

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

**ORDINANCE NO. 2026-17**

**ORDINANCE OF THE BOROUGH OF RED BANK, COUNTY OF MONMOUTH,  
STATE OF NEW JERSEY, AMENDING CHAPTER 490, PLANNING AND  
DEVELOPMENT REGULATION RELATING TO SECTION 55  
HISTORIC DISTRICTS/SITES REGULATIONS AND PROCEDURES**

**WHEREAS**, the Municipal Land Use Law, N.J.S.A. 40:55D-65.1, authorizes municipalities to designate and regulate historic sites or districts; and

**WHEREAS**, the New Jersey Historic Preservation Office has identified the following properties as historically significant and has designated them on the New Jersey and National Registers of Historic Places:

| <b>Block</b> | <b>Lot</b> | <b>Address</b>           | <b>Name</b>                            |
|--------------|------------|--------------------------|----------------------------------------|
| 43           | 2 & 3      | 99 Monmouth Street       | Carlton Theatre                        |
| 75.01        | 86.01      | 94 Drs James Parker Blvd | T Thomas Fortune House                 |
| 9            | 2          | 31 Union Street          | Monmouth Boat Club                     |
| 9            | 1          | 9 Union Street           | North Shrewsbury Ice Boat & Yacht Club |
| 104          | 13         | 164 Broad Street         | Anthony Reckless Estate                |
| 41           | 2 & 3      | Monmouth Street          | Red Bank Passenger Station             |
| 46           | 1          | 51 Monmouth Street       | Shrewsbury Town Hall                   |
| 38           | 13         | 2-40 Bridge Avenue       | Sigmund Eisner Company Complex         |
| 10           | 13         | 41-43 E Front Street     | Stout House                            |
| 106          | 39         | 20 South Street          | Robert White House                     |
| 108          | 1          | 101 Harding Road         | Red Bank Middle School                 |
| 74           | 5          | 49 Catherine Street      | River Street Commons                   |

**WHEREAS**, these properties have been surveyed and found to contribute to the historic character of the State and the Borough of Red Bank, and

**WHEREAS**, these properties are examples of a specific historical period, event, or architectural style; and

**WHEREAS**, the Red Bank Historic Preservation Commission has reviewed the historic surveys of these properties and determined that, to protect their integrity, they should be included in the local registry of historic places; and

**WHEREAS**, pursuant to Chapter 490-55 (C), the Commission can make recommendations to the Planning Board and the Governing Body regarding historic resources to be locally designated; and

**WHEREAS**, the Commission recommends that the Governing Body locally designate the properties listed on the State and National registries as individual historic sites; and

**WHEREAS**, pursuant to the Municipal Land Use Law, N.J.S.A. 40:55D-65.1 and Chapter 490-55, the Governing Body may adopt an ordinance amending the zoning regulations to designate local landmarks based on the recommendation of the Commission.

**BE IT ORDANED** 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):

§490-55 Historic districts/sites regulations and procedures.

B. Designation of districts. The following historic districts and sites are delineated and described in the Historic Preservation Element of the Master Plan and are hereby designated on the official Borough Zoning Map. The boundaries of the historic district(s), including those improvements located therein, are established as overlay zoning districts on the Borough of Red Bank Zoning Map. If a property is partly within a designated district, the designation shall apply to the entire property.

(1) Broad Street Historic District. The Broad Street Historic District is designated on the Zoning Map of the Borough of Red Bank. The Zoning Map is incorporated herein by reference.

(2) Washington Street Historic District. The Washington Street District is designated on the Zoning Map of the Borough of Red Bank.

(3) Additional designated districts and sites.

| <u>Block</u> | <u>Lot</u>       | <u>Address</u>                  |
|--------------|------------------|---------------------------------|
| <u>43</u>    | <u>2 &amp; 3</u> | <u>99 Monmouth Street</u>       |
| <u>75.01</u> | <u>86.01</u>     | <u>94 Drs James Parker Blvd</u> |
| <u>9</u>     | <u>2</u>         | <u>31 Union Street</u>          |
| <u>9</u>     | <u>1</u>         | <u>9 Union Street</u>           |
| <u>104</u>   | <u>13</u>        | <u>164 Broad Street</u>         |
| <u>41</u>    | <u>2 &amp; 3</u> | <u>Monmouth Street</u>          |
| <u>46</u>    | <u>1</u>         | <u>51 Monmouth Street</u>       |
| <u>38</u>    | <u>13</u>        | <u>2-40 Bridge Avenue</u>       |

|            |           |                             |
|------------|-----------|-----------------------------|
| <u>10</u>  | <u>13</u> | <u>41-43 E Front Street</u> |
| <u>106</u> | <u>39</u> | <u>20 South Street</u>      |
| <u>108</u> | <u>1</u>  | <u>101 Harding Road</u>     |
| <u>74</u>  | <u>5</u>  | <u>49 Catherine Street</u>  |

Any additional designated districts and sites or any changes in the designation of historic districts and historic sites shall be effectuated by amendment of this section in accordance with procedures provided for under Municipal Land Use Law, N.J.S.A. 40:55D-1 et seq., and the procedures set forth in this section, which shall include designation of the historic district or site on the Zoning Map.

| INTRODUCTION                     |      |     |     |      |    | COUNCILMEMBER                                                                                                                                                           | FINAL ADOPTION |      |     |     |      |    |
|----------------------------------|------|-----|-----|------|----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|------|-----|-----|------|----|
| Moved                            | Sec. | Aye | Nay | Abs. | NP |                                                                                                                                                                         | Moved          | Sec. | Aye | Nay | Abs. | NP |
|                                  |      | X   |     |      |    | KRISTINA BONATAKIS                                                                                                                                                      | X              |      | X   |     |      |    |
|                                  | X    | X   |     |      |    | NANCY FACEY-BLACKWOOD                                                                                                                                                   |                |      | X   |     |      |    |
|                                  |      | X   |     |      |    | BEN FOREST                                                                                                                                                              |                |      | X   |     |      |    |
|                                  |      | X   |     |      |    | LAURA JANNONE                                                                                                                                                           |                |      | X   |     |      |    |
| X                                |      | X   |     |      |    | BEN YURO                                                                                                                                                                |                | X    | X   |     |      |    |
|                                  |      | X   |     |      |    | KATE TRIGGIANO                                                                                                                                                          |                |      | X   |     |      |    |
|                                  |      | X   |     |      |    | MAYOR WILLIAM PORTMAN                                                                                                                                                   |                |      |     |     | X    |    |
| Introduced:<br>May 14, 2026      |      |     |     |      |    | 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:<br>June 11, 2026 |      |     |     |      |    |                                                                                                                                                                         |                |      |     |     |      |    |
|                                  |      |     |     |      |    | <br>Mary Moss, RMC- Borough Clerk                                                  |                |      |     |     |      |    |

  
Mary Moss, RMC- Borough Clerk

