



Borough of Red Bank

Master Plan Re-Examination
Adopted March 4, 2019



Mayor Pasquale Menna

Council Members:

Erik Yngstrom, President

Michael Ballard

Kathy Horgan

Kate Triggiano

Hazim Yassin

Ed Zipprich

Planning Board Members:

Dan Mancuso - Chairman

Art Murphy – Vice Chairman

Pasquale Menna - Mayor

Michael Ballard – Council Representative

Barbara Boas

Lou DiMento

Juanita Lewis

Guy Maratta

Thomas Welsh

David Cassidy – Alternate #1

Fred Stone – Alternate #2

Erik Perry – Alternate for Mayor

Resolution 2019 - 8

**RESOLUTION OF THE PLANNING BOARD
OF THE BOROUGH OF RED BANK
COUNTY OF MONMOUTH, STATE OF NEW JERSEY**

APPROVING THE MASTER PLAN RE-EXAMINATION REPORT

WHEREAS, the Red Bank Planning Board is a duly organized Planning Board (hereinafter referred to as “Planning Board”) having a principal office at 90 Monmouth Street, Red Bank, NJ; and

WHEREAS, the Municipal Land Use Law (40:55D-89) requires a periodic re-examination of the Master Plan at least once every ten years; and,

WHEREAS, the attached Master Plan Re-Examination meets the requirement of the Municipal Land Use Law for the periodic re-examination of the Master Plan and development regulations by the Planning Board; and,

WHEREAS, since the Master Plan Re-Examination report suggested specific changes to the Master Plan and can be considered an addendum or amendment to the Master Plan, the Re-Examination Report was noticed in accordance with N.J.S. 40:55D-13 and a public hearing held by the Planning Board on the Re-Examination Report on March 4, 2019; and,

WHEREAS, at the conclusion of the public hearing the Planning Board adopted the attached Master Plan Re-Examination Report;

NOW, THEREFORE, BE IT RESOLVED, by the Red Bank Planning Board as follows:

1. The attached Master Plan Re-Examination Report dated March 4, 2019 is hereby adopted by the Planning Board.
2. A notice of this action and a copy of the Re-Examination Report shall be sent to Office of Planning Advocacy and the County Planning Board as required by the Municipal Land Use Law.

3. A notice of the Planning Board action in adopting this Re-Examination Report shall be sent to the Clerk of each adjoining municipality as required by the Municipal Land Use Law.

The foregoing was Moved by Dan Mancuso,

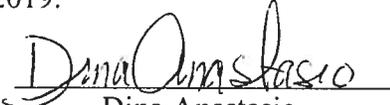
Seconded by Thomas Welsh, and on Roll Call, the following vote was recorded:

Affirmative: Thomas Welsh, Dan Mancuso, Art Murphy, Juanita Lewis, Dave Cassidy, Fred Stone and Erik Perry.

Negative: None

Abstentions: None

I, Dina Anastasio, Secretary to the Planning Board of the Borough of Red Bank, do hereby certify that the foregoing is a true copy of a Resolution adopted by the Planning Board of the Borough of Red Bank at its meeting held on March 4, 2019.


Dina Anastasio
Planning Board Secretary

Borough of Red Bank Planning Board
Master Plan Re-Examination Report
March 2019

I. Legal Framework

The New Jersey Municipal Land Use Law (N.J.S.A. 40:55D-89) requires a re-examination of the municipal master plan at least every 10 years. The most recent re-examination was in March of 2009 (Attachment A). The re-examination report is required to state:

- A. The major problems and objectives relating to land development in the municipality at the time of the adoption of the last reexamination report.
- B. The extent to which such problems and objectives have been reduced or increased subsequent to such date.
- C. The extent to which there have been significant changes in the assumptions, policies and objectives forming the basis for the Master Plan or development regulations as last revised, with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation, collection, disposition and recycling of designated recyclable materials, and changes in State, County and municipal policies and objectives.
- D. The specific changes recommended for the master plan or development regulations, if any, including underlying objectives, policies and standards or whether a new plan or regulations should be prepared.
- E. The recommendation of the Planning Board concerning the incorporation of redevelopment plans adopted pursuant to the Local Redevelopment and Housing Law, into the land use plan element of the Master Plan, and recommended changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality.

This re-examination report meets the requirements of the MLUL for the periodic re-examination of the municipal master plan.

II. **Problems and objectives relating to land development at the time of the adoption of the last reexamination report.**

A. **Problems**

The 2009 Re-examination essentially indicates that the problems identified in the 2002 reexamination report had largely been addressed. The relevant section of the 2009 re-examination report states:

The change in land development problems since the 2002 Re-Examination Report

Generally, development which has occurred since the 2002 Re-Examination Report has been consistent with the 1995 Master Plan and the 2002 Re- Examination Report. Additional development has occurred in the Monmouth Street Corridor between Broad Street and Shrewsbury Avenue. The River Center Special Improvement District was extended along Monmouth Street to Shrewsbury Avenue. New mixed-use developments have been approved along that corridor that include commercial, retail, and residential components. Additionally, the number and quality of retail, financial, restaurant and other uses continue to develop and thrive. Red Bank continues its role as a regional destination for both shopper, restaurant, and entertainment activities.

Development in the train station area continues to improve since the 2002 Report. Applications have been approved in the train station vicinity have an increased residential density, as well as include retail/commercial components. Applications in the vicinity of the train station for adaptive reuse, as well as demolition and reconstruction have also been approved.

The 2002 Re-Examination Report identified insufficient parking as a continued problem. Since the 2002 Re-Examination Report, the boards have generally not approved applications that proposed new square footage that did not also include sufficient parking. This has caused the positive result that applications now include parking garages, underground parking facilities, and surface parking sufficient to meet the parking demand created by the application. Ordinance changes adopted by the Planning Board and Mayor and Council since the 2002 Re-Examination have reduced the density of residential uses immediately adjacent to the river and reduced densities of residential areas on the west side of town by eliminating attached single-family and multi-family dwelling uses.

B. Objectives

The 2009 Re-examination report contained the following objectives:

1. Extension of the special improvement district along Monmouth Street to Shrewsbury Avenue and an increase in allowable densities along that corridor.
2. Increase to the residential densities in the vicinity of the train station and encourage residential development that would predominately use public transportation as the primary means of travel.
3. Increase the density for residential units above commercial uses in the CCD-1, CCD-2, BR-1 and BR-2 zones from four units per building.
4. Establish density limits in the CCD-1 and CCD-2 zones.
5. Permit commercial parking garages, as both a principal and accessory use, in the BR-1 and BR-2 zones.
6. Allow rental of garage space to help address the parking shortfall.
7. Prepare a housing plan to address COAH third round housing obligations.
8. Maintain and promote a healthy, safe and sustainable shade tree resource.
9. Support the recent expansion of the Washington Street Historic district.
10. Additional waterfront access.

III. The extent to which such problems and objectives have been reduced or increased subsequent to the 2009 re-examination report.

As the 2009 re-examination report did not specifically list any problems it cannot be assessed whether problems have been reduced or increased. The status of the above listed ten objectives from the 2009 re-examination report is as follows:

1. The SID was extended as per the objective (Attachment B).
2. A train station overlay district was established with higher residential densities (Attachment C).
3. An ordinance establishing residential densities above commercial uses in the CCD-1, CCD-2, BR-1 and BR-2 zones was adopted (Attachment D).
4. An ordinance establishing residential density limits above commercial uses in the CCD-1, CCD-2, zones was adopted (Attachment E).
5. Commercial parking facilities were allowed as conditional uses and accessory uses in the BR-1 and BR-2 zones (Attachment F).
6. An ordinance allowing the renting of unused parking spaces was adopted (Attachment G).

7. A revised housing plan is currently being prepared to implement the recent affordable housing settlement agreement.
8. Shade trees continue to be promoted and maintained. The Borough has a formal and active Shade Tree Committee.
9. The Washington Street Historic District was established and the Historic Preservation Commission went from a “weak” to a “strong” Commission (Attachment H). The Commission has jurisdiction over the Washington Street Historic District, the downtown historic district which is formerly designated as the Design District Overlay Zone, and individual properties outside of these two areas that were identified on the 2010 amendment to the Historic Preservation Element of the Master Plan.
10. Some additional waterfront access was created through easements on the Rivers Edge project.

As indicated above, the objectives of the 2009 Re-examination report have largely been met.

IV. The extent to which there have been significant changes in the assumptions, policies and objectives forming the basis for the Master Plan or development regulations as last revised, with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation, collection, disposition and recycling of designated recyclable materials, and changes in State, County and municipal policies and objectives.

Following are the Master Plan policies and objectives that include the relevant policies and objectives from the 1995 Master Plan as re-examined in 2002 and 2009. Some of the policies and objectives have been modified from the prior Master Plan and re-examinations. New objectives, original to this re-examination report, have been added. By reference, all of the purposes of the MLUL (40:55D-2) are incorporated herein.

A. Objectives Relating to Land Use

- i. To provide land use opportunities for the Borough to grow both its number of residents and its commercial base in roughly equal proportions at a slow to moderate pace.
- ii. To maintain the existing development parameters (except as otherwise indicated herein) in the Borough’s exclusively residential zones (RA, RD, RB, R-B2).

- iii. To protect and enhance the existing character of Red Bank.
- iv. To encourage a range of housing in proximity to employment centers to achieve a balance between housing and job opportunities and to ease commuter travel.
- v. To support the adoptive reuse of obsolete facilities.
- vi. To maintain and improve access to coastal and waterfront areas of recreational, aesthetic, cultural or ecological value.
- vii. To preserve the physical character of the buildings and open space.
- viii. To promote the highest quality of design and character for all development throughout the Borough.
- ix. To encourage denser mixed use development near the train station, consistent with the Train Station Overlay zone.
- x. To ensure the Borough's Land Use Plan has the appropriate awareness and consistency with the plans and policies of adjacent municipalities, the County of Monmouth and the State of New Jersey.

B. Objectives Relating to Housing

- i. To provide a variety of housing types to accommodate people of differing incomes, family size, and ages.
- ii. To preserve the character and density of existing neighborhoods. In particular, to preserve the single family character of the RA, RB and BR-2 Zones.
- iii. To update the Borough's Housing Element to implement the recently approved settlement regarding affordable housing (Attachment I).

C. Objectives Relating to Circulation

- i. To properly maintain the Borough's existing roadway network.
- ii. To ensure circulation improvements are compatible with the character of the Borough.
- iii. To implement the Borough's Complete Streets policy as detailed in the Borough's 2018 Complete Streets resolution, incorporated herein by reference (Attachment J).
- iv. To encourage maintenance and upgrading to the existing train station facility and upgrades to the rail service from the train station.
- v. To encourage upgrades to the bus routes throughout the Borough.
- vi. To implement bike routes in accordance with the 2010 Bicycle and Pedestrian Planning Project included herein by reference (Attachment K).
- vii. To require new developments to have bicycle storage and bicycle parking areas.
- viii. To encourage bike sharing services.

- ix. To promote walkability through:
 - 1. Pedestrian connectivity
 - 2. Adequate sidewalk widths
 - 3. Adequate maintenance of sidewalks
 - 4. New developments with pedestrian oriented designs.
 - 5. Mixing of land uses at a walkable scale
 - 6. Enhancements to the pedestrian experience through:
 - a. Adequate pedestrian lighting
 - b. Shade trees and other landscaping
 - c. Ground floor aesthetics and retail windows
 - d. Art along sidewalks
 - x. To promote existing and potential future passenger pick up services by providing for pickup/drop off locations in new developments.
 - xi. To promote complete streets and implement the complete streets policy adopted by the Borough Council.
- D. Objectives Relating to Utility Services including parking:**
- i. To review and implement where appropriate the Borough's 2018 parking study incorporated herein by reference (Attachment L).
 - ii. To maintain and upgrade the existing municipal sewer and water utility services to accommodate existing needs and future growth.
 - iii. To promote conservation of water use to reduce the need for additional sewer and water capacity increases.
 - iv. To increase the supply of parking through requiring adequate parking with new developments and building structured parking on existing municipal surface lots where appropriate.
 - v. To promote a more efficient use of existing parking by encourage shared use of parking spaces and discouraging the reservation of parking spaces for a particular use or person.
 - vi. To promote a more efficient use of land through encouraging structured and underground parking over surface parking.
- E. Objectives Relating to Community Facilities**
- i. To provide adequate community facilities to accommodate a growing community.
 - ii. To rehabilitate and properly maintain existing community facilities.
 - iii. To provide community facilities and services that protect the health, safety and welfare of the community.
 - iv. To provide community facilities and services at appropriate and convenient locations that best serve current and future residents.

- v. To provide community facilities that accommodate persons with disabilities.

F. Objectives Relating to Recreation

- i. To provide adequate, appropriate and well maintained parks and recreational facilities and services that contribute to a high quality of life for Borough residents.
- ii. To ensure that park and recreational facilities are expanded or improved over time to reflect changes in demographics, recreational interests and facility use patterns.
- iii. To provide a diverse range of parks and recreational facilities to serve residents of all age groups and physical abilities.
- iv. To ensure easy and convenient multi-modal access to parks and recreational facilities.
- v. To upgrade Marine Park, Bell Haven Park and other parks as appropriate in a sustainable manner.

G. Objectives Relating to Conservation

- i. To protect natural resources to the greatest extent feasible, including wetlands, surface water, groundwater and habitat areas.
- ii. To limit development on steep slopes.
- iii. To reduce non-point source pollution in storm water runoff.
- iv. To promote rooftop solar energy systems, where appropriate.
- v. To encourage LEED buildings.
- vi. To encourage rooftop gardens and green space.
- vii. To encourage energy efficient building designs.
- viii. To encourage rain gardens in new developments and within the right-of-ways.

H. Objectives Relating to Economic Development and Vitality

- i. To promote the retention of existing businesses and development of new businesses consistent with the land use element.
- ii. To encourage the continuation of the River Center Special Improvement District.
- iii. To facilitate a favorable business climate.
- iv. To provide for reasonable municipal business regulations and regulatory processes.
- v. To continue to be a destination for shopping, the arts, personal services, dining and entertainment.
- vi. To promote diversity in the Borough's economic base.
- vii. To maintain and improve the commercial vitality of the downtown.

- viii. To utilize “tactical urbanism” to encourage more visitors to the Boroughs commercial districts.
- ix. To obtain Transit Village Designation from the NJDOT.

I. Objectives Relating to Historic Preservation

- i. Encourage the preservation of the Broad Street Historic Area, Washington Street Historic Area and buildings on the Historic Registry through design controls.
- ii. To increase public awareness of the Borough’s history, its historical figures and historical sites.
- iii. To continue to review properties for their historical significance and add properties to the Historic Preservation Element of the Master Plan as applicable.
- iv. To ensure the correct balance between private property rights and historic preservation.
- v. To encourage the use and reuse of historic structures while protecting and enhancing the historical and architectural attributes of such structures.
- vi. To seek compatibility between new development and nearby historic sites and districts, in terms of both use and appearance.
- vii. To prohibit electronic signage and messaging throughout the Borough.
- viii. To promote the success of the recently completed restoration of the T. Thomas Fortune House.
- ix. To utilize County, State and Federal programs to promote the Borough’s Historic Preservation goals.

J. Objectives Related to Recycling

- i. To ensure that new developments have adequate space for recycling storage.
- ii. To continue the Borough’s existing recycling program.
- iii. To provide a recycling program that fulfills State recycling requirements.
- iv. To minimize the amount of solid waste that is sent to landfills, to the greatest extent practical.

K. Changes in State and County Policies and Objectives.

- i. The NJ State Development and Redevelopment Plan was last adopted in March 2001 prior to the 2009 Master Plan Re-Examination report. As the NJ State Development and Redevelopment Plan is the State’s policy and objectives relating to land use, and it has not changed since the last Re-Examination Report, there therefore have not been changes to the State’s policies and objectives relating to land use.

- ii. The County of Monmouth adopted a County-wide Master Plan in 2016. This plan identifies Red Bank as a priority growth investment area, an Urban and Regional Center, and a Historic Shore Town and Coastal Place. All of the County designations are consistent with the Borough's Master Plan and subsequent Re-Examinations.
- L. Changes to Policies since the last Master Plan Re-Examination in 2009 that were not specifically called for in the 2009 Re-Examination Report. The following policies were changed via amendments to the Borough's Land Development Ordinances.
 - i. Commercial recreational uses were specifically permitted in the NB, HB, CCD-1, CCD-2, BR-1 & BR-2 Zones (Attachment M).
 - ii. Alternative Treatment Centers were defined as retail commercial uses thereby allowing them wherever retail commercial uses are permitted such as the NB, HB, CCD-1, CCD-2, BR-1 & BR-2 zones (Attachment N).
 - iii. The prohibitions against tattoo parlors in all but the HB zone were lifted. As a result, tattoo parlors are now permitted in the NB, HB, CCD-1, CCD-2, BR-1 & BR-2 Zones (Attachment O).
 - iv. Pre-existing, non-conforming one and two family structures were specifically indicated as being able to be reconstructed if destroyed (Attachment P).
 - v. A shade tree trust fund was established that required development applications not meeting the shade tree requirement to make a formula specific payment to the shade tree trust fund (Attachment Q).
 - vi. Electric Vehicle Charging stations were required in new parking lots with greater than 20 parking spaces (Attachment R).
 - vii. Property owners were permitted to lease unused parking spaces with certain restrictions and permits (Attachment S).
 - viii. Certain retail food establishments and clubs were permitted to have sidewalk cafes (Attachment T).
 - ix. The sign ordinance was simplified and made more permissive in regards to the size of projecting signs, the minimum letter sizes and the percentage of window coverage for window signs (Attachment U).
 - x. Bonding requirements for new developments were amended to only require bonding on larger developments.
 - xi. The required payments into a parking fund for parking variances was eliminated (Attachment V).
 - xii. A green development checklist is required for all major site plans and subdivisions (Attachment W).
 - xiii. The Historic Preservation was changed from a "weak" commission to a "strong" commission (Attachment H).

V. The specific changes recommended for the master plan or development regulations, if any, including underlying objectives, policies and standards or whether a new plan or regulations should be prepared.

The following documents have been completed since the last Master Plan Re-Examination in 2009 or were completed prior to the 2009 Re-Examination but not specifically incorporated into the document. Unless any part of this Re-Examination report is contrary to these documents, they are incorporated into this Re-Examination by reference:

- A. The Municipal Storm Water Management Plan Master Plan Element revised April 30, 2007 (Attachment X).
- B. The February 2009 Historic Preservation Plan Element of the Master Plan (Attachment Y).
- C. The Master Plan Housing Element and Fair Share Plan revised September 2010 (Attachment Z).
- D. The December 2010 Bicycle and Pedestrian Planning Project (Attachment AA).
- E. The portion of the 2018 NJTPA Bike and Pedestrian Access Plan pertaining to Red Bank (Attachment BB).
- F. The Borough's September 2018 Complete Streets Policy (Attachment CC).
- G. The 2018 River Center Visioning Statement (Attachment DD).

Many of the policies, objectives and underlying assumptions of the 1995 as re-examined in 2002 and 2009 remain valid today. The general use of land is similar to that which existed in 1995. The Master Plan has been re-examined consistent with the requirements of the MLUL. As such, a new Master Plan is not required. However, given the twenty-four years since the last full complete Master Plan, the Borough would greatly benefit from a new Master Plan that incorporated fifteen of the sixteen Master Plan elements contained in the MLUL. A farmland preservation element is not necessary as there is no farmland in the Borough to preserve.

Following are recommended changes to the municipal development regulations:

- A. A ten-foot height limit be added for storage sheds.
- B. In the CCD-1 and CCD-2 zones the permitted use "dwelling apartment uses on floors above the street level floor" clarify that at least 50% of the street level floor needs to be commercial floor space and that the parking, square footage requirement and

- bedroom restriction are standard bulk variances, not conditional uses subject to conditional use requirements.
- C. Reduce (to approximately 600 s.f.) the square footage requirements for apartments in the CCD-1 and CCD-2 Zone.
 - D. Allow and establish an approval process for murals within certain standards.
 - E. Eliminate the distinction between professional and business offices in the PO zone.
 - F. Allow front yard setbacks for new in fill single family dwellings to be moved forward if consistent with other surrounding single family dwellings.
 - G. Update the Housing Element/Fair Share Plan and the municipal affordable housing regulations to implement the recent settlement agreement.

VI. The recommendation of the Planning Board concerning the incorporation of redevelopment plans adopted pursuant to the Local Redevelopment and Housing Law, into the land use plan element of the Master Plan, and recommended changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality.

A. Incorporation of Redevelopment Plans into the land use plan element.

The NJ Local Housing and Redevelopment Law (LHRL) is a tool used frequently by NJ municipalities to both facilitate and plan for redevelopment projects. The process used to plan, control, facilitate and regulate development under the LHRL differs substantially from the development approval process under the Municipal Land Use Law. While the legal process for each is detailed in the respective laws, some practical difference in utilizing the LRHL are:

- i. The process of formulating a redevelopment plan can be more collaborative. Land owners, developers, local citizen, community groups, business groups and Borough professionals can all work together on the redevelopment planning process. Non municipal funding for the redevelopment planning process can be used from various sources, typically the property owner or developer.
- ii. Unlike a typical zoning ordinance, redevelopment plans can be prepared on just about any size property. In a mostly fully developed and a somewhat dense municipality like Red Bank, this can be very useful as what might be a proper plan for one property, may not be the optimal plan for an adjoining property.

- iii. Redevelopment Plans can be very specific as to what is required. While detailed plans require substantial up front work and collaboration, the approval process for projects conforming to the redevelopment plan typically have a more certain approval process.

The Borough has adopted three redevelopment plans since the 2009 Re-Examination Report. Two were adopted after the areas were determined to be non-condemnation redevelopment areas. The third was adopted in a rehabilitation area.

- i. Block 30, Lot 10.01 (55 West Front Street).
 - a. July 13, 2016 Borough Council adopted resolution designating the site a non-condemnation redevelopment area.
 - b. October 26, 2016 the Borough Council adopted redevelopment plan for the property which is incorporated herein by reference.
 - c. December 16, 2016, the Borough entered into a redevelopment agreement with the developer, West Front Street Partners.
 - d. Site plan approval was subsequently granted by the Planning Board, Construction permits issued and the site is under construction consistent with the Redevelopment Plan.
- ii. Block 31, Lot 2.01 (White Street Parking Lot)
 - a. July 13, 2016 Borough Council adopted resolution designating the site a non-condemnation redevelopment area.
 - b. Subsequent to the redevelopment designation a redevelopment plan was approved and the Borough solicited RFP's for developers to implement the Redevelopment Plan. After evaluating the responses, the Borough opted not to move forward with any of the responses.
- iii. Block 3, Lots 2.01, 4.01, 6, 7 & 9.01 (176 Riverside Avenue)
 - a. July 26, 2017 Borough Council designated an area in need of rehabilitation that included this site.
 - b. A redevelopment plan was approved by the Borough Council on 12-12-18.

Once a redevelopment plan is adopted by the Borough, there are thirteen methods the Borough can utilize to effectuate the redevelopment plan as contained in the LRHL (40A:12A-22). It is the policy of this re-examination report not to utilize one of these thirteen methods--long term (up to 30 years) tax abatements as a tool to effectuate redevelopment plans. Such abatements are

not seen as necessary to effectuate redevelopment plans and not seen as an equitable alternative. Therefore, in areas where condemnation is not foreseen, the use of an area in need of rehabilitation designation can be used. The area in need of rehabilitation designation does not allow for long term tax abatements.

Prior to the Borough preparing and adopting a redevelopment plan it must first go through the process of establishing either a redevelopment area with condemnation, a non-condemnation redevelopment area or an area in need of rehabilitation. As previously indicated, as the policy is not to utilize long term tax abatements, a redevelopment area without condemnation is not applicable leaving the other two designations—Rehabilitation areas and redevelopment areas with condemnation. If condemnation is contemplated, then a redevelopment area with condemnation should be utilized. If no condemnation is contemplated, then an are in need of rehabilitation should be utilized. While unlikely, in rare circumstances, an area may qualify as a redevelopment area and not qualify for an area in need of rehabilitation designation and condemnation is not contemplated. In this unlikely circumstance a non-condemnation redevelopment area would be most appropriate.

The redevelopment designation with condemnation and the area in need of rehabilitation designation have different qualifying criteria. The area in need of rehabilitation designation is a less onerous process. The primary factor determining whether to use an area of need of redevelopment designation with condemnation or an area in need of rehabilitation should be which set of criteria best fits the area being analyzed. If the fit is roughly equal, the rehabilitation designation is preferred as the process is less onerous.

There are several criteria in the LHRL to qualify as an area in need of rehabilitation. One criteria is that at least 50% of the housing stock is at least 50 years old. According to the, US Census Bureau, American Community Survey of 2014, 65.7% of the Boroughs housing stock was built prior to 1960 or more than 56 years ago. The entire Borough would then meet the area in need of rehabilitation criteria of more than 50% of the housing stock being more than 50 years old. Given the preponderance of the housing stock throughout the Borough being over 50 years old, most areas or divisions of the municipality would meet this criterion as well.

With the area in need of rehabilitation criteria able to meet in most areas of the municipality, the Borough Council on 7-26-17 determined the area shown in attachment EE as an area in need of rehabilitation. The area shown in attachment EE was so determined to be the most appropriate for the area in need of rehabilitation designation with a redevelopment planning process to follow. This area was chosen as the initial area in need of rehabilitation based upon:

- Redevelopment planning in this area would build upon the goals and objectives of the 2009 re-examination report that culminated in the train station overlay zoning district.
- This area contains properties that are both underutilized and have redevelopment potential that could be facilitated through a redevelopment planning process.
- Redevelopment in this area near the train station, bus depot and existing development is consistent with smart growth planning principals.
- Many of the properties in this area are older and in need of rehabilitation or redevelopment.
- There is a goal of extending the downtown design features found along Monmouth Street between Broad Street and Maple Avenue to the area along Monmouth Street between Maple Avenue and the train station. These design features should include ground floor retail, recreational and personal service uses on the ground floor and either offices or residential units above.
- The desire to review various parcels in this area that have been developed with a more suburban design to assess whether redeveloping to a more downtown design is feasible.

The first approved redevelopment plan in this rehabilitation areas was VNA property. Other redevelopment plans are expected to follow within this rehabilitation area.

B. Recommended Changes in the Local Development Regulations to Effectuate the Redevelopment Plans

It is anticipated that the redevelopment plans will themselves change the development regulations in the areas they cover.