

# BOROUGH OF RED BANK PLAN ENDORSEMENT RECOMMENDATION

State Planning Commission

Dec. 17, 2025

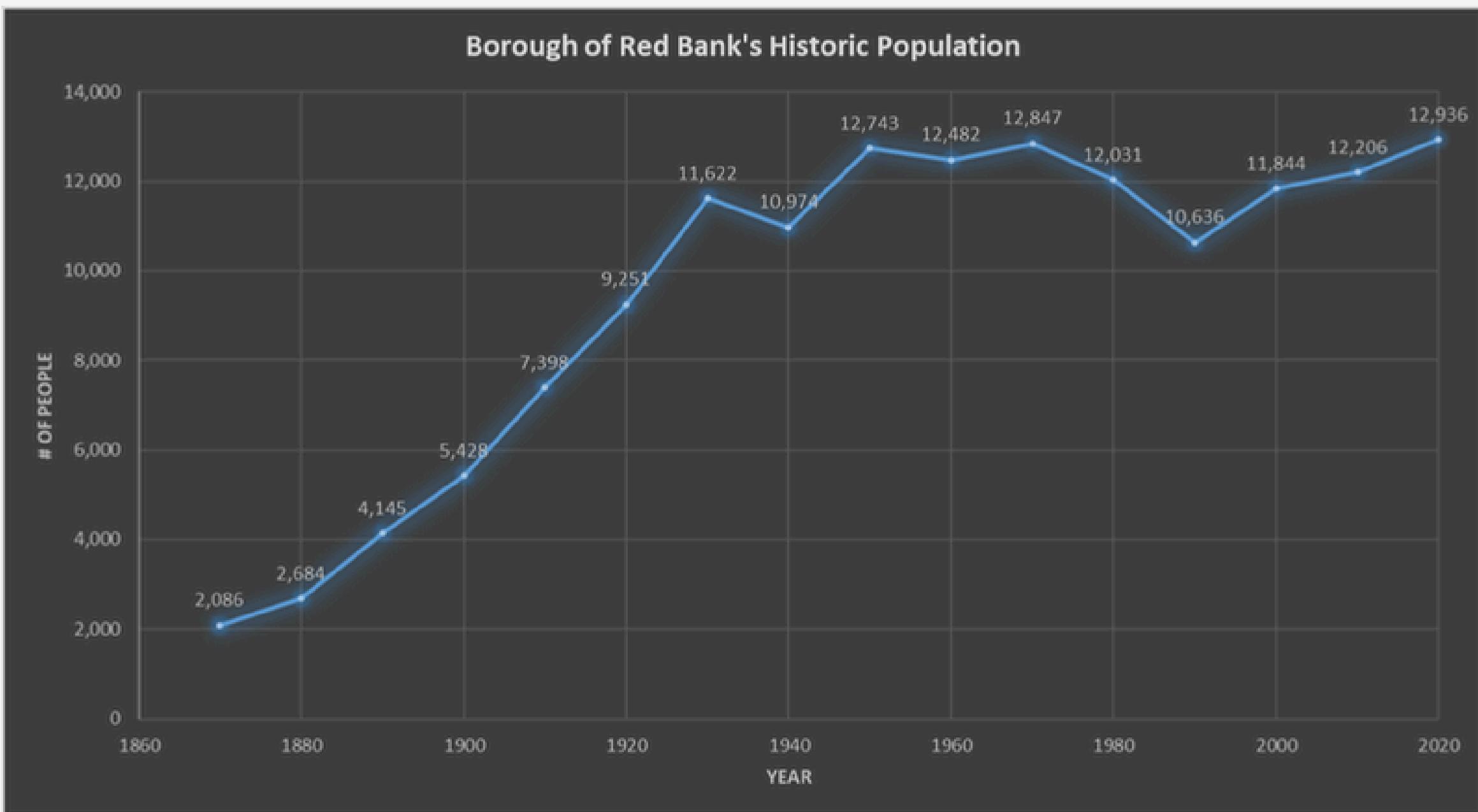
NJ Office of Planning Advocacy

# LOCATION & REGIONAL CONTEXT

- Located in Monmouth County.
- Approximately 1.7 square miles.
- Borders 5 municipalities, and is adjacent to the Navesink River.
- Majority of the borough is in the Coastal Zone.

# DEMOGRAPHICS

- Over the last decade, the Borough increased by 5.7%
- The projected annual growth is forecasted at 0.2% from 2015 to 2050.

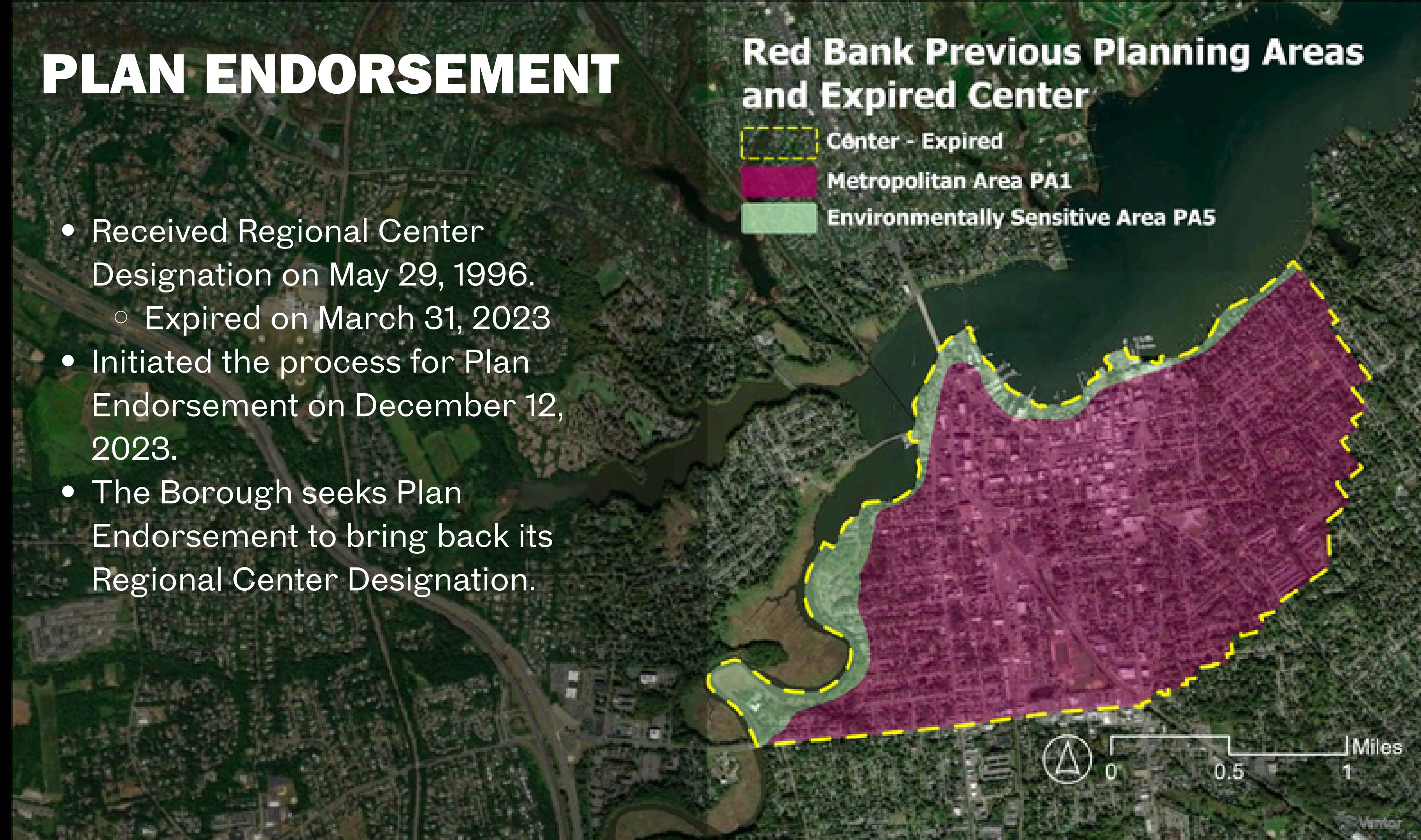


# PLAN ENDORSEMENT

- Received Regional Center Designation on May 29, 1996.
  - Expired on March 31, 2023
- Initiated the process for Plan Endorsement on December 12, 2023.
- The Borough seeks Plan Endorsement to bring back its Regional Center Designation.

## Red Bank Previous Planning Areas and Expired Center

- Center - Expired
- Metropolitan Area PA1
- Environmentally Sensitive Area PA5



# PLANNING MILESTONES

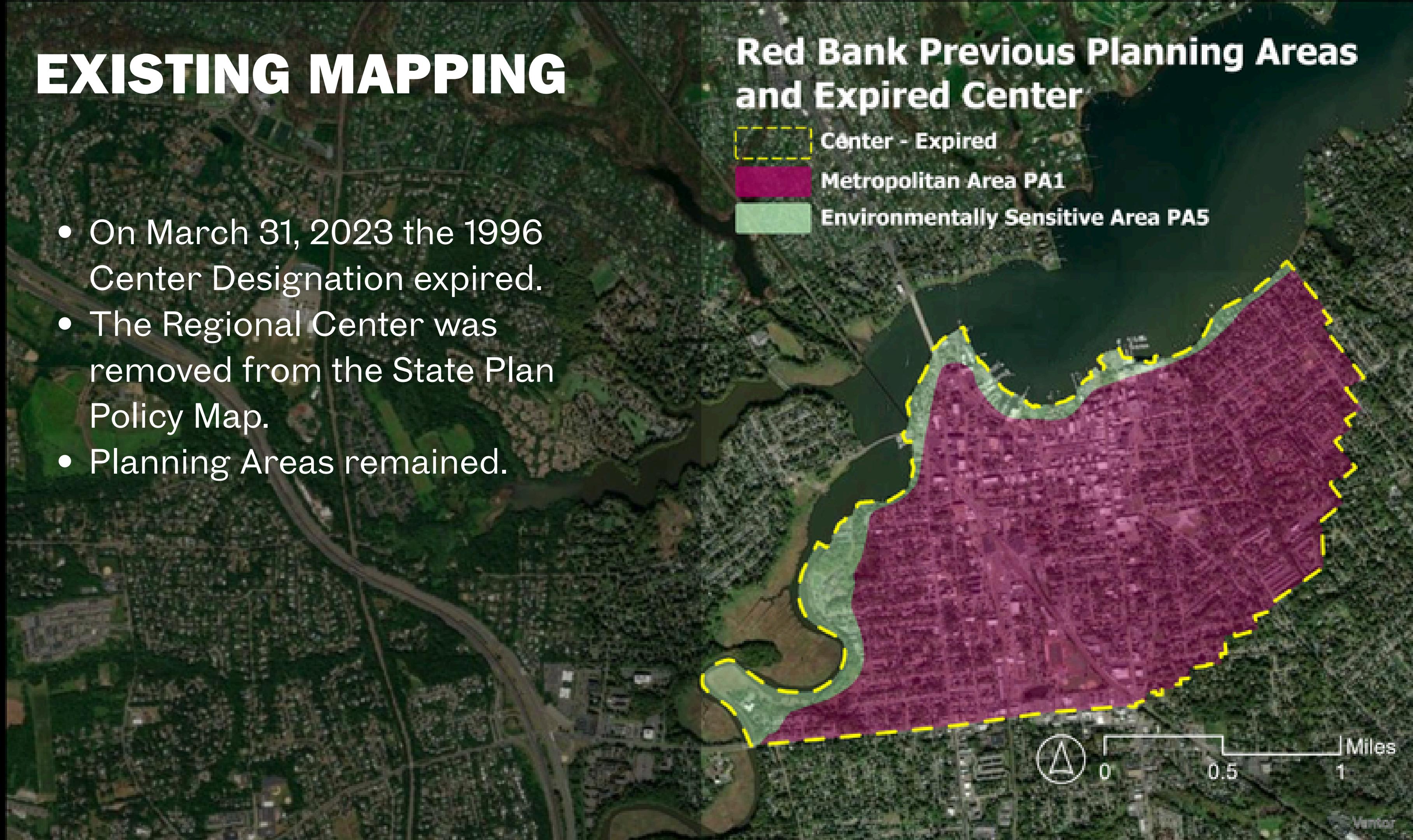
| Event(s)                                 | Date         | Notes                     |
|--|--------------|---------------------------|
| Master Plan                              | 1995         | Readopted in 2023         |
| SPC Town Center Designation              | May 29, 1996 | Expired on March 31, 2023 |
| Strategic Revitalization Plan            | Sep 1, 1996  |                           |
| Housing Plan Element and Fair Share Plan | Apr 4, 2019  |                           |
| Plan Endorsement – Prepetition Meeting   | Dec 12, 2023 |                           |
| Municipal Self-Assessment                | Jun 13, 2024 | Resolution 24-153         |
| Stormwater Management Plan               | Mar 21, 2025 |                           |
| Plan Implementation Agreement            | Oct 9, 2025  | Resolution 25-212         |

# EXISTING MAPPING

- On March 31, 2023 the 1996 Center Designation expired.
- The Regional Center was removed from the State Plan Policy Map.
- Planning Areas remained.

## Red Bank Previous Planning Areas and Expired Center

- Center - Expired
- Metropolitan Area PA1
- Environmentally Sensitive Area PA5



# PROPOSED MAPPING

| Planning Area                           | Label                | Existing Acreage | Proposed Acreage |
|---|----------------------|------------------|------------------|
| Metropolitan Planning Area              | PA1                  | 997.65           | 972.64           |
| Environmentally Sensitive Planning Area | PA5                  | 134.59           | 113.9            |
| Parks and Open Space                    | Parks and Open Space | 0                | 41.19            |

| Center Designation | Expired Acreage | Proposed Acreage | Change in Acreage |
|--------------------|-----------------|------------------|-------------------|
| Town Center        | 1132.1          | 1051.61          | -80.49            |

## Red Bank Proposed Planning Areas and Center

- Center
- Metropolitan Area PA1
- Environmentally Sensitive Area PA5
- Open Space and Recreation



# STATE PLAN GOALS

**Goal #1 : Revitalize the State's Cities and Towns**

**Goal #2: Conserve the State's Natural Resources and Systems**

**Goal #3: Promote Beneficial Economic Growth, Development and Renewal for All Residents of New Jersey**

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

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

**Goal #6: Provide Adequate Housing at a Reasonable Cost**

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

**Goal #8: Ensure Sound and Integrated Planning and Implementation Statewide**

- Prioritized mobility and connectivity.
- Efficient land use approaches for public facilities, services and spaces.

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- Propose the adoption of Environmental Sustainability in the Master Plan.
- Consistently updates its Stormwater Management and Control Ordinance.

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- Identified redevelopment opportunities.
- Continues to support arts and other touristic amenities.

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- Adopted a green building initiative.
- In the process of cleaning up the former landfill at Sunset Park.

**Goal #1 : Revitalize the State's Cities and Towns**

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**Goal #8: Ensure Sound and Integrated Planning and Implementation Statewide**

# **STATE PLAN GOALS**

- A municipal complex is under construction.
- Six educational facilities.
- Also, the borough contains several public functioning facilities.

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- Implemented an Affordable Housing program.
- Housing Element and Fair Share Plan.

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- Established a Design District Overlay.
- Enhancing parks for residents and visitors, alike.

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**Goal #8: Ensure Sound and Integrated Planning and Implementation Statewide**

- Pursuing Plan Endorsement
- Plan Implementation Agreement

# **PLAN IMPLEMENTATION AGREEMENT**

The Borough of Red Bank formally approved the Plan Implementation Agreement (PIA) on October 9, 2025 via Resolution no. 25-212.

# RECOMMENDATION

Based on the Borough of Red Bank's continuing efforts in working with the State and Monmouth County in achieving consistency with both the State Development and Redevelopment Plan and with the Monmouth County Plans, it is recommended that the State Planning Commission award Borough of Red Bank of Monmouth County their Plan Endorsement.