



BOROUGH OF RED BANK PLAN ENDORSEMENT RECOMMENDATION

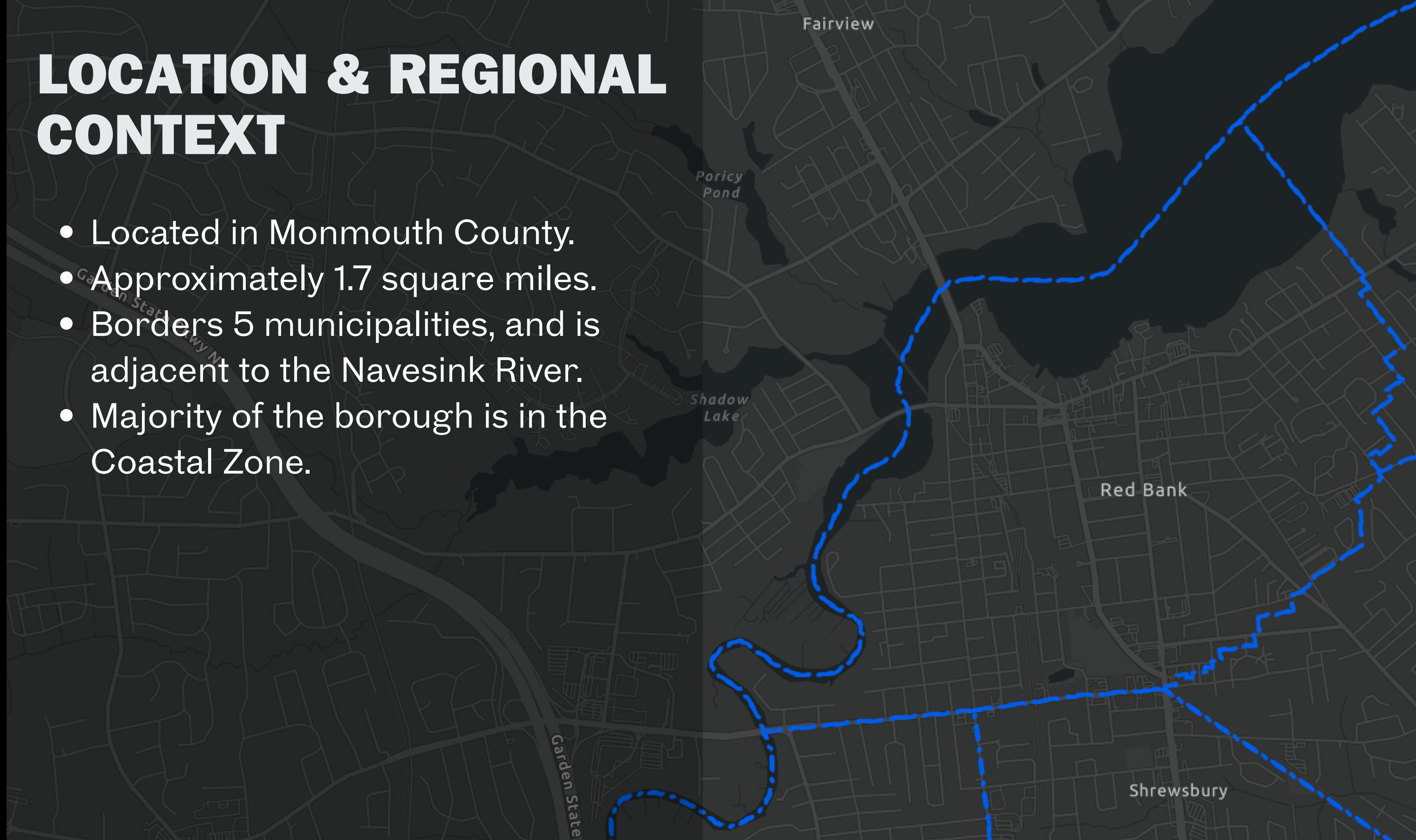
Plan Implementation Committee

Nov. 17, 2025

NJ Office of Planning Advocacy

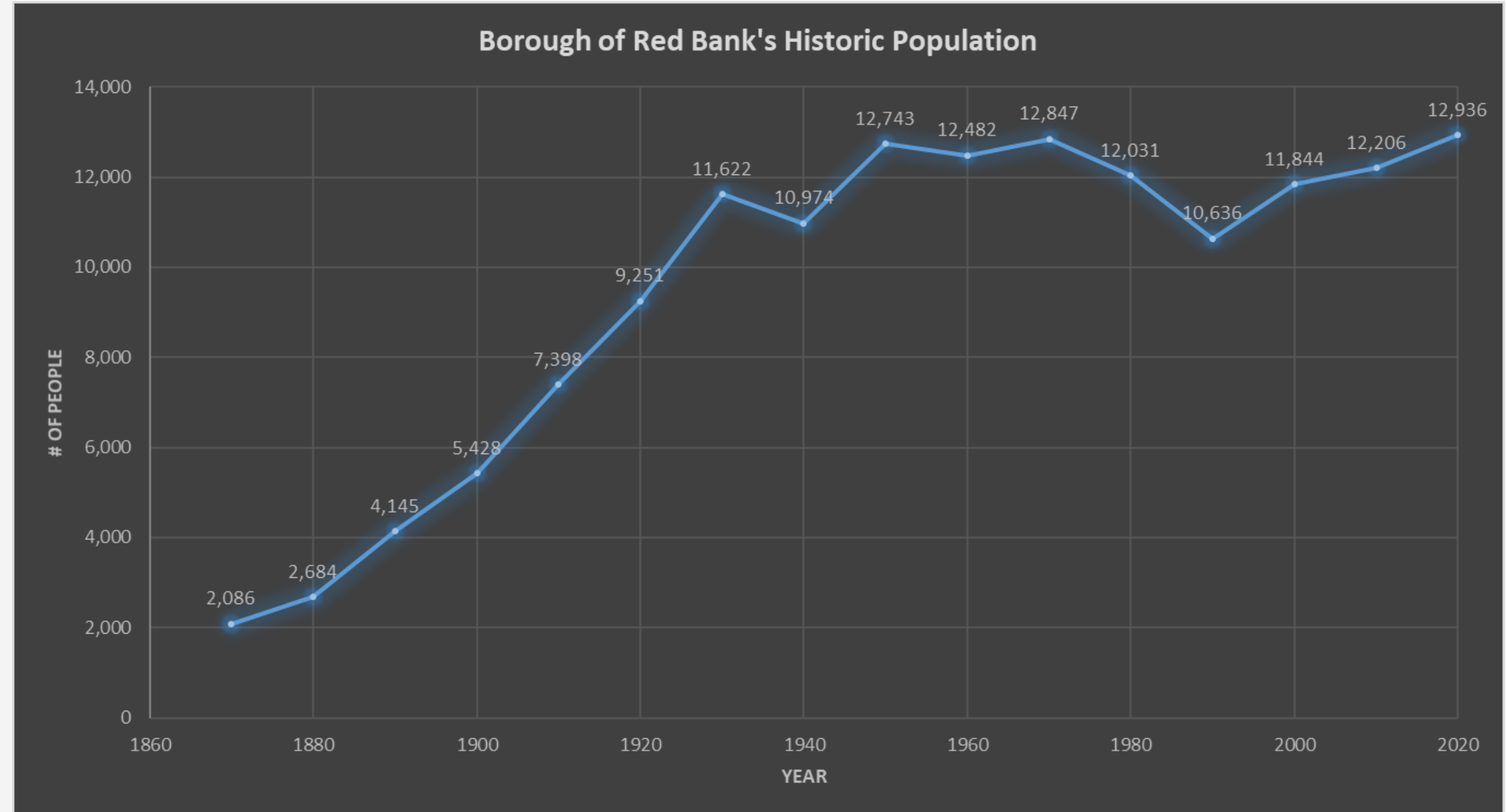
LOCATION & REGIONAL CONTEXT

- 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

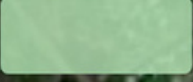
- Over the last decade, the Borough increased by 5.7%
- The projected annual growth is forecasted at 0.2% from 2015 to 2050.

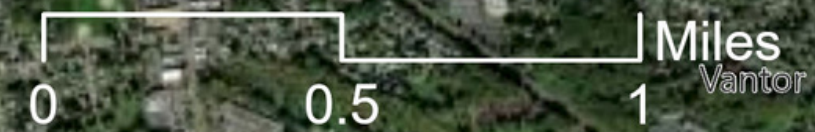


PLAN ENDORSEMENT

- 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



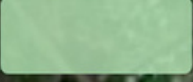
PLANNING MILESTONES

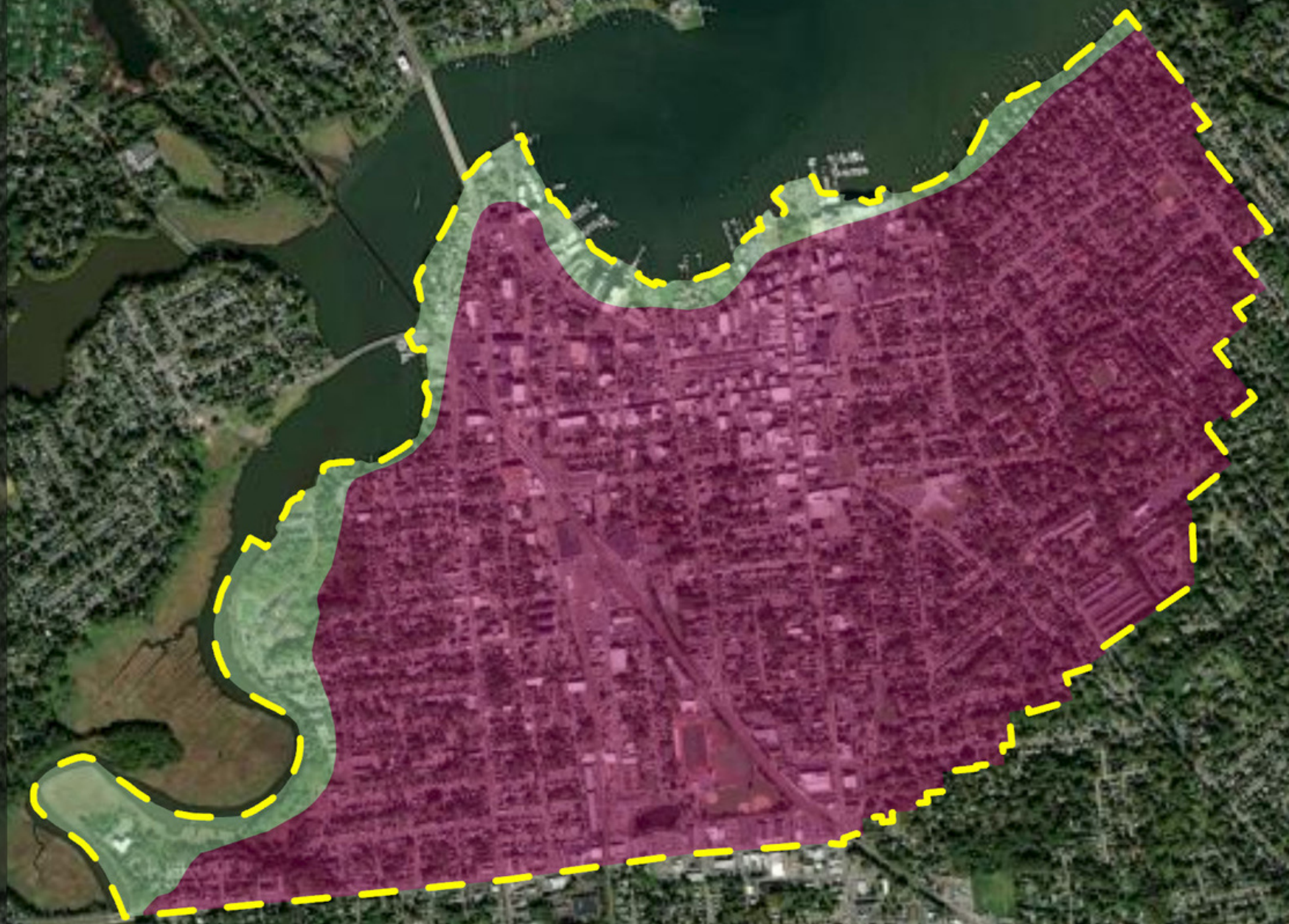
Event(s)	Date	Notes
Master Plan	1995	Readopted in 2023
SPC Town Center Designation	May 29, 1996	Expired on March 31, 2023
Strategic Revitalization Plan	Sep 1, 1996	
Housing Plan Element and Fair Share Plan	Apr 4, 2019	
Plan Endorsement – Prepetition Meeting	Dec 12, 2023	
Municipal Self-Assessment	Jun 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.

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-  Environmentally Sensitive Area PA5

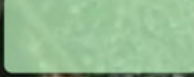


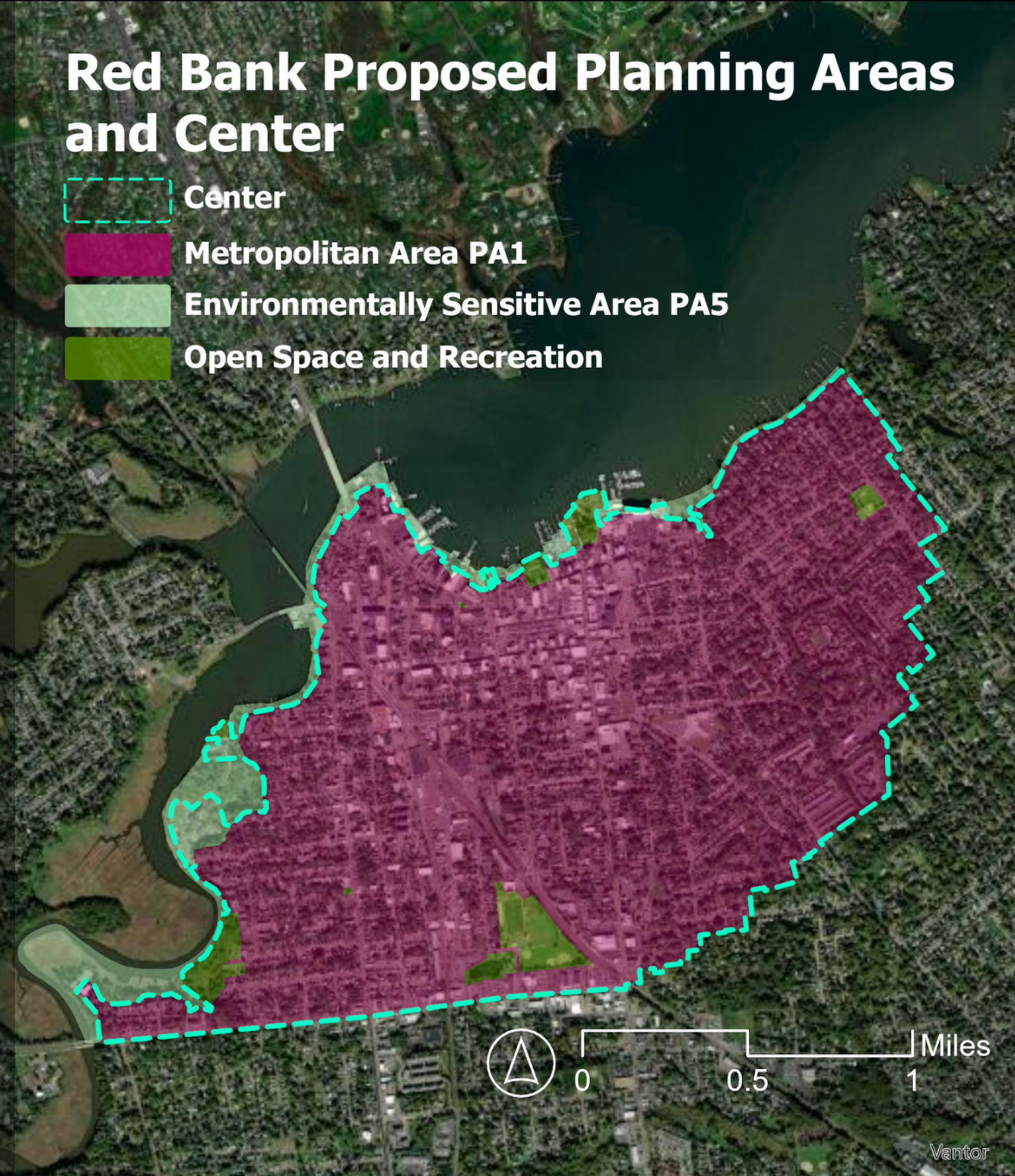
PROPOSED MAPPING

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



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

STATE PLAN GOALS

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

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STATE PLAN GOALS

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

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STATE PLAN GOALS

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

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STATE PLAN GOALS

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

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STATE PLAN GOALS

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

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STATE PLAN GOALS

- Implemented an Affordable Housing program.
- Housing Element and Fair Share Plan Final 2019.

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STATE PLAN GOALS

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

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STATE PLAN GOALS

- 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 the Monmouth County Plans, it is recommended that the Borough of Red Bank's petition move forward to the State Planning Commission in order to be awarded their Plan Endorsement inclusive of the proposed Regional Center.