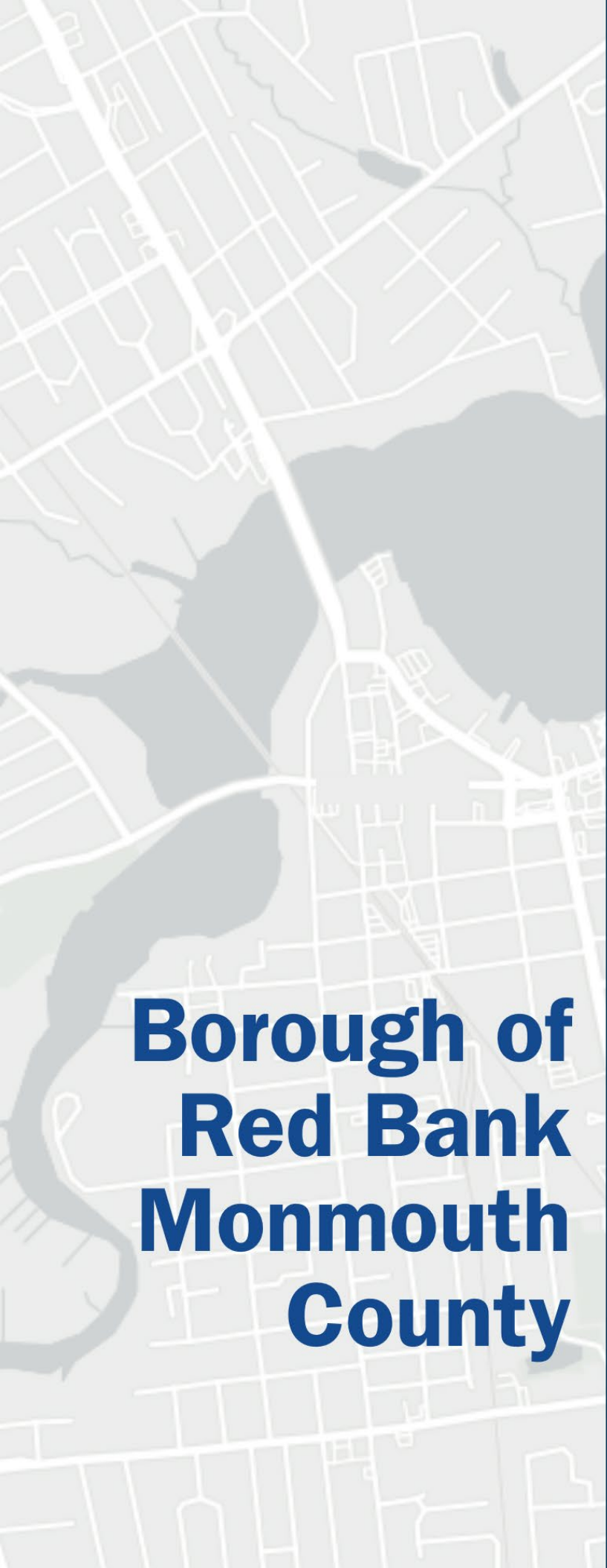




Plan Endorsement Recommendation Report

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.

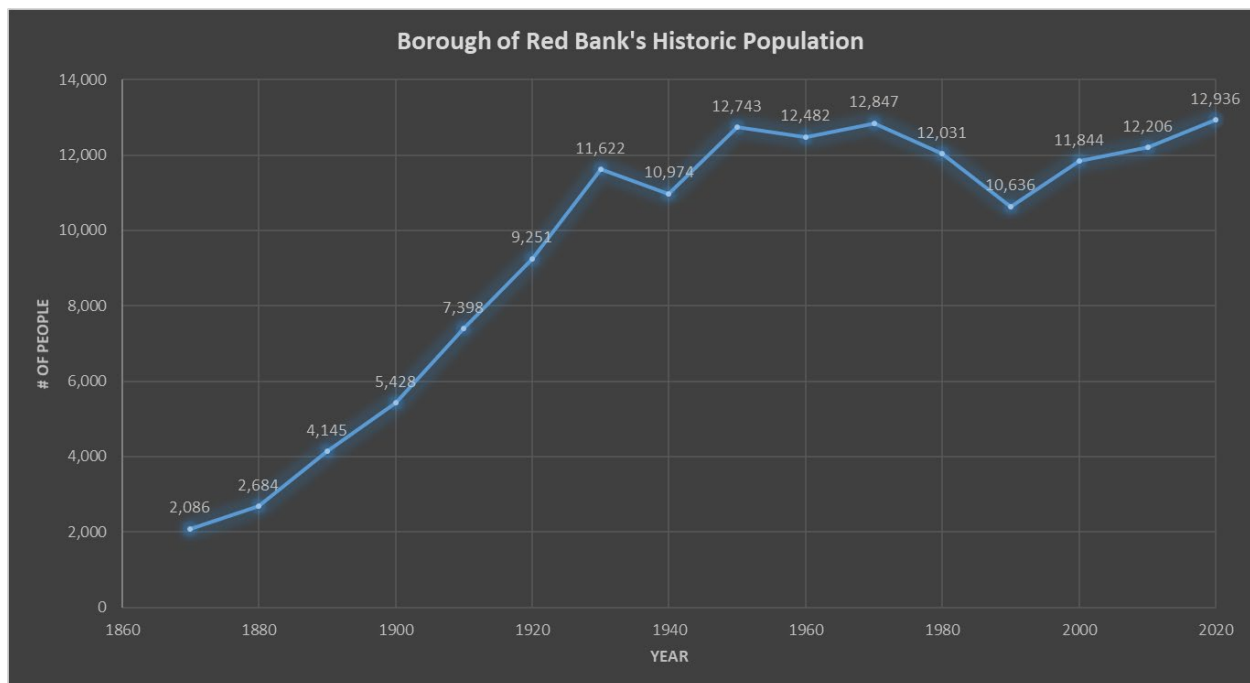
	Borough of Red Bank	Ocean County
Land Area (Sq. Mile)	1.7	468.2
Population (Persons)	12,864	642,799
Households	5,902	252,995
Average Household Size	2.15	2.5
Population Density (Persons/Sq. Mile)	7,369.1	1,372.9
Housing Units	6184	271,056
Vacancy Rate	5%	7%
Median Household Income	\$101,738	\$118,008
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.

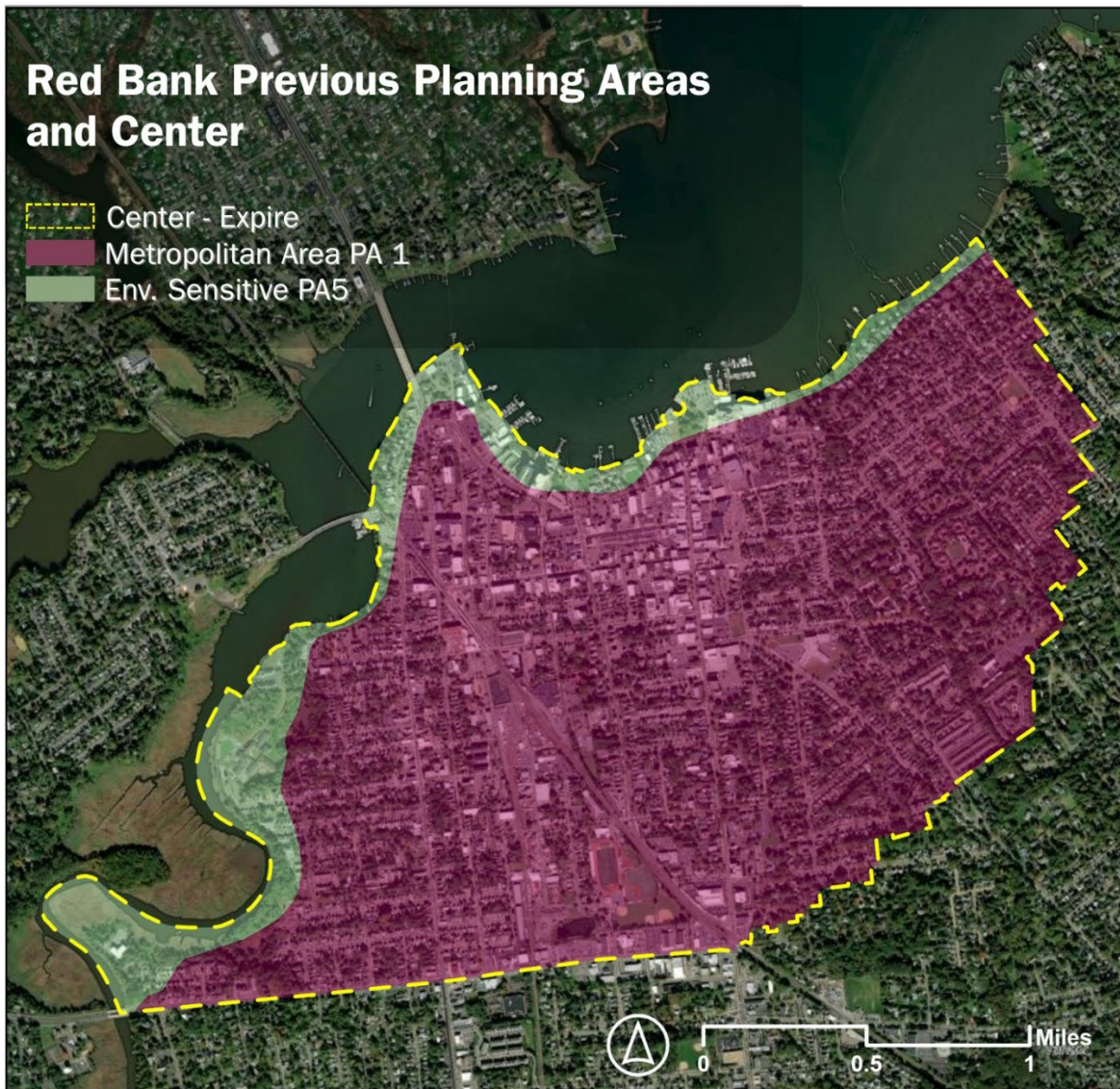
State Plan Policy Map

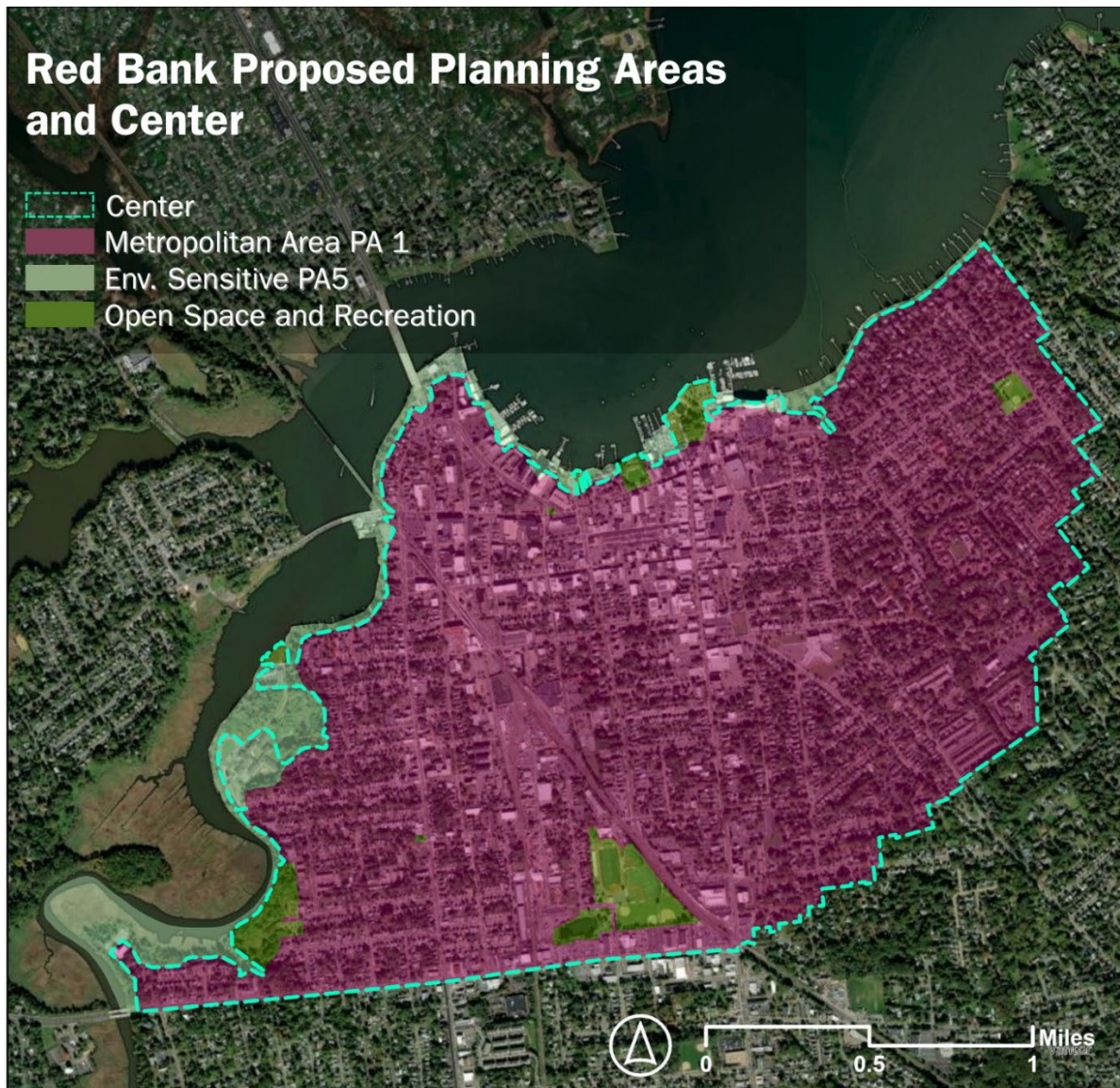
Mapping of Designated and Proposed Map

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.