

**BOROUGH OF KEYPORT**  
**SPECIAL COUNCIL MEETING AGENDA**  
**SATURDAY, MARCH 14, 2026, 9:00 AM**  
**MUNICIPAL COMPLEX COUNCIL CHAMBERS**  
**70 W. FRONT STREET, KEYPORT, NJ**

**CALL TO ORDER: PM**

**SUNSHINE LAW NOTICE:**

**ROLL CALL:** \_\_\_ Councilmember Brady \_\_\_ Councilmember Bergen \_\_\_ Councilmember Kyne  
\_\_\_ Council President McNamara \_\_\_ Councilmember Merla \_\_\_ Councilmember Pecora  
\_\_\_ Mayor Araneo

*As a courtesy to those around you, please silence your cell phones*

**PLEDGE OF ALLEGIANCE/MOMENT OF SILENCE**

**PUBLIC COMMENTS**

The Meeting is opened to the public for comments on **agenda items only**.

*Comments are limited to no more than five minutes per person.*

Opened: MM: 2<sup>ND</sup>: Closed: MM: 2<sup>ND</sup>:

**RESOLUTION**

**R2026-115 RESOLUTION ENDORSING THE AMENDED HOUSING ELEMENT AND FAIR SHARE PLAN ADOPTED BY THE PLANNING BOARD OF THE BOROUGH OF KEYPORT**

MM: 2<sup>nd</sup>: Roll Call: Brady, Bergen, Kyne, McNamara, Merla, Pecora

**PUBLIC HEARING/ADOPTION OF ORDINANCE**

**1. Ordinance No. 2026-04 – Affordable Housing Overlay District**

The Clerk reads the Ordinance by Title: **AN ORDINANCE OF THE BOROUGH OF KEYPORT, COUNTY OF MONMOUTH, STATE OF NEW JERSEY TO AMEND CHAPTER 25 “LAND USE REGULATIONS” TO ESTABLISH A NEW INCLUSIONARY DEVELOPMENT DISTRICT KNOWN AS AHO-1 OF THE BOROUGH ZONING CODE**

1a. Motion to Open Public Hearing MM: 2<sup>nd</sup>:

1b. Motion to Close Public Hearing MM: 2<sup>nd</sup>:

1c. Motion to adopt Ordinance MM: 2<sup>nd</sup>:

**Roll Call:** Brady, Bergen, Kyne, McNamara, Merla, Pecora

1d. Motion authorizing the Clerk to publish the Ordinance as adopted MM: 2<sup>nd</sup>

**PUBLIC COMMENTS**

The Meeting is opened to the public for comments.

*Comments are limited to no more than five minutes per person.*

Opened: MM: 2<sup>nd</sup>: Closed: MM: 2<sup>nd</sup>:

**ADJOURNMENT**

Adjourned: MM: 2<sup>nd</sup>:

**RESOLUTION NO. 2026-115**

**RESOLUTION ENDORSING THE AMENDED HOUSING ELEMENT AND FAIR SHARE PLAN ADOPTED BY THE PLANNING BOARD OF THE BOROUGH OF KEYPORT**

**WHEREAS**, on March 20, 2024, P.L. 2024, c.2 was signed into law amending the New Jersey Fair Housing Act, P.L. 1985, c.222, N.J.S.A. 52:27D-301, et seq. (the “Amended FHA”); and

**WHEREAS**, pursuant to the Amended FHA, municipalities were authorized to calculate their fair share of the regional need for low- and moderate-income housing (“Fourth Round Obligation”) for the ten (10) year period beginning on July 1, 2025 (the “Fourth Round”); and

**WHEREAS**, the Borough of Keyport (the “Borough”) elected by resolution of the Borough Council on January 21, 2025 to participate in the Affordable Housing Dispute Resolution Program (the “Program”) to establish its Fourth Round Obligation and seek approval of a Fourth Round Housing Element and Fair Share Plan; and

**WHEREAS**, on April 1, 2025, the Court entered an Order establishing the Borough’s Fourth Round Obligation, and on June 18, 2025, the Planning Board of the Borough of Keyport (the “Planning Board”) adopted a Housing Element and Fair Share Plan, dated June 5, 2025 (the “HEFSP”), which was endorsed by the Borough Council by resolution on June 17, 2025 and filed with the Program; and

**WHEREAS**, prior to the statutory deadline to file challenges pursuant to the Amended FHA, Fair Share Housing Center (“FSHC”) filed a challenge opposing the HEFSP; and

**WHEREAS**, on December 16, 2025, the Borough Council adopted Resolution No. 25-321 ratifying a revised compliance structure by which the Borough would satisfy its Fair Share Obligations under the Mount Laurel doctrine; and

**WHEREAS**, the Borough’s professionals prepared an Amended Fourth Round Housing Element and Fair Share Plan reflecting the Borough’s revised compliance structure (the “Amended HEFSP”), which was adopted by the Planning Board on March 14, 2026; and

**WHEREAS**, the Borough Council now wishes to endorse the Amended HEFSP and authorize the Mayor, Borough Clerk, and Borough’s legal counsel to take all actions necessary to file the Amended HEFSP and any necessary related materials to the Program and/or Courts pursuant to the Amended FHA.

**NOW, THEREFORE, BE IT RESOLVED** by the Borough Council of the Borough of Keyport (the “Borough Council”) as follows:

1. The foregoing recitals are hereby incorporated by reference as if fully set forth herein.

2. The Borough Council hereby endorses the Amended Fourth Round Housing Element and Fair Share Plan, (the "Amended HEFSP"), and authorizes the Mayor, Borough Clerk, and Borough's legal counsel to take all action necessary to file the Amended HEFSP and any necessary related materials to the Program and/or Courts pursuant to the Amended FHA.
3. This Resolution shall take effect immediately.

**SO RESOLVED**, as aforesaid.

I, Michele Clark, Borough Clerk, do hereby certify that this is a true copy of a Resolution adopted by the Mayor and Council of the Borough of Keyport at the Regular Meeting held on March 14, 2026.

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Michele Clark, RMC  
Borough Clerk

**ORDINANCE NO. 2026-04**

**AN ORDINANCE OF THE BOROUGH OF KEYPORT, COUNTY OF MONMOUTH,  
STATE OF NEW JERSEY TO AMEND CHAPTER 25 “LAND USE REGULATIONS” TO  
ESTABLISH A NEW INCLUSIONARY DEVELOPMENT DISTRICT KNOWN AS  
AHO-1 OF THE BOROUGH ZONING CODE**

**WHEREAS**, as per the Amended Fair Housing Act, the Borough has an affordable housing obligation to meet its fair share of the regional need for low- and moderate-income households; and

**WHEREAS**, the Borough’s Planning Board has adopted a Housing Plan Element and Fair Share Plan intended to describe the mechanisms through which the Borough will satisfy its fair share housing obligation; and

**WHEREAS**, pursuant to the Borough’s participation in the Affordable Housing Dispute Resolution Program, the Borough reached a Mediation Agreement with Fair Share Housing Center that provided for a modified compliance structure by requiring the creation of a new inclusionary development district that will provide the opportunity for the creation of low- and moderate-income housing through mixed use development; and

**WHEREAS**, the Borough wishes to enact the new inclusionary development district known as “AHO-1” of the Borough Zoning Code; and

**Section 1.**

A new section §25-1-10B An inclusionary development district known as “AHO-1 District” shall be created.

**§25-1-10B AFFORDABLE HOUSING OVERLAY 1 DISTRICT (AHO-1) REGULATIONS.**

1. Intent and Purpose. The intent and purpose of the AHO-1 District is to facilitate the creation of inclusionary development that will diversify housing opportunities and address the fair share housing obligation of the Borough of Keyport under the New Jersey Fair Housing Act and the settlement agreement entered into between the Borough and Fair Share Housing Center on December 16, 2025, and the Borough’s Housing Element and Fair Share Plan. The AHO-1 District encourages the development of low- and moderate-income housing by allowing for multifamily residential and mixed-use development; however developers shall also have the option of developing in accordance with the underlying HC - Highway Commercial standards.
2. The AHO-1 District includes the following properties:
  - a. Block 110, Lots 1, 2, 3, 4, 8, 9, 10, 11, 12, 24, 27.01, 27.02, 27.03
  - b. Block 111, Lots 1, 2.01, 2.02, 3.01, 4
  - c. Block 112, Lots 1.01, 1.02

**§25-1-10B.1 Definitions**

As used in this section, the following terms shall have the meanings indicated:

**MIXED-USE BUILDING**

A multi-story building containing both residential and non-residential uses with non-residential uses located on the first floor and multifamily residential uses above it.

**§25-1-10B.2 Permitted Principal Uses.**

- a. Mixed-Use Buildings.
- b. Multifamily Residential Dwellings.

**§25-1-10B.3 Permitted Accessory Uses.**

- a. Signs subject to §25-1-17.
- b. Parking garages, off-street parking and loading areas.
- c. Accessory storage and/or maintenance facilities.
- d. Recreational amenities, which may include swimming pools, playgrounds, parks, sports courts, and like and similar uses and/or structures.
- e. Accessory uses and structures customarily incidental to the permitted principal use.

**§25-1-10B.4 Development Standards.**

Area and bulk requirements for the uses permitted in the AHO-1 District are as set forth in §25-1-10.4a. for Multifamily Residential Dwellings and §25-1-10.4b. for Mixed-Use Buildings, except where modified herein. In the event of any discrepancy between this §25-1-10B and other provisions of the Township ordinances this subsection shall control.

- a. Maximum Tract Density: 25 dwelling units/acre
- b. Maximum Building Height: 4 stories
- c. Maximum Building Coverage: 70%
- d. Maximum Impervious Coverage: 70%
- e. No improvements shall be located within the NJDOT Desirable Typical Setback (DTS).

**§25-1-10B.5 Off-Street Parking and Loading Requirements.**

- a. Parking shall comply with §25-1-18 for non-residential uses.
- b. Residential uses shall provide a minimum of:
  - 1. One and a half (1.5) spaces per market rate unit.
  - 2. One (1) space per affordable unit.
  - 3. Each residential unit shall have a minimum of one reserved parking space.
- c. Parking garages shall not exceed the height of the principal structure.

**§25-1-10B.6 Affordable Housing**

- a. All residential development of five (5) units or more shall comply with the Affordable Housing Provisions described in §25-1-15.22.

Section 2.

The Borough's Zoning Map shall be amended so that the properties at §25-1-10B2. be placed within the AHO-1 District, as established by this ordinance.

Introduced: March 3, 2026

Public Hearing: March 14, 2026

Adopted:

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Michele Clark, RMC  
Borough Clerk

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Mayor Rose. P. Araneo  
Borough of Keyport

