, continuing a trend going as far back as the 1970s.

Table 1: Total Housing Units, 1990-2020, Red Bank and Monmouth County

	Borough of Red Bank	Percent Change	Monmouth County	Percent Change
1990	5,112		218,408	
2000	5,450	6.6%	240,884	10.3%
2010	5,381	-1.3%	258,410	7.3%
2020	5,863	9.0%	268,912	4.1%
1990-2020				
Numeric Change		751		50,504
Percent Change		14.7%		23.1%
Annual Average Change		0.49%		0.75%

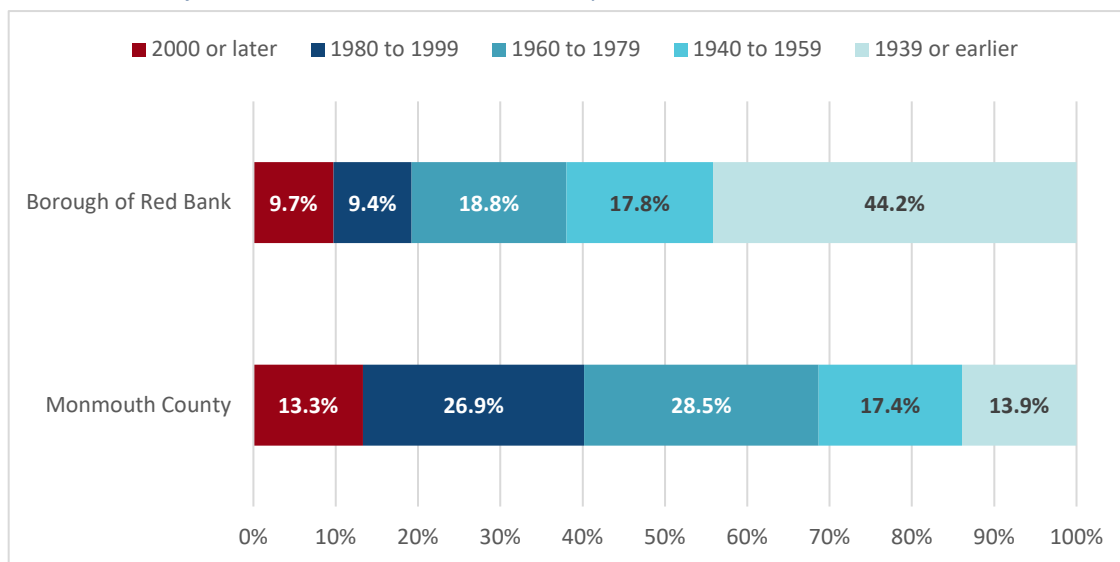
Source: U.S. Census Bureau, Decennial Censuses, 1990-2020.

Whereas Red Bank has a relatively even mix of housing units by tenure (owner vs. renter), its distribution of units by tenure and number of bedrooms is different from the County. The Borough has a comparatively higher share of one-, two-, or three-bedroom homeowner units than the County, but half the share of units of four bedrooms or more. This may help to explain the data above indicating that young families may be leaving the Borough as they age; as these families grow, there may be limited housing opportunities for them in Red Bank vs. elsewhere in the County. In contrast, the mix of rental units by number of bedrooms is similar in both the Borough and the County.

Nearly half of Red Bank’s housing stock (48%) is single-family units, of which roughly two in three are rentals. This mix is unchanged from 2010. Since then, however, the Borough has increased its supply of units in buildings with 20+ units by about 19%, as the units in smaller multifamily buildings have decreased overall. The Borough is notable for its high share of units in buildings with 50 units or more, at 14% in 2019.

In addition, housing units in Red Bank are comparatively much older than the County’s, with a median year of construction for the Borough of 1947, vs. 1974 for Monmouth County and 1970 for the State of New Jersey. However, the Borough is seeing new housing construction primarily in the form of multifamily units. One new apartment development, the 57-unit The Rail at Red Bank Station, has recently come online, while a 16-unit townhome development, Azalea Gardens, is under construction in downtown Red Bank. Some 455 additional units have been proposed but not yet approved in the Borough.

Chart 6: Number of Persons in Household: Monmouth County, 2000-2019



Source: U.S. Census Bureau, American Community Survey 2015-2019 5-Year Estimates.

According to Moody’s Analytics, the multifamily housing sector will continue to be one of the better performing sectors in the Central New Jersey market in the coming years, due to a combination of low vacancy rates and strong demand. Red Bank is part of the “Shore” submarket, where nearly 200 apartment units were recently completed and more than 800 units are under construction, primarily in Long Branch and Asbury Park. It is also worth noting that a significant number of multifamily units are being constructed throughout Central and Northern New Jersey as municipalities endeavor to meet their affordable housing obligations. The current round of affordable housing obligation ends in 2025, at which point it is anticipated that each municipality, including Red Bank, will be required to meet an updated obligation.

In fact, housing affordability can be an issue in Red Bank, especially for renters. Inflation-adjusted median gross rent (including rent plus utility costs) increased by 13% for the Borough from 2010 to 2019, more than twice the increase (5.8%) for the County over the same period. Median rents in Red Bank in 2019 were \$1,012 for studio units, \$1,398 for one-bedroom units, \$1,606 for two-bedroom units, and \$2,325 for three-bedroom units.

According to Zillow’s Home Value Index, home values in Red Bank increased from \$355,000 in March 2012 to \$548,000 in February 2022. Single-family home values climbed from \$396,000 to \$449,000 from March 2012 to January 2020, then to \$596,000 in February 2022. Condo values have also grown significantly in the past two years, from \$287,000 in January 2020 to \$376,000 in February 2022. As of March 2022, Redfin reports that approximately one-third of homes are selling above list price, an indicator of a seller’s market.

Despite rising housing costs, from 2010 to 2019, the number of housing cost-burdened homeowner households with a mortgage (defined as those spending more than 30% of their income on housing costs) actually dropped from 1,002 to 630, or more than 37%, while the number of cost-burdened rental households remained steady. However, the number of cost-burdened homeowner households without a mortgage more than doubled, from 208 households in 2010 to 426 households in 2019. This indicates that, even after paying off their mortgage, a significant portion of Red Bank homeowners may struggle to meet their housing costs.

Renters and seniors aged 65 or older were by far the most likely to be cost-burdened in Red Bank. In particular, in 2019, cost burden was very high among households earning less than \$75,000 annually.

Income and Educational Attainment

Red Bank’s median household income increased 26% from \$59,118 in 2010 to \$74,181 in 2019, a slightly higher rate than Monmouth County’s growth from of 21%, from \$82,265 to \$99,733, for the same time period³. This rate also significantly outpaced the State as a whole, which saw median household incomes increase by 18% over the same period. In terms of income distribution, as of 2019, nearly 35% of Red Bank’s households earned less than \$50,000 per year, while another 27% earned less than \$100,000 a year. Just 11% of Borough households earned \$200,000 or more annually. In contrast, a greater proportion of Monmouth County households were at the higher levels of income distribution and a significantly lower percentage was at the lowest end of the scale. As shown in Figure 2, the lowest-income households in Red Bank are concentrated in the western portion of the Borough, north of James Parker Boulevard, while higher-income households are clustered in the south-central and eastern portions.

As shown in Figure 2, a portion of Red Bank was designated as a federal Opportunity zone through the Tax Cuts and Jobs Act of 2017. This program is meant to encourage investment in low-income communities by offering financial incentives to private parties who invest in properties within the zone.

Table 2: Income Distribution, 2019: Red Bank and Monmouth County

Household Income	Red Bank		Monmouth County	
	# of Households	% Change	# of Households	% Change
Less than \$50,000	1,835	34.9%	61,278	26.0%
\$50,000 to \$99,999	1,428	27.2%	56,675	24.1%
\$100,000 to \$149,000	859	16.3%	44,438	18.9%
\$150,000 to \$199,999	541	10.3%	28,294	12.0%
\$200,000 or more	592	11.3%	44,677	19.0%
Total	5,255		235,362	

Source: U.S. Census Bureau, American Community Survey 2015-2019 5-Year Estimates.

³ Not adjusted for inflation. Taking inflation into account using data from the Bureau of Labor Statistics (2010 and 2019 base years adjusted to 2021 annual rate), median household income increased for Red Bank from \$73,464 in 2010 to \$78,624 in 2019, and for Monmouth County from \$102,227 in 2010 to \$105,707 in 2019. These adjustments result in more modest increases of 7% for the Borough and 3.4% for the County.

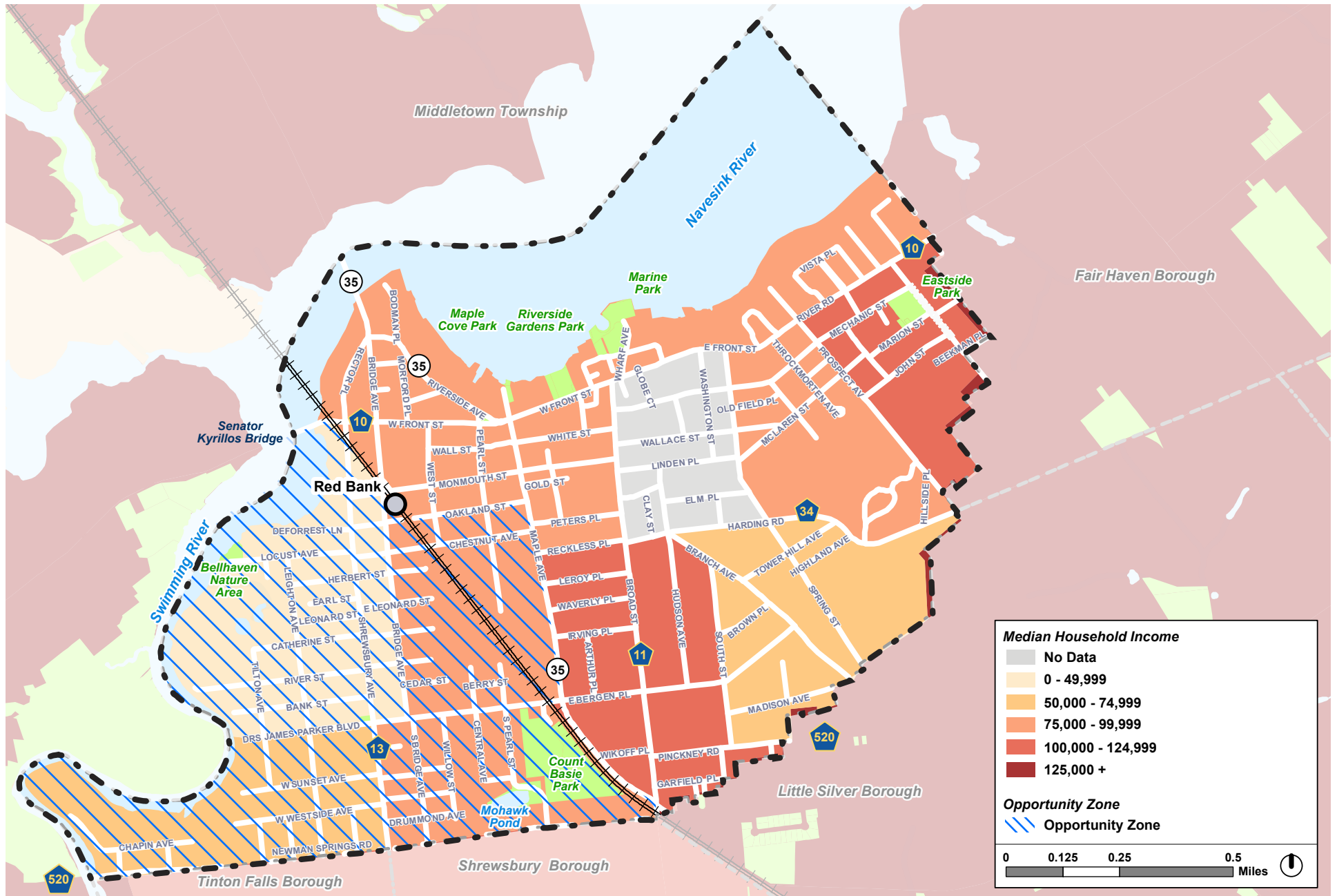


Figure 2 - Median Household Income in Red Bank

Borough of Red Bank

Source: Monmouth County, USGS, NJ Transit, NJDEP, NJDOT, US Census Bureau American Community Survey 2015-2019 5-Year Estimates (Exported from Urban Footprint), NJDCA, BFJ Planning.

Looking at the Gini Index of Inequality, a measure of statistical dispersion intended to represent the income or wealth inequality within an area, household income inequality within Red Bank has consistently risen each year since 2010 through 2019, while County-level inequality has remained largely unchanged. In Red Bank, this index increased over the period from 46.2% to 51.7%, as the level for Monmouth County grew slightly from 46.2% to 47.6%.

Income disparities in Red Bank are not affecting all residents equally. The share of Borough households below the poverty line grew by 5.8 percentage points from 2010 to 2019 among Black or African American family households, while the share among white and Hispanic family households decreased by 6.6 and 9.9 percentage points, respectively, for the same period. In 2019, the share of family households living below the poverty line was highest among Hispanic households (29%), followed by female-headed households (21%), and Black/African American households (19%). These rates are substantially higher than the overall 11% of family households that are below the poverty line.

Household income is closely tied to the educational attainment of residents. Red Bank's share of residents with a four-year college degree is lower than Monmouth County, at about 25% for the Borough vs. 28% for the County, but the Borough has a slightly higher share of residents with an advanced degree (5+ years), at 19% vs. 18%. However, among residents with less than a high school degree, this group accounts for about 17% of Red Bank's population, nearly three times the County's level of 6.6%. This significant gap has implications for both income and employment for the Borough, suggesting a need for greater educational and workforce development among Red Bank residents.

Quality of Life

For the purposes of this section, quality of life factors are portrayed by available demographic data on health, safety, and social vulnerability for Red Bank residents.

Crime

Given the Borough's small population, crime rates vary widely from one year to the next. From 2018 to 2020, the violent crime rate (including murders, rates, robberies, and assaults) ranged from 1.1 to 2.2 per 100,000 people. The nonviolent crime rate (including larceny, motor vehicle theft, arson, domestic violence, and bias crime) ranged from 9.6 to 13.4 per 100,000 people. By 2020, violent crime had risen over the prior two years, while nonviolent crime had reached a three-year low.⁴ This is consistent with the experience of many American cities during the COVID-19 pandemic, but Red Bank is safer than New Jersey and the U.S. overall. According to Neighborhood Scout, the chances of being victim to a crime in the Borough is 9 in 1,000 vs. 11 in 1,000 in the state and 19 in 1,000 nationally.

Social Vulnerability Index

Varying quality-of-life conditions can be illuminated through a community resiliency framework. The Centers for Disease Control and Prevention's (CDC) Social Vulnerability Index (SVI) aggregates metrics on the resilience of communities to external stresses on human health, stresses such as natural or human-caused disasters, or disease outbreaks. Population characteristics in this dataset include metrics such as poverty status, lack of vehicle status, crowded housing, unemployment, minority status.

This tool was established to help local officials identify communities that may need support in preparing for hazards and/or recovering from disaster. Figure 3 illustrates areas in Red Bank that experience the highest levels of CDC-defined social vulnerability.

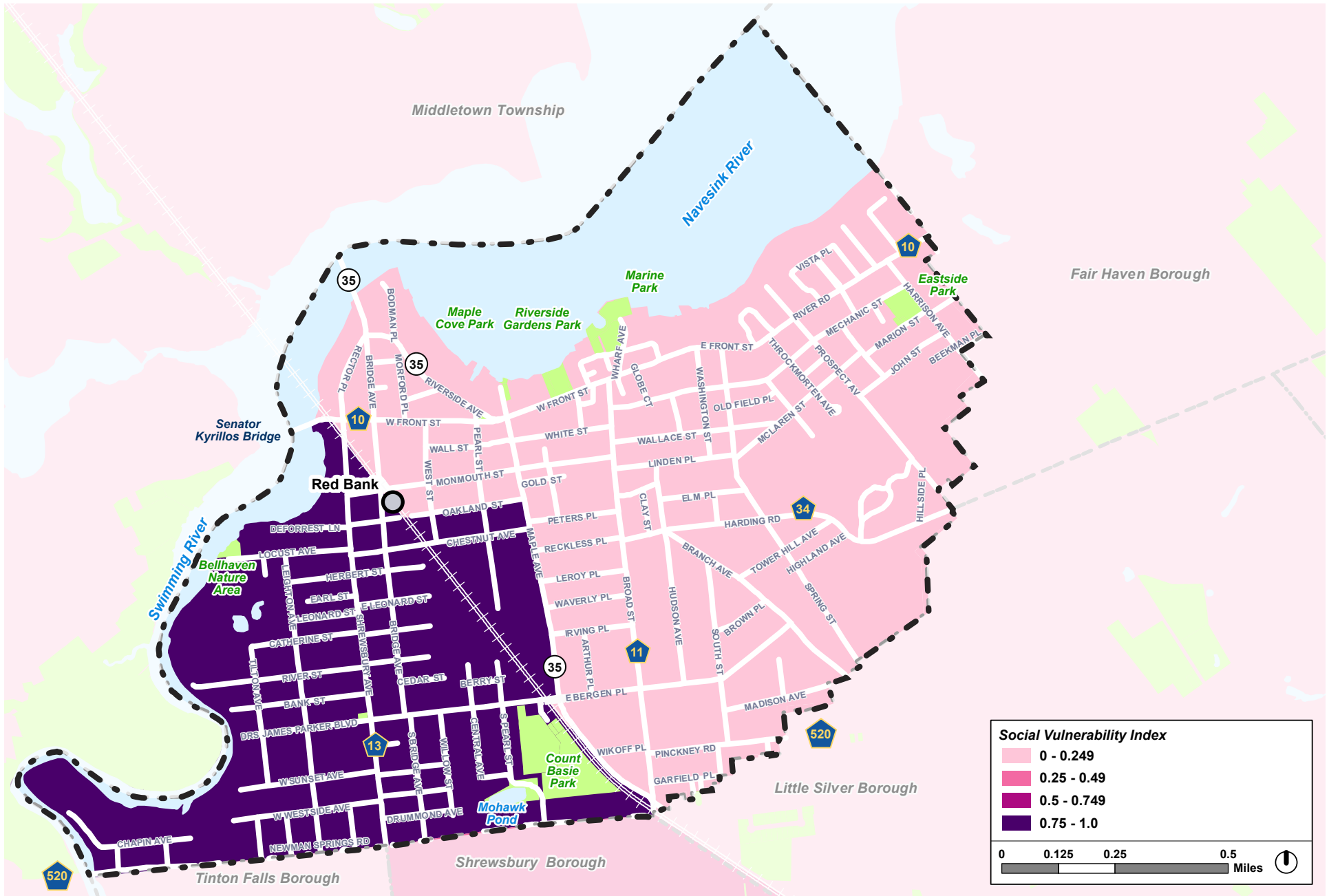


Figure 3 - Social Vulnerability Index in Red Bank

Borough of Red Bank

Source: Monmouth County, USGS, NJ Transit, NJDEP, NJDOT, Center for Disease Control and Prevention (Exported from Urban Footprint), BFJ Planning.

Rates of Insurance

According to the Census Bureau’s ACS data, the percentage of uninsured residents in Red Bank fell from 25% in 2012 to 19% in 2019, likely due to the implementation of the Affordable Care Act.⁶ Due to the availability of national health insurance for older residents in the form of Medicare, few, if any, seniors in the Borough lacked health insurance in 2012 or 2019. However, the share of uninsured adults in Red Bank in 2019 was highest among those aged 19- 25, at 44%, followed by those aged 35-44 (34%), 26-34 (29%), and 45-54 (19%). The Borough has a very high share of uninsured adults between the ages of 19 and 64, at 26%, as compared with the County level of 8.2%. This is partly due to the large number of foreign-born adults and those without U.S. citizenship in Red Bank; uninsurance rates remain very high in these populations due to lack of access. Please note that the Census Bureau data from 2010 did not include health insurance data; 2012 is the closest year to 2010 for which data are available.

Employment in Red Bank

According to the U.S. Census Bureau’s Longitudinal Employer-Household Dynamics (LEHD) program, the number of total jobs in Red Bank has fluctuated from 12,014 in 2002, to a low of 10,720 jobs in 2007, and has now settled at 11,325 jobs in 2019. Over the past 10 years, the Borough added 317 jobs, a gain of 2.9%.

However, employment levels have varied widely by sector. From 2002 to 2019, Red Bank saw losses exceeding jobs 200 each in the sectors of Retail Trade, Real Estate, and Health Care & Social Assistance, while only the Arts, Entertainment & Recreation and Accommodation & Food Services sectors added sizeable employment (+200) over the period. In the past 10 years (2009-2019), the sectors with the largest job gains were Construction (+259), Accommodation & Food Services (+275), Management of Companies & Enterprises (+112), Other Services (+114). Industries with the most losses were Administration & Support, Waste Management, & Remediation (-330); Health Care and Social Assistance (-204); and Wholesale Trade (-68).

The Borough’s largest and primary employer is Riverview Medical Center (1,450 workers), which serves as the anchor for Red Bank’s large health-care sector. There are nine other large employers, with on-site staff ranging from 86 to 220. As could be expected, jobs in Red Bank are concentrated in the downtown.

Table 3: Major Employers in Red Bank, 2022

Business Name	Staff Size	Type
Riverview Medical Center	1,450	Hospital
Super Foodtown	220	Supermarket
Colliers Engineering & Design	208	Engineering Services
Arrow Limousine Worldwide	200	Transportation Services
OceanFirst Financial Corp.	167	Bank
Torcon	150	Multifamily Construction
Seals Eastern Inc.	131	Plastics Manufacturer
Molly Pitcher Inn	125	Hotel
Giordano, Halleran & Ciesla	110	Attorneys
Red Bank Catholic High School	86	School

Source: Red Bank 2023 Master Plan.

Jobs Held By Red Bank Residents

According to LEHD data, job growth among Borough residents has been strong, with gains of 19% from 2009 to 2019. This increase offset relatively flat growth from 2002 to 2009, which had reflected the impact of the Great Recession. Gains over the past decade were strongest among workers aged 55+ (+63%) and young workers under age 30 (+19%), while the prime labor force-aged adults (30-54) saw the least job gains (+4.4%). Latino residents of Red Bank doubled their number of jobs, from 714 to 1,485 over the past decade, as gains on a percentage basis were particularly strong for Borough residents without a high school education (+88%) and those with only a high school degree (+42%). It is notable that those without a four-year degree or higher saw job losses of -4.4% over the past decade, a sizeable numeric loss given that these workers account for a third of the resident workforce.

Over the past decade, only the Finance & Insurance sector saw significant job losses (-102) among resident workers. Top growth industries for Red Bank residents included Accommodation & Food Services (+239); Health Care & Social Assistance (+221); Administration & Support, Waste Management & Remediation (+119); Construction (+116); and Wholesale Trade (+96).

Of Red Bank's employed population of 6,133 people, about 12% both lived and worked in the Borough in 2019. The majority of employed residents commute elsewhere for employment, but nearly twice that number commutes into Red Bank for their job.

Figure 4: Inflow/Outflow of Jobs for Red Bank



Source: U.S. Census Bureau, 2019.

Among Red Bank resident workers, 83% are employed in New Jersey, with 47% working in Monmouth County, followed by New York City (13.7%, mostly in Manhattan) and Middlesex County (8.9%). Middletown, Tinton Falls, Shrewsbury, and Eatontown are all common employment destinations for Borough residents.

For non-Red Bank residents working in the Borough, 95% reside elsewhere in New Jersey, with 61% living in Monmouth County, followed by 11% in Ocean County and 7.5% in Middlesex County. Significant numbers of people working in Red Bank reside in Middletown (13%), Ocean Township (3.3%), Tinton Falls (2.8%), Neptune (2.7%), and Long Branch (2.6%).

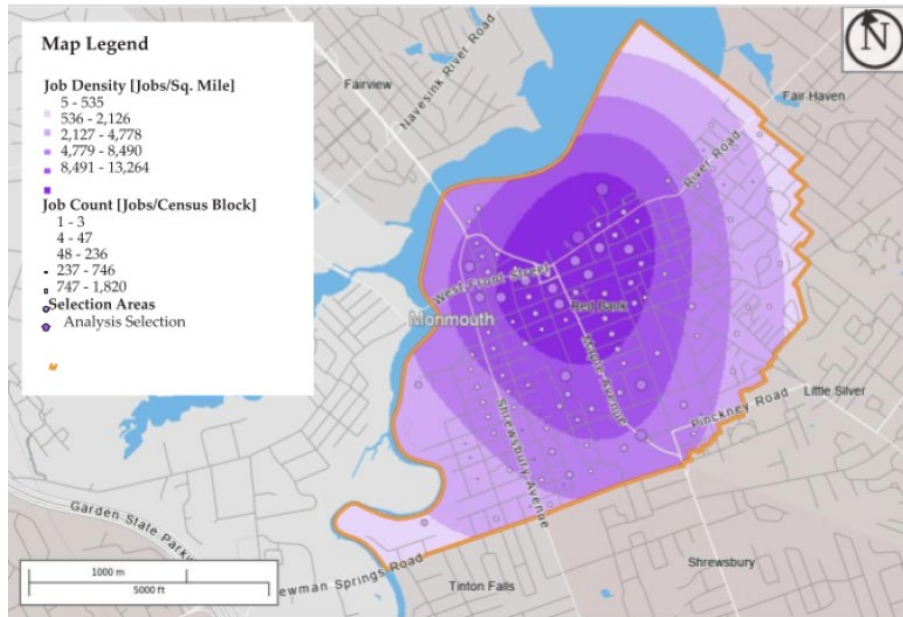
Table 4 shows the top 10 locations of jobs held by Red Bank residents, and the top 10 locations where people working in Red Bank live.

Table 4: Travel to Work Inflow/Outflow Profile, 2019

Red Bank Residents			People Working in Red Bank		
Location of Job	Number	%	Place of Residence	Number	%
New York, NY	841	13.7%	Middletown, NJ	1,416	12.5%
Red Bank, NJ	757	12.3%	Red Bank, NJ	757	6.7%
Middletown, NJ	340	5.5%	Ocean, NJ	379	3.3%
Tinton Falls, NJ	224	3.7%	Tinton Falls, NJ	317	2.8%
Shrewsbury, NJ	170	2.8%	Neptune, NJ	308	2.7%
Eatontown, NJ	148	2.4%	Long Branch, NJ	300	2.6%
Long Branch, NJ	133	2.2%	Howell, NJ	264	2.3%
Newark, NJ	116	1.9%	Eatontown, NJ	222	2.0%
Neptune, NJ	104	1.7%	New York, NY	219	1.9%
Woodbridge, NJ	102	1.7%	Old Bridge, NJ	203	1.8%

Source: U.S. Census Bureau, LEHD Program, 2019.

Figure 5: Jobs Located in Red Bank



Source: U.S. Census Bureau, 2019.

Commuting

Reflecting the employment destinations of Red Bank residents discussed above, from 2010 to 2019, Borough residents increasingly used personal automobiles to get to work. This mode of transportation increased from 69% of employed residents to 75% over the period. At the same time, fewer workers used public transit; that mode fell from 11% of workers to 6.9%.

It is notable that a sizeable number of Red Bank resident workers walked to work: 453 workers, or 6.7% in 2019. This share is nearly three times that of workers in Monmouth County overall who walked to work. However, the share of Red Bank residents who walk to work has fallen significantly since 2010, when nearly 12% of resident workers used that transportation mode. This metric, together with the fact that some 40% of people who both live and work in Red Bank do not walk to work, suggest that there is potential to grow the walk-to-work share through pedestrian improvements in areas where walking would be difficult. The same is likely true for bicycle infrastructure, given the small but growing share of resident workers who commute via that mode (2.4% in 2010 vs 3.9% in 2019).

Even before the pandemic, a rising share of employed Borough residents worked from home, increasing in share from 4% to 5.9% of resident workers, a trend that mirrors that of the County.

Retail and Office Market

Red Bank's retail market is part of the East Monmouth submarket, according to Moody's Analytics, which has a total area of 5.9 million square feet of retail space. In this submarket, retail vacancy rates have been on the rise since 2007, increasing from 6.2% in 2007 to 12% in 2019 and 14% in 2021. However, Moody's forecasts that vacancy rates will decline in the years ahead, falling to 8.7% by 2027.

With relatively low demand, retail rents in the submarket have remained largely unchanged over the past decade, rising from \$23.92 per square foot in 2011 to \$24.87 per square foot in 2021. But the forecast for increased demand for retail space will contribute to rising rents, projected to reach \$28.92 per square foot according to Moody's. Just 22,000 square feet of retail space is planned for completion through 2026.

Red Bank's office market is sizeable and part of the North Garden State Parkway submarket, which contains 6.4 million square feet of space, according to Moody's. This submarket has seen its vacancy rate climb in recent years from 15% in 2007 to 22% in 2019, before moderating down to 21% in 2021. As office demand remains weak, asking rents edged upward from \$20.85 per square foot in 2007 to \$21.78 in 2019 and then down to \$21.56 in 2022. Moody's forecasts vacancy rates to drop to 16.4% by 2027, while asking rents are projected to increase to \$23.81 per square foot.

The average asking rent in Red Bank is \$28.04, while the average vacancy rate is 8%, suggesting that the Borough's office market is stronger than the submarket overall. This could reflect the influence of the hospital, which generates demand for medical office space that typically needs to be located near a health-care facility. There are no notable office projects under construction in Red Bank, although 109,000 square feet of office space is planned in the submarket through 2027.

Both the retail and office markets in Central New Jersey have rebounded somewhat from the pandemic shutdowns, but negative net-migration is expected to continue dragging regional growth over the next few years. Continued job growth in office-using industry sectors is a positive sign, particularly among the Professional, Scientific & Technical Services sector and the finance and Insurance sector, which posted job gains exceeding pre-pandemic levels in the first quarter of 2022 within the Middlesex-Monmouth-Ocean County region.

Summary

Since the 1995 Master Plan, population and socioeconomic changes in Red Bank are indicative of a growing community that is attractive to young adults, young families, and empty nesters. Home values have risen significantly, the housing cost burden picture for mortgage holders has markedly improved, household incomes have grown, and the Borough remains overall a safer place than much of the rest of the state and country.

However, a closer look at the data tells a different story for some in Red Bank. More than a third of residents earn less than \$50,000 annually, and for residents who rent or do not hold a mortgage (typically seniors), affordability remains a major concern. The Borough has a relatively high proportion of residents who do not have either a high school or college degree. Large shares of family households headed by persons of color are living below the poverty line, and that share is growing for African American households. Ensuring that economic and quality-of-life gains are shared equitably by Red Bank residents is a concern that will be considered throughout the Master Plan process.

Red Bank's retail and office markets, despite recent weaknesses stemming from macro impacts such as online shopping and the pandemic, represent core strengths and areas of opportunity. Together with the hospital, these sectors are major drivers of employment that can serve a wide range of educational levels. Although a significant portion of the Borough's residents both live and work in Red Bank, there is potential to increase this share by providing diverse housing opportunities and by investing in infrastructure that makes it easier to access employment in the Borough without a car. Leveraging this potential can create quality-of-life gains for those Red Bank resident workers, while generating broader benefits (such as reduced traffic congestion) for Borough residents overall.

Inventory of Key Characteristics

As a summary of the data presented above, the following are some of the key characteristics of Red Bank Borough regarding demographics and other environmental and community data:

- Since 1990, which represents the decennial Census reflected in Red Bank's last full Master Plan (1995), the Borough's population has increased nearly 22%, from 10,636 residents to 12,939 residents, with the pace of growth accelerating over the past decade.
- Red Bank differs from the County in that its youth population (under age 18) saw robust population growth of 8% from 2010 to 2019, as noted in the Master Plan. In contrast, that age group population declined in the County by about 11% for the same period.
- From 2010 to 2019, Red Bank saw strong growth among white non-Hispanics (7.2%), as its share of people of color (identifying as non-white/non-Hispanic) dropped from about 50% of the population to 45%. This decline was led by a substantial decrease of 24% in the African American population.
- Red Bank remains a diverse, as nearly 3,000 Borough residents (25% of the total population), were born outside of the U.S with top places of birth after the U.S. including Mexico (54% of foreign-born residents), El Salvador (9.1%), and Columbia (6.7%).
- From 1990 to 2020, Red Bank's housing unit growth was significantly lower than that of Monmouth County (15% for the Borough vs. 23% for the County); however, the pace of the Borough's growth accelerated subsequent to 2010.
- Nearly half of Red Bank's housing stock (48%) is single-family units, of which roughly two in three are rentals.
- Subsequent to 2010 the Borough has increased its supply of units in buildings with 20+ units by about 19%, as the units in smaller multifamily buildings have decreased overall. The Borough is notable for its high share of units in buildings with 50 units or more, at 14% in 2019.
- In addition, housing units in Red Bank are comparatively much older than the County's, with a median year of construction for the Borough of 1947, vs. 1974 for Monmouth County.
- Housing affordability is an issue in Red Bank, as it is in many other communities, especially for renters. Inflation-adjusted median gross rent (including rent plus utility costs) increased by 13% for the Borough from 2010 to 2019, which is more than twice the increase for the County (5.8%) over the same time period. Additionally, it is anticipated that rents have continued to increase substantially subsequent to 2019.
- According to Zillow's Home Value Index, home values in Red Bank increased from \$355,000 in March 2012 to \$548,000 in February 2022, which is an increase of \$197,000.

- According to the Centers for Disease Control and Prevention’s (CDC) Social Vulnerability Index (SVI) the more vulnerable areas in Red Bank are located on the western portion of the Borough, which is home to large segments of the Latino and African American communities. The Borough is mindful of the potential impact of future redevelopment in this area as it pertains to environmental justice concerns and mitigating gentrification.
- Total jobs in Red Bank has fluctuated from 12,014 in 2002, to a low of 10,720 jobs in 2007, and has now settled at 11,325 jobs in 2019. Over the past 10 years, the Borough added 317 jobs, a gain of 2.9%.
- From 2010 to 2019, Borough residents increasingly used personal automobiles to get to work. This mode of transportation increased from 69% of employed residents to 75% over the period. At the same time, fewer workers used public transit; that mode fell from 11% of workers to 6.9%; however, it is notable that as of 2019 a sizeable number (453 or 6.7%) of Red Bank resident workers walked to work. This share is nearly three times that of workers in Monmouth County overall who walked to work. That being said, the share of Red Bank residents who walk to work has fallen significantly since 2010, when nearly 12% of resident workers used that transportation mode.
- Some of the Borough’s public facilities, such as its DPW buildings, are aging and in a dilapidated condition. The Borough is actively working to improve these public facilities.
- The Rail line that traverses Red Bank provides a great transportation alternative but also causes traffic congestion when the train traverses the Borough. IN addition, Route 35 contains both local and regional traffic, which creates congestion in the Borough during certain times of day. The Borough is actively analyzing these issues and in the process of identifying potential options to help mitigate these issues.
- The Borough’s water and sewer infrastructure maintains sufficient capacity, but portions of the system are quite old and in need of repair and replacement.
- Red Bank is considered by Monmouth County to be one of the key artistic and cultural centers in the County. The theaters that the Borough hosts along with its walkable downtown, many restaurants, a variety of shops, parks, and a diverse population have helped strengthen the Borough appeal and have created a vibrant cultural hub for the County.
- Red Bank environmentally sensitive lands and natural resource areas are concentrated along the Navesink River water frontage. Environmentally sensitive features include wetlands, flood hazard areas, and related environmental features.
- Approximately 96% of Red Bank is located outside of the Flood Hazard Area, which has minimized the Borough susceptibility to tidal flooding and sea level rise.
- The Borough completed a Climate Change and Vulnerability Assessment as part of its 2023 Master Plan and has factored flood hazard risks, sea level rise, and other hazards into the goals, objectives, strategies, and recommendations included in the Master Plan in order to ensure that resiliency is interwoven into all aspects of planning for future development and revitalization.

Redevelopment and Rehabilitation Areas

In accordance with the New Jersey Local Redevelopment and Housing Law (LRHL) 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. This Plan permits a variety of land uses including multi-family residential, professional office (Including co-working space), publicly accessible open space, and other uses. The redevelopment of this site is still pending.

The White Street RP, dated October 2016, pertains to a municipal parking lot located in the northerly portion of the Borough at 75-79 White Street, which is bounded by White Street, Monmouth Street, Broad Street and Maple Avenue (New Jersey State Route 35). This Plan permits a variety of land uses including multi-family residential, professional office, retail, hotel, entertainment, retail, publicly accessible open space and other uses. The property currently operates as one of the primary municipal parking lots and no redevelopment has resulted from this Plan to date.

The 55 West Front Street RP, adopted and codified in 2016, pertains to property located at 55 West Front Street, which has subsequently been redeveloped to contain a four-story multi-family residential use in accordance with the redevelopment plan.

Status of Planning

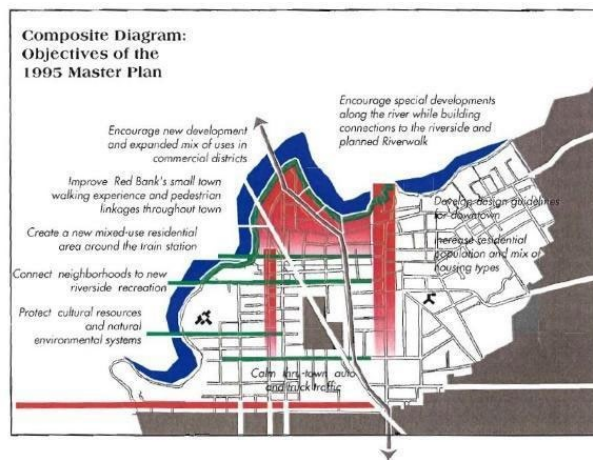
The following is a summary of the Borough’s major planning documents:

Red Bank Master Planning

Master Plan, 1995

The Borough’s previous Master Plan was adopted in 1995, using a 1994 Vision Plan as a foundation for the community’s vision and objectives. The Plan has six chapters organized by the following topic areas: Land Use, Housing, Circulation, Community Facilities, Public Infrastructure, and Conservation. The key objectives of the 1995 Master Plan are listed below:

- Encourage special developments along the river while building connections to the riverside and planned Riverwalk.
- Develop design guidelines for the downtown.
- Increase residential population and mix of housing types.
- Calm thru-town auto and truck traffic.
- Protect cultural resources and natural environmental systems.
- Connect neighborhoods to new riverside recreation.
- Create a new mixed-use residential area around the train station.
- Improve Red Bank’s small town walking experience and pedestrian linkages throughout the town.
- Encourage new development and expanded mix of uses in commercial districts.



Municipal Stormwater Management Plan – Master Plan Element, 2007

As a requirement of the New Jersey Department of Environmental Protection (NJDEP) municipal stormwater regulations, the Borough developed and adopted the Municipal Stormwater Management Plan (MSWMP) as an amendment to the Master Plan in 2007. The MSWMP aims to guide the Borough on how to approach stormwater runoff for both current and future developments Borough-wide. The plan concludes with five recommendations:

- Encourage the Planning Board and Council to review, discuss, and amend the existing development ordinances to comply with the design, performance and safety standards outlined in the MSWMP and in the NJDEP stormwater regulations. Additionally, encourage adoption of a Stormwater Management Control Ordinance.
- Educate residents on the impact of overuse of fertilizers and pesticides and good fertilizer maintenance practices.
- Ensure inspection, monitoring, and maintenance of stormwater management facilities and develop strategies for maintenance and improvements.
- Investigate the creation of a Stream Corridor Buffer Protection Ordinance.
- Evaluate the use of multi-level parking decks as a means to reduce impervious coverage.

Historic Preservation Plan Element, 2009

Pursuant to the MLUL, the Historic Preservation Commission developed the Historic Preservation Plan Element, which the Planning Board adopted as part of the Master Plan in 2009. Currently, the Borough has the following historic resources:

- National Historic Landmark – T. Thomas Fortune House
- National Register of Historic Places – six properties
- New Jersey Register of Historic Places – six properties
- Locally Designated Historic Districts – two historic districts (Broad Street Historic District and Washington Street Historic District)
- Red Bank Inventory of Historic Resources – 204 designated historic sites and historic districts

The plan seeks to balance the need to preserve historic resources and adapt to the community's current needs in the form of land use changes. Recommendations are organized based on four categories: survey and designation, educating local citizens, advisory and technical assistance, and control mechanisms. A list of the historic resources can be found in the plan's appendix.

Master Plan Reexamination Report, 2019

Since the 1995 Master Plan, there have been subsequent reexamination reports, most recently in 2019. The 2019 Reexamination report provides a glimpse into previous issues and objectives related to development noted in the previous (2009) Reexamination Report. Most of the 2009 report objectives were largely addressed. The 2019 report indicates that a new master plan would be beneficial, as more than 20 years had passed since the last master plan. Below are the recommended changes to the municipal development regulations outlined in the 2019 report:

- Add a 10-foot height limit for storage sheds.
- In the CCD-1 and CCD-2 zones, the permitted use “dwelling apartment uses on floors above the street level floor” clarify that at least 50% of the street level floor needs to be commercial floor space and that the parking, square footage requirement and bedroom restriction are standard bulk variances, not conditional uses subject to conditional use requirements.
- Reduce (to approximately 600 SF) the square footage requirements for apartments in the CCD-1 and CCD-2 Zone.
- Allow and establish an approval process for murals within certain standards.
- Eliminate the distinction between professional and business offices in the PO Zone.
- Allow front yard setbacks for new infill single-family dwellings to be moved forward if consistent with other surrounding single-family dwellings.
- Update the Housing Element/Fair Share Plan and the municipal affordable housing regulations to implement the recent settlement agreement.

Housing Plan Element and Fair Share Plan, 2019

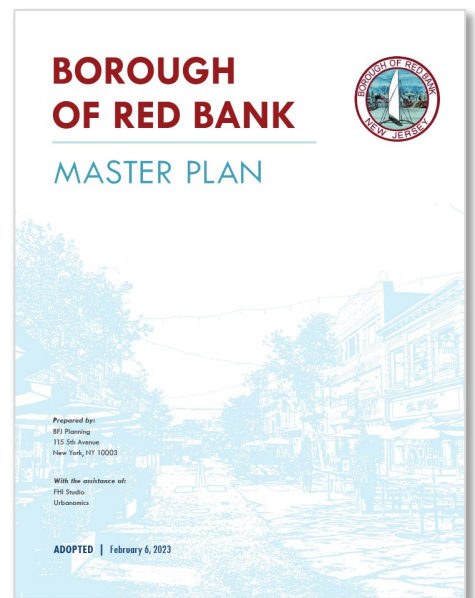
The MLUL and the New Jersey Fair Housing Act require each municipal Planning Board to adopt a Housing Plan Element to its Master Plan, and each municipal governing body to adopt a Fair Share Plan. The Borough retained CME Associates to develop both plans to fulfill State requirements and in response to the New Jersey Supreme Court's March 2015 Decision on Fair Share Housing and the March 2019 Settlement Agreement with the Fair Share Housing Center. The Housing Plan Element summarizes the current and future housing needs that consider low- and moderate-income households. The Fair Share Plan concludes that the Borough has addressed the 92-unit Realistic Development Potential (RDP) obligation for the Third Round period between 1999 and 2025. It was noted that additional projects and affordable housing mechanisms are underway seeking to address the unmet obligations for the Prior and Third Round periods.

Each of the above Master Plan documents included public participation that meets or exceeds the public participation requirements set forth by the Municipal Land Use Law.

Master Plan, 2023

The Borough's current Master Plan was adopted in 2023, based upon a detailed public engagement process and through analysis of the Borough land use, housing, infrastructure, open space, mobility/circulation, environmentally sensitive lands, resiliency, sustainability, historic resources, and other attributes. Select highlights from this Master Plan are listed below and numerous other highlights, goals, strategies, recommendations, and other content along with appropriate cross referencing are included throughout this MSA Report (This section has been kept concise to minimize redundancy and keep the overall MSA Report concise).

- Maintain a high quality-of-life in Red Bank's residential neighborhoods.
- Strengthen the connections among the traditional downtown core, the Shrewsbury Avenue corridor, and the train station area, while preserving each area as a distinct place.
- Leverage the train station area as a focus of revitalization, while preserving its key function for Red Bank residents and its access and operational needs for NJ Transit.
- Pursue Transit Village Designation.
- Work through the development negotiation process with NJ Transit and its designated developer on developing and implementing a vision for revitalization at the train station.
- Continue to implement the Borough's Housing Plan Element and Fair Share Plan to increase the availability of affordable housing in the community.
- Address gentrification to the greatest extent possible through exploring mechanisms such as affordability controls, foreclosure prevention, and other measures to facilitate the success of existing residents.
- Expand and improve access to the waterfronts of Red Bank's two rivers.
- Work with the hospital as a partner to balance the future needs of this important community resource with the impacts to adjacent areas.
- Safeguard historic districts and sites and provide incentives for the preservation of historic and older buildings.
- Promote and implement improvements and programs that support public health for the purposes of general public health, welfare, safety, wellness, and quality-of-life.
- Plan comprehensively for a safe and functional circulation network with prioritized improvements.
- Aggressively plan for and implement Complete Streets in Red Bank, with a focus on the downtown and key nodes of activity such as schools, bus stops, and retail areas.

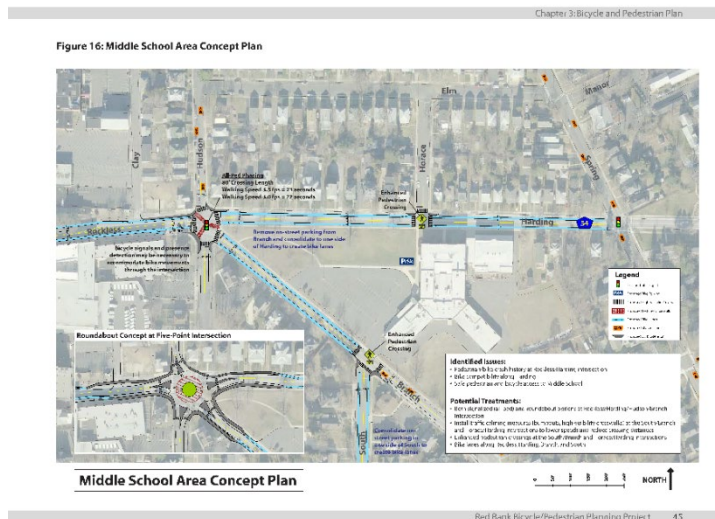


- Support and incentivize bike and transit use.
- Improve safety and efficiency of the roadway network, as congestion is a significant quality-of-life and economic development issue for Red Bank.
- Ensure an adequate public parking supply by improving the efficiency of existing resources and leveraging opportunities for new parking as needed.
- Support Red Bank’s small and emerging businesses to help them remain competitive in a challenging retail environment and better serve the surrounding neighborhoods.
- Protect and strengthen the unique Shrewsbury Avenue corridor as an important shopping and services resource for Red Bank’s west side.
- Invest in streetscape upgrades along auto-oriented commercial corridors.
- Support Red Bank’s arts and cultural destinations as major drivers of economic development for the Borough.
- Maximize the value and utility of the existing system of parks and open space throughout Red Bank and add to the system as resources and opportunities permit.
- Improve connectivity to parks and open spaces.
- Evaluate space needs and opportunities for existing municipal services.
- Promote energy-efficient and sustainable patterns of development.
- Reduce negative environmental impacts by adopting actions and strategies for waste reduction and recycling.
- Collaborate with the Red Bank School District to plan for future space needs.
- Support conservation of environmentally sensitive areas.
- Reduce impervious surfaces and employ green infrastructure techniques.
- Upgrade aging infrastructure to support existing and potential new development.

Transportation/Mobility

Red Bank Bicycle and Pedestrian Planning Project, 2010

The Borough, Red Bank Safe Routes, and Urban Engineers partnered to develop an update to the Borough’s Circulation Element to identify safer routes for pedestrians and cyclists. The plan provides a comprehensive analysis of the existing conditions and recommendations for pedestrian and bicycle facilities. One key focus was to create better connections from east-west and north-south to link community destinations. The Bicycle Plan proposes a network of bike lanes, shared lanes, and multi-use paths. The Pedestrian Plan provides recommendations organized by nine sub-areas: Broad Street, Downtown Core, East Front Street, Maple Avenue, Middle School Area, NJT Train Station Area, Pinckney/Bergen Area, Shrewsbury Avenue (North), and Shrewsbury Avenue (South).



Recommendations include traffic signal upgrades, candidates for four-way stops, candidates for traffic signals, enhanced pedestrian crossings, and high-visibility or textured crosswalks. The plan concludes with program recommendations and an implementation table identifying priorities, phasing, cost estimates, and potential funding opportunities. Other recommendations include (1) speed limit reductions for Front, Bridge, Monmouth, Maple, and Shrewsbury, as well as (2) a bike parking ordinance.

Red Bank Train Station Report, 2018

The North Jersey Transportation Planning Authority (NJTPA) and NJ Transit prepared the Bicycle and Pedestrian Access Study to identify the key challenges that limit pedestrian and bicycle accessibility to the train station. The study found that the pedestrian walking environment could use enhancements such as improved crosswalks, ADA-compliant ramps at intersections, lighting, and bicycle parking, among others. Most improvements could be completed in the short-term as tactical urbanism projects.

Comprehensive Parking Study, 2018

The Borough hired Walker Consultants to study its existing and anticipated future parking conditions. A comprehensive study of the existing parking supply and utilization found a sufficient amount of parking during weekday daytime peak and weekend evening peak hours. A future scenario planning with full leasing of vacant office, restaurant, and retail spaces as well as sold-out shows at all three theaters projected a parking deficit of about 100-220 spaces (depending on the time of day). To resolve this, the Borough could (1) enter a private-public agreement to use surplus parking on private lots for employee permit/event parking or (2) construct a structured parking garage at the White Street surface parking lot. Another key recommendation is that the Borough would benefit from hiring a Parking Director or creating a Parking Authority to manage its parking operations. An implementation schedule outlines the immediate, near-term, and long-term tasks to improve parking conditions.

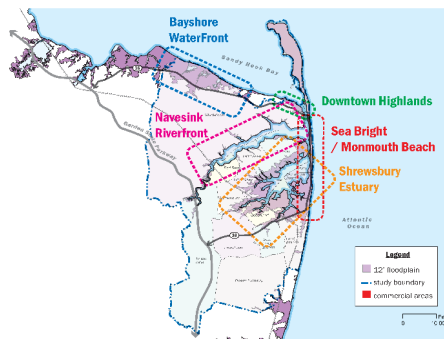
Environmental Resources

Impervious Cover Reduction Action Plan, 2017

The Borough retained the Rutgers Cooperative Extension Water Resources Program to assist with preparing this plan, which provides a guide on potential locations to implement green infrastructure practices to reduce stormwater runoff. The plan identifies 17 potential sites where green infrastructure could be implemented. Each includes a detailed site analysis with recommended green infrastructure practices. One key recommendation is to consider converting the plan into a stormwater mitigation plan that could be incorporated into the municipal stormwater control ordinance.

Two Rivers, One Future: Regional Resilience Adaptation Action Plan, 2019

This plan, developed over a three-year period, provides municipalities in the Two Rivers Region, including Red Bank, with six strategies to achieve resiliency from future coastal and tidal flooding as well as permanent inundation. The strategies are: (1) New coastal protection infrastructure (i.e., Red Bank Primary School), (2) Protect critical facilities (i.e., Riverview Medical Center), (3) Harden and plan for the future of water-dependent assets (i.e., private marinas and boat launches), (4) Neighborhood-level adaptation measures (i.e., home raisings in Red Bank may be necessary after 2050), (5) Long-term vision and master planning for permanent inundation strategy, and (6) Development of the Monmouth County Coastal Resilience Committee.



Marine Park Master Plan Report, 2019

Marine Park was significantly affected by Hurricane Sandy, requiring in a phased approach to restore and improve the park for the community's use. Phase 1 consisted of flood mitigation as well as improvements to the bulkhead and walkway. Phase 2 consisted of a conceptual park master plan, which is the crux of this report. The Borough hired Kimley Horn to create the Marine Park Master Plan based on the community's input. Key park features that the community envisioned were a children's play area, lawn areas, passive recreational opportunities, stormwater capture, waterfront access, and welcome plaza.



- ① LUNCH PLAZA WITH WATER JATONEL
- ② MEMORIAL PLAZA
- ③ LUSHING BATHROOMS
- ④ LAWN MEADOWS
- ⑤ NATURAL ADVENTURE PLAY AREA
- ⑥ EVENT LAWN SEASONAL ICE TANK
- ⑦ LUSHING PLAZA
- ⑧ DROP OFF/FOOD TRUCK SPACES
- ⑨ PAVILION
- ⑩ KAYAK LAUNCH
- ⑪ LUSHING MARKET
- ⑫ PARKING (24 SPACES)
- ⑬ SIGNAGE WITH 10' MANGLUINI
- ⑭ ENTRANCE PLAZA WITH SEATING
- ⑮ SHADL STRUCTURE
- ⑯ KAYAK DROP OFF
- ⑰ LUSHING JUMP STATION
- ⑱ WATERFRONT ATTRACTION
- ⑲ LUSHING PARKING (10 SPACES)
- ⑳ WHARF AVE. PARKING (14 SPACES)
- ㉑ 15' WALL WITH BENCH, SLIDING

Red Bank Community Forestry Management Plan, 2016 – 2020

The plan, prepared by the Red Bank Shade Tree Committee (STC), provides recommendations for maintaining and promoting the Borough's existing and future shade tree resources for a five-year period. It outlines goals, objectives, budget, yearly implementable action items, and previous achievements. The STC recommends that the Planning Board consider incorporating the plan into the new Master Plan and Open Space Plan. Goals include:

- Increase the tree canopy coverage in the Borough.
- Continue the maintenance program for the trees along municipal rights-of-way to reduce liability to the Borough and enhance the quality-of-life for residents.
- Educate the public about trees and their importance to the entire community.
- Expand the training opportunities available to Shade Tree Committee members and Borough employees.

Other Plans and Resources

Red Bank RiverCenter Vision Plan, 2019

In 2018, the Red Bank RiverCenter (RBRC) embarked on a community visioning process to learn how residents would like to see the Borough and its business district. Through various public workshops, focus group meetings, and stakeholder meetings, the planning process culminated with a vision statement for Red Bank's future. The vision highlights Red Bank as a year-round waterfront destination known for the arts, dining, financial services, health and wellness, shopping, and transit village. The Borough, RBRC, the Red Bank Visitors Center, and allied organizations are committed to carrying out the community's vision for Red Bank. The plan concludes with action items for four topic areas: (1) RiverCenter Team Organization, (2) Economic Vitality, (3) Promotion, and (4) Design. Each topic area has goals, objectives, and implementation benchmarks from 2019 to 2024.

Threshold Conformance Analysis, Local Redevelopment & Housing Law, 2020

The Red Bank Redevelopment Agency retained ARH Associates to conduct a threshold conformance analysis to review areas in the Borough eligible for designation as Areas in Need of Redevelopment or Rehabilitation. This study was intended to assist policymakers when deciding whether to proceed with a formal investigation process for any area by the Redevelopment Law. It found a few scattered properties eligible to be determined Areas in Need of Redevelopment, while almost the entire Borough was found to be eligible to be Areas in Need of Rehabilitation. Concluding recommendations indicated eight areas with the potential to become Redevelopment or Rehabilitation Areas. Additional recommendations were provided for the relocation of municipal facilities:

- Department of Public Works – Expand facility at existing location
- Community Center – Relocate near Count Basie Fields
- Borough Hall – Relocate to the southeast corner of Broad Street and East Bergen Place

Library Strategic Plan, 2021 – 2025

The Red Bank Public Library Board of Trustees adopted its current strategic plan in the summer of 2020. The Strategic Planning Committee worked with the community to identify current and future needs from the library. The plan provides a revised library mission, vision, value statements, and key target areas for focus over the next five years. Four target areas include the need to (1) Ensure school success, (2) Connect with underserved residents, (3) Access to computers and technology, and (4) Highlight cultural activities. An Action Plan for 2021 is found at the end of the plan. Every year, the Action Plan will be reviewed and modified to reflect current community needs and priorities from the library.

Municipal Facility Study, 2021

In 2021, the Red Bank Redevelopment Agency hired Maser Consulting and DMR Architects to review potential site locations for municipal facilities from a site development/engineering perspective. The study determined that three buildings would be needed to meet the Borough's needs: Borough Hall (Municipal Offices), a Department of Public Works (DPW) facility, and a combined senior center/recreation facility (Community Center). Based on a hierarchy for site selection and potentially available properties, the study identified several potential locations for each facility. These included those identified in the Threshold Conformance Analysis study as well as others.

Community Vision & Public Participation

Vision Statement

Red Bank's 2023 Master Plan set forth the following Vision for the Borough:

Red Bank blends the best aspects of small-town life with world-class cultural amenities, an extensive and beautiful waterfront, shopping and dining opportunities, a diversity of community and non-profit organizations, distinctive architecture, and important historical resources. Our vision is that Red Bank continues to evolve as a diverse, inclusive, and vibrant place for people of all ages and walks of life to call home as well as visit, embracing creativity and innovation while treasuring the elements that make it such a special and attractive community.

Building off the Borough's 2023 Vision, for the purposes of the Plan Endorsement process, additional aspects of Red Bank Borough's Vision include continued community revitalization, economic development, equity, protection of environmentally sensitive land and resources, such as coastal wetlands and other sensitive areas, adaptation to climate change, and enhancement of the quality of life for all of the Borough's residents. The preceding vision reflects a 20-year time horizon.

The Borough's vision aligns with the State Plan's vision in terms of seeking to enhance equity, inclusivity and the quality of life for all Red Bank residents. The Borough's vision and 2023 Master Plan seek to protect natural systems, and to integrate sustainability and resiliency into every facet of planning and development. The Borough's Vision and Master Plan have also been prepared based upon, and reflect, careful consideration of local, regional and Statewide issues in order to provide a Vision and Master Plan that are vertically integrated with the State Plan. Additionally, these documents seek to implement and enhance alternative modes of transportation and equitably mitigate existing transportation issues. The Borough's Vision and the Master Plan also seek to provide affordable housing, protect historic resources, continue to strengthen and enhance Red Bank as a regional cultural center, implement equitable enhancements to public facilities, and promote economic development.

In addition, the Borough's vision aligns with the following State goals and policies:

Goal 1: Revitalize the State's Cities and Towns - The Borough seeks to continue its revitalization while taking care not to fuel gentrification. State policies supported through the Borough's Vision as they pertain to this Goal, include Comprehensive Planning, Public Investment Priorities, Housing and other policies.

Goal 2: Conserve the State's Natural Resources and System - The Borough's vision seeks to conserve and protect environmentally sensitive resources, including the ecosystem that operates within the existing natural resource areas. State policies supported through the Borough Vision as they pertain to Goal 2, include Water resources, open lands and natural systems, Coastal Resources, and Special Resources Areas.

Goal 3: Promote Beneficial Economic Growth, Development and Renewal for All Residents of NJ - The Borough's vision seeks to promote economic development and enhancing the overall quality of life for its residents. State policies supported through the Borough Vision as they pertain to Goal 3, include Equity, Economic Development, Infrastructure Investments and related Policies.

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.

Goal 5: Provide Adequate Public Facilities and Services at a Reasonable Cost - The Borough vision and Master Plan provide detailed recommendations and strategies for upgrades to existing public facilities and to provide services in an equitable way, at a reasonable cost. State policies supported through the Borough Vision as they pertain to Goal 5, include Equity, Public Investment Priorities, Infrastructure Investments and related Policies.

Goal 6: Provide Adequate Housing at a Reasonable Cost - The Borough Master Plan and its Housing Plan Element and Fair Share Plan include detailed recommendations and strategies to provide adequate housing, including affordable housing and maintaining compliance with the Borough's Settlement Agreement with Fair Share Housing Center. State policies supported through the Borough Vision as they pertain to Goal 6, include Housing, Equity, Comprehensive Planning, and related Policies.

Goal 7: Preserve and Enhance Areas with Historic, Cultural, Scenic, Open Space and Recreational Value - Red Bank's vision and Master Plan contain detailed goals, recommendations, and strategies to preserve and enhance areas with historic, cultural, scenic, open space and recreational value. These resources were a central part of the public outreach and the recommendations and strategies for these aspects and other aspects of the Master Plan were molded by the public input that was received. State policies supported through the Borough Vision as they pertain to Goal 7, include Open Lands and Natural Systems, Historic, Cultural and Scenic Resources, Coastal Resources, Special Resources Areas, and related Policies.

Goal 8: Ensure Sound, Integrated Planning and Implementation Statewide - The Borough vision and Master Plan promotes and ensures sound, integrated planning and implementation that is vertically aligned with the State Plan. Two representative examples include the Borough goal to obtain Transit Village designation, and the Final Judgment of Compliance and Repose, which was obtained through voluntary participation in the statewide affordable housing process in accordance with the Fair Housing Act and applicable affordable housing regulations. State policies supported through the Borough's Vision as they pertain to this Goal, include Comprehensive Planning, Equity, Public Investment Priorities, Infrastructure Investments, Housing and related policies.

Public Meetings

The Borough completed an extensive public engagement process leading up to the adoption of its new 2023 Master Plan, which included substantial public participation to develop the vision for the Master Plan. Red Bank respectfully requests that the public engagement process utilized during the development and adoption of its Master Plan be used to satisfy the Community Vision and public participation requirements for this step of the Plan Endorsement process. A summary of the public engagement process excerpted from the 2023 Master Plan is included below. A copy of the 2023 Master Plan has also been included under separate cover.

Public engagement was a critical component of the Master Plan process, to assure that the recommendations were derived from, and supported by, Red Bank's residents, workers, property owners, and the Borough itself. There were numerous opportunities for public input, including virtual and in-person meetings, an online workshop/survey, focus group meetings, and interviews with key stakeholders. The outreach methods were designed to maximize the number of stakeholders who could participate in the process, particularly in light of ongoing impacts of the pandemic, to ensure that people had a range of opportunities to provide input in a way that felt safe and comfortable for them.

As background information was being gathered, the consultant team worked closely with the Master Plan steering committee to design and implement an extensive public engagement process. The following section describes the various components and outcomes of this process.

Online Workshop

As the first round of community engagement, the consultant team developed a virtual workshop/survey, available in late March 2022 through late May 2022. The workshop was available in English and Spanish and designed to be used on desktops, laptops, tablets, and mobile devices. The workshop consisted of three activities:

- **Activity 1: Priority Issues**
 - Tell us what issues in Red Bank are most important to you
- **Activity 2: Share Your Great Idea**
 - Share your ideas on how to make Red Bank a better place to live
- **Activity 3: Love It or Change It**
 - Map places in Red Bank that you love or would like to see changed, and tell us why

Community members were able to participate in all three activities, or pick and choose which they wanted to complete. In addition, the workshop gathered demographic information from participants to ensure that the full community was being represented.

The workshop was promoted a variety of means to ensure maximum participation. Initial promotional outreach included local media coverage by Tap Into Red Bank and Red Bank Green, e-blasts to project stakeholders, workshop flyers posted to the Red Bank Public Schools website, outreach to local places of worship, and a “pop-up” event at the Red Bank Craft Fair. To increase the diverse representation of input, the consultant team also distributed flyers at the Parker Health Clinic, attended pop-up events at Lunch Break and the Red Bank senior center, and sent an e-blast to the Red Bank Public Schools Latinex Parent group. Collectively, these efforts helped to attract more than 950 to visit the virtual workshop platform, with more than 530 activities completed and more than 1,000 individual comments provided.

Borough-Wide Public Meetings

A total of three public meetings/workshops of the entire community were held, to provide space for participants to learn about the planning process, share their concerns and priorities, and provide feedback on draft recommendations for topics covered in the plan. The first meeting was held virtually via the Zoom platform on June 9, 2022. A total of 58 people attended the session, in which the consultant team presented an overview of the process, the key takeaways from the analysis of existing conditions, and the results of the online workshop. A series of real-time polls were incorporated in the presentation, allowing participants to indicate whether the online workshop feedback reflected their priorities and concerns. This feature of the workshop was helpful in illustrating general agreement between the meeting attendees and the online workshop respondents. At the conclusion of the Zoom session, the consultant team facilitated an open question-and-answer session.

The remaining two public workshops were held in-person over two nights, with the same content and format covered at two locations to maximize participation. The first meeting was held on October 13, 2022, at Red Bank Middle Schools, while the second was held on October 24, 2022, at Pilgrim Baptist Church. A total of about 70 people combined attended the meetings, including Red Bank residents, local stakeholders, Planning Board members, Borough staff, representatives of Borough boards and commissions, and Borough Council members. At each workshop, the consultant team presented high-level findings and the planning vision, goals, and objectives. Attendees then participated in an open house session to review and provide feedback on the draft strategies and recommendations. A series of “stations” were set up for the open house, each allowing attendees to speak with a moderator from either the consultant team or Master Plan Committee, and to write comments or place color-coded stickers indicating their level of support, directly onto a presentation board. While this “Dot Point Exercise” is not a scientific survey, it was helpful to get a general idea of which issues were most important to participants, which had consensus, and which needed further investigation. At the conclusion of each workshop, the consultant facilitated a “report back” session, where comments were summarized and presented back to the attendees.

Focus Group and Stakeholder Meetings

A series of small virtual meetings were organized with Borough staff, members of boards and committees, local organizations, and community members with a particular focus on key issues. The meetings were intended to hear from these stakeholders about their current initiatives, issues, and priorities, as well as inform them of the planning process to ensure their participation in future engagement so that the Master Plan recommendations captured their identified needs and goals. These meetings were grouped into the following categories:

- **Public Works and Engineering:** The consultant team met with Red Bank’s Director of Public Utilities, as well as the Supervisor of Water and Sewer and the Borough’s consulting engineer, on February 22, 2022.
- **Public Safety:** A meeting was held on February 22, 2022, with the Police Chief and Fire Marshal/Emergency Management Coordinator to understand issues surrounding police, fire, and emergency management. A follow-up call was held on October 19, 2022, with the Red Bank Fire Chief.
- **Parks, Recreation, and Conservation:** The team held a meeting on February 24, 2022, with representatives from the Borough’s Parks and Recreation Department, the Environmental Commission, the public library, the Red Bank senior center, and the Shade Tree Committee, as well as the Director of Public Utilities and Supervisor of Public Works.
- **Zoning and Development:** The team met with representatives of the Borough’s planning and zoning boards, Monmouth County Planning Department, and NJ TRANSIT, as well as the Director of Community Development, on February 24, 2022. A follow-up meeting was held with NJ TRANSIT and its designated developer on July 19, 2022, to understand the agency’s vision for the area around the train station.
- **Cultural and Historical Resources:** An initial meeting was held April 28, 2022, with representatives of the Historic Preservation Commission, the library, the school district, and Monmouth Arts, as well as members of the consultant team and the Borough’s Director of Community Development. A follow-up meeting was held on May 13 with representatives of the Count Basie Center of the Arts and the Two River Theater.
- **Downtown Red Bank:** An initial meeting was held on April 28, 2022, with representatives from the Red Bank Visitors Center and the Business Alliance. Additional follow-up calls were held with River Center representatives on May 11, September 15, and October 10, 2022.
- **Community Institutions:** Several individual meetings were held with representatives of non-profits and community organizations: Red Bank Affordable Housing Corporation (RBAHC) on May 10, 2022; Red Bank Housing Authority on May 19, 2022; Red Bank Family YMCA on May 20, 2022; and Lunch Break on May 23, 2022. In addition, a follow-up call was held with Lunch Break on December 7, 2022, to discuss public-private affordable housing initiatives.
- **Red Bank Youth:** The consultant team met with a group of students from Red Bank Middle School on June 1, 2022, to gain the perspective of young Borough residents. Efforts to schedule a similar meeting with Red Bank Regional High School students who are residents of the Borough were not successful during the Master Plan timeline.

In addition, the team met with each Borough Council member in August 2022 to brief them on the project status, vision and goals and objectives, results of community engagement, and initial planning strategies. Council member feedback was incorporated into the final plan. The team also briefed the full Planning Board on September 19, 2022, in preparation for October in-person public workshops.

Small Area Planning (SAP)

Red Bank residents and stakeholders were engaged in several ways during the SAP process. Responses to the virtual workshop helped to inform which areas were selected. Once areas were selected, the project team conducted stakeholder interviews for each area. Interviews included a mix of residents, institutional representatives, and stakeholders knowledgeable about the areas.

During a virtual meeting, the public responded to survey questions regarding their top goals and strategies for each area. People were also able to share ideas and express specific concerns to the project team. All participants were invited to e-mail or call the Borough's planner for follow up.

Recommendations from the plans were presented at the two community workshops. The project team brought boards illustrating the recommendations in each small area and participants were able to provide input and feedback on the recommendations. Feedback from those workshops was incorporated into the plan.

Recent and Upcoming Development Activities

Planning Board and Zoning Board of Adjustment Approvals

The table below provides a list of each major subdivision and site plan that has been approved in the Red Bank since 2017:

Table 5: Approved Major Subdivision and Site Plan Applications

Name	Address	Block/Lot		Type of Development	# of Units	Commercial Space (Sq. Ft.)	# of AH Units	Status	Board Approval
Azalea Gardens	36 Harding Road	58	1-6	Multi-Family	14	N/A	2	Under Construction	9/7/2017
170 Monmouth Street	170 Monmouth Street	36	23.01	Mixed-Use	20	1,300	4	Completed	1/19/2019
Southbank At Navesink	16-22 West Front Street	9.01	6.01, 7	Multi-Family	10	N/A	0	Under Construction	6/6/2019
Park Valley Monmouth	120 Monmouth Street	33	9.01	Mixed-Use	32	1,293	5	Under Construction	10/21/2021
Shrewsbury Manor	Riverside Avenue/ Allen Place	5	5, 6.01, 9.02	Multi-Family	10	N/A	0	Under Construction	11/15/2021
273 Shrewsbury Avenue	273 Shrewsbury Avenue	77	1, 2.01, 2,3, 25.02	Mixed-Use	10	1,410	0	Abandoned	12/2/2021
Rivermark	96-98 West Front Street	8	2,3	Mixed-Use	10	600	0	Under Construction	12/2/2021
One Globe Court	19-29 Mechanic Street	28	4	Multi-Family	40	N/A	6	Under Construction	10/20/2022
121 Monmouth Street	121 Monmouth Street	42	7,8,9,10,11.01	Mixed-Use	45	2,005	7	Under Construction	11/3/2022
176 Riverside Avenue	176 Riverside Avenue	3	2.01, 4.01, 6, 7.01, 9.01	Mixed-Use	212	13,050	32	Under Construction	12/16/2019
Thrive RB	273 Shrewsbury Avenue	77	1, 2, 2.01, 3, 25.02	Multi-Family	33	N/A	5	Resolution Compliance	9/7/2023

Source: Borough of Red Bank, 2023.

Appendix B contains an expanded table that contains the unit and bedroom types for the residential components of the projects listed within the table above.

Recent Proposals

All recent multi-family residential, commercial, and mixed-use projects that have been proposed are summarized within Table 5, above, and within Appendix B. These projects have received approval and are in varying stages of implementation (One project has been abandoned). No additional multi-family residential, commercial, or mixed-use projects have been formally proposed to the Borough.

Statement of Planning Coordination

Red Bank Borough's municipal plans are in close alignment with those of Monmouth County and surrounding municipalities. In addition, the Borough coordinates with Monmouth County and the NJDEP, NJDOT, and other state agencies as improvements to state and County facilities such as highways and conservation areas are being designed and implemented. A discussion regarding Red Bank's coordination with surrounding municipalities, Monmouth County, and applicable State entities is included below.

Surrounding Municipalities

Red Bank is surrounded by Middletown Township to the north and west, Fair Haven Borough to the east, Little Silver Borough to the south and east, and Shrewsbury and Tinton Falls Boroughs to the south. The land development patterns and zoning at the edges of Red Bank Borough is generally consistent and/or compatible with those of its neighboring communities. The 2023 Master Plan was carefully tailored to ensure consistency with surrounding municipalities in terms of land use, transportation, and other aspects. Red Bank maintains regular communication with surrounding municipalities regarding land use matters and other matters to facilitate mutual cooperation toward planning goals and promote sound regional planning.

In the eastern and southern sections of the Borough, Red Bank mostly permits low-density residential and essential services, with some land zoned for medium density residential and auto-oriented commercial property. At the western and northern edges along the Navesink River, Red Bank has zoned much of the land along the shore for medium density residential and higher intensity commercial uses. Red Bank's status as a regional center means that its built form is generally more intense than its neighbors. Red Bank's neighbors to the south and east generally match the single-family residential at the edges of the Borough.; however, to the north and west, Middletown is considerably less developed than Red Bank along the waterfront. Additional residential and commercial growth would be accommodated via in-fill development encouraged by zoning opportunities within the central commercial district 1 and 2 zones, in addition to the riverfront development opportunities.

Monmouth County Master Plan (2016)

The Monmouth County Master Plan, adopted in 2016, provides municipalities with a guide to focusing on planning efforts that strive to make a "strong, stable, and sustainable" Monmouth County. A total of 13 elements comprise the plan: (1) Land Use, (2) Natural Resources, (3) Open Space, (4) Farmland Preservation, (5) Arts, Historic, and Cultural Resources, (6) Utilities, (7) Transportation and Mobility, (8) Agricultural and Economic Development, (9) Community Development and Housing, (10) Healthy Communities, (11) Community Resiliency, (12) Sustainable Places, and (13) Planning Services, Outreach, and Coordination. Each element has recommendations and stakeholder strategies. The plan highlights the municipalities that serve as destinations based on their defining characteristics. The Borough of Red Bank is noted as an Urban and Regional Center as well as an Arts, Culture, and Entertainment Hub.

Monmouth County Aging Population Study, 2017

In this study, the Monmouth County Division of Planning assessed the County's growing aging population (65+) and recommendations to support its housing and transportation needs. The study notes that Red Bank is a very walkable community for three different types of age-restricted communities: age-restricted affordable housing, age-restricted community, and continued care retirement community. There is access to transportation alternatives such as Access Link, municipal shuttle service, and NJ Transit bus and rail services. As a result of the Borough's walkability and transit accessibility, the study found that its aging population is at less risk of isolation from daily needs.

Monmouth Within Reach, 2021

The Monmouth County Tourism and Events Travel Demand Management (TDM) Study, also known as Monmouth Within Reach, analyzed travel related to events and tourism and provided strategies and best practices to manage travel demand. Various municipalities are popular destinations for residents and visitors, but the study found that traffic congestion has caused adverse impacts to travel experience, quality-of-life, and other sectors unrelated to tourism.

Red Bank was selected as one of the five focus areas of the study. There is a summary of key findings and recommended

TDM strategies to assist Red Bank with alleviating traffic congestion during peak events and tourism periods. A summary matrix of the strategies provides an implementation timeline and cost implication.

FIGURE 12: Activity in Red Bank on an Average Summer Weekend in 2019 between 2:00 PM and 3:00 PM



Monmouth County Hazard Mitigation Plan, 2021

The County first developed a Hazard Mitigation Plan in 2009, with updates in 2015 and 2021. A hazard mitigation plan approved by the Federal Emergency Management Agency (FEMA) and adopted by the jurisdiction makes the jurisdiction eligible for Federal disaster assistance and grant funds. The plan must be updated every five years. It identifies the latest risks and vulnerabilities to natural and human-made resources along with suggested actions (i.e., Action Status, Action Category, and Priority Level). Appendix Volume I includes a detailed snapshot of each municipality in Monmouth County with specific mitigation actions, capability assessment, flood vulnerability maps, and meeting materials. Below is the summary of hazard mitigation action items for Red Bank, found in the plan's Mitigation Strategy:

- Acquire, elevate, or relocate buildings and infrastructure in flood prone areas, with a focus on Repetitive Loss (RL) and Severe Repetitive Loss (SRL) properties – Status: Ongoing
- Construct Flood Measures (e.g. floodwalls or bulkhead) along the Navesink River – Status: New
- Implement Stormwater Management Maintenance Plan – Status: Ongoing
- Evaluate Water and Sewer Infrastructure and Make Improvements as Needed – Status: Ongoing
- Coordinate with Red Bank Primary School on Flood Mitigation Strategies – Status: New
- Coordinate with Chapin Hill Nursing Home on Mitigation Strategies to Address Flooding, including partnering with the Salvation Army – Status: New
- Implement Impervious Cover Reduction Action Plan – Status: New
- Establish a Tree Trimming Program and Create a Wind Shield Survey – Status: New
- New Communication Tower at Tower Hill Water Plant – Status: Completed
- Drainage Improvements in Marine Park – Status: Completed

State Agencies

The Borough coordination and cooperation with applicable State agencies such as the OPA, NJDEP, NJDOT, NJDCA and other entities is evident by its commitment to seeking Plan Endorsement. In addition, the Borough has obtained a Final Judgement of Compliance and Repose for its affordable housing obligations and had previously

voluntarily participated in the COAH affordable housing compliance process in coordination with NJDCA. Further the Borough is currently pursuing Transit Village Designation, which demonstrates cooperation with NJDOT.

State Programs, Grants, Capital Projects

Red Bank Borough has the following projects that have either been recently completed, or are underway, which are receiving assistance from the State, In addition, the Borough is actively engaged in pursuing Transit Village Designation, which is envisioned to enhance pedestrian safety, walkability, aesthetics and the overall functioning of the area within and surrounding the Red Bank Train Station.

Table 6: State-Funded Projects and Programs

Project Name	Agency	Award	Project Year	Project Date Completion
Broad Street	New Jersey DOT	\$290,000	2022	2023
Spring Street	New Jersey DOT	\$220,000	2021	2023
2018 NJUCF Stewardship-Reforestation	NJDEP New Jersey Library Construction Bond	\$30,000	2021	Ongoing
Improvements to Library	Act	\$150,000	2021	Ongoing
South Street	New Jersey DOT	\$220,000	2023	Ongoing
Mechanic Street	New Jersey DOT	\$311,800	2023	Ongoing
Curb & Sidewalk Replacement-Monmouth Street	New Jersey DOT	\$675,000	2024	Ongoing
Various Water/Sewer Improvements	NJ Infrastructure Bank	50% FORGIVENESS	2022	Ongoing
Lead Line Replacement	NJ Infrastructure Bank	50% FORGIVENESS	2023	Ongoing
Alcohol Education Rehabilitation	State	\$2,605.88	2023	Ongoing
NJ Pedestrian Safety	State	\$15,000	2023	2023
NJ State Body Armor Grant	State	\$2,648.69	2023	2023
Distracted Driving Grant	State	\$10,500	2023	2023
Assistance to Firefighters Grant	State	\$52,000	2023	Ongoing
Recycling Tonnage Grant	State	\$28,679.74	2023	Ongoing
Clean Communities Grant	State	\$24,237.03	2023	Ongoing
Opioid Settlement Fund	State	\$73,562.67	2023	Ongoing
Senior Citizens Center	State	\$29,312	2023	2023
Stormwater Assistance Grant	State	\$25,000	2023	Ongoing

Source: Borough of Red Bank, 2023.

Sustainability & Resiliency Statement

The Borough's 2023 Master Plan directly addresses issues related to sustainability and resilience, including social, economic and environmental sustainability. Within the plan, Red Bank establishes a framework by which future development will occur in a way that preserves and enhances the local environment while adhering to sustainable and resilient planning principles. The following are recommendations specific to these concerns:

1. Promote energy-efficient and sustainable patterns of development

Sustainable development means protecting the resources and systems that support us today so that they will be accessible to future generations. In order to do this, the Borough should adopt and enforce land use policies that reduce sprawl, preserve open space, and improve walkability, thus reducing automobile use. The recommendations listed below are some of the major actions the Borough should take to encourage high environmental standards for development and infrastructure, conserve resources, encourage renewable energy, reduce greenhouse gases, reduce the Borough's carbon footprint, promote electrification of buildings, and improve the environmental performance of municipally owned property.

Recommendations:

- Develop an Environmental Sustainability Element of the Master Plan: This element should be created to promote the efficient use of natural resources and the installation and usage of renewable energy systems; improve the incidence effectiveness of recycling and reduce waste; consider the impact of buildings on the environment; allow ecosystems to function naturally; conserve and reuse water; treat stormwater on-site; and optimize climatic conditions through site orientation and design.
- Encourage new development and revitalization to be compatible with U.S. Green Building Council (USGBC) LEED or comparable principles: New multifamily and mixed-use development should incorporate all practicable green elements, such as vegetated roofs and solar energy, particularly where any variance relief is sought.
- Make energy efficiency a high priority, particularly solar energy systems: Ensure that zoning and building codes incorporate best practices for incorporation of solar panel roofs and canopy structures on parking garages and surface parking areas.

2. 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.

To facilitate a higher rate of recycling, the Borough could provide residents with free bins that protect against contamination from rainwater and other elements.

- Continue to seek ways to reduce single-use plastics: Building on local efforts and recent action at the State level, Red Bank should continue to explore ways to minimize the usage of single-use plastics such as plastic straws and plastic food containers. Approaches should seek to balance regulation and incentives (i.e. “carrots and sticks”) and continue to engage local businesses to ensure they are not adversely impacted.
- 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.

3. Reduce impervious surfaces and employ green infrastructure techniques.

Many properties in Red Bank, particularly in the downtown area and along commercial corridors, are characterized by large surface parking lots. Many of these features were constructed prior to the adoption of current stormwater management regulations. In some cases, most of the available land area has been consumed by impermeable surfaces, leaving little room for landscaping and open space, which filters stormwater and allows for ground water recharge.

A key problem with large impervious surface area is the potential for pollution of stormwater. Impervious surfaces collect biological and chemical pollutants (i.e. oil, sops, chemicals, trash, organic material), which can subsequently pollute either surface waters, or the groundwater that recharges the aquifers that provide a source of drinking water. High volumes of surface water runoff from impervious surfaces can also exacerbate the erosion of areas that are not paved with concrete or asphalt, degrading important landscape elements within the community. These factors, combined with projections of increases in storm intensity, can lead to additional environmental and physical damage in the future. Another major issue is the impact of impervious surfaces on groundwater recharge. If stormwater discharges directly from impervious areas to piped infrastructure, it is not filtering back into the ground where it may replenish drinking water sources.

Lastly, significant areas of pavement create a heat island effect which can reduce the enjoyment and usability of many commercial areas, particularly for pedestrians. Current climate change projections indicate a high probability of increasing prevalence of extreme heat, which is magnified by the urban heat island effect. The greening of urban areas by planting trees and other vegetation, installation of green roofs and similar measures can help mitigate the urban heat island effect and the impacts of increasing ambient temperatures. The trees can also provide shade, which provides a refuge and some welcome relief from the sun during hot weather.

Recommendations:

- Increase the tree cover in commercial areas and enhance tree preservation efforts. When commercial property owners seek approvals for new or significantly altered development, the opportunity to introduce trees, landscaping, and green infrastructure to reduce the existing impervious coverage should be a high priority. Regarding development impacts to existing trees, the Borough should aim for a one-for-one replacement requirement when trees need to be removed. Where an owner cannot replace all the trees on their property, an in-lieu program could be established to plant appropriate trees in the immediate vicinity. In addition, the Borough should undertake a public education campaign to raise awareness of the existing regulations on tree removal.

- Lead by example at municipal properties. The Borough should consider upgrades at municipal parking lots where landscaping is minimal, to explore the potential for green infrastructure and plantings to reduce runoff. As other municipal facilities are renovated or created, best management practices (BMPs) for green infrastructure should be employed to reduce or minimize impervious coverage, such as use of pervious pavement, bioswales, and rain gardens. For example, Red Bank's 2017 Impervious Coverage Reduction Action Plan identified a range of publicly owned properties, representing each of the Borough's three subwatershed areas, where there are opportunities to reduce coverage through the use of green infrastructure. These include Count Basie Park, the library, municipal parking lots, and school properties.
- Revise zoning code to reduce impervious coverage. Some strategies for commercial properties include requiring landscaped areas within parking lots and potentially reducing impervious coverage maximums. In addition, the Borough should closely examine its ordinances to ensure that they are not having the unintended consequence of incentivizing impervious surfaces.

4. Support conservation of environmentally sensitive areas.

With a significant amount of riverine shoreline and a range of topographical conditions, Red Bank has a number of unique and valuable environmental assets that need to be protected. Critical resources such as riparian areas, wetlands, steep slopes, and floodplains help buffer the effect of hazardous weather and climate change, particularly in mitigating the impacts of flooding. In addition to fulfilling their protective role, these resources often provide local habitat for plants and animals, as well as aesthetic value that is an important aspect of Red Bank's identity. Priority areas for conservation should be those undeveloped areas that have a high ecological value; will guard against flooding, soil erosion, and stream sedimentation; and/or can connect to a comprehensive parks and open space network. Please note that Red Bank has consistently updated its Flood Damage Prevention Ordinance, with the most recent amendments made to reflect flood hazard data as of 2022.

Recommendations:

- Update the Natural Resources Inventory (NRI): The NRI provides an index of natural resources with baseline documentation for measuring and evaluating resource protection issues. The NRI is an important tool for environmental commissions/committees, planning boards, and zoning boards of adjustment.
- Ordinance review: Review Borough ordinances concerning stream corridor protection, tree removal, conservation easements, and others that protect environmental resources to ensure they are as strong as possible. This activity should be in coordination with the Environmental Commission.
- Open Space and Recreation Element: Review the Open Space and Recreation Plan yearly to update the properties and information, and submit the update to Green Acres.
- Open space acquisition: Develop a regular process that contacts large landowners to request that the Borough have an opportunity to purchase the property before the land is placed on the open market. Also contact large property owners to introduce the option of placing conservation easements on their land. Prepare at least one application for Monmouth County Open Space Trust Fund grants.

5. Climate Change and Vulnerability Assessment

Pages 139-147 of the 2023 Master Plan contains a detailed climate change related hazard vulnerability assessment ("Climate Change and Vulnerability Assessment" or "CC&VA") prepared in accordance with the Municipal Land Use Law, NJSA 40:55D-28.b.(2)(h). The analyses completed as part of the CC&VA were based upon the latest state and federal data, policy and regulations. The analysis evaluated the full range of natural hazards but put focus on the most pertinent hazards for Red Bank, which include coastal flooding, sea level rise, local flooding, associated severe weather events, and extreme heat. The CC&VA also included a build-out analysis that analyzed properties at risk of flood hazard from coastal flooding

and sea level rise. As Red Bank is fortunate to have topography where the vast majority of the Borough is elevated above the coastal flood hazard area, only a relatively small number of waterfront properties are at risk of flood hazards and, of those, only a relatively small number of properties are able to accommodate additional development. Therefore, the build-out demonstrated that relatively little additional development is anticipated to occur near flood hazard areas.

- The CC&VA also includes an analysis of critical facilities. Of the critical facilities located within the Borough, the Red Bank Primary School, Senior Center, Public Library, and Riverview Medical Center appear to be susceptible to storm surge impacts based on the build-out analysis; however, Red Bank Primary School is at a lower topographic elevation compared with these other facilities and is subject to increased flood risk during severe storms. The other properties have sloping topography, with development located at the higher elevation on-site, which provides some additional protection from flooding. This analysis has enabled the Borough to begin to plan for resiliency improvements for the at-risk facilities and also to avoid locating new critical facilities in high-risk areas.

Planning Consistency

Local and Regional Planning

As identified in the Master Plan, Red Bank has little to no vacant land available to develop future residential or nonresidential structures. Thus, future development will primarily occur through infill redevelopment, such as has occurred in recent years around the train station. This development pattern is reflected in Red Bank's history of building permits for all housing units. The Borough's zoning districts generally follow a traditional transect approach, with the most intense residential and commercial uses permitted in the central core and then becoming less intense as one moves away from the downtown area. The Borough has permitted increased housing densities along its waterfront to further minimize sprawling development; however, as mentioned, the Borough is essentially "built out" and thus the only way to add new residential or commercial development is through redevelopment and increased densities. This is one of the reasons why the Borough has pursued redevelopment of some the previously developed portions of the community in an effort to make room to accommodate the modest anticipated growth of the Borough and the region as a whole.

The 2023 Master Plan contains detailed information and analyses pertaining to existing conditions and municipal needs. In addition, pages 139-147 of the 2023 Master Plan contain a summary of the Climate Change and Vulnerability Assessment completed by the Borough, which discusses the limited build-out potential of vulnerable areas. Further, the Master Plan contains inventories of land uses and other attributes as well as demographic data illustrating projected growth of the Borough (page 17 of the Master Plan).

Page 13 of the 2023 Red Bank Master Plan sets for the following vision statement:

Red Bank blends the best aspects of small-town life with world-class cultural amenities, an extensive and beautiful waterfront, shopping and dining opportunities, a diversity of community and non-profit organizations, distinctive architecture, and important historical resources. Our vision is that Red Bank continues to evolve as a diverse, inclusive, and vibrant place for people of all ages and walks of life to call home as well as visit, embracing creativity and innovation while treasuring the elements that make it such a special and attractive community.

The Master Plan has been designed to promote the realization of this Vision. As the 2023 Master Plan has been adopted, it is currently being implemented through Ordinance updates, ongoing and pending projects, and continued program implementation, which demonstrates consistency among the vision, Master Plan, Ordinance, redevelopment areas, and municipal projects and programs, which is discussed in further detail throughout this MSA Report.

The lists and charts below describe the intent and permitted uses of each district, as well as the general intensity that each use may be developed in each district:

Zoning Districts

- RA Residential Zone District – A residential district that permits detached single-family homes and essential services. There are some conditional uses including places of worship and public utilities.
- RB Residential Zone District – This district mirrors the uses within the RA zone.
- R-B1 Residential Zone District – This district mirrors the uses within the RA zone.
- R-B2 Residential Zone District – Detached single family and two-family dwellings and essential services are permitted in this zone. Conditional uses mirror the RA zone.

- RD Residential District – This district permits a combination of single and multi-family dwelling types including garden apartments and townhouses.
- NB Neighborhood Business District – The Neighborhood Business district supports smaller scale commercial uses including office and retail establishments meant to service the immediate area.
- HB Highway Business Zone District – Permitted uses in the Highway Business Zone are geared towards larger scale commercial uses, particularly those that serve automobiles.
- CCD-1 Central Commercial District-1 – This is the primary “downtown” zone, focused on supporting the highest density commercial uses in the Borough. Residential is prohibited unless located above ground floor commercial.
- CCD-2 Central Commercial District-2 – The CCD-2 district compliments the CCD-1 district as a high density zone, but provides greater restrictions on certain office uses.
- BR-1 Business/Residential-1 District – This district is a mixed-use zone supporting moderate residential densities and commercial uses at less intensity than downtown zones.
- PO Professional Office Zone District – This is a mixed-use district that supports home-based professional offices.
- WD Waterfront Development District – The Waterfront Development District permits medium to high density development, however large minimum lot areas limit fine-grain uses.
- MS Medical Services Zone – The intent of this zone is to contain, effect, regulate and control the expansion of major medical institutions and their related facilities to appropriate areas in the Borough.
- I Industrial Zone; LI Light Industrial Zone – Permits varying scales of industrial development, depending on whether in the light industrial or industrial zone.
- BR-2 Business/Residential-2 District – Similar uses to the BR-1 zone.
- TS Train Station District – The purpose of the Train Station District is to encourage a mix of retail/commercial uses at street level with increased residential density on floors above street level to create a mixed residential and commercial neighborhood.

Table 7: Summary of Red Bank Zoning District Standards

District	Minimum Lot Area	Required Yards (in feet)			Building Height	Maximum Lot Coverage
		Front	Side (one)	Rear		
RA	6,500 sf; For lots abutting the Navesink River: 40,000 sf	30	12	25	2 1/2 stories / 35 ft	35%
RB	3,500 sf	30	10	25	2 1/2 stories / 35 ft	40%
R-B1	4,500 sf	30	10	25	2 1/2 stories / 35 ft	-
R-B2	3,500 sf (Single-family) 7,000 sf (Two-family)	30	10	25	2 1/2 stories / 35 ft	40%
RD	3,500 sf (Single-family), For lots fronting on the river, 5,000 sf; 7,000 sf (Two-family) 120,000 sf (Garden apartments or townhouses)	30	4 – 20, varies by use	25	2 1/2 stories / 35 ft	30 – 40%, varies by use
NB	-	-	-	25	2 1/2 stories / 35 ft	60%
BR-1	4,500 sf (Single-family and home professional offices) 45,000 sf (Garden apartments and apartment houses) 25,000 sf (Townhouses)	25	10 – 15, varies by use	25	2 1/2 stories / 35 ft (Single-family); Other Uses: 40 ft	35% – 50%, varies by use

BR-2	4,500 sf (Single-family and home professional offices) 45,000 sf (Garden apartments and apartment houses) 25,000 sf (Townhouses) 10,000 sf (Other Uses)	25	10 – 15, varies by use	25	2 1/2 stories / 35 ft (Single-family) Other Uses: 3 stories / 40 ft	35% – 50%, varies by use
HB	10,000 sf	50	15	20	40 ft	40%
CCD-1	-	10	-	10	4 stories / 40 ft	65%
CCD-2	-	-	-	10	4 stories / 40 ft	65%
PO	7,500 sf (Home, business, and professional offices) 11,000 sf (Business and professional offices with apartments) 30,000 sf (All Other Uses)	30 – 40, varies by use	10 – 20, varies by use	25	2 1/2 stories/ 35 ft (Offices and offices with apartments); Other Uses: 3 stories / 40 ft	25% – 35%, varies by use
WD	30,000 sf (Single-family, home professional offices, and other uses) 45,000 sf (Garden apartments, apartment houses, and townhouses)	30 – 50, varies by use	10 – 15, varies by use	25	75 ft	25% – 40%, varies by use
MS	20,000 sf	25	5	15	45 ft	60%
LI	-	-	-	10	3 stories / 50 ft	65%
I	-	-	-	10	3 stories / 50 ft	65%
AH	-	20	7.5	7.5	3 stories / 50 ft	65%
DDO	-	-	-	-	-	-
TS	-	5	7.5	7.5	50 ft	75%

Source: The Borough of Red Bank, 2022.

The RA, RB, RB-1, RB-2, RD, BR-1, BR-2, and WD zones have minimum gross habitable floor requirements ranging from 800 sf to 1,500 sf, and the WD, AH, and TS zones have additional requirements depending on use.

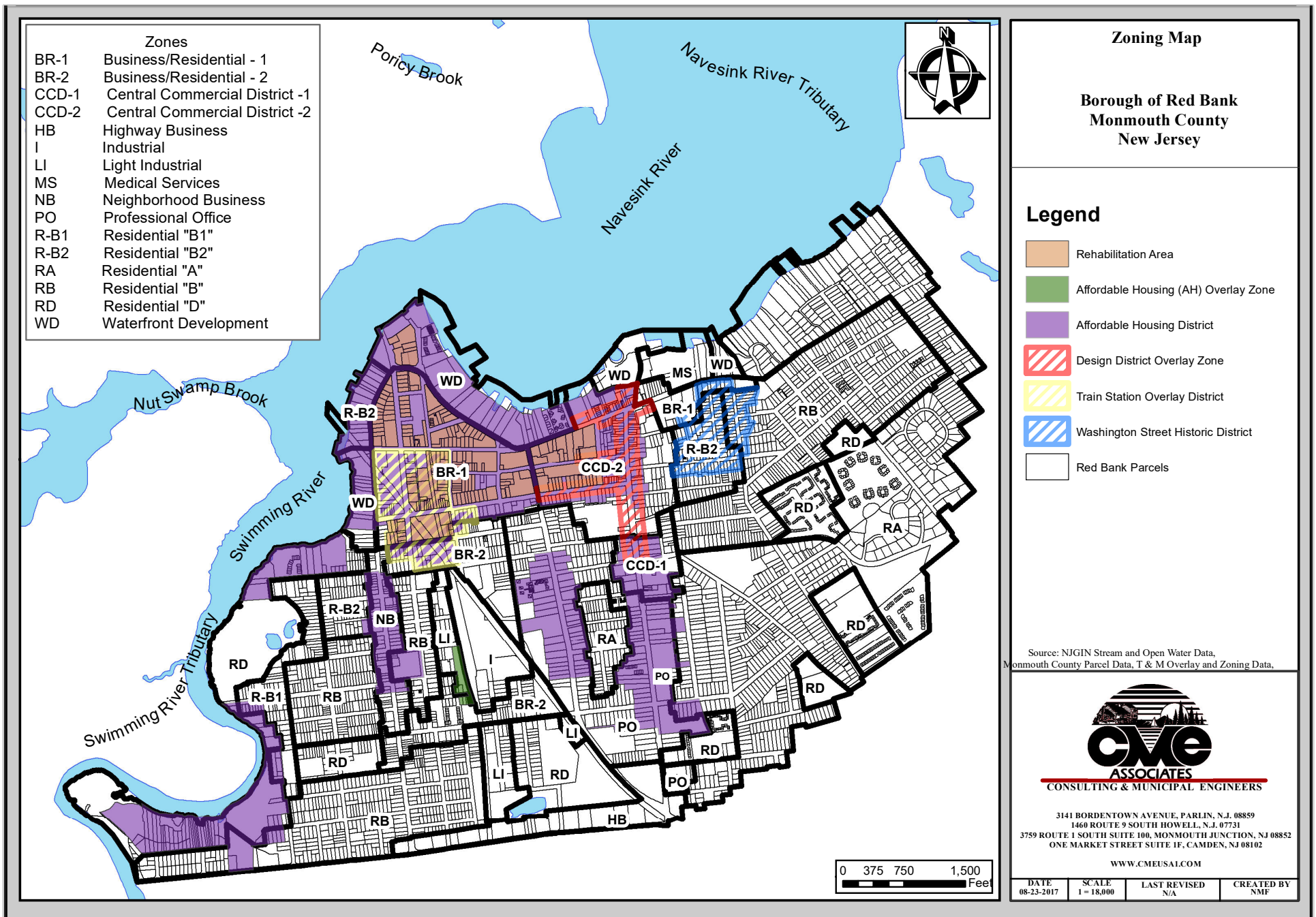


Figure 6 - Zoning Map

Borough of Red Bank

Source: NJGIN, Monmouth County, T&M Associates, CME Associates.

State Plan – Goals, Policies, & Indicators

Red Bank’s policy documents and ordinances are consistent with the Goals, Policies and Indicators of the State Development and Redevelopment Plan. The SDRP provides 8 statewide Goals & Strategies to guide future growth in the state. The SDRP seeks to achieve all of these goals through coordination with public and private actions in accordance with the State Plan Policy Map, which reflects the SDRP Goals. Plan Endorsement of Red Bank Borough’s municipal plans, and the designation of the proposed Red Bank Regional Center will help to implement each of the SDRP Goals and Strategies listed below.

Goal 1

Red Bank Borough's comprehensive strategy aligns closely with Goal 1 of the State Plan, which aims to revitalize New Jersey's cities and towns. The Borough's initiatives correspond to this goal through the following:

1. **Investment in Urban Assets:** The Borough's commitment to protecting, preserving, and developing valuable human and economic assets in urban areas reflects a proactive approach to revitalization. By leveraging both public and private investments in job creation, housing, and infrastructure, Red Bank Borough contributes to the economic vitality and livability of its community.
2. **Enhanced Mobility and Access:** Red Bank Borough's emphasis on enhancing mobility for all residents underscores its commitment to fostering vibrant and accessible urban spaces. By prioritizing improvements in pedestrian, bicyclist, transit rider, and driver access, the Borough promotes connectivity and engagement with its riverfront areas and downtown districts. This includes focusing on transit-oriented development and visioning the existing NJ Transit Station as a catalyst for walkable development throughout the Borough.
3. **Ecological Design and Smart Growth:** The Borough's encouragement of ecological design principles and smart growth strategies demonstrates a forward-thinking approach to urban development. By promoting sustainable practices such as solar access and targeted infill development, Red Bank Borough strives to minimize environmental impacts while preserving residential quality-of-life.
4. **Equity and Inclusion:** Red Bank Borough's focus on reducing barriers to mobility and access for all residents, particularly those from marginalized communities, aligns with efforts to foster inclusive and equitable urban environments. By creating affordable housing options and ensuring access to parks, waterfront areas, transit, and municipal services, the Borough promotes social cohesion and opportunity for all its residents.
5. **Climate Change Adaptation and Mitigation:** Despite its lower vulnerability to sea-level rise, Red Bank Borough recognizes the importance of addressing climate change impacts and enhancing environmental sustainability. By taking proactive steps to mitigate and adapt to climate effects, including upgrading municipal and school facilities through innovative partnerships, the Borough demonstrates a commitment to long-term resilience and stewardship.
6. **Efficient Land Use:** Red Bank Borough's recognition of the importance of efficient land use in providing high-quality public facilities and services reflects a strategic approach to urban planning. By prioritizing environmental sustainability and community resilience in land-use decisions, the Borough optimizes its resources and enhances its capacity to meet the needs of current and future residents.

Overall, Red Bank Borough's holistic approach to urban revitalization and sustainability aligns with the goals of the State Plan, contributing to the creation of vibrant, inclusive, and resilient communities throughout New Jersey.

Goal 2

The initiatives outlined by Red Bank Borough align closely with Goal 2 of the State Plan, which aims to conserve New Jersey's natural resources and ecosystems. A breakdown of how the Borough's efforts correspond to this goal include:

1. **Environmental Sustainability Element:** By proposing to adopt an Environmental Sustainability Element in its Master Plan, Red Bank Borough acknowledges the importance of integrating environmental considerations into its development framework. This element emphasizes the efficient use of natural resources, promotion of renewable energy systems, improvement of recycling programs, conservation and reuse of stormwater, and mitigation of contaminated sites. These actions contribute to the conservation of natural resources and support ecological health within the Borough.
2. **Environmental Resource Inventory:** The compilation and updating of an Environmental Resource Inventory by the Borough's Environmental Commission reflects a proactive approach to understanding and managing environmental assets and challenges. By staying informed about the state of its environment, the Borough can tailor its policies and initiatives to address specific needs and opportunities for conservation and sustainability.
3. **Regulation of Stormwater Runoff:** Red Bank Borough's efforts to regulate stormwater runoff demonstrate a commitment to protecting water bodies and environmentally sensitive areas. By enacting ordinances that facilitate the establishment of conservation easements and promote better management practices, the Borough aims to minimize the adverse impacts of urban development on water quality and aquatic ecosystems. The Borough has consistently updated its Stormwater Management and Control Ordinance, including the most recent update on March 24, 2021 (Ord. No. 2021-05).

Overall, Red Bank Borough's initiatives underscore its dedication to sustainable development and environmental stewardship, in alignment with the broader objectives of the State Plan. By integrating environmental considerations into its planning processes and regulatory framework, the Borough strives to conserve natural resources, enhance ecological resilience, and promote the well-being of its residents and ecosystems.

Goal 3: Promote Beneficial Economic Growth, Development and Renewal for All Residents of NJ

Red Bank's strategy aligns with Goal 3 of promoting beneficial economic growth, development, and renewal for all residents of New Jersey. The Borough's efforts include:

1. **Redevelopment Areas:** Red Bank identifies specific areas for redevelopment, including the VNA Redevelopment, White Street Municipal Parking Lot Redevelopment, and 55 West Front Street Redevelopment. These areas aim to promote a mix of housing and commercial development, in accordance with state standards, to address regional housing needs.
2. **Diverse Housing and Commercial Development:** The redevelopment plans aim to foster a diversity of housing options and commercial spaces, contributing to the vibrancy and sustainability of the community. This aligns with state goals for balanced and inclusive development.
3. **Utilization of Existing Infrastructure:** Red Bank seeks to leverage existing infrastructure, such as hospitals and transit stations like the Red Bank Train Station, as catalysts for additional economic growth. This strategy maximizes the efficiency of resources and enhances connectivity within the community.
4. **Promotion of High-Technology Industries:** The Borough aims to attract high-technology industries to the area, leveraging institutions like Riverview Medical Center, and the vibrant downtown scene. This aligns with the state's goal of fostering economic growth and innovation across various sectors.

5. **Cultural and Tourist Amenities:** Red Bank's emphasis on promoting fine arts and other tourist amenities contributes to its status as a cultural hub, attracting visitors from across the state. This dovetails with the state plan's objectives of promoting economic growth through cultural and tourism initiatives. For example, the Borough is home to the Count Basie Theater, a regionally recognized institution in the performing arts. The Theater provides an economic benefit to the area by attracting tourists who avail themselves of the various restaurants and amenities in the area before and after performances.

Overall, Red Bank's strategic approach to economic development and renewal reflects a commitment to leveraging its assets, fostering innovation, and promoting inclusivity and sustainability in line with broader state-level goals.

Goal 4: Protect the Environment, Prevent and Clean Up Pollution

Red Bank Borough's initiatives closely align with Goal 4 of the State Plan, which aims to protect the environment, prevent pollution, and clean up existing contamination. The Borough's efforts correspond to this goal include:

1. **Preventing and Reducing Pollution:** Red Bank Borough is committed to developing performance standards and creating incentives to prevent and reduce pollution and toxic emissions at their source. By promoting businesses that offer goods and services aimed at eliminating pollution and toxic emissions or reducing resource depletion, the Borough demonstrates a proactive approach to environmental protection. The Borough has also adopted a green building initiative that attempts to ensure new construction complies with the best environmental practices.
2. **Public-Private Partnerships and Technology:** The Borough actively pursues public-private partnerships and leverages the latest technology to prevent toxic emissions and clean up polluted air, land, and water. By embracing innovative solutions and enforcing strict regulations, Red Bank Borough prioritizes the conservation of resources and the protection of public health.
3. **Environmental Cleanup:** Red Bank Borough's efforts include the environmental cleanup of the former landfill at Sunset Park. Recognizing the proximity of the landfill to sensitive areas such as the Borough Housing Authority and a local elementary school, the Borough has diligently worked to ensure the safety of residents and future generations from potential contamination. Through the use of public funds and collaboration with private companies, the Borough is actively remediating the site to mitigate environmental risks.
4. **Promotion of Ecologically Designed Development:** Red Bank Borough promotes ecologically designed development and encourages sustainable transportation options such as bicycles and mass transit. By minimizing the impacts of automobile usage on public health and biological ecosystems, the Borough contributes to a healthier and more sustainable environment.
5. **Ordinances for Green Infrastructure:** Implementation of ordinances requiring the incorporation of native plant species in new development and promoting green infrastructure throughout the Borough further demonstrates Red Bank's commitment to environmental protection and sustainable urban planning.

Overall, Red Bank Borough's comprehensive approach to environmental stewardship encompasses prevention, cleanup, and sustainable development practices, aligning with the goals of the State Plan to safeguard natural resources, public health, and ecological integrity.

Goal 5: Provide Adequate Public Facilities and Services at a Reasonable Cost

Red Bank is committed to enhancing public facilities and services within the Borough while ensuring reasonable costs. The Borough's recent initiatives encompass the construction of a new municipal complex and the expansion of walkability alongside improving existing public parks. These efforts aim to centralize municipal activities, promote community engagement, and foster recreational opportunities for residents and visitors alike.

- 1. Construction of a New Municipal Complex:** One of Red Bank's significant endeavors involves the construction of a new municipal complex. This complex will serve as a centralized hub, accommodating all municipal activities under one roof. By consolidating administrative functions, services, and resources, the Borough aims to streamline operations and enhance efficiency in serving its constituents. The construction of this complex underscores Red Bank's commitment to modernizing infrastructure and improving civic amenities.
- 2. Expansion of Walkability:** Red Bank recognizes the importance of walkability in promoting a healthy and vibrant community. To this end, the Borough has devised plans to expand walkability infrastructure throughout its neighborhoods. Enhancing pedestrian pathways, installing sidewalks, and creating designated walking zones are among the strategies aimed at improving accessibility and encouraging active lifestyles. By prioritizing walkability, Red Bank seeks to create safer, more pedestrian-friendly environments that promote social interaction and connectivity among residents.
- 3. Improvement of Existing Public Parks:** In addition to promoting walkability, Red Bank is dedicated to enhancing the quality and accessibility of its public parks. The Borough acknowledges the pivotal role that parks play in enriching community life and fostering recreational opportunities. Through targeted investments and initiatives, Red Bank aims to revitalize existing parks, upgrading amenities, landscaping, and recreational facilities. These enhancements will cater to diverse recreational interests, ensuring that residents of all ages can enjoy green spaces and outdoor activities within their community.
- 4. Community Engagement and Program Offerings:** Red Bank is committed to actively engaging residents and encouraging their participation in community programs and activities. The Borough plans to offer a diverse array of programming and events designed to enrich the lives of residents and promote community cohesion. These initiatives may include fitness classes, cultural events, educational workshops, and recreational programs tailored to the interests and needs of the community. By fostering a sense of belonging and collective ownership, Red Bank aims to strengthen community bonds and enhance the overall quality of life for its residents.

Red Bank's initiatives reflect a proactive approach to enhancing public facilities and services while maintaining a focus on fiscal responsibility. Through the construction of a new municipal complex, expansion of walkability infrastructure, improvement of existing public parks, and diverse community programming, the Borough seeks to create an inclusive and thriving community environment. By investing in these endeavors, Red Bank demonstrates its commitment to meeting the evolving needs of its residents and fostering a high quality of life for generations to come.

Goal 6: Provide Adequate Housing at a Reasonable Cost

Red Bank Borough's initiatives align with Goal 6 of the State Plan, which focuses on providing adequate housing at a reasonable cost. Here's how the Borough's efforts correspond to this goal:

- 1. Affordable Housing Program:** Red Bank Borough has implemented a robust affordable housing program that provides numerous opportunities for the development of affordable housing. Through redevelopment projects and the Borough's housing rehabilitation program, efforts are made to ensure that housing options remain accessible to residents of varying income levels.

2. **Accessory Dwelling Unit Ordinance:** The Borough is considering the creation of an accessory dwelling unit ordinance, which would permit accessory dwelling units in single-family zones. This initiative aims to address the critical need for affordable housing in Red Bank by expanding housing options within existing residential areas.
3. **Density Controls:** Red Bank Borough is exploring changes to its density controls in certain zones to allow for greater densities, thus permitting the development of additional housing units. By increasing housing densities where appropriate, the Borough seeks to accommodate the growing demand for housing while promoting affordability and accessibility.

Overall, Red Bank Borough's proactive approach to addressing the housing needs of its residents aligns with the objectives of Goal 6 of the State Plan. By expanding affordable housing options, exploring innovative policies such as accessory dwelling units, and considering adjustments to density controls, the Borough strives to ensure that all residents have access to housing that is both adequate and affordable.

Goal 7: Preserve and Enhance Areas with Historic, Cultural, Scenic, Open Space and Recreational Value.

Red Bank's efforts to meet Goal 7, which focuses on preserving and enhancing areas with historic, cultural, scenic, open space, and recreational value. By employing collaborative planning, design, investment, and management techniques, Red Bank endeavors to achieve these objectives through the following:

1. **Collaborative Planning and Design:** Red Bank engages in collaborative efforts with stakeholders to plan and design development and redevelopment projects that effectively utilize and preserve the municipality's historic, cultural, scenic, open space, and recreational assets.
2. **Design District Overlay:** The establishment of the Design District Overlay underscores Red Bank's commitment to preserving historically significant structures. Development and redevelopment within this zone are subject to specific standards and review by the Borough's Historic Preservation Commission.
3. **Open Space Preservation and Enhancement:** Red Bank is dedicated to expanding open spaces throughout the municipality. This includes enhancing existing parks like River View Park along the Navesink River, aiming to provide benefits for both residents and visitors.
4. **Support for the Arts:** Recognizing the significance of the arts in community life and aesthetics, Red Bank actively supports cultural amenities such as the Count Basie Theater and other artistic initiatives within downtown Red Bank.

Red Bank's comprehensive approach seeks to safeguard its heritage, enrich cultural offerings, and enhance recreational opportunities, all while preserving the scenic beauty of the area. This multifaceted strategy underscores the Borough's commitment to holistic community development and quality of life.

Goal 8: Ensure Sound, Integrated Planning and Implementation Statewide

Not applicable.

State Plan – Center Criteria and Policies

Red Bank seeks to include the entire municipality within the proposed Regional Center within the New Jersey State Plan map. The rationale behind this request is rooted in the comprehensive development and distribution of resources and facilities throughout the entire Borough. Red Bank is largely built up, with only small parks and recreation areas remaining. The municipality boasts a variety of cultural, societal, entertainment, health, and educational facilities that are dispersed throughout the Borough rather than concentrated in one area. There are very few undeveloped lots remaining in Red Bank, and most of them have already been preserved under the Borough's open space program. This indicates that future growth and redevelopment will likely involve repurposing, renovating, or demolishing existing buildings rather than developing new lots. It is also noted that redevelopment efforts in Red Bank often cover multiple blocks within the municipality, and initiatives such as upgrades to stormwater management systems benefit the entire community rather than specific areas. Data from the New Jersey Office of Planning Advocacy (NJOPA) suggests that population and job growth in Red Bank from 2015 to 2045 is projected to be relatively modest. The Borough believes it can accommodate this growth within the proposed boundaries of the core designation, further supporting the argument for expanding the core designation to the municipal boundaries.

Centers Analysis

Based upon the analysis provided below, Red Bank satisfies nearly every criterion as a Regional Center. It contains a large variety of industry, commerce, services, residential, and cultural facilities. This includes the hospital, multiple theaters, restaurants and eateries, various personal services and diverse housing types. Red Bank serves as a regional hub for the surrounding communities which are more suburban in nature. Table 8 compares the Criteria for Center Designation from the State Plan to the existing conditions for Red Bank. The Borough meets every criterion to qualify for Regional Center designation except one – jobs to housing ratio. Even then, it falls just short of this measure by just 3.5%. Given the Transit Village designation that the Borough is currently pursuing and its commitment to its business districts and mixed-use development, we anticipate that Red Bank will fully satisfy this criterion in the near future.

Table 8: State Plan/Red Bank Borough Center Designation Criteria Comparison

Criterion	Regional Center PA 1, 2	Red Bank	Compliance?
Area (sq mi)	1 to 10	2.16	Y
Population	>10,000	12,936	Y
Gross Population Density (pop/ sq mi)	>5,000	5,989	Y
Housing	4,000 to 15,000	5,863	Y
Gross Housing Density (du/ac)	>3	4.2	Y
Employment	>10,000	11,325	Y
Jobs: Housing Ratio	2:1 to 5:1	1.93	N

Source: 2023 Red Bank Master Plan, U.S. Census Bureau, Decennial Censuses, 1990-2020.

Additionally, the Office of Planning Advocacy outlines a number of standards that should be satisfied as part of the plan endorsement process for inclusion as a Regional Center. Each of these standards is noted and addressed below.

1. Discuss how centers will accommodate any anticipated future population and employment growth, while relieving development pressures in the environs;

Within the 2023 Master Plan’s Goals and Objectives, the Borough outlined the following relevant goals:

- Embrace a smart growth mentality with targeted infill development that minimizes unwanted negative impacts.
- Preserve residential quality-of-life by addressing nuisance issues and preventing incompatible development in adjacent areas.

2. Demonstrate how centers and planning area boundaries address climate change vulnerabilities;

As of 2021, the MLUL requires that a climate change-related hazard vulnerability assessment be completed as part of the preparation of a land use plan element of a municipal master plan in accordance with NJSA 40:55D-28.b.(2)(h). The analysis is designed to identify key hazard-related risk factors, areas subject to potential impacts, and the development of policies and strategies for mitigation of potential impacts, preparedness, post-disaster recovery, and resilient planning and design. A Climate Change and Vulnerability Assessment (“CC&VA”) for the Borough of Red Bank was prepared as part of the Master Plan in accordance with this MLUL requirement. Some of the key findings regarding how the proposed center boundary and planning areas address climate change are included below.

Red Bank is located south of the Navesink River and east of the Swimming River, which is a tributary to the Navesink River. In total, the Borough maintains about 4 miles of waterfront along these two waterbodies, each of which is associated with environmentally sensitive features such as wetlands and Special Flood Hazard Areas (SFHAs). However, Red Bank is much less exposed to flood hazards than the average municipality in Monmouth County. A total of only 4.7% of the land within the Borough is located within an SFHA, compared with the average of 19.5% for the County overall. The reason for this is that the majority of the waterfront land areas have a relatively steep grade that tapers down to the waterfront, and most of the built environment in Red Bank exists above or near the top of the slope. The sloped areas provide a natural buffer from floodwater inundation to a certain degree. Therefore, the overwhelming majority of the existing developed areas in Red Bank, areas which are included within the proposed Center Boundary, exist in an area that is naturally buffered from tidal flood hazards.

3. Demonstrate how the jobs-housing ratio is being met by mixed uses rather than the mere inclusion of a certain ratio of otherwise separate commercial and residential zones;

The Borough has incorporated land use recommendations within its Master Plan to increase local employment through mixed use zones:

- **Downtown Core** - This land use category supports Red Bank’s central business district, which has been centered historically on Broad Street, and corresponds to the CCD-1 and CCD-2 zoning districts. Consistent with the 1995 Master Plan, this category is envisioned as a mixed-use area with a development density that helps the commercial area thrive and adds to the tax base.
- **Transit Village** - This land use category recognizes that the area around Red Bank’s train station represents the most appropriate location for high-density, mixed-use development that leverages this asset to promote a transit-oriented, walkable hub of activity.

In addition, Red Bank’s downtown areas and the area near the train station contain numerous mixed-use residential commercial buildings, which have substantially contributed to the jobs to housing ratio. The

existing mixed-use building combined with the additional mixed-use commercial/residential developments envisioned to be realized via the existing zoning are anticipated to continue to increase the jobs to housing ratio in the Borough.

4. Illustrate how centers are or will be pedestrian-friendly and transit-oriented. The mere presence of sidewalks or a lower speed limit alone does not denote that an area is pedestrian-friendly.

As a Regional Center, Red Bank currently contains and plans to expand pedestrian-friendly and transit-oriented infrastructure and programmatic improvements.

Existing Conditions: Rail

Access to New Jersey’s passenger rail network is provided via the North Jersey Coast Line Red Bank Station, with northbound service to New York Penn Station, Hoboken, and Newark Penn Station, and southbound service to Bay Head. Given Red Bank’s size, a significant portion of the Borough is walkable to the train station. [T]he majority of Red Bank is within at least a 20-minute walk [of the station], with only portions of the southern and eastern areas of the Borough having longer travel times. For these areas, strengthening alternative transportation modes, particularly bike, could be prioritized. Recognizing the value and impact of its train station, Red Bank has recently re-started the process of apply for Transit Village designation by the New Jersey Department of Transportation. This designation requires municipalities to demonstrate a commitment to revitalize and redevelop transportation hubs into mixed-use neighborhoods with a strong residential component, and carries with it eligibility for various State grants. The Borough had previously initiated this process in 2018, but it was stalled during the pandemic. Red Bank is now fully committed to attaining Transit Village designation.

Existing Conditions: Bus

Red Bank is served by three NJ Transit bus routes: Route 832, (daily service to Asbury Park); Route 834, (weekday and Saturday services to Highlands); and Route 838 (weekday and Saturday service to Freehold and Sea Bright).

Existing Conditions: Pedestrian & Bicycle

Red Bank has a fairly robust sidewalk network, with the few existing gaps primarily located along Harding Road and Prospect Avenue. Large portions of the Borough have a well-formed street grid that provides walkable block lengths, and all of Red Bank’s signalized intersections provide some level of pedestrian accommodation. All signalized intersections have crosswalks, while most have push-buttons and/or pedestrian signal heads.

The bicycle network in the Borough is much more limited. Only one dedicated bike lane exists in Red Bank, along Bridge Street between Chestnut Avenue and Drs. James Parker Boulevard. Most of the local roads are compatible for share-the-road bicycling, but most of the State and County routes are comfortable for only highly experienced cyclists, due to higher vehicular speeds and traffic volumes. Red Bank does have some bicycle infrastructure, particularly associated with the train station, where there are bicycle racks and lockers and dedicated bike parking. The Borough has also installed bike racks in various locations in recent years as part of a wellness initiative. In addition, the Borough’s 2019 Master Plan Reexamination Report includes an objective to require new developments to have bicycle storage and parking areas within their buildings or sites.

A 2018 study undertaken by NJTPA further explored ways to improve pedestrian and bicycle connectivity at and around the Red Bank Train Station. Many of its conclusions echoed the earlier plans, with key identified issues including severely faded crosswalks in the immediate vicinity of the station, pedestrian ramps outside of NJ Transit’s property that don’t meet Americans with Disabilities Act (ADA) standards,

and sidewalk breaks at the intersection of streets (e.g. Chestnut Street) with the at-grade railroad tracks and service access connected with the tracks disrupts sidewalks.

In fact, the presence of the at-grade railroad tracks and associated infrastructure significantly disrupts all modes of transportation, creating particular challenges for pedestrians and bicyclists. The Red Bank school district reports that all students in the Borough who must cross the tracks to reach their school are bused to avoid safety concerns with walking.

Future Plans & Recommendations:

Within the 2023 Master Plan's Goals and Objectives, the Borough outlined the following relevant goal:

- Enhance mobility for all users: pedestrians, bicyclists, and transit riders, as well as those who drive.

Further, the Master Plan detailed numerous recommendations to make the Borough more pedestrian friendly and transit oriented:

- Set priorities for addressing gaps in the waterfront walkway
- Explore all available funding opportunities to develop a network of waterfront walkways:
- Develop a New Circulation Master Plan Element:

Recommendations specific to pedestrian improvements include:

- Implement recommendations of the Shrewsbury Avenue Walkable Community Workshop study (2006) and Red Bank Station Bike and Pedestrian Access Report (2018).
- Plant more trees throughout the downtown to improve walking conditions in terms of aesthetics and providing shaded areas.
- Install sidewalks where gaps exist and upgrade segments in weak condition.
- Work with NJ Transit to improve pedestrian crossings over the rail line.
- Explore changes to traffic signal timing, including potential introduction of pedestrian-only phases.
- Implement Rectangular Rapid Flashing Beacons (RRFBs) along Front Street and other locations as needed.
- Develop a sidewalk improvement plan:
- Advance efforts to fill sidewalk gaps through the land use approvals process
- Use traffic calming tools to reduce speeds and improve safety in residential neighborhoods

Other transportation recommendations include:

- Support and incentivize bike and transit use.
- Encourage maintenance and upgrades at and in the vicinity of the existing train station facility and enhanced rail service to and from the station.
- Promote enhancements to the bus routes throughout the Borough and to bus amenities such as shelters and signage.
- Create more dedicated bike parking, infrastructure, and amenities.
- Explore microtransit strategies to provide alternatives to the automobile and traditional transit systems

5. Show how community facilities (ranging from municipal buildings to neighborhood recreation) are accessible within the center(s);

Figure 7, below, demonstrates that community facilities in Red Bank are relatively dispersed throughout the community and provide convenient access for most residents. As the entire Borough is proposed to be designated as a Regional Center, sufficient access to community facilities exists within the proposed Regional Center area.

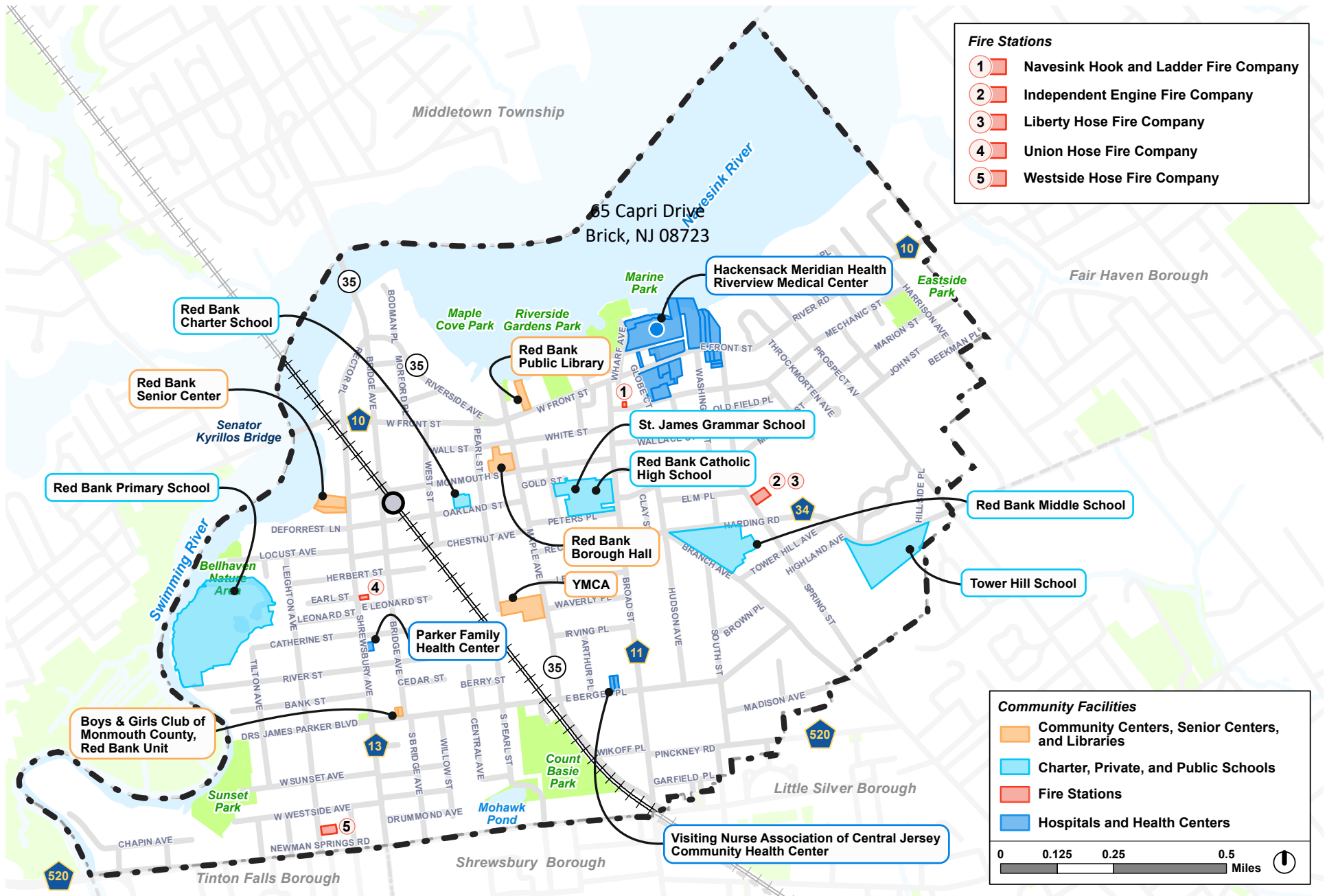


Figure 7 - Community Facilities

Borough of Red Bank

Source: Monmouth County, USGS, NJ Transit, NJDEP, NJDOT, NJ OGIS, Borough of Red Bank, BFJ Planning.

6. Provide general design concepts for Centers, ideally in a visual format or at least through a detailed description. This narrative should also describe major projects in the development pipeline and how they support the center concept.

Due to the built-out nature of the Borough and the Borough's role in the County as a regional arts and cultural center, we respectfully request that the entire Borough be designated as a Regional Center; however, we recognize that PA5 areas may need to be excluded from the Regional Center Area. Please see the Figure 10, which depicts the Proposed Regional Center.

The most significant project currently proposed within the proposed Regional Center is the Transit Village designation that the Borough is currently pursuing. Apart from that, while no development plans for additional large projects have recently been received by the Borough, it is anticipated that several additional large mixed-use projects will be developed within and near the proposed Transit Village area. In addition, inclusionary affordable housing developments are envisioned within the proposed Regional Center area both within the proposed Transit Village area and outside of that area in order to provide reasonable access to affordable housing opportunities throughout the community. It is also important to note that the Borough was previously designated as a Regional Center and many projects of significant size, including several mixed-use projects, were developed during the time period when the previous Regional Center designation was in force.

7. Demonstrate how the center fits appropriately in a broader regional context, particularly in complementing other centers in the region.

Red Bank is centrally located among Monmouth County's other designated centers, which include Atlantic Highlands, Freehold, Long Branch, and Manasquan. This location further elevates the prominence of Red Bank as a literal center in the County. Red Bank also links other centers located along the shore to the south to more northern centers including New Brunswick.

State Plan – Planning Area Policy Objectives

1. **Land Use** - Red Bank has a comprehensive approach to land use that focuses on redevelopment, diversification, and the efficient utilization of scarce land resources. The borough has addressed this goal in the following ways:
 - **Redevelopment Focus:** Red Bank prioritizes the redevelopment of cores and neighborhoods identified through regional planning efforts. This approach aims to revitalize older or underutilized areas while promoting a sense of community cohesion.
 - **Diversification of Land Use:** The Borough encourages a mix of land uses, including housing where appropriate, to create vibrant and balanced communities. This strategy can help support economic growth, provide housing options for residents, and create spaces for businesses to thrive.
 - **Efficient Land Utilization:** Red Bank's land development ordinance aims to ensure the efficient and beneficial use of land resources. This involves regulations and guidelines to promote compact, sustainable development while minimizing sprawl and preserving open space.
 - **Build-out Status and Development Patterns:** Red Bank is already at build-out, meaning there is limited undeveloped land available. As a result, most development involves tear-downs or repurposing of existing buildings. This highlights the importance of strategic planning and redevelopment efforts to maximize the use of existing infrastructure and resources.
 - **Economic Development and Affordable Housing:** The borough uses redevelopment as a tool for economic revitalization and to address affordable housing obligations. This dual focus reflects a commitment to both community development and social equity.

- **Balancing development with open space:** Red Bank seeks to balance the need for development with the preservation of light, air, and open space. The Borough is committed to maintaining quality of life and environmental sustainability amid urban development pressures.

Red Bank's approach to land use is proactive, responsive to community needs, and focused on creating sustainable, inclusive neighborhoods. Continuing to prioritize redevelopment, diversification, and efficient land use will contribute to the Borough's long-term success and resilience.

2. **Housing** – Red Bank's efforts to expand affordable housing opportunities through both its Affordable Housing program and creative zoning strategies demonstrate a proactive approach to addressing housing needs. These initiatives include:

- **Creative Zoning for Additional Dwellings:** By exploring ordinances that permit the construction of additional dwellings within single-family zoning areas, Red Bank aims to increase housing density while maintaining the character of existing neighborhoods. Allowing for the construction of accessory dwelling units (ADUs) or other types of secondary units provides homeowners with additional income opportunities while expanding the availability of affordable housing options within the community.
- **Pursuit of Redevelopment with Affordable Housing Components:** Red Bank's commitment to pursuing redevelopment projects that include an affordable housing component demonstrates its dedication to addressing housing affordability issues head-on. By integrating affordable housing requirements into redevelopment plans, the Borough ensures that new developments contribute to the overall goal of expanding access to affordable housing for residents of varying income levels.
- **Affordable Housing Program:** Red Bank's Affordable Housing program serves as a cornerstone of its efforts to provide housing options for low- and moderate-income households. Through this program, the Borough can allocate affordable housing units, offer financial assistance, and implement policies that promote long-term housing affordability for eligible residents.
- **Community Engagement and Collaboration:** Engaging stakeholders and collaborating with community members, developers, and housing advocates are essential components of Red Bank's approach to addressing affordable housing challenges. By fostering partnerships and soliciting input from diverse perspectives, the Borough can develop more inclusive and effective strategies for expanding affordable housing opportunities.

Red Bank's commitment to providing additional affordable housing opportunities through its Affordable Housing program, creative zoning measures, and redevelopment initiatives reflects its proactive stance in addressing housing affordability concerns. By implementing a multifaceted approach that leverages zoning flexibility, redevelopment incentives, and community partnerships, the Borough aims to create a more equitable and sustainable housing landscape for its residents now and in the future and addresses this goal.

3. **Economic Development** - Red Bank's approach to economic development encompasses a variety of strategies aimed at fostering growth, supporting local businesses, and enhancing the community's role within the regional marketplace. The Borough is addressing this goal through the following:

- **Strategic Land Assembly and Infill Development:** By encouraging strategic land assembly through redevelopment and infill development, Red Bank seeks to optimize land use and promote efficient development patterns. This approach can help revitalize underutilized or vacant parcels, create new opportunities for businesses, and enhance the overall vibrancy of the community.
- **Public-Private Partnerships and Infrastructure Improvements:** Red Bank recognizes the importance of public-private partnerships and infrastructure improvements in driving economic growth. Collaborating with entities like the Riverview Medical Center not only fosters economic development but also enhances community services and amenities. Investments in infrastructure, such as improvements to the stormwater system, contribute to the attractiveness and sustainability of the borough for businesses and residents alike.

- **Job Training and Business Incentives:** Red Bank's focus on job training and incentives to retain and attract businesses underscores its commitment to workforce development and economic vitality. By supporting skill development and offering incentives to businesses, the Borough strengthens its workforce and fosters a business-friendly environment conducive to growth and innovation.
- **Business Improvement District (BID):** The drive to create a Business Improvement District reflects Red Bank's proactive efforts to support local businesses and enhance the commercial environment. A BID can serve as a valuable advocate for local businesses, facilitating collaboration, marketing initiatives, and advocacy for policies that benefit the business community as a whole.
- **Supportive Government Regulations and Policies:** Red Bank's commitment to supportive government regulations, policies, and programs shows its recognition of the role of governance in facilitating economic development. By implementing transparent and streamlined processes, including expedited review of redevelopment proposals, the Borough seeks to encourage private-sector investment and development while ensuring compliance with community goals and standards.

In addressing this goal, Red Bank's multifaceted approach to economic development underscores its proactive stance in creating a dynamic and resilient local economy. By leveraging partnerships, investing in infrastructure, supporting workforce development, empowering local businesses, and fostering a conducive regulatory environment, the Borough aims to enhance its competitiveness and position itself for sustainable growth and prosperity in the regional marketplace.

4. **Transportation** - Red Bank's approach to transportation reflects a commitment to sustainable mobility and reducing automobile dependency. Some of the ways the Borough advances this goal include:

- **Maintenance and Enhancement of Transportation System:** Red Bank prioritizes the maintenance and enhancement of its transportation infrastructure to ensure efficient mobility for residents and visitors. By investing in projects that promote public transit, walking, and alternative modes of transportation, the Borough aims to provide accessible and environmentally friendly transportation options.
- **Encouraging Development near NJ Transit Rail Station:** Fostering development near the NJ Transit rail station aligns with transit-oriented development principles, which aim to create vibrant, mixed-use communities centered around public transportation hubs. By promoting development in close proximity to the rail station, Red Bank encourages transit ridership and reduces reliance on private vehicles.
- **Engagement in Walkability Study:** Red Bank's engagement in a walkability study underscores its commitment to pedestrian-friendly urban design. Understanding how to promote walkability throughout the Borough can lead to the creation of safe, accessible, and enjoyable pedestrian environments, enhancing quality of life and encouraging active transportation.
- **Continuous Review of Transportation Data:** The Borough's practice of continuously reviewing transportation data demonstrates a proactive approach to addressing traffic flow and congestion issues. By analyzing transportation patterns and identifying opportunities for improvement, Red Bank can make informed decisions about transportation infrastructure and policies.
- **Challenges with Existing Roadway Network:** Recognizing the limitations posed by the existing roadway network due to historical development patterns, Red Bank faces challenges in implementing large-scale changes to transportation infrastructure. However, the Borough's commitment to reviewing transportation data indicates a willingness to explore innovative solutions and optimize existing infrastructure to improve traffic flow and enhance mobility.

In summary, Red Bank's efforts to maintain and enhance its transportation system, promote transit-oriented development, engage in walkability studies, and review transportation data reflect a holistic approach to addressing transportation challenges and promoting sustainable mobility in the community. By prioritizing alternative transportation modes and exploring opportunities for improvement, the Borough strives to create a more efficient, accessible, and environmentally friendly transportation network for residents and visitors alike.

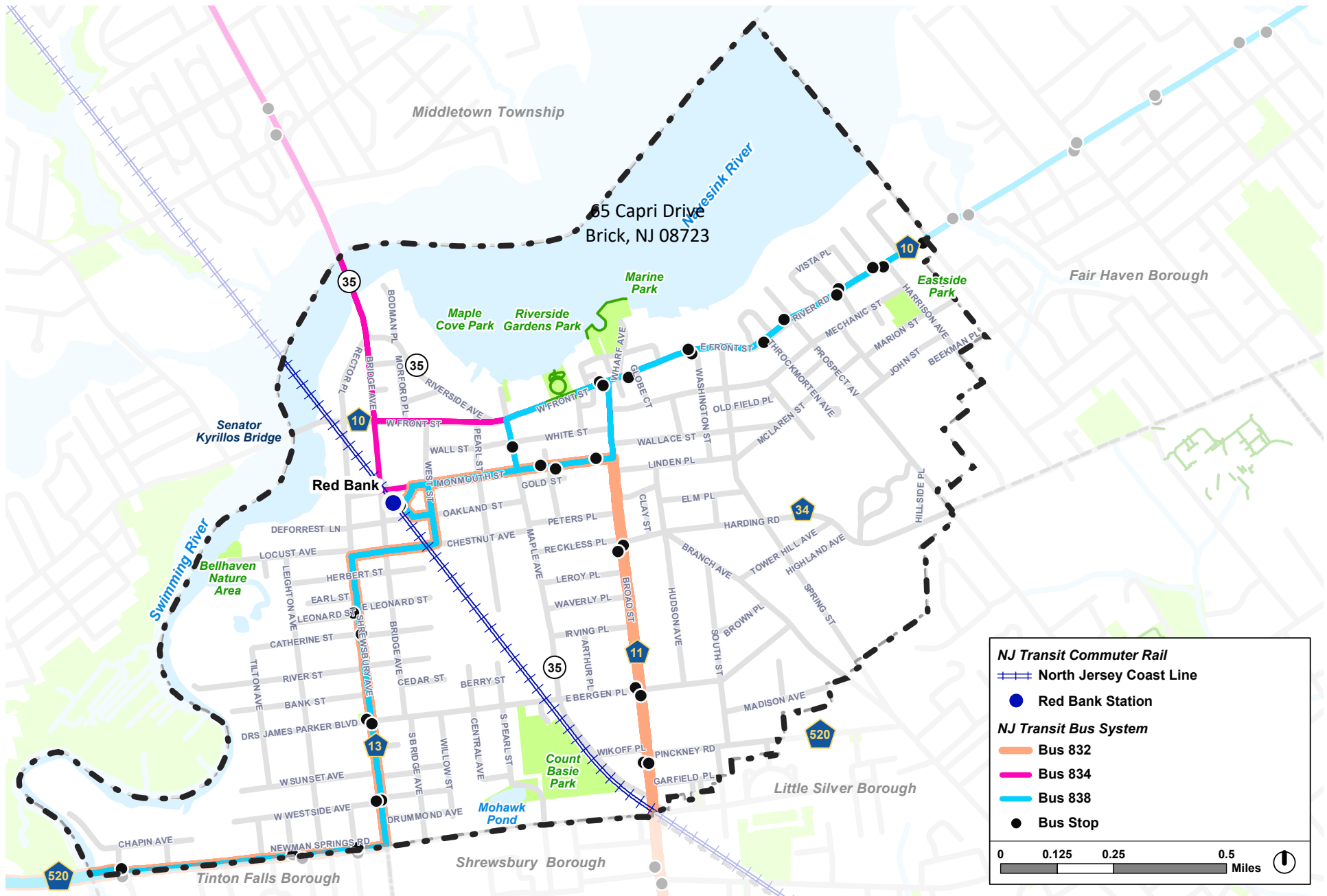


Figure 8 - Public Transportation Network

Borough of Red Bank

Source: Monmouth County, USGS, NJ Transit, NJDEP, NJDOT, OpenStreetMap (OSM) Road Network (Exported from Urban Footprint) BFJ Planning.

5. **Natural Resources** - Red Bank's commitment to natural resources conservation, particularly its efforts along the Navesink River waterfront, reflects a dedication to preserving and enhancing the environmental quality and recreational opportunities within the community. The Borough has undertaken the following efforts to advance this goal:

- **Location Along Water Bodies:** Red Bank's geographical positioning along several water bodies, including the Navesink River, highlights the significance of water resources in the local ecosystem. These water bodies contribute to the biodiversity and natural beauty of the area, serving as valuable habitats for wildlife and sources of recreational activities for residents.
- **Existing Parkland as a Centerpiece:** Red Bank recognizes the importance of existing parkland located along the waterfront as a centerpiece of its natural resources conservation efforts. These parklands provide residents with opportunities for outdoor recreation, relaxation, and connection with nature. By preserving and enhancing these green spaces, the Borough ensures accessibility and enjoyment of the waterfront for all residents.
- **Ensuring Accessibility and Enjoyment:** Red Bank's efforts to ensure accessibility and enjoyment of the waterfront for all residents underscore its commitment to promoting environmental stewardship and community well-being. Accessible and well-maintained parkland encourages residents to engage in outdoor activities, fostering physical and mental health benefits while fostering a sense of community and connection to nature.
- **Preservation of Vital Natural Resource:** Recognizing the ecological and cultural significance of the Navesink River and its surrounding natural areas, Red Bank prioritizes the conservation and protection of this vital natural resource. Preserving water quality, enhancing wildlife habitat, and promoting sustainable land use practices contribute to the long-term health and resilience of the river ecosystem.

In furthering this goal, Red Bank's efforts in natural resources conservation, particularly its focus on the Navesink River waterfront and existing parkland, demonstrate a proactive approach to preserving environmental quality and enhancing community well-being. By prioritizing accessibility, enjoyment, and sustainability, the Borough fosters a deep appreciation for its natural resources while ensuring that future generations can continue to benefit from and enjoy the beauty and ecological diversity of the local landscape.

6. **Agriculture** - Borough of Red Bank has a vibrant agricultural scene despite its limited undeveloped land. The farmer's market held every Sunday from May through November is a fantastic initiative that supports local vendors and showcases the agricultural produce of Monmouth County. To further support and enhance this agricultural aspect of the community, here are some potential goals and actions:

- **Promotion and Outreach:** the Borough provides awareness about the farmer's market through various channels such as social media, local newspapers, community newsletters, and signage throughout the borough.
- **Vendor Diversity:** The Borough continues to encourage a diverse range of vendors to participate in the farmer's market, including not only farmers but also artisans, bakers, and producers of specialty goods.
- **Sustainability Practices:** the Borough promotes sustainable farming practices among local farmers and vendors to minimize environmental impact and ensure the long-term health of agricultural resources.
- **Community Engagement:** the Borough organizes events and activities at the farmer's market to engage the community, such as cooking demonstrations, live music performances, or educational workshops on gardening and nutrition.
- **Support Local Farms:** Through the farmers market, the Borough established partnerships with local farms and agricultural organizations to provide support, resources, and assistance to farmers in the region.

- **Accessibility:** the Borough is committed to ensuring that the farmer's market is accessible to all residents, including those with limited mobility or financial means, by offering transportation services and encouraging vendors to accept SNAP benefits, and providing discounts or subsidies for low-income families.

By setting and pursuing these goals, Red Bank will continue to nurture its agricultural heritage and support local farmers and vendors while fostering a sense of community and sustainability.

7. **Recreation** - Enhancing recreation opportunities in Red Bank is vital for the community's well-being and quality of life and a goal the Borough is committed to furthering. Some ways the Borough has is addressing this goal include:

- **Park Maintenance and Improvement:** The Borough continues to allocate resources for the regular maintenance and improvement of neighborhood parks, including Riverview Park. This includes upgrading playground equipment, picnic areas, walking trails, and landscaping to ensure a pleasant experience for visitors.
- **Accessibility Upgrades:** The Borough routinely conducts assessments to identify any accessibility barriers within parks and implement necessary upgrades to ensure that all residents, including those with disabilities, can fully enjoy the recreational amenities.
- **Community Engagement:** To foster a sense of community ownership and pride in local parks the Borough involves residents through the Borough's Parks and Recreation Committee in park improvement projects and through goal setting.
- **Safety Measures:** the Borough continue to provide for additional safety measures such as adequate lighting, signage, and emergency call boxes to enhance the safety and security of park visitors, especially during evening hours.
- **Environmental Sustainability:** the Borough seeks to incorporate sustainable practices into park management, such as native landscaping, water conservation measures, and recycling programs, to minimize environmental impact and promote eco-friendly recreational spaces.
- **Programming and Events:** the Borough prides itself on offering diverse recreational programming and events in parks throughout the year to cater to the interests and needs of residents of all ages and backgrounds.
- **Partnerships and Funding:** the Borough actively seeks partnerships with local businesses, nonprofit organizations, and government agencies to leverage resources and secure funding for park improvement projects, infrastructure upgrades, and recreational programming initiatives.

By prioritizing these initiatives, Red Bank can ensure that its parks remain vibrant, accessible, and inviting spaces that contribute to the health, happiness, and sense of community among its residents.

8. **Redevelopment** – Red Bank's redevelopment efforts are aimed at enhancing public safety, promoting pedestrian activity, and reducing automobile dependency with the goal of significantly improving the livability and sustainability of the community. Strategies and considerations for furthering these redevelopment goals include:

- **Transit-Oriented Development (TOD):** Through redevelopment, the Borough has encouraged mixed-use development the NJ Transit station to encourage a pedestrian-friendly neighborhood where residents can live, work, and access amenities without relying heavily on cars.
- **Smart Growth Principles:** the Borough has embraced smart growth principles that emphasize compact, mixed-use development patterns, higher density housing, and preservation of green spaces and natural resources. The goal of this approach minimizes urban sprawl, maximize land efficiency, and fosters vibrant, walkable communities. The Borough is investing allowing existing single-family dwellings to include additional dwellings to address both affordability issues and to encourage the efficient use of land,

- **Pedestrian Infrastructure:** The Borough continues to invest in pedestrian infrastructure enhancements such as well-lit sidewalks, pedestrian-friendly street crossings, wayfinding signage, and public seating areas to create a safer and more inviting walking environment for residents and visitors.
- **Public Space Activation:** the Borough seeks to activate underutilized public spaces and plazas through placemaking initiatives, public art installations, pop-up markets, and community events to foster social interaction, civic engagement, and a sense of place.
- **Mixed-Use Development:** Through both ordinance amendments and redevelopment initiatives, the Borough encourage the development of mixed-use buildings that combine residential, commercial, and recreational uses within the same neighborhood or district. This creates vibrant, 24/7 communities where residents can access essential services and amenities within walking distance of their homes.

By prioritizing these strategies and fostering collaboration among various stakeholders, Red Bank can create a more sustainable, equitable, and resilient built environment that enhances quality of life for its residents while promoting economic vitality and environmental stewardship.

9. **Historic preservation** - Preserving the historic character of Red Bank is essential for maintaining its unique identity and cultural heritage. Here are some strategies and considerations for effective historic preservation:

- **Historic District Designation:** Efforts are underway by the Borough to identify and designate historic districts within Red Bank where the architectural and cultural heritage is particularly significant. Establishing this historic district will allow for the implementation of specific preservation guidelines and design standards tailored to the unique character of each area.
- **Heritage Conservation Ordinances:** the Borough has enacted a heritage conservation ordinance that regulate development and construction activities. This ordinance includes provisions for architectural review, building height limitations, facade preservation, and compatible design guidelines to ensure new development harmonizes with the existing historic fabric.
- **Public Education and Outreach:** Through the efforts of the Borough's Visitors Center, the Borough seeks to raise awareness about the importance of historic preservation among residents, businesses, and community stakeholders through educational programs, walking tours, workshops, a web site, and public presentations. These efforts foster a sense of pride and stewardship for Red Bank's cultural heritage and historic assets.
- **Partnerships with Preservation Organizations:** The Borough and its Visitors Center have collaborated with local preservation organizations, historical societies, and advocacy groups such as the New Jersey Division of Travel and Tourism to leverage expertise, resources, and community support for preservation initiatives.
- **Adaptive Reuse and Rehabilitation:** Ther borough continues to encourage adaptive reuse and rehabilitation of historic buildings for compatible uses that breathe new life into underutilized structures while retaining their architectural integrity and cultural significance.

By implementing these strategies and fostering a culture of historic preservation, Red Bank can safeguard its rich architectural heritage and cultural legacy for future generations to appreciate and enjoy.

10. **Public facilities and services** - The redevelopment of municipal facilities and the improvement of public services in Red Bank are crucial for enhancing efficiency, sustainability, and the overall quality of life for residents. Here are some strategies and considerations Red Bank has engaged in to advance this goal:

- **Comprehensive Municipal Complex:** Red Bank's municipal complex consolidates many Borough activities and services into one centralized location. This facility incorporates energy-efficient features such as an energy-efficient HVAC system and sustainable building materials to minimize environmental impact and reduce operational costs.

- **Elimination of Deficiencies and Redundancies:** Identifying and addressing deficiencies and redundancies in existing municipal facilities and services through a comprehensive needs assessment and gap analysis remains part of the Borough’s plan. It seeks to streamline processes, update outdated infrastructure, and integrate technology solutions to improve service delivery and enhance customer satisfaction.
- **Sustainable Development Practices:** The Borough will integrate sustainable development principles into the planning, design, and construction of public facilities and infrastructure. It will implement green building standards, stormwater management techniques, and landscaping strategies that promote biodiversity and ecosystem health.
- **Sidewalk Improvement Program:** The Borough intends to conduct a thorough review of existing sidewalks and pedestrian infrastructure to identify areas for improvement and prioritize maintenance and repair efforts. This effort ensures that sidewalks are accessible, well-maintained, and compliant with ADA accessibility guidelines to promote walkability and enhance public safety for pedestrians of all ages and abilities.
- **Safe Routes to Schools:** The Borough will continue to collaborate with local schools, parents, and transportation agencies to implement Safe Routes to School initiatives aimed at improving pedestrian and bicycle safety for students traveling to and from school. The borough already received funding under this program to improve several instructions the serve as routes to school.

11. **Intergovernmental Cooperation:** By prioritizing these strategies and initiatives, Red Bank seeks to create a more efficient, sustainable, and inclusive community that meets the evolving needs and aspirations of its residents while enhancing the overall quality of life for generations to come. Intergovernmental coordination between Red Bank and Monmouth County is crucial for effective service delivery, resource management, and coordinated development efforts. Here are some key aspects and strategies for enhancing this partnership:

- **Collaborative Policy Development:** Foster regular communication and collaboration between Red Bank officials and representatives from Monmouth County to develop shared policies, priorities, and strategic plans that address common challenges and opportunities facing the region. This collaborative approach ensures that resources are leveraged efficiently and initiatives are aligned with broader regional goals.
- **Data Sharing and Analysis:** The Borough is committed to exchange data and information with Monmouth County agencies and surrounding municipalities to support evidence-based decision-making, performance monitoring, and evaluation of public programs and services. Shared data platforms and analytical tools enable stakeholders to identify trends, assess community needs, and measure the impact of interventions effectively.
- **Resource Sharing and Capacity Building:** The Borough will explore opportunities for resource sharing, joint procurement, and mutual aid agreements between Red Bank and Monmouth County to optimize service delivery, minimize duplication of efforts, and achieve economies of scale. Pooling resources and expertise enhances operational efficiency and enables both entities to address emerging challenges more effectively.
- **Regular Communication Channels:** The Borough is committed to maintaining open lines of communication and regular meetings between Red Bank officials and counterparts in Monmouth County to address emerging issues, share best practices, and coordinate response efforts during emergencies or crises. Effective communication fosters trust, transparency, and accountability in intergovernmental relationships.

By prioritizing intergovernmental coordination and collaboration, Red Bank and Monmouth County can maximize the impact of their collective efforts, promote sustainable development, and enhance the overall well-being of residents and communities across the region.

Planning Areas

Red Bank is located predominantly within the Metropolitan Planning Area (PA1) and is among the older shore area town in Monmouth County mentioned on page 187 of the State Plan. Like many of these municipalities, Red Bank has made enormous public investment in infrastructure and is almost fully developed with little vacant land available. Red Bank is specifically noted on page 188 of the State Plan as being a, "mixed use Core that provides regional commercial, institutional, cultural, and transportation opportunities," for the area.

The State Plan Policy Map divides the state into 5 distinct planning areas: the metropolitan, suburban, fringe, rural, and environmentally sensitive planning areas, with each successive planning area targeted for less development and enhanced environmental protections. Each Planning Area has policy objectives that are intended to encourage or discourage growth and development within their respective areas. Red Bank Borough's current plans and the proposed Regional Center boundary are consistent with the intent and objectives of applicable planning areas discussed in the State Development and Redevelopment Plan. All land in Red Bank is located within Planning Areas 1 and 5, the attributes of which are described below. The existing Planning Area 1 and 5 areas are proposed to remain as they currently exist.

The Metropolitan Planning Area – Planning Area 1 contains land area that is envisioned to provide for much of the State's future development and redevelopment. This area generally contains dense existing development with infrastructure already in place to support further growth. Redevelopment and development, infill development of commercial and industrial uses for economic development, and a full range of housing choices are to be encouraged in PA- 1. This area is also anticipated to host major employment centers. Transportation systems are envisioned to capitalize on the higher density development, with public transit services being offered in these areas. Natural resources and agricultural lands are encouraged to be preserved, and a sufficient amount of open space for active and passive recreation is anticipated to be provided. Historic preservation is encouraged through adaptive reuse of historic structures, when feasible, while also allowing redevelopment to occur in suitable locations. Infrastructure is encouraged to be repaired and/or upgraded to provide capacity for new development.

Environmentally Sensitive Planning Area – Planning Area 5 The Environmentally Sensitive Planning Area contains large contiguous land areas with valuable ecosystems, geological features and wildlife habitats particularly in the Delaware Bay and other estuary areas, the Highlands Region, and coastal area. The future environmental and economic integrity of the state rests in the protection of these irreplaceable resources. Some of these lands have remained somewhat undeveloped or rural in character. Other areas, particularly New Jersey's coastal barrier islands, have experienced advanced levels of development, but remain highly vulnerable to natural forces. Existing Centers within the Environmentally Sensitive Planning Area have been, and often remain, the focus of residential and commercial growth and public facilities and services for their region, as well as supporting the recreation and tourism industries.

Existing State Plan Policy Map

Under the current State Plan Policy Map, the Borough of Red Bank is predominantly within the PA-1 Metropolitan Planning Area with small PA-5 Environmentally Sensitive Planning Areas located along the waterfront.

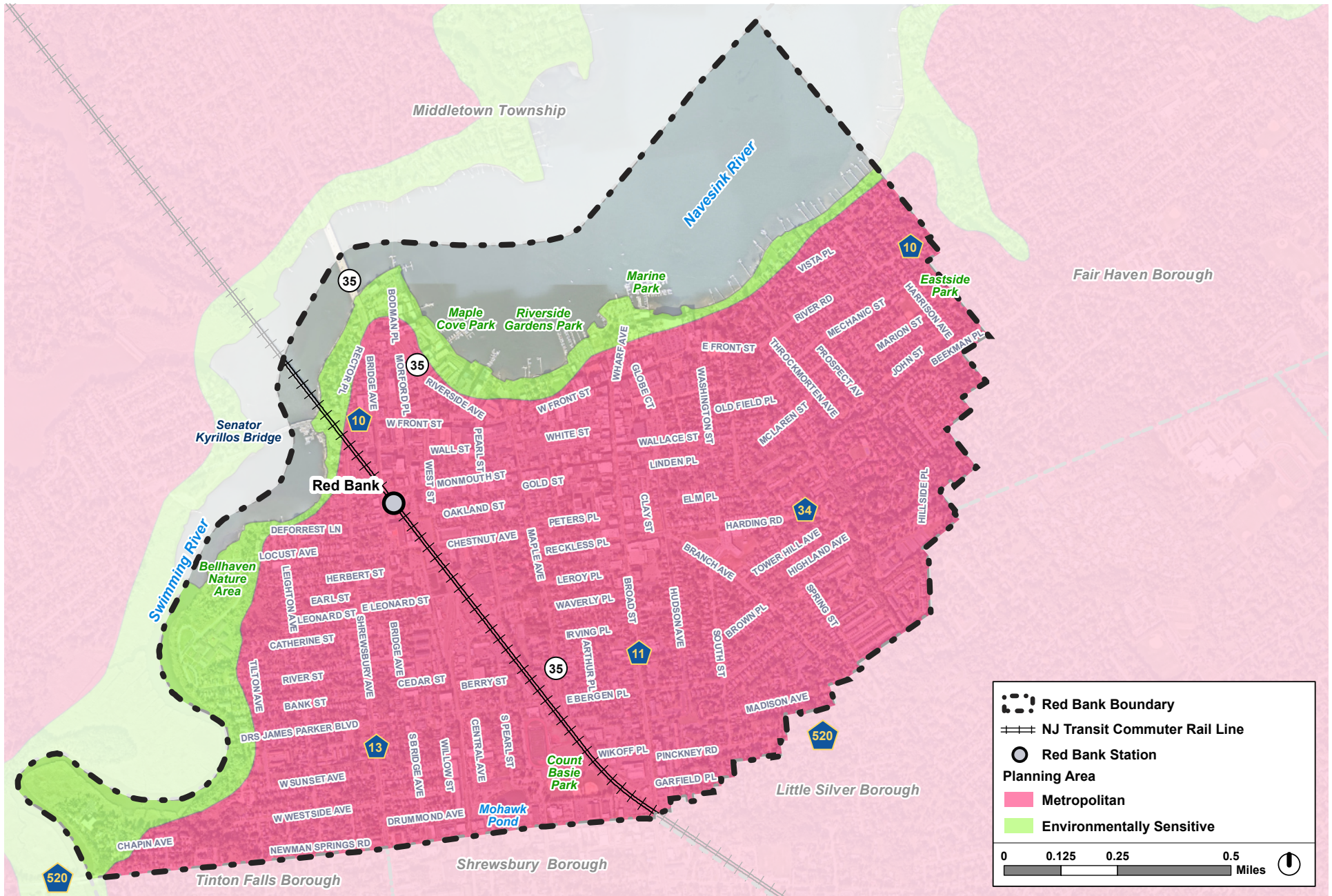


Figure 9 - Existing State Plan Policy Map

Borough of Red Bank

Source: Monmouth County, USGS, NJ Transit, NJDEP, NJDOT, OpenStreetMap (OSM) Road Network, NJOGIS, BFJ Planning.

Proposed State Plan Policy Map

Through the ongoing Plan Endorsement Process, the only change the Borough is proposing to the State Plan Policy Map is to reinstate the Regional Center boundary that Red Bank had previously. No other changes are proposed at this time.

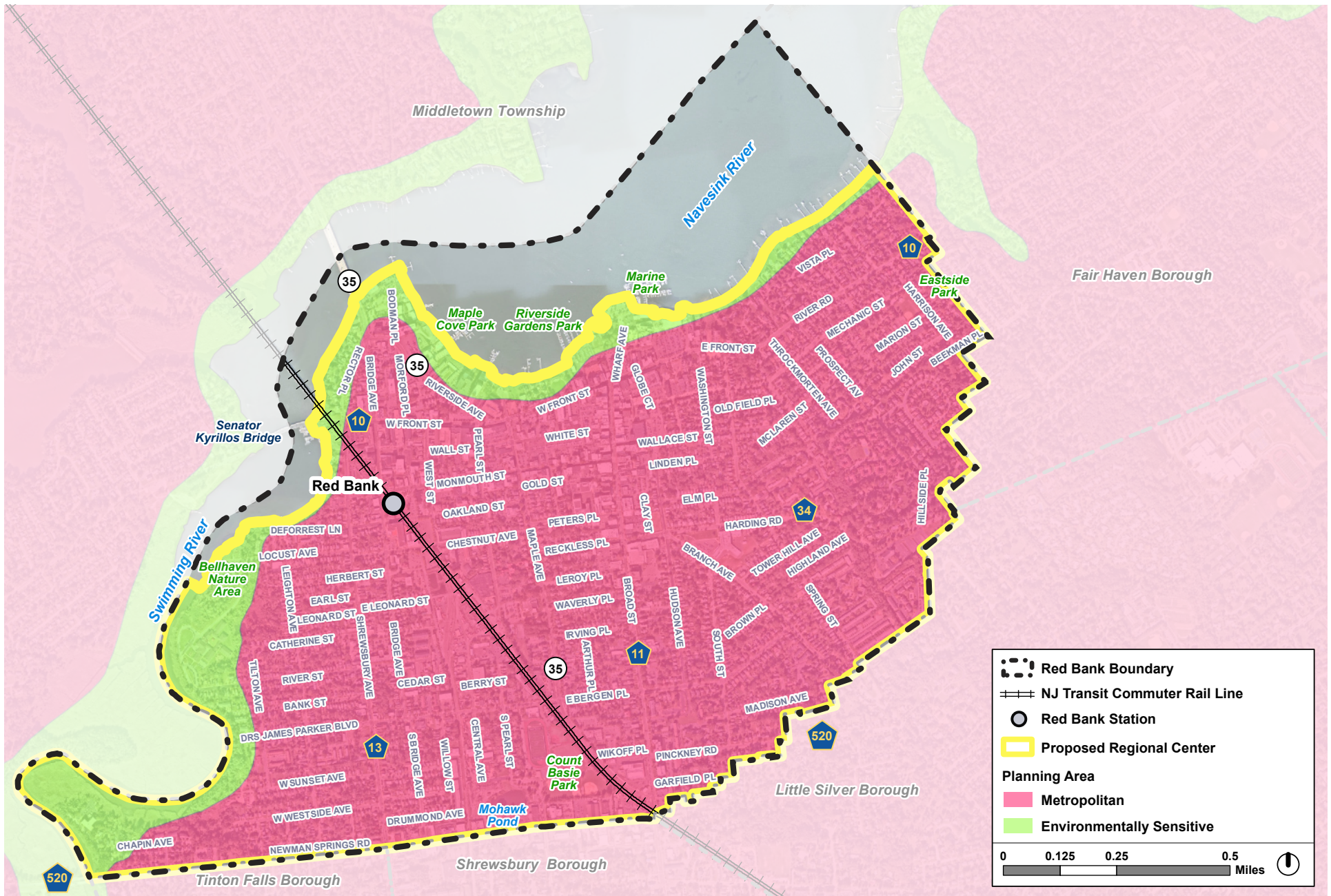


Figure 10 - Proposed State Plan Policy Map

Borough of Red Bank

Source: Monmouth County, USGS, NJ Transit, NJDEP, NJDOT, OpenStreetMap (OSM) Road Network, NJGIS, BfJ Planning.

Mapping

GIS Shapefiles of all proposed core boundaries, and Planning Areas will be provided under separate cover.

State Agency Actions and Assistance / Expected Benefits

The Borough of Red Bank is requesting that the State Planning Commission adopt the mapping changes proposed herein in order to reinstate the Red Bank Regional Center. In addition, the Borough is requesting continued and enhanced cooperation from State agencies for the following items:

Sunset Landfill Property: The Borough is interested in priority review from NJDEP for the Sunset Landfill area with respect to the Borough's submissions under the HSDRF program. As the Borough is actively seeking to perform the soil investigations within the site and subsequent development of the land, Red Bank would like to pursue grant opportunities and funding under HSDRF and other sources to meet the project deadline of May 2029 for full remediation of the site.

Transit Village Designation: As the Borough is in the process of designating areas around the train station as an Area in Need of Redevelopment, the Borough is interested in technical assistance to revise the Transit Village application.

Bicycle Routes: The Borough is also interested in a safe streets program for incorporating more bicycle routes throughout Red Bank, which could connect park systems with a potential shared bike lane.

Riverwalk Pathway: The Borough would also like assistance with the development of the Riverwalk path along the Navesink and Swimming Rivers.

Conclusion

The Borough of Red Bank is pleased to submit this Municipal Self-Assessment Report to enhance coordination and consistency between the state, county and municipal planning efforts to facilitate the achievement of the goals and policies of the State Planning Act. This Report demonstrates that the Borough's existing Master Plan, ordinances, and related documentation are generally consistent with the goals, objectives, and policies of the State Development and Redevelopment Plan.

The Borough hopes and envisions that the effort put into this voluntary process will result in an increased understanding of the potential improvements that could be accomplished through enhanced coordination of public resources and cooperation. The Borough's residents and businesses are anticipated to benefit from the outcome of this important process.

Appendix A: Resolution Establishing Citizens Advisory Committee

MINUTES
RED BANK PLANNING BOARD
May 17, 2021

The Red Bank Planning Board held a Planning Board meeting on Monday May 17, 2021 at 7:00 pm, via Zoom in the Municipal building, first floor Council Chambers, 90 Monmouth Street, Red Bank, New Jersey.

Chair Dan Mancuso called the meeting to order at 7:04 pm. A roll call showed the following members were in attendance: Mayor Menna, Tom Welsh, Dan Mancuso, Kristina Bonatakis, Barbara Boas, Juanita Lewis, Dave Cassidy, and Erik Perry. Also present were Mike Leckstein, Esq., PE, Shawna Ebanks, Director of Community Development and Maria Graziano, Board Secretary.

Dan Mancuso read the Open Public Meeting Statement Act. An Adequate and electronic notice with the time, place and matter was posted in the two newspapers, with the Borough Clerk's office, the Borough website and posted outside the Red Bank Meeting room and on the front door of Borough Hall.

Dan Mancuso opened the meeting to the public for non-agenda items of which there were none.

The Threshold Analysis Report will be held onto if needed in the future for the Master Plan Revision. Dan Mancuso explained the process of revising the Master Plan, which is a long process.

The sub-committee will consist of Dan Mancuso, Mayor Menna, Kristina Bonatakis and Dave Cassidy. Mayor Menna explained the sub-committee does not make any decisions, they simply obtain the information and report it to the Planning Board, so they can vote on the information.

Tom Welsh clarified that there has not been any information obtained by the prior Zoning Officer to start the process.

Dan Reardon, 20 Irving Place, clarified the Threshold Analysis was not acted on. Cindy Burnham, 71 Wallace Street clarified the Threshold Analysis Report was paid for. The Redevelopment Agency can confirm the amount.

Dave Cassidy made a motion to adjourn the meeting, seconded by Erik Perry. The meeting was adjourned at 7:15pm.

Respectfully submitted,
Dina Anastasio

Appendix B: Approved Major Developments

Approved Major Development														
Development Name	Address	Block	Lot	Type	# of Units	Commercial Space	AH Units	Studio	1 BR	2 BR	3 BR or More	Status	Board Approval	Notes
Azalea Gardens	36 Harding Road	58	1-6	Multi-Family	14	N/A	2	0	0	2	14	Under Construction	9/7/2017	Approval Extension - 12/3/2020
170 Monmouth Street	170 Monmouth Street	36	23.01	Mixed-Use	20	1,300 sf	4	0	8	11	1	Completed	1/19/2019	Amended Approval - 4/1/2021
Southbank At Navesink	16-22 West Front Street	9.01	6.01, 7	Multi-Family	10	N/A	0	0	0	10	0	Under Construction	6/6/2019	
Park Valley Monmouth	120 Monmouth Street	33	9.01	Mixed-Use	32	1,293 sf	5	0	11	20	1	Under Construction	10/21/2021	
Shrewsbury Manor	Riverside Avenue/ Allen Place	5	5, 6.01, 9.02	Multi-Family	10	N/A	0	0	6	4	0	Under Construction	11/15/2021	
273 Shrewsbury Avenue	273 Shrewsbury Avenue	77	1, 2.01, 2, 3, 25.02	Mixed-Use	10	1,410 sf	0	0	0	10	0	Abandoned	12/2/2021	
Rivermark	96-98 West Front Street	8	2,3	Mixed-Use	10	600 sf	0	0	5	5	0	Under Construction	12/2/2021	
One Globe Court	19-29 Mechanic Street	28	4	Multi-Family	40	N/A	6	0	10	30	0	Under Construction	10/20/2022	
121 Monmouth Street	121 Monmouth Street	42	7,8,9,10,11.01	Mixed-Use	45	2,005 sf	7	6	7	32	0	Under Construction	11/3/2022	
176 Riverside Avenue	176 Riverside Avenue	3	2.01, 4.01, 6, 7.01, 9.01	Mixed-Use	212	13,050 sf	32	0	87	119	6	Under Construction	12/16/2019	Amended Approval - 5/16/2022
Thrive RB	273 Shrewsbury Avenue	77	1, 2, 2.01, 3, 25.02	Multi-Family	33	N/A	5	1	32	0	0	Resolution Compliance	9/7/2023	

Appendix C: Proof of Publication, Resolution, and Meeting Minutes from Public Hearing for Adoption of the MSA Report



BOROUGH OF RED BANK

90 MONMOUTH STREET ♦ RED BANK ♦ NJ 07701

MUNICIPAL COUNCIL ♦ REGULAR MEETING AGENDA JUNE 13, 2024 ♦ 6:30PM

SUNSHINE STATEMENT This meeting is being held in accordance with the Public Laws of 1975, Chapter 231 and adequate notice of this meeting has been provided by a notice sent to the Asbury Park Press, the Two River Times and the Star Ledger and posted in the main lobby of the municipal building and on the municipal website.

OPMA authorizes municipalities to conduct public meetings through use of streaming services and other online meeting platforms. The Red Bank Council is meeting in person as well as providing an option for the public to participate via ZOOM video meetings. Please note that the option to attend is being provided as a courtesy, therefore, if Zoom becomes unavailable during the meeting and it cannot quickly be fixed, Council will continue with the remainder of the meeting. For those joining us via Zoom, please raise your hand during designated times to be recognized for a comment. Whether you are appearing in person or via Zoom, you must provide your name to be recognized.

PLEDGE OF ALLEGIANCE

I. ROLL CALL

BONATAKIS CASSIDY FACEY-BLACKWOOD FOREST JANNONE TRIGGIANO PORTMAN

II. PROCLAMATIONS, ANNOUNCEMENTS, APPOINTMENTS

- a) PRIDE Month
- b) Juneteenth

III. PRESENTATIONS -

- a) Girl Scout Troop #625 – Certificates of Excellence
- b) Self-Assessment – Municipal Plan – BFJ Consulting

IV. PUBLIC COMMENTS ON AGENDA ITEMS ONLY

V. APPROVAL OF MINUTES AND REPORTS

- a) 05/23/2024
- b) 05/23/2024 Exec Session

VI. ORDINANCES

- a) Public Hearing and Adoption #2024-25 Amend Chap 490-107 Stormwater Management and Control
- b) Public Hearing and Adoption #2024-26 Bonding for Count Basie Improvements
- c) Public Hearing and Adoption #2024-27 Bonding for TAP Grant Projects
- d) Public Hearing and Adoption #2024-28 Bonding for Road Improvements
- e) Public Hearing and Adoption #2024-29 Bonding for Marine Park Improvements
- f) Public Hearing and Adoption #2024-30 Bonding for Water/Sewer Utility
- g) Public Hearing and Adoption #2024-31 Amending Chapter 680: "Vehicles And Traffic" To Prohibit The Overnight Parking Of Oversized Vehicles On Public Streets And Rights-Of-Way

NOTE: This may not be the order of business. There may be additions or deletions.

- h) Introduction 2024-32 Amending Chapter 270: “Cannabis” Of The Borough’s Revised General Ordinances To Dedicate All Cannabis Transfer Tax Revenue To The Red Bank Borough Parks And Recreation Trust Fund
- i) Introduction 2024-33 Amending Chapter 85: “Mayor And Council” Of The Borough’s Revised General Ordinances To Remove Mandatory Standing Committees And Administrative Duties And Replace Same With Discretionary Project/Policy/Issue-Specific Committees Of The Borough Council

VII. RESOLUTIONS

- a) 24-143 Approving Bill List
- b) 24-144 Refund Developers Escrow
- c) 24-145 Refund Water Over Payment
- d) 24-146 ABC Renewal Club Licenses
- e) 24-147 ABC Renewal Consumption Licenses
- f) 24-148 ABC Renewal Distribution Licenses
- g) 24-149 ABC Renewal Inactive License for 2023/2024
- h) 24-150 Shared Services With Monmouth County for Records Information Management Services
- i) 24-151 Award Accu Scan Systems -RIMS Migration Services
- j) 24-152 Award Sunrise Systems, Inc. – RIMS Conversion and Migration Services
- k) 24-153 Statement of Intent To Pursue Plan Endorsement And Authorization To Submit The Municipal Self-Assessment
- l) 24-154 Adoption of Updated Police Department Rules and Regulations Manual

VIII. DISCUSSION AND ACTION

- 1)

IX. PUBLIC QUESTIONS COMMENTS

X. MAYOR & COUNCIL COMMENTS

XI. MANAGERS REPORT

XII. EXECUTIVE SESSION #24 - ____

__

XIII. ADJOURNMENT

TIME _____



14 May 2024

Shawna Ebanks, P.P., AICP
Director of Community Development
Borough of Red Bank
90 Monmouth Street, 3rd Floor
Red Bank, NJ 07701

RE: Municipal Self-Assessment Report

Dear Ms. Ebanks,

The Red Bank Green Team (RBGT) has reviewed the Draft Municipal Self-Assessment Report. After review, the RBGT agrees with the contents of the report and has no comments.

Please feel free to contact me with any questions.

Respectfully submitted,

Paulo Rodriguez Heyman
RBGT Chair

**BOROUGH OF RED BANK
COUNTY OF MONMOUTH**

RESOLUTION 24-153

**STATEMENT OF INTENT TO PURSUE PLAN ENDORSEMENT AND AUTHORIZATION TO
SUBMIT THE MUNICIPAL SELF-ASSESSMENT REPORT TO THE OFFICE OF SMART
GROWTH**

WHEREAS, the State Planning Act recognizes that New Jersey requires sound and integrated land use planning and coordination of planning at all levels of government in order to conserve the state's natural resources, revitalize the urban centers, protect the quality of the environment, and provide needed housing and adequate public services at a reasonable cost while promoting beneficial economic growth, development and renewal; and

WHEREAS, Plan Endorsement is a voluntary review process developed by the State Planning Commission to provide the technical assistance and coordination of the State for municipalities, counties, and regional agencies to meet the goals of the State Planning Act and State Development and Redevelopment Plan (State Plan); and

WHEREAS, the purpose of the Plan Endorsement process is to increase the degree of consistency among municipal, county, regional and state agency plans with each other and with the State Plan and to facilitate the implementation of these plans and guide where and how development and redevelopment can be accommodated in accordance with the State Plan; and

WHEREAS, the State Planning Rules and Plan Endorsement Guidelines incorporate, and expand upon, the principles of the Municipal Land Use Law in order to help towns plan for a sustainable future; and

WHEREAS, the State Planning Rules and Plan Endorsement Guidelines require the preparation and submission of a Municipal Self-Assessment Report as the means by which a municipality assesses the consistency of its existing community vision and planning documents with the State Plan; and

WHEREAS, the Mayor and Council of Red Bank desire to obtain Plan Endorsement from the State Planning Commission; and

WHEREAS, Red Bank has prepared a Municipal Self-Assessment Report pursuant to the State Planning Rules and Plan Endorsement Guidelines; and

WHEREAS, the Municipal Plan Endorsement Advisory Committee has reviewed the Municipal Self-Assessment Report and recommends that the Mayor and Council approve it for submission to the State Planning Commission and the Office of Smart Growth towards Red Bank's pursuit of Plan Endorsement.

NOW THEREFORE BE IT RESOLVED that the Mayor and Council of the Borough of Red Bank hereby expressly state the intention of Red Bank to pursue Plan Endorsement by the State Planning Commission; and

NOW THEREFORE BE IT FURTHER RESOLVED that the Mayor and Council of Red Bank approves the Municipal Self-Assessment Report and authorizes it be submitted to the Office of Smart Growth for consideration and review as part of the effort to pursue Plan Endorsement.

NOW THEREFORE BE IT FURTHER RESOLVED that the Clerk of the Borough of Red Bank shall transmit a copy of this Resolution and the Notice as required by the State Planning Rules to the State Planning Commission and the Office of Smart Growth.

	MOVED	SECONDED	AYES	NAYS	ABSTAIN	ABSENT
Councilmember Bonatakis						
Councilmember Cassidy						
Councilmember Facey-Blackwood						
Councilmember Forest						
Councilmember Jannone						
Councilmember Triggiano						
Mayor Portman						
ON CONSENT AGENDA	Yes		No			

I hereby certify that the above Resolution was adopted by the Borough Council of the Borough of Red Bank, In the County of Monmouth at a Meeting held on June 13, 2024.

 Laura Reinertsen. Borough Clerk

DRAFT PLAN ENDORSEMENT
MUNICIPAL SELF-ASSESSMENT REPORT



RED BANK BOROUGH

MONMOUTH COUNTY, NEW JERSEY

Adopted [REDACTED], 2024

Prepared by:

BFJ Planning
115 Fifth Avenue
New York, NY 10003

Acuity Consulting Services
65 Capri Drive
Brick, NJ 08723

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Introduction

Plan Endorsement is a process that seeks cooperation and alignment of goals, policies, and regulations among the various levels of government at the municipal, county, and state agency levels, so that the actions of the State, County, and municipalities do not conflict with one another. The process is also intended to implement the goals of the State Planning Act (N.J.S.A. 52:18A-196 et seq). These measures have many different benefits, including increased efficiency, promotion of smart growth principles and principles of sound planning, and facilitating the movement of projects and programs forward at the municipal, county, and state agency levels.

Red Bank Borough is seeking Municipal Plan Endorsement to obtain redesignation of its expired Regional Center, to help ensure that the goals and vision of the Borough are aligned with the State's, and to regain access to the Benefits of Plan Endorsement, such as being more competitive in terms applying for grants and funding under certain State programs.

The Borough's 2023 Master Plan established goals and objectives, which are consistent with the State Plan. Representative goals from pages 14-15 of the Borough's Master Plan are included below and demonstrate the Borough's commitment to smart-growth oriented planning, affordable housing, access to parks and open space, and resilience and adaptation to climate change. Other Master Plan Goals and Strategies are consistent with other aspects of the State Plan as well. More details regarding State Plan consistency are included in subsequent sections of the report.

1. Embrace a smart growth mentality with targeted infill development that minimizes unwanted negative impacts.
2. Preserve and create affordable housing opportunities for residents across the economic spectrum, ages, and family types with a comparable level of quality and amenities as market-rate options.
3. Ensure that all residents can readily access the Borough's parks, waterfront, transit, and municipal services.
4. Take steps to mitigate and adapt to the impacts of climate change and enhance long-term environmental sustainability.

Planning issues that Plan Endorsement could help address include traffic and transportation issues, helping promote continued economic revitalization throughout the Borough, balancing commercial and residential development, continued implementation of the Borough's Housing Plan Element and Fair Share Plan, and ensuring that the Borough's resiliency and sustainability goals and strategies leverage the latest data, tools, grants, and funding available from the State.

While there may be a primary driving issue for the petitioner's interest in Plan Endorsement, it must be considered from a broader planning perspective. It needs to be linked to infrastructure and resource capacity, address the balance of commercial and residential development, and fit in a good design context. The Borough considered the need to obtain the redesignation of the Regional Center during the preparation of the Master Plan and is eager to participate and complete the Plan Endorsement process. Additional efforts to date as they pertain to the Plan Endorsement Process include Submission of all required Pre-Petition meeting material and, participation a Pre-Petition meeting on December 12, 2023.

With respect to the State Plan Map, the Borough wishes to reinstate its expired Regional Center and retain its Metropolitan Planning Area but understands that the certain environmentally sensitive areas may need to be excluded from the Regional Center and the Metropolitan Planning Area.

Purpose of Plan Endorsement

The purpose of Plan Endorsement is to establish consistency among municipal, county, regional and state agencies with each other and with the State Plan. The goals of plan endorsement are as follows:

1. Encourage municipal, county, regional and state agency plans to be coordinated and support each other to achieve the goals of the State Plan;
2. Encourage municipalities and counties to plan on a regional basis while recognizing the fundamental role of the municipal master plan and development regulations;
3. Consider the entire municipality, including Centers, Cores, Nodes and Environs, within the context of regional systems;
4. Provide an opportunity for all government entities and the public to discuss and resolve common planning issues;
5. Provide a framework to guide and support state investment programs and permitting assistance in the implementation of municipal, county and regional plans that meet statewide objectives; and
6. Learn new planning approaches and techniques from municipal, county and regional governments for dissemination throughout the state and possible incorporation into the State Plan.
7. Ensure that petitions for Plan Endorsement are consistent with applicable State land use statutes and regulations.

Benefits of Plan Endorsement

Upon receiving Plan Endorsement, State agencies will provide benefits to the municipality to assist in implementing the endorsed plan. This assistance will include technical assistance, direct State capital investment, priority for State grants and low-interest loans, preferential interest rates, and a coordinated regulatory review for projects consistent with endorsed plans. A benefits package will be put together at the time of the Action Plan so that the municipality and State agencies have a mutual understanding of what the municipality will need to do in order to be entitled to the State's resources, and what the State needs to do to dedicate resources and earmark funds, if appropriate. The municipality and State agencies should consider as part of the benefits package all future projects for which the municipality seeks state financial and technical assistance.

Plan Endorsement Process

Plan Endorsement involves a 10-step process with specific timeframes in which the State must respond. The steps are as follows:

- Step 1: Pre-Petition
- Step 2: Plan Endorsement Advisory Committee
- Step 3: Municipal Self-Assessment Report**
- Step 4: State Opportunities & Constraints Assessment
- Step 5: Community Visioning
- Step 6: Consistency Review
- Step 7: Action Plan Implementation
- Step 8: OPA Recommendation Report / Draft Planning & Implementation
- Step 9: State Planning Commission Endorsement
- Step 10: Monitoring and Benefits

Waivers

The Borough is requesting waivers from the following items in accordance with N.J.A.C. 5:85-7.6:

- **Step 5 - Community Visioning:** The Borough completed an extensive public engagement process leading up to the adoption of its new 2023 Master Plan. The meetings for the Master Plan include three Borough-wide public workshops, 15 in-person focus group and/or stakeholder group meetings, an online workshop/survey and other web-based outreach, an in-person briefing of the full Planning Board, and the Planning Board presentation for the adoption of the Master Plan. Details regarding these meetings are included on pages 3-5 of the Master Plan. As these meetings resulted in a detailed vision for the Borough, which is based upon all of the public input received, Red Bank respectfully requests that the public engagement and community visioning process utilized during the development and adoption of its Master Plan be used to satisfy the Community Visioning process for Plan Endorsement.
- **Climate Change and Vulnerability Assessment (CC&VA):** A full CC&VA was prepared as part of the Borough's 2023 Master Plan, as summarized on pages 139-147 of the Master Plan. The Borough respectfully requests a waiver from any requirement to prepare a new CC&VA; however, if certain updates are needed due to new data the existing CC&VA may be able to be updated to reflect same.

Existing Conditions / Opportunities and Challenges

Location and Regional Context

Red Bank is in Monmouth County, New Jersey, along the Navesink River. The Borough is relatively compact and near build-out. New Jersey State Highway Route 35 traverses the Borough from north to south as does a New Jersey Transit Rail line. The Red Bank Train Station is along Oakland Street within the western portion of the Borough, within walking distance of the Borough’s downtown commercial districts along and in the vicinity of Shrewsbury Avenue, Bridge Street, Front Street, Route 35, and Broad Street. Additional commercial areas exist along Newman Springs Road and along the NJ Transit rail line. The balance of the Borough contains predominantly residential land uses with a mix of recreational, institution, and public land uses interspersed. Red Bank is bordered by Middletown Township to the north and west, Tinton Falls Borough and Shrewsbury Borough to the south, Little Silver Borough to the southeast, and Fair Haven Borough to the east.

The NJDEP mapped Coastal Area under the jurisdiction of the Coastal Area Facilities Review Act (“CAFRA”) encompasses the majority of the Borough, with only the westernmost portion of the Borough to the west of Route 35 being located outside of the CAFRA area.

Figure 1: Local and Regional Context

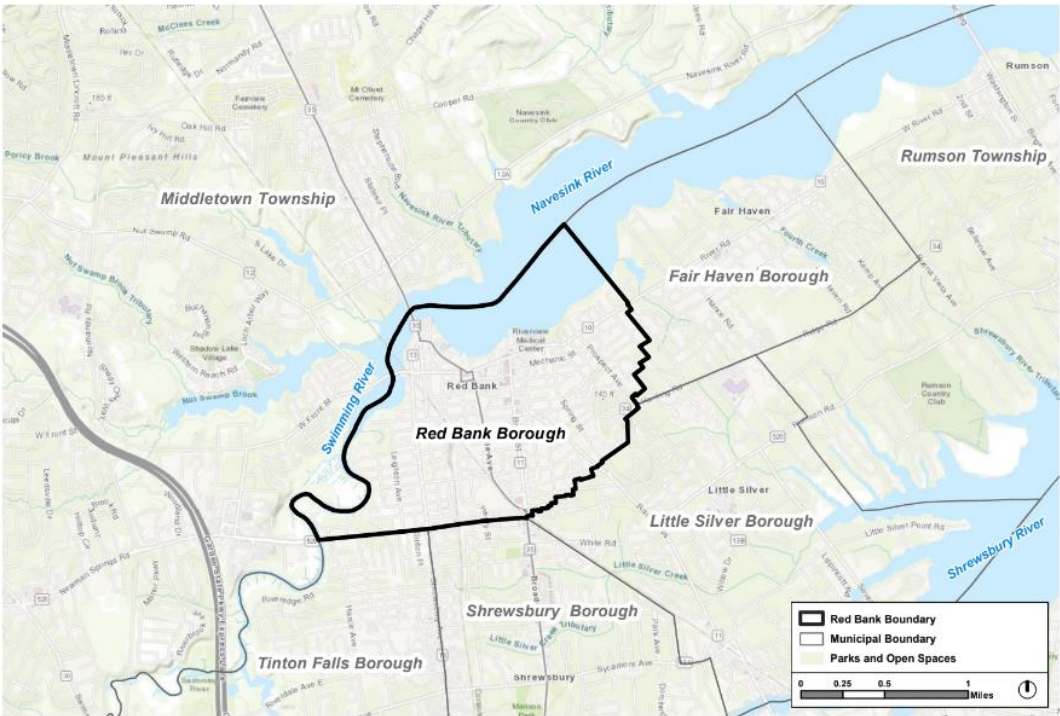


Figure 1 - Local and Regional Context

Borough of Red Bank

Source: Monmouth County, ESRI, BfJ Planning.

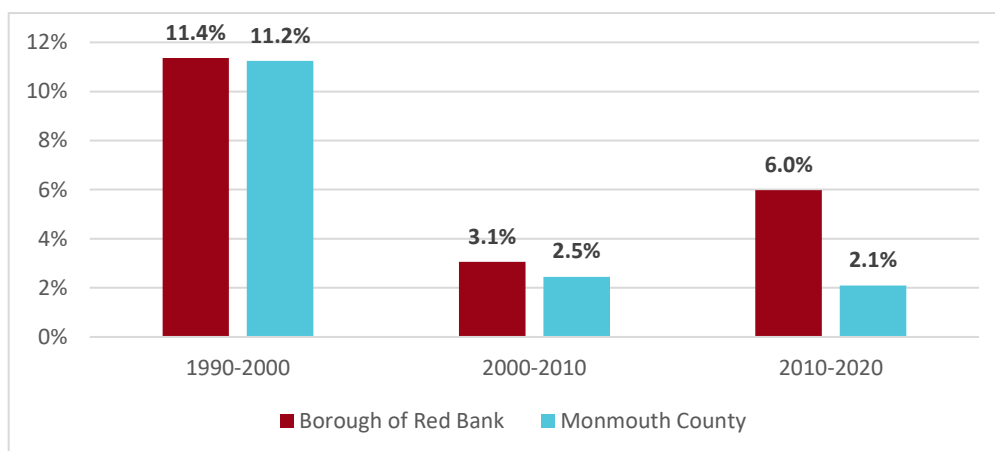
Background

DEMOGRAPHIC AND ECONOMIC TRENDS

Population Overview

Since 1990, which represents the decennial Census reflected in Red Bank’s last full Master Plan (1995), the Borough’s population has increased nearly 22%, from 10,636 residents to 12,939 residents, with the pace of growth accelerating over the past decade. From 1990 to 2010, on a percentage basis, Red Bank’s population growth slightly outpaced that of Monmouth County, but over the past decade, the Borough saw strong growth of 6%, far exceeding the County’s moderate growth of 2.1% from 2010 to 2020. The growth of Red Bank nearly mirrored the State as a whole, which increased by about 20% from 1990-2020. Over the last decade, the Borough also grew faster than the State, which added 5.7%.

Chart 1: Total Population, Percentage Gain: Red Bank and Monmouth County, 1990-2020



Source: U.S. Census Bureau, Decennial Censuses, 1990-2020.

On an average annual basis, the 1990 to 2020 period saw a growth rate of 0.65% in Red Bank, higher than the County’s annualized rate of 0.51% for the same span. Population projections from the North Jersey Transportation Planning Authority (NJTPA) estimate that growth in Red Bank and Monmouth County will slow in parallel through 2050, with projected annualized growth of 0.2% for the Borough and 0.18% for the County, for the period from 2015-2050¹.

Age Composition

Red Bank differs from the County in that its youth population (under age 18) saw robust population growth of 8% from 2010 to 2019 as noted in the Master Plan. In contrast, that age group population declined in the County by about 11% and in the state by nearly 2% over the same period.

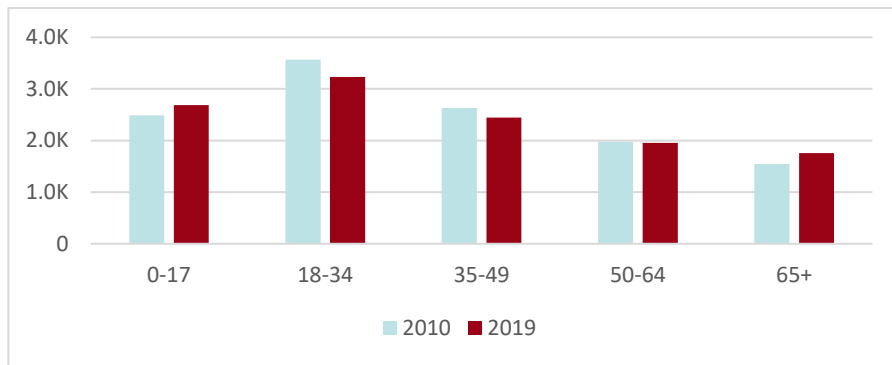
Overall, the Borough saw population loss across the working-age adult population, with particularly strong declines among adults ages 18 to 34 (-9.3%) and ages 35 to 49 (-7%). Among adults, only seniors aged 65 and older expanded (+13%). The picture in Monmouth County was quite different, with a significant decline of 19% in the population aged 35-49 but population gains in all other adult age groups, and particular strength in the senior population (+23%). At the State level, there was a slight decline in the population aged 35-49 (-3.2%) and moderate growth in the senior population (+2.6%).

¹ Source: NJTPA 2015-2050 socioeconomic forecasts and NYTMTC 2015-2055 SED Forecasts.

Within these broad age groups, some nuances are evident. Among the youth population, Red Bank only saw growth among those aged 5-9 (+27%), followed by those aged 15-19 (+2%) while all other youth age groups decreased in size from 2010 to 2019. Among young adults, growth only occurred among those ages 30-34 (+24%) while declines were most substantial among those aged 20- 24 (-34%). Both Red Bank and Monmouth County had substantial population losses among those aged 35-54 and gains among empty nesters and retirees 55-74 and 85+. Red Bank also had losses among seniors aged 75-84.

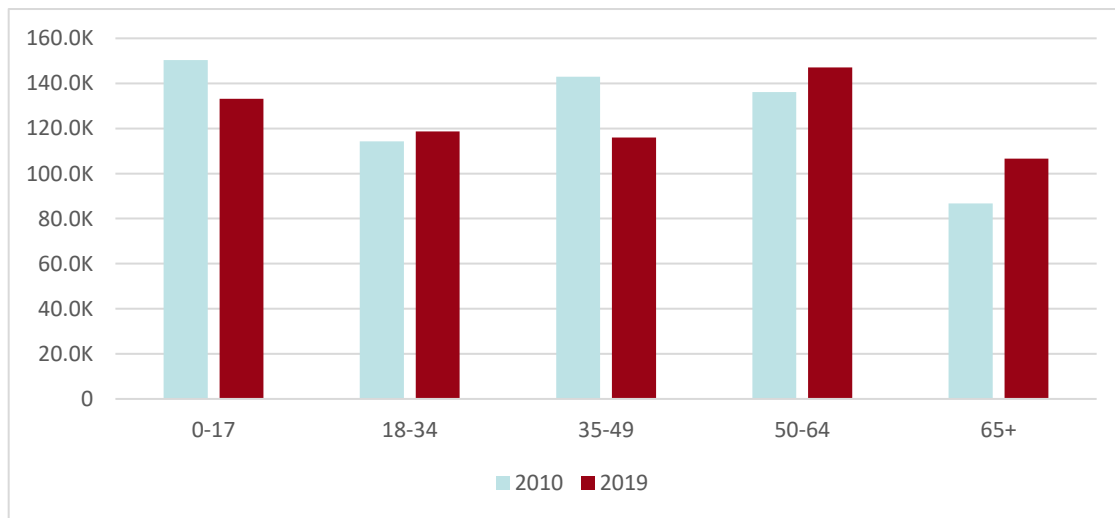
These age composition trends appear to highlight Red Bank’s strength in attracting young families, but not necessarily retaining these residents as they age, grow, and become more economically well-established. At the older end, the Borough appears to be attractive to empty-nesters and retirees, but not to the extent as is Monmouth County as a whole.

Chart 2: Population Change by Age Cohort: Red Bank, 2010-2019



Source: U.S. Census Bureau, 2010 Decennial Census and American Community Survey 2014-2019 5-Year Estimates.

Chart 3: Population Change by Age Cohort: Monmouth County, 2010-2019

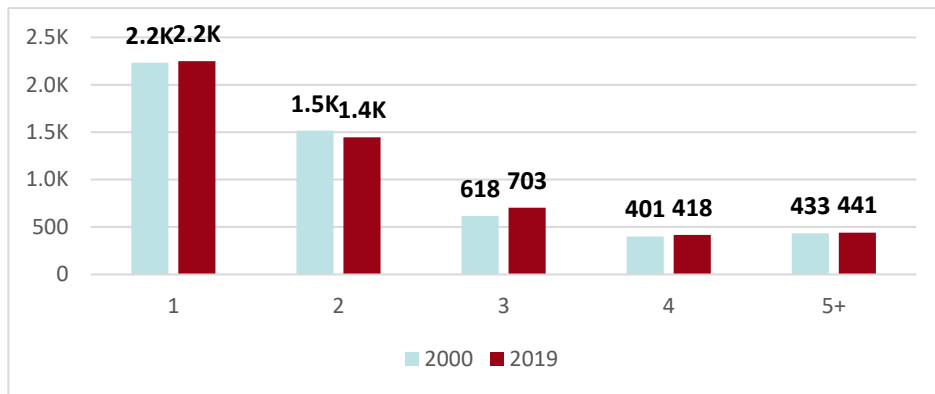


Source: U.S. Census Bureau, 2010 Decennial Census and American Community Survey 2014-2019 5-Year Estimates.

Households

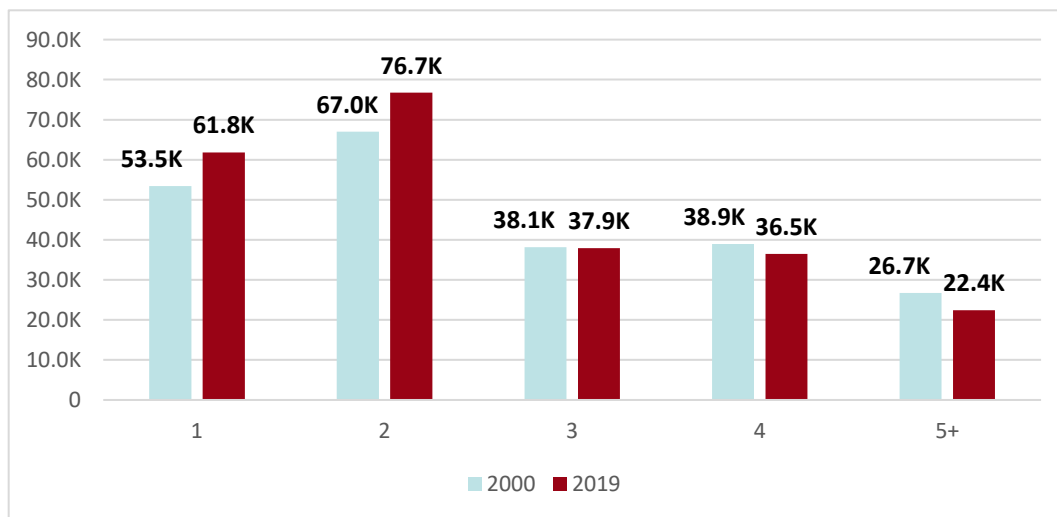
From 1990 to 2019, Red Bank’s household growth, in percentage terms, was lower than that of Monmouth County (12% for the Borough vs. 19% for the County), although the Borough’s household growth picked up in the most recent decade, while moderating for the County. Average household size in Red Bank remained largely unchanged over the period, but increased somewhat, from 2.27 to 2.3, reflecting growth in the youth population. In the County, household size has steadily fallen since 1990, while it remains relatively unchanged across the State.

Chart 4: Number of Persons in Household: Red Bank, 2000-2019



Source: U.S. Census Bureau, 2000 Decennial Census, American Community Survey 2015-2019 5-Year Estimates.

Chart 5: Number of Persons in Household: Monmouth County, 2000-2019



Source: U.S. Census Bureau, 2000 Decennial Census, American Community Survey 2015-2019 5-Year Estimates.

Looking at current household composition, Red Bank had roughly double the share of householders aged 15-34 (22%) in 2019 compared with the County (11%). These young householders were more likely to be single persons living alone in the Borough than in the County; 43% of Red Bank households were single persons living alone in 2019, vs. just 26% in the County. In addition, single-person households in the Borough are more likely to be under age 65, and renter households, than in the County.

Race and Ethnicity

From 2010 to 2019, Red Bank saw strong growth among white non-Hispanics (7.2%), as its share of people of color (identifying as non-white/non-Hispanic) dropped from about 50% of the population to 45%. This decline was led by a substantial decrease of 24% in the African American population. The reverse trend occurred in the County as a whole, with its share of people of color increasing by 1.4 percentage points. It is notable that, among people of color in Red Bank, only the Asian-Other group² added population over this period, but this growth was extremely

² Asian-Other includes the population self-identifying as American Indian or Alaska Native, Asian, Native Hawaiian or Other Pacific Islander and Some Other Race.

small (18 persons), whereas the Borough added 445 white non-Hispanics. Meanwhile, the Hispanic population in Red Bank declined by 202 residents from 2010 to 2019 (-4.8%), as the County added 6,200 residents (growth of over 10%). By comparison, the State of New Jersey saw its percentage of Hispanic population increase from 17% in 2010 to 20% in 2019. Further, the State’s percentage of White persons dropped from 70% to 68% between 2010-2019 while the Asian population increased from 8% to 9.5%.

Nevertheless, Red Bank remains a diverse place, with nearly 3,000 Borough residents, or one-quarter of the total population, who were born outside of the U.S. Top places of birth after the U.S. include Mexico (54% of foreign-born residents), El Salvador (9.1%), Columbia (6.7%), and Italy (3.4%). Compared with the State, Red Bank has a much larger share of persons born in Mexico (5.5% of the State) and a much smaller percentage of people from India (12.9%) and China (3.9%). The share of Red Bank residents who spoke only English at home dropped slightly from 67% in 2010 to 65% in 2019. After English, Spanish is the most common language spoken, at 30% of the total population.

Housing

From 1990 to 2020, Red Bank’s housing unit growth was significantly lower than that of Monmouth County (15% for the Borough vs. 23% for the County) and lower than the State at 18%. However, the pace of the Borough’s growth has expanded since 2010, offsetting a slight decline in housing units from 2000-2010, while the County’s housing unit growth moderated throughout the period. In fact, over the past decade, housing unit growth in Red Bank outpaced population growth, a notable change from earlier decades where population growth exceeded housing unit gains. Homeowner households in Red Bank have historically accounted for a slight minority of households over the past 50 years, but the proportion has been slowly growing. The share of homeowner households in the Borough has increased from 48% of households in 1990 to 49% in 2019, continuing a trend going as far back as the 1970s.

Table 1: Total Housing Units, 1990-2020, Red Bank and Monmouth County

	Borough of Red Bank	Percent Change	Monmouth County	Percent Change
1990	5,112		218,408	
2000	5,450	6.6%	240,884	10.3%
2010	5,381	-1.3%	258,410	7.3%
2020	5,863	9.0%	268,912	4.1%
1990-2020				
Numeric Change		751		50,504
Percent Change		14.7%		23.1%
Annual Average Change		0.49%		0.75%

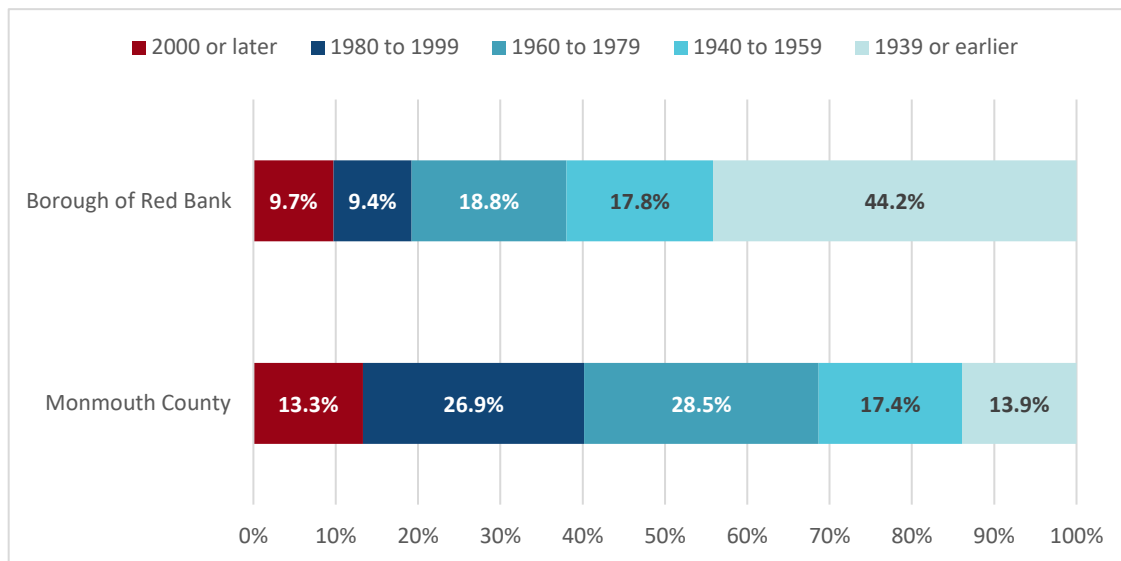
Source: U.S. Census Bureau, Decennial Censuses, 1990-2020.

Whereas Red Bank has a relatively even mix of housing units by tenure (owner vs. renter), its distribution of units by tenure and number of bedrooms is different from the County. The Borough has a comparatively higher share of one-, two-, or three-bedroom homeowner units than the County, but half the share of units of four bedrooms or more. This may help to explain the data above indicating that young families may be leaving the Borough as they age; as these families grow, there may be limited housing opportunities for them in Red Bank vs. elsewhere in the County. In contrast, the mix of rental units by number of bedrooms is similar in both the Borough and the County.

Nearly half of Red Bank’s housing stock (48%) is single-family units, of which roughly two in three are rentals. This mix is unchanged from 2010. Since then, however, the Borough has increased its supply of units in buildings with 20+ units by about 19%, as the units in smaller multifamily buildings have decreased overall. The Borough is notable for its high share of units in buildings with 50 units or more, at 14% in 2019.

In addition, housing units in Red Bank are comparatively much older than the County’s, with a median year of construction for the Borough of 1947, vs. 1974 for Monmouth County and 1970 for the State of New Jersey. However, the Borough is seeing new housing construction primarily in the form of multifamily units. One new apartment development, the 57-unit The Rail at Red Bank Station, has recently come online, while a 16-unit townhome development, Azalea Gardens, is under construction in downtown Red Bank. Some 455 additional units have been proposed but not yet approved in the Borough.

Chart 6: Number of Persons in Household: Monmouth County, 2000-2019



Source: U.S. Census Bureau, American Community Survey 2015-2019 5-Year Estimates.

According to Moody’s Analytics, the multifamily housing sector will continue to be one of the better performing sectors in the Central New Jersey market in the coming years, due to a combination of low vacancy rates and strong demand. Red Bank is part of the “Shore” submarket, where nearly 200 apartment units were recently completed and more than 800 units are under construction, primarily in Long Branch and Asbury Park. It is also worth noting that a significant number of multifamily units are being constructed throughout Central and Northern New Jersey as municipalities endeavor to meet their affordable housing obligations. The current round of affordable housing obligation ends in 2025, at which point it is anticipated that each municipality, including Red Bank, will be required to meet an updated obligation.

In fact, housing affordability can be an issue in Red Bank, especially for renters. Inflation-adjusted median gross rent (including rent plus utility costs) increased by 13% for the Borough from 2010 to 2019, more than twice the increase (5.8%) for the County over the same period. Median rents in Red Bank in 2019 were \$1,012 for studio units, \$1,398 for one-bedroom units, \$1,606 for two-bedroom units, and \$2,325 for three-bedroom units.

According to Zillow’s Home Value Index, home values in Red Bank increased from \$355,000 in March 2012 to \$548,000 in February 2022. Single-family home values climbed from \$396,000 to \$449,000 from March 2012 to January 2020, then to \$596,000 in February 2022. Condo values have also grown significantly in the past two years, from \$287,000 in January 2020 to \$376,000 in February 2022. As of March 2022, Redfin reports that approximately one-third of homes are selling above list price, an indicator of a seller’s market.

Despite rising housing costs, from 2010 to 2019, the number of housing cost-burdened homeowner households with a mortgage (defined as those spending more than 30% of their income on housing costs) actually dropped from 1,002 to 630, or more than 37%, while the number of cost-burdened rental households remained steady. However, the number of cost-burdened homeowner households without a mortgage more than doubled, from 208 households in 2010 to 426 households in 2019. This indicates that, even after paying off their mortgage, a significant portion of Red Bank homeowners may struggle to meet their housing costs.

Renters and seniors aged 65 or older were by far the most likely to be cost-burdened in Red Bank. In particular, in 2019, cost burden was very high among households earning less than \$75,000 annually.

Income and Educational Attainment

Red Bank’s median household income increased 26% from \$59,118 in 2010 to \$74,181 in 2019, a slightly higher rate than Monmouth County’s growth from of 21%, from \$82,265 to \$99,733, for the same time period³. This rate also significantly outpaced the State as a whole, which saw median household incomes increase by 18% over the same period. In terms of income distribution, as of 2019, nearly 35% of Red Bank’s households earned less than \$50,000 per year, while another 27% earned less than \$100,000 a year. Just 11% of Borough households earned \$200,000 or more annually. In contrast, a greater proportion of Monmouth County households were at the higher levels of income distribution and a significantly lower percentage was at the lowest end of the scale. As shown in Figure 2, the lowest-income households in Red Bank are concentrated in the western portion of the Borough, north of James Parker Boulevard, while higher-income households are clustered in the south-central and eastern portions.

As shown in Figure 2, a portion of Red Bank was designated as a federal Opportunity zone through the Tax Cuts and Jobs Act of 2017. This program is meant to encourage investment in low-income communities by offering financial incentives to private parties who invest in properties within the zone.

Table 2: Income Distribution, 2019: Red Bank and Monmouth County

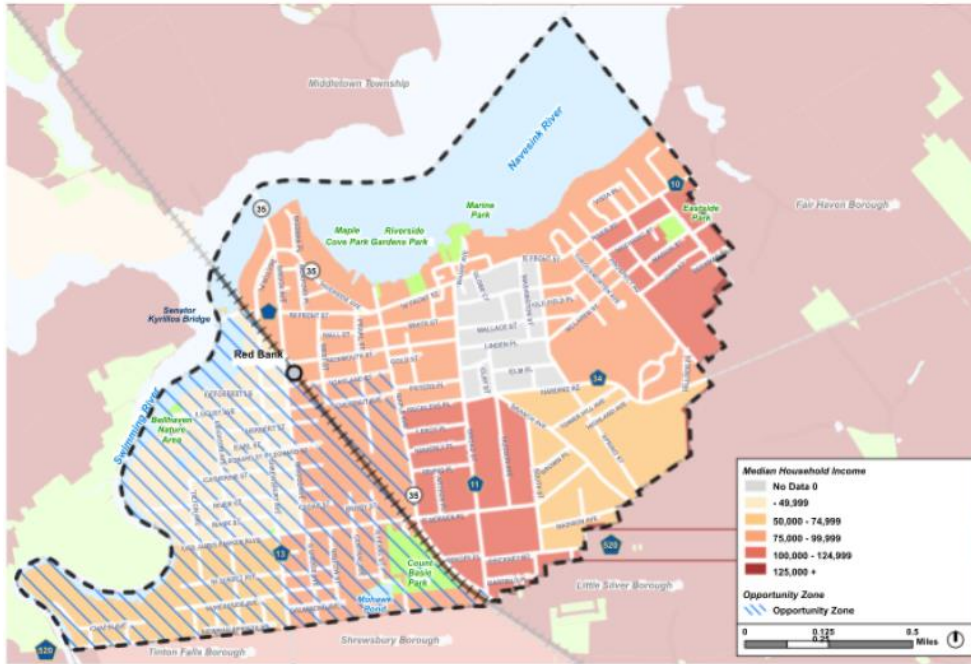
Household Income	Red Bank		Monmouth County	
	# of Households	% Change	# of Households	% Change
Less than \$50,000	1,835	34.9%	61,278	26.0%
\$50,000 to \$99,999	1,428	27.2%	56,675	24.1%
\$100,000 to \$149,000	859	16.3%	44,438	18.9%
\$150,000 to \$199,999	541	10.3%	28,294	12.0%
\$200,000 or more	592	11.3%	44,677	19.0%
Total	5,255		235,362	

Source: U.S. Census Bureau, American Community Survey 2015-2019 5-Year Estimates.

³ Not adjusted for inflation. Taking inflation into account using data from the Bureau of Labor Statistics (2010 and 2019 base years adjusted to 2021 annual rate), median household income increased for Red Bank from \$73,464 in 2010 to \$78,624 in 2019, and for Monmouth County from \$102,227 in 2010 to \$105,707 in 2019. These adjustments result in more modest increases of 7% for the Borough and 3.4% for the County.

Figure 2: Median Household Income

Source: Monmouth County, USGS, NJ Transit, NJDEP, NJDOT, US Census Bureau American Community Survey 2015-2019 5-Year Estimates (Exported from Urban Footprint), NJDCA, BfJ Planning.



Looking at the Gini Index of Inequality, a measure of statistical dispersion intended to represent the income or wealth inequality within an area, household income inequality within Red Bank has consistently risen each year since 2010 through 2019, while County-level inequality has remained largely unchanged. In Red Bank, this index increased over the period from 46.2% to 51.7%, as the level for Monmouth County grew slightly from 46.2% to 47.6%.

Income disparities in Red Bank are not affecting all residents equally. The share of Borough households below the poverty line grew by 5.8 percentage points from 2010 to 2019 among Black or African American family households, while the share among white and Hispanic family households decreased by 6.6 and 9.9 percentage points, respectively, for the same period. In 2019, the share of family households living below the poverty line was highest among Hispanic households (29%), followed by female-headed households (21%), and Black/African American households (19%). These rates are substantially higher than the overall 11% of family households that are below the poverty line.

Household income is closely tied to the educational attainment of residents. Red Bank's share of residents with a four-year college degree is lower than Monmouth County, at about 25% for the Borough vs. 28% for the County, but the Borough has a slightly higher share of residents with an advanced degree (5+ years), at 19% vs. 18%. However, among residents with less than a high school degree, this group accounts for about 17% of Red Bank's population, nearly three times the County's level of 6.6%. This significant gap has implications for both income and employment for the Borough, suggesting a need for greater educational and workforce development among Red Bank residents.

Quality of Life

For the purposes of this section, quality of life factors are portrayed by available demographic data on health, safety, and social vulnerability for Red Bank residents.

Crime

Given the Borough's small population, crime rates vary widely from one year to the next. From 2018 to 2020, the violent crime rate (including murders, rates, robberies, and assaults) ranged from 1.1 to 2.2 per 100,000 people. The nonviolent crime rate (including larceny, motor vehicle theft, arson, domestic violence, and bias crime) ranged from 9.6 to 13.4 per 100,000 people. By 2020, violent crime had risen over the prior two years, while nonviolent crime had reached a three-year low.⁴ This is consistent with the experience of many American cities during the COVID-19 pandemic, but Red Bank is safer than New Jersey and the U.S. overall. According to Neighborhood Scout, the chances of being victim to a crime in the Borough is 9 in 1,000 vs. 11 in 1,000 in the state and 19 in 1,000 nationally.

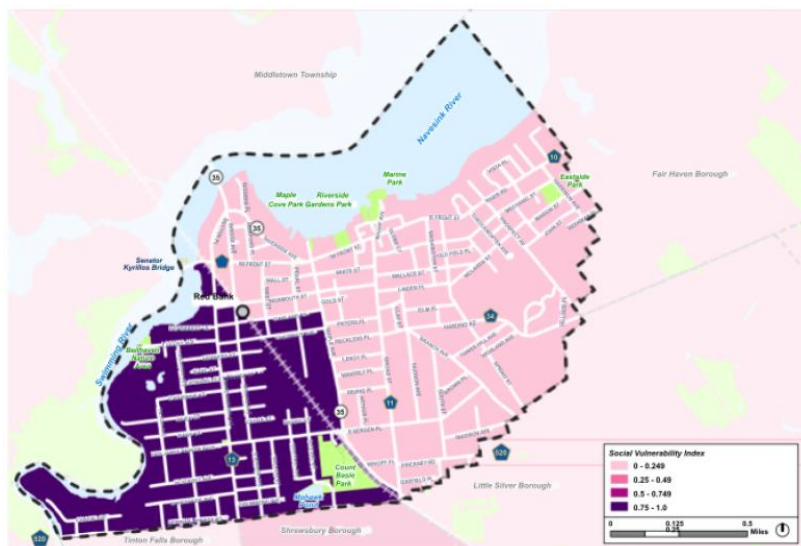
Social Vulnerability Index

Varying quality-of-life conditions can be illuminated through a community resiliency framework. The Centers for Disease Control and Prevention's (CDC) Social Vulnerability Index (SVI) aggregates metrics on the resilience of communities to external stresses on human health, stresses such as natural or human-caused disasters, or disease outbreaks. Population characteristics in this dataset include metrics such as poverty status, lack of vehicle status, crowded housing, unemployment, minority status.

This tool was established to help local officials identify communities that may need support in preparing for hazards and/or recovering from disaster. Figure 3 illustrates areas in Red Bank that experience the highest levels of CDC-defined social vulnerability.

Figure 3: Social Vulnerability Index in Red Bank

Source: Monmouth County, USGS, NJ Transit, NJDEP, NJDOT, Center for Disease Control and Prevention (Exported from Urban Footprint), BFI Planning.



Rates of Insurance

According to the Census Bureau’s ACS data, the percentage of uninsured residents in Red Bank fell from 25% in 2012 to 19% in 2019, likely due to the implementation of the Affordable Care Act.⁶ Due to the availability of national health insurance for older residents in the form of Medicare, few, if any, seniors in the Borough lacked health insurance in 2012 or 2019. However, the share of uninsured adults in Red Bank in 2019 was highest among those aged 19- 25, at 44%, followed by those aged 35-44 (34%), 26-34 (29%), and 45-54 (19%). The Borough has a very high share of uninsured adults between the ages of 19 and 64, at 26%, as compared with the County level of 8.2%. This is partly due to the large number of foreign-born adults and those without U.S. citizenship in Red Bank; uninsurance rates remain very high in these populations due to lack of access. Please note that the Census Bureau data from 2010 did not include health insurance data; 2012 is the closest year to 2010 for which data are available.

Employment in Red Bank

According to the U.S. Census Bureau’s Longitudinal Employer-Household Dynamics (LEHD) program, the number of total jobs in Red Bank has fluctuated from 12,014 in 2002, to a low of 10,720 jobs in 2007, and has now settled at 11,325 jobs in 2019. Over the past 10 years, the Borough added 317 jobs, a gain of 2.9%.

However, employment levels have varied widely by sector. From 2002 to 2019, Red Bank saw losses exceeding jobs 200 each in the sectors of Retail Trade, Real Estate, and Health Care & Social Assistance, while only the Arts, Entertainment & Recreation and Accommodation & Food Services sectors added sizeable employment (+200) over the period. In the past 10 years (2009-2019), the sectors with the largest job gains were Construction (+259), Accommodation & Food Services (+275), Management of Companies & Enterprises (+112), Other Services (+114). Industries with the most losses were Administration & Support, Waste Management, & Remediation (-330); Health Care and Social Assistance (-204); and Wholesale Trade (-68).

The Borough’s largest and primary employer is Riverview Medical Center (1,450 workers), which serves as the anchor for Red Bank’s large health-care sector. There are nine other large employers, with on-site staff ranging from 86 to 220. As could be expected, jobs in Red Bank are concentrated in the downtown.

Table 3: Major Employers in Red Bank, 2022

Business Name	Staff Size	Type
Riverview Medical Center	1,450	Hospital
Super Foodtown	220	Supermarket
Colliers Engineering & Design	208	Engineering Services
Arrow Limousine Worldwide	200	Transportation Services
OceanFirst Financial Corp.	167	Bank
Torcon	150	Multifamily Construction
Seals Eastern Inc.	131	Plastics Manufacturer
Molly Pitcher Inn	125	Hotel
Giordano, Halleran & Ciesla	110	Attorneys
Red Bank Catholic High School	86	School

Source: Red Bank 2023 Master Plan

Jobs Held By Red Bank Residents

According to LEHD data, job growth among Borough residents has been strong, with gains of 19% from 2009 to 2019. This increase offset relatively flat growth from 2002 to 2009, which had reflected the impact of the Great Recession. Gains over the past decade were strongest among workers aged 55+ (+63%) and young workers under age 30 (+19%), while the prime labor force-aged adults (30-54) saw the least job gains (+4.4%). Latino residents of Red Bank doubled their number of jobs, from 714 to 1,485 over the past decade, as gains on a percentage basis were particularly strong for Borough residents without a high school education (+88%) and those with only a high school degree (+42%). It is notable that those without a four-year degree or higher saw job losses of -4.4% over the past decade, a sizeable numeric loss given that these workers account for a third of the resident workforce.

Over the past decade, only the Finance & Insurance sector saw significant job losses (-102) among resident workers. Top growth industries for Red Bank residents included Accommodation & Food Services (+239); Health Care & Social Assistance (+221); Administration & Support, Waste Management & Remediation (+119); Construction (+116); and Wholesale Trade (+96).

Of Red Bank's employed population of 6,133 people, about 12% both lived and worked in the Borough in 2019. The majority of employed residents commute elsewhere for employment, but nearly twice that number commutes into Red Bank for their job.

Figure 4: Inflow/Outflow of Jobs for Red Bank



Source: U.S. Census Bureau, 2019.

Among Red Bank resident workers, 83% are employed in New Jersey, with 47% working in Monmouth County, followed by New York City (13.7%, mostly in Manhattan) and Middlesex County (8.9%). Middletown, Tinton Falls, Shrewsbury, and Eatontown are all common employment destinations for Borough residents.

For non-Red Bank residents working in the Borough, 95% reside elsewhere in New Jersey, with 61% living in Monmouth County, followed by 11% in Ocean County and 7.5% in Middlesex County. Significant numbers of people working in Red Bank reside in Middletown (13%), Ocean Township (3.3%), Tinton Falls (2.8%), Neptune (2.7%), and Long Branch (2.6%).

Table 4 shows the top 10 locations of jobs held by Red Bank residents, and the top 10 locations where people working in Red Bank live.

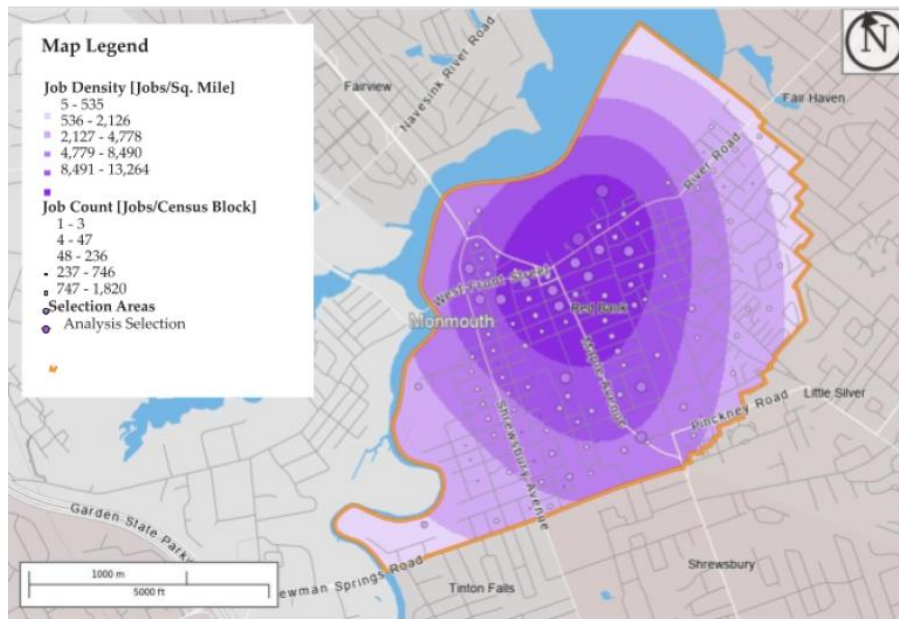
Table 4: Travel to Work Inflow/Outflow Profile, 2019

Red Bank Residents			People Working in Red Bank		
Location of Job	Number	%	Place of Residence	Number	%
New York, NY	841	13.7%	Middletown, NJ	1,416	12.5%
Red Bank, NJ	757	12.3%	Red Bank, NJ	757	6.7%
Middletown, NJ	340	5.5%	Ocean, NJ	379	3.3%
Tinton Falls, NJ	224	3.7%	Tinton Falls, NJ	317	2.8%
Shrewsbury, NJ	170	2.8%	Neptune, NJ	308	2.7%
Eatontown, NJ	148	2.4%	Long Branch, NJ	300	2.6%
Long Branch, NJ	133	2.2%	Howell, NJ	264	2.3%
Newark, NJ	116	1.9%	Eatontown, NJ	222	2.0%
Neptune, NJ	104	1.7%	New York, NY	219	1.9%
Woodbridge, NJ	102	1.7%	Old Bridge, NJ	203	1.8%

Source: U.S. Census Bureau, LEHD Program, 2019.

Figure 5: Jobs Located in Red Bank

Source: U.S. Census Bureau, 2019.



Commuting

Reflecting the employment destinations of Red Bank residents discussed above, from 2010 to 2019, Borough residents increasingly used personal automobiles to get to work. This mode of transportation increased from 69% of employed residents to 75% over the period. At the same time, fewer workers used public transit; that mode fell from 11% of workers to 6.9%.

It is notable that a sizeable number of Red Bank resident workers walked to work: 453 workers, or 6.7% in 2019. This share is nearly three times that of workers in Monmouth County overall who walked to work. However, the share of Red Bank residents who walk to work has fallen significantly since 2010, when nearly 12% of resident workers used that transportation mode. This metric, together with the fact that some 40% of people who both live and work in Red Bank do not walk to work, suggest that there is potential to grow the walk-to-work share through pedestrian improvements in areas where walking would be difficult. The same is likely true for bicycle infrastructure, given the small but growing share of resident workers who commute via that mode (2.4% in 2010 vs 3.9% in 2019).

Even before the pandemic, a rising share of employed Borough residents worked from home, increasing in share from 4% to 5.9% of resident workers, a trend that mirrors that of the County.

Retail and Office Market

Red Bank's retail market is part of the East Monmouth submarket, according to Moody's Analytics, which has a total area of 5.9 million square feet of retail space. In this submarket, retail vacancy rates have been on the rise since 2007, increasing from 6.2% in 2007 to 12% in 2019 and 14% in 2021. However, Moody's forecasts that vacancy rates will decline in the years ahead, falling to 8.7% by 2027.

With relatively low demand, retail rents in the submarket have remained largely unchanged over the past decade, rising from \$23.92 per square foot in 2011 to \$24.87 per square foot in 2021. But the forecast for increased demand for retail space will contribute to rising rents, projected to reach \$28.92 per square foot according to Moody's. Just 22,000 square feet of retail space is planned for completion through 2026.

Red Bank's office market is sizeable and part of the North Garden State Parkway submarket, which contains 6.4 million square feet of space, according to Moody's. This submarket has seen its vacancy rate climb in recent years from 15% in 2007 to 22% in 2019, before moderating down to 21% in 2021. As office demand remains weak, asking rents edged upward from \$20.85 per square foot in 2007 to \$21.78 in 2019 and then down to \$21.56 in 2022. Moody's forecasts vacancy rates to drop to 16.4% by 2027, while asking rents are projected to increase to \$23.81 per square foot.

The average asking rent in Red Bank is \$28.04, while the average vacancy rate is 8%, suggesting that the Borough's office market is stronger than the submarket overall. This could reflect the influence of the hospital, which generates demand for medical office space that typically needs to be located near a health-care facility. There are no notable office projects under construction in Red Bank, although 109,000 square feet of office space is planned in the submarket through 2027.

Both the retail and office markets in Central New Jersey have rebounded somewhat from the pandemic shutdowns, but negative net-migration is expected to continue dragging regional growth over the next few years. Continued job growth in office-using industry sectors is a positive sign, particularly among the Professional, Scientific & Technical Services sector and the finance and Insurance sector, which posted job gains exceeding pre-pandemic levels in the first quarter of 2022 within the Middlesex-Monmouth-Ocean County region.

Summary

Since the 1995 Master Plan, population and socioeconomic changes in Red Bank are indicative of a growing community that is attractive to young adults, young families, and empty nesters. Home values have risen significantly, the housing cost burden picture for mortgage holders has markedly improved, household incomes have grown, and the Borough remains overall a safer place than much of the rest of the state and country.

However, a closer look at the data tells a different story for some in Red Bank. More than a third of residents earn less than \$50,000 annually, and for residents who rent or do not hold a mortgage (typically seniors), affordability remains a major concern. The Borough has a relatively high proportion of residents who do not have either a high school or college degree. Large shares of family households headed by persons of color are living below the poverty line, and that share is growing for African American households. Ensuring that economic and quality-of-life gains are shared equitably by Red Bank residents is a concern that will be considered throughout the Master Plan process.

Red Bank's retail and office markets, despite recent weaknesses stemming from macro impacts such as online shopping and the pandemic, represent core strengths and areas of opportunity. Together with the hospital, these sectors are major drivers of employment that can serve a wide range of educational levels. Although a significant portion of the Borough's residents both live and work in Red Bank, there is potential to increase this share by providing diverse housing opportunities and by investing in infrastructure that makes it easier to access employment in the Borough without a car. Leveraging this potential can create quality-of-life gains for those Red Bank resident workers, while generating broader benefits (such as reduced traffic congestion) for Borough residents overall.

Inventory of Key Characteristics

As a summary of the data presented above, the following are some of the key characteristics of Red Bank Borough regarding demographics and other environmental and community data:

- Since 1990, which represents the decennial Census reflected in Red Bank's last full Master Plan (1995), the Borough's population has increased nearly 22%, from 10,636 residents to 12,939 residents, with the pace of growth accelerating over the past decade.
- Red Bank differs from the County in that its youth population (under age 18) saw robust population growth of 8% from 2010 to 2019, as noted in the Master Plan. In contrast, that age group population declined in the County by about 11% for the same period.
- From 2010 to 2019, Red Bank saw strong growth among white non-Hispanics (7.2%), as its share of people of color (identifying as non-white/non-Hispanic) dropped from about 50% of the population to 45%. This decline was led by a substantial decrease of 24% in the African American population.
- Red Bank remains a diverse, as nearly 3,000 Borough residents (25% of the total population), were born outside of the U.S with top places of birth after the U.S. including Mexico (54% of foreign-born residents), El Salvador (9.1%), and Columbia (6.7%).
- From 1990 to 2020, Red Bank's housing unit growth was significantly lower than that of Monmouth County (15% for the Borough vs. 23% for the County); however, the pace of the Borough's growth accelerated subsequent to 2010.
- Nearly half of Red Bank's housing stock (48%) is single-family units, of which roughly two in three are rentals.
- Subsequent to 2010 the Borough has increased its supply of units in buildings with 20+ units by about 19%, as the units in smaller multifamily buildings have decreased overall. The Borough is notable for its high share of units in buildings with 50 units or more, at 14% in 2019.
- In addition, housing units in Red Bank are comparatively much older than the County's, with a median year of construction for the Borough of 1947, vs. 1974 for Monmouth County.
- Housing affordability is an issue in Red Bank, as it is in many other communities, especially for renters. Inflation-adjusted median gross rent (including rent plus utility costs) increased by 13% for the Borough from 2010 to 2019, which is more than twice the increase for the County (5.8%) over the same time period. Additionally, it is anticipated that rents have continued to increase substantially subsequent to 2019.
- According to Zillow's Home Value Index, home values in Red Bank increased from \$355,000 in March 2012 to \$548,000 in February 2022, which is an increase of \$197,000.

- According to the Centers for Disease Control and Prevention’s (CDC) Social Vulnerability Index (SVI) the more vulnerable areas in Red Bank are located on the western portion of the Borough, which is home to large segments of the Latino and African American communities. The Borough is mindful of the potential impact of future redevelopment in this area as it pertains to environmental justice concerns and mitigating gentrification.
- Total jobs in Red Bank has fluctuated from 12,014 in 2002, to a low of 10,720 jobs in 2007, and has now settled at 11,325 jobs in 2019. Over the past 10 years, the Borough added 317 jobs, a gain of 2.9%.
- From 2010 to 2019, Borough residents increasingly used personal automobiles to get to work. This mode of transportation increased from 69% of employed residents to 75% over the period. At the same time, fewer workers used public transit; that mode fell from 11% of workers to 6.9%; however, it is notable that as of 2019 a sizeable number (453 or 6.7%) of Red Bank resident workers walked to work. This share is nearly three times that of workers in Monmouth County overall who walked to work. That being said, the share of Red Bank residents who walk to work has fallen significantly since 2010, when nearly 12% of resident workers used that transportation mode.
- Some of the Borough’s public facilities, such as its DPW buildings, are aging and in a dilapidated condition. The Borough is actively working to improve these public facilities.
- The Rail line that traverses Red Bank provides a great transportation alternative but also causes traffic congestion when the train traverses the Borough. IN addition, Route 35 contains both local and regional traffic, which creates congestion in the Borough during certain times of day. The Borough is actively analyzing these issues and in the process of identifying potential options to help mitigate these issues.
- The Borough’s water and sewer infrastructure maintains sufficient capacity, but portions of the system are quite old and in need of repair and replacement.
- Red Bank is considered by Monmouth County to be one of the key artistic and cultural centers in the County. The theaters that the Borough hosts along with its walkable downtown, many restaurants, a variety of shops, parks, and a diverse population have helped strengthen the Borough appeal and have created a vibrant cultural hub for the County.
- Red Bank environmentally sensitive lands and natural resource areas are concentrated along the Navesink River water frontage. Environmentally sensitive features include wetlands, flood hazard areas, and related environmental features.
- Approximately 96% of Red Bank is located outside of the Flood Hazard Area, which has minimized the Borough susceptibility to tidal flooding and sea level rise.
- The Borough completed a Climate Change and Vulnerability Assessment as part of its 2023 Master Plan and has factored flood hazard risks, sea level rise, and other hazards into the goals, objectives, strategies, and recommendations included in the Master Plan in order to ensure that resiliency is interwoven into all aspects of planning for future development and revitalization.

Redevelopment and Rehabilitation Areas

In accordance with the New Jersey Local Redevelopment and Housing Law (LRHL) 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. This Plan permits a variety of land uses including multi-family residential, professional office (Including co-working space), publicly accessible open space, and other uses. The redevelopment of this site is still pending.

The White Street RP, dated October 2016, pertains to a municipal parking lot located in the northerly portion of the Borough at 75-79 White Street, which is bounded by White Street, Monmouth Street, Broad Street and Maple Avenue (New Jersey State Route 35). This Plan permits a variety of land uses including multi-family residential, professional office, retail, hotel, entertainment, retail, publicly accessible open space and other uses. The property currently operates as one of the primary municipal parking lots and no redevelopment has resulted from this Plan to date.

The 55 West Front Street RP, adopted and codified in 2016, pertains to property located at 55 West Front Street, which has subsequently been redeveloped to contain a four-story multi-family residential use in accordance with the redevelopment plan.

Status of Planning

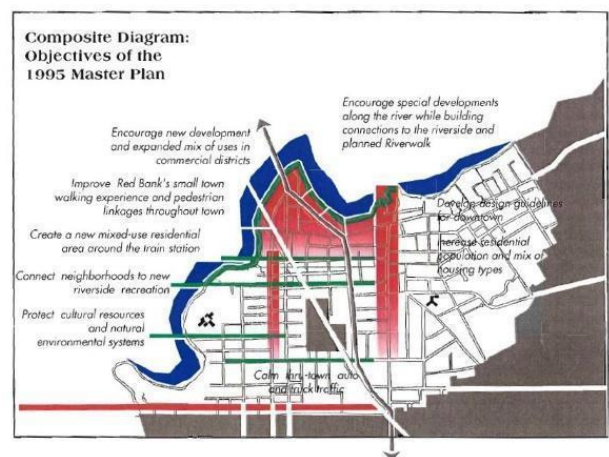
The following is a summary of the Borough’s major planning documents:

Red Bank Master Planning

Master Plan, 1995

The Borough’s previous Master Plan was adopted in 1995, using a 1994 Vision Plan as a foundation for the community’s vision and objectives. The Plan has six chapters organized by the following topic areas: Land Use, Housing, Circulation, Community Facilities, Public Infrastructure, and Conservation. The key objectives of the 1995 Master Plan are listed below:

- Encourage special developments along the river while building connections to the riverside and planned Riverwalk.
- Develop design guidelines for the downtown.
- Increase residential population and mix of housing types.
- Calm thru-town auto and truck traffic.
- Protect cultural resources and natural environmental systems.
- Connect neighborhoods to new riverside recreation.
- Create a new mixed-use residential area around the train station.
- Improve Red Bank’s small town walking experience and pedestrian linkages throughout the town.
- Encourage new development and expanded mix of uses in commercial districts.



Municipal Stormwater Management Plan – Master Plan Element, 2007

As a requirement of the New Jersey Department of Environmental Protection (NJDEP) municipal stormwater regulations, the Borough developed and adopted the Municipal Stormwater Management Plan (MSWMP) as an amendment to the Master Plan in 2007. The MSWMP aims to guide the Borough on how to approach stormwater runoff for both current and future developments Borough-wide. The plan concludes with five recommendations:

- Encourage the Planning Board and Council to review, discuss, and amend the existing development ordinances to comply with the design, performance and safety standards outlined in the MSWMP and in the NJDEP stormwater regulations. Additionally, encourage adoption of a Stormwater Management Control Ordinance.
- Educate residents on the impact of overuse of fertilizers and pesticides and good fertilizer maintenance practices.
- Ensure inspection, monitoring, and maintenance of stormwater management facilities and develop strategies for maintenance and improvements.
- Investigate the creation of a Stream Corridor Buffer Protection Ordinance.
- Evaluate the use of multi-level parking decks as a means to reduce impervious coverage.

Historic Preservation Plan Element, 2009

Pursuant to the MLUL, the Historic Preservation Commission developed the Historic Preservation Plan Element, which the Planning Board adopted as part of the Master Plan in 2009. Currently, the Borough has the following historic resources:

- National Historic Landmark – T. Thomas Fortune House
- National Register of Historic Places – six properties
- New Jersey Register of Historic Places – six properties
- Locally Designated Historic Districts – two historic districts (Broad Street Historic District and Washington Street Historic District)
- Red Bank Inventory of Historic Resources – 204 designated historic sites and historic districts

The plan seeks to balance the need to preserve historic resources and adapt to the community's current needs in the form of land use changes. Recommendations are organized based on four categories: survey and designation, educating local citizens, advisory and technical assistance, and control mechanisms. A list of the historic resources can be found in the plan's appendix.

Master Plan Reexamination Report, 2019

Since the 1995 Master Plan, there have been subsequent reexamination reports, most recently in 2019. The 2019 Reexamination report provides a glimpse into previous issues and objectives related to development noted in the previous (2009) Reexamination Report. Most of the 2009 report objectives were largely addressed. The 2019 report indicates that a new master plan would be beneficial, as more than 20 years had passed since the last master plan. Below are the recommended changes to the municipal development regulations outlined in the 2019 report:

- Add a 10-foot height limit for storage sheds.
- In the CCD-1 and CCD-2 zones, the permitted use “dwelling apartment uses on floors above the street level floor” clarify that at least 50% of the street level floor needs to be commercial floor space and that the parking, square footage requirement and bedroom restriction are standard bulk variances, not conditional uses subject to conditional use requirements.
- Reduce (to approximately 600 SF) the square footage requirements for apartments in the CCD-1 and CCD-2 Zone.
- Allow and establish an approval process for murals within certain standards.
- Eliminate the distinction between professional and business offices in the PO Zone.
- Allow front yard setbacks for new infill single-family dwellings to be moved forward if consistent with other surrounding single-family dwellings.
- Update the Housing Element/Fair Share Plan and the municipal affordable housing regulations to implement the recent settlement agreement.

Housing Plan Element and Fair Share Plan, 2019

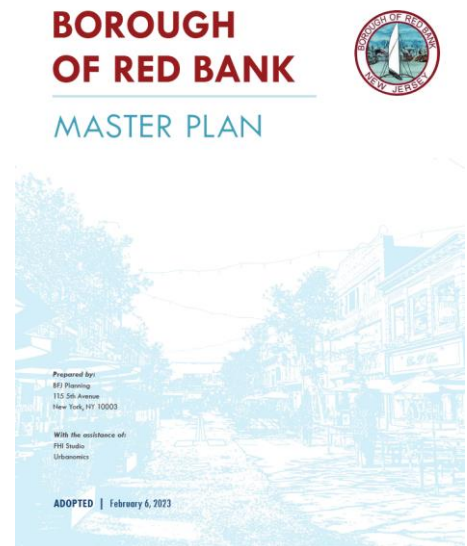
The MLUL and the New Jersey Fair Housing Act require each municipal Planning Board to adopt a Housing Plan Element to its Master Plan, and each municipal governing body to adopt a Fair Share Plan. The Borough retained CME Associates to develop both plans to fulfill State requirements and in response to the New Jersey Supreme Court's March 2015 Decision on Fair Share Housing and the March 2019 Settlement Agreement with the Fair Share Housing Center. The Housing Plan Element summarizes the current and future housing needs that consider low- and moderate-income households. The Fair Share Plan concludes that the Borough has addressed the 92-unit Realistic Development Potential (RDP) obligation for the Third Round period between 1999 and 2025. It was noted that additional projects and affordable housing mechanisms are underway seeking to address the unmet obligations for the Prior and Third Round periods.

Each of the above Master Plan documents included public participation that meets or exceeds the public participation requirements set forth by the Municipal Land Use Law.

Master Plan, 2023

The Borough's current Master Plan was adopted in 2023, based upon a detailed public engagement process and through analysis of the Borough land use, housing, infrastructure, open space, mobility/circulation, environmentally sensitive lands, resiliency, sustainability, historic resources, and other attributes. Select highlights from this Master Plan are listed below and numerous other highlights, goals, strategies, recommendations, and other content along with appropriate cross referencing are included throughout this MSA Report (This section has been kept concise in order to minimize redundancy and keep the overall MSA Report concise).

- Maintain a high quality-of-life in Red Bank's residential neighborhoods.
- Strengthen the connections among the traditional downtown core, the Shrewsbury Avenue corridor, and the train station area, while preserving each area as a distinct place.
- Leverage the train station area as a focus of revitalization, while preserving its key function for Red Bank residents and its access and operational needs for NJ Transit.
- Pursue Transit Village Designation.
- Work through the development negotiation process with NJ Transit and its designated developer on developing and implementing a vision for revitalization at the train station.
- Continue to implement the Borough's Housing Plan Element and Fair Share Plan to increase the availability of affordable housing in the community.
- Address gentrification to the greatest extent possible through exploring mechanisms such as affordability controls, foreclosure prevention, and other measures to facilitate the success of existing residents.
- Expand and improve access to the waterfronts of Red Bank's two rivers.
- Work with the hospital as a partner to balance the future needs of this important community resource with the impacts to adjacent areas.
- Safeguard historic districts and sites and provide incentives for the preservation of historic and older buildings.
- Promote and implement improvements and programs that support public health for the purposes of general public health, welfare, safety, wellness, and quality-of-life.
- Plan comprehensively for a safe and functional circulation network with prioritized improvements.
- Aggressively plan for and implement Complete Streets in Red Bank, with a focus on the downtown and key nodes of activity such as schools, bus stops, and retail areas.



- Support and incentivize bike and transit use.
- Improve safety and efficiency of the roadway network, as congestion is a significant quality-of-life and economic development issue for Red Bank.
- Ensure an adequate public parking supply by improving the efficiency of existing resources and leveraging opportunities for new parking as needed.
- Support Red Bank’s small and emerging businesses to help them remain competitive in a challenging retail environment and better serve the surrounding neighborhoods.
- Protect and strengthen the unique Shrewsbury Avenue corridor as an important shopping and services resource for Red Bank’s west side.
- Invest in streetscape upgrades along auto-oriented commercial corridors.
- Support Red Bank’s arts and cultural destinations as major drivers of economic development for the Borough.
- Maximize the value and utility of the existing system of parks and open space throughout Red Bank and add to the system as resources and opportunities permit.
- Improve connectivity to parks and open spaces.
- Evaluate space needs and opportunities for existing municipal services.
- Promote energy-efficient and sustainable patterns of development.
- Reduce negative environmental impacts by adopting actions and strategies for waste reduction and recycling.
- Collaborate with the Red Bank School District to plan for future space needs.
- Support conservation of environmentally sensitive areas.
- Reduce impervious surfaces and employ green infrastructure techniques.
- Upgrade aging infrastructure to support existing and potential new development.

Transportation/Mobility

Red Bank Bicycle and Pedestrian Planning Project, 2010

The Borough, Red Bank Safe Routes, and Urban Engineers partnered to develop an update to the Borough’s Circulation Element to identify safer routes for pedestrians and cyclists. The plan provides a comprehensive analysis of the existing conditions and recommendations for pedestrian and bicycle facilities. One key focus was to create better connections from east-west and north-south to link community destinations. The Bicycle Plan proposes a network of bike lanes, shared lanes, and multi-use paths. The Pedestrian Plan provides recommendations organized by nine sub-areas: Broad Street, Downtown Core, East Front Street, Maple Avenue, Middle School Area, NJT Train Station Area, Pinckney/Bergen Area, Shrewsbury Avenue (North), and Shrewsbury Avenue (South).

Recommendations include traffic signal upgrades, candidates for four-way stops, candidates for traffic signals, enhanced pedestrian crossings, and high-visibility or textured crosswalks. The plan concludes with program recommendations and an implementation table identifying priorities, phasing, cost estimates, and potential funding opportunities. Other recommendations include (1) speed limit reductions for Front, Bridge, Monmouth, Maple, and Shrewsbury, as well as (2) a bike parking ordinance.

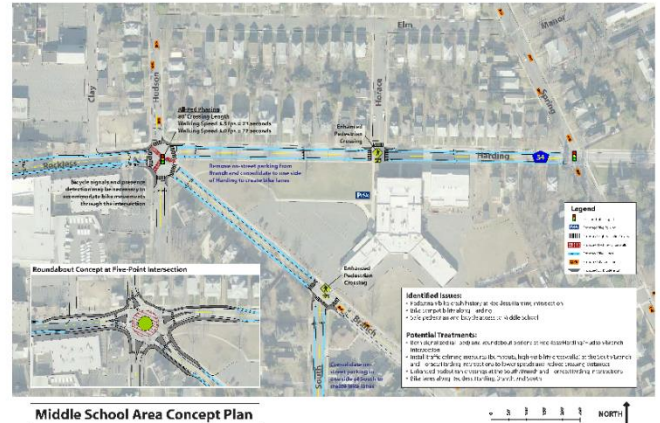
Red Bank Train Station Report, 2018

The North Jersey Transportation Planning Authority (NJTPA) and NJ Transit prepared the Bicycle and Pedestrian Access Study to identify the key challenges that limit pedestrian and bicycle accessibility to the train station. The study found that the pedestrian walking environment could use enhancements such as improved crosswalks, ADA-compliant ramps at intersections, lighting, and bicycle parking, among others. Most improvements could be completed in the short-term as tactical urbanism projects.

Comprehensive Parking Study, 2018

The Borough hired Walker Consultants to study its existing and anticipated future parking conditions. A comprehensive study of the existing parking supply and utilization found a sufficient amount of parking during weekday daytime peak and weekend evening peak hours. A future scenario planning with full leasing of vacant office, restaurant, and retail spaces as well as sold-out shows at all three theaters projected a parking deficit of about 100-220 spaces (depending on the time of day). To resolve this, the Borough could (1) enter a private-public agreement to use surplus parking on private lots for employee permit/event parking or (2) construct a structured parking garage at the White Street surface parking lot. Another key recommendation is that the Borough would benefit from hiring a Parking Director or creating a Parking Authority to manage its parking operations. An implementation schedule outlines the immediate, near-term, and long-term tasks to improve parking conditions.

Figure 16: Middle School Area Concept Plan



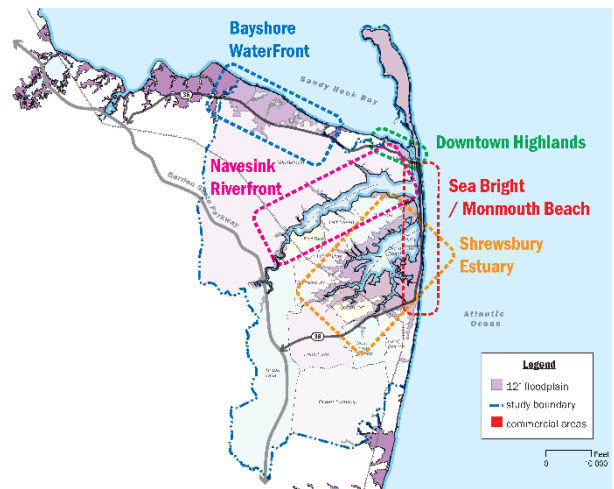
Environmental Resources

Impervious Cover Reduction Action Plan, 2017

The Borough retained the Rutgers Cooperative Extension Water Resources Program to assist with preparing this plan, which provides a guide on potential locations to implement green infrastructure practices to reduce stormwater runoff. The plan identifies 17 potential sites where green infrastructure could be implemented. Each includes a detailed site analysis with recommended green infrastructure practices. One key recommendation is to consider converting the plan into a stormwater mitigation plan that could be incorporated into the municipal stormwater control ordinance.

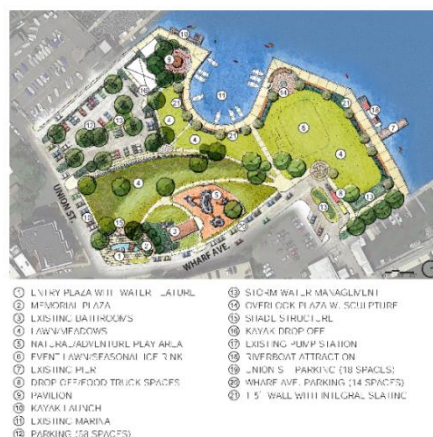
Two Rivers, One Future: Regional Resilience Adaptation Action Plan, 2019

This plan, developed over a three-year period, provides municipalities in the Two Rivers Region, including Red Bank, with six strategies to achieve resiliency from future coastal and tidal flooding as well as permanent inundation. The strategies are: (1) New coastal protection infrastructure (i.e., Red Bank Primary School), (2) Protect critical facilities (i.e., Riverview Medical Center), (3) Harden and plan for the future of water-dependent assets (i.e., private marinas and boat launches), (4) Neighborhood-level adaptation measures (i.e., home raisings in Red Bank may be necessary after 2050), (5) Long-term vision and master planning for permanent inundation strategy, and (6) Development of the Monmouth County Coastal Resilience Committee.



Marine Park Master Plan Report, 2019

Marine Park was significantly affected by Hurricane Sandy, requiring in a phased approach to restore and improve the park for the community's use. Phase 1 consisted of flood mitigation as well as improvements to the bulkhead and walkway. Phase 2 consisted of a conceptual park master plan, which is the crux of this report. The Borough hired Kimley Horn to create the Marine Park Master Plan based on the community's input. Key park features that the community envisioned were a children's play area, lawn areas, passive recreational opportunities, stormwater capture, waterfront access, and welcome plaza.



Red Bank Community Forestry Management Plan, 2016 – 2020

The plan, prepared by the Red Bank Shade Tree Committee (STC), provides recommendations for maintaining and promoting the Borough's existing and future shade tree resources for a five-year period. It outlines goals, objectives, budget, yearly implementable action items, and previous achievements. The STC recommends that the Planning Board consider incorporating the plan into the new Master Plan and Open Space Plan. The key goals include:

- Increase the tree canopy coverage in the Borough.
- Continue the maintenance program for the trees along municipal rights-of-way to reduce liability to the Borough and enhance the quality-of-life for residents.
- Educate the public about trees and their importance to the entire community.
- Expand the training opportunities available to Shade Tree Committee members and Borough employees.

Other Plans and Resources

Red Bank RiverCenter Vision Plan, 2019

In 2018, the Red Bank RiverCenter (RBRC) embarked on a community visioning process to learn how residents would like to see the Borough and its business district. Through various public workshops, focus group meetings, and stakeholder meetings, the planning process culminated with a vision statement for Red Bank's future. The vision highlights Red Bank as a year-round waterfront destination known for the arts, dining, financial services, health and wellness, shopping, and transit village. The Borough, RBRC, the Red Bank Visitors Center, and allied organizations are committed to carrying out the community's vision for Red Bank. The plan concludes with action items for four topic areas: (1) RiverCenter Team Organization, (2) Economic Vitality, (3) Promotion, and (4) Design. Each topic area has goals, objectives, and implementation benchmarks from 2019 to 2024.

Threshold Conformance Analysis, Local Redevelopment & Housing Law, 2020

The Red Bank Redevelopment Agency retained ARH Associates to conduct a threshold conformance analysis to review areas in the Borough eligible for designation as Areas in Need of Redevelopment or Rehabilitation. This study was intended to assist policymakers when deciding whether to proceed with a formal investigation process for any area by the Redevelopment Law. It found a few scattered properties eligible to be determined Areas in Need of Redevelopment, while almost the entire Borough was found to be eligible to be Areas in Need of Rehabilitation. Concluding recommendations indicated eight areas with the potential to become Redevelopment or Rehabilitation Areas. Additional recommendations were provided for the relocation of municipal facilities summarized below:

- Department of Public Works – Expand facility at existing location
- Community Center – Relocate near Count Basie Fields
- Borough Hall – Relocate to the southeast corner of Broad Street and East Bergen Place

Library Strategic Plan, 2021 – 2025

The Red Bank Public Library Board of Trustees adopted its current strategic plan in the summer of 2020. The Strategic Planning Committee worked with the community to identify current and future needs from the library. The plan provides a revised library mission, vision, value statements, and key target areas for focus over the next five years. Four target areas include the need to (1) Ensure school success, (2) Connect with underserved residents, (3) Access to computers and technology, and (4) Highlight cultural activities. An Action Plan for 2021 is found at the end of the plan. Every year, the Action Plan will be reviewed and modified to reflect current community needs and priorities from the library.

Municipal Facility Study, 2021

In 2021, the Red Bank Redevelopment Agency hired Maser Consulting and DMR Architects to review potential site locations for municipal facilities from a site development/engineering perspective. The study determined that three buildings would be needed to meet the Borough's needs: Borough Hall (Municipal Offices), a Department of Public Works (DPW) facility, and a combined senior center and recreation facility (Community Center). Based on a hierarchy for site selection and potentially available properties, the study identified several potential locations for each facility. These potential locations included the ones identified in the Threshold Conformance Analysis study as well as additional options.

Community Vision & Public Participation

Vision Statement

Red Bank's 2023 Master Plan set forth the following Vision for the Borough:

Red Bank blends the best aspects of small-town life with world-class cultural amenities, an extensive and beautiful waterfront, shopping and dining opportunities, a diversity of community and non-profit organizations, distinctive architecture, and important historical resources. Our vision is that Red Bank continues to evolve as a diverse, inclusive, and vibrant place for people of all ages and walks of life to call home as well as visit, embracing creativity and innovation while treasuring the elements that make it such a special and attractive community.

Building off the Borough's 2023 Vision, for the purposes of the Plan Endorsement process, additional aspects of Red Bank Borough's Vision include continued community revitalization, economic development, equity, protection of environmentally sensitive land and resources, such as coastal wetlands and other sensitive areas, adaptation to climate change, and enhancement of the quality of life for all of the Borough's residents. The preceding vision reflects a 20-year time horizon.

The Borough's vision aligns with the State Plan's vision in terms of seeking to enhance equity, inclusivity and the quality of life for all Red Bank residents. The Borough's vision and 2023 Master Plan seek to protect natural systems, and to integrate sustainability and resiliency into every facet of planning and development. The Borough's Vision and Master Plan have also been prepared based upon, and reflect, careful consideration of local, regional and Statewide issues in order to provide a Vision and Master Plan that are vertically integrated with the State Plan. Additionally, these documents seek to implement and enhance alternative modes of transportation and equitably mitigate existing transportation issues. The Borough's Vision and the Master Plan also seek to provide affordable housing, protect historic resources, continue to strengthen and enhance Red Bank as a regional cultural center, implement equitable enhancements to public facilities, and promote economic development.

In addition, the Borough's vision aligns with the following State goals and policies:

Goal 1: Revitalize the State's Cities and Towns - The Borough seeks to continue its revitalization while taking care not to fuel gentrification. State policies supported through the Borough's Vision as they pertain to this Goal, include Comprehensive Planning, Public Investment Priorities, Housing and other policies.

Goal 2: Conserve the State's Natural Resources and System - The Borough's vision seeks to conserve and protect environmentally sensitive resources, including the ecosystem that operates within the existing natural resource areas. State policies supported through the Borough Vision as they pertain to Goal 2, include Water resources, open lands and natural systems, Coastal Resources, and Special Resources Areas.

Goal 3: Promote Beneficial Economic Growth, Development and Renewal for All Residents of NJ - The Borough's vision seeks to promote economic development and enhancing the overall quality of life for its residents. State policies supported through the Borough Vision as they pertain to Goal 3, include Equity, Economic Development, Infrastructure Investments and related Policies.

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.

Goal 5: Provide Adequate Public Facilities and Services at a Reasonable Cost - The Borough vision and Master Plan provide detailed recommendations and strategies for upgrades to existing public facilities and to provide services in an equitable way, at a reasonable cost. State policies supported through the Borough Vision as they pertain to Goal 5, include Equity, Public Investment Priorities, Infrastructure Investments and related Policies.

Goal 6: Provide Adequate Housing at a Reasonable Cost - The Borough Master Plan and its Housing Plan Element and Fair Share Plan include detailed recommendations and strategies to provide adequate housing, including affordable housing and maintaining compliance with the Borough's Settlement Agreement with Fair Share Housing Center. State policies supported through the Borough Vision as they pertain to Goal 6, include Housing, Equity, Comprehensive Planning, and related Policies.

Goal 7: Preserve and Enhance Areas with Historic, Cultural, Scenic, Open Space and Recreational Value - Red Bank's vision and Master Plan contain detailed goals, recommendations, and strategies to preserve and enhance areas with historic, cultural, scenic, open space and recreational value. These resources were a central part of the public outreach and the recommendations and strategies for these aspects and other aspects of the Master Plan were molded by the public input that was received. State policies supported through the Borough Vision as they pertain to Goal 7, include Open Lands and Natural Systems, Historic, Cultural and Scenic Resources, Coastal Resources, Special Resources Areas, and related Policies.

Goal 8: Ensure Sound, Integrated Planning and Implementation Statewide - The Borough vision and Master Plan promotes and ensures sound, integrated planning and implementation that is vertically aligned with the State Plan. Two representative examples include the Borough goal to obtain Transit Village designation, and the Final Judgment of Compliance and Repose, which was obtained through voluntary participation in the statewide affordable housing process in accordance with the Fair Housing Act and applicable affordable housing regulations. State policies supported through the Borough's Vision as they pertain to this Goal, include Comprehensive Planning, Equity, Public Investment Priorities, Infrastructure Investments, Housing and related policies.

Public Meetings

The Borough completed an extensive public engagement process leading up to the adoption of its new 2023 Master Plan, which included substantial public participation to develop the vision for the Master Plan. Red Bank respectfully requests that the public engagement process utilized during the development and adoption of its Master Plan be used to satisfy the Community Vision and public participation requirements for this step of the Plan Endorsement process. A summary of the public engagement process excerpted from the 2023 Master Plan is included below. A copy of the 2023 Master Plan has also been included under separate cover.

Public engagement was a critical component of the Master Plan process, to assure that the recommendations were derived from, and supported by, Red Bank's residents, workers, property owners, and the Borough itself. There were numerous opportunities for public input, including virtual and in-person meetings, an online workshop/survey, focus group meetings, and interviews with key stakeholders. The outreach methods were designed to maximize the number of stakeholders who could participate in the process, particularly in light of ongoing impacts of the pandemic, to ensure that people had a range of opportunities to provide input in a way that felt safe and comfortable for them.

As background information was being gathered, the consultant team worked closely with the Master Plan steering committee to design and implement an extensive public engagement process. The following section describes the various components and outcomes of this process.

Online Workshop

As the first round of community engagement, the consultant team developed a virtual workshop/survey, available in late March 2022 through late May 2022. The workshop was available in English and Spanish and designed to be used on desktops, laptops, tablets, and mobile devices. The workshop consisted of three activities:

- **Activity 1: Priority Issues**
 - Tell us what issues in Red Bank are most important to you
- **Activity 2: Share Your Great Idea**
 - Share your ideas on how to make Red Bank a better place to live
- **Activity 3: Love It or Change It**
 - Map places in Red Bank that you love or would like to see changed, and tell us why

Community members were able to participate in all three activities, or pick and choose which they wanted to complete. In addition, the workshop gathered demographic information from participants to ensure that the full community was being represented.

The workshop was promoted a variety of means to ensure maximum participation. Initial promotional outreach included local media coverage by Tap Into Red Bank and Red Bank Green, e-blasts to project stakeholders, workshop flyers posted to the Red Bank Public Schools website, outreach to local places of worship, and a “pop-up” event at the Red Bank Craft Fair. To increase the diverse representation of input, the consultant team also distributed flyers at the Parker Health Clinic, attended pop-up events at Lunch Break and the Red Bank senior center, and sent an e-blast to the Red Bank Public Schools Latinex Parent group. Collectively, these efforts helped to attract more than 950 to visit the virtual workshop platform, with more than 530 activities completed and more than 1,000 individual comments provided.

Borough-Wide Public Meetings

A total of three public meetings/workshops of the entire community were held, to provide space for participants to learn about the planning process, share their concerns and priorities, and provide feedback on draft recommendations for topics covered in the plan. The first meeting was held virtually via the Zoom platform on June 9, 2022. A total of 58 people attended the session, in which the consultant team presented an overview of the process, the key takeaways from the analysis of existing conditions, and the results of the online workshop. A series of real-time polls were incorporated in the presentation, allowing participants to indicate whether the online workshop feedback reflected their priorities and concerns. This feature of the workshop was helpful in illustrating general agreement between the meeting attendees and the online workshop respondents. At the conclusion of the Zoom session, the consultant team facilitated an open question-and-answer session.

The remaining two public workshops were held in-person over two nights, with the same content and format covered at two locations to maximize participation. The first meeting was held on October 13, 2022, at Red Bank Middle Schools, while the second was held on October 24, 2022, at Pilgrim Baptist Church. A total of about 70 people combined attended the meetings, including Red Bank residents, local stakeholders, Planning Board members, Borough staff, representatives of Borough boards and commissions, and Borough Council members. At each workshop, the consultant team presented high-level findings and the planning vision, goals, and objectives. Attendees then participated in an open house session to review and provide feedback on the draft strategies and recommendations. A series of “stations” were set up for the open house, each allowing attendees to speak with a moderator from either the consultant team or Master Plan Committee, and to write comments or place color-coded stickers indicating their level of support, directly onto a presentation board. While this “Dot Point Exercise” is not a scientific survey, it was helpful to get a general idea of which issues were most important to participants, which had consensus, and which needed further investigation. At the conclusion of each workshop, the consultant facilitated a “report back” session, where comments were summarized and presented back to the attendees.

Focus Group and Stakeholder Meetings

A series of small virtual meetings were organized with Borough staff, members of boards and committees, local organizations, and community members with a particular focus on key issues. The meetings were intended to hear from these stakeholders about their current initiatives, issues, and priorities, as well as inform them of the planning process to ensure their participation in future engagement so that the Master Plan recommendations captured their identified needs and goals. These meetings were grouped into the following categories:

- **Public Works and Engineering:** The consultant team met with Red Bank’s Director of Public Utilities, as well as the Supervisor of Water and Sewer and the Borough’s consulting engineer, on February 22, 2022.
- **Public Safety:** A meeting was held on February 22, 2022, with the Police Chief and Fire Marshal/Emergency Management Coordinator to understand issues surrounding police, fire, and emergency management. A follow-up call was held on October 19, 2022, with the Red Bank Fire Chief.
- **Parks, Recreation, and Conservation:** The team held a meeting on February 24, 2022, with representatives from the Borough’s Parks and Recreation Department, the Environmental Commission, the public library, the Red Bank senior center, and the Shade Tree Committee, as well as the Director of Public Utilities and Supervisor of Public Works.
- **Zoning and Development:** The team met with representatives of the Borough’s planning and zoning boards, Monmouth County Planning Department, and NJ TRANSIT, as well as the Director of Community Development, on February 24, 2022. A follow-up meeting was held with NJ TRANSIT and its designated developer on July 19, 2022, to understand the agency’s vision for the area around the train station.
- **Cultural and Historical Resources:** An initial meeting was held April 28, 2022, with representatives of the Historic Preservation Commission, the library, the school district, and Monmouth Arts, as well as members of the consultant team and the Borough’s Director of Community Development. A follow-up meeting was held on May 13 with representatives of the Count Basie Center of the Arts and the Two River Theater.
- **Downtown Red Bank:** An initial meeting was held on April 28, 2022, with representatives from the Red Bank Visitors Center and the Business Alliance. Additional follow-up calls were held with River Center representatives on May 11, September 15, and October 10, 2022.
- **Community Institutions:** Several individual meetings were held with representatives of non-profits and community organizations: Red Bank Affordable Housing Corporation (RBAHC) on May 10, 2022; Red Bank Housing Authority on May 19, 2022; Red Bank Family YMCA on May 20, 2022; and Lunch Break on May 23, 2022. In addition, a follow-up call was held with Lunch Break on December 7, 2022, to discuss public-private affordable housing initiatives.
- **Red Bank Youth:** The consultant team met with a group of students from Red Bank Middle School on June 1, 2022, to gain the perspective of young Borough residents. Efforts to schedule a similar meeting with Red Bank Regional High School students who are residents of the Borough were not successful during the Master Plan timeline.

In addition, the team met with each Borough Council member in August 2022 to brief them on the project status, vision and goals and objectives, results of community engagement, and initial planning strategies. Council member feedback was incorporated into the final plan. The team also briefed the full Planning Board on September 19, 2022, in preparation for October in-person public workshops.

Small Area Planning (SAP)

Red Bank residents and stakeholders were engaged in several ways during the SAP process. Responses to the virtual workshop helped to inform which areas were selected. Once areas were selected, the project team conducted stakeholder interviews for each area. Interviews included a mix of residents, institutional representatives, and stakeholders knowledgeable about the areas.

During a virtual meeting, the public responded to survey questions regarding their top goals and strategies for each area. People were also able to share ideas and express specific concerns to the project team. All participants were invited to e-mail or call the Borough's planner for follow up.

Recommendations from the plans were presented at the two community workshops. The project team brought boards illustrating the recommendations in each small area and participants were able to provide input and feedback on the recommendations. Feedback from those workshops was incorporated into the plan.

Recent and Upcoming Development Activities

Planning Board and Zoning Board of Adjustment Approvals

The table below provides a list of each major subdivision and site plan that has been approved in the Red Bank since 2017:

Table 5: Approved Major Subdivision and Site Plan Applications

Name	Address	Block/Lot		Type of Development	# of Units	Commercial Space (Sq. Ft.)	# of AH Units	Status	Board Approval
Azalea Gardens	36 Harding Road	58	1-6	Multi-Family	14	N/A	2	Under Construction	9/7/2017
170 Monmouth Street	170 Monmouth Street	36	23.01	Mixed-Use	20	1,300	4	Completed	1/19/2019
Southbank At Navesink	16-22 West Front Street	9.01	6.01, 7	Multi-Family	10	N/A	0	Under Construction	6/6/2019
Park Valley Monmouth	120 Monmouth Street	33	9.01	Mixed-Use	32	1,293	5	Under Construction	10/21/2021
Shrewsbury Manor	Riverside Avenue/ Allen Place	5	5, 6.01, 9.02	Multi-Family	10	N/A	0	Under Construction	11/15/2021
273 Shrewsbury Avenue	273 Shrewsbury Avenue	77	1, 2.01, 2,3, 25.02	Mixed-Use	10	1,410	0	Abandoned	12/2/2021
Rivermark	96-98 West Front Street	8	2,3	Mixed-Use	10	600	0	Under Construction	12/2/2021
One Globe Court	19-29 Mechanic Street	28	4	Multi-Family	40	N/A	6	Under Construction	10/20/2022
121 Monmouth Street	121 Monmouth Street	42	7,8,9,10,11.01	Mixed-Use	45	2,005	7	Under Construction	11/3/2022
176 Riverside Avenue	176 Riverside Avenue	3	2.01, 4.01, 6, 7.01, 9.01	Mixed-Use	212	13,050	32	Under Construction	12/16/2019
Thrive RB	273 Shrewsbury Avenue	77	1, 2, 2.01, 3, 25.02	Multi-Family	33	N/A	5	Resolution Compliance	9/7/2023

Source: Borough of Red Bank, 2023.

Appendix B contains an expanded table that contains the unit and bedroom types for the residential components of the projects listed within the table above.

Recent Proposals

All recent multi-family residential, commercial, and mixed-use projects that have been proposed are summarized within Table 5, above, and within Appendix B. These projects have received approval and are in varying stages of implementation (One project has been abandoned). No additional multi-family residential, commercial, or mixed-use projects have been formally proposed to the Borough.

Statement of Planning Coordination

Red Bank Borough's municipal plans are in close alignment with those of Monmouth County and surrounding municipalities. In addition, the Borough coordinates with Monmouth County and the NJDEP, NJDOT, and other state agencies as improvements to state and County facilities such as highways and conservation areas are being designed and implemented. A discussion regarding Red Bank's coordination with surrounding municipalities, Monmouth County, and applicable State entities is included below.

Surrounding Municipalities

Red Bank is surrounded by Middletown Township to the north and west, Fair Haven Borough to the east, Little Silver Borough to the south and east, and Shrewsbury and Tinton Falls Boroughs to the south. The land development patterns and zoning at the edges of Red Bank Borough is generally consistent and/or compatible with those of its neighboring communities. The 2023 Master Plan was carefully tailored to ensure consistency with surrounding municipalities in terms of land use, transportation, and other aspects. Red Bank maintains regular communication with surrounding municipalities regarding land use matters and other matters to facilitate mutual cooperation toward planning goals and promote sound regional planning.

In the eastern and southern sections of the Borough, Red Bank mostly permits low-density residential and essential services, with some land zoned for medium density residential and auto-oriented commercial property. At the western and northern edges along the Navesink River, Red Bank has zoned much of the land along the shore for medium density residential and higher intensity commercial uses. Red Bank's status as a regional center means that its built form is generally more intense than its neighbors. Red Bank's neighbors to the south and east generally match the single-family residential at the edges of the Borough.; however, to the north and west, Middletown is considerably less developed than Red Bank along the waterfront. Additional residential and commercial growth would be accommodated via in-fill development encouraged by zoning opportunities within the central commercial district 1 and 2 zones, in addition to the riverfront development opportunities.

Monmouth County Master Plan (2016)

The Monmouth County Master Plan, adopted in 2016, provides municipalities with a guide to focusing on planning efforts that strive to make a "strong, stable, and sustainable" Monmouth County. A total of 13 elements comprise the plan: (1) Land Use, (2) Natural Resources, (3) Open Space, (4) Farmland Preservation, (5) Arts, Historic, and Cultural Resources, (6) Utilities, (7) Transportation and Mobility, (8) Agricultural and Economic Development, (9) Community Development and Housing, (10) Healthy Communities, (11) Community Resiliency, (12) Sustainable Places, and (13) Planning Services, Outreach, and Coordination. Each element has recommendations and stakeholder strategies. The plan highlights the municipalities that serve as destinations based on their defining characteristics. The Borough of Red Bank is noted as an Urban and Regional Center as well as an Arts, Culture, and Entertainment Hub.

Monmouth County Aging Population Study, 2017

In this study, the Monmouth County Division of Planning assessed the County's growing aging population (65+) and recommendations to support its housing and transportation needs. The study notes that Red Bank is a very walkable community for three different types of age-restricted communities: age-restricted affordable housing, age-restricted community, and continued care retirement community. There is access to transportation alternatives such as Access Link, municipal shuttle service, and NJ Transit bus and rail services. As a result of the Borough's walkability and transit accessibility, the study found that its aging population is at less risk of isolation from daily needs.

Monmouth Within Reach, 2021

The Monmouth County Tourism and Events Travel Demand Management (TDM) Study, also known as Monmouth Within Reach, analyzed travel related to events and tourism and provided strategies and best practices to manage travel demand. Various municipalities are popular destinations for residents and visitors, but the study found that traffic congestion has caused adverse impacts to travel experience, quality-of-life, and other sectors unrelated to tourism.

Red Bank was selected as one of the five focus areas of the study. There is a summary of key findings and recommended

TDM strategies to assist Red Bank with alleviating traffic congestion during peak events and tourism periods. A summary matrix of the strategies provides an implementation timeline and cost implication.

FIGURE 12: Activity in Red Bank on an Average Summer Weekend in 2019 between 2:00 PM and 3:00 PM



Monmouth County Hazard Mitigation Plan, 2021

The County first developed a Hazard Mitigation Plan in 2009, with updates in 2015 and 2021. A hazard mitigation plan approved by the Federal Emergency Management Agency (FEMA) and adopted by the jurisdiction makes the jurisdiction eligible for Federal disaster assistance and grant funds. The plan must be updated every five years. It identifies the latest risks and vulnerabilities to natural and human-made resources along with suggested actions (i.e., Action Status, Action Category, and Priority Level). Appendix Volume I includes a detailed snapshot of each municipality in Monmouth County with specific mitigation actions, capability assessment, flood vulnerability maps, and meeting materials. Below is the summary of hazard mitigation action items for Red Bank, found in the plan's Mitigation Strategy:

- Acquire, elevate, or relocate buildings and infrastructure in flood prone areas, with a focus on Repetitive Loss (RL) and Severe Repetitive Loss (SRL) properties – Status: Ongoing
- Construct Flood Measures (e.g. floodwalls or bulkhead) along the Navesink River – Status: New
- Implement Stormwater Management Maintenance Plan – Status: Ongoing
- Evaluate Water and Sewer Infrastructure and Make Improvements as Needed – Status: Ongoing
- Coordinate with Red Bank Primary School on Flood Mitigation Strategies – Status: New
- Coordinate with Chapin Hill Nursing Home on Mitigation Strategies to Address Flooding, including partnering with the Salvation Army – Status: New
- Implement Impervious Cover Reduction Action Plan – Status: New
- Establish a Tree Trimming Program and Create a Wind Shield Survey – Status: New
- New Communication Tower at Tower Hill Water Plant – Status: Completed
- Drainage Improvements in Marine Park – Status: Completed

State Agencies

The Borough coordination and cooperation with applicable State agencies such as the OPA, NJDEP, NJDOT, NJDCA and other entities is evident by its commitment to seeking Plan Endorsement. In addition, the Borough has obtained a Final Judgement of Compliance and Repose for its affordable housing obligations and had previously

voluntarily participated in the COAH affordable housing compliance process in coordination with NJDCA. Further the Borough is currently pursuing Transit Village Designation, which demonstrates cooperation with NJDOT.

State Programs, Grants, Capital Projects

Red Bank Borough has the following projects that have either been recently completed, or are underway, which are receiving assistance from the State, In addition, the Borough is actively engaged in pursuing Transit Village Designation, which is envisioned to enhance pedestrian safety, walkability, aesthetics and the overall functioning of the area within and surrounding the Red Bank Train Station.

Table 6: State-Funded Projects and Programs

Project Name	Agency	Award	Project Year	Project Date Completion
Broad Street	New Jersey DOT	\$290,000	2022	2023
Spring Street	New Jersey DOT	\$220,000	2021	2023
2018 NJUCF Stewardship-Reforestation	NJDEP New Jersey Library Construction Bond	\$30,000	2021	Ongoing
Improvements to Library	Act	\$150,000	2021	Ongoing
South Street	New Jersey DOT	\$220,000	2023	Ongoing
Mechanic Street	New Jersey DOT	\$311,800	2023	Ongoing
Curb & Sidewalk Replacement-Monmouth Street	New Jersey DOT	\$675,000	2024	Ongoing
Various Water/Sewer Improvements	NJ Infrastructure Bank	50% FORGIVENESS	2022	Ongoing
Lead Line Replacement	NJ Infrastructure Bank	50% FORGIVENESS	2023	Ongoing
Alcohol Education Rehabilitation	State	\$2,605.88	2023	Ongoing
NJ Pedestrian Safety	State	\$15,000	2023	2023
NJ State Body Armor Grant	State	\$2,648.69	2023	2023
Distracted Driving Grant	State	\$10,500	2023	2023
Assistance to Firefighters Grant	State	\$52,000	2023	Ongoing
Recycling Tonnage Grant	State	\$28,679.74	2023	Ongoing
Clean Communities Grant	State	\$24,237.03	2023	Ongoing
Opioid Settlement Fund	State	\$73,562.67	2023	Ongoing
Senior Citizens Center	State	\$29,312	2023	2023
Stormwater Assistance Grant	State	\$25,000	2023	Ongoing

Source: Borough of Red Bank, 2023.

Sustainability & Resiliency Statement

The Borough's 2023 Master Plan directly addresses issues related to sustainability and resilience, including social, economic and environmental sustainability. Within the plan, Red Bank establishes a framework by which future development will occur in a way that preserves and enhances the local environment while adhering to sustainable and resilient planning principles. The following are recommendations specific to these concerns:

1. Promote energy-efficient and sustainable patterns of development

Sustainable development means protecting the resources and systems that support us today so that they will be accessible to future generations. In order to do this, the Borough should adopt and enforce land use policies that reduce sprawl, preserve open space, and improve walkability, thus reducing automobile use. The recommendations listed below are some of the major actions the Borough should take to encourage high environmental standards for development and infrastructure, conserve resources, encourage renewable energy, reduce greenhouse gases, reduce the Borough's carbon footprint, promote electrification of buildings, and improve the environmental performance of municipally owned property.

Recommendations:

- Develop an Environmental Sustainability Element of the Master Plan: This element should be created to promote the efficient use of natural resources and the installation and usage of renewable energy systems; improve the incidence effectiveness of recycling and reduce waste; consider the impact of buildings on the environment; allow ecosystems to function naturally; conserve and reuse water; treat stormwater on-site; and optimize climatic conditions through site orientation and design.
- Encourage new development and revitalization to be compatible with U.S. Green Building Council (USGBC) LEED or comparable principles: New multifamily and mixed-use development should incorporate all practicable green elements, such as vegetated roofs and solar energy, particularly where any variance relief is sought.
- Make energy efficiency a high priority, particularly solar energy systems: Ensure that zoning and building codes incorporate best practices for incorporation of solar panel roofs and canopy structures on parking garages and surface parking areas.

2. 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.

To facilitate a higher rate of recycling, the Borough could provide residents with free bins that protect against contamination from rainwater and other elements.

- Continue to seek ways to reduce single-use plastics: Building on local efforts and recent action at the State level, Red Bank should continue to explore ways to minimize the usage of single-use plastics such as plastic straws and plastic food containers. Approaches should seek to balance regulation and incentives (i.e. “carrots and sticks”) and continue to engage local businesses to ensure they are not adversely impacted.
- 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.

3. Reduce impervious surfaces and employ green infrastructure techniques.

Many properties in Red Bank, particularly in the downtown area and along commercial corridors, are characterized by large surface parking lots. Many of these features were constructed prior to the adoption of current stormwater management regulations. In some cases, most of the available land area has been consumed by impermeable surfaces, leaving little room for landscaping and open space, which filters stormwater and allows for ground water recharge.

A key problem with large impervious surface area is the potential for pollution of stormwater. Impervious surfaces collect biological and chemical pollutants (i.e. oil, sops, chemicals, trash, organic material), which can subsequently pollute either surface waters, or the groundwater that recharges the aquifers that provide a source of drinking water. High volumes of surface water runoff from impervious surfaces can also exacerbate the erosion of areas that are not paved with concrete or asphalt, degrading important landscape elements within the community. These factors, combined with projections of increases in storm intensity, can lead to additional environmental and physical damage in the future. Another major issue is the impact of impervious surfaces on groundwater recharge. If stormwater discharges directly from impervious areas to piped infrastructure, it is not filtering back into the ground where it may replenish drinking water sources.

Lastly, significant areas of pavement create a heat island effect which can reduce the enjoyment and usability of many commercial areas, particularly for pedestrians. Current climate change projections indicate a high probability of increasing prevalence of extreme heat, which is magnified by the urban heat island effect. The greening of urban areas by planting trees and other vegetation, installation of green roofs and similar measures can help mitigate the urban heat island effect and the impacts of increasing ambient temperatures. The trees can also provide shade, which provides a refuge and some welcome relief from the sun during hot weather.

Recommendations:

- Increase the tree cover in commercial areas and enhance tree preservation efforts. When commercial property owners seek approvals for new or significantly altered development, the opportunity to introduce trees, landscaping, and green infrastructure to reduce the existing impervious coverage should be a high priority. Regarding development impacts to existing trees, the Borough should aim for a one-for-one replacement requirement when trees need to be removed. Where an owner cannot replace all the trees on their property, an in-lieu program could be established to plant appropriate trees in the immediate vicinity. In addition, the Borough should undertake a public education campaign to raise awareness of the existing regulations on tree removal.

- Lead by example at municipal properties. The Borough should consider upgrades at municipal parking lots where landscaping is minimal, to explore the potential for green infrastructure and plantings to reduce runoff. As other municipal facilities are renovated or created, best management practices (BMPs) for green infrastructure should be employed to reduce or minimize impervious coverage, such as use of pervious pavement, bioswales, and rain gardens. For example, Red Bank’s 2017 Impervious Coverage Reduction Action Plan identified a range of publicly owned properties, representing each of the Borough’s three subwatershed areas, where there are opportunities to reduce coverage through the use of green infrastructure. These include Count Basie Park, the library, municipal parking lots, and school properties.
- Revise zoning code to reduce impervious coverage. Some strategies for commercial properties include requiring landscaped areas within parking lots and potentially reducing impervious coverage maximums. In addition, the Borough should closely examine its ordinances to ensure that they are not having the unintended consequence of incentivizing impervious surfaces.

4. Support conservation of environmentally sensitive areas.

With a significant amount of riverine shoreline and a range of topographical conditions, Red Bank has a number of unique and valuable environmental assets that need to be protected. Critical resources such as riparian areas, wetlands, steep slopes, and floodplains help buffer the effect of hazardous weather and climate change, particularly in mitigating the impacts of flooding. In addition to fulfilling their protective role, these resources often provide local habitat for plants and animals, as well as aesthetic value that is an important aspect of Red Bank’s identity. Priority areas for conservation should be those undeveloped areas that have a high ecological value; will guard against flooding, soil erosion, and stream sedimentation; and/or can connect to a comprehensive parks and open space network. Please note that Red Bank has consistently updated its Flood Damage Prevention Ordinance, with the most recent amendments made to reflect flood hazard data as of 2022.

Recommendations:

- Update the Natural Resources Inventory (NRI): The NRI provides an index of natural resources with baseline documentation for measuring and evaluating resource protection issues. The NRI is an important tool for environmental commissions/committees, planning boards, and zoning boards of adjustment.
- Ordinance review: Review Borough ordinances concerning stream corridor protection, tree removal, conservation easements, and others that protect environmental resources to ensure they are as strong as possible. This activity should be in coordination with the Environmental Commission.
- Open Space and Recreation Element: Review the Open Space and Recreation Plan yearly to update the properties and information, and submit the update to Green Acres.
- Open space acquisition: Develop a regular process that contacts large landowners to request that the Borough have an opportunity to purchase the property before the land is placed on the open market. Also contact large property owners to introduce the option of placing conservation easements on their land. Prepare at least one application for Monmouth County Open Space Trust Fund grants.

5. Climate Change and Vulnerability Assessment

Pages 139-147 of the 2023 Master Plan contains a detailed climate change related hazard vulnerability assessment (“Climate Change and Vulnerability Assessment” or “CC&VA”) prepared in accordance with the Municipal Land Use Law, [NJSA 40:55D-28.b.\(2\)\(h\)](#). The analyses completed as part of the CC&VA were based upon the latest state and federal data, policy and regulations. The analysis evaluated the full range of natural hazards but put focus on the most pertinent hazards for Red Bank, which include coastal flooding, sea level rise, local flooding, associated severe weather events, and extreme heat. The CC&VA also included a build-out analysis that analyzed properties at risk of flood hazard from coastal flooding

and sea level rise. As Red Bank is fortunate to have topography where the vast majority of the Borough is elevated above the coastal flood hazard area, only a relatively small number of waterfront properties are at risk of flood hazards and, of those, only a relatively small number of properties are able to accommodate additional development. Therefore, the build-out demonstrated that relatively little additional development is anticipated to occur near flood hazard areas.

- The CC&VA also includes an analysis of critical facilities. Of the critical facilities located within the Borough, the Red Bank Primary School, Senior Center, Public Library, and Riverview Medical Center appear to be susceptible to storm surge impacts based on the build-out analysis; however, Red Bank Primary School is at a lower topographic elevation compared with these other facilities and is subject to increased flood risk during severe storms. The other properties have sloping topography, with development located at the higher elevation on-site, which provides some additional protection from flooding. This analysis has enabled the Borough to begin to plan for resiliency improvements for the at-risk facilities and also to avoid locating new critical facilities in high-risk areas.

Planning Consistency

Local and Regional Planning

As identified in the Master Plan, Red Bank has little to no vacant land available to develop future residential or nonresidential structures. Thus, future development will primarily occur through infill redevelopment, such as has occurred in recent years around the train station. This development pattern is reflected in Red Bank’s history of building permits for all housing units. The Borough’s zoning districts generally follow a traditional transect approach, with the most intense residential and commercial uses permitted in the central core and then becoming less intense as one moves away from the downtown area. The Borough has permitted increased housing densities along its waterfront to further minimize sprawling development; however, as mentioned, the Borough is essentially “built out” and thus the only way to add new residential or commercial development is through redevelopment and increased densities. This is one of the reasons why the Borough has pursued redevelopment of some the previously developed portions of the community in an effort to make room to accommodate the modest anticipated growth of the Borough and the region as a whole.

The 2023 Master Plan contains detailed information and analyses pertaining to existing conditions and municipal needs. In addition, pages 139-147 of the 2023 Master Plan contain a summary of the Climate Change and Vulnerability Assessment completed by the Borough, which discusses the limited build-out potential of vulnerable areas. Further, the Master Plan contains inventories of land uses and other attributes as well as demographic data illustrating projected growth of the Borough (page 17 of the Master Plan).

Page 13 of the 2023 Red Bank Master Plan sets for the following vision statement:

Red Bank blends the best aspects of small-town life with world-class cultural amenities, an extensive and beautiful waterfront, shopping and dining opportunities, a diversity of community and non-profit organizations, distinctive architecture, and important historical resources. Our vision is that Red Bank continues to evolve as a diverse, inclusive, and vibrant place for people of all ages and walks of life to call home as well as visit, embracing creativity and innovation while treasuring the elements that make it such a special and attractive community.

The Master Plan has been designed to promote the realization of this Vision. As the 2023 Master Plan has been adopted, it is currently being implemented through Ordinance updates, ongoing and pending projects, and continued program implementation, which demonstrates consistency among the vision, Master Plan, Ordinance, redevelopment areas, and municipal projects and programs, which is discussed in further detail throughout this MSA Report.

The lists and charts below describe the intent and permitted uses of each district, as well as the general intensity that each use may be developed in each district:

Zoning Districts

- RA Residential Zone District – A residential district that permits detached single-family homes and essential services. There are some conditional uses including places of worship and public utilities.
- RB Residential Zone District – This district mirrors the uses within the RA zone.
- R-B1 Residential Zone District – This district mirrors the uses within the RA zone.

- R-B2 Residential Zone District – Detached single family and two-family dwellings and essential services are permitted in this zone. Conditional uses mirror the RA zone.
- RD Residential District – This district permits a combination of single and multi-family dwelling types including garden apartments and townhouses.
- NB Neighborhood Business District – The Neighborhood Business district supports smaller scale commercial uses including office and retail establishments meant to service the immediate area.
- HB Highway Business Zone District – Permitted uses in the Highway Business Zone are geared towards larger scale commercial uses, particularly those that serve automobiles.
- CCD-1 Central Commercial District-1 – This is the primary “downtown” zone, focused on supporting the highest density commercial uses in the Borough. Residential is prohibited unless located above ground floor commercial.
- CCD-2 Central Commercial District-2 – The CCD-2 district compliments the CCD-1 district as a high density zone, but provides greater restrictions on certain office uses.
- BR-1 Business/Residential-1 District – This district is a mixed-use zone supporting moderate residential densities and commercial uses at less intensity than downtown zones.
- PO Professional Office Zone District – This is a mixed-use district that supports home-based professional offices.
- WD Waterfront Development District – The Waterfront Development District permits medium to high density development, however large minimum lot areas limit fine-grain uses.
- MS Medical Services Zone – The intent of this zone is to contain, effect, regulate and control the expansion of major medical institutions and their related facilities to appropriate areas in the Borough.
- I Industrial Zone; LI Light Industrial Zone – Permits varying scales of industrial development, depending on whether in the light industrial or industrial zone.
- BR-2 Business/Residential-2 District – Similar uses to the BR-1 zone.
- TS Train Station District – The purpose of the Train Station District is to encourage a mix of retail/commercial uses at street level with increased residential density on floors above street level to create a mixed residential and commercial neighborhood.

Table 7: Summary of Red Bank Zoning District Standards

District	Minimum Lot Area	Required Yards (in feet)			Building Height	Maximum Lot Coverage
		Front	Side (one)	Rear		
RA	6,500 sf; For lots abutting the Navesink River: 40,000 sf	30	12	25	2 1/2 stories / 35 ft	35%
RB	3,500 sf	30	10	25	2 1/2 stories / 35 ft	40%
R-B1	4,500 sf	30	10	25	2 1/2 stories / 35 ft	-
R-B2	3,500 sf (Single-family) 7,000 sf (Two-family)	30	10	25	2 1/2 stories / 35 ft	40%
RD	3,500 sf (Single-family), For lots fronting on the river, 5,000 sf; 7,000 sf (Two-family) 120,000 sf (Garden apartments or townhouses)	30	4 – 20, varies by use	25	2 1/2 stories / 35 ft	30 – 40%, varies by use
NB	-	-	-	25	2 1/2 stories / 35 ft	60%
BR-1	4,500 sf (Single-family and home professional offices) 45,000 sf (Garden apartments and apartment houses) 25,000 sf (Townhouses)	25	10 – 15, varies by use	25	2 1/2 stories / 35 ft (Single-family); Other Uses: 40 ft	35% – 50%, varies by use

Table 7: Summary of Red Bank Zoning District Standards (cont.)

BR-2	4,500 sf (Single-family and home professional offices) 45,000 sf (Garden apartments and apartment houses) 25,000 sf (Townhouses) 10,000 sf (Other Uses)	25	10 – 15, varies by use	25	2 1/2 stories / 35 ft (Single-family) Other Uses: 3 stories / 40 ft	35% – 50%, varies by use
HB	10,000 sf	50	15	20	40 ft	40%
CCD-1	-	10	-	10	4 stories / 40 ft	65%
CCD-2	-	-	-	10	4 stories / 40 ft	65%
PO	7,500 sf (Home, business, and professional offices) 11,000 sf (Business and professional offices with apartments) 30,000 sf (All Other Uses)	30 – 40, varies by use	10 – 20, varies by use	25	2 1/2 stories/ 35 ft (Offices and offices with apartments); Other Uses: 3 stories / 40 ft	25% – 35%, varies by use
WD	30,000 sf (Single-family, home professional offices, and other uses) 45,000 sf (Garden apartments, apartment houses, and townhouses)	30 – 50, varies by use	10 – 15, varies by use	25	75 ft	25% – 40%, varies by use
MS	20,000 sf	25	5	15	45 ft	60%
LI	-	-	-	10	3 stories / 50 ft	65%
I	-	-	-	10	3 stories / 50 ft	65%
AH	-	20	7.5	7.5	3 stories / 50 ft	65%
DDO	-	-	-	-	-	-
TS	-	5	7.5	7.5	50 ft	75%

Source: The Borough of Red Bank, 2022

The RA, RB, RB-1, RB-2, RD, BR-1, BR-2, and WD zones have minimum gross habitable floor requirements ranging from 800 sf to 1,500 sf, and the WD, AH, and TS zones have additional requirements depending on use.

Figure 6: Zoning Map

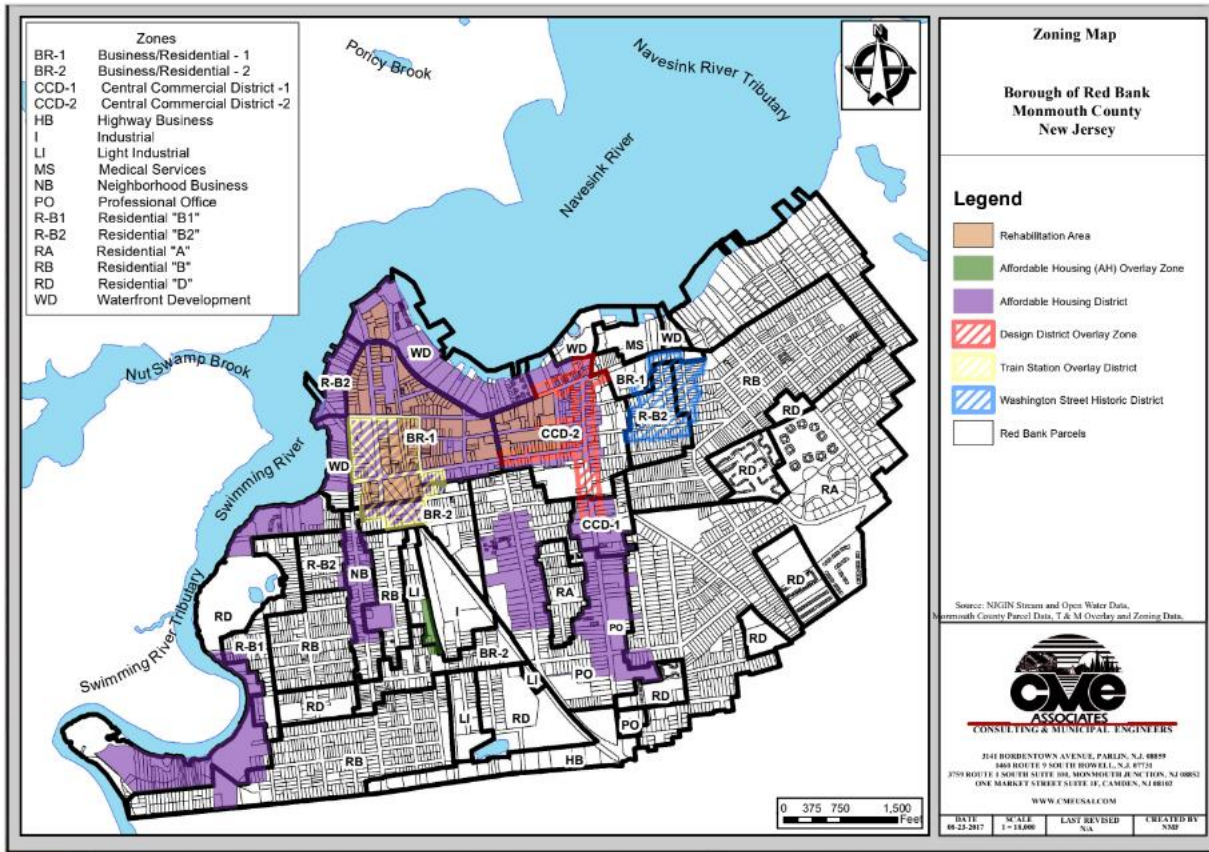


Figure 5 - Zoning

Borough of Red Bank

Source: NJGIN, Monmouth County, T&M Associates, CME Associates.

State Plan – Goals, Policies, & Indicators

Red Bank’s policy documents and ordinances are consistent with the Goals, Policies and Indicators of the State Development and Redevelopment Plan. The SDRP provides 8 statewide Goals & Strategies to guide future growth in the state. The SDRP seeks to achieve all of these goals through coordination with public and private actions in accordance with the State Plan Policy Map, which reflects the SDRP Goals. Plan Endorsement of Red Bank Borough’s municipal plans, and the designation of the proposed Red Bank Regional Center will help to implement each of the SDRP Goals and Strategies listed below.

Goal 1

Red Bank Borough's comprehensive strategy aligns closely with Goal 1 of the State Plan, which aims to revitalize New Jersey's cities and towns. The Borough's initiatives correspond to this goal through the following:

1. **Investment in Urban Assets:** The Borough's commitment to protecting, preserving, and developing valuable human and economic assets in urban areas reflects a proactive approach to revitalization. By leveraging both public and private investments in job creation, housing, and infrastructure, Red Bank Borough contributes to the economic vitality and livability of its community.
2. **Enhanced Mobility and Access:** Red Bank Borough's emphasis on enhancing mobility for all residents underscores its commitment to fostering vibrant and accessible urban spaces. By prioritizing improvements in pedestrian, bicyclist, transit rider, and driver access, the Borough promotes connectivity and engagement with its riverfront areas and downtown districts. This includes focusing on transit-oriented development and visioning the existing NJ Transit Station as a catalyst for walkable development throughout the Borough.
3. **Ecological Design and Smart Growth:** The Borough's encouragement of ecological design principles and smart growth strategies demonstrates a forward-thinking approach to urban development. By promoting sustainable practices such as solar access and targeted infill development, Red Bank Borough strives to minimize environmental impacts while preserving residential quality-of-life.
4. **Equity and Inclusion:** Red Bank Borough's focus on reducing barriers to mobility and access for all residents, particularly those from marginalized communities, aligns with efforts to foster inclusive and equitable urban environments. By creating affordable housing options and ensuring access to parks, waterfront areas, transit, and municipal services, the Borough promotes social cohesion and opportunity for all its residents.
5. **Climate Change Adaptation and Mitigation:** Despite its lower vulnerability to sea-level rise, Red Bank Borough recognizes the importance of addressing climate change impacts and enhancing environmental sustainability. By taking proactive steps to mitigate and adapt to climate effects, including upgrading municipal and school facilities through innovative partnerships, the Borough demonstrates a commitment to long-term resilience and stewardship.
6. **Efficient Land Use:** Red Bank Borough's recognition of the importance of efficient land use in providing high-quality public facilities and services reflects a strategic approach to urban planning. By prioritizing environmental sustainability and community resilience in land-use decisions, the Borough optimizes its resources and enhances its capacity to meet the needs of current and future residents.

Overall, Red Bank Borough's holistic approach to urban revitalization and sustainability aligns with the goals of the State Plan, contributing to the creation of vibrant, inclusive, and resilient communities throughout New Jersey.

Goal 2

The initiatives outlined by Red Bank Borough align closely with Goal 2 of the State Plan, which aims to conserve New Jersey's natural resources and ecosystems. A breakdown of how the Borough's efforts correspond to this goal include:

1. **Environmental Sustainability Element:** By proposing to adopt an Environmental Sustainability Element in its Master Plan, Red Bank Borough acknowledges the importance of integrating environmental considerations into its development framework. This element emphasizes the efficient use of natural resources, promotion of renewable energy systems, improvement of recycling programs, conservation and reuse of stormwater, and mitigation of contaminated sites. These actions contribute to the conservation of natural resources and support ecological health within the Borough.
2. **Environmental Resource Inventory:** The compilation and updating of an Environmental Resource Inventory by the Borough's Environmental Commission reflects a proactive approach to understanding and managing environmental assets and challenges. By staying informed about the state of its environment, the Borough can tailor its policies and initiatives to address specific needs and opportunities for conservation and sustainability.
3. **Regulation of Stormwater Runoff:** Red Bank Borough's efforts to regulate stormwater runoff demonstrate a commitment to protecting water bodies and environmentally sensitive areas. By enacting ordinances that facilitate the establishment of conservation easements and promote better management practices, the Borough aims to minimize the adverse impacts of urban development on water quality and aquatic ecosystems. The Borough has consistently updated its Stormwater Management and Control Ordinance, including the most recent update on March 24, 2021 (Ord. No. 2021-05).

Overall, Red Bank Borough's initiatives underscore its dedication to sustainable development and environmental stewardship, in alignment with the broader objectives of the State Plan. By integrating environmental considerations into its planning processes and regulatory framework, the Borough strives to conserve natural resources, enhance ecological resilience, and promote the well-being of its residents and ecosystems.

Goal 3: Promote Beneficial Economic Growth, Development and Renewal for All Residents of NJ

Red Bank's strategy aligns with Goal 3 of promoting beneficial economic growth, development, and renewal for all residents of New Jersey. The Borough's efforts include:

1. **Redevelopment Areas:** Red Bank identifies specific areas for redevelopment, including the VNA Redevelopment, White Street Municipal Parking Lot Redevelopment, and 55 West Front Street Redevelopment. These areas aim to promote a mix of housing and commercial development, in accordance with state standards, to address regional housing needs.
2. **Diverse Housing and Commercial Development:** The redevelopment plans aim to foster a diversity of housing options and commercial spaces, contributing to the vibrancy and sustainability of the community. This aligns with state goals for balanced and inclusive development.
3. **Utilization of Existing Infrastructure:** Red Bank seeks to leverage existing infrastructure, such as hospitals and transit stations like the Red Bank Train Station, as catalysts for additional economic growth. This strategy maximizes the efficiency of resources and enhances connectivity within the community.
4. **Promotion of High-Technology Industries:** The Borough aims to attract high-technology industries to the area, leveraging institutions like Riverview Medical Center, and the vibrant downtown scene. This aligns with the state's goal of fostering economic growth and innovation across various sectors.

5. **Cultural and Tourist Amenities:** Red Bank's emphasis on promoting fine arts and other tourist amenities contributes to its status as a cultural hub, attracting visitors from across the state. This dovetails with the state plan's objectives of promoting economic growth through cultural and tourism initiatives. For example, the Borough is home to the Count Basie Theater, a regionally recognized institution in the performing arts. The Theater provides an economic benefit to the area by attracting tourists who avail themselves of the various restaurants and amenities in the area before and after performances.

Overall, Red Bank's strategic approach to economic development and renewal reflects a commitment to leveraging its assets, fostering innovation, and promoting inclusivity and sustainability in line with broader state-level goals.

Goal 4: Protect the Environment, Prevent and Clean Up Pollution

Red Bank Borough's initiatives closely align with Goal 4 of the State Plan, which aims to protect the environment, prevent pollution, and clean up existing contamination. The Borough's efforts correspond to this goal include:

1. **Preventing and Reducing Pollution:** Red Bank Borough is committed to developing performance standards and creating incentives to prevent and reduce pollution and toxic emissions at their source. By promoting businesses that offer goods and services aimed at eliminating pollution and toxic emissions or reducing resource depletion, the Borough demonstrates a proactive approach to environmental protection. The Borough has also adopted a green building initiative that attempts to ensure new construction complies with the best environmental practices.
2. **Public-Private Partnerships and Technology:** The Borough actively pursues public-private partnerships and leverages the latest technology to prevent toxic emissions and clean up polluted air, land, and water. By embracing innovative solutions and enforcing strict regulations, Red Bank Borough prioritizes the conservation of resources and the protection of public health.
3. **Environmental Cleanup:** Red Bank Borough's efforts include the environmental cleanup of the former landfill at Sunset Park. Recognizing the proximity of the landfill to sensitive areas such as the Borough Housing Authority and a local elementary school, the Borough has diligently worked to ensure the safety of residents and future generations from potential contamination. Through the use of public funds and collaboration with private companies, the Borough is actively remediating the site to mitigate environmental risks.
4. **Promotion of Ecologically Designed Development:** Red Bank Borough promotes ecologically designed development and encourages sustainable transportation options such as bicycles and mass transit. By minimizing the impacts of automobile usage on public health and biological ecosystems, the Borough contributes to a healthier and more sustainable environment.
5. **Ordinances for Green Infrastructure:** Implementation of ordinances requiring the incorporation of native plant species in new development and promoting green infrastructure throughout the Borough further demonstrates Red Bank's commitment to environmental protection and sustainable urban planning.

Overall, Red Bank Borough's comprehensive approach to environmental stewardship encompasses prevention, cleanup, and sustainable development practices, aligning with the goals of the State Plan to safeguard natural resources, public health, and ecological integrity.

Goal 5: Provide Adequate Public Facilities and Services at a Reasonable Cost

Red Bank is committed to enhancing public facilities and services within the Borough while ensuring reasonable costs. The Borough's recent initiatives encompass the construction of a new municipal complex and the expansion of walkability alongside improving existing public parks. These efforts aim to centralize municipal activities, promote community engagement, and foster recreational opportunities for residents and visitors alike.

- 1. Construction of a New Municipal Complex:** One of Red Bank's significant endeavors involves the construction of a new municipal complex. This complex will serve as a centralized hub, accommodating all municipal activities under one roof. By consolidating administrative functions, services, and resources, the Borough aims to streamline operations and enhance efficiency in serving its constituents. The construction of this complex underscores Red Bank's commitment to modernizing infrastructure and improving civic amenities.
- 2. Expansion of Walkability:** Red Bank recognizes the importance of walkability in promoting a healthy and vibrant community. To this end, the Borough has devised plans to expand walkability infrastructure throughout its neighborhoods. Enhancing pedestrian pathways, installing sidewalks, and creating designated walking zones are among the strategies aimed at improving accessibility and encouraging active lifestyles. By prioritizing walkability, Red Bank seeks to create safer, more pedestrian-friendly environments that promote social interaction and connectivity among residents.
- 3. Improvement of Existing Public Parks:** In addition to promoting walkability, Red Bank is dedicated to enhancing the quality and accessibility of its public parks. The Borough acknowledges the pivotal role that parks play in enriching community life and fostering recreational opportunities. Through targeted investments and initiatives, Red Bank aims to revitalize existing parks, upgrading amenities, landscaping, and recreational facilities. These enhancements will cater to diverse recreational interests, ensuring that residents of all ages can enjoy green spaces and outdoor activities within their community.
- 4. Community Engagement and Program Offerings:** Red Bank is committed to actively engaging residents and encouraging their participation in community programs and activities. The Borough plans to offer a diverse array of programming and events designed to enrich the lives of residents and promote community cohesion. These initiatives may include fitness classes, cultural events, educational workshops, and recreational programs tailored to the interests and needs of the community. By fostering a sense of belonging and collective ownership, Red Bank aims to strengthen community bonds and enhance the overall quality of life for its residents.

Red Bank's initiatives reflect a proactive approach to enhancing public facilities and services while maintaining a focus on fiscal responsibility. Through the construction of a new municipal complex, expansion of walkability infrastructure, improvement of existing public parks, and diverse community programming, the Borough seeks to create an inclusive and thriving community environment. By investing in these endeavors, Red Bank demonstrates its commitment to meeting the evolving needs of its residents and fostering a high quality of life for generations to come.

Goal 6: Provide Adequate Housing at a Reasonable Cost

Red Bank Borough's initiatives align with Goal 6 of the State Plan, which focuses on providing adequate housing at a reasonable cost. Here's how the Borough's efforts correspond to this goal:

- 1. Affordable Housing Program:** Red Bank Borough has implemented a robust affordable housing program that provides numerous opportunities for the development of affordable housing. Through redevelopment projects and the Borough's housing rehabilitation program, efforts are made to ensure that housing options remain accessible to residents of varying income levels.

2. **Accessory Dwelling Unit Ordinance:** The Borough is considering the creation of an accessory dwelling unit ordinance, which would permit accessory dwelling units in single-family zones. This initiative aims to address the critical need for affordable housing in Red Bank by expanding housing options within existing residential areas.
3. **Density Controls:** Red Bank Borough is exploring changes to its density controls in certain zones to allow for greater densities, thus permitting the development of additional housing units. By increasing housing densities where appropriate, the Borough seeks to accommodate the growing demand for housing while promoting affordability and accessibility.

Overall, Red Bank Borough's proactive approach to addressing the housing needs of its residents aligns with the objectives of Goal 6 of the State Plan. By expanding affordable housing options, exploring innovative policies such as accessory dwelling units, and considering adjustments to density controls, the Borough strives to ensure that all residents have access to housing that is both adequate and affordable.

Goal 7: Preserve and Enhance Areas with Historic, Cultural, Scenic, Open Space and Recreational Value.

Red Bank's efforts to meet Goal 7, which focuses on preserving and enhancing areas with historic, cultural, scenic, open space, and recreational value. By employing collaborative planning, design, investment, and management techniques, Red Bank endeavors to achieve these objectives through the following:

1. **Collaborative Planning and Design:** Red Bank engages in collaborative efforts with stakeholders to plan and design development and redevelopment projects that effectively utilize and preserve the municipality's historic, cultural, scenic, open space, and recreational assets.
2. **Design District Overlay:** The establishment of the Design District Overlay underscores Red Bank's commitment to preserving historically significant structures. Development and redevelopment within this zone are subject to specific standards and review by the Borough's Historic Preservation Commission.
3. **Open Space Preservation and Enhancement:** Red Bank is dedicated to expanding open spaces throughout the municipality. This includes enhancing existing parks like River View Park along the Navesink River, aiming to provide benefits for both residents and visitors.
4. **Support for the Arts:** Recognizing the significance of the arts in community life and aesthetics, Red Bank actively supports cultural amenities such as the Count Basie Theater and other artistic initiatives within downtown Red Bank.

Red Bank's comprehensive approach seeks to safeguard its heritage, enrich cultural offerings, and enhance recreational opportunities, all while preserving the scenic beauty of the area. This multifaceted strategy underscores the Borough's commitment to holistic community development and quality of life.

Goal 8: Ensure Sound, Integrated Planning and Implementation Statewide

Not applicable.

State Plan – Center Criteria and Policies

Red Bank seeks to include the entire municipality within the proposed Regional Center within the New Jersey State Plan map. The rationale behind this request is rooted in the comprehensive development and distribution of resources and facilities throughout the entire Borough. Red Bank is largely built up, with only small parks and recreation areas remaining. The municipality boasts a variety of cultural, societal, entertainment, health, and educational facilities that are dispersed throughout the Borough rather than concentrated in one area. There are very few undeveloped lots remaining in Red Bank, and most of them have already been preserved under the Borough's open space program. This indicates that future growth and redevelopment will likely involve repurposing, renovating, or demolishing existing buildings rather than developing new lots. It is also noted that redevelopment efforts in Red Bank often cover multiple blocks within the municipality, and initiatives such as upgrades to stormwater management systems benefit the entire community rather than specific areas. Data from the New Jersey Office of Planning Advocacy (NJOPA) suggests that population and job growth in Red Bank from 2015 to 2045 is projected to be relatively modest. The Borough believes it can accommodate this growth within the proposed boundaries of the core designation, further supporting the argument for expanding the core designation to the municipal boundaries.

Centers Analysis

Based upon the analysis provided below, Red Bank satisfies nearly every criterion as a Regional Center. It contains a large variety of industry, commerce, services, residential, and cultural facilities. This includes the hospital, multiple theaters, restaurants and eateries, various personal services and diverse housing types. Red Bank serves as a regional hub for the surrounding communities which are more suburban in nature. Table 8 compares the Criteria for Center Designation from the State Plan to the existing conditions for Red Bank. The Borough meets every criterion to qualify for Regional Center designation except one – jobs to housing ratio. Even then, it falls just short of this measure by just 3.5%. Given the Transit Village designation that the Borough is currently pursuing and its commitment to its business districts and mixed-use development, we anticipate that Red Bank will fully satisfy this criterion in the near future.

Table 8: State Plan/Red Bank Borough Center Designation Criteria Comparison

Criterion	Regional Center PA 1, 2	Red Bank	Compliance?
Area (sq mi)	1 to 10	2.16	Y
Population	>10,000	12,936	Y
Gross Population Density (pop/ sq mi)	>5,000	5,989	Y
Housing	4,000 to 15,000	5,863	Y
Gross Housing Density (du/ac)	>3	4.2	Y
Employment	>10,000	11,325	Y
Jobs: Housing Ratio	2:1 to 5:1	1.93	N

Source: 2023 Red Bank Master Plan : U.S. Census Bureau, Decennial Censuses, 1990-2020

Additionally, the Office of Planning Advocacy outlines a number of standards that should be satisfied as part of the plan endorsement process for inclusion as a Regional Center. Each of these standards is noted and addressed below.

1. Discuss how centers will accommodate any anticipated future population and employment growth, while relieving development pressures in the environs;

Within the 2023 Master Plan's Goals and Objectives, the Borough outlined the following relevant goals:

- Embrace a smart growth mentality with targeted infill development that minimizes unwanted negative impacts.
- Preserve residential quality-of-life by addressing nuisance issues and preventing incompatible development in adjacent areas.

2. Demonstrate how centers and planning area boundaries address climate change vulnerabilities;

As of 2021, the MLUL requires that a climate change-related hazard vulnerability assessment be completed as part of the preparation of a land use plan element of a municipal master plan in accordance with NJSA 40:55D-28.b.(2)(h). The analysis is designed to identify key hazard-related risk factors, areas subject to potential impacts, and the development of policies and strategies for mitigation of potential impacts, preparedness, post-disaster recovery, and resilient planning and design. A Climate Change and Vulnerability Assessment ("CC&VA") for the Borough of Red Bank was prepared as part of the Master Plan in accordance with this MLUL requirement. Some of the key findings regarding how the proposed center boundary and planning areas address climate change are included below.

Red Bank is located south of the Navesink River and east of the Swimming River, which is a tributary to the Navesink River. In total, the Borough maintains about 4 miles of waterfront along these two waterbodies, each of which is associated with environmentally sensitive features such as wetlands and Special Flood Hazard Areas (SFHAs). However, Red Bank is much less exposed to flood hazards than the average municipality in Monmouth County. A total of only 4.7% of the land within the Borough is located within an SFHA, compared with the average of 19.5% for the County overall. The reason for this is that the majority of the waterfront land areas have a relatively steep grade that tapers down to the waterfront, and most of the built environment in Red Bank exists above or near the top of the slope. The sloped areas provide a natural buffer from floodwater inundation to a certain degree. Therefore, the overwhelming majority of the existing developed areas in Red Bank, areas which are included within the proposed Center Boundary, exist in an area that is naturally buffered from tidal flood hazards.

3. Demonstrate how the jobs-housing ratio is being met by mixed uses rather than the mere inclusion of a certain ratio of otherwise separate commercial and residential zones;

The Borough has incorporated land use recommendations within its Master Plan to increase local employment through mixed use zones:

- **Downtown Core** - This land use category supports Red Bank's central business district, which has been centered historically on Broad Street, and corresponds to the CCD-1 and CCD-2 zoning districts. Consistent with the 1995 Master Plan, this category is envisioned as a mixed-use area with a development density that helps the commercial area thrive and adds to the tax base.
- **Transit Village** - This land use category recognizes that the area around Red Bank's train station represents the most appropriate location for high-density, mixed-use development that leverages this asset to promote a transit-oriented, walkable hub of activity.

In addition, Red Bank's downtown areas and the area near the train station contain numerous mixed-use residential commercial buildings, which have substantially contributed to the jobs to housing ratio. The

existing mixed-use building combined with the additional mixed-use commercial/residential developments envisioned to be realized via the existing zoning are anticipated to continue to increase the jobs to housing ratio in the Borough.

4. Illustrate how centers are or will be pedestrian-friendly and transit-oriented. The mere presence of sidewalks or a lower speed limit alone does not denote that an area is pedestrian-friendly.

As a Regional Center, Red Bank currently contains and plans to expand pedestrian-friendly and transit-oriented infrastructure and programmatic improvements.

Existing Conditions: Rail

Access to New Jersey's passenger rail network is provided via the North Jersey Coast Line Red Bank Station, with northbound service to New York Penn Station, Hoboken, and Newark Penn Station, and southbound service to Bay Head. Given Red Bank's size, a significant portion of the Borough is walkable to the train station. [T]he majority of Red Bank is within at least a 20-minute walk [of the station], with only portions of the southern and eastern areas of the Borough having longer travel times. For these areas, strengthening alternative transportation modes, particularly bike, could be prioritized. Recognizing the value and impact of its train station, Red Bank has recently re-started the process of apply for Transit Village designation by the New Jersey Department of Transportation. This designation requires municipalities to demonstrate a commitment to revitalize and redevelop transportation hubs into mixed-use neighborhoods with a strong residential component, and carries with it eligibility for various State grants. The Borough had previously initiated this process in 2018, but it was stalled during the pandemic. Red Bank is now fully committed to attaining Transit Village designation.

Existing Conditions: Bus

Red Bank is served by three NJ Transit bus routes: Route 832, (daily service to Asbury Park); Route 834, (weekday and Saturday services to Highlands); and Route 838 (weekday and Saturday service to Freehold and Sea Bright).

Existing Conditions: Pedestrian & Bicycle

Red Bank has a fairly robust sidewalk network, with the few existing gaps primarily located along Harding Road and Prospect Avenue. Large portions of the Borough have a well-formed street grid that provides walkable block lengths, and all of Red Bank's signalized intersections provide some level of pedestrian accommodation. All signalized intersections have crosswalks, while most have push-buttons and/or pedestrian signal heads.

The bicycle network in the Borough is much more limited. Only one dedicated bike lane exists in Red Bank, along Bridge Street between Chestnut Avenue and Drs. James Parker Boulevard. Most of the local roads are compatible for share-the-road bicycling, but most of the State and County routes are comfortable for only highly experienced cyclists, due to higher vehicular speeds and traffic volumes. Red Bank does have some bicycle infrastructure, particularly associated with the train station, where there are bicycle racks and lockers and dedicated bike parking. The Borough has also installed bike racks in various locations in recent years as part of a wellness initiative. In addition, the Borough's 2019 Master Plan Reexamination Report includes an objective to require new developments to have bicycle storage and parking areas within their buildings or sites.

A 2018 study undertaken by NJTPA further explored ways to improve pedestrian and bicycle connectivity at and around the Red Bank Train Station. Many of its conclusions echoed the earlier plans, with key identified issues including severely faded crosswalks in the immediate vicinity of the station, pedestrian ramps outside of NJ Transit's property that don't meet Americans with Disabilities Act (ADA) standards,

and sidewalk breaks at the intersection of streets (e.g. Chestnut Street) with the at-grade railroad tracks and service access connected with the tracks disrupts sidewalks.

In fact, the presence of the at-grade railroad tracks and associated infrastructure significantly disrupts all modes of transportation, creating particular challenges for pedestrians and bicyclists. The Red Bank school district reports that all students in the Borough who must cross the tracks to reach their school are bused to avoid safety concerns with walking.

Future Plans & Recommendations:

Within the 2023 Master Plan's Goals and Objectives, the Borough outlined the following relevant goal:

- Enhance mobility for all users: pedestrians, bicyclists, and transit riders, as well as those who drive.

Further, the Master Plan detailed numerous recommendations to make the Borough more pedestrian friendly and transit oriented:

- Set priorities for addressing gaps in the waterfront walkway
- Explore all available funding opportunities to develop a network of waterfront walkways:
- Develop a New Circulation Master Plan Element:

Recommendations specific to pedestrian improvements include:

- Implement recommendations of the Shrewsbury Avenue Walkable Community Workshop study (2006) and Red Bank Station Bike and Pedestrian Access Report (2018).
- Plant more trees throughout the downtown to improve walking conditions in terms of aesthetics and providing shaded areas.
- Install sidewalks where gaps exist and upgrade segments in weak condition.
- Work with NJ Transit to improve pedestrian crossings over the rail line.
- Explore changes to traffic signal timing, including potential introduction of pedestrian-only phases.
- Implement Rectangular Rapid Flashing Beacons (RRFBs) along Front Street and other locations as needed.
- Develop a sidewalk improvement plan:
- Advance efforts to fill sidewalk gaps through the land use approvals process
- Use traffic calming tools to reduce speeds and improve safety in residential neighborhoods

Other transportation recommendations include:

- Support and incentivize bike and transit use.
- Encourage maintenance and upgrades at and in the vicinity of the existing train station facility and enhanced rail service to and from the station.
- Promote enhancements to the bus routes throughout the Borough and to bus amenities such as shelters and signage.
- Create more dedicated bike parking, infrastructure, and amenities.
- Explore microtransit strategies to provide alternatives to the automobile and traditional transit systems

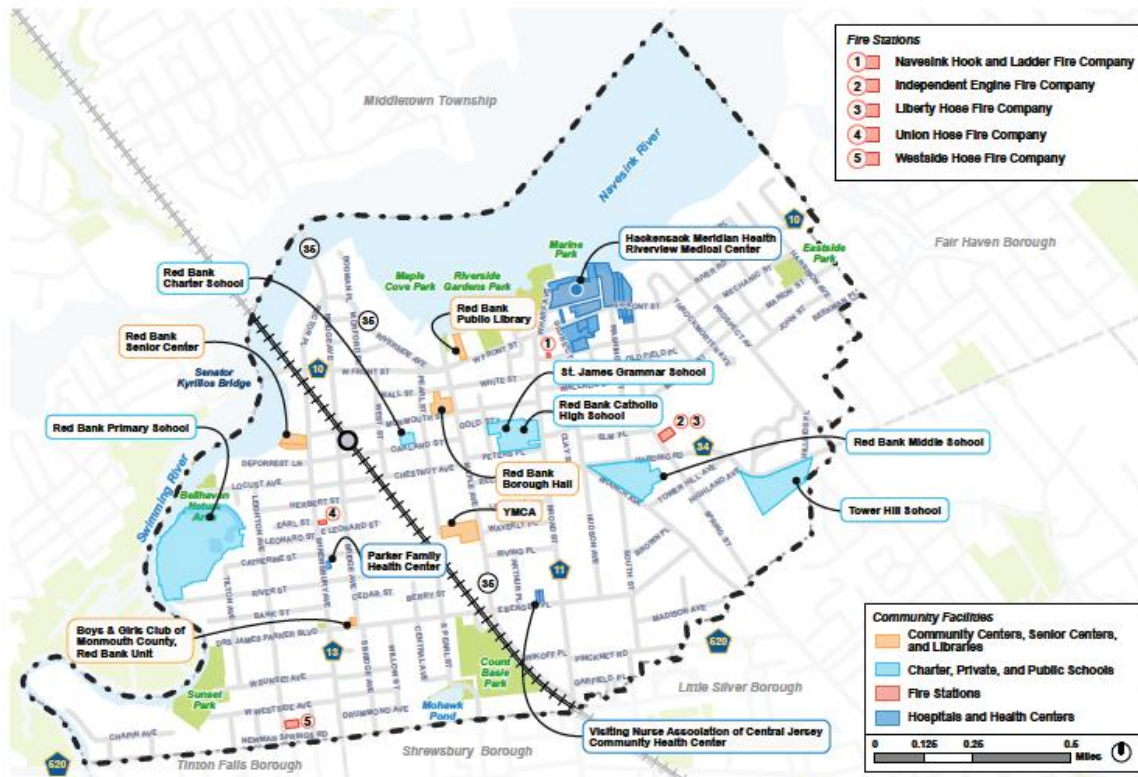
5. Show how community facilities (ranging from municipal buildings to neighborhood recreation) are accessible within the center(s);

Figure 7, below, demonstrates that community facilities in Red Bank are relatively dispersed throughout the community and provide convenient access for most residents. As the entire Borough is proposed to be designated as a Regional Center, sufficient access to community facilities exists within the proposed Regional Center area.

Figure 7: Community Facilities

Figure 19: Community Facilities

Source: Monmouth County, USGS, NJ Transit, NJDEP, NJDOT, NJ OGIS, Borough of Red Bank, BFI Planning.



6. Provide general design concepts for Centers, ideally in a visual format or at least through a detailed description. This narrative should also describe major projects in the development pipeline and how they support the center concept.

Due to the built-out nature of the Borough and the Borough's role in the County as a regional arts and cultural center, we respectfully request that the entire Borough be designated as a Regional Center; however, we recognize that PA5 areas may need to be excluded from the Regional Center Area. Please see the Figure 10, which depicts the Proposed Regional Center.

The most significant project currently proposed within the proposed Regional Center is the Transit Village designation that the Borough is currently pursuing. Apart from that, while no development plans for additional large projects have recently been received by the Borough, it is anticipated that several additional large mixed-use projects will be developed within and near the proposed Transit Village area. In addition, inclusionary affordable housing developments are envisioned within the proposed Regional Center area both within the proposed Transit Village area and outside of that area in order to provide reasonable access to affordable housing opportunities throughout the community. It is also important to note that the Borough was previously designated as a Regional Center and many projects of significant size, including several mixed-use projects, were developed during the time period when the previous Regional Center designation was in force.

7. Demonstrate how the center fits appropriately in a broader regional context, particularly in complementing other centers in the region.

Red Bank is centrally located among Monmouth County's other designated centers, which include Atlantic Highlands, Freehold, Long Branch, and Manasquan. This location further elevates the prominence of Red Bank as a literal center in the County. Red Bank also links other centers located along the shore to the south to more northern centers including New Brunswick.

State Plan – Planning Area Policy Objectives

1. **Land Use** - Red Bank has a comprehensive approach to land use that focuses on redevelopment, diversification, and the efficient utilization of scarce land resources. The borough has addressed this goal in the following ways:

- **Redevelopment Focus:** Red Bank prioritizes the redevelopment of cores and neighborhoods identified through regional planning efforts. This approach aims to revitalize older or underutilized areas while promoting a sense of community cohesion.
- **Diversification of Land Use:** The Borough encourages a mix of land uses, including housing where appropriate, to create vibrant and balanced communities. This strategy can help support economic growth, provide housing options for residents, and create spaces for businesses to thrive.
- **Efficient Land Utilization:** Red Bank's land development ordinance aims to ensure the efficient and beneficial use of land resources. This involves regulations and guidelines to promote compact, sustainable development while minimizing sprawl and preserving open space.
- **Build-out Status and Development Patterns:** Red Bank is already at build-out, meaning there is limited undeveloped land available. As a result, most development involves tear-downs or repurposing of existing buildings. This highlights the importance of strategic planning and redevelopment efforts to maximize the use of existing infrastructure and resources.
- **Economic Development and Affordable Housing:** The borough uses redevelopment as a tool for economic revitalization and to address affordable housing obligations. This dual focus reflects a commitment to both community development and social equity.
- **Balancing development with open space:** Red Bank seeks to balance the need for development with the preservation of light, air, and open space. The Borough is committed to maintaining quality of life and environmental sustainability amid urban development pressures.

Red Bank's approach to land use is proactive, responsive to community needs, and focused on creating sustainable, inclusive neighborhoods. Continuing to prioritize redevelopment, diversification, and efficient land use will contribute to the Borough's long-term success and resilience.

2. **Housing** – Red Bank's efforts to expand affordable housing opportunities through both its Affordable Housing program and creative zoning strategies demonstrate a proactive approach to addressing housing needs. These initiatives include:

- **Creative Zoning for Additional Dwellings:** By exploring ordinances that permit the construction of additional dwellings within single-family zoning areas, Red Bank aims to increase housing density while maintaining the character of existing neighborhoods. Allowing for the construction of accessory dwelling units (ADUs) or other types of secondary units provides homeowners with additional income opportunities while expanding the availability of affordable housing options within the community.
- **Pursuit of Redevelopment with Affordable Housing Components:** Red Bank's commitment to pursuing redevelopment projects that include an affordable housing component demonstrates its dedication to addressing housing affordability issues head-on. By integrating affordable housing

requirements into redevelopment plans, the Borough ensures that new developments contribute to the overall goal of expanding access to affordable housing for residents of varying income levels.

- **Affordable Housing Program:** Red Bank's Affordable Housing program serves as a cornerstone of its efforts to provide housing options for low- and moderate-income households. Through this program, the Borough can allocate affordable housing units, offer financial assistance, and implement policies that promote long-term housing affordability for eligible residents.
- **Community Engagement and Collaboration:** Engaging stakeholders and collaborating with community members, developers, and housing advocates are essential components of Red Bank's approach to addressing affordable housing challenges. By fostering partnerships and soliciting input from diverse perspectives, the Borough can develop more inclusive and effective strategies for expanding affordable housing opportunities.

Red Bank's commitment to providing additional affordable housing opportunities through its Affordable Housing program, creative zoning measures, and redevelopment initiatives reflects its proactive stance in addressing housing affordability concerns. By implementing a multifaceted approach that leverages zoning flexibility, redevelopment incentives, and community partnerships, the Borough aims to create a more equitable and sustainable housing landscape for its residents now and in the future and addresses this goal.

3. **Economic Development** - Red Bank's approach to economic development encompasses a variety of strategies aimed at fostering growth, supporting local businesses, and enhancing the community's role within the regional marketplace. The Borough is addressing this goal through the following:

- **Strategic Land Assembly and Infill Development:** By encouraging strategic land assembly through redevelopment and infill development, Red Bank seeks to optimize land use and promote efficient development patterns. This approach can help revitalize underutilized or vacant parcels, create new opportunities for businesses, and enhance the overall vibrancy of the community.
- **Public-Private Partnerships and Infrastructure Improvements:** Red Bank recognizes the importance of public-private partnerships and infrastructure improvements in driving economic growth. Collaborating with entities like the Riverview Medical Center not only fosters economic development but also enhances community services and amenities. Investments in infrastructure, such as improvements to the stormwater system, contribute to the attractiveness and sustainability of the borough for businesses and residents alike.
- **Job Training and Business Incentives:** Red Bank's focus on job training and incentives to retain and attract businesses underscores its commitment to workforce development and economic vitality. By providing support for skill development and offering incentives to businesses, the Borough strengthens its workforce and fosters a business-friendly environment conducive to growth and innovation.
- **Business Improvement District (BID):** The drive to create a Business Improvement District reflects Red Bank's proactive efforts to support local businesses and enhance the commercial environment. A BID can serve as a valuable advocate for local businesses, facilitating collaboration, marketing initiatives, and advocacy for policies that benefit the business community as a whole.
- **Supportive Government Regulations and Policies:** Red Bank's commitment to supportive government regulations, policies, and programs demonstrates its recognition of the role of governance in facilitating economic development. By implementing transparent and streamlined processes, including expedited review of redevelopment proposals, the Borough seeks to encourage private sector investment and development while ensuring compliance with community goals and standards.

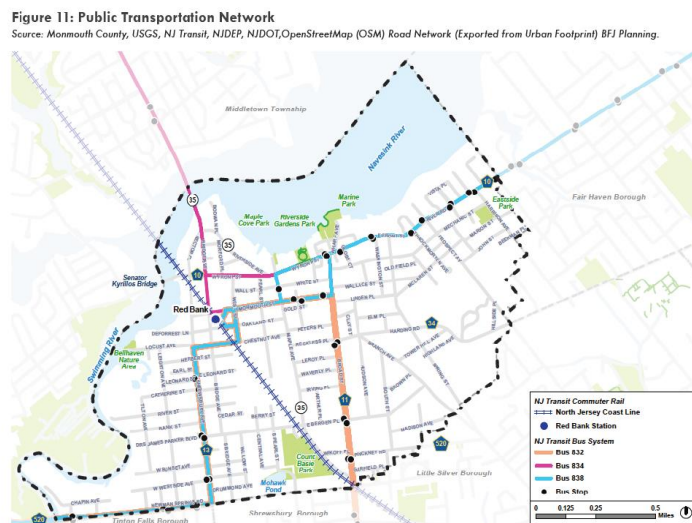
In addressing this goal, Red Bank's multifaceted approach to economic development underscores its proactive stance in creating a dynamic and resilient local economy. By leveraging partnerships, investing in infrastructure, supporting workforce development, empowering local businesses, and fostering a conducive regulatory environment, the Borough aims to enhance its competitiveness and position itself for sustainable growth and prosperity in the regional marketplace.

4. **Transportation** - Red Bank's approach to transportation reflects a commitment to sustainable mobility and reducing automobile dependency. Some of the ways the Borough advances this goal include:

- **Maintenance and Enhancement of Transportation System:** Red Bank prioritizes the maintenance and enhancement of its transportation infrastructure to ensure efficient mobility for residents and visitors. By investing in projects that promote public transit, walking, and alternative modes of transportation, the Borough aims to provide accessible and environmentally friendly transportation options.
- **Encouraging Development near NJ Transit Rail Station:** Fostering development near the NJ Transit rail station aligns with transit-oriented development principles, which aim to create vibrant, mixed-use communities centered around public transportation hubs. By promoting development in close proximity to the rail station, Red Bank encourages transit ridership and reduces reliance on private vehicles.
- **Engagement in Walkability Study:** Red Bank's engagement in a walkability study underscores its commitment to pedestrian-friendly urban design. Understanding how to promote walkability throughout the Borough can lead to the creation of safe, accessible, and enjoyable pedestrian environments, enhancing quality of life and encouraging active transportation.
- **Continuous Review of Transportation Data:** The Borough's practice of continuously reviewing transportation data demonstrates a proactive approach to addressing traffic flow and congestion issues. By analyzing transportation patterns and identifying opportunities for improvement, Red Bank can make informed decisions about transportation infrastructure and policies.
- **Challenges with Existing Roadway Network:** Recognizing the limitations posed by the existing roadway network due to historical development patterns, Red Bank faces challenges in implementing large-scale changes to transportation infrastructure. However, the Borough's commitment to reviewing transportation data indicates a willingness to explore innovative solutions and optimize existing infrastructure to improve traffic flow and enhance mobility.

In summary, Red Bank's efforts to maintain and enhance its transportation system, promote transit-oriented development, engage in walkability studies, and review transportation data reflect a holistic approach to addressing transportation challenges and promoting sustainable mobility within the community. By prioritizing alternative modes of transportation and exploring opportunities for improvement, the Borough strives to create a more efficient, accessible, and environmentally friendly transportation network for residents and visitors alike and address this goal.

Figure 8: Public Transportation Network



5. **Natural Resources** - Red Bank's commitment to natural resources conservation, particularly its efforts along the Navesink River waterfront, reflects a dedication to preserving and enhancing the environmental quality and recreational opportunities within the community. The Borough has undertaken the following efforts to advance this goal:

- **Location Along Water Bodies:** Red Bank's geographical positioning along several water bodies, including the Navesink River, highlights the significance of water resources in the local ecosystem. These water bodies contribute to the biodiversity and natural beauty of the area, serving as valuable habitats for wildlife and sources of recreational activities for residents.
- **Existing Parkland as a Centerpiece:** Red Bank recognizes the importance of existing parkland located along the waterfront as a centerpiece of its natural resources conservation efforts. These parklands provide residents with opportunities for outdoor recreation, relaxation, and connection with nature. By preserving and enhancing these green spaces, the Borough ensures accessibility and enjoyment of the waterfront for all residents.
- **Ensuring Accessibility and Enjoyment:** Red Bank's efforts to ensure accessibility and enjoyment of the waterfront for all residents underscore its commitment to promoting environmental stewardship and community well-being. Accessible and well-maintained parkland encourages residents to engage in outdoor activities, fostering physical and mental health benefits while fostering a sense of community and connection to nature.
- **Preservation of Vital Natural Resource:** Recognizing the ecological and cultural significance of the Navesink River and its surrounding natural areas, Red Bank prioritizes the conservation and protection of this vital natural resource. Preserving water quality, enhancing wildlife habitat, and promoting sustainable land use practices contribute to the long-term health and resilience of the river ecosystem.

In furthering this goal, Red Bank's efforts in natural resources conservation, particularly its focus on the Navesink River waterfront and existing parkland, demonstrate a proactive approach to preserving environmental quality and enhancing community well-being. By prioritizing accessibility, enjoyment, and sustainability, the Borough fosters a deep appreciation for its natural resources while ensuring that future generations can continue to benefit from and enjoy the beauty and ecological diversity of the local landscape.

6. **Agriculture** - Borough of Red Bank has a vibrant agricultural scene despite its limited undeveloped land. The farmer's market held every Sunday from May through November is a fantastic initiative that supports local vendors and showcases the agricultural produce of Monmouth County. To further support and enhance this agricultural aspect of the community, here are some potential goals and actions:

- **Promotion and Outreach:** the Borough provides awareness about the farmer's market through various channels such as social media, local newspapers, community newsletters, and signage throughout the borough.
- **Vendor Diversity:** The Borough continues to encourage a diverse range of vendors to participate in the farmer's market, including not only farmers but also artisans, bakers, and producers of specialty goods.
- **Sustainability Practices:** the Borough promotes sustainable farming practices among local farmers and vendors to minimize environmental impact and ensure the long-term health of agricultural resources.
- **Community Engagement:** the Borough organizes events and activities at the farmer's market to engage the community, such as cooking demonstrations, live music performances, or educational workshops on gardening and nutrition.
- **Support Local Farms:** Through the farmers market, the Borough established partnerships with local farms and agricultural organizations to provide support, resources, and assistance to farmers in the region.

- **Accessibility:** the Borough is committed to ensuring that the farmer's market is accessible to all residents, including those with limited mobility or financial means, by offering transportation services and encouraging vendors to accept SNAP benefits, and providing discounts or subsidies for low-income families.

By setting and pursuing these goals, Red Bank will continue to nurture its agricultural heritage and support local farmers and vendors while fostering a sense of community and sustainability.

7. **Recreation** - Enhancing recreation opportunities in Red Bank is vital for the community's well-being and quality of life and a goal the Borough is committed to furthering. Some ways the Borough has is addressing this goal include:

- **Park Maintenance and Improvement:** The Borough continues to allocate resources for the regular maintenance and improvement of neighborhood parks, including Riverview Park. This includes upgrading playground equipment, picnic areas, walking trails, and landscaping to ensure a pleasant experience for visitors.
- **Accessibility Upgrades:** The Borough routinely conducts assessments to identify any accessibility barriers within parks and implement necessary upgrades to ensure that all residents, including those with disabilities, can fully enjoy the recreational amenities.
- **Community Engagement:** To foster a sense of community ownership and pride in local parks the Borough involves residents through the Borough's Parks and Recreation Committee in park improvement projects and through goal setting.
- **Safety Measures:** the Borough continue to provide for additional safety measures such as adequate lighting, signage, and emergency call boxes to enhance the safety and security of park visitors, especially during evening hours.
- **Environmental Sustainability:** the Borough seeks to incorporate sustainable practices into park management, such as native landscaping, water conservation measures, and recycling programs, to minimize environmental impact and promote eco-friendly recreational spaces.
- **Programming and Events:** the Borough prides itself on offering diverse recreational programming and events in parks throughout the year to cater to the interests and needs of residents of all ages and backgrounds.
- **Partnerships and Funding:** the Borough actively seeks partnerships with local businesses, nonprofit organizations, and government agencies to leverage resources and secure funding for park improvement projects, infrastructure upgrades, and recreational programming initiatives.

By prioritizing these initiatives, Red Bank can ensure that its parks remain vibrant, accessible, and inviting spaces that contribute to the health, happiness, and sense of community among its residents.

8. **Redevelopment** – Red Bank's redevelopment efforts are aimed at enhancing public safety, promoting pedestrian activity, and reducing automobile dependency with the goal of significantly improving the livability and sustainability of the community. Strategies and considerations for furthering these redevelopment goals include:

- **Transit-Oriented Development (TOD):** Through redevelopment, the Borough has encouraged mixed-use development the NJ Transit station to encourage a pedestrian-friendly neighborhood where residents can live, work, and access amenities without relying heavily on cars.
- **Smart Growth Principles:** the Borough has embraced smart growth principles that emphasize compact, mixed-use development patterns, higher density housing, and preservation of green spaces and natural resources. The goal of this approach minimizes urban sprawl, maximize land efficiency, and fosters vibrant, walkable communities. The Borough is investing allowing existing single-family dwellings to include additional dwellings to address both affordability issues and to encourage the efficient use of land,

- **Pedestrian Infrastructure:** The Borough continues to invest in pedestrian infrastructure enhancements such as well-lit sidewalks, pedestrian-friendly street crossings, wayfinding signage, and public seating areas to create a safer and more inviting walking environment for residents and visitors.
- **Public Space Activation:** the Borough seeks to activate underutilized public spaces and plazas through placemaking initiatives, public art installations, pop-up markets, and community events to foster social interaction, civic engagement, and a sense of place.
- **Mixed-Use Development:** Through both ordinance amendments and redevelopment initiatives, the Borough encourage the development of mixed-use buildings that combine residential, commercial, and recreational uses within the same neighborhood or district. This creates vibrant, 24/7 communities where residents can access essential services and amenities within walking distance of their homes.

By prioritizing these strategies and fostering collaboration among various stakeholders, Red Bank can create a more sustainable, equitable, and resilient built environment that enhances quality of life for its residents while promoting economic vitality and environmental stewardship.

9. **Historic preservation** - Preserving the historic character of Red Bank is essential for maintaining its unique identity and cultural heritage. Here are some strategies and considerations for effective historic preservation:

- **Historic District Designation:** Efforts are underway by the Borough to identify and designate historic districts within Red Bank where the architectural and cultural heritage is particularly significant. Establishing this historic district will allow for the implementation of specific preservation guidelines and design standards tailored to the unique character of each area.
- **Heritage Conservation Ordinances:** the Borough has enacted a heritage conservation ordinance that regulate development and construction activities. This ordinance includes provisions for architectural review, building height limitations, facade preservation, and compatible design guidelines to ensure new development harmonizes with the existing historic fabric.
- **Public Education and Outreach:** Through the efforts of the Borough’s Visitors Center, the Borough seeks to raise awareness about the importance of historic preservation among residents, businesses, and community stakeholders through educational programs, walking tours, workshops, a web site, and public presentations. These efforts foster a sense of pride and stewardship for Red Bank’s cultural heritage and historic assets.
- **Partnerships with Preservation Organizations:** The Borough and its Visitors Center have collaborated with local preservation organizations, historical societies, and advocacy groups such as the New Jersey Division of Travel and Tourism to leverage expertise, resources, and community support for preservation initiatives.
- **Adaptive Reuse and Rehabilitation:** Ther borough continues to encourage adaptive reuse and rehabilitation of historic buildings for compatible uses that breathe new life into underutilized structures while retaining their architectural integrity and cultural significance.

By implementing these strategies and fostering a culture of historic preservation, Red Bank can safeguard its rich architectural heritage and cultural legacy for future generations to appreciate and enjoy.

10. **Public facilities and services** - The redevelopment of municipal facilities and the improvement of public services in Red Bank are crucial for enhancing efficiency, sustainability, and the overall quality of life for residents. Here are some strategies and considerations Red Bank has engaged in to advance this goal:

- **Comprehensive Municipal Complex:** Red Bank’s municipal complex consolidates many Borough activities and services into one centralized location. This facility incorporates energy-efficient features such as an energy-efficient HVAC system and sustainable building materials to minimize environmental impact and reduce operational costs.

- **Elimination of Deficiencies and Redundancies:** Identifying and addressing deficiencies and redundancies in existing municipal facilities and services through a comprehensive needs assessment and gap analysis remains part of the Borough’s plan. It seeks to streamline processes, update outdated infrastructure, and integrate technology solutions to improve service delivery and enhance customer satisfaction.
- **Sustainable Development Practices:** The Borough will integrate sustainable development principles into the planning, design, and construction of public facilities and infrastructure. It will implement green building standards, stormwater management techniques, and landscaping strategies that promote biodiversity and ecosystem health.
- **Sidewalk Improvement Program:** The Borough intends to conduct a thorough review of existing sidewalks and pedestrian infrastructure to identify areas for improvement and prioritize maintenance and repair efforts. This effort ensures that sidewalks are accessible, well-maintained, and compliant with ADA accessibility guidelines to promote walkability and enhance public safety for pedestrians of all ages and abilities.
- **Safe Routes to Schools:** The Borough will continue to collaborate with local schools, parents, and transportation agencies to implement Safe Routes to School initiatives aimed at improving pedestrian and bicycle safety for students traveling to and from school. The borough already received funding under this program to improve several instructions the serve as routes to school.

11. **Intergovernmental Cooperation:** By prioritizing these strategies and initiatives, Red Bank seeks to create a more efficient, sustainable, and inclusive community that meets the evolving needs and aspirations of its residents while enhancing the overall quality of life for generations to come. Intergovernmental coordination between Red Bank and Monmouth County is crucial for effective service delivery, resource management, and coordinated development efforts. Here are some key aspects and strategies for enhancing this partnership:

- **Collaborative Policy Development:** Foster regular communication and collaboration between Red Bank officials and representatives from Monmouth County to develop shared policies, priorities, and strategic plans that address common challenges and opportunities facing the region. This collaborative approach ensures that resources are leveraged efficiently and initiatives are aligned with broader regional goals.
- **Data Sharing and Analysis:** The Borough is committed to exchange data and information with Monmouth County agencies and surrounding municipalities to support evidence-based decision-making, performance monitoring, and evaluation of public programs and services. Shared data platforms and analytical tools enable stakeholders to identify trends, assess community needs, and measure the impact of interventions effectively.
- **Resource Sharing and Capacity Building:** The Borough will explore opportunities for resource sharing, joint procurement, and mutual aid agreements between Red Bank and Monmouth County to optimize service delivery, minimize duplication of efforts, and achieve economies of scale. Pooling resources and expertise enhances operational efficiency and enables both entities to address emerging challenges more effectively.
- **Regular Communication Channels:** The Borough is committed to maintaining open lines of communication and regular meetings between Red Bank officials and counterparts in Monmouth County to address emerging issues, share best practices, and coordinate response efforts during emergencies or crises. Effective communication fosters trust, transparency, and accountability in intergovernmental relationships.

By prioritizing intergovernmental coordination and collaboration, Red Bank and Monmouth County can maximize the impact of their collective efforts, promote sustainable development, and enhance the overall well-being of residents and communities across the region.

Planning Areas

Red Bank is located predominantly within the Metropolitan Planning Area (PA1) and is among the older shore area town in Monmouth County mentioned on page 187 of the State Plan. Like many of these municipalities, Red Bank has made enormous public investment in infrastructure and is almost fully developed with little vacant land available. Red Bank is specifically noted on page 188 of the State Plan as being a, " mixed use Core that provides regional commercial, institutional, cultural, and transportation opportunities," for the area.

The State Plan Policy Map divides the state into 5 distinct planning areas: the metropolitan, suburban, fringe, rural, and environmentally sensitive planning areas, with each successive planning area targeted for less development and enhanced environmental protections. Each Planning Area has policy objectives that are intended to encourage or discourage growth and development within their respective areas. Red Bank Borough's current plans and the proposed Regional Center boundary are consistent with the intent and objectives of applicable planning areas discussed in the State Development and Redevelopment Plan. All land in Red Bank is located within Planning Areas 1 and 5, the attributes of which are described below. The existing Planning Area 1 and 5 areas are proposed to remain as they currently exist.

The Metropolitan Planning Area – Planning Area 1 contains land area that is envisioned to provide for much of the State's future development and redevelopment. This area generally contains dense existing development with infrastructure already in place to support further growth. Redevelopment and development, infill development of commercial and industrial uses for economic development, and a full range of housing choices are to be encouraged in PA- 1. This area is also anticipated to host major employment centers. Transportation systems are envisioned to capitalize on the higher density development, with public transit services being offered in these areas. Natural resources and agricultural lands are encouraged to be preserved, and a sufficient amount of open space for active and passive recreation is anticipated to be provided. Historic preservation is encouraged through adaptive reuse of historic structures, when feasible, while also allowing redevelopment to occur in suitable locations. Infrastructure is encouraged to be repaired and/or upgraded to provide capacity for new development.

Environmentally Sensitive Planning Area – Planning Area 5 The Environmentally Sensitive Planning Area contains large contiguous land areas with valuable ecosystems, geological features and wildlife habitats particularly in the Delaware Bay and other estuary areas, the Highlands Region, and coastal area. The future environmental and economic integrity of the state rests in the protection of these irreplaceable resources. Some of these lands have remained somewhat undeveloped or rural in character. Other areas, particularly New Jersey's coastal barrier islands, have experienced advanced levels of development, but remain highly vulnerable to natural forces. Existing Centers within the Environmentally Sensitive Planning Area have been, and often remain, the focus of residential and commercial growth and public facilities and services for their region, as well as supporting the recreation and tourism industries.

Existing State Plan Policy Map

Under the current State Plan Policy Map, the Borough of Red Bank is predominantly within the PA-1 Metropolitan Planning Area with small PA-5 Environmentally Sensitive Planning Areas located along the waterfront.

Figure 9: Existing State Plan Policy Map

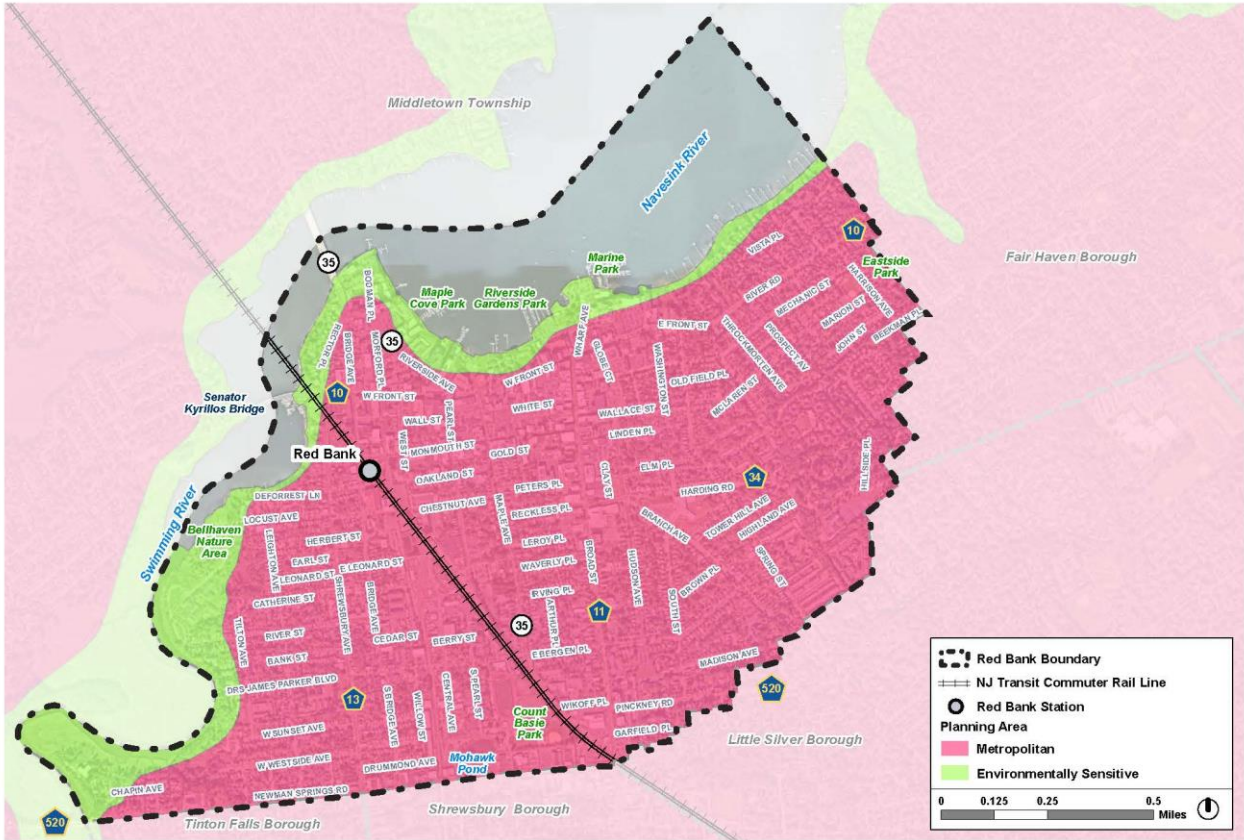


Figure 9 - Existing State Plan Policy Map

Borough of Red Bank

Source: Monmouth County, USGS, NJ Transit, NJDEP, NJDOT, OpenStreetMap (OSM) Road Network, NJOGIS, BFJ Planning.

Plan Endorsement Municipal Self-Assessment Report

Proposed State Plan Policy Map

Through the ongoing Plan Endorsement Process, the only change the Borough is proposing to the State Plan Policy Map is to reinstate the Regional Center boundary that Red Bank had previously. No other changes are proposed at this time.

Figure 10: Proposed State Plan Policy Map



Figure 7 - State Planning Areas

Borough of Red Bank

Source: Monmouth County, USGS, NJ Transit, NJDEP, NJDOT, OpenStreetMap (OSM) Road Network, NJOGIS, BFJ Planning.

Mapping

GIS shapefiles of the existing Planning Areas and proposed Regional Center will be provided under separate cover.

State Agency Actions and Assistance / Expected Benefits

The Borough of Red Bank is requesting that the State Planning Commission adopt the mapping changes proposed herein in order to reinstate the Red Bank Regional Center. In addition, the Borough is requesting continued and enhanced cooperation from State agencies for the following items:

Sunset Landfill Property: The Borough is interested in priority review from NJDEP for the Sunset Landfill area with respect to the Borough's submissions under the HSDRF program. As the Borough is actively seeking to perform the soil investigations within the site and subsequent development of the land, Red Bank would like to pursue grant opportunities and funding under HSDRF and other sources to meet the project deadline of May 2029 for full remediation of the site.

Transit Village Designation: As the Borough is in the process of designating areas around the train station as an Area in Need of Redevelopment, the Borough is interested in technical assistance to revise the Transit Village application.

Bicycle Routes: The Borough is also interested in a safe streets program for incorporating more bicycle routes throughout Red Bank, which could connect park systems with a potential shared bike lane.

Riverwalk Pathway: The Borough would also like assistance with the development of the Riverwalk path along the Navesink and Swimming Rivers.

Conclusion

The Borough of Red Bank is pleased to submit this Municipal Self-Assessment Report to enhance coordination and consistency between the state, county and municipal planning efforts to facilitate the achievement of the goals and policies of the State Planning Act. This Report demonstrates that the Borough's existing Master Plan, ordinances, and related documentation are generally consistent with the goals, objectives, and policies of the State Development and Redevelopment Plan.

The Borough hopes and envisions that the effort put into this voluntary process will result in an increased understanding of the potential improvements that could be accomplished through enhanced coordination of public resources and cooperation. The Borough's residents and businesses are anticipated to benefit from the outcome of this important process.

Appendix A: Citizens Advisory Committee

Resolution establishing Citizen's Advisory Committee

MINUTES
RED BANK PLANNING BOARD
May 17, 2021

The Red Bank Planning Board held a Planning Board meeting on Monday May 17, 2021 at 7:00 pm, via Zoom in the Municipal building, first floor Council Chambers, 90 Monmouth Street, Red Bank, New Jersey.

Chair Dan Mancuso called the meeting to order at 7:04 pm. A roll call showed the following members were in attendance: Mayor Menna, Tom Welsh, Dan Mancuso, Kristina Bonatakis, Barbara Boas, Juanita Lewis, Dave Cassidy, and Erik Perry. Also present were Mike Leckstein, Esq., PE, Shawna Ebanks, Director of Community Development and Maria Graziano, Board Secretary.

Dan Mancuso read the Open Public Meeting Statement Act. An Adequate and electronic notice with the time, place and matter was posted in the two newspapers, with the Borough Clerk's office, the Borough website and posted outside the Red Bank Meeting room and on the front door of Borough Hall.

Dan Mancuso opened the meeting to the public for non-agenda items of which there were none.

The Threshold Analysis Report will be held onto if needed in the future for the Master Plan Revision. Dan Mancuso explained the process of revising the Master Plan, which is a long process.

The sub-committee will consist of Dan Mancuso, Mayor Menna, Kristina Bonatakis and Dave Cassidy. Mayor Menna explained the sub-committee does not make any decisions, they simply obtain the information and report it to the Planning Board, so they can vote on the information.

Tom Welsh clarified that there has not been any information obtained by the prior Zoning Officer to start the process.

Dan Reardon, 20 Irving Place, clarified the Threshold Analysis was not acted on. Cindy Burnham, 71 Wallace Street clarified the Threshold Analysis Report was paid for. The Redevelopment Agency can confirm the amount.

Dave Cassidy made a motion to adjourn the meeting, seconded by Erik Perry. The meeting was adjourned at 7:15pm.

Respectfully submitted,
Dina Anastasio

Appendix B: Approved Major Developments

Approved Major Development														
Development Name	Address	Block	Lot	Type	# of Units	Commercial Space	AH Units	Studio	1 BR	2 BR	3 BR or More	Status	Board Approval	Notes
Azalea Gardens	36 Harding Road	58	1-6	Multi-Family	14	N/A	2	0	0	2	14	Under Construction	9/7/2017	Approval Extension - 12/3/2020
170 Monmouth Street	170 Monmouth Street	36	23.01	Mixed-Use	20	1,300 sf	4	0	8	11	1	Completed	1/19/2019	Amended Approval - 4/1/2021
Southbank At Navesink	16-22 West Front Street	9.01	6.01, 7	Multi-Family	10	N/A	0	0	0	10	0	Under Construction	6/6/2019	
Park Valley Monmouth	120 Monmouth Street	33	9.01	Mixed-Use	32	1,293 sf	5	0	11	20	1	Under Construction	10/21/2021	
Shrewsbury Manor	Riverside Avenue/ Allen Place	5	5, 6.01, 9.02	Multi-Family	10	N/A	0	0	6	4	0	Under Construction	11/15/2021	
273 Shrewsbury Avenue	273 Shrewsbury Avenue	77	1, 2.01, 2, 3, 25.02	Mixed-Use	10	1,410 sf	0	0	0	10	0	Abandoned	12/2/2021	
Rivermark	96-98 West Front Street	8	2,3	Mixed-Use	10	600 sf	0	0	5	5	0	Under Construction	12/2/2021	
One Globe Court	19-29 Mechanic Street	28	4	Multi-Family	40	N/A	6	0	10	30	0	Under Construction	10/20/2022	
121 Monmouth Street	121 Monmouth Street	42	7,8,9,10,11.01	Mixed-Use	45	2,005 sf	7	6	7	32	0	Under Construction	11/3/2022	
176 Riverside Avenue	176 Riverside Avenue	3	2.01, 4.01, 6, 7.01, 9.01	Mixed-Use	212	13,050 sf	32	0	87	119	6	Under Construction	12/16/2019	Amended Approval - 5/16/2022
Thrive RB	273 Shrewsbury Avenue	77	1, 2, 2.01, 3, 25.02	Multi-Family	33	N/A	5	1	32	0	0	Resolution Compliance	9/7/2023	

Appendix C: Proof of Publication, Resolution, and Meeting Minutes from Public Hearing for Adoption of the MSA Report

Proof of Publication, Resolution and Meeting Minutes from Public Hearing for Adoption of the MSA Report

UNAPPROVED DRAFT



MUNICIPAL COUNCIL ♦ REGULAR MEETING MINUTES

JUNE 13, 2024 ♦ 6:30PM

SUNSHINE STATEMENT This meeting is being held in accordance with the Public Laws of 1975, Chapter 231 and adequate notice of this meeting has been provided by a notice sent to the Asbury Park Press, the Two River Times and the Star Ledger and posted in the Main Lobby of the Municipal Building and on the municipal website. (N.J.S.A. 10:4-6)

OPMA authorizes municipalities to conduct public meetings through use of streaming services and other online meeting platforms. The Red Bank Council is meeting in person as well as providing an option for the public to participate via ZOOM video meetings. Please note that the option to attend is being provided as a courtesy, therefore, if Zoom becomes unavailable during the meeting and it cannot quickly be fixed, Council will continue with the remainder of the meeting. For those joining us via Zoom, please raise your hand during designated times to be recognized for a comment. Whether you are appearing in person or via Zoom, you must provide your name to be recognized.

PLEDGE OF ALLEGIANCE

Mayor Portman read the Sunshine statement and led the assemblage in the pledge of allegiance

- I. **ROLL CALL:** Present –Bonatakis, Facey-Blackwood, Cassidy, Forest, Jannone, Triggiano, Portman
Absent -

II. **PROCLAMATIONS, ANNOUNCEMENTS, APPOINTMENTS –**

a) PRIDE Month

WHEREAS, the Borough of Red Bank has a diverse Lesbian, Gay, Bisexual, Transgender and Queer (LGBTQ+) community that includes people of many races, ethnicities, religions, and professions; and

WHEREAS, diversity is a community asset that enhances and enriches the lives of all community members; and

WHEREAS, the Borough of Red Bank recognizes and honors the history of the LGBTQ+ liberation movement and supports the rights of all citizens to experience equality and freedom from discrimination; and

WHEREAS, the Borough of Red Bank observes Pride Month with a Pride flag; the rainbow flag is widely recognized as a symbol of pride, inclusion, and support for social movements that advocate for LGBTQ+ people in society; and

WHEREAS, the Borough of Red Bank is committed to supporting visibility, dignity, and equality for LGBTQ+ people in our community; and

WHEREAS, while society at large increasingly supports LGBTQ+ equality, it is essential to acknowledge that the need for education and awareness remains vital to end discrimination and prejudice; and

WHEREAS, this nation was founded on the principle that every individual has infinite dignity and worth, and the Borough of Red Bank calls upon its citizens to embrace this principle and work to eliminate prejudice everywhere it exists; and

WHEREAS, celebrating Pride Month influences awareness and provides support and advocacy for the LGBTQ+ community, and is an opportunity to take action and engage in dialogue to strengthen alliances, build acceptance, and advance equal rights.

NOW, THEREFORE BE IT RESOLVED that Red Bank hereby proclaims the month of June 2024 as Pride Month in support of the LGBTQ+ community, recognizing all LGBTQ+ residents whose

influential and lasting contributions to our neighborhoods make Red Bank a vibrant community in which to live, work and visit.

b) JUNETEENTH

WHEREAS, our country is made up of people from every nation on earth, who are declared equal not only in freedom but also in justice, both of which are essential for a healthy human civilization; and

WHEREAS, our nation was conceived on July 4th, 1776 with the Declaration of Independence, the classic statement being: “We hold these truths to be self-evident, that all men are created equal, that they are endowed by their Creator with certain unalienable Rights, that among these are Life, Liberty and the pursuit of Happiness”; and

WHEREAS, At 2:00 p.m. on New Year’s Day, January 1, 1863, using his war powers as President, Abraham Lincoln signed the Emancipation Proclamation, providing that all persons held as slaves within any State or designated part of a State “shall be then, thenceforward, and forever free.” The Emancipation Proclamation made the permanent abolition of slavery a Union war aim and provided the legal framework for the emancipation of nearly all four million slaves as the Union armies advanced. Hearing of the Proclamation, many slaves escaped to Union lines as the army units moved south, and

WHEREAS, this news reached Texas when Union General Gordon Granger arrived in Galveston Bay with Union troops. It was on June 19, 1865, that he announced: “The people of Texas are informed that, in accordance with a proclamation from the Executive of the United States, all slaves are free.”

WHEREAS, celebration of the end of slavery, which became known as *Juneteenth*, is the oldest known public celebration of the end of slavery in the United States. Commemorating African American freedom and celebrating the successes gained through education and greater opportunity; and

WHEREAS, on a larger scale, celebration of Juneteenth reminds each of us of the precious promises of freedom, equality, and opportunity which are at the core of the American Dream; and

WHEREAS, Juneteenth 2024 will be celebrated in Red Bank on June 16, 2024 at Johnny Jazz Park commencing at 1PM.

NOW, THEREFORE, I, William Portman, Mayor of the Borough of Red Bank, on behalf of the Borough Council do hereby proclaim June 16th as a day to celebrate Juneteenth 2024 and urge all citizens to celebrate Juneteenth and recommit to working together to eradicate systemic racism and inequity in our society wherever they find it.

III. **PRESENTATIONS -**

- a) Girl Scout Troop #625 – Certificates of Excellence Co-leaders Nicole Taetsch and Violette Godier-Ruess were present as the girls’ scouts received their certificates of excellence.
- b) Self-Assessment – Municipal Plan – BFJ Consulting
- This Municipal Self Assessment Report is a key step of the Plan Endorsement process, which seeks to generally align a municipality’s Master Plan and other planning and policy documents with the State Plan.
 - For Red Bank, it is a part of the Borough’s efforts to regain its designation as a Regional Center in the State Plan as well as obtain Transit Village designation. There are some other benefits as well.
 - Ultimately, the State’s Office of Planning Advocacy will approve the petition for Plan Endorsement, and they have been involved along the way to make sure the Borough is on the right track.
 - The MSA is not a policy document and doesn’t direct the Borough to any course of action, It’s a technical report that provides a detailed summary of existing conditions, prior planning efforts (in particular the Master Plan), and an initial list of what Red Bank hopes to get from the State through participating in the Plan Endorsement process. It also includes a direct request to regain the expired designation as a

Regional Center, which would allow Red Bank to score higher on grants and funding applications with State agencies and other entities.

- In the MSA, the Borough requested two waivers from the typical Plan Endorsement Process:
 - The Community Visioning step, which typically comes after the MSA. We are arguing, with documentation, that the Borough conducted extensive public engagement as part of the recent Master Plan process, which established a clear vision that should satisfy this requirement.
 - The Climate Change and Vulnerability Assessment. This was done as part of the Master Plan, as required under the MLUL.
- Some specific actions that the Borough is identifying for potential State assistance:
 - Additional funding to support remediation of the Sunset Avenue landfill property and its conversion into a park. The Monmouth Conservation Fund recently received a \$500,000 grant for environmental assessment and planning, but additional funding from the State or other entities would help advance this effort.
 - Technical assistance to support designation as a Transit Village.
 - Incorporation of new bike lanes and infrastructure.
 - Funding for expansion of the Riverwalk pathway along the waterfronts.
- We believe the MSA shows that the Borough’s Master Plan and other ordinances and plans are generally consistent with the State Plan and lays the foundation for the next steps in the Plan Endorsement Process.
- Edits in response to comments:
 - Tweaked language on the Rehabilitation Area to be more precise.
 - Clarified that the VNA Redevelopment Plan was part of the Rehabilitation Area, not a separate Redevelopment Area.
 - Clarified that the White Street lot and 55 West Front Street were designated as a single Redevelopment Area, with separate Redevelopment Plans created.
 - Added the recently designated Redevelopment Area around the train station
 - We do not relieve the Shrewsbury Avenue tax abatement area that has been raised needs to be discussed in the MSA, as it is not a Rehabilitation Area established under the Local Redevelopment and Housing Law.
- Next Steps:
 - Council resolution of approval of the MSA and a declaration that the Borough wishes to pursue Plan Endorsement. This will be incorporated into the final report sent to OPA for review and comment.
 - Process steps:
 - Step 1: Pre-Petition
 - Step 2: Plan Endorsement Advisory Committee
 - Step 3: Municipal Self-Assessment Report**
 - Step 4: State Opportunities & Constraints Assessment
 - Step 5: Community Visioning
 - Step 6: Consistency Review
 - Step 7: Action Plan Implementation
 - Step 8: OPA Recommendation Report / Draft Planning & Implementation
 - Step 9: State Planning Commission Endorsement

Step 10: Monitoring and Benefits

IV. **PUBLIC COMMENTS ON AGENDA ITEMS ONLY**

Councilmember Forest motioned to open the floor for public comment on agenda items only; Councilmember Jannone seconded the motion.

Stephen Hecht 135 Branch Ave. – Re: 2024-32 Cannabis Tax Ordinance, is there a sunset provision? Can the Council amend at a future date? What is the Parks and Rec Trust Fund?

There is no “sunset” provision and the ordinance can be amended at any time by the governing body.

Atty Cannon noted the Parks and Rec Trust Fund is funded primarily through the Parks and Rec program registration fees, and donations.

Dan Riordan, 20 Irving Place – Expressed appreciation for the scanning and conversion for Building Codes OPRS. Re: 2024-32 That fund should have thousands going into it annually, why fund it through the cannabis tax?

Councilmember Jannone – Noted that there is only one shop open at this time so it's not a lot of revenue. As funding grows, the allocation can be changed, instead of just going into unanticipated revenue.

Dep. Mayor Triggiano – Committee met and determined that they would like to see a tangible benefit from the funds.

Susan Viscomi 25 Cedar St – Re:2024-33 Inquired about the cross outs? Re: 2024-26 Has the Council considered cutting back on the Count Basie Field improvements? Re: 2024-31 Will there be any further discussion on this?

Atty Cannon noted that the cross outs indicate the “stricken language”, the underlined is the new language that is what's important to codify how the council is working.

Dep. Mayor Triggiano – Much like the ad hoc budget committee which dissolved after the budget was approved.

Mayor Portman – Field can be a income generator for the town, it is underutilized. The bond is being put in place to make the improvements if an agreement can be reached with the school(s).

Dep. Mayor Triggiano – Feels it is a sound investment for the community.

Donald Ellis, 23 Highland Ave – Re: 2024-1 Comment on 10,000lb vehicles, the safety issues feels that MVA Class 2A vehicles should be the cut off, Class 2B should not be permitted. Asked that Council reconsider the hitched vehicles. Noted stretch limos are being banned but they are lower and don't pose sight restrictions. Feels many times people bring work vehicles home as a matter of convenience not necessarily necessity.

Mayor Portman – Expressed appreciation for his input and acknowledges this will be ongoing legislation.

Atty Cannon – Noted this ordinance will be reviewed and adjusted based on the Police Department's findings and feedback.

Lou (*Indiscernible*) 9 Winston Ct –Looked at the concept plan for Marine Park and concerned that the majority of the trees are being removed, leaving 6.

Manager Gant – Stated the goal is to not remove all the trees. Removal is contingent upon the final placement of playground equipment and health of the trees.

Mayor Portman – Noted that the tennis courts are being converted to a parking lot and the rest of the are is becoming green space.

Kathy Grimsgaard, Red Bank Terrace – Concerned about accidents at the intersection at Spring St. Suggested having vehicle park away from the boundary of the intersection.

Nicole Taetsch 153 Hudson Ave – Follow up on the Count Basie Bond Ordinance. Is there a projection on how the revenues will help offset the costs?

Atty Cannon – There is a shred service agreement with Red Bank Catholic in contributing for capital improvements. The revenues will be deposited to the Rec Trust Fund.

Alan Hill, 64 McLaren - 2024-33 still unclear on how these changes improve accountability and transparency of Council. The ad hoc committees are not required to provide minutes. How does this improve transparency?

Atty Cannon – The voters in red bank voted to change the form of government. There is only one stop in the new form of government and that’s the manager. The committees can go to the manager and he could move forward with it or not.

Councilmember Triggiano motioned to close the floor for public comment on agenda items only; Councilmember Jannone seconded the motion.

V. **APPROVAL OF MINUTES AND REPORTS**

- a) 5/23/2024 - Councilmember Jannone motioned to approve the minutes; Councilmember Forest seconded the motion. Roll call, unanimous, affirmative.
- b) 5/23/2024 Exec. Session - Councilmember Cassidy motioned to approve the minutes; Councilmember Jannone seconded the motion. Roll call, unanimous, affirmative.

VI. **ORDINANCES**

a) ~~Public Hearing and Adoption #2024-25 Amend Chap 490-107 Stormwater Management and Control Pending Land Use Review – Hearing scheduled for July 11th~~

b) Public Hearing and Adoption #2024-26 Bonding for Count Basie Improvements

Councilmember Forest motioned to open the public hearing on this ordinance; Councilmember Jannone seconded the motion. Roll call, unanimous, affirmative.

BF – Count Basie Field has been a maintenance challenge over the years. Inclined to maintain them properly in the community. The property has been capped and if they field were to be razed there would be bigger costlier concerns.

Councilmember Forest motioned to close the public hearing on this ordinance; Councilmember Triggiano seconded the motion. Roll call, unanimous, affirmative.

Councilmember Forest motioned to approve the ordinance for adoption; Councilmember Triggiano seconded the motion. Roll call, unanimous, affirmative.

BOND ORDINANCE #2024-26

BOND ORDINANCE PROVIDING FOR IMPROVEMENTS TO COUNT BASIE PARK, IN AND FOR THE BOROUGH OF RED BANK, IN THE COUNTY OF MONMOUTH, STATE OF NEW JERSEY; APPROPRIATING \$1,357,000 THEREFOR (INCLUDING A GRANT RECEIVED OR EXPECTED TO BE RECEIVED FROM THE NEW JERSEY GREEN ACRES PROGRAM IN THE AMOUNT OF \$577,875) AND AUTHORIZING THE ISSUANCE OF \$723,125 BONDS OR NOTES OF THE BOROUGH TO FINANCE PART OF THE COSTS THEREOF

BE IT ORDAINED AND ENACTED BY THE BOROUGH COUNCIL OF THE BOROUGH OF RED BANK, IN THE COUNTY OF MONMOUTH, STATE OF NEW JERSEY (not less than two-thirds of all the members thereof affirmatively concurring), AS FOLLOWS:

SECTION 1. The improvements or purposes described in Section 3 of this bond ordinance are hereby authorized as general improvements or purposes to be undertaken by the Borough of Red Bank, in the County of Monmouth, State of New Jersey (the "Borough"). For the said

improvements or purposes stated in Section 3, there is hereby appropriated the sum of \$1,357,000, which sum includes a Green Acres Project grant in the amount of \$577,875 (the "Grant") expected to be received from the State of New Jersey by the Department of Environmental Protection, and \$56,000 as the down payment for said improvements or purposes required by the Local Bond Law, N.J.S.A. 40A:2-1 et seq. (the "Local Bond Law"). The down payment is now available by virtue of a provision or provisions in a previously adopted budget or budgets of the Borough for down payment or for capital improvement purposes.

SECTION 2. For the financing of said improvements or purposes described in Section 3 hereof, and to meet part of the \$1,357,000 appropriation not provided for by said down payment and the Grant, negotiable bonds of the Borough are hereby authorized to be issued in the principal amount of \$723,125 pursuant to, and within the limitations prescribed by, the Local Bond Law. In anticipation of the issuance of said bonds and to temporarily finance said improvements or purposes, negotiable notes of the Borough in a principal amount not exceeding \$723,125 are hereby authorized to be issued pursuant to, and within the limitations prescribed by, said Local Bond Law.

SECTION 3. a. The improvements and purposes hereby authorized and purposes for the financing of which said debt obligations are to be issued are for various capital improvements at Count Basie Park, including, but not limited to, the rehabilitation of the home side bleachers and the announcers booth/press box. Such improvements shall also include, but are not limited to, as applicable, all engineering and design work related thereto, surveying, construction planning, preparation of plans and specifications, permits, bid documents, construction inspection and contract administration, environmental testing and remediation and all work, materials, equipment, labor and appurtenances necessary therefor or incidental thereto.

b. The estimated maximum amount of bonds or notes to be issued for said improvements or purposes is \$723,125.

c. The estimated cost of said improvements and purposes is \$1,357,000, the excess thereof over the estimated maximum amount of bonds or notes to be issued therefor, are the Grant in the amount of \$577,875 available for the purpose stated in Section 3(a) herein, and the down payment in the amount of \$56,000 available for such improvements and purposes.

SECTION 4. Except for the Grant, in the event the United States of America, the State of New Jersey, and/or the County of Monmouth make a loan, contribution or grant-in-aid to the Borough for the improvements authorized hereby and the same shall be received by the Borough prior to the issuance of the bonds or notes authorized in Section 2 hereof, then the amount of such bonds or notes to be issued shall be reduced by the amount so received from the United States of America, the State of New Jersey, and/or the County of Monmouth. Except for the Grant, in the event, however, that any amount so loaned, contributed or granted by the United States of America, the State of New Jersey, and/or the County of Monmouth shall be received by the Borough after the issuance of the bonds or notes authorized in Section 2 hereof, then such funds shall be applied to the payment of the principal of and interest on the bonds or notes so issued and shall be used for no other purpose. This Section 4 shall not apply, however, with respect to any contribution or grant in aid received by the Borough as a result of using such funds from this bond ordinance as "matching local funds" to receive such contribution or grant in aid.

SECTION 5. All bond anticipation notes issued hereunder shall mature at such times as may be determined by the Chief Financial Officer of the Borough, provided that no note shall mature

later than one (1) year from its date. The notes shall bear interest at such rate or rates and be in such form as may be determined by the Chief Financial Officer of the Borough. The Chief Financial Officer of the Borough shall determine all matters in connection with the notes issued pursuant to this bond ordinance, and the signature of the Chief Financial Officer upon the notes shall be conclusive evidence as to all such determinations. All notes issued hereunder may be renewed from time to time in accordance with the provisions of N.J.S.A. 40A:2-8.1 of the Local Bond Law. The Chief Financial Officer is hereby authorized to sell part or all of the notes from time to time at public or private sale and to deliver them to the purchaser thereof upon receipt of payment of the purchase price and accrued interest thereon from their dates to the date of delivery thereof. The Chief Financial Officer is directed to report in writing to the governing body at the meeting next succeeding the date when any sale or delivery of the notes pursuant to this bond ordinance is made. Such report must include the principal amount, the description, the interest rate, and the maturity schedule of the notes so sold, the price obtained and the name of the purchaser.

SECTION 6. The Borough hereby certifies that it has adopted a capital budget or a temporary capital budget, as applicable. The capital or temporary capital budget of the Borough is hereby amended to conform with the provisions of this bond ordinance to the extent of any inconsistency herewith. To the extent that the purposes authorized herein are inconsistent with the adopted capital or temporary capital budget, a revised capital or temporary capital budget has been filed with the Division of Local Government Services.

SECTION 7. The following additional matters are hereby determined, declared, recited and stated:

(a) The improvements or purposes described in Section 3 of this bond ordinance are not current expenses and are improvements or purposes which the Borough may lawfully undertake as general improvements, and no part of the costs thereof have been or shall be specially assessed on property specially benefited thereby.

(b) The average period of usefulness of said purposes or improvements within the limitations of the Local Bond Law, according to the reasonable life thereof computed from the date of the said bonds authorized by this bond ordinance, is fifteen (15) years.

(c) The supplemental debt statement required by the Local Bond Law has been duly made and filed in the Office of the Clerk of the Borough and a complete executed duplicate thereof has been filed in the Office of the Director of the Division of Local Government Services, New Jersey Department of Community Affairs, and such statement shows that the gross debt of the Borough, as defined in the Local Bond Law, is increased by the authorization of the bonds or notes provided for in this bond ordinance by \$723,125 and the said obligations authorized by this bond ordinance will be within all debt limitations prescribed by said Local Bond Law.

(d) An amount not exceeding \$201,000 for items of expense listed in and permitted under Section 20 of the Local Bond Law is included in the estimated cost indicated herein for the improvements hereinbefore described.

SECTION 8. The full faith and credit of the Borough are hereby pledged to the punctual payment of the principal of and the interest on the obligations authorized by this bond ordinance. The debt obligations shall be direct, unlimited obligations of the Borough and, unless paid from other sources, the Borough shall be obligated to levy ad valorem taxes upon all the taxable property

within the Borough for the payment of the obligations and the interest thereon without limitation as to rate or amount.

SECTION 9. The Borough reasonably expects to reimburse any expenditures toward the costs of the improvements or purposes described in Section 3 hereof and paid prior to the issuance of any bonds or notes authorized by this bond ordinance with the proceeds of such bonds or notes. This Section 9 is intended to be and hereby is a declaration of the Borough's official intent to reimburse any expenditure toward the costs of the improvements or purposes described in Section 3 hereof to be incurred and paid prior to the issuance of bonds or notes authorized herein in accordance with Treasury Regulations Section 150-2.

SECTION 10. The Chief Financial Officer of the Borough is hereby authorized to prepare and to update from time to time as necessary a financial disclosure document to be distributed in connection with the sale of obligations of the Borough, which are authorized herein, and to execute such disclosure document on behalf of the Borough. The Chief Financial Officer is further authorized to enter into the appropriate undertaking to provide secondary market disclosure on behalf of the Borough pursuant to Rule 15c2-12 of the Securities and Exchange Commission (the "Rule") for the benefit of holders and beneficial owners of obligations of the Borough, which are authorized herein, and to amend such undertaking from time to time in connection with any change in law, or interpretation thereof, provided such undertaking is and continues to be, in the opinion of a nationally recognized bond counsel, consistent with the requirements of the Rule. In the event that the Borough fails to comply with its undertaking, the Borough shall not be liable for any monetary damages, and the remedy shall be limited to specific performance of the undertaking.

SECTION 11. The Borough covenants to maintain the exclusion from gross income under Section 103(a) of the Internal Revenue Code of 1986, as amended, of the interest on all tax-exempt bonds and notes issued under this ordinance.

SECTION 12. The Mayor, the Chief Financial Officer, the Borough Administrator, and any other official/officer of the Borough are each hereby authorized and directed to execute, deliver and perform any agreement necessary to undertake the improvements or purposes set forth herein and to effectuate any transaction contemplated hereby.

SECTION 13. This bond ordinance shall take effect twenty (20) days after the first publication of the notice of final adoption of this bond ordinance, as provided by the Local Bond Law.

c) Public Hearing and Adoption #2024-27 Bonding for TAP Grant Projects

Councilmember Cassidy motioned to open the public hearing on this ordinance; Councilmember Jannone seconded the motion. Roll call, unanimous, affirmative.

Councilmember Facey-Blackwood motioned to close the public hearing on this ordinance; Councilmember Forest seconded the motion. Roll call, unanimous, affirmative.

Councilmember Triggiano motioned to approve the ordinance for adoption; Councilmember Forest seconded the motion. Roll call, unanimous, affirmative.

BOND ORDINANCE #2024-27

BOND ORDINANCE PROVIDING FOR STREETScape IMPROVEMENTS ALONG SHREWSBURY AVENUE, IN AND BY AND IN THE BOROUGH OF RED BANK, IN THE COUNTY OF MONMOUTH, STATE OF NEW JERSEY; APPROPRIATING \$1,700,000 THEREFOR (INCLUSIVE OF A NORTH JERSEY TRANSPORTATION PLANNING AUTHORITY GRANT IN THE AMOUNT OF \$1,500,000) AND

AUTHORIZING THE ISSUANCE OF \$200,000 BONDS OR NOTES OF THE BOROUGH TO FINANCE
PART OF THE COST THEREOF

BE IT ORDAINED AND ENACTED BY THE BOROUGH COUNCIL OF THE BOROUGH OF RED BANK, IN THE COUNTY OF MONMOUTH, STATE OF NEW JERSEY (not less than two-thirds of all the members thereof affirmatively concurring), AS FOLLOWS:

SECTION 1. The improvements or purposes described in Section 3 of this bond ordinance are hereby authorized as general improvements or purposes to be undertaken by the Borough of Red Bank, in the County of Monmouth, State of New Jersey (the "Borough"). For the said improvements or purposes stated in Section 3 hereof, there is hereby appropriated the amount of \$1,700,000, which amount includes a \$1,500,000 grant received or expected to be received from the North Jersey Transportation Planning Authority – Transportation Alternatives Set-Aside Program (the "Grant"). No down payment for said improvements or purposes is required pursuant to Section 40A:2-11(c) of the Local Bond Law, N.J.S.A. 40A:2-1 et seq. (the "Local Bond Law"), as this bond ordinance involves a project funded by the Grant, which is a grant provided by the State of New Jersey.

SECTION 2. For the financing of said improvements or purposes described in Section 3 hereof, and to meet said \$1,700,000 appropriation not provided for by application hereunder of the Grant, negotiable bonds of the Borough are hereby authorized to be issued in a principal amount not exceeding \$200,000 pursuant to, and within the limitations prescribed by, the Local Bond Law. In anticipation of the issuance of said bonds and to temporarily finance said improvements or purposes, negotiable notes of the Borough in a principal amount not exceeding \$200,000 are hereby authorized to be issued pursuant to, and within the limitations prescribed by, the Local Bond Law.

SECTION 3. (a) The improvements hereby authorized and purposes for the financing of which said bonds or notes are to be issued are for streetscape improvements along all or a portion of Shrewsbury Avenue in the Borough. The improvements include, but are not limited to, as applicable, reconstruction of the existing roadway, storm drainage improvements, replacement of damaged concrete sidewalks and curbing where necessary, handicap ramp improvements, maintenance and protection of traffic during the improvements, landscaping, restoration, roadway painting and aesthetic improvements, and all other related improvements, engineering and design work, surveying, construction planning, preparation of plans and specifications, permits, bid documents, construction inspection, contract administration, and all work, materials, equipment, accessories, labor and appurtenances necessary therefor or incidental thereto.

(b) The estimated maximum amount of bonds or notes to be issued for said improvements or purposes is \$200,000.

(c) The estimated cost of said improvements or purposes is \$1,700,000, the excess thereof over the said estimated maximum amount of bonds or notes to be issued therefor is the Grant in the amount of \$1,500,000 available for such improvements or purposes.

SECTION 4. Except for the Grant, in the event the United States of America, the State of New Jersey and/or the County of Monmouth make a contribution or grant in aid to the Borough for the improvements and purposes authorized hereby and the same shall be received by the Borough prior to the issuance of the bonds or notes authorized in Section 2 hereof, then the amount of such bonds or notes to be issued shall be reduced by the amount so received from the United States of America, the State of New Jersey and/or the County of Monmouth. Except for the Grant, in the event, however, that any amount so contributed or granted by the United States of America, the State of New Jersey and/or the County of Monmouth shall be received by the Borough after the issuance of the bonds or notes authorized in Section 2 hereof, then such funds shall be applied to the payment of the bonds or notes so issued and shall be used for no other purpose.

This Section 4 shall not apply, however, with respect to any contribution or grant in aid received by the Borough as a result of using funds from this bond ordinance as “matching local funds” to receive such contribution or grant in aid.

SECTION 5. All bond anticipation notes issued hereunder shall mature at such times as may be determined by the Chief Financial Officer of the Borough, provided that no note shall mature later than one (1) year from its date. The notes shall bear interest at such rate or rates and be in such form as may be determined by the Chief Financial Officer of the Borough. The Chief Financial Officer of the Borough shall determine all matters in connection with the notes issued pursuant to this bond ordinance, and the signature of the Chief Financial Officer of the Borough upon the notes shall be conclusive evidence as to all such determinations. All notes issued hereunder may be renewed from time to time in accordance with the provisions of N.J.S.A. 40A:2-8.1. The Chief Financial Officer of the Borough is hereby authorized to sell part or all of the notes from time to time at public or private sale and to deliver them to the purchaser thereof upon receipt of payment of the purchase price and accrued interest thereon from their dates to the date of delivery thereof. The Chief Financial Officer of the Borough is directed to report in writing to the governing body at the meeting next succeeding the date when any sale or delivery of the notes pursuant to this bond ordinance is made. Such report must include the principal amount, the description, the interest rate, the maturity schedule of the notes so sold, the price obtained and the name of the purchaser.

SECTION 6. The Borough hereby certifies that it has adopted a capital budget or a temporary capital budget, as applicable. The capital or temporary capital budget of the Borough is hereby amended to conform with the provisions of this bond ordinance to the extent of any inconsistency herewith. To the extent that the purposes authorized herein are inconsistent with the adopted capital or temporary capital budget, a revised capital or temporary capital budget has been filed with the Division of Local Government Services.

SECTION 7. The following additional matters are hereby determined, declared, recited and stated:

(a) The improvements or purposes described in Section 3 of this bond ordinance are not current expenses and are improvements or purposes which the Borough may lawfully undertake as general improvements or purposes, and no part of the cost thereof has been or shall be specially assessed on property specially benefited thereby.

(b) The period of usefulness of said improvements or purposes within the limitations of the Local Bond Law, according to the reasonable life thereof computed from the date of the said bonds authorized by this bond ordinance, is ten (10) years.

(c) The Supplemental Debt Statement required by the Local Bond Law has been duly made and filed in the Office of the Clerk of the Borough and a complete executed duplicate thereof has been filed in the Office of the Director of the Division of Local Government Services in the Department of Community Affairs of the State of New Jersey, and such statement shows that the gross debt of the Borough as defined in the Local Bond Law is increased by the authorization of the bonds or notes provided for in this bond ordinance by \$200,000, and the said bonds or notes authorized by this bond ordinance will be within all debt limitations prescribed by said Local Bond Law.

(d) An aggregate amount not exceeding \$650,000 for items of expense listed in and permitted under N.J.S.A. 40A:2-20 is included in the estimated cost indicated herein for the improvements or purposes hereinbefore described.

SECTION 8. The full faith and credit of the Borough are hereby pledged to the punctual payment of the principal of and the interest on the bonds or notes authorized by this bond ordinance. The bonds or notes shall be direct, unlimited obligations of the Borough, and the

Borough shall be obligated to levy ad valorem taxes upon all the taxable property within the Borough for the payment of the principal of the bonds or notes and the interest thereon without limitation as to rate or amount.

SECTION 9. The Borough reasonably expects to reimburse any expenditures toward the costs of the improvements or purposes described in Section 3 hereof and paid prior to the issuance of any bonds or notes authorized by this bond ordinance with the proceeds of such bonds or notes. This Section 9 is intended to be and hereby is a declaration of the Borough's official intent to reimburse any expenditures toward the costs of the improvements or purposes described in Section 3 hereof to be incurred and paid prior to the issuance of bonds or notes authorized herein in accordance with Treasury Regulations §1.150-2.

SECTION 10. The Borough covenants to maintain the exclusion from gross income under Section 103(a) of the Internal Revenue Code of 1986, as amended, of the interest on all tax-exempt bonds and notes issued under this bond ordinance.

SECTION 11. The Chief Financial Officer of the Borough is hereby authorized to prepare and to update from time to time as necessary a financial disclosure document to be distributed in connection with the sale of obligations of the Borough, which are authorized herein, and to execute such disclosure document on behalf of the Borough. The Chief Financial Officer of the Borough is further authorized to enter into the appropriate undertaking to provide secondary market disclosure on behalf of the Borough pursuant to Rule 15c2-12 of the Securities and Exchange Commission (the "Rule") for the benefit of holders and beneficial owners of obligations of the Borough, which are authorized herein, and to amend such undertaking from time to time in connection with any change in law, or interpretation thereof, provided such undertaking is and continues to be, in the opinion of a nationally recognized bond counsel, consistent with the requirements of the Rule. In the event that the Borough fails to comply with its undertaking, the Borough shall not be liable for any monetary damages, and the remedy shall be limited to specific performance of the undertaking.

SECTION 12. The Mayor, the Chief Financial Officer, the Borough Administrator, and any other official/officer of the Borough are each hereby authorized and directed to execute, deliver and perform any agreement necessary to undertake the improvements or purposes set forth herein and to effectuate any transaction contemplated hereby.

SECTION 13. This bond ordinance shall take effect twenty (20) days after the first publication of this bond ordinance after final adoption, as provided by the Local Bond Law.

d) Public Hearing and Adoption #2024-28 Bonding for Road Improvements

Councilmember Bonatakis motioned to open the public hearing on this ordinance; Councilmember Facey-Blackwood seconded the motion. Roll call, unanimous, affirmative.

Councilmember Bonatakis motioned to close the public hearing on this ordinance; Councilmember Jannone seconded the motion. Roll call, unanimous, affirmative.

Councilmember Facey-Blackwood motioned to approve the ordinance for adoption; Councilmember Bonatakis seconded the motion. Roll call, unanimous, affirmative.

BOND ORDINANCE NUMBER #2024-28

BOND ORDINANCE PROVIDING FOR VARIOUS ROADWAY IMPROVEMENTS, IN AND FOR THE BOROUGH OF RED BANK, IN THE COUNTY OF MONMOUTH, STATE OF NEW JERSEY; APPROPRIATING \$2,702,000 THEREFOR (INCLUDING A GRANT FROM THE STATE OF NEW JERSEY DEPARTMENT OF TRANSPORTATION IN THE AMOUNT OF \$1,076,671) AND AUTHORIZING THE ISSUANCE OF \$1,584,329 BONDS OR NOTES OF THE BOROUGH TO FINANCE PART OF THE COSTS THEREOF

BE IT ORDAINED AND ENACTED BY THE BOROUGH COUNCIL OF THE BOROUGH OF RED BANK, IN THE COUNTY OF MONMOUTH, STATE OF NEW JERSEY (not less than two-thirds of all the members thereof affirmatively concurring), AS FOLLOWS:

SECTION 1. The improvements or purposes described in Section 3 of this bond ordinance are hereby authorized as general improvements or purposes to be undertaken by the Borough of Red Bank, in the County of Monmouth, State of New Jersey (the "Borough"). For the said improvements or purposes stated in Section 3, there is hereby appropriated the sum of \$2,702,000, which sum includes a \$1,076,671 grant received or expected to be received from the State of New Jersey Department of Transportation (the "Grant"), and \$41,000 as the down payment for said improvements or purposes required by the Local Bond Law, N.J.S.A. 40A:2-1 et seq. (the "Local Bond Law"). The down payment is now available by virtue of a provision or provisions in a previously adopted budget or budgets of the Borough for down payment or for capital improvement purposes.

SECTION 2. For the financing of said improvements or purposes described in Section 3 hereof, and to meet part of the \$2,702,000 appropriation not provided for by said down payment and the Grant, negotiable bonds of the Borough are hereby authorized to be issued in the principal amount of \$1,584,329 pursuant to, and within the limitations prescribed by, the Local Bond Law. In anticipation of the issuance of said bonds and to temporarily finance said improvements or purposes, negotiable notes of the Borough in a principal amount not exceeding \$1,584,329 are hereby authorized to be issued pursuant to, and within the limitations prescribed by, said Local Bond Law.

SECTION 3. a. The improvements and purposes hereby authorized and purposes for the financing of which said debt obligations are to be issued include, but are not limited to, various roadway improvements to all or portions of Harrison Avenue, Linden Place, Chestnut Street, Bridge Road, James Parker Boulevard, River Street, Bodman Place, Allen Place, Hubbard Park, Alston Court, and Boat Club Road including, but not limited to, as applicable, milling, paving, reconstruction, repairing and resurfacing, drainage improvements, inlet, manhole and water valve replacements, the restoration or construction of or improvements to curbs, sidewalks, traffic line striping, driveway aprons or barrier-free ramps, intersection improvements, and drainage improvements. Such improvements shall also include, but are not limited to, as applicable, all engineering and design work related thereto, surveying, construction planning, preparation of plans and specifications, permits, bid documents, construction inspection and contract administration, environmental testing and remediation and all work, materials, equipment, labor and appurtenances necessary therefor or incidental thereto.

b. The estimated maximum amount of bonds or notes to be issued for said improvements or purposes is \$1,584,329.

c. The estimated cost of said improvements and purposes is \$2,702,000, the excess thereof over the estimated maximum amount of bonds or notes to be issued therefor, are the Grant in the amount of \$1,076,671 available for the purpose stated in Section 3(a) herein, and the down payment in the amount of \$41,000 available for such improvements and purposes.

SECTION 4. Except for the Grant, in the event the United States of America, the State of New Jersey, and/or the County of Monmouth make a loan, contribution or grant-in-aid to the Borough for the improvements authorized hereby and the same shall be received by the Borough prior to the issuance of the bonds or notes authorized in Section 2 hereof, then the amount of such bonds or notes to be issued shall be reduced by the amount so received from the United States of America, the State of New Jersey, and/or the County of Monmouth. Except for the Grant, in the event, however, that any amount so loaned, contributed or granted by the United States of America, the State of New Jersey, and/or the County of Monmouth shall be received by the Borough after the issuance of the bonds or notes authorized in Section 2 hereof, then such funds shall be applied to the payment of the principal of and interest on the bonds or notes so issued and shall be used for no other purpose. This Section 4 shall not apply, however, with respect to any contribution

or grant in aid received by the Borough as a result of using such funds from this bond ordinance as “matching local funds” to receive such contribution or grant in aid.

SECTION 5. All bond anticipation notes issued hereunder shall mature at such times as may be determined by the Chief Financial Officer of the Borough, provided that no note shall mature later than one (1) year from its date. The notes shall bear interest at such rate or rates and be in such form as may be determined by the Chief Financial Officer of the Borough. The Chief Financial Officer of the Borough shall determine all matters in connection with the notes issued pursuant to this bond ordinance, and the signature of the Chief Financial Officer upon the notes shall be conclusive evidence as to all such determinations. All notes issued hereunder may be renewed from time to time in accordance with the provisions of N.J.S.A. 40A:2-8.1 of the Local Bond Law. The Chief Financial Officer is hereby authorized to sell part or all of the notes from time to time at public or private sale and to deliver them to the purchaser thereof upon receipt of payment of the purchase price and accrued interest thereon from their dates to the date of delivery thereof. The Chief Financial Officer is directed to report in writing to the governing body at the meeting next succeeding the date when any sale or delivery of the notes pursuant to this bond ordinance is made. Such report must include the principal amount, the description, the interest rate, and the maturity schedule of the notes so sold, the price obtained and the name of the purchaser.

SECTION 6. The Borough hereby certifies that it has adopted a capital budget or a temporary capital budget, as applicable. The capital or temporary capital budget of the Borough is hereby amended to conform with the provisions of this bond ordinance to the extent of any inconsistency herewith. To the extent that the purposes authorized herein are inconsistent with the adopted capital or temporary capital budget, a revised capital or temporary capital budget has been filed with the Division of Local Government Services.

SECTION 7. The following additional matters are hereby determined, declared, recited and stated:

(a) The improvements or purposes described in Section 3 of this bond ordinance are not current expenses and are improvements or purposes which the Borough may lawfully undertake as general improvements, and no part of the costs thereof have been or shall be specially assessed on property specially benefited thereby.

(b) The average period of usefulness of said purposes or improvements within the limitations of the Local Bond Law, according to the reasonable life thereof computed from the date of the said bonds authorized by this bond ordinance, is ten (10) years.

(c) The supplemental debt statement required by the Local Bond Law has been duly made and filed in the Office of the Clerk of the Borough and a complete executed duplicate thereof has been filed in the Office of the Director of the Division of Local Government Services, New Jersey Department of Community Affairs, and such statement shows that the gross debt of the Borough, as defined in the Local Bond Law, is increased by the authorization of the bonds or notes provided for in this bond ordinance by \$1,584,329 and the said obligations authorized by this bond ordinance will be within all debt limitations prescribed by said Local Bond Law.

(d) An amount not exceeding \$446,700 for items of expense listed in and permitted under Section 40A:2-20 of the Local Bond Law is included in the estimated cost indicated herein for the purposes or improvements hereinbefore described.

SECTION 8. The full faith and credit of the Borough are hereby pledged to the punctual payment of the principal of and the interest on the obligations authorized by this bond ordinance. The debt obligations shall be direct, unlimited obligations of the Borough and, unless paid from other sources, the Borough shall be obligated to levy ad valorem taxes upon all the taxable property within the Borough for the payment of the obligations and the interest thereon without limitation as to rate or amount.

SECTION 9. The Borough reasonably expects to reimburse any expenditures toward the costs of the improvements or purposes described in Section 3 hereof and paid prior to the issuance of any bonds or notes authorized by this bond ordinance with the proceeds of such bonds or notes. This Section 9 is intended to

be and hereby is a declaration of the Borough's official intent to reimburse any expenditure toward the costs of the improvements or purposes described in Section 3 hereof to be incurred and paid prior to the issuance of bonds or notes authorized herein in accordance with Treasury Regulations Section 150-2.

SECTION 10. The Chief Financial Officer of the Borough is hereby authorized to prepare and to update from time to time as necessary a financial disclosure document to be distributed in connection with the sale of obligations of the Borough, which are authorized herein, and to execute such disclosure document on behalf of the Borough. The Chief Financial Officer is further authorized to enter into the appropriate undertaking to provide secondary market disclosure on behalf of the Borough pursuant to Rule 15c2-12 of the Securities and Exchange Commission (the "Rule") for the benefit of holders and beneficial owners of obligations of the Borough, which are authorized herein, and to amend such undertaking from time to time in connection with any change in law, or interpretation thereof, provided such undertaking is and continues to be, in the opinion of a nationally recognized bond counsel, consistent with the requirements of the Rule. In the event that the Borough fails to comply with its undertaking, the Borough shall not be liable for any monetary damages, and the remedy shall be limited to specific performance of the undertaking.

SECTION 11. The Borough covenants to maintain the exclusion from gross income under Section 103(a) of the Internal Revenue Code of 1986, as amended, of the interest on all tax-exempt bonds and notes issued under this ordinance.

SECTION 12. This bond ordinance shall take effect twenty (20) days after the first publication of the notice of final adoption of this bond ordinance, as provided by the Local Bond Law.

e) Public Hearing and Adoption #2024-29 Bonding for Marine Park Improvements

Councilmember Jannone motioned to open the public hearing on this ordinance; Councilmember Cassidy seconded the motion. Roll call, unanimous, affirmative.

Councilmember Facey-Blackwood motioned to close the public hearing on this ordinance; Councilmember Jannone seconded the motion. Roll call, unanimous, affirmative.

Councilmember Jannone motioned to approve the ordinance for adoption; Councilmember Triggiano seconded the motion. Roll call, unanimous, affirmative.

ORDINANCE NUMBER #2024-29

BOND ORDINANCE PROVIDING FOR VARIOUS CAPITAL IMPROVEMENTS TO MARINE PARK, IN AND FOR THE BOROUGH OF RED BANK, IN THE COUNTY OF MONMOUTH, STATE OF NEW JERSEY; APPROPRIATING \$4,250,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$4,037,500 BONDS OR NOTES OF THE BOROUGH TO FINANCE PART OF THE COST THEREOF

BE IT ORDAINED AND ENACTED BY THE BOROUGH COUNCIL OF THE BOROUGH OF RED BANK, IN THE COUNTY OF MONMOUTH, STATE OF NEW JERSEY (not less than two-thirds of all members thereof affirmatively concurring) AS FOLLOWS:

SECTION 1. The improvements or purposes described in Section 3 of this bond ordinance are hereby authorized as general improvements or purposes to be undertaken by the Borough of Red Bank, in the County of Monmouth, State of New Jersey (the "Borough"). For the said improvements or purposes stated in Section 3 hereof, there is hereby appropriated the amount of \$4,250,000, said amount being inclusive of a down payment in the amount of \$212,500 (the "Down Payment") for said improvements as required by the Local Bond Law, N.J.S.A. 40A:2-1 et seq. (the "Local Bond Law"), which Down Payment is now available from the Capital Improvement Fund by virtue of a provision or provisions in a previously adopted budget or budgets of the Borough for down payment or for capital improvement purposes.

SECTION 2. For the financing of said improvements or purposes described in Section 3 hereof and to meet the part of said \$4,250,000 appropriation not provided for by application hereunder of the Down Payment, negotiable bonds of the Borough are hereby authorized to be issued in the principal amount of \$4,037,500 pursuant to, and within the limitations prescribed by, the Local Bond Law. In anticipation of the issuance of said bonds and to temporarily finance said improvements or purposes, negotiable notes of the Borough in a principal amount not exceeding \$4,037,500 are hereby authorized to be issued pursuant to, and within the limitations prescribed by, the Local Bond Law.

SECTION 3. (a) The improvements hereby authorized and purposes for the financing of which said bonds or notes are to be issued are for various capital improvements to Marine Park. Such improvements shall also include, but not limited to, as applicable, all engineering and design work related thereto, surveying, construction planning, preparation of plans and specifications, permits, bid documents, construction inspection and contract administration, environmental testing and remediation and all work, materials, equipment, labor and appurtenances necessary therefor or incidental thereto.

(b) The estimated maximum amount of bonds or notes to be issued for said improvements or purposes is \$4,037,500.

(c) The estimated cost of said improvements or purposes is \$4,250,000, the excess thereof over the said estimated maximum amount of bonds or notes to be issued therefor is the Down Payment in the amount of \$212,500 available for such improvements or purposes.

SECTION 4. In the event the United States of America, the State of New Jersey, and/or the County of Monmouth, make a contribution or grant in aid to the Borough for the improvements and purposes authorized hereby and the same shall be received by the Borough prior to the issuance of the bonds or notes authorized in Section 2 hereof, then the amount of such bonds or notes to be issued shall be reduced by the amount so received from the United States of America, the State of New Jersey and/or the County of Monmouth. In the event, however, that any amount so contributed or granted by the United States of America, the State of New Jersey and/or the County of Monmouth, shall be received by the Borough after the issuance of the bonds or notes authorized in Section 2 hereof, then such funds shall be applied to the payment of the bonds or notes so issued and shall be used for no other purpose. This Section 4 shall not apply, however, with respect to any contribution or grant in aid received by the Borough as a result of using funds from this bond ordinance as "matching local funds" to receive such contribution or grant in aid.

SECTION 5. All bond anticipation notes issued hereunder shall mature at such times as may be determined by the Chief Financial Officer of the Borough, provided that no note shall mature later than one (1) year from its date. The notes shall bear interest at such rate or rates and be in such form as may be determined by the Chief Financial Officer. The Chief Financial Officer shall determine all matters in connection with the notes issued pursuant to this bond ordinance, and the signature of the Chief Financial Officer upon the notes shall be conclusive evidence as to all such determinations. All notes issued hereunder may be renewed from time to time in accordance with the provisions of the Local Bond Law. The Chief Financial Officer is hereby authorized to sell part or all of the notes from time to time at public or private sale and to deliver them to the purchaser thereof upon receipt of payment of the purchase price and accrued interest thereon from their dates to the date of delivery thereof. The Chief Financial Officer is directed to report in writing to the governing body at the meeting next succeeding the date when any sale or delivery of the notes pursuant to this bond ordinance is made. Such report must include the principal amount, the description, the interest rate, and the maturity schedule of the notes sold, the price obtained and the name of the purchaser.

SECTION 6. The capital budget or temporary capital budget of the Borough is hereby amended to conform with the provisions of this bond ordinance to the extent of any inconsistency herewith. In the event of any such inconsistency, a resolution in the form promulgated by the Local Finance Board showing full detail of the amended capital budget or temporary capital budget and capital programs as approved by the Director of the Division of Local Government Services, New Jersey Department of Community Affairs will be on file in the office of the Clerk and will be available for public inspection.

SECTION 7. The following additional matters are hereby determined, declared, recited and stated:

(a) The improvements or purposes described in Section 3 of this bond ordinance are not a current expense and are improvements or purposes which the Borough may lawfully undertake as general improvements or purposes, and no part of the cost thereof has been or shall be specially assessed on property specially benefited thereby.

(b) The average period of usefulness of said improvements or purposes within the limitations of the Local Bond Law, according to the reasonable life thereof computed from the date of the said bonds authorized by this bond ordinance, is fifteen (15) years.

(c) The Supplemental Debt Statement required by the Local Bond Law has been duly made and filed in the Office of the Clerk of the Borough and a complete executed duplicate thereof has been filed in the Office of the Director of the Division of Local Government Services, New Jersey Department of Community Affairs, and such statement shows that the gross debt of the Borough as defined in the Local Bond Law is increased by the authorization of the bonds or notes provided for in this bond ordinance by \$4,037,500 and the said bonds or notes authorized by this bond ordinance will be within all debt limitations prescribed by said Local Bond Law.

(d) An aggregate amount not exceeding \$550,000 for items of expense listed in and permitted under section 20 of the Local Bond Law is included in the estimated cost indicated herein for the purposes or improvements hereinbefore described.

SECTION 8. The full faith and credit of the Borough are hereby pledged to the punctual payment of the principal of and the interest on the bonds or notes authorized by this bond ordinance. The bonds or notes shall be direct, unlimited obligations of the Borough, and the Borough shall be obligated to levy ad valorem taxes upon all the taxable property within the Borough for the payment of the bonds or notes and the interest thereon without limitation as to rate or amount.

SECTION 9. The Borough reasonably expects to reimburse any expenditures toward the costs of the improvements or purposes described in Section 3 hereof and paid prior to the issuance of any bonds or notes authorized by this bond ordinance with the proceeds of such bonds or notes. This Section 9 is intended to be and hereby is a declaration of the Borough's official intent to reimburse any expenditures toward the costs of the improvements or purposes described in Section 3 hereof to be incurred and paid prior to the issuance of bonds or notes authorized herein in accordance with Treasury Regulations §1.150-2. All reimbursement allocations will occur not later than eighteen (18) months after the later of (i) the date the expenditure from a source other than any bonds or notes authorized herein is paid, or (ii) the date the improvements or purposes described in Section 3 hereof are "placed in service" (within the meaning of Treasury Regulations §1.150-2) or abandoned, but in no event more than three (3) years after the expenditure is paid.

SECTION 10. The Borough covenants to maintain the exclusion from gross income under section 103(a) of the Internal Revenue Code of 1986, as amended, of the interest on all tax-exempt bonds and notes issued under this bond ordinance.

SECTION 11. The Chief Financial Officer of the Borough is hereby authorized to prepare and to update from time to time as necessary a financial disclosure document to be distributed in connection with the sale of obligations of the Borough, which are authorized herein, and to execute such disclosure document on behalf of the Borough. The Chief Financial Officer is further authorized to enter into the appropriate undertaking to provide secondary market disclosure on behalf of the Borough pursuant to Rule 15c2-12 of the Securities and Exchange Commission (the "Rule") for the benefit of holders and beneficial owners of obligations of the Borough, which are authorized herein, and to amend such undertaking from time to time in connection with any change in law, or interpretation thereof, provided such undertaking is and continues to be, in the opinion of a nationally recognized bond counsel, consistent with the requirements of the Rule.

In the event that the Borough fails to comply with its undertaking, the Borough shall not be liable for any monetary damages, and the remedy shall be limited to specific performance of the undertaking.

SECTION 12. The Mayor, the Chief Financial Officer, the Administrator, and any other official/officer of the Borough are each hereby authorized and directed to execute, deliver and perform any agreement necessary to undertake the improvements or purposes set forth herein and to effectuate any transaction contemplated hereby.

f) Public Hearing and Adoption #2024-30 Bonding for Water/Sewer Utility

Councilmember Forest motioned to open the public hearing on this ordinance; Councilmember Jannone seconded the motion. Roll call, unanimous, affirmative.

Councilmember Cassidy motioned to close the public hearing on this ordinance; Councilmember Facey-Blackwood seconded the motion. Roll call, unanimous, affirmative.

Councilmember Forest motioned to approve the ordinance for adoption; Councilmember Jannone seconded the motion. Roll call, unanimous, affirmative.

ORDINANCE NUMBER #2024-30

BOND ORDINANCE PROVIDING FOR VARIOUS 2024 WATER AND SEWER UTILITY ACQUISITIONS AND IMPROVEMENTS BY AND IN THE BOROUGH OF RED BANK, IN THE COUNTY OF MONMOUTH, STATE OF NEW JERSEY; APPROPRIATING \$3,326,702 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$2,273,702 BONDS OR NOTES TO FINANCE PART OF THE COSTS THEREOF

BE IT ORDAINED AND ENACTED BY THE BOROUGH COUNCIL OF THE BOROUGH OF RED BANK, IN THE COUNTY OF MONMOUTH, STATE OF NEW JERSEY (not less than two-thirds of all the members thereof affirmatively concurring), AS FOLLOWS:

SECTION 1. The improvements or purposes described in Section 3 of this bond ordinance are hereby authorized to be undertaken by the Borough of Red Bank, in the County of Monmouth, State of New Jersey (the "Borough") as general improvements. For the said improvements or purposes stated in Section 3, there is hereby appropriated the principal amount of \$3,326,702, which sum includes a \$959,752 US Congress Grant (the "Grant") and \$93,248 as the amount of down payments for said improvements or purposes required by the Local Bond Law, N.J.S.A. 40A:2-1 et seq. (the "Local Bond Law"). The down payments is now available by virtue of a provision or provisions in a previously adopted budget or budgets of the Borough for down payment or for capital improvement purposes.

SECTION 2. For the financing of said improvements or purposes described in Section 3 hereof and to meet the part of said \$3,326,702 appropriation not provided for by application hereunder of the Grant and said down payments, negotiable bonds of the Borough are hereby authorized to be issued in the principal amount of \$2,273,702 pursuant to, and within the limitations prescribed by, the Local Bond Law. In anticipation of the issuance of said bonds and to temporarily finance said improvements or purposes, negotiable notes of the Borough in a principal amount not exceeding \$2,273,702 are hereby authorized to be issued pursuant to, and within the limitations prescribed by, the Local Bond Law.

SECTION 3. (a) The improvements hereby authorized and the purposes for the financing of which said obligations are to be issued are for various water and/or sewer infrastructure improvements along all or portions of Harrison Avenue, Linden Avenue, Allen Place, Hubbard Park, Alston Ct, and Marine Park including, but not limited to, lead pipe removal and replacement throughout the Borough.

(b) All such improvements or purposes set forth in Section 3(a) shall include, but are not limited to, all engineering and design work, surveying, construction planning, preparation of plans and specifications, permits, bid documents, construction inspection and contract administration, and all work, materials, equipment, labor and appurtenances necessary therefor or incidental thereto and all in accordance with the plans and specifications therefor on file in the Office of the Clerk of the Borough and available for public inspection and hereby approved.

(c) The estimated maximum amount of bonds or notes to be issued for said improvements or purposes is \$2,273,702.

(d) The aggregate estimated cost of said improvements or purposes is \$3,326,702, the excess amount thereof over the said Grant and the estimated maximum amount of bonds or notes to be issued therefor, is the down payment for said purposes in the amount of \$93,248.

SECTION 4. Except for the Grant, In the event the United States of America, the State of New Jersey, and/or the County of Monmouth make a contribution or grant in aid to the Borough for the improvements and purposes authorized hereby and the same shall be received by the Borough prior to the issuance of the bonds or notes authorized in Section 2 hereof, then the amount of such bonds or notes to be issued shall be reduced by the amount so received from the United States of America, the State of New Jersey, and/or the County of Monmouth. Except for the Grant, in the event, however, that any amount so contributed or granted by the United States of America, the State of New Jersey, and/or the County of Monmouth shall be received by the Monmouth after the issuance of the bonds or notes authorized in Section 2 hereof, then such funds shall be applied to the payment of the bonds or notes so issued and shall be used for no other purpose. This Section 4 shall not apply, however, with respect to any contribution or grant in aid received by the Borough as a result of using funds from this bond ordinance as "matching local funds" to receive such contribution or grant in aid.

SECTION 5. All bond anticipation notes issued hereunder shall mature at such time as may be determined by the Chief Financial Officer or the Treasurer of the Borough, provided that no note shall mature later than one (1) year from its date. The notes shall bear interest at such rate or rates and be in such form as may be determined by the Chief Financial Officer or the Treasurer. The Chief Financial Officer or the Treasurer of the Borough shall determine all matters in connection with the notes issued pursuant to this bond ordinance, and the signature of the Chief Financial Officer or the Treasurer upon the notes shall be conclusive evidence as to all such determinations. All notes issued hereunder may be renewed from time to time in accordance with the provisions of the Local Bond Law. The Chief Financial Officer or the Treasurer is hereby authorized to sell part or all of the notes from time to time at public or private sale and to deliver them to the purchaser thereof upon receipt of payment of the purchase price and accrued interest thereon from their dates to the date of delivery thereof. The Chief Financial Officer or the Treasurer is directed to report in writing to the governing body at the meeting next succeeding the date when any sale or delivery of the notes pursuant to this bond ordinance is made. Such report must include the principal amount, the description, the interest rate, the maturity schedule of the notes so sold, the price obtained and the name of the purchaser.

SECTION 6. The capital budget of the Borough is hereby amended to conform with the provisions of this bond ordinance, and to the extent of any inconsistency herewith, a resolution in the form promulgated by the Local Finance Board showing full detail of the amended capital budget and capital programs as approved by the Director of the Division of Local Government Services in the New Jersey Department of Community Affairs will be on file in the Office of the Clerk and will be available for public inspection.

SECTION 7. The following additional matters are hereby determined, declared, recited and stated:

(a) The purposes described in Section 3 of this bond ordinance are not current expenses and are improvements or purposes which the Borough may lawfully undertake as general improvements or purposes, and no part of the cost thereof has been or shall be specially assessed on property specially benefited thereby.

(b) The period of usefulness of said improvements or purposes within the limitations of said Local Bond Law, according to the reasonable life thereof computed from the date of the said bonds authorized by this bond ordinance, is 20.58 years.

(c) The supplemental debt statement required by the Local Bond Law has been duly made and filed in the Office of the Clerk of the Borough and a complete executed duplicate thereof has been filed in the Office of the Director of the Division of Local Government Services in the New Jersey Department of Community Affairs, and such statement shows that the gross debt of the Borough as defined in the Local Bond Law is increased by the authorization of the bonds or notes provided for in this bond ordinance by \$2,273,702 and the said obligations authorized by this bond ordinance will be within all debt limitations prescribed by said Local Bond Law.

(d) An aggregate amount not exceeding \$601,000 for items of expense listed in and permitted under N.J.S.A. § 40A:2-20 is included in the estimated cost indicated herein for the purposes or improvements hereinbefore described.

(e) This bond ordinance authorizes obligations of the Borough solely for purposes described in N.J.S.A. 40A:2-7(h). The obligations authorized herein are to be issued for purposes that are deemed to be self-liquidating pursuant to N.J.S.A. 40A:2-47(a) and are deductible from gross debt pursuant to N.J.S.A. 40A:2-44(c).

SECTION 8. The full faith and credit of the Borough are hereby pledged to the punctual payment of the principal of and the interest on the obligations authorized by this bond ordinance. The obligations shall be direct, unlimited obligations of the Borough, and, unless paid by other sources, the Borough shall be obligated to levy ad valorem taxes upon all the taxable property within the Borough for the payment of the obligations and the interest thereon without limitation as to rate or amount.

SECTION 9. The Borough reasonably expects to reimburse any expenditures toward the costs of the improvements or purposes described in Section 3 hereof and paid prior to the issuance of any bonds or notes authorized by this bond ordinance with the proceeds of such bonds or notes. This Section 9 is intended to be and hereby is a declaration of the Borough's official intent to reimburse any expenditure toward the costs of the improvements or purposes described in Section 3 hereof to be incurred and paid prior to the issuance of bonds or notes authorized herein in accordance with Treasury Regulations Section 150-2.

SECTION 10. The Chief Financial Officer of the Borough is hereby authorized to prepare and to update from time to time as necessary a financial disclosure document to be distributed in connection with the sale of obligations of the Borough, which are authorized herein, and to execute such disclosure document on behalf of the Borough. The Chief Financial Officer is further authorized to enter into an appropriate undertaking to provide secondary market disclosure on behalf of the Borough pursuant to Rule 15c2-12 of the Securities and Exchange Commission (the "Rule") for the benefit of holders and beneficial owners of obligations of the Borough, which are authorized herein, and to amend such undertaking from time to time in connection with any change in law, or interpretation thereof, provided such undertaking is and continues to be, in the opinion of a nationally recognized bond counsel, consistent with the requirements of the Rule. In the event that the Borough fails to comply with its undertaking, the Borough shall not be liable for any monetary damages, and the remedy shall be limited to specific performance of the undertaking.

SECTION 11. The Borough covenants to maintain the exclusion from gross income under Section 103(a) of the Code of the interest on all tax-exempt bonds and notes issued under this ordinance.

SECTION 12. This bond ordinance shall take effect twenty (20) days after the first publication of this bond ordinance after final adoption, as provided by the Local Bond Law.

- g) Public Hearing and Adoption #2024-31 Amending Chapter 680: "Vehicles And Traffic" To Prohibit The Overnight Parking Of Oversized Vehicles On Public Streets And Rights-Of-Way

Councilmember Forest motioned to open the public hearing on this ordinance; Councilmember Jannone seconded the motion. Roll call, unanimous, affirmative.

Councilmember Forest motioned to close the public hearing on this ordinance; Councilmember Jannone seconded the motion. Roll call, unanimous, affirmative.

Councilmember Forest motioned to approve the ordinance for adoption; Councilmember Facey-Blackwood seconded the motion. Roll call, unanimous, affirmative.

2024-31

ORDINANCE AMENDING CHAPTER 680: "VEHICLES AND TRAFFIC" TO PROHIBIT THE OVERNIGHT PARKING OF OVERSIZED VEHICLES ON PUBLIC STREETS AND RIGHTS-OF-WAY

BE IT ORDAINED by the Mayor and Council of the Borough of Red Bank, County of Monmouth, State of New Jersey, that Chapter 680: "Vehicles and Traffic" of the Borough's Revised General Ordinances is hereby

supplemented with new Section 680-3(M): “Prohibited Parking Certain Vehicles, Equipment, and Trailers” as follows (stricken text deleted; underlined text added):

CHAPTER 680: “PARKING AND TRAFFIC”

§ 680-3 Parking.

M. Prohibited Parking Certain Vehicles, Equipment and Trailers.

- (1) No vehicle, van, truck, tow truck, bus, tractor-trailer or trailer body of any kind, vacation home or camper trailer, recreational vehicle, coach or similar vehicle of any kind, with a manufacturer's gross vehicle weight rating in excess of 10,000 pounds, shall be parked on any public street or right-of-way between the hours of 7:00 p.m. and 7:00 a.m.
- (2) No boat, watercraft, or boat/watercraft trailer of any size shall be parked on any public street or right-of-way between the hours of 7:00 p.m. and 7:00 a.m.
- (3) No person who owns or has possession, custody or control of any semitrailer or trailer of any kind, shall park such a trailer upon any street, roadway or alley within the Borough; unless such trailer is, at all times while so parked, hitched or attached to a truck or vehicle capable of moving such trailer in a normal manner upon the public streets or roadways.
- (4) No stretch or oversized limousine(s) shall be parked on any public street or right-of-way between the hours of 7:00 p.m. and 7:00 a.m.
- (5) The foregoing provisions shall not apply to service vehicles parked during the performance of said services at the location in question. On-call status shall not be considered the performance of a service.
- (6) Any vehicle, boat, watercraft, equipment, or trailer parked in violation of this section, after being cited, may be impounded by the Red Bank Police Department. The owner shall pay for the costs of any towing and/or storage thereof.

BE IT FURTHER ORDAINED by the Mayor and Council of the Borough of Red Bank that any ordinances or portions thereof which are inconsistent with the provisions of this Ordinance are hereby repealed as of the effective date of this Ordinance. All other provisions of the Revised General Ordinances are ratified and remain in full force and effect.

BE IT FURTHER ORDAINED by the Mayor and Council of the Borough of Red Bank that if any provision of this Ordinance or the application of such provision to any person or circumstance is declared invalid, such invalidity shall not affect the other provisions or applications of this Ordinance which can be given effect, and to this end, the provisions of this Ordinance are declared to be severable.

BE IT FURTHER ORDAINED by the Mayor and Council of the Borough of Red Bank that this Ordinance shall take effect immediately upon adoption and publication in accordance with the laws of the State of New Jersey.

- h) Introduction 2024-32 Amending Chapter 270: “Cannabis” Of The Borough’s Revised General Ordinances To Dedicate All Cannabis Transfer Tax Revenue To The Red Bank Borough Parks And Recreation Trust Fund

Councilmember Triggiano motioned to approve the ordinance in introduction; Councilmember Jannone seconded the motion. Roll call, unanimous, affirmative.

Public Hearing and Adoption is scheduled for June 27, 2024.

- i) Introduction 2024-33 Amending Chapter 85: “Mayor And Council” Of The Borough’s Revised General Ordinances To Remove Mandatory Standing Committees And Administrative Duties And Replace Same With Discretionary Project/Policy/Issue-Specific Committees Of The Borough Council

Councilmember Forest motioned to approve the ordinance in introduction; Councilmember Facey-Blackwood seconded the motion. Roll call, unanimous, affirmative.

Public Hearing and Adoption is scheduled for June 27, 2024.

VII. RESOLUTIONS

Resolutions #24-145 and #24-149 have been pulled from the agenda. At Manager Gant’s request for further review, Councilmember Triggiano motioned to table 24-154, Councilmember Cassidy seconded the motion. Roll call, unanimous, affirmative.

Councilmember Facey-Blackwood motioned to approve resolutions 24-143 through 24-154 with the removal of 24-145, 24-149 and 24-154; Councilmember Jannone seconded the motion. Roll call, unanimous, affirmative.

- 24-143 Approving Bill List
- 24-144 Refund Developers Escrow
- ~~24-145 Refund Water Over Payment~~ **Pulled**
- 24-146 ABC Renewal Club Licenses
- 24-147 ABC Renewal Consumption Licenses
- 24-148 ABC Renewal Distribution Licenses
- ~~24-149 ABC Renewal Inactive License for 2023/2024~~ **Pulled**
- 24-150 Shared Services With Monmouth County for Records Information Management Services
- 24-151 Award Accu Scan Systems -RIMS Migration Services
- 24-152 Award Sunrise Systems, Inc. – RIMS Conversion and Migration Services
- 24-153 Statement of Intent To Pursue Plan Endorsement And Authorization To Submit The Municipal Self-Assessment
- ~~24-154 Adoption of Updated Police Department Rules and Regulations Manual~~ **Tabled**

VIII. DISCUSSION AND ACTION

None presented

IX. PUBLIC QUESTIONS & COMMENTS

Councilmember Cassidy motioned to open the floor for public comment; Councilmember Forest seconded the motion.

Barbara Boas 135 Branch Ave – Asked how does the town determine which corners are painted yellow? Some are painted and some are not.

Manager Gant – Title 39 precludes people from parking at the corners of intersections but it does not require the corners be painted. However, will look into it with DPU and Traffic. Met with Monmouth County Commissioners and did discuss crosswalk safety.

Cindy Burnham 71 Wallace St. – In regard to short term rentals (STRs), what’s the procedure to enforce? How do you verify if the owner actually lives there. Will they be required to be inspected?

Manager Gant – Bring it to the Code office, if it is off hours it would likely be a noise complaint called into the PD which would be followed up by Code. Annual Inspections are in the ordinance as a requirement. Violators will be issued summonses.

Georgina Shandley – Urged the Council to pass a ceasefire, release of hostage’s resolution. Expressed hope that the Council would respond to her comments. Related statistics of the events occurring in Gaza. Concerned about legislation in Washington stripping people of their rights. Read a statement summarizing the legislation.

Councilmember Forest – Stated that he has responded to Ms. Shandley before, as have other councilmembers, but doesn’t feel the need to repeat what he has said before. Appreciates her coming to the meetings. Still is not comfortable on being Red Banks voice on a national level.

Sarah F Hopewell NJ - Spoke in support of Ms. Shandley. Urged the Council to support a ceasefire resolution.

Vegen Zohrabian, 185 Maple Ave – We need to let the federal government hear our voice. Russia is dispatching war ships, genocide is going on in Gaza, it is important that the federal government hear our voice. Please support the resolution.

Nicole Taetsch, 153 Hudson Ave. – This is a federal issue the Red Bank does not have a role in negotiation with Hamas. In support of the council to continue focusing their efforts at the local level. Stay the course.

Alan Hill, 64 McLaren St – The conflict has been going on for over 80 years, Hamas did not start it. Dr’s Parker Boulevard share the road with cycles going up? Are these new? These signs do not work and should not be used. The three minutes includes the response from the chair, it is not fair to the speaker.

Scottie Beyer, Bayhead - Shared his personal story of his grandfather coming to America from Russia. Made comparison with Gaza to Nazi Germany. Urged the Council to support the ceasefire resolution.

There being no further discussion, Councilmember Forest motioned to close the floor to public comment; Councilmember Jannone seconded the motion. Roll call, unanimous, affirmative.

X. **MAYOR & COUNCIL COMMENTS**

- Mayor Portman - Expressed appreciation to Don Ellis for his input. Hopes he continues to provide options. Congratulated David Cassidy on graduating law school. Congratulations to Madelyn Highest Ranking Senior of the Class of 2024.
- Councilmember Bonatakis - Desperately wants to see the killing stop but in the role as councilmember wants to work on progress for the community. Went to the Planning Conference get a lot out of it to bring back to Red Bank. Red Bank was well represented at the conference.
- Councilmember Cassidy - Shared the news of former Mayor Menna’s mother passing away. Bob and Bailey Holiday did a great job on the Riverside Gardens field for Pride, thank you.
- Councilmember Facey-Blackwood – The EC will be drafting a letter supporting Tinton Falls concerns on the construction in Middletown at the head of the swimming river. A flyer is being created encouraging sustainable landscape practices, including gas powered leaf blower reduction. A Native Plant ordinance is being drafted. AARP Destination Red Bank Grant is funding the painting of the White Street parking lot parklet. The STC is working with the DPU on reimbursement for the tree grant.
- Councilmember Forest - Supports the vehicle ordinance. It’s important to address the safety concerns. Impressed with the Parks & Rec Department and the events they organize and provide. The Budget Ad Hoc Committee was more a presentation by the manager and CFO. The Committee approved their recommendations.
- Councilmember Jannone – Library – Elevator is being finished and will be inspected soon. The Library conducted training for staff with the new computer upgrades. AWC – Yappy Hour was a success on Broadwalk. Dog Days will be in Riverside Gardens Park. Juneteenth at the Vogel was

wonderful. Pride in the Park was wonderful. Middle School graduation will be tomorrow at Count Basie Park.

- Dep. Mayor Triggiano - The PRIDE event was wonderful. It was great to have a safe space for the event. CEEC – 5K this weekend, the push chair purchased from grant funds will be utilized for the 5K, the Library will add it to their rental inventory. In regards to transparency , the prior governing body adopted bylaws that had agenda items be approved by 4 members of the governing body, that is a quorum. Now items go on to the agenda for public to see how the council addresses the items.

XI. MANAGERS REPORT –

- Marine Park – Precise Construction. Awaiting electrical work to come in for the parking lot. Grading and surveying will commence in July. White St easement will be addressed, taking into account the events scheduled.
- Water Rate Study will be June 19th Decisions will need to be made on how to fund future capital improvement t plans. Water rates have not changed in almost 10 years.
- June 25th Bikeing Pedestrian Forum will be held.
- Community Engagement Coordinator – Interviews will begin in the next two weeks.
- Sustainable NJ is a laborious task and thanked Councilmember Facey-Blackwood for her efforts. Looking to bring it in house for a stipend; Dir. Ebanks will be taking on the task.

Expressed his opinion based o his experience that having been in the roles of Asst. Administrator and Administrator and believes this form of government is the most efficient.

XII. EXECUTIVE SESSION

It was noted there was no need to enter into executive.

XIII. ADJOURNMENT

8:50 PM

There being no further business, Councilmember Facey-Blackwood motioned to adjourn; Councilmember Forest seconded the motion. Roll call, unanimous, affirmative.

Respectfully submitted,

Laura Reinertsen, RMC, CMR, AHP
Borough Clerk

**BOROUGH OF RED BANK
COUNTY OF MONMOUTH**

RESOLUTION 24-153

**STATEMENT OF INTENT TO PURSUE PLAN ENDORSEMENT AND AUTHORIZATION TO
SUBMIT THE MUNICIPAL SELF-ASSESSMENT REPORT TO THE OFFICE OF SMART
GROWTH**

WHEREAS, the State Planning Act recognizes that New Jersey requires sound and integrated land use planning and coordination of planning at all levels of government in order to conserve the state's natural resources, revitalize the urban centers, protect the quality of the environment, and provide needed housing and adequate public services at a reasonable cost while promoting beneficial economic growth, development and renewal; and

WHEREAS, Plan Endorsement is a voluntary review process developed by the State Planning Commission to provide the technical assistance and coordination of the State for municipalities, counties, and regional agencies to meet the goals of the State Planning Act and State Development and Redevelopment Plan (State Plan); and

WHEREAS, the purpose of the Plan Endorsement process is to increase the degree of consistency among municipal, county, regional and state agency plans with each other and with the State Plan and to facilitate the implementation of these plans and guide where and how development and redevelopment can be accommodated in accordance with the State Plan; and

WHEREAS, the State Planning Rules and Plan Endorsement Guidelines incorporate, and expand upon, the principles of the Municipal Land Use Law in order to help towns plan for a sustainable future; and

WHEREAS, the State Planning Rules and Plan Endorsement Guidelines require the preparation and submission of a Municipal Self-Assessment Report as the means by which a municipality assesses the consistency of its existing community vision and planning documents with the State Plan; and

WHEREAS, the Mayor and Council of Red Bank desire to obtain Plan Endorsement from the State Planning Commission; and

WHEREAS, Red Bank has prepared a Municipal Self-Assessment Report pursuant to the State Planning Rules and Plan Endorsement Guidelines; and

WHEREAS, the Municipal Plan Endorsement Advisory Committee has reviewed the Municipal Self-Assessment Report and recommends that the Mayor and Council approve it for submission to the State Planning Commission and the Office of Smart Growth towards Red Bank's pursuit of Plan Endorsement.

NOW THEREFORE BE IT RESOLVED that the Mayor and Council of the Borough of Red Bank hereby expressly state the intention of Red Bank to pursue Plan Endorsement by the State Planning Commission; and

NOW THEREFORE BE IT FURTHER RESOLVED that the Mayor and Council of Red Bank approves the Municipal Self-Assessment Report and authorizes it be submitted to the Office of Smart Growth for consideration and review as part of the effort to pursue Plan Endorsement.

NOW THEREFORE BE IT FURTHER RESOLVED that the Clerk of the Borough of Red Bank shall transmit a copy of this Resolution and the Notice as required by the State Planning Rules to the State Planning Commission and the Office of Smart Growth.

	MOVED	SECONDED	AYES	NAYS	ABSTAIN	ABSENT
Councilmember Bonatakis			X			
Councilmember Cassidy			X			
Councilmember Facey-Blackwood	x		X			
Councilmember Forest			X			
Councilmember Jannone		x	X			
Councilmember Triggiano			X			
Mayor Portman			x			
ON CONSENT AGENDA	Yes <u>x</u>		No <u> </u>			

I hereby certify that the above Resolution was adopted by the Borough Council of the Borough of Red Bank, In the County of Monmouth at a Meeting held on June 13, 2024.


 Laura Reinertsen, Borough Clerk

