
Borough of Keyport

Municipal Public Access Plan

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Approval of this plan does not eliminate the need for any Federal, State, County or municipal permits, certifications, authorizations or other approvals that may be required by the Applicant, nor shall the approval of this plan obligate the Department to issue any permits, certifications, authorizations or other approvals required for any project described in this plan.

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Introduction

The intent of this document is to provide a comprehensive Municipal Public Access Plan (MPAP) for the Borough of Keyport which lays out the Borough's vision for providing access to tidal waters and shorelines within the municipal boundary. This Municipal Public Access Plan (MPAP) was developed in conjunction with the New Jersey Department of Environmental Protection (NJDEP), in accordance with the provisions of N.J.A.C. 7:7-16.9, and has been approved by the NJDEP. The development and implementation of this MPAP supports the policy of local determination of public access locations and facilities while safeguarding regulatory flexibility and potential funding opportunities for the Borough of Keyport.

Public rights of access to and use of the tidal shorelines and waters, including the ocean, bays, and tidal rivers, in New Jersey are founded in the Public Trust Doctrine. First set by the Roman Emperor Justinian around A.D. 500 as part of Roman civil law, the Public Trust Doctrine establishes the public's right to full use of the seashore as declared in the following quotation from Book II of the Institutes of Justinian:

"By the law of nature these things are common to all mankind – the air, running water, the sea, and consequently the shores of the sea. No one, therefore, is forbidden to approach the seashore, provided that he respects habitations, monuments, and the buildings, which are not, like the sea, subject only to the law of nations."

Influenced by Roman civil law, the tenets of public trust were maintained through English Common Law and adopted by the original 13 colonies. The royal right to tidelands was vested to the 13 new states following the American Revolution, and has been vested to each subsequent state, thus remaining a part of public policy through present day. Through various judicial decisions, the right of use upheld by the Public Trust Doctrine has been incorporated into many state constitutions and statutes, allowing the public the right to all lands, water, and resources held in the public trust by the state, including those in New Jersey.

On July 6, 2015, the NJDEP adopted new rules governing public access that permit municipalities to develop and adopt MPAPs to govern public access within their municipality. This MPAP consists of an inventory of public access locations, plus plans to preserve and enhance access based on community needs and State standards.

On March 5, 2015, representatives from the Borough of Keyport met with CME Associates staff to begin the public access planning process. This plan was then developed in collaboration with the NJDEP, Borough Planning Board, Borough Recreation officials, Keyport Harbor Commission, and CME Associates and was presented to the Planning Board on **{date}** and was approved for submission to the NJDEP on **{date}**. Upon receiving approval from the NJDEP on **{date}**, the MPAP was incorporated into the **{specify element}** Element of the Master Plan by resolution on **{date}**. NJDEP approval and the subsequent incorporation of

the MPAP into the Borough Master Plan was recognized by Public Notice in the NJDEP Bulletin. All public access decisions made within the Borough of Keyport will be consistent with this plan.

Authority for Municipal Public Access Plans

The authority for a municipality to develop a MPAP is derived from the Coastal Zone Management Rules, N.J.A.C. 7:7, adopted by NJDEP on July 6, 2015. The premise of the authorization of Municipal Public Access Plans is that public access to tidal waters is fundamentally linked to local conditions. Municipalities have a better awareness and are more responsive to these conditions than a broader State “one size fits all” mandated public access plan.

The voluntary development of an MPAP by the Borough of Keyport enables the municipality to better plan, implement, maintain, and improve public access for its residents and visitors. The MPAP will be incorporated into the *{specify element}* Element of the Borough Master Plan in accordance with the requirements of the Municipal Land Use Law (N.J.S.A 40:55D). As an official component of the municipal Master Plan, the MPAP informs and identifies public access requirements associated with any proposed development or redevelopment project.

The Borough of Keyport will be responsible for ensuring that public access to tidal waterways along its shorelines is provided in accordance with the MPAP upon approval of the plan by NJDEP and subsequent incorporation of the MPAP into the Borough Master Plan. The Borough of Keyport will provide NJDEP with a letter confirming that each new public access project is consistent with this MPAP, and any permit issued by the NJDEP will note this consistency and ensure that public access requirements are satisfied in accordance to this plan. Per N.J.A.C. 7:7-16.9(j)4, the Borough of Keyport is required to submit a progress report on plan implementation to NJDEP within five (5) years from date of plan adoption.

The sections of this plan that follow are prescribed by the Coastal Zone Management Rules, N.J.A.C. 7:7, adopted by NJDEP on July 6, 2015. See Appendix 1.

State of New Jersey Public Access Goals

The State of New Jersey establishes a broad set of coastal protection goals through the New Jersey Coastal Zone Management Rules (see N.J.A.C 7:7-1.1(c)), including the following goals that specifically address public access:

- Effectively manage ocean and estuarine resources through sustainable recreational and commercial fisheries, as well as through the safe and environmentally sound use of coastal waters and beaches.
- Provide meaningful public access to and use of tidal waterways and their shores.
- Preserve public trust rights to tidal waterways and their shores.
- Preserve and enhance views of the coastal landscape to enrich aesthetic and cultural values and vital communities.
- The enhancement of public access by promoting adequate affordable public facilities and services.

- Create and enhance opportunities for public access to tidal waterways and their shores, on a non-discriminatory basis.
- Maintain all existing public access to, and along tidal waterways and their shores.
- Provide opportunities for public access to tidal waterways and their shores through new development.
- Provide public access that does not create conditions that may be reasonably expected to endanger public health and safety, damage the environment, or create significant homeland security vulnerability.

The Borough of Keyport’s Municipal Public Access Plan embraces and reflects these goals and is intended to help preserve, protect, and enhance the public’s ability to access the Public Trust lands.

I. Municipal Public Access Vision

A. Overview of Municipality

1. *Municipal Description*

The Borough of Keyport, known as “The Pearl of the Bayshore,” is a Bayfront community with approximately 0.38 linear miles of major tidal waterways along its shores. The Borough’s frontage on the Raritan Bay comprises the majority of its major tidal water body frontage. Keyport is flanked on its east and west borders by the Chingarora Creek and the Matawan Creek, each of which flow into the Raritan Bay. In addition, the Lappatatong Creek flows through the Borough and into the Raritan Bay just east of the Matawan Creek.

Keyport’s access to the Raritan Bay has defined the character of the Borough since its creation in 1908. The natural beauty and history of the Raritan Bay coastline has been and continues to be a source of community pride and a key economic benefit to the Borough as evidenced by the many visitors that use Keyport’s public access facilities and shop at Keyport’s local businesses. The Borough currently has a number of facilities that act as major access points to its waterfront, including Keyport Waterfront Park and its waterfront path and fishing pier, Keyport Municipal Boat Launch, Mini-Park, Walnut Street access, and Cedar Street Park and the adjacent waterfront areas.

Nearly the entire Borough is within the CAFRA region and all the Borough’s waterfront is regulated by the Coastal Zone Management rules. There are several areas of tidal wetlands within the Borough including the banks (riparian areas) of the Chingarora Creek, Raritan Bay, Lappatatong Creek, and Matawan Creek as shown in Map 1.

The Borough’s vision for its waterfront is to enhance existing public access by improving the functionality of existing facilities while creating more opportunities for public access to the waterfront through beach replenishment, acquiring open space, development, and providing a variety of waterfront activities. The Borough envisions capitalizing on its existing and

proposed public access to the Raritan Bay and tidal waterways to increase its economic development.

2. Public Access Description

Public access in the Borough of Keyport is mainly provided by the Borough and consists of a variety of access points and facilities that include a municipal boat ramp, waterfront walkways, a fishing pier, public parks on the waterfront, small beaches, and associated parking. There are also privately owned marinas along Keyport's waterfront that provide marine time services to the general public as part of their business. The public parks along the waterfront contain amenities such as walkways, benches, trash receptacles, a tee-ball field, parking, and open space. All public access points in Keyport provide access to the Raritan Bayfront. The Borough protects, ensures, and maintains public access through its Public Works Department, Recreational Department, the Borough Harbor Commission, enforcement of local ordinances, volunteer-based community clean-ups, and boat launch fees. The Borough Harbor Commission is vested with the power and responsibility to manage, operate, and control the harbor and waterfront lands owned or leased by the Borough. The Harbor Commission's responsibilities include operation of the harbor as well as construction and maintenance of the Borough's waterfront amenities including, beaches, piers, bulkheads, jetties, and major public access facilities such as the fishing pier and municipal boat launch. However, this power does not extend to waterfront properties owned by the Borough that are used for recreational purposes. The Harbor Commission strives to maintain and enhance the quality of the waterfront, harbor, and public access facilities under its purview, and the Commission and the Borough share the goal of maintaining and enhancing the quality and quantity of public access facilities and opportunities for such facilities within the Borough. Therefore, the overall goal of this MPAP is to establish the Borough of Keyport's plan to maintain and enhance all existing public access locations to and along tidal waterways and their shores and look for opportunities to increase public access.

3. Map 1: Borough of Keyport Tidal Waterways and Lands

This map shows all the tidal waterways within the Borough and all lands held by the Borough.

B. Municipal Public Access Goals and Objectives

As part of the planning process, this MPAP has been reviewed and is consistent with the following goals, elements, and policies of the Borough of Keyport's Master Plan:

1. Goals

- *Public Access to the Downtown area continues to be a priority*

2. Elements

- *Master Plan Reexamination Report 2012*

3. Policies

- *Keyport's present recreational facilities are generally limited to municipal facilities located along the waterfront and recreational facilities provided at*

the Borough's public schools. While past action on the part of the Borough fathers in preserving a portion of the waterfront for recreation use must be lauded, there is still a need for additional parks and open space.

- *Keyport's water frontage on the Raritan Bay is one of the Borough's principal natural assets. Although much of the land bordering the water is privately owned, the preservation of the waterfront for use of the entire Borough should be one of the key objectives of the Master Plan.*

4. Objectives

- *Preservation and protection of stream corridors continue to be a recommendation.*
- *The Henry Hudson Trail is an important recreational resource. The bikeway is maintained by Monmouth County and links all of the Bayshore communities. Keyport should investigate the feasibility of identifying shared road bike ways that link the Henry Hudson Trail to the beach and amusement area and other important bike destinations in the Borough. Creating a new walkway and bikeway paths also will provide support for the Borough's efforts in obtaining grants and technical support from Sustainable Jersey.*

In addition to those goals outlined within the Master Plan and the three State required goals below, the Borough of Keyport has established the following as goals specifically for public access:

- 1. All existing public access shall be maintained to the maximum extent practicable;**
- 2. Maintain safe and adequate access locations for fishing;**
- 3. Provide clear, informative signage for access locations;**
- 4. Conserve environmentally sensitive areas along the Bayshore through conservation easements to strengthen Keyport's resiliency to future storms and increase open space;**
- 5. Upgrade beaches through beach replenishment and community clean-ups to increase visitor frequency and opportunities for beach recreational activities;**
- 6. Dredge the municipal boat launch area of the harbor and place dredged material to cap the Aeromarine Site to allow for public access surrounding the Aeromarine Redevelopment Area;**
- 7. Connect the Henry Hudson Trail to Keyport's Bayshore public access locations to increase visitors and economic development; and**
- 8. Continue to enhance existing public access and increase the amount of public access to meet future demand.**

II. Existing Public Access

A. Public Access Locations

Map 2: Borough of Keyport Public Access Locations, identifies all of the public access locations within the Borough of Keyport and notes whether they are currently utilized, restricted, or unutilized. **Table 1** provides detailed information for each location. Table 1 may be found in Appendix 3. Almost all of Keyport’s existing public access locations are utilized by the public with the exception of the Aeromarine Site. The Aeromarine Site consists of a complex of industrial buildings and approximately 40 acres of an extensive landfill located adjacent to wetlands, the banks of the Chingarora Creek and Raritan Bay. Public access to the waterfront along this site is currently prohibited due to public health and safety concerns associated with the landfill and potential environmental damage to wetlands. However, access is still possible to the beaches along the Aeromarine Site from Walnut Street. The landfill portion of the site was subject to a Site Investigation and Remedial Investigation Report in January 2011. The report was found to be in compliance with all Department of Environmental Protection requirements for site remediation. However, the existing cap on the landfill is in need of improvement. It is the Borough’s goal to complete the required remedial actions on the site in order to implement the redevelopment plan and remove the existing public access restrictions. The Borough plans on enforcing the public access component of the redevelopment plan through public access easements to ensure the long stretch of coastline along the Raritan Bay and Chingarora Creek is accessible to the public in the future.

It is important to note that other access areas such as the beach at the end of Walnut Street, the beach along the Aeromarine Site, and the areas near the Borough’s creeks do not contain improvements but are still accessible to and utilized by the public. Public Access locations number six and seven are privately owned marinas that provide services and waterfront access to the general public.

B. Improved Public Access Locations

Map 3: Borough of Keyport Improved Public Access Locations, provides an inventory of the existing improvements and proposed public access locations that provide access to public trust lands and waters.

1. Keyport Waterfront Park

Keyport Waterfront Park, also known as the Promenade, includes many amenities such as a fishing pier, Bayfront pathways, coin-operated viewing stations, parking, access to West Front Street, a gazebo, benches, trash receptacles, bicycle parking, and open space. Keyport’s Waterfront Park contains a trail along the waterfront that connects the park to Fireman’s Park, the Municipal Boat Launch, and Beach Park. The park also includes a through lot known as “Mini-Park” that provides access between the Bayfront and West

Front Street allowing patrons to visit local businesses and restaurants. While Keyport Waterfront Park does not have its own official concession area, some vendors do sell food and drink to the public. Lastly, Captain John’s Fishing & Cruising uses a dock near the park’s gazebo on the waterfront. This allows the public to access Raritan Bay to go fishing or simply enjoy boating on the open water.



IMPROVEMENTS

Keyport Waterfront Park contains adequate signage that identifies the location, states the rules of the park and pier, and other interpretive signage. There is no way-finding signage, however, given the close proximity to the other sections of the waterfront, way-finding signage may not be necessary.

Parking for the park is located on American Legion Drive between the Municipal Boat Launch and the park’s gazebo. There are approximately 102 parking spaces in this lot, and more parking is available at Fireman’s Park and on Borough-owned property along American Legion Drive. Visitors to both Keyport Waterfront Park and Fireman’s Park are able to use both parking lots given the close proximity of both parks. The parking lots are less than 1,000 feet from one another providing park visitors easy access to Keyport Waterfront Park and the surrounding area. There are no duration limits for either parking lot. The Keyport Waterfront Park provides ADA access throughout the park. The parking lot includes several ADA-accessible parking spaces, all sidewalks from the parking lot or from the street are graded for ADA access, and an ADA-accessible ramp is available for access to the fishing pier.



2. Beach Park

Beach Park is located directly east of the Municipal Boat Launch on the corner of Broad Street and 1st Street. The park includes a gazebo, benches, trash receptacles, a mural, tot lot, parking, signage, and a small beach along the Raritan Bay. Many patrons use the beach for beach volleyball rather than swimming. Swimming is acceptable but is at a visitor's own risk due to no on duty lifeguards. The park does not have a concession area and beach cleanings at Beach Park is not consistent. The Borough may consider setting aside annual funds to pay for regular beach clean-ups during the warmer months to increase public use of Beach Park.

IMPROVEMENTS

Beach Park has limited but adequate signage for a park of its size. It includes signs denoting the location of the park, rules of the park such as swimming at your own risk, and other signs such as no smoking or no bait in trash receptacles.

Parking for the park is located immediately adjacent to the park and the parking spaces are shared with parking for the Municipal Boat Ramp. There are approximately 34 spaces available for Beach Park and the boat ramp. Beach Park is within walking distance of the Waterfront Park, Fireman's Park, and the boat ramp. Guests can walk from any parking area to Beach Park or from Beach Park to the other nearby parks. There is no duration for parking.

ADA accessibility is limited at Beach Park considering that some of the park is sand. The tot lot is constructed on black top and is accessible via 1st street. The sidewalk along 1st street has ADA-accessible grades from the street to the curb and the blacktop can be accessed by a walkway from the sidewalk to the tot lot. No additional ADA-accessible areas are envisioned for Beach Park.



3. Cedar Street Park

Cedar Street Park is located on the Bayfront and can be accessed by Myrtle Avenue and at the end of Cedar Street. The park has numerous amenities including tennis courts, a basketball court, tee-ball field, parking, benches, a gazebo, an open space grassed area,

trash receptacles, a tot lot, chess tables, signage, and a beach along the Raritan Bay. The beach does not have a lifeguard on duty and swimming is at patron's own risk.

IMPROVEMENTS

Some of Cedar Street Park's amenities are in need of upgrades or improvements. This includes the tee-ball field, basketball court, tennis courts, and the beach. Regular beach and park clean-ups by volunteers or the Borough would significantly enhance the aesthetics of the park. Improving existing amenities may raise the park's value and potentially increase visitors to the park. Cedar Street Park's signage is adequate, and includes signs that state the rules of the park and other signage throughout the park.

Parking for Cedar Street Park is located on Pine Street and the park can be directly accessed from the parking lot via the tee-ball field. Some visitors opt to park on the end of Cedar Street. However, the end of Cedar Street does not offer many parking spots and can be filled quickly. Installing a sign to indicate additional parking areas may help with parking issues. A park path leads to the other park amenities and to the beach. There are approximately sixteen (16) parking spaces in the parking lot. There is no duration for parking. No restrooms are located at the park and there are no plans to add restroom facilities to the park.

The park is ADA-accessible via the ADA-accessible parking spaces. The park can be accessed along a paved path that goes around the back stop of the tee-ball field to the rest of the park from these spaces. The sidewalks on Cedar Street are also graded for ADA access to the park from Cedar Street.



4. Fireman's Park

Fireman's Park is located along West Front Street at the intersection of American Legion Drive and West Front Street. The park is a thin strip of land between the municipal parking lot and West Front Street. The park includes a sidewalk, benches, trash receptacles, parking, a memorial, and landscape planters. A NJ Transit Bus Stop is located in front of the Post Office and is within walking distance to Fireman's park and the other nearby Borough waterfront areas.

Parking for Fireman’s Park is located directly north of the park in the Borough’s municipal parking lot. This lot provides parking for Fireman’s Park and the surrounding public access areas along the Bayfront. There is no duration on parking and the municipal lot is within walking distance of all waterfront areas and the Borough’s downtown business district. Signage is limited to the rules of the park. The park is ADA-accessible through the sidewalks graded to street level.



**Image from Google Streetview*

5. Aeromarine Site

This site is currently restricted to public access due to environmental constraints and public health concerns. However, a portion of the beaches on the Aeromarine Site are currently accessible via Walnut Street or the beach at Cedar Street Park. The Aeromarine beaches are frequented by fishing enthusiasts, but the bulk of the site is not permitted for access but some still walk the site despite the environmental concerns. The Borough is committed to cleaning up the site and ensuring the area is not barred from public access in the future. The Borough is currently working on redeveloping the developed portion of the Aeromarine site. Keyport recognizes this as an excellent opportunity to expand its public access options and will include provisions to require public access in the form of a boardwalk, trails, bird sanctuary, and/or fishing pier.

6. Brown’s Point Marina

This is a private marina that provides numerous maritime services to the public. This public access location is not regulated by the Borough and no existing or future improvements are under the control of the Borough. However, the marina does provide public access to the Bay through the services it provides. These maritime services include floating dock racks, winter and summer storage, repair services, and boat rentals. The marina is not required to provide these services to the public but does so as part of their business. The Borough Harbor Commission works with Brown’s Point Marina to connect the marina’s services to the Borough’s waterfront areas, the bay itself, and the downtown business district. The Borough is currently working on a redevelopment plan to develop land adjacent to the Brown’s Pont Marina. The Borough recognizes this as a

great opportunity to expand public access. The plan itself will include provisions to require public access to the water and marina through a boardwalk and kayak launch.

7. Hans Pederson Marina

This is another private marina that provides maritime services to the public. No existing or future improvements are under the control of the Borough since it is a private marina. However, the marina does provide the public access to the Bay through the services it provides. These maritime services include boat repair and restoration, boat storage for summer and winter, painting, engine repair and rebuilds, and dock space that are provided to the public in the form of paying customers. The marina is not required to provide these services to the public but does so as part of their business. The Borough Harbor Commission works with the owners to connect its services to the Borough's waterfront areas and downtown business district.

Other Potential Public Access Areas

There are three locations in Keyport that have the potential for public access as they are part of the public right-of-way. These locations include West 2nd Street off Chingarora Avenue, Maple Place Bridge, and Walling Terrace off Perry Street. Currently, these locations do not have any public access improvements and the public cannot access the waterways physically. However, they can be accessed visually but vegetation does impede any visual vistas. In the future, these locations should be studied to determine the feasibility of waterway access for small boats or a platform for visual vistas and fishing. Additionally, there have been two potential development projects in 2001 and 2006 that were near waterways and had plans for public access. Unfortunately, both these projects failed to materialize, but if other development opportunities arise, public access should be implemented if feasible.

C. Limitations to Public Access

The following limitations to public access in the Borough of Keyport currently exist:

1. Temporary Restrictions

- Keyport Waterfront Park, the Municipal Boat Launch, and Fireman's Park along the waterfront are closed after dark.
- No persons are allowed to access Cedar Street Park and Beach Park between 10 pm and 6 am.
- Swimming and bathing is not permitted in the bay from 6pm-6am.
- No Person allowed on Keyport Fishing Pier from 11pm to 6am .
- The Fishing Pier is not open between 5 pm and 8am from November 1 through March 31.

2. *Permanent Restrictions*

- No running, alcohol, dogs, sleeping, cutting bait on benches, skates, bikes, or skateboards are allowed on the Fishing Pier.
- Only 4 crab traps per family and one fishing pole per person are allowed on the Fishing Pier.
- No bait, fish, or crabs are allowed in trash receptacles in all public access areas.
- No smoking or alcohol is allowed on any public access area on the Bayfront.
- All public access areas require patrons to clean up after their dog.
- The Municipal Boat Launch ramp requires a permit.
- Access in the Aeromarine area is restricted.
- The wetlands surrounding the Matawan, Lappatatong, and Chingarora Creek are restricted as public access will damage the wetlands and surrounding environment.

3. *Local Constraints*

- There are no lifeguards at any public access area on the Bayfront. All patrons must swim at their own risk.
- Lack of restrooms at all public access facilities along the Bayfront.
- The municipal boat ramp has a significant shoaling problem that affects the adequacy of the municipal boat ramp. It is recommended to dredge this section of the harbor to help remove the shoal and explore the possibility of using the extracted sediment to improve the cap on the Aeromarine landfill.

III. Community Needs Assessment

The Borough of Keyport has performed a community needs assessment, the methods and results of which are described in the following section.

A combination of a public meeting and a public survey that was accessible via the Borough's website was used to acquire input from the community on Keyport's public access facilities along the waterfront. All of the information and input acquired was extremely helpful in assessing the needs of the community, determining what needs are satisfied and not satisfied, and developing potential alternatives to satisfy unmet needs.

The community needs assessment has been split into three sections. The first will review the public meeting information. The second section will review, analyze, and discuss the input received from the online survey. The third section will summarize the findings of the community needs assessment.

Public Community Input Meeting

On April 28th, 2015, a public meeting was held in the Borough Council Chambers to discuss public access along Keyport's waterfront. The meeting was advertised on the Borough website and through flyers posted at various locations including the public library and Borough Municipal Building. An open discussion format was facilitated by a questionnaire similar to the online survey to engage meeting participants and solicit public input. The comments, concerns, and questions discussed at the meeting have been categorized by responses to each of the questions posed during the meeting.

Question 1: What are Keyport's public access needs along the waterfront?

The purpose of this question was to solicit input from participants on any needs along Keyport's waterfront that are not being met through current amenities or waterfront access areas. The following responses were heard at the public meeting:

- Adequate access for small boats such as kayaks or canoes is not currently available via the municipal boat launch due to nearby pilings;
- Permanent bathroom facilities near the Promenade do not exist and several participants felt they are needed for both visitors and residents;
- Some participants identified a significant lack of safe pedestrian access to all public access areas;
- No information is currently provided regarding waterfront access areas, available amenities or activities, and information on upcoming festivals, local businesses, and rules/regulations of all waterfront areas;
- The absence of a ferry service at Keyport's waterfront area to other local municipalities was identified as a need;
- Increased maintenance, clean up, and enforcement of waterfront rules mainly at the promenade is needed;
- All publicly accessible beaches should be continuous, thoroughly cleaned, and maintained;
- A need exists for increased parking at Cedar Street Park;
- A need exists for proper access to the Aeromarine Site for fishing and other waterfront activities; and
- A need for a visitor center or kiosk was identified.

Question 2: What can be done to satisfy any unmet needs?

This question was posed to all participants as an opportunity to propose potential solutions to address the needs identified in Question 1. The responses below were provided.

- A boat launch ramp could be constructed along Luppamong creek for small boat access;
- Remove port-a-potties and install permanent restrooms;

- Increase pedestrian safety for all waterfront access locations through a variety of traffic calming measures;
- Provide a visitor center that could simultaneously meet the needs for permanent bathrooms and provide information for waterfront areas, amenities, and upcoming events;
- Continually look for opportunities to provide a ferry service;
- Increased maintenance by Department of Public Works and provide more trash/recycle receptacles for all access areas;
- Purchase a beach sweeper in conjunction with several adjacent towns to reduce the cost of beach cleaning and increase the number of beach cleanings; and
- Provide access to the Aeromarine Site;

Question 3: What are the strengths and weaknesses of Keyport's waterfront access?

- Strengths: The beautiful view was identified as a strength by all participants.
- Weaknesses:
 - Lack of beach maintenance;
 - Litter is not properly disposed of and attracts seagulls;
 - Enforcement issues for bikers, skateboarders, and fisherman along the Promenade;
 - Use of porta potties;
 - Not disposing of fish heads/guts at Promenade or disposing of them in the water;
 - Fish carcasses washing up from the tide and from other towns especially along the beach near Aeromarine;
 - Too many unused pilings;
 - No parking or unloading area for kayakers;
 - Continual dredging issues;
 - Lack of mobile rack for kayak or canoe rentals; and
 - No municipal transient boat slips for boats launching at other locations.

Some of the weaknesses identified by the participants may be viewed as unmet needs and potential solutions should be considered to counteract these perceived weaknesses.

Question 4: Are there areas that should include public access that currently do not?

The purpose of this question was to identify any potential areas to add to the Borough's current waterfront access areas. The following areas were suggested by the participants during the public meeting:

- Beach access at the currently vacant Aeromarine Site via steps down to beach level at the end of Walnut Street;
- Beach access at Cedar Street park should be provided to the beaches along the Aeromarine Site;

- Continuous beach access should be provided from the waterfront park to the Aeromarine beaches; and
- Public access along Luppataong Creek or other Borough creeks.

Question 5: How can current waterfront areas be enhanced? Are there activities or amenities that would improve waterfront access?

This question was asked to acquire additional information on what can be improved or added to existing or added waterfront areas.

- Additional dredging and extend the concrete pad for the Municipal Boat Launch;
- Research potential opportunities to provide Eco-tours along Keyport's waterfront;
- Construct a bird watching area along a creek or other natural area with a raised platform or similar viewing structure;
- Provide a small boat (kayak, canoe) rental service at Beach Park or where appropriate;
- Provide walkways/alleys between buildings to improve access from West Front Street to the waterfront;
- Additional sitting areas such as increased number of benches or movable table and chairs;
- Provide a better connection to West Front Street businesses such as having store fronts facing American Legion Drive;
- During the winter the promenade is not frequently shoveled after snowfall which affects public access. Providing snow removal could improve access in the colder months;
- Have dumpsters that face American Legion Drive more effectively screened;
- Additional public art or murals including murals on the back of commercial stores on West Front Street; and
- Additional activities at waterfront access areas such as the Promenade and Cedar Street Park;

Question 6: Are there safety issues that are not currently addressed along the waterfront?

- Pedestrian safety is not adequately addressed for crossing streets to access all public waterfront locations;
- The crosswalk on first street to the municipal boat ramp is frequently blocked by vehicles with or without boat trailers;
- Potential water damage to electrical wires in conduit that still exists post Superstorm Sandy;
- A majority of the Keyport Promenade is in the VE flood zone which can cause safety issues during a major storm; and
- Community waterfront rules involving safety are not readily available to Borough residents or visitors.

Many of the safety issues addressed in this question are directly related to past responses from other questions.

Question 7: Are there ideas on the map that should be implemented? Do any of these ideas not work with the current waterfront area?

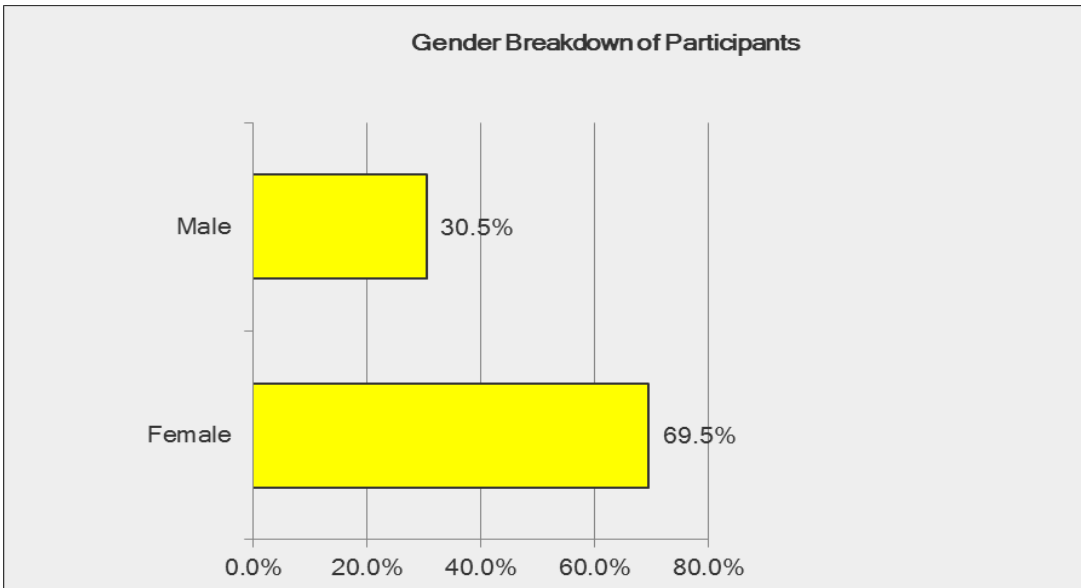
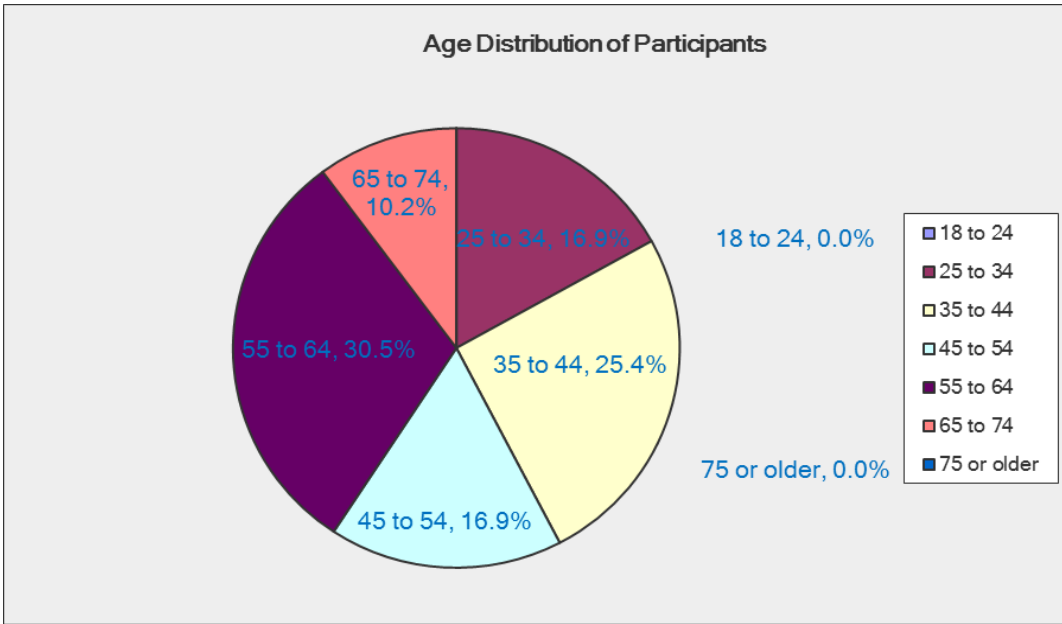
The map/photo pertaining to this question can be found in Appendix ##. The purpose of this question was to take past information on the community visioning process for the waterfront done in 2004 and determine if any needs are still not being provided or desired by the public.

- The proposed parking decks in the photo are not necessary because parking is not an issue. Maintenance will cost too much for a large parking deck where the current municipal lot exists behind the Borough municipal building; and
- Additional signage and streetscape improvements shown in the photo would enhance the waterfront area.

Survey Results

A public survey was conducted to gain more local and empirical knowledge of public access areas and issues. The survey was posted on the Borough website from April 14, 2015 to May 9, 2015. The flyers that were put up for the public meeting included the link for the survey. 59 responses were collected from the survey. It is important to note the methodology used does not provide a good sample size of the entire Borough and therefore the survey results cannot be used to infer or support any firm conclusions. However, the survey responses do provide a general overview of how the respondents use waterfront access areas and offers ideas on how to improve existing access areas in the Borough of Keyport. The results of the survey are shown in detail below.

Questions 1 and 2 pertained to demographics. The first 2 questions asked all participants, of which all 59 participants answered, their age and gender. The following charts display the results of Questions 1 and 2.



As displayed in the graphs above, approximately 30% of respondents are between the ages of 55 to 64 and approximately 25% of the respondents are between the ages of 35 and 44. Approximately 70% of the respondents are female and 30% are male.

All of the remaining questions in the survey were open-ended. All participants could answer how they saw fit. The following is a breakdown of all responses for each question.

Question 3: How do you personally enjoy or use Keyport’s waterfront?

The purpose of this question was to see how current amenities and Borough Bayfront access areas are used by the residents. 56 of the survey participants answered this question. Many respondents gave multiple answers while others gave a single answer. For analytical purposes, activities were grouped by similarity which created some overlap. For example a response stating, “fishing on the beach” was tallied both under the Beach category and Fishing category. Understanding how the public currently uses the waterfront is important because it helps identify how to improve public access without taking away what is currently enjoyed. The following is a breakdown of all participant responses placed into several broader categories:

Walking	44
Passive Recreation	21
Attending Festivals or Events	15
Fishing or Crabbing	11
Take Kids to Playground or Park	8
Boating/Sailing/Kayaking	8
Sports	7
Beach Activities	7

A majority of the participants enjoyed or used the waterfront by walking the promenade, visiting parks along the waterfront, or walking along the beach. Passive recreation includes activities such as strolling, kite flying, enjoying food at parks or waterfront restaurants, boat watching, enjoying the sunset, yoga by the bay, bird watching, or sitting on benches. Festivals and events included movie nights or fireworks. The Sports category includes volleyball, swimming, running, or other sports.

Although this is a very small sample of how Borough residents use public access areas, the survey shows that respondents enjoy a wide variety of activities along Keyport’s waterfront with a majority using it for walking or other passive recreation.

Question 4: What are the strengths of Keyport’s waterfront access? Weaknesses?

This question was posed to get an idea of what is important to residents and what can improve for waterfront access in Keyport. 53 participants answered this question. The following list displays common strengths and weaknesses given by participants.

STRENGTHS	WEAKNESSES
Beautiful view and Scenery	Lack of garbage collection, cleanup, and enforcement including dog feces
Access to Mutt Mitts	Fishing where prohibited and fish guts not properly disposed
Live Entertainment and Festivals	Lack of launch areas for small boats or kayaks
Ample, Convenient, and Free Parking	Commercial properties on West Front Street do not face Waterfront which is unsightly
Easily Accessible including Handicap Access	Lack of police patrol for enforcement and maintenance of waterfront
Good Access for Boats	Beaches not regularly cleaned
Well Maintained Grounds and Gardens	No visitor center or kiosk with waterfront information or historical facts
Nearby Restaurants and Businesses	No kayak or small boat storage
Improvements to waterfront access	No Permanent Bathrooms

Other weaknesses mentioned include fish guts polluting water and beaches, no lockers for small boat users, flooding in Fireman’s Park, not enough trash or recycle bins, no pop up businesses, lack of bike racks, not enough trees, and no connection between businesses and waterfront during festivals.

Question 5: What activities or amenities would you like to see along Keyport’s Bayfront?

This question was asked to build on the weaknesses question to see what can be done to potentially mitigate perceived weaknesses of Keyport’s waterfront access areas. 50 participants answered Question 5. The following responses were collected:

- Area to launch small sailboats, kayaks, and canoes;
- More games such as horseshoes or bocce ball;
- Drinking Fountains;
- More live entertainment such as an “Open Mic” night for musicians;
- Public restrooms with a potential visitor center or public marina;
- Food trucks and pop-up food stalls;
- Bike, kayak, and paddleboat rentals;
- Water taxis or a ferry service;
- More benches and trees;
- Kayak night events and Stand Up Paddle board demonstrations;
- Art classes by the water;
- Dog Run;
- Transient boat slips or docks for day trippers to Keyport;
- Sprayground;
- More party boats;
- More natural restoration areas and boardwalks along creeks;
- More outdoor eating areas along waterfront; and

Other answers provided to this question have been moved to a more appropriate or corresponding question in the survey.

Question 6: How can the community's access to the bay be improved?

The purpose of this question was to identify any additional waterfront access areas and how to improve existing access to the bay. Only 38 participants answered this question. Some of the responses collected for this question were already addressed under previous questions. The following is a sample of responses not previously noted.

- Extend promenade from the municipal boat ramp to the Aeromarine site;
- Provide additional bike racks;
- Increase signage directing visitors to waterfront;
- Install transient boat slips;
- Provide healthy activities such as walks or a farmer's market;
- Add bike lanes from Broad Street to Walnut Street and from Henry Hudson Trail up to waterfront area via Beers Street and Cedar Street;
- More parking for Cedar Street and Walnut Street access areas;
- Increase restaurant options along waterfront;
- Construct an additional pier; and
- Designate beach access areas for kayaks, canoes, or other small boats;

Question 7: What are Keyport's needs along the waterfront? What improvements would satisfy those needs?

This question's purpose was to identify any needs that aren't being met along the waterfront and suggest alternatives to satisfy said unmet needs. Of the 47 answers collected from participants, many answers were already stated in previous questions. The following is a sample of answers from the 47 respondents.

- Develop the Aeromarine site to increase waterfront access;
- Adding bike rentals;
- Providing deeper water for the Municipal Boat Launch through dredging;
- More beach access;
- Jetties and breakwaters to help mitigate beach erosion;
- More maintenance with garbage patrols;
- Installing better garbage receptacles to reduce seagulls reaching garbage;
- Address the poor lighting at Cedar Street Park; and
- Address the unsightly back of businesses along the waterfront with murals.

Question 8: Is there adequate signage near waterfront areas? Is there adequate directional signage in Keyport to waterfront areas?

This addresses signage for both visitors and residents of Keyport to waterfront access areas. 47 participants answered this question. 28 answered there is adequate signage with 19 saying there was not. The following suggestions regarding signage were provided:

- Add way-finding signage on Routes 35 and 36;
- Add directional signage to waterfront at the A&P jughandle;
- Install a digital sign that's updated daily with tide information, events scheduled, etc.;
- Add way-finding signage or directories for businesses and additional parking areas; &
- More signage at highway exits or entrances.

Question 9: Are there safety issues along the waterfront that are not being addressed?

43 participants answered this question with 24 feeling there are safety issues and 19 stating there are not safety issues. The following safety issues were brought up under this question and in other questions of this survey:

- Pedestrian safety is not adequate. Many feel unsafe crossing streets and there is no pedestrian law enforcement;
- Fishing on the promenade is dangerous to pedestrians due to dangers presented by fishing hooks and lines;
- Many cars speed and no speed bumps or other traffic calming devices exist;
- Many of the beaches are not cleaned regularly with lots of debris including glass, driftwood, and garbage;
- Use of bikes and skateboards on sidewalks;
- Garbage, litter, and fish guts can be a health hazard; and
- The old pilings near the municipal boat ramp are hazardous for smaller boats.

Question 10: Is there sufficient bicycle access to public facilities along the waterfront?

49 survey participants answered this question. 28 answered there is sufficient bicycle access with 14 saying there was not. Other respondents offered the following suggestions for bicycle access:

- Bike lane to Henry Hudson Trail;
- Increase bicycle access to waterfront areas;
- Install bike lanes on American Legion Drive and Beers Street that leads to Henry Hudson Trail with adequate directional signage;
- Link Matawan and Aberdeen to waterfront via the Henry Hudson Trail;
- Install a bike racks by the mini park, main parking lot, and other areas along waterfront.

Question 11: This image was produced during a public meeting in 2004. What about this image do you like or dislike in terms of waterfront access?

The photo pertaining to this question can be found in Appendix ##. The purpose of this question was to take past information on the community visioning process for the waterfront completed in 2004 and determine if any needs are still not being provided or desired by the public. 38 participants responded to this question with a wide variety of answers. Some participants thoroughly approved of the image while others did not approve of the image or did not approve of certain suggestions within the photo, most notably parking. The following responses were directly related to public waterfront access:

- Increase green space and parking along the waterfront;
- Provide access along the Luppataong Creeks and other creeks in Keyport;
- No need for a parking garage because parking is adequate for the waterfront;
- Need to ensure protection from future storms for waterfront access areas;
- The post office could potentially be relocated for additional waterfront access;
- Add the proposed ferry service in the image;
- Include the proposed amphitheater in the image; and
- Construct a gateway to waterfront access area on Broad Street.

There was a distinct disparity of how survey respondents whom answered Question 11 felt in regards to parking. Select participants felt the need for additional parking while others believed parking was adequate to access public waterfront areas. It appears that a periodic evaluation of parking needs will be needed to ensure adequate parking is available during all seasons for both visitors and residents of Keyport in the future.

Summarization of Findings

Several themes have emerged from the public involvement process with regards to public access in Keyport. The following list identifies those themes and other items of note discussed during the process. It is important to note that the items listed below are recurring issues that were discussed throughout the public participation process. However, the list is by no means an exhaustive list of all identified needs with regards to waterfront access.

- The need for permanent bathrooms and removal of seasonal porta potties;
- A need for increased pedestrian safety through LED crosswalks, raised crosswalks, or other traffic calming measures to provide a more balanced environment for pedestrians and vehicles;
- Lack of small boat access, storage, or rental;
- The need for increased clean-up of fish guts and litter;
- The need for increased enforcement of rules related to littering;
- The need for a visitor center or other centralized area to disseminate information;
- The need to increase the number of public access points including beach and creek access points;
- A need for public and transient boat slips for visitors to Keyport;

- No storefront access along American Legion Drive or facing the waterfront;
- Continual dredging issues for the municipal boat launch;
- Need to develop public access for the Aeromarine Site;
- Connect the Henry Hudson Trail to existing waterfront access areas;
- A participant raised the subject of a past development approval in 2004. The project never came to fruition but a condition of approval included a recreational area for public use along Luppatatong Creek. This condition included an easement for public access, child-proof safety railings, lighting, and a sign indicating the location of the public walkway along the creek. The noted improvements never were constructed but future opportunities to construct the improvements should be continually sought out; and
- Another development in the same area along Luppatatong Creek originally envisioned a small boat launching area. The project never came to fruition, however future opportunities to construct a small boat launching area along the creek should be evaluated.

IV. Implementation Plan

The Borough of Keyport has developed an Implementation Plan composed of Priorities, Preservation of Public Access Locations, Signage, Proposed Access Improvements and Facilities, and Municipal Tools for Implementation as described below. This implementation plan should be updated every 5 years and compared to previous inventories or plans to ensure all public access points are well-maintained, improved with needed amenities, and continually accessible to the public.

A. Priorities

The Borough of Keyport developed the following priorities:

1. *Maintain Existing Public Access*

The Borough of Keyport has the unique advantage of having access to the Raritan Bay, which enables residents and visitors to connect to the Borough's bay shorelines and tidal waters. The Borough of Keyport is fully committed in maintaining existing public access to the Raritan Bayfront. The majority of the identified public access locations within this Plan are currently well-utilized by the public, with the use of waterfront access facilities being more prevalent during the warmer months. This higher volume of use results in a significant increase in the amount of litter and maintenance required along the waterfront, especially for the fishing pier and Promenade areas.

All access points owned or controlled by the Borough will continue to be maintained by The Borough Public Works and Parks & Recreation Departments. Efforts to maintain and clean public access areas should include consistent cleaning of beaches and all public access areas throughout the year. Beaches at Beach Park and Cedar

Street Park should be cleaned once a month from May to September each year to increase visitors to Keyport's beaches. These beach clean-ups can be conducted by the Borough or through scheduled volunteer cleanups.

Additionally, maintenance and clean-up frequency of the Promenade and all other public access areas should be increased in response to the high amount of use in the warmer months. This can include installation of more trash and/or recycling receptacles and increased trash pick-up times to help manage the increase in solid waste volume. Another option to consider is to increase volunteer participation for clean-ups by offering incentives to participate such as local discounts or other similar incentives.

Recommendations for maintenance activities should include the following:

- Install more trash and/or recycle receptacles along the Promenade and all public access areas;
- Increase trash pick-up for all public access areas to at least twice a week;
- Promote more community and volunteer clean-up events;
- Purchase a beach sweeper in conjunction with adjacent municipalities for monthly beach clean-ups by the Borough and/or volunteers between May and September each year;
- Increase enforcement of littering, especially as it relates to fishing-related waste, and other Borough ordinances through bike or foot patrols by appropriate Borough agencies;
- Manage and replace vegetation as needed at each location;
- Consider adopting an ordinance to fine park patrons who leave fish, fishing-related waste, or litter in prohibited areas as an enforcement measure.

2. *Planned Enhancement to Public Access Locations and/or Facilities*

The community needs assessment identified several public access locations or facilities that can be enhanced.

Recommendations for Promenade including Beach Park and Municipal Boat Launch:

- Find an alternative to portable bathroom facilities. The Promenade area is in the VE zone which dictates that a new permanent structure, such as a restroom, can be built if an appropriate CAFRA permit is obtained. Therefore, it is recommended to pursue the installation of a permanent bathroom facility at this location. An alternative is to have a portable restroom trailer with running water, which may also require a CAFRA permit.
- Install a portable visitor center and/or kiosk to provide visitors with maps, events, information on local businesses, and rules of the waterfront, and to answer any questions visitors may have. Possible locations include the

vacant lot where the Steamboat Museum was located or the open space near the clock.

- Improve the municipal boat launch through dredging and extending the concrete slab. Any material from dredging may be used to assist in capping the Aeromarine Site.
- Install moveable chairs and tables near the Gazebo to allow patrons to comfortably eat near the waterfront;
- Improve pedestrian access to Beach Park and Promenade by installing traffic calming devices such as raised crosswalks or LED pedestrian signs.
- Identify opportunities for a ferry service along the Promenade.
- Identify opportunities to install transient boat slips with a pump-out station to increase daily visitors to Keyport. A Boating Infrastructure Grant may assist in acquiring funds for installation. A Waterfront Development Individual permit would be required as well as Army Corp of Engineers approval.
- Provide storefront access along American Legion Drive through ordinance or other means.
- Identify opportunities for a kayak rental and storage area.

Recommendations for Cedar Street Park:

- Increase pedestrian safety to Cedar Street Park through traffic calming measures.
- Install a small boat access area to the Bay for kayaks or canoes. A Waterfront Development Individual permit will be required.
- Identify an opportunity for kayak rental and storage area.
- Identify an opportunity for eco-tours via small boat.
- Parking needs will need to be addressed if a small boat access is created due to the increase of vehicles to the Park.
- Install a bike lane from the Henry Hudson Trail to Cedar Street Park via Fulton Street and install way-finding signage from the Trail to Keyport's Waterfront Access areas. A Coastal GP 13 could apply for the bike path.
- Increase frequency of beach clean-up at Cedar Street Park and improve beach access and amenities.

Recommendations for Walnut Street:

- Keyport's Strategic Recovery Planning Report identifies Walnut Street's beach access restoration as a key goal. Superstorm Sandy damaged the beach access and it is recommended to restore beach access. This may be done in conjunction with any development of the Aeromarine Site.

All of the above recommendations to enhance Keyport's existing public access will need significant resources to implement. The Borough must be vigilant in identifying opportunities with developers to assist with the recommendations, funding

opportunities through grants or other sources, and conduct feasibility studies for larger projects such as a ferry or transient boat slips.

3. *Increase Volume and Frequency of Visitors*

The Borough of Keyport is committed to the economic development of the downtown business district and the Borough as a whole. To that end, the Borough will continue to look for opportunities to increase the number of public access locations along the Bayfront and enhance the connections between existing public access areas and the downtown area. Increased public access may increase the number of visitors to Keyport Borough, thereby generating an increase in the use of services provided by Keyport's businesses.

Recommendations:

- Install transient boat slips and a pump-out station where viable;
- Increased food options such as allowing food trucks in designated areas;
- Increased murals and public art;
- Additional public access areas;
- Identify the potential for Eco-tours;
- Increased activities for beaches;
- Continuous and improved beach access;
- Scenic viewing platforms for the Bay and for wildlife along the creeks.

B. *Preservation of Public Access Locations*

The Borough of Keyport has developed the following measures to preserve existing public access to the Borough's waterfront:

1. *Preservation Measures*

Several public access locations are on the Borough's official Recreation and Open Space Inventory (ROSI) including Keyport Waterfront Park, the Promenade, Fishing Pier, Beach Park, Fireman's Park, and Cedar Street Park. Together these areas provide the bulk of Keyport's municipal public access and are preserved in perpetuity through the Green Acres program.

2. *Conservation Easements*

Currently, there are no conservation easements for public access areas in Keyport. However, the Aeromarine Site is planned to have a significant portion of the site dedicated to public access. The Borough will place a conservation easement on the public access portion of the Aeromarine Site to ensure the public can enjoy the Bayfront. Additionally, a conservation easement is envisioned for the Luppataatong Creek to provide public access to the creek.

3. Resiliency Measures

Superstorm Sandy resulted in significant damage to Keyport’s public access areas. The Borough’s SRPR identifies all of the damages and provides recommendations such as wave breaks, bulkheads, and cooperation with the U.S. Army Corp of Engineers to improve the resiliency of public access facilities. The Borough will continue its efforts and explore opportunities to make the Borough’s public access facilities more resilient.

C. Signage

The Borough of Keyport has provided the following signage:

- Way-finding signage throughout the Borough to its downtown and public access amenities;
- Signage identifying the rules of certain areas including the fishing pier and Promenade;
- Signage identifying Green Acres preserved area;
- Signage identifying no lifeguard on duty at beach access locations; and
- Other miscellaneous signage.

It is recommended the Borough add or improve signage for public access facilities such as:

- Installing way-finding signage from Henry Hudson Trail to Keyport’s waterfront at Beers Street and Fulton Street.
- Install signage identifying waterfront public access areas, hours of operation, and rules for each access area.
- Increased signage on littering and fishing-related waste.
- Way-finding signage or directory for local business locations.
- Install signs at the end of Cedar Street indicating nearby parking options for Cedar Street Park.

Existing and proposed signs for public access are and will continue to be maintained by the Public Works Department. Funding for signs will come from the Public Works budget or other Borough funding sources. At this time there is no existing ordinance for sign maintenance and the Borough does not feel adopting one is necessary.

D. Proposed Access Improvements and Facilities

The Borough of Keyport has proposed the following access improvements and facilities as identified through the Community Needs Assessment section:

Aeromarine Redevelopment

The Aeromarine Redevelopment plan includes the goal of providing “continuous public access to the waterfront and to utilize design techniques that guard against the privatization

of the waterfront”. This public access would include the length of the Raritan Bay and Chingarora Creek waterfronts located within the redevelopment area. Additionally, the plan calls for the development of active recreation facilities to go along with the public access. The Plan stipulates that at least 31 acres of open space be accessible to the general public, of which at least 20 acres be free of environmental constraints. The Borough is committed to providing public access to the Aeromarine Site area once all remediation efforts are completed. Additionally, all trail designs should consult the 1993 Bayshore Trail System Design Manual or other suitable trail design manuals.

Luppataong Creek Access

As noted earlier, two developments that were approved but never built included proposed public access along Luppataong Creek. The Borough will continue to look for opportunities to provide a public access facility in this area which may include an area for small boats, including kayaks and canoes, to launch from.

Walnut Street Beach Access

Keyport’s SRPR identifies the restoration of the Walnut Street Beach Access as a key goal for the Borough. The Borough proposes to restore the beach access to the public in the near future.

E. Municipal Tools for Implementation

The Borough of Keyport will utilize the following tools for the maintenance, enhancement and development of public access locations:

1. Maintenance Tools

The Borough of Keyport’s Public Works and Recreation Departments are responsible for maintenance of current public access locations. They will continue to be responsible for maintenance and costs associated with clean-up are included within their respective budgets. The Borough of Keyport will consider adopting an ordinance to dictate maintenance schedules. If an ordinance is not adopted, the Borough will coordinate with Public Works and the Recreation Department to increase clean-up efforts. The increased efforts may be through additional funds to their respective budgets for more clean-up days or to purchase a beach sweeper to assist with cleaning and debris removal.

2. Enhancement Tools

The primary issue with enhancement of current public access facilities along the waterfront is funding. The Borough should be vigilant in acquiring funding opportunities for public access facility enhancement and any other opportunities, such as development, that may present an avenue for implementing the recommended enhancements herein.

F. Implementation

The Borough of Keyport has created an Implementation Schedule as follows:

1. Existing Maintenance

Existing maintenance will continue to be carried out on an ongoing basis. Keyport Borough will consider increasing the maintenance schedule during the warmer months to account for the increased use of public waterfront facilities.

2. Enhancements to Existing Locations

Grant opportunities such as the Boating Infrastructure Grant (BIG) will be identified. There are no proposed modifications to existing plans, ordinances, or programs for existing locations at this time. The Borough will consider the recommendations in this report and decide which enhancements to existing locations are appropriate.

3. Proposed Locations and Facilities

Currently, Keyport Borough does not have an implementation schedule for when the proposed facilities will be installed. Plans exist for both the Aeromarine Site and Walnut Street Beach Access, however, the Borough needs to identify developers to implement the plans. Once a developer has been selected for each project, an implementation schedule can be created with associated costs.

V. Resolution of Incorporation

The Borough of Keyport has approved a resolution for the incorporation of the MPAP. See Appendix 2 for the final resolution.

APPENDIX 1
Municipal Public Access Plans
Required Sections per NJAC 8.11 (e)

1. (e) 1 Statement describing overall **goal of the MPAP** and the **administrative mechanisms** (for example, conservation restrictions, easements, ordinances) that either are already in place, or that shall be put in place to ensure that the municipality will meet public access goals
2. (e) 2 Statement of **Consistency with...Master Plan**
3. (e) 3 Public access **needs assessment** that evaluates:
 - existing access locations and capacities
 - practical limitations (esp. parking and bathrooms)
 - alternatives to address any limitations determined to exist
 - need for additional locations
4. (e) 4 **Digital Map and Inventory** identifying...:
 - tidal waterways within municipality and adjacent lands held by municipality
 - existing and proposed public access ways
 - proposed public access facilities
 - identified facilities compliant with ADA
5. (e) 5 **Implementation strategy**
 - forms of proposed public access responsive to needs assessment (i)
 - comprehensive list of specific public access projects and initiatives with implementation schedule (ii)
 - proposed tools to implement the plan, including (iii)
 - i. adoption or amendment of muni ordinances
 - ii. uses of monetary compensation (Public Access Fund), if any
 - proposed modifications to existing plans, ordinances & programs to implement MPAP (iv)
 - proposed compliance with ACOE requirements for shore protection projects [see 8.11(r)] (v)
 - cost of implementing, constructing and maintaining the access facilities proposed in the plan and specifies how this cost will be funded (vi)
 - implementation schedule (vii)
 - ordinances in place/to be adopted re signage requirements (viii)
 - measures to permanently protect public access per MPAP (ix)
 - examples/models of easements/restrictions for permanent protections (x)
 - draft resolution incorporating DEP-approved MPAP into a MP element (xi)

APPENDIX 2
Model Resolution for Incorporating MPAP into Master Plan

Resolution # _____

Title: A RESOLUTION APPROVING THE MUNICIPAL PUBLIC ACCESS PLAN

WHEREAS, the *{municipality name}* Municipal Public Access Plan was submitted to the Township Council and reviewed at the regular meeting of *{date}*, and

WHEREAS, the governing body has approved the plan as submitted,

NOW, THEREFORE, BE IT RESOLVED by the *{municipality governing body}* of *{municipality name}*, the "*{municipality name}* Municipal Public Access Plan," a copy of which is attached, is hereby approved.

FURTHER RESOLVED a copy of the plan shall be sent to the New Jersey Department of Environmental Protection for review and approval in accordance with N.J.A.C.7.7.

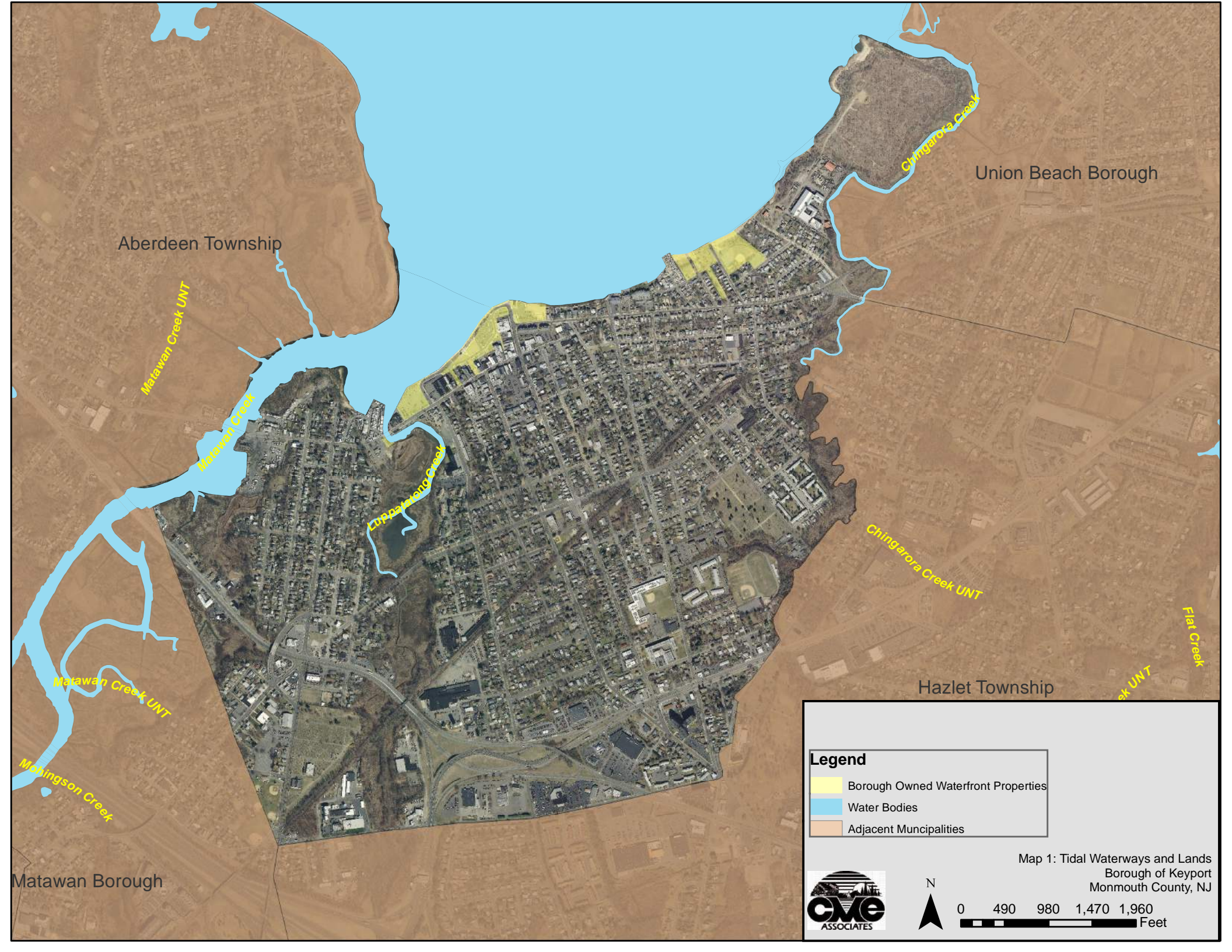
I hereby certify the foregoing to be a resolution adopted by the *{governing body}* at a meeting held on *{date}*.

Municipal Clerk

**APPENDIX 3
Table 1**

Table 1 the Borough of Keyport Public Access Location Amenities

Public Access Location	Status	Signs	Parking	Street	Swimming	Fishing	Pier	Boat Launch	Marina	Park	Food/Drink	Rest room	ADA Accessible	Access Type
Keyport Waterfront Park (Promenade, fishing pier, boat launch, and Mini Park)	Utilized	Yes	102	American Legion Drive	Restricted	Yes	Yes	No	No	Yes	Street Vendor	No	Yes	Physical & Visual
Beach Park	Utilized	Yes	34	Broad and 1st Streets	At Own Risk	Yes	Yes	Yes	No	Yes	Street Vendor	No	Yes	Physical & Visual
Cedar Street Park	Utilized	Yes	16	Cedar Street & Myrtle Ave	At Own Risk	Yes	No	No	No	Yes	No	No	Yes	Physical & Visual
Fireman's Park	Utilized	Yes	144	West Front Street	Restricted	Yes	No	No	No	Yes	No	No	Yes	Physical & Visual
Aeromarine Site (Walnut Street Access)	Restricted	No	0	Locust and Walnut Street	Restricted	Yes	No	No	No	No	No	No	No	Visual
Brown's Point Marina	Utilized	Yes	Not known	West Front Street	Restricted	No	Yes	No	Yes	No	No	Yes	No	Physical & Visual
Hans Pederson Marina	Utilized	Yes	Not known	West Front Street	Restricted	No	Yes	No	Yes	No	No	Yes	No	Physical & Visual



Aberdeen Township

Union Beach Borough

Matawan Creek UNT

Chingarora Creek

Matawan Creek

Coppage Creek

Chingarora Creek UNT

Matawan Creek UNT

Flat Creek
UNT

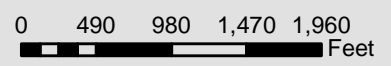
Mosington Creek

Hazlet Township

Legend

- Borough Owned Waterfront Properties
- Water Bodies
- Adjacent Municipalities

Matawan Borough



Map 1: Tidal Waterways and Lands
Borough of Keyport
Monmouth County, NJ

Aberdeen Township

Union Beach Borough

Matawan Borough

Hazlet Township

Legend

Existing Public Access Locations

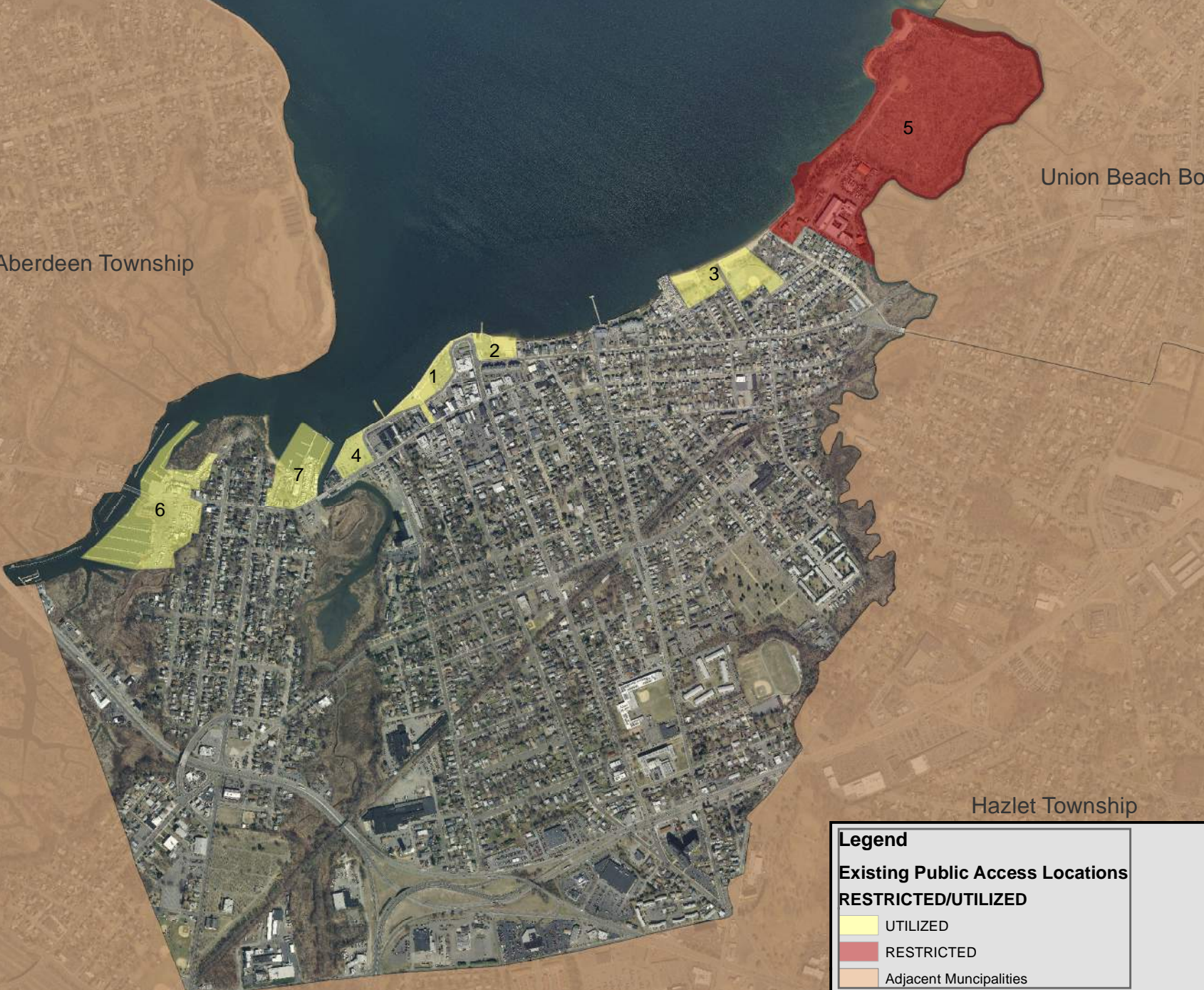
RESTRICTED/UTILIZED

- UTILIZED
- RESTRICTED
- Adjacent Municipalities



0 490 980 1,470 1,960 Feet

Map 2: Existing Public Access Locations
Borough of Keyport
Monmouth County, NJ



Aberdeen Township

Aeromarine Site

Walnut Street Beach Access





Union Beach Borough


Luppapatong Creek Access

Legend

Bay Recreational Activities

Water Activities

-  Beach and Swimming
-  Boating
-  Fishing
-  Parking

 Handicap Accessible

 Proposed Public Access Locations



Map 3: Public Access Location Improvements
Borough of Keyport
Monmouth County, NJ

0 300 600 900 1,200
Feet

**APPENDIX 5
Sign-In Sheet for Public Meeting**

Keyport Public Access Meeting

Sign-In Sheet

April 28, 2015 6:00 P.M.

Keyport Borough Chambers

NAME	E-MAIL ADDRESS (OPTIONAL)
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