



Plan Endorsement Recommendation Report

NEW JERSEY OFFICE OF
PLANNING ADVOCACY
November 6, 2025

**Borough of
Red Bank
Monmouth
County**

This document is a recommendation report prepared by the Office of Planning Advocacy (OPA) as staff to the State Planning Commission (SPC), and based on the input of partner state agencies, the Borough of Red Bank, the County of Monmouth, and members of the public. OPA will post this report and other materials related to the Borough's Plan Endorsement petition on its website. You can obtain additional information regarding petitions for Plan Endorsement by providing your contact information, including name, organization, address, and e-mail address, to ospmail@sos.state.nj.us.

Documents submitted by Borough of Red Bank can be found here:
<https://nj.gov/state/bac/planning/plan-endorsement/overview/>
(Master Plan, Reexamination Report, Zoning and Land Use Maps, etc.)

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Introduction and Background

The Borough of Red Bank (hereafter Red Bank or Borough) in Monmouth County received Regional Center Designation on May 29, 1996, which was set to expire on June 30, 2020; however, the expiration had been extended through various extension approvals by legislation, executive orders, and/or State Planning Commission resolutions. The Borough's center designation ultimately expired on March 31, 2023.

According to the Borough's Municipal Self-Assessment (MSA) Report, Red Bank is seeking Plan Endorsement to obtain re-designation 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 of applying for grants and funding under certain State programs.

This report contains findings and conclusions concerning consistency of the Borough's plans with the State Development and Redevelopment Plan (State Plan). The review of the petition is based on information submitted by the petitioner and information otherwise available to OPA.

The SPC, by adopting a resolution in support of Plan Endorsement of the Borough's plans, demonstrates that the Borough is taking appropriate steps to plan for the sustainable future by addressing their infrastructure, economic development, housing, open space, environmental and resiliency concerns.

Plan Endorsement Petition Process

The Borough of Red Bank initiated the Plan Endorsement process by attending a pre-petition meeting with OPA and other state agencies on December 12, 2023. The Borough established their Plan Endorsement Citizens Advisory Committee on December 15, 2021 via resolution 21-334. The MSA was authorized for submission to OPA by the Borough via resolution 24-153 on June 13, 2024. The MSA was submitted to OPA on August 14, 2024. OPA and respective state agency partners responded with an Opportunity and Constraints Report on January 16, 2025.

The Borough submitted a request to waive the Community Visioning step of their Plan Endorsement petition on November 15, 2024. The request included a list of the numerous community engagement that was undertaken by the Borough within the last 5 years. The request identified that throughout the public engagement process, all eight (8) of the State Plan goals were discussed and a Master Plan Vision was developed. The waiver request was approved by OPA's Acting Executive Director on March 17, 2025.

The Borough formally approved the Draft Plan Implementation Agreement (PIA) and Draft State Plan Policy Map Amendments on October 9, 2025 via resolution 25-212. The PIA included items that OPA and other state agencies believe will achieve consistency with the New Jersey State Development and Redevelopment Plan, as well as the updated Plan Endorsement Guidelines and amendments to the New Jersey Municipal Land Use Law, which address State priorities for environmental justice and climate resiliency, respectively.

Planning Milestones and Chronology

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	September 1, 1996	

Housing Plan Element and Fair Share Plan	April 4, 2019	
Plan Endorsement – Prepetition Meeting	December 12, 2023	
Municipal Self-Assessment	June 13, 2024	Resolution 24-153
Stormwater Management Plan	March 21, 2025	
Plan Implementation Agreement	October 9, 2025	Resolution 25-212

Location and Regional Context

According to the Borough's MSA:

Red Bank is in Monmouth County, New Jersey, along the Navesink River. The Borough is approximately 1.7 square miles in land area and includes primarily residential, commercial and industrial areas. 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.

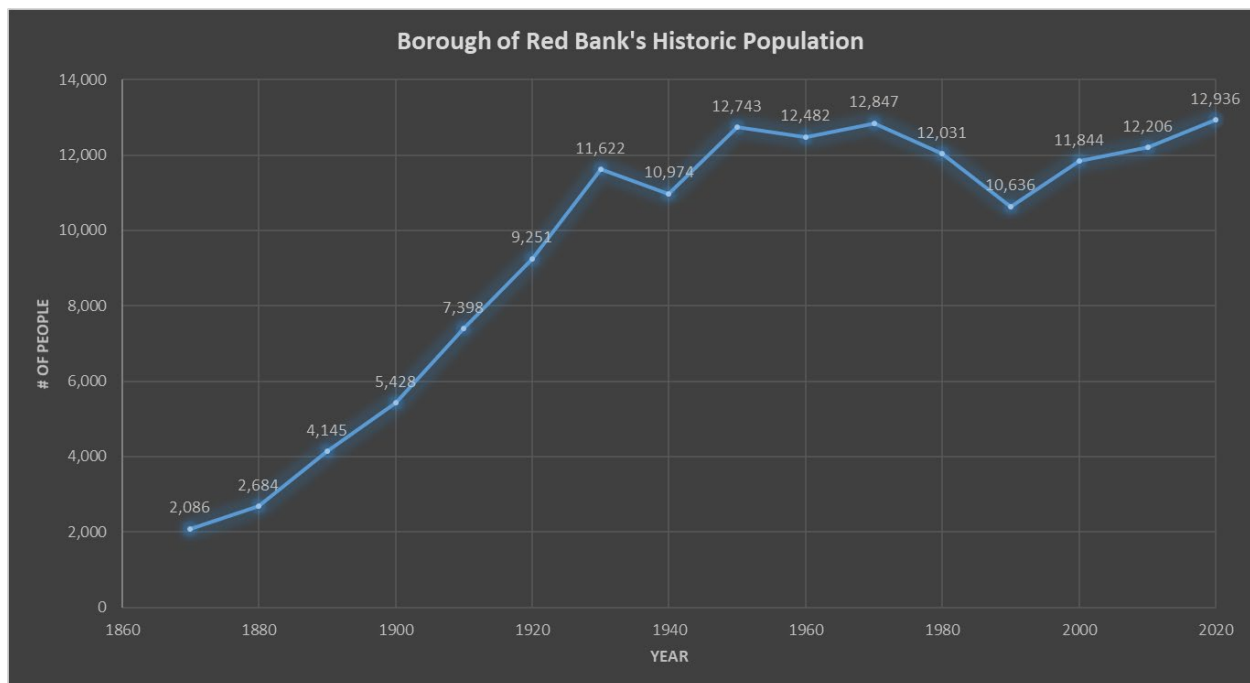
	Borough of Red Bank	Ocean County
Land Area (Sq. Mile)	1.7	468.2
Population (Persons)	12,864	642,799
Households	5,902	252,995
Average Household Size	2.15	2.5
Population Density (Persons/Sq. Mile)	7,369.1	1,372.9
Housing Units	6184	271,056
Vacancy Rate	5%	7%
Median Household Income	\$101,738	\$118,008
Per Capita Income	\$65,849	\$63,729
Persons Below Poverty Rate	8.9%	6.4%
U.S. Census Bureau (2023). <i>American Community Survey 5-year estimates</i> . Retrieved from <i>Census Reporter Profile page for Monmouth County, NJ</i> https://censusreporter.org/profiles/05000US34025-monmouth-county-nj/ U.S. Census Bureau (2023). <i>American Community Survey 5-year estimates</i> . Retrieved from <i>Census Reporter Profile page for Red Bank borough, Monmouth County, NJ</i> https://censusreporter.org/profiles/16000US3462430-red-bank-nj/		

Demographics and Red Bank's Future

According to the Borough's MSA:

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%.

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 and move in parallel through 2050, with projected annualized growth of 0.2% for the Borough and 0.18% for the County, for the period from 2015-2050.



Infrastructure

Water and Sewer

The Borough provides its own water and sewer services through its Public Utilities department. 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.



Transportation and Circulation

The Borough has approximately 29.9 miles of roadways. Approximately 23 miles are maintained by the municipality, 5.25 miles are maintained by Monmouth County, and the remaining 1.5 miles are maintained by NJDOT.

The Red Bank train station supports the North Jersey Coastal Line leading to the Long Branch Station, and connects to prime train stations intersections, including Newark Penn Station and New York Penn Station.

Bus service through Red Bank is provided by Academy Bus and Veolia Transport. They are running routes under contract to NJ Transit. Local bus service is provided on the 831, 832, 834 and 838 routes.

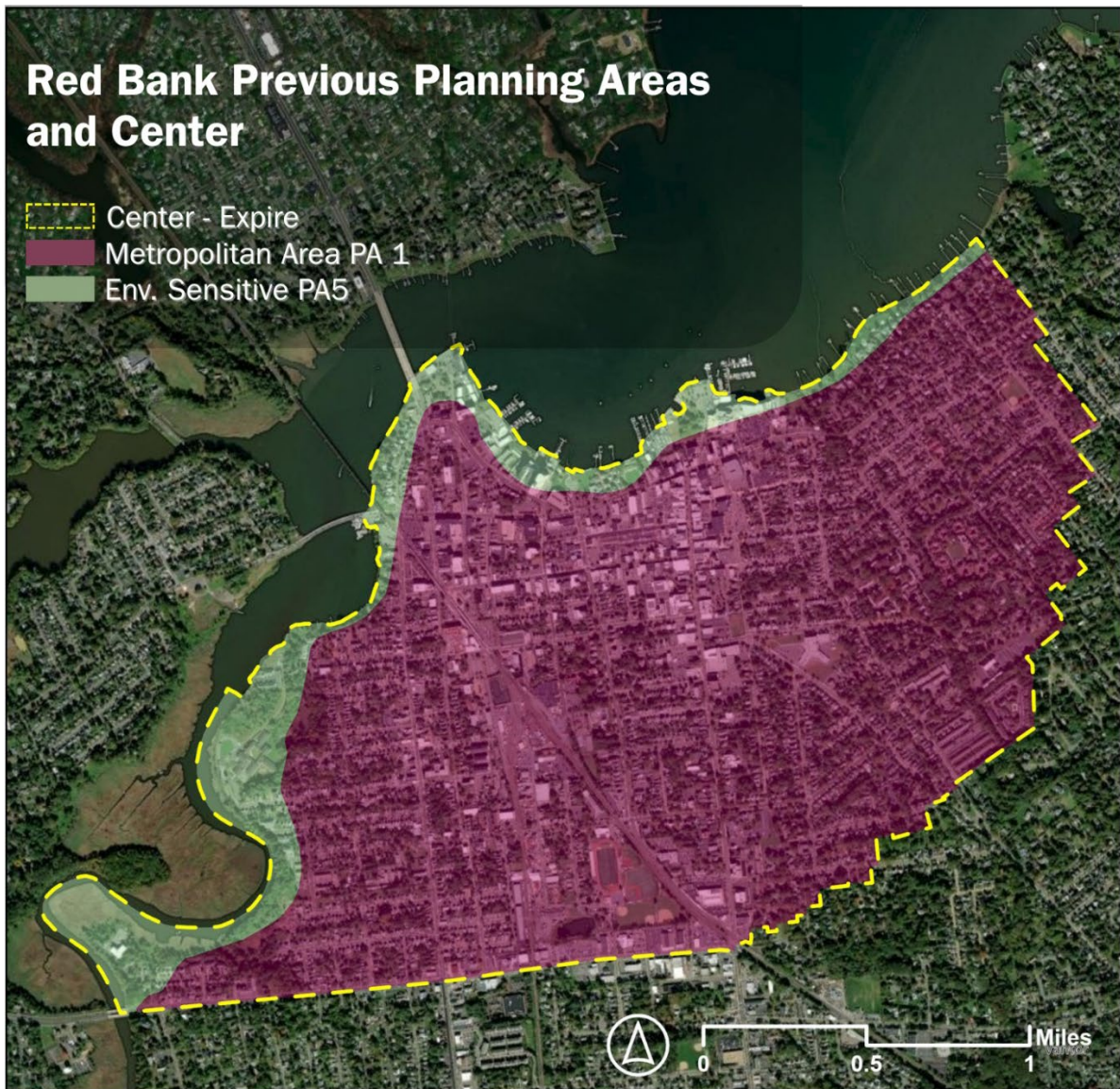
State Plan Policy Map

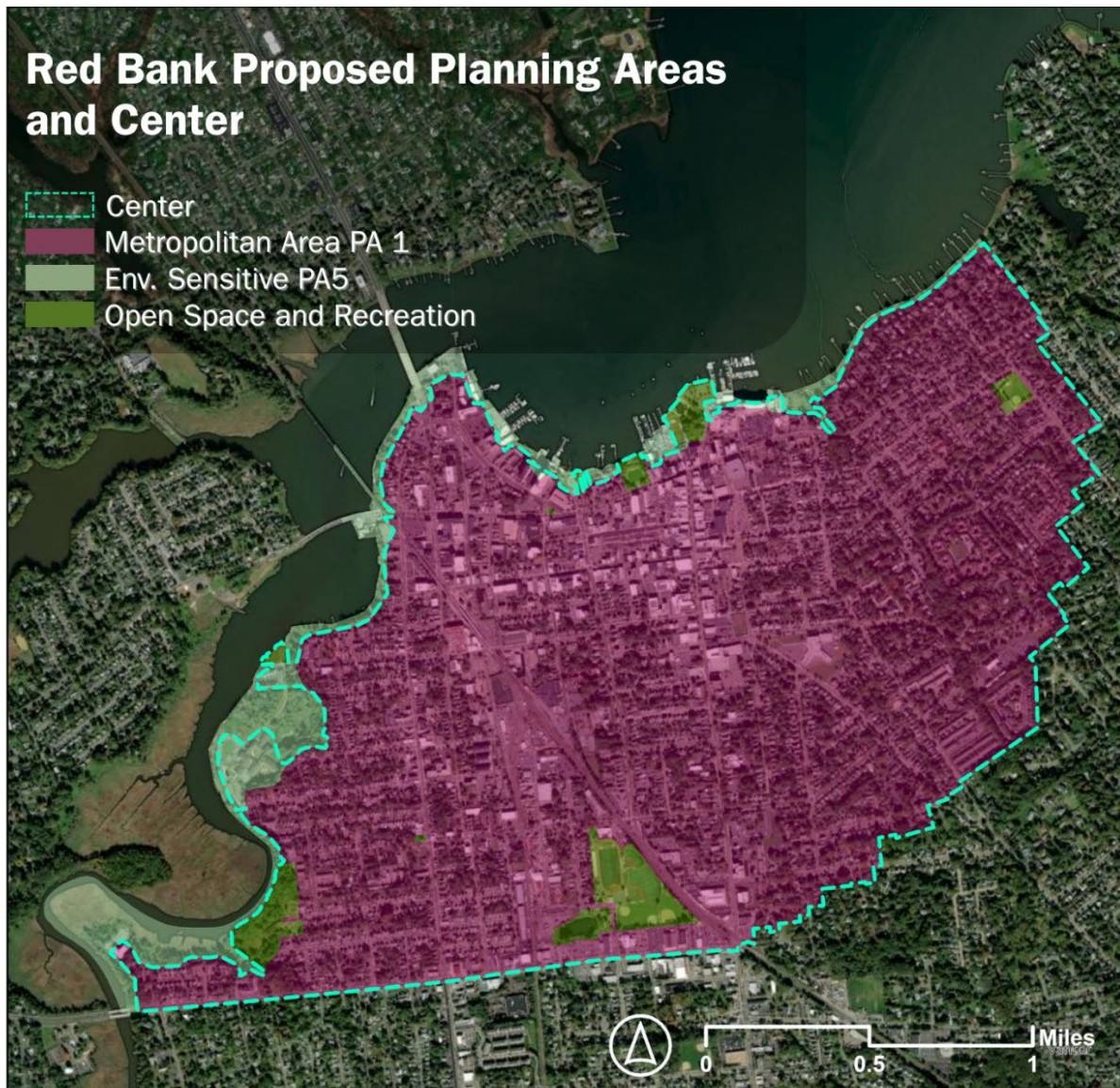
Mapping of Designated and Proposed Map

The following maps show the proposed changes to the State Plan Policy Map in Red Bank.

Red Bank Previous Planning Areas and Center

- Center - Expire
- Metropolitan Area PA 1
- Env. Sensitive PA5





Summary of Existing and Proposed Mapping

Planning Area	Label	Existing Acreage	Proposed Acreage
Metropolitan Planning Area	PA1	997.65	972.64
Environmentally Sensitive Planning Area	PA5	134.59	113.90
Parks and Open Space	8	41.47	41.19
Center Designation	Expired Acreage	Proposed Acreage	Change in Acreage
Town Center	1132.10	1051.61	-80.49

State Plan Goals and Review

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

According to the Borough's MSA, Red Bank's comprehensive strategy aligns closely with Goal #1 of the State Plan. The Borough's commitment to protecting, preserving, and developing valuable human and economic assets in urban areas reflects a proactive approach to revitalization.

Red Bank prioritizes improvements in pedestrian, bicyclist, transit rider, and driver access, and the Borough promotes connectivity and engagement with its riverfront areas and downtown districts.

Red Bank'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. The 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: Conserve the State's Natural Resources and System

The Borough is proposing to adopt an Environmental Sustainability Element in its Master Plan, acknowledging the importance of integrating environmental considerations into its development framework. This element will emphasize 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 will contribute to the conservation of natural resources and support ecological health within the Borough.

The Borough has an Environmental Resource Inventory, and the compilation and updating of said inventory by the Borough's Environmental Commission reflects a proactive approach to understanding and managing environmental assets and challenges.

The Borough has consistently updated its Stormwater Management and Control Ordinance, including the most recent update on March 24, 2021 (Ord. No. 2021-05). Red Bank'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.

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

Red Bank has identified 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. These redevelopment plans aim to foster a diversity of housing options and commercial spaces, contributing to the vibrancy and sustainability of the community.

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. As featured in the Borough's MSA, 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.

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

Red Bank Borough is committed to developing and creating performance standards and incentives to prevent and reduce pollution and toxic emissions at their source. By promoting businesses that offer goods and services aimed at either 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 that new construction complies with the best environmental practices.

Red Bank'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.

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

The Borough is currently undergoing the process of constructing a new municipal complex. This complex will serve as a centralized hub, accommodating all municipal activities.

Red Bank is dedicated to enhancing the quality and accessibility of its public parks. Red Bank aims to revitalize existing parks by 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.

The Borough consists of six educational facilities: St. James Elementary School, Red Bank Primary School, Red Bank Middle School, Red Bank Charter School, Red Bank Catholic High School, and Tower Hill School.

The Borough's other public facilities and service include the Borough Hall and Police Headquarters, the Department of Public Utilities (Public Works), Red Bank Residential Recycling Center, Navesink Hook and Ladder Fire Company, Independent Engine Fire Company, Liberty Hose Fire Company, Union Hose Fire Company, Westside Hose Fire Company, a Senior Center, and a Library.

Goal #6: Provide Adequate Housing at a Reasonable Cost

Red Bank has implemented an affordable housing program that provides numerous opportunities for the development of affordable housing.

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 to address the unmet obligations for the Prior and Third Round periods.

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

The Borough established a Design District Overlay, which 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.

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.

Red Bank actively supports cultural amenities such as the Count Basie Theater and other artistic initiatives within downtown Red Bank.

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

Red Bank is pursuing Plan Endorsement in furtherance of consistency with the State's goals and policies, as well as County plans. The Borough of Red Bank participated in the review and approval of their Plan Implementation Agreement (PIA), which obligates the Borough to complete the enumerated items specified by OPA and other state agencies within the given timeframes, and to periodically report to OPA on the progress of their implementation.

Planning and Implementation Agreement

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

Staff Recommendation

Based on the work the Borough of Red Bank has supplied, as well as the actions taken and committed to complete, it is OPA's recommendation that the State Planning Commission adopt the Resolution for Plan Endorsement.

Borough of Red Bank Planning & Implementation Agreement DRAFT

#	Topic	Req (*)	Activity	Local Effort	Assistance	Time Frame	Comments
A1	Administrative	*	One year from endorsement and biennially thereafter, report to the SPC about the status of your planning efforts, ordinance adoption and other accomplishments form the PIA.	Planning Board and governing body	OPA	Continuous, see comments.	First year = Annual Report then Biennial Reports for the next 8 years on PIA action status.
A2	Administrative	*	After adoption, the municipality shall submit any new or modified land use ordinance or other planning document.	Planning Board and governing body	Technical assistance	Include in biennial report.	
B1	Public Info & Community Engagement		Continue participating in the Sustainable Jersey program by engaging a Green Team and recruiting capable volunteer residents and others to support actions committed to by the municipality.	Governing body, Green Team	OPA, SJ	ongoing	Red Bank is Silver Certified with Sustainable Jersey. Many PE actions could be undertaken by a Green Team and gain points for a Gold Star. If no Green Team, could an environmental Commission or equivalent serve?
B2	Public Info & Community Engagement		Many actions would benefit from public engagement including education about issues, resident assistance with actions, participation in decision making and support for a path to resiliency and sustainability. An early action should be a public forum(s) designed to recruit short and long-term public engagement, sharing information/goals, highlighting opportunities for participation, volunteerism and meaningful involvement in community planning and decision making.	Governing body, Planning Board, Green Team, chamber (s), churches, schools, other local and regional organizations as partners/invitees.	OPA, DEP, local groups, & regional NGOs/universities	Year 1 and periodically thereafter to update/engage residents on progress on key issues.	Forum(s) should be designed with a well developed outreach element to ensure equitable inclusion and meaningful turnout and facilitated to maximize results.
C1	Climate Resilience Planning	*	Develop, adopt, and implement a climate change-related hazard vulnerability assessment (CCRHVA) that meets the requirements of the MLUL per P.L. 2021, c.6.	All municipal hands should be engaged.	BCBC, OPA, NJTPA DEP, SJ	1-3 years	The municipality should review its existing data, maps, HMP Annex and assessments and compile any additional data into a final assessment and strategy to satisfy the requirements for the CCRHVA in the MLUL per NJDEP. Expand on the local annex to the county HMP to include climate impacts for temperature, precipitation, flooding, heat island, and vulnerability of public and private potable wells, pump stations and wastewater treatment. o Identify and document any utility sites, facilities, equipment, conveyance piping, overhead utility lines, etc. that may be vulnerable to climate impacts or other environmental hazards. o Confirm the condition and capacity of these utility sites, facilities, equipment, etc. o DEP strongly advises against new utility development in areas identified as vulnerable to natural hazards in current and projected condition. Findings from the CCRHVA should guide strategies and actions to increase resilience and reduce risk moving forward.
C2	Climate Resilience Planning	*	Review and update the Flood Damage Protection Ordinance with the current NJ Model Ordinance (revised 2020) in order to stay compliant with NFIP.	Planning Board and governing Body	DEP	1-3 years, utilizing most up to date DEP ordinance guidance	Most recent Flood Damage Prevention ordinance adopted 6/8/2022 (Ecode360). NJDEP updated the model ordinance in December 2020 to be compliant with NFIP. The model ordinance provided by NJDEP can be found at: https://www.nj.gov/dep/floodcontrol/modelord.htm
C3	Climate Resilience Planning		Review the Blue Acres Program and see if it might be an option for the Non-mitigated repetitive loss properties in the community.	Governing Body	DEP, OEM, FEMA		Check HMP for # Repetitive loss properties and Severe Repetitive Loss property, # NFIP properties; # claims etc. (e.g., 132 NFIP policies with 101 losses during participation).
C4	Climate Resilience Planning		Community Rating System	Governing Body	DEP, OEM, FEMA		Continue CRS participation and take actions recommended by the rating system to reduce flood insurance premiums
D1	Land Use	*	Review plans and ordinances and remove impediments to, and encourage, green design throughout the community. Make necessary modifications to ensure that innovative and sustainable construction alternatives and materials (such as green roofs) are permitted. Consider approving incentives for using innovative roofing alternatives and materials.	Planning Board and governing Body	OPA, NJDEP technical assistance	1-3 years	Sustainable Jersey points and support
D2	Land Use	*	Review and update Master Plan and all associated elements to consider climate resiliency and socially vulnerable populations.	Planning Board and governing Body	DEP, Sustainable NJ	1 - 3 years after CCRHVA	Sustainable Jersey points and support. Address MLUL requirements. https://dep.nj.gov/wp-content/uploads/municipal-ej-guidance/develop-municipal-action-strategy.pdf (also N1). Comply with NJDEP's NJPACT rules (https://dep.nj.gov/njpact/) and Environmental Justice (https://dep.nj.gov/ej/resources/).
D3	Land Use	*	The municipality shall enhance its zoning regulations and building codes to encourage building outside of the flood zone and to minimize construction in flood prone areas to reconstruction of existing buildings. Flood zone area new construction or redevelopment of existing buildings should avoid high density concentration and areas of severe flooding. Placement of critical facilities and utilities in flood zones should be avoided whenever possible. Affordable housing should be sited to avoid flood zone and hazardous areas.	Planning Board	DEP (Bureau of Climate Resilience Planning)	1 - 3 years after CCRHVA	Most recent Flood Damage Prevention ordinance adopted 6/8/2022 (Ecode360). The municipality follows all regulations set forth by the NJDEP with regards to flood hazard area regulation, wetlands, etc. It does not site or recommend siting any affordable housing projects within a flood zone or a hazardous area.
D4	Land Use		Consider adopting an Accessory Dwelling Unit (ADU) Ordinance in residential zones	Planning Board	OPA/SJ		This action could be considered as part of the municipality's affordable housing plan.
D5	Land Use		Update the Open Space & Recreation Plan (OSRP). Explore open space and recreation opportunities with the State and County. Explore purchases of additional properties for active recreation, preservation and flood protection.	Work with County	Green Acres Funding and County as applicable.	1-3 years after CCRHVA	Petitioner will work closely with Green Acres, local advisory committee, County, County Improvement Authority and property owners to negotiate the purchase of properties to be permanent open space.

D6	Land Use	*	Add appropriate Overlay Zones to Zoning Ordinance/Map.	Planning Board	County	1-3 years after Plan Endorsement	The municipality's zoning ordinance should be updated to include overlays that address stormwater management, aquifer recharge, steep slopes, 100 year and 500 year flood zones and critical habitat and habitat corridors. This includes a CES overlay for structures in the 100 year and 500 year flood zone and environmentally sensitive areas (ESA). In addition, the municipal website should be updated to include links to most updated flood hazard mapping tools available from NJDEP https://dep.nj.gov/climatechange/flood-tool/
D7	Land Use	*	Demonstrate status with affordable housing obligation. Provide number of units required, create a spending plan, and work to meet obligation. Be sure to avoid flood hazard areas when siting affordable housing.	Governing body, planning board	DCA, OPA	1-3 years, dependent on situation.	DCA determines the number of affordable housing units required for each municipality as part of the fourth round COAH regulations. These calculations are based, demographics, and other relevant information.
D8	Land Use		Vacant Land Inventory	Governing body, planning board	DCA, OPA, DEP		
E1	Energy	*	* Public EV charging infrastructure feasibility and supporting ordinances	Planning Board, Governing Body & Green Team	BPU, DEP, SJ possible \$\$	1-2 years	Sustainable Jersey points and support
E2	Energy		Make your town EV Friendly (choose 3) *update zoning ordinances to require prewiring for EV chargers as part of a redevelopment plan or for a specific zone(1-2 yrs.); *Adopt a PEV ordinance to include regulation and design standards for EVSE, EV parking spaces and design guidelines for installation of EVSE (1-2 yrs.); * Training for local officials and require local first responders to participate in education on PE and EVSE(1-2 yrs.); *Incentivize EV ready by reducing or waiving permit fees and providing recognition for businesses/entities that do it (2-3 yrs.); *Commitment from 3 or more partners for workplace or multi-family chargers (2-5 yrs.).	Planning Board, Governing Body & Green Team	BPU, DEP, SJ possible \$\$	(Endorsed communities must do at least 3)	Sustainable Jersey points and support
E3	Energy	*	Develop a community GHG Reduction Action Plan, including GHG reduction targets. GHG reduction actions should be incorporated into land use element of master plan. 1) Conduct Local Government Energy Audit (LGEA) of municipal facilities and operations, at a minimum, and community-wide audits, if feasible, and 2) using the results of these audits, develop action plans for reducing municipal energy consumption and GHG emissions - use NJ's 2020 GHG emissions reduction target as a goal	Planning Board, Governing Body & Green Team	Bd of Public Utilities (BPU) Clean Energy Program provides funding for municipal energy audits: (http://www.njcleanenergy.com/commercial-industrial/programs/localgovernment-energy-audit/localgovernment-energy-audit)	Timeline as provided PE guidelines (2 years with phasing)	see NJTPA reporting
E4	Energy	*	Energy Tracking & Management - establish energy use baselines, tracking, mgt & reporting systems	Governing Body		Year 1	https://www.sustainablejersey.com/actions/#open/action/482
E5	Energy		Greening the municipal fleet: * Fleet inventory and target for green fleet conversion.	Governing Body	Sustainable Jersey points and support	must do year 1	
E6	Energy	*	Renewable Energy Generation: *Onsite Solar or *Geothermal system or *buy electric from a renewable source or *community solar project or *Renewable Energy Aggregation	Governing Body	BPU, DEP, SJ possible \$\$	must do 3 within 4 years	Sustainable Jersey points and support
E7	Energy		Implement energy efficiency measure for facilities	Governing Body	BPU, DEP, SJ possible \$\$		Sustainable Jersey points and support
E8	Energy		Greening the municipal fleet: * Trip optimization software * Proper vehicle maintenance * Driver training *purchase electric vehicles to achieve 20% reduction in fuel use w/in 4 years.	Governing Body	BPU, DEP, SJ possible \$\$	recommended	Sustainable Jersey points and support
E9	Energy		Greening the municipal fleet: * purchase electric vehicles to achieve 20% reduction in fuel use w/in 4 years.	Governing Body	BPU, DEP, SJ possible \$\$	must initiate by yr. 2 (can be multi-year)	Sustainable Jersey points and support
F1	Conservation	*	Tree Protection Ordinance, Tree Risk Assessment Plan as needed. Consider NJUCG accreditation.	Planning Board, Governing Body & Green Team	DEP - Bureau of Sustainability; NJDEP Parks and Forestry; NJ Forest Fire Service; Sustainable Jersey	2-3 years	Compare to Woolwich (https://ecode360.com/14140851) or Haddonfield (https://ecode360.com/10200060). Also, NJDEP Urban and Community Forestry guidelines are here: https://www.state.nj.us/dep/parksandforests/forest/community/Information_for_Municipalities.html
F2	Conservation	*	Adopt a wellhead protection ordinance in addition to the Environmentally Critical Area protection with specifics to protect water quality and public health.	Planning Board, Governing Body & Green Team	DEP	2-3 years	Sample provided
F3	Conservation	*	Develop and adopt a Water Conservation Ordinance that is mutually agreeable to the municipality and DEP	Planning Board, Governing Body & Green Team	DEP	2-3 years	Sample provided
F4	Conservation	*	Prepare and adopt a Habitat Conservation Plan and protection measures to maintain habitat. Coordinate with county and surrounding municipalities to expand corridors of open space and natural features to support habitat connectivity.	Planning Board, Governing Body & Green Team	DEP technical assistance and funding	2-3 years	The Habitat Conservation Plan may potentially be included as part of the Conservation Plan rather than an individual plan. NJDEP Connecting Habitats Across NJ (CHAN) mapping can be of assistance to identify potential corridors https://www.njfishandwildlife.com/ensp/chanj.htm
F5	Conservation	*	Review and update as necessary the Natural Resource Inventory, including climate change observations and concerns as they are relevant. DEP can assist with identifying what to update.	Planning Board, Governing Body & Green Team	DEP, County	3-5 years after CCRHVA	Incorporate findings from the CCRHVA, and CES overlays as appropriate. The DEP recommends updating the NRI at least every ten (10) years.

F6	Conservation	*	Review and update as necessary the inventory of contaminated sites, identify if any of these Known Contaminated Sites (KCS) are within the proposed center and/or are vulnerable to climate change.	Planning Board, Governing Body & Green Team		1-3 years After CCRHVA	Review and update with climate impact considerations, findings from the CCRHVA, and CES overlays as appropriate.
F7	Conservation	*	Adopt a stream corridor/Riparian Zone protection ordinance	Planning Board, Governing Body & Green Team		1-4 years After CCRHVA	Review and update with climate impact considerations, findings from the CCRHVA, and CES overlays as appropriate.

G1	Transportation & Circulation	*	Incorporate Complete and Green Streets policy and Implementation Plan into the Circulation Element of the Master Plan. All new transportation projects that impact any Right-of-Way made within the municipality will be consistent with this plan and the adopted Complete Streets Policy.	Planning Board, Governing Body & Green Team	NJDOT, SJ, NJTPA	2-3 years	Samples provided
G2	Transportation & Circulation	*	Update the Circulation Element of Master Plan to address opportunities for shared parking, goods movement, improvements to bicycle and pedestrian access and transit, along with continued growth in the community. In particular, reduce congestion and ensure that non-vehicular transportation is encouraged.	Planning Board, Governing Body & Green Team	NJDOT, NJTPA	3 years	
G3	Transportation & Circulation		Implement expansion of bike/ped network.	Governing Body, Planning Board	NJDOT, NJTPA		
H1	Transit		Pursue improved transit facilities including increased offerings, heightened safety and dependability, and ridership enticements including covered bus stops.		Coordinate between Municipality (s), County, NJ Transit and DOT *		NJ Transit and DOT Coordinate between municipality, County, NJ
I1	Infrastructure	*	Review and update as necessary Utilities Element of the Master Plan. Confirm the condition and capacity of the stormwater drainage system and water supply. Incorporate climate change implications.	Governing Body, Planning Board, Municipal utilities authority	NJ American Water, BCBC, DEP	1-3 years after CCRHVA	New utility lines and associated infrastructure should be planned to avoid flood prone areas and existing utility infrastructure currently in or projected to be flood prone in the future should be addressed.
I2	Infrastructure	*	Confirm that the County has submitted a WMP with a local Chapter and a new FWSA map pursuant to 7:15-4.2 (c)	County with municipal	NJDEP		
I3	Infrastructure	*	Evaluate and update regularly the Stormwater Management Plan and Ordinance for consistency with the current Stormwater Management Rules. Be sure to submit MS-4 Permit reports each May.	Engineer, Governing Body and Planning Board	DEP and County technical assistance	1-2 years	
I4	Infrastructure		Adopt an Impervious Surface Reduction Ordinance. Incorporate expected increases in precipitation and temperature related to adverse impacts of climate change into an impervious surface reduction ordinance. Include measures to manage stormwater onsite rather than as runoff; Future redevelopment projects shall incorporate means to minimize and/or reduce new and/or existing impervious surfaces.	Governing body	NJDEP	1-4 years after CCRHVA	Sustainable Jersey points and support.
I5	Infrastructure/ Utilities	*	Initiate conversations with the county about a regional wastewater plant out of the flood zone	Governing Body, Planning Board, Municipal utilities authority	NJDEP		
I6	Infrastructure/ Utilities	*	Discuss permit options for drainageways; maintenance/emergency repairs	Governing body	NJDEP		
J1	Sustainability		Develop green building and sustainable design guidelines for new development - consider requiring "green buildings" (LEED, Green Globes) in redevelopment areas, to the extent practicable.	Planning Board, Governing Body & Green Team	SJ, OPA		Sustainable Jersey points and support
J2	Sustainability	*	Streamline zoning code and permitting requirements to encourage solar and geothermal.	Planning Board, Governing Body & Green Team	DEP, BPU, SJ	1-2 year	Sustainable Jersey points and support
J3	Sustainability		MLUL encourages municipalities to include a Green Building & Sustainability Element in their master plan to help establish policies and initiatives for achieving sustainability goals. Components include: • Define what sustainability and resilience mean to your community • Statutory basis for a sustainability element and how it relates to other elements of the plan • Document public engagement activities • Summarize existing conditions and trends, including any environmental justice (EJ) concerns and any available baseline assessment like greenhouse gas • Document community's existing sustainability policies and programs and accomplishments inventories, energy use assessments, or public health inventories • Establish a vision for local sustainability and resilience, expressed in a succinct statement • Establish sustainability and resilience goals and objectives • Develop strategies and actions for achieving sustainability objectives, typically organized by topic area, such as land use, transportation, energy, water, waste, etc. • Establish performance measures and metrics for tracking progress toward objectives • Assign responsible parties for implementation actions • This could be expanded to be a Climate Action Plan if so desired.		DEP, Sustainable Jersey	Recommended. Report on progress in biennial review	
J4	Sustainability		Statement of consistency and recycling ordinance		SJ, OPA, Clean Communities		
K1	Economic Development		Prepare an economic sustainability plan working regionally as appropriate.		BCBC, OPA, NJTPA, DEP, SJ		
L1	Historic Resources	*	Review and update Historic Preservation Inventory. Historic structures should be protected with enhanced stormwater management plans and flood minimization plans.	Governing Body	SHPO, County	Report on progress in biennial review	Review the NJ Historical Commission's (NJ Department of State) grant program at http://www.nj.gov/state/divisions/historical/grants . Work with SHPO to develop planning documents some guidance is provided at : https://www.nj.gov/dep/hpo/images/_MULT_DG_32_v2_ID14078r.pdf

L2	Historic Resources		Prepare Historic Resources Element	Governing Body	SHPO, County	Report on progress in biennial review	Review the NJ Historical Commission's (NJ Department of State) grant program at http://www.nj.gov/state/divisions/historical/grants . Work with SHPO to develop planning documents some guidance is provided at : https://www.nj.gov/dep/hpo/images/_MULT_DG_32_v2_ID14078r.pdf
M1	Planning	*	Update the Community Facilities Plan	Planning Board	Technical assistance	3 years	
M2	Planning	*	6 year Capital Improvement Plan as per MLUL	Governing Body			
N1	Environmental Justice	*	Follow the requirements of EO23 pursuant to NJDEP guidelines to review, identify, and update documents as necessary.		NJDEP	1-3 years after provision of guidance	Monitor for changes in municipality that may warrant more environmental justice actions in the future including, but not limited to, utilities infrastructure expansions, redevelopments, and housing. https://dep.nj.gov/wp-content/uploads/municipal-ejguidance/develop-municipal-action-strategy.pdf (also D2)
O1	Redevelopment	*	Review Community Asset Map and let DCA know of any updates that should be made	Planning Board, Governing Body & Green Team	NJDCA	Within first year and each time there is a new redevelopment plan	https://www.arcgis.com/apps/webappviewer/index.html