



State of New Jersey

DEPARTMENT OF STATE
BUSINESS ACTION CENTER
OFFICE OF PLANNING ADVOCACY
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Governor

LT. GOVERNOR TAHESHA L. WAY
Secretary of State

MELANIE WILLOUGHBY
BAC Executive Director

WALTER C. LANE
Executive Director

Resolution No. 2025-13
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Date: December 17, 2025
Patron: Julia Somers

RESOLUTION ADOPTING THE PLAN ENDORSEMENT PETITION FOR THE BOROUGH OF RED BANK, MONMOUTH COUNTY AND DESIGNATING A REGIONAL CENTER

WHEREAS, pursuant to the State Planning Act, N.J.S.A. 52:18A-196 to -206 (the Act), Planning Commission (the Commission) has prepared and adopted a State Development and Redevelopment Plan (the State Plan) which includes a State Plan Policy Map; and

WHEREAS, in adopting the State Plan, the Commission has utilized the concept of centers as the organizing planning principle for achieving a more effective and efficient pattern of development in the State of New Jersey; and

WHEREAS, the State Plan identifies and defines five types of centers: Urban Centers, Regional Centers, Borough Centers, Village Centers, and Hamlets; it also identifies and defines Cores and Nodes and sets forth policies regarding the identification, delineation, development, and redevelopment of those entities; and

WHEREAS, the Commission is empowered, pursuant to N.J.S.A. 52:18A-203, to adopt rules and regulations to carry out and implement its statutory responsibilities and purposes; and

WHEREAS pursuant to its authority under N.J.S.A. 52:18A-203, the Commission has adopted regulations, set forth in N.J.A.C. 15:30, that establish procedures for the filing of petitions with the Commission for the purpose of, *inter alia*, seeking Plan Endorsement, N.J.A.C. 15:30-7.1 to -7.23, and amendments to the State Plan Policy Map, N.J.A.C. 15:30-8.1 to -8.7, as a means to implement the State Plan and to foster cooperation and coordination of planning activities between the relevant State agencies and county and local governments; and

WHEREAS, in December 2023 the Borough of Red Bank (hereafter Red Bank or Borough), in Monmouth County, contacted the Office of Planning Advocacy (OPA) to seek Plan Endorsement and submitted the pre-petition documents required by N.J.A.C. 15:30-7.7; and

WHEREAS, OPA held a pre-petition meeting with the Borough on December 12, 2023 as required by N.J.A.C. 15:30-7.7; and

WHEREAS, the Borough submitted the Self-Assessment Report, pursuant to N.J.A.C. 15:30-7.9, to OPA on August 14, 2024; and

WHEREAS, following receipt of the Borough's Self-Assessment Report, OPA prepared an Opportunities and Constraints Report, pursuant to N.J.A.C. 15:30-7.10, relative to the Petition and provided same to the Borough on January 16, 2025 ; and

WHEREAS, the Borough was granted a waiver for the community visioning process, pursuant to N.J.A.C. 15:30-7.6, on March 17, 2025; and

WHEREAS, OPA conducted a consistency review of the Petition and issued a consistency review Report to the Borough, pursuant to N.J.A.C. 15:30-7.13; and

WHEREAS, the Petition and supporting documents were received and comprehensively reviewed by the relevant State agencies represented on the Commission pursuant to N.J.A.C. 15:30-7.5; and

WHEREAS, in reviewing the Petition and supporting documents, the Commission finds that the Borough has made significant progress in the commitment to comprehensive planning and sustainable land use, which will be further advanced through receiving Plan Endorsement; and

WHEREAS, the Borough and OPA Staff and Executive Director of OPA, in consultation with the relevant State agencies, have collaborated and refined the Center boundaries and Planning Areas, as shown in the Map, EXHIBIT A, attached hereto; and

WHEREAS, OPA prepared a Planning and Implementation Agreement (PIA) in association with this Petition pursuant to N.J.A.C. 15:30-7.14(c), which sets forth the outstanding actions for the relevant State agencies and the Borough to take in order to retain Plan Endorsement, including the timeframe(s) for completion of those requirements and the steps to be taken by the relevant State agencies to review and support the Borough's Petition for Plan Endorsement; and

WHEREAS the PIA has been negotiated and agreed upon between the relevant State agencies and the Borough, a copy of the PIA is attached as EXHIBIT B; and

WHEREAS, the Borough formally adopted the attached PIA, EXHIBIT C, and proposed State Plan Policy Map on October 9, 2025 pursuant to N.J.A.C. 15:30-7.16; and

WHEREAS, on November 17, 2025, pursuant to N.J.A.C. 15:30-7.15, OPA presented the Recommendation Report and PIA to the Plan Implementation Committee (PIC), which reviewed and considered the Petition, concurred with the recommendation to approve the Petition and PIA, and moved the Petition for consideration by the full Commission upon reaching consensus on the changes to the State Plan Policy Map; and

WHEREAS, the PIC has recommended that the Commission approve the Petition, grant Plan Endorsement, and formally amend the State Plan Policy Map, per EXHIBIT A, attached hereto.

NOW, THEREFORE, BE IT RESOLVED, that, pursuant to N.J.A.C. 15:30-7.17, the Commission hereby affirms the Executive Director's determination that the Petition for Plan Endorsement is consistent with the State Plan and approves the Petition for Plan Endorsement submitted by the Borough; and

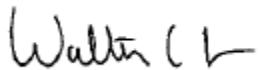
BE IT FURTHER RESOLVED, that the Commission acknowledges that the PIA memorializes the agreed-upon planning implementation mechanisms; reflects a commitment, on the part of the Borough to implement its plan; reflects a commitment on the part of the relevant State agencies to provide agreed upon benefits; and reflects a commitment on the part of the Borough and relevant State agencies to work together to effectively implement the goals, strategies, and policies of the State Plan; and,

BE IT FURTHER RESOLVED, that the Commission hereby authorizes formal amendments to the State Plan Map in the Borough, as shown in EXHIBIT A; and,

BE IT FURTHER RESOLVED, that in approving the Petition and granting Plan Endorsement, it is understood that the Commission's endorsement may be revoked if the Commission determines that the Borough has made substantial changes to its endorsed plan without adhering to the rules governing Plan Endorsement, N.J.A.C. 15:30- 7.1 to -7.23, and amending the State Plan Policy Map, N.J.A.C. 15:30-8. to - 8.7, or substantially violated the terms of the PIA, EXHIBIT B, so that the plan of the Borough is no longer consistent with the State Plan; and,

BE IT FURTHER RESOLVED, that the Commission authorizes the Executive Director to take all actions necessary to affect the Plan Endorsement approval reflected in the supporting documentation attached hereto.

I hereby certify that this resolution was
duly adopted by the State Planning Commission
at its meeting on December 17, 2025



Walter C. Lane, Secretary
State Planning Commission
Date: December 17, 2025

EXHIT A



EXHIBIT B

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, NITPA 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. 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. Confirm the condition and capacity of these utility sites, facilities, equipment, etc. 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-e-guidance/develop-municipal-action-strategy.pdf (also N1). Comply with NJDEP's NJPACT rules (https://dep.nj.gov/njpac/) 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/SI		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/local-government-energy-audit/local-government-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 (CHANJ) 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		MUUL 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 MUL	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

Exhibit C

**BOROUGH OF RED BANK
COUNTY OF MONMOUTH**

RESOLUTION NO. 25-212

**RESOLUTION APPROVING THE NJ OFFICE OF PLANNING ADVOCACY'S PLANNING
AND IMPLEMENTATION AGREEMENT AND
STATE PLAN POLICY MAP**

WHEREAS, the Borough of Red Bank, as part of its ongoing planning efforts, with the New Jersey Department of State, Business Action Center, Office of Planning Advocacy to create the Borough's Planning and Implementation Agreement and update the State Planning Policy Map; and

WHEREAS, the Borough of Red Bank desires to enter into a Planning and Implementation Agreement and agree and accept the proposed revisions to the State Plan Policy Map;

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Council of the Borough of Red Bank hereby approved the Planning and Implementation Agreement and accepts the State Plan Policy Map both prepared by the Office of Planning Advocacy.

CERTIFICATION

I, the undersigned Borough Clerk of the Borough of Red Bank, in the County of Monmouth, State of New Jersey (the "Borough") hereby certify that the foregoing is a true and correct copy of a resolution duly adopted by the Borough Council of said Borough at its meeting held on October 9, 2025



Mary Moss, RMC- Municipal Clerk

Borough Council	Moved	Seconded	Ayes	Nays	Abstain	Absent
Councilmember Bonatakis		X	X			
Councilmember Cassidy	X		X			
Councilmember Facey-Blackwood			X			
Councilmember Forest			X			
Councilmember Jannone						X
Deputy Mayor Triggiano			X			
Mayor Portman			X			
ON CONSENT AGENDA	Yes	◆		No	□	

I, the undersigned Borough Clerk of the Borough of Red Bank, in the County of Monmouth, State of New Jersey (the "Borough") hereby certify that the foregoing is a true and correct copy of a resolution duly adopted by the Borough Council of said Borough at its meeting held on October 9, 2025.



Mary Moss, RMC
Municipal Clerk