

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

ORDINANCE NO. 2025-17

ORDINANCE AMENDING CHAPTER 490: “PLANNING AND DEVELOPMENT REGULATIONS” TO REPEAL SECTION 490-154: “TS TRAIN STATION DISTRICT” AND REPLACE SAME WITH THE BOROUGH’S NEWLY ADOPTED “TRAIN STATION REDEVELOPMENT PLAN”

BE IT ORDAINED by the Mayor and Council of the Borough of Red Bank, County of Monmouth, State of New Jersey, that Chapter 490: “Planning and Development Regulations,” of the Borough’s Revised General Ordinances is hereby amended as follows (stricken text deleted; underlined text added):

CHAPTER 490: “PLANNING AND DEVELOPMENT REGULATIONS”

* * *

ARTICLE X: “ZONING”

* * *

§ 490-154 ~~TS Train Station District~~ Train Station Redevelopment Plan

- A. The Borough has adopted the “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, pursuant to N.J.S.A. 40A:12A-7.
- B. 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.
- C. The Red Bank Train Station Redevelopment Plan is available as Attachment 7 to this Chapter.
- A. ~~Purpose. The purpose of the Train Station District is to encourage a mix of retail/commercial uses at street level with increased residential density on floors above street level to create a mixed residential and commercial neighborhood that relies predominantly on public transportation as the primary means of travel. In general, applications under the overlay standards are intended:~~

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- ~~(1) To provide for land uses and facilities beneficial to both the community and to transit users;~~
- ~~(2) To concentrate a mix of retail, office, residential, public and open space uses within walking distance of each other and the rail station, in order to increase convenience for residents, shoppers, commuters and employees and to reduce auto traffic by providing an environment conducive to pedestrians, bicyclists, and transit users;~~
- ~~(3) To revitalize the train station area and enhance economic vitality and encourage economic development through zoning incentives;~~
- ~~(4) To provide for the safe and efficient flow of pedestrian and vehicular traffic, emphasizing a pedestrian-oriented environment;~~
- ~~(5) To preserve established residential neighborhoods in and adjacent to the train station area;~~
- ~~(6) To provide for visual amenities and to reinforce a sense of center; and~~
- ~~(7) To promote the development of affordable housing in Red Bank.~~

~~B. Applicability. The Train Station District shall be applied to Blocks 35, 36, 37, 37.01, 37.02, 38, 41 and 63 in their entirety; and Block 40, Lots 8, 9, 10, 11, 12, 13, 13.01, 14, 15, 16 and 17; Block 42, Lots 1, 2, 2.01, 3, 4, 19, 20 and 21; and Block 64, Lots 5, 6, 7, 8, 9, 10, 11 and 11.01. The Official Zoning Map of the Borough of Red Bank is hereby amended in accordance with the foregoing and is incorporated by reference. Applications which meet the standards set forth in this section and provide the mix of uses required will be considered under this section.~~

~~C. Principal permitted uses: a mix of any uses permitted in the BR-1 and BR-2 Zones, with all nonresidential uses permitted on the ground level only, and further provided that all parking requirements are met.~~

~~D. Required accessory uses. The following shall be required:~~

- ~~(1) Off-street parking, subject to the provisions of Subsection H of this section below. However, the Board, in its discretion, may consider shared parking when it can be demonstrated that:
 - ~~(a) A contract with a minimum ten-year period is in place with the subject property; and~~~~

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- ~~(b) The contract reflects that, in consideration of maintaining contractually obligated parking, future changes to the property on which parking is provided will be subject to review by the Board; and~~
- ~~(c) That the contract is recorded with the county prior to issuance of a development permit.~~

~~(2) Off street loading, subject to the provisions of § 490-97 of this chapter.~~

~~(3) Reserved~~

~~(4) Provision for unoccupied open space as further described in Subsection F of this section relating to area, yard and structure requirements.~~

~~(5) Refuse storage, subject to the provisions of §§ 490-105, 490-116 and 490-117 of this chapter.~~

~~E. Permitted accessory uses:~~

~~(1) Fences and hedges, subject to the provisions of § 490-91 of this chapter.~~

~~(2) Vertical and commercial parking garages.~~

~~(3) Signs, subject to the provisions of § 490-104 of this chapter, as follows:~~

~~(a) Minor and Type A and B signs;~~

~~(b) Type W2 or W3;~~

~~(c) One Type R2 or Type R3 per public entrance; and~~

~~(d) One Type P1.~~

~~F. Area, yard and structure requirements:~~

~~(1) Minimum lot area: no requirements.~~

~~(2) Minimum lot frontage: no requirements.~~

~~(3) Maximum structure height: 50 feet.~~

~~(4) Minimum unoccupied open space: 15%. A percentage of the site which is arranged, finished and intended to be used and is usable by the general public, including plazas, widened sidewalks, seating areas, mini parks and similar facilities, shall be included as unoccupied open space. Parking lots shall not be included in this percentage.~~

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~~(5) Minimum gross habitable floor area:~~

~~(a) Efficiency units: 750 square feet per unit.~~

~~(b) One bedroom units: 900 square feet per unit.~~

~~(c) Two bedroom units: 1,100 square feet per unit.~~

~~(d) Three bedroom units: 1,250 square feet per unit.~~

~~(6) Maximum lot coverage of principal and accessory structures: 75%.~~

~~(7) Setback from public right of way: five feet, so long as a minimum ten-foot-wide unobstructed sidewalk is provided.~~

~~(8) Setback from other property lines: 7.5 feet.~~

~~G. Density requirements. The maximum permitted density shall be 35 units per acre, except that the permitted maximum density may be increased to allow up to four residential units per site when the rate of 35 units per acre results in less than four units.~~

~~H. Parking standards. The number of required parking spaces shall be in accordance with the following:~~

~~I. Affordable housing set aside. All developments shall be subject to the Borough's Affordable Housing Set Aside and Trust Fund Ordinances and/or the regulations of the Council on Affordable Housing (COAH) obligation applicable to the development site, as those ordinances and/or regulations may provide from time to time.~~

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, after introduction, the Borough Clerk is hereby directed to submit a copy of the within Ordinance to the Planning Board of the Borough of Red Bank for its review in accordance with N.J.S.A. 40:55D-26 and N.J.S.A. 40:55D-64. The Planning Board is directed to make and transmit to the Borough’s Mayor & Council, within 35 days after referral, a report including identification of any provisions in the proposed ordinance which are inconsistent with the master plan and recommendations concerning any inconsistencies and any matter the Board deems appropriate.

BE IT FURTHER ORDAINED by the Mayor and Council of the Borough of Red Bank that this Ordinance shall take effect immediately upon (1) adoption; (2) publication in accordance with the laws of the State of New Jersey; and (3) filing of the final form of adopted ordinance by the Clerk with the Monmouth County Planning Board pursuant to N.J.S.A. 40:55D-16.

| 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 | | | | NANCY FACEY-BLACKWOOD | | | X | | | |
| | X | X | | | | BEN FOREST | | X | X | | | |
| X | | X | | | | LAURA JANNONE | | | X | | | |
| | | X | | | | KATE TRIGGIANO | X | | X | | | |
| | | X | | | | MAYOR WILLIAM PORTMAN | | | X | | | |
| Introduced: July 10, 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: August 14, 2025 | | | | | | | | | | | | |
| | | | | | |  Mary Moss, RMC- Borough Clerk | | | | | | |