



State of New Jersey
DEPARTMENT OF STATE
NEW JERSEY STATE PLANNING COMMISSION
P.O. Box 820
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Governor

LT. GOVERNOR TAHESHA L. WAY
Secretary of State

MELANIE WILLOUGHBY
BAC Executive Director

WALTER C. LANE
Acting Executive Director

March 17, 2025

Mayor William Portman
Borough of Red Bank
90 Monmouth Street
Red Bank, NJ 07701

Dear Mayor Portman:

The Office of Planning Advocacy (OPA) is in receipt of the Borough of Red Bank's request to waive Step 5 of the Plan Endorsement Process, conducting Community Visioning sessions (*N.J.A.C. 5:85-7.11*).

Based on facts identified below and in accordance with *N.J.A.C. 5:85-7.6*, I approve Red Bank's request for waiver for Step 5 of the Plan Endorsement Process, conducting Community Visioning sessions.

This approval is based on the following information:

- In 2022 and 2023, the Borough conducted extensive public engagement, including virtual and in-person meetings, during the process of adopting a new municipal Master Plan.
- According to the Borough of Red Bank, all eight (8) of the State Plan's goals were discussed as the new Master Plan Vision was developed. The Borough's Master Plan Vision reads: "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."

I look forward to working with the Borough to complete the Plan Endorsement process. Should you have any questions, please do not hesitate to contact me (walter.lane@sos.nj.gov) or Lisa Avichal, Senior Planner, (lisa.avichal@sos.nj.gov).

Sincerely,

Walter C. Lane, PP, AICP
Acting Executive Director