



Borough of Red Bank
Planning and Zoning Office
 90 Monmouth Street
 Red Bank, NJ 07701
 732-858-8352

COMPLETE STREETS CONCEPT DEVELOPMENT CHECKLIST

Development Address: THE RAIL AT RED BANK - NORTH See attached
Block _____, Lot _____
 Application Number: #26-15522 Date: May 19, 2026

CONCEPT DEVELOPMENT CHECKLIST

Items to be Addressed	Checklist Consideration	Yes	No	N/A	Comments
Existing Bicycle, Pedestrian and Transit Accommodations	Are there accommodations for bicyclists, pedestrians (including ADA compliance) and transit users included on or crossing the current facility?	X			
Existing Bicycle and Pedestrian Operations	Has the existing bicycle level of traffic stress and pedestrian suitability on the current transportation facility been identified?	X			
	Have the bicycle and pedestrian conditions within the study area, including pedestrian and/or bicyclist treatments, volumes, important connections and lighting been identified?	X			
	Do bicyclists/pedestrians regularly use the transportation facility for commuting or recreation?	X			
	Are there physical or perceived impediments to bicyclist or pedestrian use of the transportation facility?		X		
	Have the existing volumes of pedestrian and/or bicyclist crossing activity at intersections including midblock and nighttime crossing been collected/provided?		X		The surrounding area intersections are well marked for crossings and well lit for night time travel.
	Are there multi-use trails in the area that can be connected to this transit center/bus stop/network/area?		X		
Existing Transit Operations	Are there existing transit facilities within the project area, including bus and train stops/stations?	X			

Items to be Addressed	Checklist Consideration	Yes	No	N/A	Comments
	Is the transportation facility on a transit route?	X			
	Is the transportation facility within two miles of “park and ride” or “kiss and go” lots?	X			
	Are there existing or proposed amenities including pedestrian seating/shelters, bicycle racks or parking available at these lots or transit stations? Are there bike racks on buses that travel along the facility?	X			
Existing Motor Vehicle Operations	Are there existing concerns within the study area, regarding motor vehicle safety, traffic volumes/congestion or access?		X		
Existing Access to Mobility	Are there any existing access or mobility considerations, including ADA compliance?	X			
	Are there any schools, hospitals, senior care facilities, educational buildings, community centers, residences or businesses of persons with disabilities within or proximate to the study area?	X			
Land Use	Have you identified the predominant land uses and densities within the study area, including any main street, historic districts or special zoning districts?	X			
	Is the transportation facility in a high-density land use area that has pedestrian/bicycle/motor vehicle and transit traffic?	X			
Existing Streetscape	Are there existing or planned street trees, planters, buffer strips, or other environmental enhancements such as drainage swales within the study area?		X		
Major Sites	Have you identified the major sites, destinations, and trip generators within or proximate to the study area, including prominent landmarks, employment centers, recreation, commercial, cultural and civic institutions, schools, and public spaces?	X			



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Items to be Addressed	Checklist Consideration	Yes	No	N/A	Comments
Resurfacing	Can additional road uses be supported and/or safety improved by reconfiguring lanes within the same roadway width? Examples include but not limited to, lane narrowing, lane reconfiguration, lane reduction (road diet), on-street bicycle parking, hi-viz crosswalks, painted curb extension, etc	X			
Impervious Coverage	Is there an opportunity to remove impervious surface as part of this project?	X			
Priority Communities	Does the project area include Priority Communities (as defined by Complete Streets policy)?	X			
Safety	Does the crash history of the study area include injuries and fatalities of all road users?	X			
Stormwater Management	Does the project area have a history of flooding? Is the project area in a combined sewer system and subject to combined sewer overflows?		X		
	Does nonpoint source pollution from the project area generate runoff that flows into a critical water body?		X		
Existing Plans	Are there any planning documents that address bicyclist, pedestrian or transit user conditions within or proximate to the study area?	X			

PRELIMINARY ENGINEERING CHECKLIST

Items to be Addressed	Checklist Consideration	Yes	No	N/A	Comments
Bicyclist, Pedestrian, and Transit Accommodations	Does the proposed project design include accommodations for bicyclists described in the NJDOT Complete Streets Design Guide?	X			
	Does the proposed project design address accommodations for pedestrians?	X			
Bicyclist Pedestrian Operations	Is the proposed design consistent with the desired future bicycling, walking and trail plans (e.g., Master Plan/Elements) within the project	X			

Items to be Addressed	Checklist Consideration	Yes	No	N/A	Comments
	area including safety, volumes, comfort and convenience of movement, important walking and/or bicycling connections, and the quality of the walking environment and/or availability of bicycle parking?				
Transit Operations	Does the proposed design address the desired/anticipated future transit conditions within the project area, including bus routes and operations and transit station access to support transit usage and users?	X			
Motor Vehicle Operations	Does the proposed design address the desired future motor vehicle conditions within the project area, including volumes, access, important motor vehicle connections, appropriateness of motor vehicle traffic to the particular street (e.g., local versus through traffic) and the reduction of the negative impacts of motor vehicle traffic?	X			
Truck/Freight Operations	Does the proposed design address the desired future truck conditions within the project area, including truck routes, volumes, access, mobility and the reduction of the negative impacts of truck traffic?	X			
Access and Mobility	Does the proposed design address accommodations for those with access or mobility challenges such as the disabled, elderly, and children, including ADA compliance?	X			
Land Use	Is the proposed design compatible with the predominant land uses and densities within the project area, including any historic districts, main streets, or special zoning districts?	X			
Major Sites	Can the proposed design support the major sites, destinations, and trip generators within or proximate to the project area, including prominent landmarks, commercial, cultural and civic institutions, and schools, public spaces?	X			



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Items to be Addressed	Checklist Consideration	Yes	No	N/A	Comments
Streetscape	Does the proposed design include landscaping, street trees, planters, buffer strips, or other environmental enhancements such as drainage swales?	X			
Design Standards or Guidelines	Does the proposed design follow all applicable design standards or guidelines appropriate for bicycle and/or pedestrian facilities?	X			
Stormwater Management	Has an impervious cover reduction action plan been completed for the project area, and does the project design include elements to reduce the impacts of stormwater runoff from impervious surfaces?	X			
Statement of Compliance		Yes	No	If “No”, please describe why.	
The Approved Project Plan accommodates bicyclists and pedestrians as set forth in the municipal Complete Streets Policy.		X as proposed			

Schedule A

Property Information

Blocks and Lots: The following blocks and lots shall be included in the above Development (Zoning) Permit Application:

Current Blocks and Lots:

Block 63, Lots 5, 5.01, 6, 7 and 7.01

Block 41, Lots 2, 3, 4, 5, 6.01, 6.02, and 7

Proposed Block and Lot for Proposed Consolidated Lot (previously approved by Red Bank Tax Assessor):

Block 41, Lot 3.01