

Public Open House – June 30, 2016

Walnut-Oak Neighborhood

Borough of Keyport, New Jersey

The Walnut-Oak Neighborhood consists is located in the northeastern portion of Keyport. The neighborhood is surrounded by Keyport Harbor/Raritan Bay to the north and Chingarora Creek to the south and east, as well as the municipalities of Union Beach and Hazlet. The Borough is in the process of creating concept plan for the Neighborhood that includes capital improvement projects to reduce Walnut-Oak’s vulnerability to storm surge and flooding, as well as to enhance the Neighborhood character. The final plan will include infrastructure projects and design standards.

The Walnut-Oak Neighborhood is important to Keyport. Thank you for taking time out of your busy schedule to complete this survey. We appreciate your input.

Where do you live? (Check one)	
Walnut-Oak Neighborhood	
Other Neighborhood in Keyport	
Adjacent Town (Union Beach, Hazlet, Matawan)	
Elsewhere in Monmouth County	
Elsewhere in New Jersey	

Where do you work?	
Walnut-Oak Neighborhood	
Other Neighborhood in Keyport	
Adjacent Town (Union Beach, Hazlet)	
Elsewhere in Monmouth County	
Elsewhere in New Jersey	

Board #1 identifies some potential or existing physical and environmental threats to the neighborhood. Out of those shown on the board, which do you think are the most important to address?

- | | |
|--------------------------------------------------------------------------|--------------------------------------------------------------------|
| <input type="checkbox"/> Flooding of Chingarora Creek | <input type="checkbox"/> Effects of Union Beach Army Corps Project |
| <input type="checkbox"/> Brownfields along waterways | <input type="checkbox"/> Beach erosion and loss of wetlands |
| <input type="checkbox"/> Storm surge from the Atlantic Ocean/Raritan Bay | <input type="checkbox"/> Height and condition of bulkheads |
| | <input type="checkbox"/> Clogged and collapsed outfall pipes |

- Evacuation routes
- Traffic intersections
- Street & Sidewalk conditions
- Neighborhood Character

Other (please specify) _____

Board #2 shows various street scenes from the Walnut-Oak Neighborhood and other municipalities. Out of the nine images (labeled 1-9), which do you prefer?

Board #3 shows a variety of parks, open spaces, and recreation facilities within the Walnut-Oak Neighborhood and in Keyport Borough. Out of the nine images (labeled 1-9), which do you prefer?

What types of open/recreational spaces do you use in Walnut-Oak and how often?					
	Daily	Weekly	Monthly	Rarely	Never
Baseball field and/or Tennis/Basketball courts					
Playground					
Beach					
Keyport Harbor/Raritan Bay					
Chingarora Creek or wetlands					
Street-ends with water views					
Private yard					
Other (Please specify)					

What types of activities do you do in these open spaces?

- | | |
|--------------------------------------|------------------------------------------------------|
| <input type="checkbox"/> Walk/Run | <input type="checkbox"/> Enjoying the scenery |
| <input type="checkbox"/> Ball sports | <input type="checkbox"/> Spend time with family/kids |
| <input type="checkbox"/> Fishing | <input type="checkbox"/> Other (Please specify) |
| <input type="checkbox"/> Boating | _____ |
| <input type="checkbox"/> Picnicking | |

Board #4 shows the Aeromarine Redevelopment Site with potential uses. If the site were to be redeveloped for residential, what types of residential development would be appropriate for the site? Select all that apply.

- | | |
|-----------------------------------------------------------------------------|--------------------------------------------------------------------|
| <input type="checkbox"/> Single-family detached homes | <input type="checkbox"/> Luxury apartment or condominium buildings |
| <input type="checkbox"/> Duplexes (two-family homes) | <input type="checkbox"/> No residential development |
| <input type="checkbox"/> Apartments above ground floor non-residential uses | <input type="checkbox"/> Other (please specify) |
| <input type="checkbox"/> Townhomes | _____ |

Board #5 shows some potential flood control and stormwater management strategies that could be implemented around the neighborhood. Out of these, which do you think are most appropriate?

- | | |
|----------------------------------------------------------------------------------------|--------------------------------------------------------------------|
| <input type="checkbox"/> Living Shorelines | <input type="checkbox"/> Improved drainage systems & pump stations |
| <input type="checkbox"/> Submerged Aquatic Plants | <input type="checkbox"/> Bulkheads |
| <input type="checkbox"/> Wetlands Restoration/Enhancement | <input type="checkbox"/> Other (Please specify) |
| <input type="checkbox"/> Building Retrofits (Elevating homes) | _____ |
| <input type="checkbox"/> Bioswales and permeable paving | |
| <input type="checkbox"/> Using existing parks and open spaces for stormwater detention | |

Determining the physical scale of the neighborhood is a part of the project process. How many stories should new buildings be between in the Neighborhood area? Select all that apply.

- | | | |
|------------------------------------|------------------------------------|-------------------------------------|
| <input type="checkbox"/> 1 story | <input type="checkbox"/> 3 stories | <input type="checkbox"/> 5+ stories |
| <input type="checkbox"/> 2 stories | <input type="checkbox"/> 4 stories | |

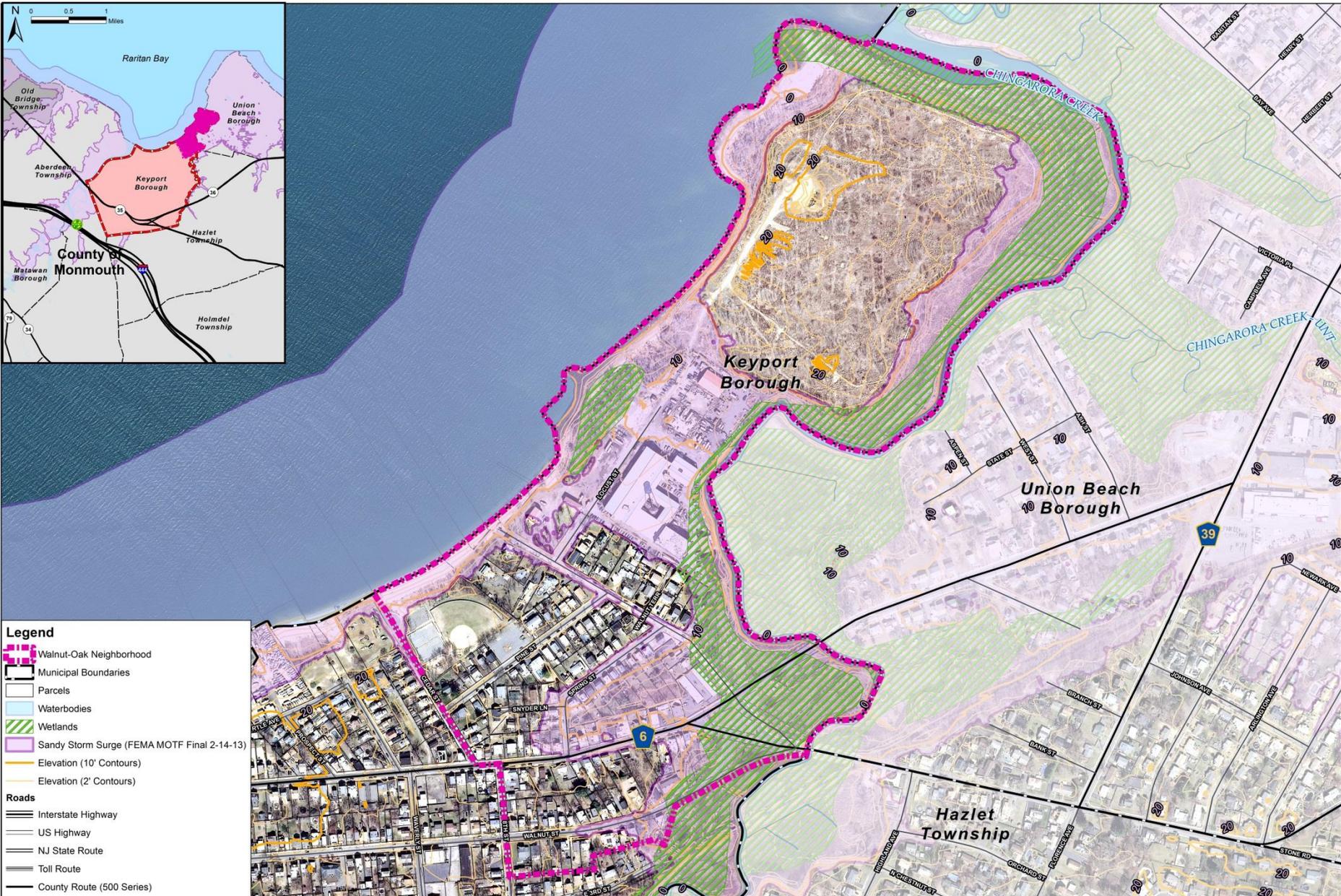
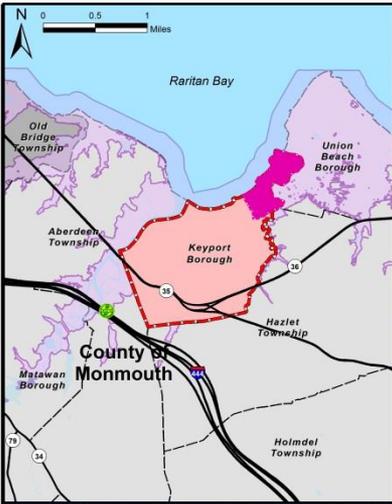
For the following questions, please rate the statement on a scale of 1 to 5 for how important it is to you (1 = “Very Important”; 3 = “Neutral”; 5 = “Not At All Important”)

1. How important is it to you to protect the views of the water (marshes, creek, or harbor)?
2. How important is protecting the Walnut-Oak Neighborhood from future flooding and/or storm surge?

3. How important is a streetscape with pedestrian amenities (i.e. benches, street lights, sidewalks, crosswalks, etc.) throughout Walnut-Oak? (i.e. First Street, Second Street, Walnut Street, Oak Street, Pine Street, Cedar Street) And potentially to connect to the Aeromarine site if it contains residential, mixed-use, or recreational facilities?



4. How important is it to redevelop the Aeromarine/landfill site on Locust Street?
5. How important is bikeability (safety and accessibility for bicycles) in the Walnut-Oak Neighborhood?
6. How important is a multi-use recreation/walking path (a.k.a. green circuit) in the Walnut-Oak Neighborhood that could take advantage of the scenic views surrounding the community?
7. How important is it that the Walnut-Oak Neighborhood have commercial businesses (i.e. specialty shops, delis, convenience, handcrafts, etc.)



- Legend**
- Walnut-Oak Neighborhood
 - Municipal Boundaries
 - Parcels
 - Waterbodies
 - Wetlands
 - Sandy Storm Surge (FEMA MOTF Final 2-14-13)
 - Elevation (10' Contours)
 - Elevation (2' Contours)
- Roads**
- Interstate Highway
 - US Highway
 - NJ State Route
 - Toll Route
 - County Route (500 Series)
 - County Route (Other)
 - Local Road
 - Ramp

NOTE: THIS MAP CONTAINS DATA FROM THE FEMA, NJDEP, NJDOT, NJGIS, AND MONMOUTH COUNTY GIS DATABASES. THIS SECONDARY PRODUCT HAS NOT BEEN VERIFIED BY NJDEP AND IS NOT STATE OR COUNTY AUTHORIZED. AERIAL IMAGERY IS DATED MARCH 14, 2012 FROM NJGIS.

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STORM SURGE FROM HURRICANE SANDY
 2013
 WALNUT-OAK NEIGHBORHOOD
 BOROUGH OF KEYPORT
 MONMOUTH COUNTY, NEW JERSEY

JUNE 2016

#1 – Identification of Neighborhood Threats



#2 – Neighborhood Visual Character Preferences

1 Narrow, alley-like streets



4 Open Streets and paved lots



7 Raised homes w/ parking underneath & terraced steps



2 Historic & dense character



5 Large front yards



8 Raised foundations/skirted pilings



3 Tree-lined streets



6 Large homes close to street near open spaces



9 Elevated yards



#3 – Parks, Open Space, & Recreation Preferences

Landscaped Spaces

1



Beaches

4



Naturalized Areas

7



Fields & Courts

2



Street Ends

5



Open/Vacant Lots

8



Playgrounds

3



Marinas & Piers

6



Common Spaces

9



#4 – Aeromarine Redevelopment Area



Potential Use	Like (“L”); Neutral (“N”); Dislike (“D”)
Residential	
Solar Farm	
Park (Passive)	
Recreational (Active) /Marina	
Other	

Aeromarine Area Redevelopment Plan (2005)

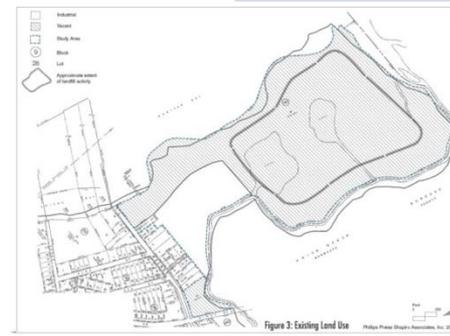
The originally adopted Redevelopment Plan for the Aeromarine site at the north end of the Borough anticipated residential and recreational uses based on the marketability of the waterfront

Aeromarine Area Redevelopment Plan Solar Overlay Amendment (2010)

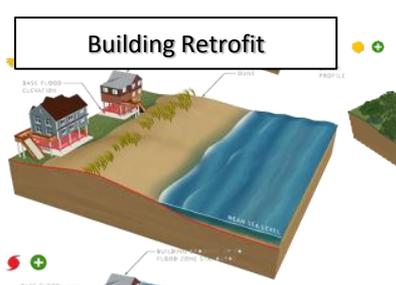
The 2010 Amendment allows for the development of a ground-based solar panel energy facility on the landfill portion of the site.



During the surge from Superstorm Sandy, the site essentially became an island, with the elevated landfill portion being the only portions that were not flooded.



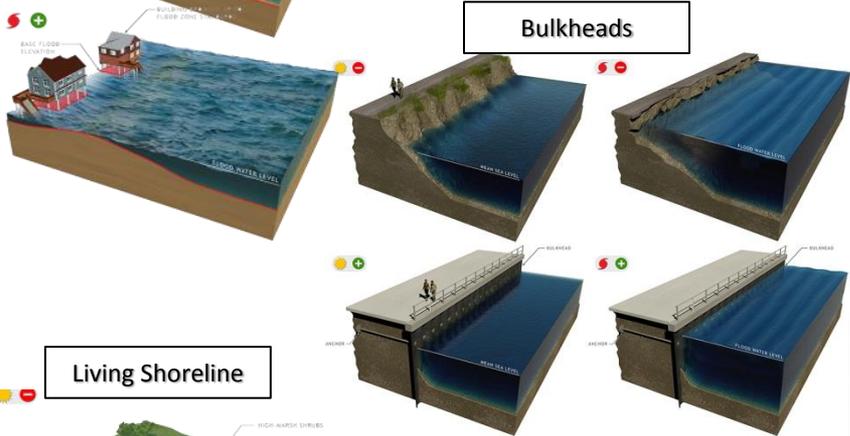
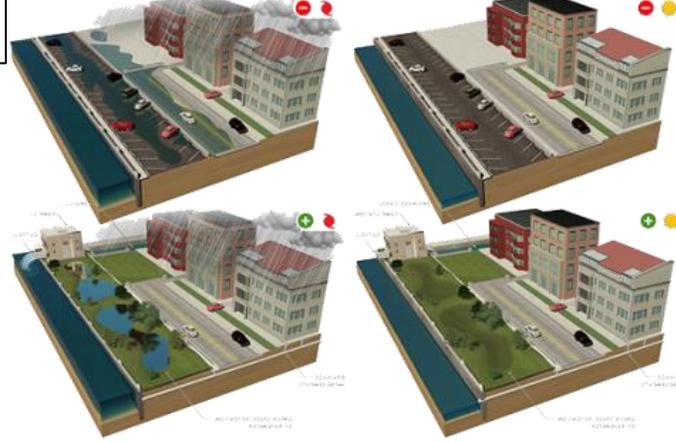
#5 – Flood Control/Stormwater Strategies



Bioswales and permeable paving along streets and parking lots



Water Retention in Green Spaces & Pump Stations



Open spaces & parks used for stormwater detention

