

MEMORANDUM

TO: Keyport Unified Planning Board Members **DATE:** 3/7/17
FROM: Peter Van den Kooy, PP, AICP
CC: Stephen J. Gallo, MS, ARM
PROJECT NO.: LD15-349
PROJECT NAME: Keyport Master Plan
SUBJECT: Proposed Updates to Plan – 3/6/2017

This memorandum provides a summary of proposed updates to the Master Plan (“Plan”) based upon comments and input received at the February 23, 2017 Unified Planning Board hearing. Please note that the track changes that existed prior to the February 23, 2017 meeting that were not impacted by the input received at that meeting have been accepted in the newest version of the Master Plan to improve clarity for the reader. New language is underlined; deleted language is ~~struck through~~.

Keyport Borough Goals and Objectives Section

1. On Page 6, a change was made to Goal 2, which reads, “New development should be designed to provide enhanced public access to waterfront areas ~~that were previously out of reach.~~”
2. On Page 9, Land Use Plan Objectives section, changes were made to Objective 1, which reads, “Define permitted uses in the GMC District as only those related to marina operations and services, ~~and~~ recreation, and similar appropriate uses.”
3. On Page 10, Recreation Element Objectives section, the objective “~~Encourage that all larger parcel development or redevelopment include a recreational component for public use.~~” was removed. This proposed change is a proposed compromise on this matter, as the Borough has the ability to require recreational components to be included within large parcels on a case by case basis through the adoption of Redevelopment Plans. For example, as noted below in this memorandum, the following language was added on page 123 of the Plan: Require that ~~development and/or~~ the Redevelopment Plan for the Aeromarine property for large parcels (e.g. Aeromarine property) include a recreational component for public use.
4. On Page 10, Recreation Element Objectives section, a statement was added to objective 6. The statement reads, “The Borough is committed to dedicating sufficient resources to properly maintain, improve and expand all recreational facilities.”

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Land Use Plan Element

1. On Page 13, first paragraph, the following statement was amended, “Permitted uses in this area must provide for marine commercial and similar appropriate uses, with other commercial uses being permitted on a conditional basis. It is recommended that an analysis be prepared to evaluate the feasibility of implementing an overlay district that would allow for residential use in the uplands portions of the GMC district that are located outside the flood hazard area.” Updates that mirror this change were made where discussion about the proposed uses in the GMC occur in other portions of the Plan.
2. On Page 13, 4th paragraph, the following statement was removed, “~~The Proposed Land Use plan does recommend the rezoning of the property on the corner of Manchester Avenue and Maple Place from a light industrial use to a residential overlay zone that is more compatible with the single family residences it is surrounded by.~~” All references to the rezoning of the property on the corner of Manchester Avenue and Maple Place from light industrial to residential were removed from the Plan.
3. On Page 22, Neighborhood Plans section, a description of the Beers Street Basin Neighborhood Plans being prepared under the PSPAG Grant was added:
 - Beers Street Basin
The Beers Street Basin neighborhood consists of the lands adjacent to the easterly bank of Luppataong Creek on the south side of Front Street, across Beers Street east to the centerline of Kearney Street and south to the centerline of Elizabeth Street. This neighborhood exhibits a somewhat unique topography of floodplain and highland within a very small geographic area.

The primary use in the neighborhood is single and two-family residential, with a very small percentage of structures used as multi-family residential (three or more family dwellings). The neighborhood also has some commercial uses, as well as 6 vacant tax lots.
4. On page 25, Single-Family Residential section, the following statement was added, “In fact, previous versions of the Borough’s Ordinance indicate that as of July 1990 the minimum lot width was 50 feet. Subsequently, by April 28, 2005, the Borough’s Ordinance was amended to increase the minimum required lot width to 75 feet.”
5. Page 27, 3rd paragraph, the following sentence was amended, “For a vibrant and sustainable downtown, the GCD should permit additional residential density that is in character with the surrounding land uses and the historic character of the Borough by limiting the maximum building roof elevation north of West Front Street not to exceed the highest building along the northern street frontage. The building roof elevation for structures located along the southern frontage shall not exceed the northern elevation by more than ten feet, to preserve views of the Raritan Bay.”
6. Page 28, 2nd paragraph of the General Marine Commercial section, the following statement was added, “It is recommended that the permitted uses of this district be restricted to those related to marina operations and services, water-based recreation water-based recreation, and similar appropriate uses.”

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7. Page 30, last paragraph was amended to read, “It must be acknowledged, however, that public and quasi-public uses, while necessary and important for a successful community, ~~also have a negative impact on Borough revenue. should be carefully analyzed to determine their overall fiscal impacts on taxes. The expansion of existing uses and the introduction of new ones must be balanced with a review of their fiscal impacts. and the government’s ability to provide public services at a reasonable cost.~~
8. On Page 33, Goal 5, Objectives A and C were deleted. All instances of these recommendations were removed from the draft. The requirement for new buildings to be constructed at BFE plus 3 feet has been left intact within the Plan. The deleted objectives were as follows:
 - ~~A. Require the ground elevation around structures be raised to the BFE plus 1 foot to provide a barrier against flooding of the development for all Major Developments as defined by N.J.A.C.7:8.~~
 - ~~C. Require that the roadways, driveways, parking areas, and garage floors be at an elevation of at least 7.5 feet to protect against tidal and stormwater flooding for all developments on sites not having a ground elevation greater than the BFE plus 1 foot.~~
9. On Page 35, Goal 9, Objective C was deleted. All instances of this recommendation were removed from the Plan. The deleted objective was as follows:
 - ~~Require the ground elevation for buildings, roadways and parking areas be above the BFE plus one foot.~~

Housing Element

1. On page 89, Recommendation 3 was amended as follows: “~~Locate~~Permit multi-family housing within the General Commercial District where appropriate, close to the downtown and within walking distance of the businesses, while maintaining and protecting the single-family character of the adjacent RA and RB zones.

Locating multi-family housing nearest the downtown, and within walking distance, would allow the concentration of a critical mass of people necessary for a vibrant and diverse downtown. Locating multi-family housing near the downtown area should be designed to buffer the ~~nearby single family~~ RA and RB residential neighborhoods from the more intense uses of the downtown, General Commercial District. This will create a transition of uses from higher to lower intensity in accordance with sound planning principles. No multi-family development is recommended within the RA or RB Zones.

Circulation Element

1. On page 99, first paragraph, the following language has been amended: “This would include expanding sidewalks within Keyport along these routes and encouraging Hazlet Township to install amenities such as bike racks at Academy’s facility for the benefit of bicyclists as part of this regional transportation initiative., and amenities such as bike racks.”
2. On page 107, Commutation Issue #7, the following sentence was amended, “Improvements should include improved expanded infrastructure such as sidewalks and bike lanes, as well as amenities ~~such as bike racks~~ that improve user experiences.”

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Recreation Element

1. Page 110, first paragraph in the Key Highlights section, the following paragraph was amended to read, “The Element begins by describing the existing recreation land uses in the Borough. The ~~current inventory of preserved~~ present amount of open space in Keyport is ~~372~~181 acres, which includes the beach, all public parks and playgrounds, publicly-accessible waterfront, wetlands and other land types. The current recreation and open space inventory is organized into open spaces that offer active recreational opportunities and those that offer passive recreation. The Recreation Subcommittee recognizes additional open spaces that should be included in the official Keyport Recreation and Open Space Inventory (ROSI) list, which increases the amount of open space in Keyport to approximately ~~26~~41 acres of accessible recreation area, and approximately ~~434~~205 acres of open space if wetlands and other inaccessible land area is included. A complete Stakeholder ROSI list is provided in the next section of this Element.” These same figures were used to update the first paragraph of page 112.
2. On page 112, Table 8.1 was amended with new open space area calculations.
3. Page 115, the section discussing the Steamboat Dock Museum was amended to reflect that it was damaged by Sandy and demolished. “The museum was destroyed as a result of Superstorm Sandy. However, the property remains on the Borough’s ROSI. The property is located on Broad Street next to the waterfront park. The museum opened in 1976 and was originally owned by the Keansburg Steamboat Company. The Museum was home to over 4,000 Keyport historical artifacts and was a meeting place for Keyport Historical Society’s events, such as the annual Yard Sale, annual Art & Craft Show and Sale and monthly free historical presentations opened to the public.”
4. Page 123, Additional Recommendations #2 and 3 were amended to read:
 - ~~Expanding the~~ Establish a welcome center at an appropriate location. For example, Main Street Park could be expanded to encompass the street and building, ~~enlarging~~. The size of the facility could be enlarged and the building could be used as a Welcome Center.
 - Require that ~~development and/or the redevelopment plan for the Aeromarine property~~ for large parcels (e.g. Aeromarine property) include a recreational component for public use.
5. Page 124, Additional Recommendation 17, “Explore ways to incorporate public art in parks and recreational areas, in business districts and along the waterfront in a Creative Placemaking Element. The art may be in the form of visual art or performing art, as appropriate, or both.”

Open Space and Conservation Element

1. On Page 136, Table 9.1 was amended to reflect recalculated open space acreage. The paragraph below has been reflected with the new calculations as well.
As mentioned previously, while the foregoing represent approximately ~~430.72~~205 acres of land (~~2523~~% of the Borough’s incorporated land mass), it is important to note that much of this land is not usable for recreational purposes, as it is comprised of wetlands and other inaccessible areas. A total of only approximately ~~26~~41 acres of parks, recreation areas, marinas and/or boat ramps is useable for recreation (approximately ~~4.54~~6% of the Borough’s land mass) and the remaining area of approximately ~~404~~164 acres is comprised of undeveloped beaches, dunes, uplands and wetlands.

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Economic Element

1. On page 156, 2nd paragraph was amended to read, “A visitor center is recommended to be established at an appropriate location in the Borough. ~~on~~ For example, the site of the former Valley National Bank on Route 36 may be appropriate.”
2. On Page 156, the paragraph referring to the Manchester Avenue and Maple Place property was removed.
3. On page 157, Goal 4, the following language was added, “Establish a welcome center at an appropriate location, such as~~on~~ the old Valley National Bank property as an introduction to Keyport and the entire Bayshore area.”

Green Building Element

All Green Building and Environmental Sustainability Element edits were made to reduce redundant text pertaining to general description of flood-prone areas and threatened and endangered species. Cross references were added to direct the reader to the Community Resilience and Open Space & Conservation Elements where the topic was already discussed.

Additionally, statements that do not add additional value to the expressed idea or recommendation were removed.

Additional Questions and Discussion:

Would the Planning Board please provide input on the following questions and discussion topics:

1. For the HC Highway Commercial zone, the Master Plan may recommend minimum lot sizes to encourage assemblage. The minimum lot size according to the existing Zoning Schedule is 10,000 square feet. Would the Planning Board like to suggest a different minimum lot size?
2. Could the Planning Board please provide input as to the language requiring that public recreational uses be provided within new, large developments. As noted above, this language was removed from the Plan, as the Borough can utilize redevelopment plans to require that recreational areas be provided for public use, where appropriate. The Borough could also cite the Recreational Element’s recommendation to expand and pursue new recreational opportunities, as well as other Master Plan language, to support a requirement for a public open space area within a redevelopment plan.