

**BOROUGH OF RED BANK
COUNTY OF MONMOUTH
STATE OF NEW JERSEY**

ORDINANCE NO. 2025-15

ORDINANCE ADOPTING A REDEVELOPMENT PLAN, AS APPROVED BY THE PLANNING BOARD, FOR THE NON-CONDEMNATION AREA IN NEED OF REDEVELOPMENT KNOWN AS THE TRAIN STATION REDEVELOPMENT, INCLUDING THE PROPERTIES IDENTIFIED ON THE BOROUGH'S OFFICIAL TAX MAP AS BLOCK 41, LOTS 1,2,3, 4, 5, 6.01, 6.02, & 7; BLOCK 63, LOTS 5,5.01, 6, 7, & 7.01; BLOCK 75, LOTS 104, 104.01, 171, 172, 177, & 178; BLOCK 75.02, LOTS 169 & 170.01; BLOCK 75.05, LOT 16.01; BLOCK 75.06, LOTS 7 & 8.0

WHEREAS, on December 14, 2023 and April 25, 2024, the Borough Council of the Borough of Red Bank (the "Borough Council") adopted resolution No. NP23-140 and 25-26 directing the Planning Board of the Borough of Red Bank (the "Planning Board" to undertake a preliminary investigation to determine whether those parcels identified on the Borough's tax map as Block 41, Lots 1,2,3, 4, 5, 6.01, 6.02, and 7; Block 63, Lots 5,5.01, 6, 7, and 7.01; Block 75, Lots 104, 104.01, 171, 172, 177, and 178; Block 75.02, Lots 169 and 170.01; Block 75.05, Lot 16.01; Block 75.06, Lots 7 and 8.0 (the "Study Area"), met the statutory criteria to be designated as an "Non-Condemnation Area in Need of Redevelopment" pursuant to the Local Housing Redevelopment and Housing Law, N.J.S.A. 40A:12A-3 et seq. (the "LHRL"; and

WHEREAS, the Planning Board held a public hearing on April 10, 2024 and February 12, 2025 regarding the preliminary investigation of the properties and were found to meet the standard for an area in need of redevelopment designation and subsequently adopted a resolution recommending that the Borough Council designate the Study Area as an "Non-Condemnation Area in Need of Redevelopment" pursuant to the LHRL; and

WHEREAS, the Borough Council subsequently adopted resolution No. 24-114 and 25-49, designating the Study Area as an "Non-Condemnation Area in Need of Redevelopment" in accordance with the Planning Board recommendation and the LRHL; and

WHEREAS, BFJ Planning prepared the redevelopment plan providing the development standards for the Study Area titled "Red Bank Train Station Redevelopment Plan" dated June 6, 2025 (the "Redevelopment Plan"); and

WHEREAS, the Planning Board reviewed the Redevelopment Plan in accordance with the LRHL, and on June 11, 2025, conducted a public hearing wherein the Planning Board recommended the adoption of the Redevelopment Plan and concluded that said Redevelopment Plan is consistent with the Master Plan of the Borough of Red Bank; and

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WHEREAS, the Municipal Council believes that the adoption of the Redevelopment Plan is in the best interest of the Borough for the redevelopment of the Study Area.

NOW, THEREFORE, BE IT ORDAINED by vote a majority of the full governing body of the Borough of Red Bank, County of Monmouth, State of New Jersey (as required by N.J.S.A 40A:12A7(e)) as follows:

1. The aforementioned recitals are incorporated herein as though fully set forth at length.
2. The Borough Council hereby adopts the Redevelopment Plan titled "Red Bank Train Station Redevelopment Plan" dated June 6, 2025, for the properties identified as Block 41, Lots 1,2,3, 4, 5, 6.01, 6.02, and 7; Block 63, Lots 5,5.01, 6, 7, and 7.01; Block 75, Lots 104, 104.01,171, 172,177, and 178; Block 75.02, Lots 169 and 170.01; Block 75.05, Lot 16.01; Block 75.06, Lots 7 and 8.0 on the Tax Map of the Borough of Red Bank is hereby adopted pursuant to the terms of N.J.S.A. 40A:12A-7 of the LRHL.
3. The zoning district map in the zoning ordinance of the Borough is hereby amended to include the Properties per the boundaries described in the Redevelopment Plan and the provisions thereon.
4. A copy of this Ordinance and the Redevelopment Plan shall be available for public inspection at the office of the Borough Clerk during regular business hours.

BE IT FURTHER ORDAINED by the Mayor and Council of the Borough of Red Bank that any ordinances or portions thereof which are inconsistent with the provisions of this Ordinance are hereby repealed as of the effective date of this Ordinance. All other provisions of the Revised General Ordinances are ratified and remain in full force and effect.

BE IT FURTHER ORDAINED by the Mayor and Council of the Borough of Red Bank that if any provision of this Ordinance or the application of such provision to any person or circumstance is declared invalid, such invalidity shall not affect the other provisions or applications of this Ordinance which can be given effect, and to this end, the provisions of this Ordinance are declared to be severable.

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BE IT FURTHER ORDAINED by the Mayor and Council of the Borough of Red Bank that this Ordinance shall take effect immediately upon adoption and publication in accordance with the laws of the State of New Jersey.

INTRODUCTION						COUNCILMEMBER	FINAL ADOPTION					
Moved	Sec.	Aye	Nay	Abs.	NP		Moved	Sec.	Aye	Nay	Abs.	NP
		X				KRISTINA BONATAKIS			X			
		X				DAVID CASSIDY		X	X			
		X				NANCY FACEY-BLACKWOOD			X			
X		X				BEN FOREST	X		X			
	X	X				LAURA JANNONE			X			
		X				KATE TRIGGIANO			X			
		X				MAYOR WILLIAM PORTMAN			X			
Introduced: June 26, 2025			I hereby certify the above ordinance was adopted by the Borough Council of the Borough of Red Bank, County of Monmouth, State of New Jersey on the aforementioned date.									
Final Adoption: July 10, 2025			 Mary Moss, Borough Clerk									

