

MASTER PLAN

Prepared for the

BOROUGH OF KEYPORT

by

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and
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NOTE: Text reformatted by Thomas A. Thomas, P.P., A.I.C.P., Thomas Planning Associates, June 30, 2005

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INTRODUCTION

A Master Plan review, reexamination and updating is mandated under the Municipal Land Use Law C. 40: 55D-89 and C. 40: 55D-28. A Master Plan entails a thorough examination of change, of conditions and circumstances existing within the community.

The Municipal Land Use Law sets forth the requirements as follows:

1. The Master Plan shall generally comprise a report or statement and land use and development proposals, with maps, diagrams and text presenting, at least a statement of objectives, principles, assumptions, policies and standards upon which the constituent proposals for the physical, economic and social development of the community are based;

A Land Use Plan Element, including, but not necessarily, limited to, a statement of the plan and its relationship to topography, soils conditions, water supply, drainage, floodplain areas, marshes and woodlands, and further, showing the location, extent and intensity of land development to be used in the future for varying types of residential, commercial, industrial, recreational other public and private purposes.

The above is a paraphrase of the Municipal Land Use Law, Article III, setting forth the requirements of the Master Plan.

This document contains three sections setting forth the studies conducted, proposals and implementation strategy for the plan.

A Master Plan is a guide for the future. The policies and objectives set forth in the plan are based upon historical fact and projection of data in through the future. As is the case with any plan, when circumstances or conditions change and were not anticipated in the formulation of the plan, the plan itself must be reexamined and modified to be accountable to change of circumstances and conditions.

The Borough of Keyport adopted its original Master Plan in 1963. The plan was last amended in 1979.

REGIONAL LOCATION

The Borough is located on the southern shore of the Raritan Bay in Monmouth County. Routes 35, 36 and the Garden State Parkway intersect the southerly boundary of the community. In addition, scheduled passenger ferry service from Keyport Harbor to New York City and elsewhere exists. The combination of regional highways and ferry services provides exceptional regional accessibility to this community.

The Monmouth County Growth and Management Guide Plan designates the Matawan-Keyport area as an urban center of the County. The County plan describes the term "urban center" as a major concentration of mixed use activity serving Countywide needs. The County's plan is general in nature and not binding as to local zone district determination.

Existing Land Use and Land Development Trends

The last comprehensive land use survey of the Borough was conducted as part of the original master plan program completed in June of 1963. The 1963 land use map does not exist.

This consultant, as part of the Master Plan program, conducted a lot-by-lot land use survey. The survey data was supplemented through review of tax records for determination of public and quasi-public land ownership. As a result of the survey, it is estimated that 131.19 acres of vacant land remain in the community. Of this total, the vast majority are waterfront properties along the Raritan Bay frontage, Matawan River, Luppatachong and Chingarora Rivers. The majority of this land area is designated 100-year floodplains and/or wetland areas on maps prepared by U.S. Department of Housing and the Department of the Army (Corps of Engineers) respectively.

The absence of an existing land use map in 1983 prohibits comparison to the existing survey. In the alternative, this Consultant has reviewed aerial photographs available from the County Planning Board and has determined the most significant development activity within the Borough over the past 25 year period has been as follows:

- a. Marina development along the waterfront areas of the community.
- b. Highway commercial and industrial development along Route 35 and Route 36.
- c. High density housing development.

The detailed land use survey conducted by this consultant compared to the zoning plan, of the community indicates substantial conformance of existing use of land to the zoning plan of the community. Detailed examination of the land use survey indicates the majority of all development within the community in the RA & RB districts is single-family detached dwellings.

The Borough most recently amended its zoning code to eliminate multi-family residential use within the residential districts. Most existing multi-family uses are located in the RC and GC districts.

Because of the highly developed nature of the community, coupled with the economic strength of the northern Monmouth County area, continued demand for new housing, commercial and employment uses is forecast. Because of the fact of limited available and developable land, demands for increased utilization of property should be anticipated. This circumstance is reflected in proposals for higher density housing as a replacement of existing single and two-family homes, commercial building alteration and enlargement and variance requests for side yard, front yard and parking requirements of the zoning code.

POPULATION AND HOUSING

The U.S. Census of Housing indicates that a total of 3,065 dwelling units were occupied in the Borough as of 1980. U. S Census also indicates the total population as of 1980 was 7,433 persons. Median age of the 1980 population was 32.6 years of age.

Since 1980, a total of 242 new dwelling units have been authorized within the community. Of this total, 142 are multiple family dwellings.

(Source: NJ Department of Labor and Industry, Division of Planning and Research)

The most recent population estimate prepared by Monmouth County is for January, 1987. The County estimated total population of the Borough was 7,549 persons. Because of the residential construction occurring within the community from 1986 through 1987, that estimate is considered conservative.

Based on the number of authorized building permits issued from January, 1980 through December of 1987, it is estimated that the total population of the Borough approximates 7,850 persons. Because of the limited developable land available and suited for residential construction, the number and rate of new dwelling units constructed is anticipated to decline measurably as compared to the previous seven-year period. In this context, the population growth resulting from in-migration (continued new housing production) is characteristic of the mid-1980's forecast.

The characteristics of the resident population of the Borough show no significant variation to the characteristics of the County at large. For example, the median age of all residents of the Borough as of April, 1980 (Source: U.S. Census of Population) was 32.6 years of age. The median age for all Monmouth County residents was 32.3 years of age.

The total population of 65 years of age or over for Monmouth County was 59,563 persons or 11.8%. In the Borough, as of 1980, 16.7% or 1,240 persons were 65 years of age or over. This characteristic is the only meaningful statistical variation of population characteristics of the Borough as compared to the County at large. To some degree, the higher percentage of 65 years

and over population of the Borough is reflective of the senior citizen housing project within the community.

Housing conditions within the Borough are considered sound throughout the community. No concentration of dilapidated or substandard structures exists warranting clearance.

The U.S. Census of Housing publishes data as to the condition of housing for all communities. The N. J. Council on Affordable Housing utilizing U.S. Census data estimates that a total of 121 dwellings are substandard within the community and also occupied by individuals having incomes at or below lower income level.

The term "lower income" is defined by the N.J. Council on Affordable Housing as a family having an income of less than 80 percent of the median income of the region (Monmouth County). For Monmouth County, a family of three having a gross income of less than \$26,424 is defined as lower income family.

To the extent that the economic and housing conditions of families briefly described above existed in 1980 is unknown. Based upon exterior survey of the Borough conducted simultaneous with land use surveys by this consultant, observation indicates general improvement of residential properties (new siding, porches, additions, etc.). This condition is generally characteristic of the developed communities along the northern Raritan Bay area.

Because of the established residential neighborhood character and the economic climate of northern Monmouth County, the observed trend of private renovation and modernization is forecast to continue.

FINDINGS OF FACT

As a result of surveys, research and analysis, the following findings of fact have been determined:

Land Use

1. The land mass of the community is highly developed. The basic configuration of roadways and the patterns of land development are fixed.
2. Remaining undeveloped land is substantially impacted by NJDEP regulations pertaining to flood hazard boundaries and wetlands. Larger, undeveloped properties not within designated 100-year flood elevation or designated wetlands are adjacent to the Route 35, Route 36, parkway interchange, and currently zoned non-residential use.
3. A total of 242 new dwellings have been authorized for construction since 1980. Of this total, 142 are multiple family dwellings. The multiple family projects are located in the southeast corner of the community, adjacent to the high school, and to either side of Beers Street near the downtown section of the Borough. In addition, scattered small projects are located on First Street in the northeast sector of the community. No other residential neighborhoods feature any concentration or scattering of multiple family use.

4. The zoning plan and the land use of the community are generally consistent one to the other.
5. Review of the zoning plans of adjoining communities shows a general consistency of one to the other. Where inconsistencies exist, natural features separate one community from the other (Matawan River on the west and Chingarora Creek on the east).

Population and Housing

1. The population of the Borough is estimated at approximately 7,859 persons.
2. The most population growth of the community from 1/80 to present is a result of residential construction and not a change of family size (new families occupying homes previously owned and occupied by an elderly person or couple).
3. The Borough school population has declined slightly over the last 8-year period. The added population resulting from residential construction from January of 1980 to present is not anticipated to adversely impact the educational plant of the community.
4. The community features a percentage of resident population of 65 years of age and over significantly higher than that of the County at large. To some degree, this statistic reflects the existence of the senior citizen housing project within the community. This fact also reflects the highly developed stable residential pattern of the community.
5. Because of the limited availability of developable land suited for residential use, decline in the number and rate of new housing construction is forecast.
6. The condition of the housing stock of the community, at large, is sound. There exists no concentration of deteriorated structures within any of the residential neighborhoods of the community. In fact, field observation made as part of the overall existing land use survey indicates a general modernization of the existing housing stock of the community.

The condition of non-residential buildings within the community does warrant attention. The Route 35-Route 36 commercial corridor was developed prior to establishment of landscaping, lighting, signage and other site amenity standards now to many communities within the County.

The downtown area of the community also requires attention. The Borough has invested in sidewalk improvements and other public amenities to improve the attractiveness of the overall downtown area. Further, the community has made application to the Department of Housing and Urban Development for Small Cities Grant Program administered through the New Jersey Department of Community Affairs for further improvements. The Borough's N.P.P. program has also provided funding assistance for the renovation and rehabilitation of properties in the downtown area. The public investment warrants similar private investment in the appearance and maintenance of the commercial structures themselves.

Other Findings of Fact

1. The New Jersey Council on Affordable Housing was established as a result of the adoption of fair housing obligation by the State. The Council has established a fair share obligation for low and moderate income housing for all communities in the State. The Council has determined that the Borough's share is zero.
2. The New Jersey legislature has adopted wetlands legislation which is effective as of July 1, 1988. The extent this legislation will have an impact upon the further expansion of the marine-commercial economic base within the community is unknown.
3. The Borough has established three historic preservation districts within the Bayfront area of the community. The districts are known as the "Front, Main and First Street districts." These districts are designed to preserve and enhance the historic character of the designated areas. Guideline standards and review procedures have been established by ordinance. The fact that these districts are established demonstrates a commitment by the Borough to preserve its history and architectural diversity.

ASSUMPTIONS

The Municipal Land Use Law requires a statement of assumptions precedent to the establishment of goals and objectives of the community's master plan. Stated hereafter are the assumptions made precedent to establishment of goals and policies of the plan.

1. No additional rules, and regulations of the NJ Department of Environmental Protection will further impact or inhibit the use of land within the community.
2. No known nor anticipated County, State or Federal facility is proposed within the boundaries of the community.
3. No known divestiture or abandonment of County, state or Federal facilities within the northern Monmouth County area is known nor anticipated.
4. A continued strong economic climate will exist within the Monmouth-Middlesex County area, but growth will occur at a slower pace owing to diminished supply of available, developable land and serving utilities (water supply and sanitary sewer capacity.)
5. The existing means of transportation to and from the community, and with particular respect to ferry service to the New York City shall continue and be permanent.
6. Demand for access to the waterfront area, and in particular, for marine-commercial services shall continue.
7. Continued renovation, modernization and expansion of existing dwellings owing to the demand for housing having good access to the regional transportation systems and located in sound, stable residential neighborhoods.

MASTER PLAN GOALS AND OBJECTIVES

- Preserve and protect existing and established residential neighborhoods.
- Provide for commercial growth consistent with population and employment growth of the Borough and northern Monmouth County region.
- Provide for a diversity of commercial land service uses in scale with adjacent density of residential neighborhood.
- Continue a public-private partnership. to enhance and expand the marine and, commercial waterfront economic base of Keyport in balance with the public's right of access and enjoyment of the bay.
- Preserve and enhance the architectural diversity and historic place and buildings within and/or at designated locations and sites.

LEGALITY OF THE MASTER PLAN

The Municipal Land Use Law defines the term Master plan as follows:

"Master Plan" means a composite of one or more written or graphic proposals for the development of the municipality as set forth and adopted pursuant to Section 19 of this act. (Municipal Land Use Law).

The law states "The Planning Board may prepare and, after public hearing adopt or amend a Master Plan, or component parts thereof, to guide the use of lands within the municipality in a manner which protects public health and safety and promotes general welfare." The Land Use Law further states "the Master Plan shall generally comprise a report or statement and land use and development proposals with maps, diagrams and text, presenting, where appropriate, the following elements:

1. A statement of objectives, principles, assumptions, policies and standards upon which the constituent proposals for the physical, economic and social development of the municipality are based;
2. A land use plan element (a) taking into account the other master plan elements and natural conditions, including, but not necessarily limited to; topography, soil conditions, water supply, drainage, floodplain areas, marshes and woodlands (b) showing the existing and proposed location, extent and intensity of development of land to be used in the future for varying types of residential, commercial, industrial, agricultural, recreational, educational and other public and private purposes or combination of purposes, and (c) including a statement of the standards of population density and development intensity recommended for the municipality.
3. A housing plan element, including but not limited to, residential standards and proposals for the construction and improvement of housing;

4. A recreation plan element showing a comprehensive system of areas and public sites for recreation; and

5. A conservation plan element providing for the preservation, conservation, and utilization of natural resources, including, to the extent appropriate, open space, water, forests, soil, marshes, wetlands, harbors, rivers and other waters, fisheries, wildlife and other natural resources; and

The Master Plan shall include a specific policy statement indicating the relationship, of the proposed development of the municipality as developed in the Master Plan to (a) the master plans of contiguous municipalities, (b) the master plan of the county in which the municipality is located and (c) any comprehensive guide plan.

This plan addresses all Master plan elements cited above and set forth in NJSA 40:550-28 and 89. (Municipal Land Use Law)

LAND USE PLAN AND COMMUNITY MANAGEMENT PROGRAMS

Recommended Land Use Policy

The land use scheme recognizes and proposes reinforcement of a Bayfront community of intensive suburban development. The pattern and arrangement of uses is reflective of existing development within the municipality. No wholesale revision is proposed. The plan does suggest modification of standards and more precise differentiation of commercial zones one from the other.

The theme of the land use plan is to retain, protect and enhance residential amenities of existing neighborhoods and provide for renovation/maintenance of healthy neighborhoods. The plan also proposes the retaining of the existing industrial districts adjacent to Routes 35, 36 and Garden State Parkway.

Design Recommendations

The arrangement of buildings, streets, parks, etc. will ultimately be the concrete evidence of whether or not a sound land use plan and therefore a health community environment are achieved. There is strong evidence that traditional planning controls of zoning and subdivision codes restrict both private industry and government's ability to meet changing needs and desires of people in general. Greater flexibility in the design and arrangement of commercial and industrial buildings is warranted. Flexible and modern design standards will permit economies of site development, greater separation of uses one from the other, and greater sensitivity to the environment.

Because of the highly developed nature of most of the commercial and industrial areas of the Borough, no instantaneous changes will occur. However, with methodical and consistent application of landscaping, lighting and sign regulations, coupled with rational regulation of the intensity of site redevelopment, the overall renovation of the existing to an attractive, economically vibrant business areas will evolve.

The current zoning standards for lighting, signage, landscaping and intensity of site use require amendment to achieve the stated policies. In some cases no standards exist. In other instances, standards are antiquated or vague.

Downtown Development Plan

The Borough of Keyport received a grant from NJDEP for preparation of a detailed waterfront and downtown improvement plan. This plan has been completed by other consultants and filed with the community. Review of the final report shows general consistency of actions by the Borough over the past several years and the recommendations set forth in the waterfront-downtown improvement program. The plan and program set forth in Final Report prepared by Kopple, Sheward & Day is incorporated herein.

The Borough is actively seeking grant funding sources from the State and Federal Government to implement circulation, off street parking and pedestrian access proposals set forth in the downtown-waterfront plan. The next phase of the program implementation is preparation of detailed design plans for waterfront amenities conceptually illustrated in the downtown-waterfront plan. Such plan should be given priority in order that a comprehensive and detailed program is established.

The downtown-waterfront plan has been reviewed as to the scale of the proposed development and the feasibility of public improvements proposed as part of the development. The scale of development (intensity of land use) is consistent with the Borough's character and the limitations of movement of vehicles and people within the downtown district. The former statement is made in context with the proposed circulation improvements which are an integral part of the plan.

The planned public improvements will require grant funds and cooperation and assistance from other levels of government. The Borough is eligible for grant funds. The proposals are clearly feasible of implementation.

Residential Land Use Policy

The land use plan shows three (3) residential land use categories as well as one (1) planned residential open space category. The residential categories coincide either with existing residential zoning or the character and density of existing residential development. Low density equates to the R-A zone. This district is specifically designated for single-family use. No multi-family development and/or conversion should be allowed.

The medium density classification is adjacent to the downtown district. This classification recognizes the presence and frequency of 2 or more family dwellings intermixed with single family homes. Two-family dwellings should be allowed only as a conditional use. Standards for adequate off-street parking, yard areas and building size are recommended.

The Borough of Keyport recently amended its Zoning Code to eliminate all multi-family development as a permitted or conditional use within all zone districts. This Master Plan reaffirms that policy of maintenance of prevailing densities within the existing zone districts. Existing and approved multi-family developments are shown on the plan as high density residential area. A single lot of 3 or more dwellings structure surrounded by single-family homes is not shown in this category.

Planned Residential-Open Space Waterfront District

This plan recommends creation of a mixed use waterfront district at the former landfill-aircraft assembly site located in the extreme northeasterly sector of the community. This site is currently zoned for light industrial use.

Current zoning is in conflict with the Coastal Zone Management Plan of the New Jersey Department of Environmental Protection and with the Bayfront Recreation-Open Space Policies of the Monmouth County Planning Board. Development of the land for industrial use would

permanently deny public access and enjoyment of the waterfront areas. Further, development of the tract for industrial use would encourage commercial traffic through residential areas of the community resulting in adverse environmental impact.

It is recommended that the area be rezoned as a planned district under the provision of the Municipal Land Use Law C.40:55D-39 (Provisions for Planned Development). This district should specify a requirement for an overall development plan for the site setting forth in particular detail the stages of development, nature and character of residential development, provisions for open space and recreation facilities, provision for on and off-site traffic and circulation, and submission of Environmental Impact Statement addressing the permit process associated with the land and its history of use (landfill).

The overall development of the tract is substantially regulated by NJDEP wetlands and flood hazard regulations, as well as reclamation and re-use policy of former landfill sites. Because of these facts, and its location, the overall density of the site should be restricted to the densities permitted within the RA zone district.

Owing to natural constraints, clustering of residential uses should be encouraged. Further, regulations should insure future access and enjoyment of waterfront area as a function of development of the land.

Municipal Land Use Law regulations permit the community to stage the development over time, and further, stipulate public improvements (Open Space and Recreation Facilities) as a function of the overall plan. Such standards should be contained within the zoning regulations designed to implement the proposal.

Commercial Districts

The plan recommends four (4) commercial and professional service districts. The categories generally coincide with the areas currently zoned for commercial use, although boundary adjustments are proposed considerate of existing use and master plan objections.

The commercial districts are differentiated one from the other with regard to the intensity of use, lot size and the ranges or types of use permitted by district. The neighborhood business district is designed to serve as convenient shopping and service needs. The highway development district coincides with large shopping center areas, restaurants, and other highway oriented uses, including automobile sales and services.

Most new commercial development will occur as a replacement and/or enlargement of existing structures. A review of the development regulations indicates a substantial conformance as to lot size, building setback, etc. Review also indicates that in many instances, no buffer standards are required. Revision of buffer standards to stipulate screening and fencing as the method of providing a visual separation between residential and commercial uses is recommended.

Downtown Development

The downtown district includes the existing general commercial zone in the Front and Broad Streets area. All areas west of Luppataong Creek currently zoned General Commercial are proposed as Marine Commercial use to reflect the waterfront character (marinas, seafood, restaurants, boat sales, etc.).

Industrial Development Districts

The Land Use Plan reaffirms existing industrial district locations with the exception of the former landfill site in the N.E. Sector of the Borough.

Historic Districts

The Land Use Plan incorporates the historic districts established by Ordinance No. 2-89. The plan also adopts by reference the purpose and objectives set forth in Ordinance No. 2-89 and as generally stated herein.

HOUSING POLICY AND PROGRAMS

The land use plan provides for a variety of housing types and densities of population for the Borough at large. As a part of the land use plan, the following housing policies and strategies are set forth:

1. The downtown area of the Borough has been identified as neighborhood strategy area in conjunction with Small Cities Grant program.
2. Continued enforcement of housing code and encouraged improvement of mixed use buildings.
3. Continuation of capital improvement projects to improve the neighborhood amenities to these areas should be made.

This plan does not recommend, nor do conditions warrant, clearance and relocation of families and businesses. The limited number of mixed use structures considered substandard are generally located within commercial districts. Over time these structures will be renovated and/or replaced as a part of new commercial development.

Housing Plan

The N.J. Fair Housing Act requires all municipalities to prepare a Housing Plan. The Municipal Land Use Law of N. J. specifies the content of the plan. Set forth herein after are the data and conclusions specified by law.

Fair Share Obligation

The New Jersey Council on Affordable Housing (hereinafter referred to as COAH) has published in report dated 5/21/86, the estimate of the 1987-1993 low and moderate income housing need for all municipalities in the state of New Jersey.

The methodology and computation of the pre-credited and unadjusted need has been reviewed by the Borough. The Borough accepts the estimate. The COAH total estimated fair share for the Borough is zero.

Housing Resources

Apartments have also been built over the last 15 years and two family conversions of older, single-family homes have occurred in the various residential sections. In recent years, several townhouse and condo projects have also been constructed.

According to the 1980 U.S. Census, there were 3,065 year-round housing units. Since 1980, a total of 242 units were issued building permits. The total number of units is now estimated at approximately 3,300 units.

Of this total, 1,688 or 51.1% were built before 1940. Although a substantial percentage of the Borough's total housing stock is nearly 50 or more years old, the overall condition or structures is one of sound construction and maintained.

Purchase or Rental Value

The 1980 U.S. Census provided housing cost data from its survey of pre-1980. The information is so dated to be of no value. The costs of housing of the Borough are "affordable" when compared to neighboring large Township communities.

Occupancy Characteristics

The U.S. 1980 Census indicated that the vacancy rate in the Borough was approximately 2 % in 1980. There is no evidence to indicate any change of this condition. A strong housing market exists in Monmouth County.

Condition of Housing

According to the published data of COAH, there were 125 substandard units in the Borough in 1980. No door-to-door housing survey has been made to verify the above. It is recognized that the downtown area of the Borough does exhibit the greatest frequency of residential use in poor condition. Various strategies are set forth under the Section Downtown Area Plan to address this issue.

COAH has further estimated that of the 125 deteriorated units existing in 1980 and occupied by lower income households, all have been rehabilitated and/or are all now occupied by higher income households. As a result of this determination by COAH, the Borough has no obligation for creation of new or rehabilitated units affordable to lower income households pursuant to the NJ Fair Housing Act.

Notwithstanding the above statements of fact, physical condition of structures clearly indicates the need for continued code enforcement and other strategies as described hereinabove.

Projection of Municipalities Housing Stock

A total of 242 new units were issued building permits from 1/80 to 12/87. This is approximately 30 units per year.

Given the fact that the Borough is substantially developed, further new construction with the exception of the proposed planned district will result from infill on the few remaining vacant parcels.

The projected annual housing production over the next 6 year period is 10 to 15 dwellings per year. This forecast assumes no new major multi-family projects and excluded potential development of the planned residential/open space waterfront district.

Demographic Characteristics

The population of the Borough in 1970 was 7,205, and in 1980, it was 7,413. The most recent Monmouth County population estimate for the Borough is 7,549 persons as of 1/1/87. It is anticipated with the modest housing growth, that the population will continue to increase in the range of 30 to 35 persons per year.

The age distribution of Borough residents is similar to the County as a whole with the exception of 65 years of age and over. This factor reflects the developed nature of the community and the aging process of the resident population.

Family Size and Income

The household size according to the 1980 U.S. Census was approximately 2.5 persons per occupied housing. The per capita income according to the 1980 U.S. Census was \$6,770 per year. Both family size and per capita income figures are quite similar to the County at large.

EMPLOYMENT CHARACTERISTICS

The 1980 covered employment for the Borough was 698 jobs (private sector) according to the New Jersey Department of Labor. The September, 1987 employment estimate is 2,108. The significant increase is due to industrial development along Route 35 and Route 36.

OPEN SPACE AND CONSERVATION PLAN

Because of the existence of substantial acreage which is precluded from development by NJDEP rules and regulations, the opportunity exists for stream corridor linear parks along all of the major streamways north of Route 35 and Route 36.

With the exception of the downtown area, limited public ownership of land exists which provides access to waterfront areas. Further, in many instances, no public improvements are possible owing to regulations of NJDEP. Notwithstanding, the stream corridors can and do provide a passive, open space function within the community. Development regulations should insure preservation and protection of these locations.

This plan recommends the establishment of a planned residential-open space waterfront district at the former landfill-aircraft construction site located in the most northeastern corner of the community. It is recommended that development regulations require dedication of open space including upland area to further permit public access to the waterfront and better serve recreational needs.

The downtown-waterfront development plan includes a number of public open space, recreation and public access facility proposals. These proposals, as stated previously, are incorporated herein by reference.

RECYCLING PLAN ELEMENT

The Borough has adopted recycling rules and regulations and established districts and procedures pursuant to rules and regulations established in NJAC 14 A: 3 through 11. The Borough has also established a mandatory program for recycling materials in accordance with law.

CONSISTENCY WITH COUNTY AND LOCAL MASTER PLANS

The proposed Master plan has been compared to the Monmouth County and local master plans. Based upon this review, a consistency of land use and development regulations exists. Further, owing to the natural physical boundaries to the community (Raritan Bay shoreline, Matawan Creek and Chingarora) physical separation of the Borough's land mass from adjoining communities exist about a substantial portion of its corporate limits.

IMPLEMENTATION

Implementation of the plan is achieved through three interrelated actions: legislation, capital improvement planning and continuing planning.

Legislature Measures

The ordinances which implement the plan are the zoning ordinance and the land subdivision and site plan ordinances. Other ordinances, such as housing, building and public health codes also aid in the plan implementation on a day-to-day basis.

Zoning Ordinances

Zoning regulates use of land. Each district states land uses which are permitted or prohibited with appropriate controls. By law, the zoning plan must effectuate the Land Use Plan.

Subdivision and Site Plan Ordinance

The subdivision ordinance gives legal control over design and layout of land that is to be subdivided. The site plan ordinance provides the opportunity to apply physical design standards to development proposed on existing lots.

The Planning Board is authorized by State law to permit modification of standards based upon the particular conditions present at the site.

RESOLUTION NO. 89- 23

BOROUGH OF KEYPORT PLANNING BOARD

RESOLUTION ADOPTING AND AMENDING THE LAND USE,
HOUSING AND CONSERVATION PLAN ELEMENTS OF THE
BOROUGH OF KEYPORT MASTER PLAN

WHEREAS, the Planning Board of the Borough of Keyport has commissioned the preparation of reports for updating the land use, housing and conservation plan elements of the Borough of Keyport Master Plan; and

WHEREAS, the Board finds that the above elements are comprehensive and will provide sound and logical planning policy and direction in a manner which protects the public health, safety and welfare.

NOW THEREFORE, BE IT RESOLVED, by the Planning Board of the Borough of Keyport that the land use, housing and conservation plan elements of the Borough of Keyport Master Plan as contained in report prepared by John Chadwick, P.P. of E Eugene Cross Associates, Borough Planning Consultant, as amended August 24, 1989 and pursuant to public hearing be and hereby are adopted. The Planning Board further makes the attached recommendations in regards to the Keyport Master Plan.

Resolution Moved by William Kerchner
Seconded by Thomas Ferrante

Adopted by the following vote:

Ayes 6 Nays 0 Abstain 0

I certify that the above Resolution was passed by the Borough of Keyport Planning Board at its regular meeting of September 28, 1989

Dated: September 28, 1989



BRUCE ELY, Secretary

RECOMENDATIONS

1. Recommended that the Master Plan recognize and include the three historic preservation districts presently established by Borough Ordinance 2-89, Section 2-18 - (Historic Preservation Commission), as well as the aims and means for preservation by said ordinance. We further recommend the consideration of any additional districts recommended by the Historic Preservation Commission.

2. Recommended that all areas in the yellow (4,000 sq. ft.) zone on the map be changed to a white (5,000 sq. ft. minimum) designation.

3. Recommended that the light orange (medium density) be changed to indicate a 5,000 sq. ft. minimum.