

## 24 – KEYPORT BOROUGH

### PLANNING TEAM AND PARTICIPATION

Name	Title	Participation
Ken Krohe	Emergency Management Coordinator, Borough of Keyport	Primary Point of Contact, Municipal Workshop #1, Municipal Workshop #2
Tom Gallo	Fire Department, Borough of Keyport	Municipal Workshop #1, Municipal Workshop #2
James Lawson	Deputy Coordinator, Borough of Keyport	Municipal Workshop #1, Municipal Workshop #2
Matthew Zwingraf	Borough Engineers, CME Associates	Municipal Workshop #1, Municipal Workshop #2
Trevor Taylor	Borough Engineers, CME Associates	Municipal Workshop #1, Municipal Workshop #2

### COMMUNITY PROFILE

#### Overview

Nicknamed “The Pearl of the Bayshore,” the Borough of Keyport has a land area of 1.40 square miles. Established as a Borough in 1908, Keyport’s geographic location along Raritan Bay has fostered numerous harbor facilities and a strong charter boat industry. The sheltered coast of Keyport allowed for the establishment of a thriving oyster industry which lasted until the mid-20<sup>th</sup> century. Between 1917 and 1937, Keyport was home to the Aeromarine Plane and Motor Company, which built seaplanes for the U.S. Navy during World War I. Steamboats would transport agricultural goods and timber to New York markets. Even today, Keyport’s historic downtown reflects the town’s once vibrant fishing and shipping industries.

Keyport Skipper Bus offers free transportation services for Keyport seniors (60+) and residents with disabilities to local grocery stores, the library, borough hall, the senior center, the food pantry, and the waterfront. Route 35 and 36 traverse the southern portion of the borough. The 817 local bus route is offered by NJ TRANSIT. The borough has a Safe Routes to School “First Step” rating.

#### Land Use, Development, & Growth

In Keyport, residential, commercial, industrial, and publicly owned land together constitute a large portion of its area. As a result, in 2020, urban or developed land accounted for nearly 77 percent of the town’s total area, while wetlands, forested land, and water together made up 23 percent. From 2015 to 2020, the Borough’s overall land use composition remained largely the same.

Land Use Type	Total Acres (2015)	Total Acres (2020)	Percent Change
Agriculture	-	-	-
Barren Land	3.2	5.9	84%
Forest	73.2	72.3	-1%
Urban	715.5	714.3	>0%
Water	55.2	55.0	>0%
Wetlands	81.0	80.5	-1%

Source: NJDEP Land Use/Land Cover data, 2015-2020

#### Recent Major Development and Infrastructure from 2020 to Present

Since 2020, the Borough has seen several residential redevelopment projects take shape, including the following:

- **Raritan Cove**, a 26-unit townhouse redevelopment project along West Front Street was completed in 2024.

- Construction is anticipated to break ground in 2025 for the construction of **Hudson Pointe**, a redevelopment project at the intersection of Manchester Street and Maple Place, consisting of approximately 57 residential units.

Since 2020, the Borough has made significant investments in its municipal utility, roadway, and recreation infrastructure:

- **Main Street Park (2020)**: installation of a new playground, fitness equipment and pre-cast concrete skate park
- **Benjamin C. Terry & Veteran's Park (2020)**: passive park improvements, including landscaping, walkways, irrigation, benches, picnic tables, and dune restoration to address coastal erosion. This park falls within falls under FEMA's 0.2% annual chance floodplain (NJFloodMapper).
- **Beach Park Outfall Replacement (2020)**: Replacement of a failed 30" storm sewer outfall and piping. This park falls within falls under FEMA's 1% annual chance floodplain (NJFloodMapper).
- **Division Street Reconstruction and Storm Sewer Replacement (2020)**: Reconstruction of Division Street, including replacement of undersized storm sewer piping and sanitary sewer mains
- **Broadway Sanitary Sewer Main Replacement (2024)**: Replacement of approximately 600 linear feet of sanitary sewer and services between Route 35 and Nappi Place.
- **East Third Street Storm Sewer and Outfall Improvements (2024)**: Replacement and up-sizing of existing storm sewers and replacement of an existing failed outfall to mitigate flood events associated with high intensity short duration precipitation events.
- **Resurfacing and/or reconstruction of Various Roadways**, including Fulton Street, Seventh Street, Eighth Street, Third Street, Manchester Street, Warren Street, Butler Street, Main Street, Kearney Street, Hurley Street, and Geran Street. Sections of these streets fall within FEMA's 1% and 0.2% annual chance floodplain (NJFloodMapper).

Initiated in 2020, Keyport continues to implement its Neighborhood Preservation Program (NPP), a 5-year implementation program that serves as "a blueprint to create long-term neighborhood preservation while keeping the distinct aspects of the neighborhood in line with the traditions and spirit of the Borough and the community." In 2022, the Borough implemented several improvements as part of their NPP plan, including decorative street and stop signs, upgraded municipal lots, pedestrian safety improvements, accessibility/recreation improvements to Mini Park, and playground improvements at Beach Park.

Improvements are currently underway at Cedar Street to address aging recreational infrastructure, including basketball and tennis court replacements, lighting, landscaping, playground improvements, and dune restoration.

#### **Known or Anticipated Major Development and Infrastructure in the Next Five (5) Years**

The Borough has taken advantage of County, State, and Federal funding awards to make significant improvements to its municipal infrastructure, with the following projects planned to be implemented in the next five (5) years:

- **Improvements to Second Street**: NJDOT-funded roadway and sidewalk reconstruction of Second Street between Atlantic Street and Stone Road, including water and sanitary main and service replacements. Construction anticipated to begin in 2025.
- **Fireman's Park Promenade and Parking Lot Improvements**: Planned westward extension of the elevated promenade from Waterfront Park to close the remaining low bulkhead gap along the Borough's Waterfront, including outfall replacements and the elevation of American Legion Drive and adjacent parking lot to mitigate nuisance tidal flooding. Construction anticipated to begin in 2025 and is funded by NJOEM, NJDEP Green Acres, and the NJDCA Boardwalk Preservation Fund.
- **Beach Park Pavilion Replacement**: CDBG-funded improvements to replace an existing gazebo with an ADA-compliant picnic structure at Beach Park.
- **Lockport Neighborhood Water Main Improvements**: USEPA-funded replacement of approximately 4,000 linear feet of water main and associated house services in the Borough's Lockport neighborhood (Walnut Street, Walnut Terrace, Oak Street, Snyder Lane, Spring Street, Locust Street, Pine Street and First Street).
- **Safe Routes to School Pedestrian Safety Improvements**: NJDOT-funding pedestrian accessibility and sidewalk improvements along St. Peters Place, St. George Place, Maple Place, and West Fourth Street.

- **Improvements to W. 2<sup>nd</sup> Street, Chandler Street, and Provost Street:** NJDOT-funded roadway reconstruction, water main, and sanitary sewer improvements.
- **Beers Street Storm Sewer Outfall Replacement**
- **Chingarora Creek Stream Cleaning:** De-silting and de-snagging of Chingarora Creek downstream of Florence Avenue and outfall cleaning
- **Lead Service Line Replacement:** The Borough has been identified one of ten pilot communities in the State to receive technical assistance and funding for the replacement of existing lead and galvanized water service lines throughout the municipality. The Borough is preparing a plan to address these improvements prior to 2031.

## Demographics & Vulnerable Populations

This plan analyzed census-derived data on population trends and population age distributions to help illustrate potential vulnerability within the borough. A population increase or decrease can illustrate potential hazard vulnerability through development pressures on the built environment, or through physical and social impacts of marked population loss. A community with a large share of population under age five may indicate vulnerabilities in hazard response, resource allocation, and evacuation – FEMA identifies that the pediatric population is disproportionately affected during disasters, and requires special consideration in categories of anatomy and physiology, psychological, and education vulnerabilities (FEMA, 2022, NLM, 2022). Individuals over age 65 are a growing share of the country’s population and often represent the greatest share of deaths from extreme weather events and other natural disasters. A larger share of population over 65 may indicate local vulnerabilities to hazard events both before and after a disaster occurs – these populations may have mobility needs, uneven access to resources, and limited social networks that makes pre-disaster engagement challenging (FEMA, 2023).

The Borough of Keyport has a total estimated population of 7,188, of which 7.6% is estimated to be under age 5, and 21% over age 65. The Borough had consistent population over the ACS periods between 2013-2017 and 2018-2022, with an estimated .7% change. With an aging population making up over twenty percent of their total community, Keyport may focus hazard mitigation efforts on those with robust messaging and engagement for older residents, evacuation plans inclusive of populations with mobility issues, and resilient networks for resource accessibility post-disaster.

There are four block groups in Keyport which are identified as potentially overburdened (OBC) according to the State of New Jersey, meeting criteria for *Low Income* populations (three block groups) and *Minority* populations (one block group). There are no parts of Keyport Borough which meet designation criteria for CDRZ or CEJST identification.

Demographics Summary	
<b>Total Population (2018-2022 ACS 5-year Estimates)</b>	7,188
<b>Population Change since 2017</b>	0.7%
<b>Percent of Population Age &lt; 5</b>	7.6%
<b>Percent of Population &gt; 65</b>	21.0%

Source: 2018-2022 ACS 5-Year Estimates, 2013-2017 ACS 5-Year Estimates

## HAZARD IDENTIFICATION

One of the first steps in developing a risk assessment is for participating municipalities to review and prioritize the hazards that can affect them. This was done based on how often a hazard has occurred, how significant effects have been in the past, the difficulty and cost of recovering from such events. Jurisdictions ranked the list of hazards as either high, medium, low, or no concern. The following include the Borough’s hazard ranking. The full risk assessment for each hazard is located in Section 4.0.

## Hazard Ranking

High	Medium	Low
<b>Natural Hazards</b>		
Coastal Erosion	Wave Action	Drought
Flood	Extreme Temperature	Earthquake
Hurricane/Tropical Storm	Extreme Wind	Lightning
Nor'easter	Tornado	Wildfire
Storm Surge		Dam Failure
<b>Human-made Hazards</b>		
	Cyber Attack	
	Economic Disruption	
	Power Failure	
	Terrorism	
	Pandemic	

Note: Landslide is ranked N/A per the Borough.

## Hazard Ranking Explanation

Keyport changed Coastal Erosion from medium concern in the previous HMP update to high concern. The Borough has recently been notified by NJDEP of contamination originating from a private property (Aeromarine), fronting along the Borough's northeastern shoreline with the Raritan Bay. While the area of concern is situated on private property, it highlights the importance of shoreline stabilization to mitigate the effects of coastal erosion brought on by sea-level rise and strengthening storms. Furthermore, the Borough has reported that ongoing Chingarora Creek near the Aeromarine site has experienced upstream silting and developed a sandbar at the mouth of the Creek. Both issues have decreased the Creek's ability to efficiently conduct runoff during storm events and serve to increase the Borough's risk of flooding during rain events.

Although Keyport does not have any dams of concern, there is potential that dam failure in neighboring municipalities could impact the town, for that reason, dam failure has been changed from N/A in the previous update to low concern. Municipal officials rank wave action as a "medium plus" concern. There is concern that the nearby USACE project in Union Beach could impact the effects of wave action upon Keyport. Officials are currently investigating and working with adjacent municipalities to assess any indirect hazards that may impact the Borough because of this project.

## Significant Hazard Events Since Last Plan Update

The Borough reports that there have been no additional significant hazard events impacting the town beyond those declared disasters for the County. High-intensity, short-duration precipitation events (cloudbursts) experienced in the past decade have highlighted the need to address storm sewer improvements and stream cleaning projects. These measures are necessary to quickly conduct runoff from Borough streets into the Luppataong and Chingarora Creeks and Raritan Bay.

## Climate Change Impacts on Extent and Magnitude of Hazards

Climate change is expected to significantly impact the risks and hazards faced by Keyport Borough. As global temperatures rise, the frequency and intensity of extreme weather events such as hurricanes, tropical storms, and nor'easters are likely to increase. This will exacerbate coastal erosion, storm surge, and flooding, particularly in low-lying areas and along the Raritan Bay shoreline. The Borough's infrastructure, including storm sewers and bulkheads, will face heightened stress, necessitating ongoing upgrades and maintenance to mitigate these risks. Additionally, sea level rise will contribute to more frequent and severe tidal flooding, further threatening the Borough's built environment and critical facilities.

## RISK ASSESSMENT

### National Flood Insurance Program (NFIP) statistics

Keyport Borough	
Initial FIRM	
Effective FIRM	
Number of Policies In-Force:	87
Total Losses:	170
Total Payments:	\$6,502,825.99
Number of RL Properties:	6
Number of Mitigated RL Properties:	0
RL – Total Losses:	15
RL – Total Paid:	\$475,833.02
Number of SRL Properties:	4
Number of Mitigated SRL Properties:	0
SRL – Total Losses:	24
SRL – Total Paid:	\$2,583,892.96

Source: FEMA Policy and Loss Data, August 2024

### Vulnerability of the Built Environment

The Special Flood Hazard Area in Keyport is primarily centered adjacent to the waterbodies of the borough: Chingarora Creek, Luppataong Creek, and Matawan Creek, and the Raritan Bayshore especially where the streams flow into the Bay. Approximately 23.9 percent of the total area of Keyport lies within the 1% flood zone. An additional 4.2 percent of the area of the municipality is in the 0.2% flood zone.

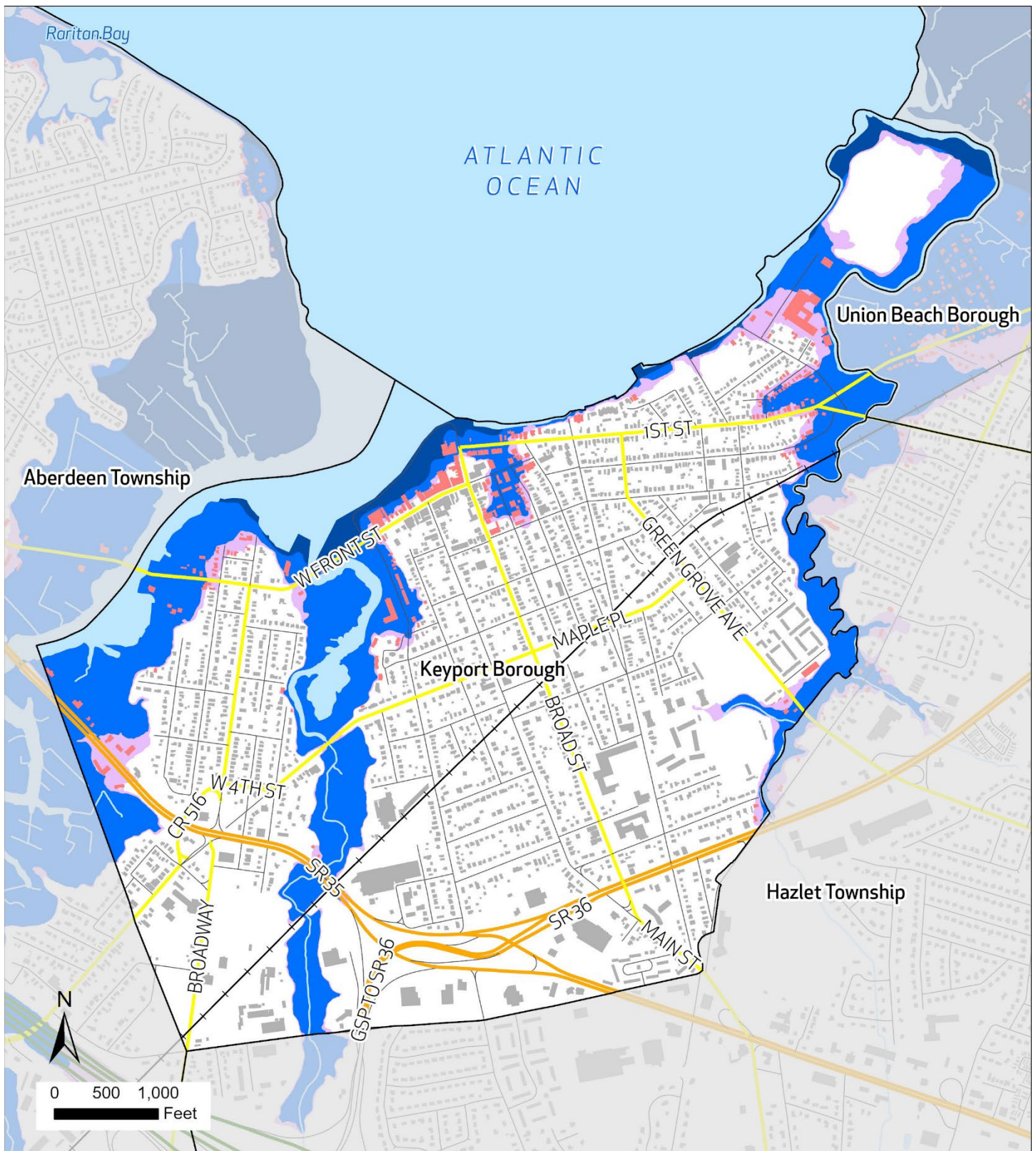
About 80.6 percent of Keyport is considered developed. Of the developed parcels of the town, 11.8 percent fall within the 1% annual chance flood zone and 4.1 percent are within the 0.2% annual chance flood zone. This illustrates that development in the municipality has generally occurred in areas that are less prone to flooding.

	Percentage in the 1% Floodplain	Percentage in the 0.2% Floodplain	5 feet of Sea Level Rise
<b>Developed Parcels</b>	11.8%	4.1%	7.7%
<b>Exposed Land Area</b>	23.9%	4.1%	16.5%

During the planning process, Keyport identified critical facilities which function as community lifelines. These facilities provide the most fundamental services in the community that, when stabilized, enable all other aspects of society to function. The municipality identified 36 total facilities. Of these facilities, two are located within the floodplain. These facilities fall within the Health and Medical and Safety and Security community lifeline categories.

Community Lifeline Type	Number in the 1% Floodplain	Number in the 0.2% Floodplain	Number within 5 feet of Sea Level Rise
<b>Health and Medical</b>	1	-	-
<b>Safety and Security</b>	-	1	-





## Flood Risk Keyport Borough

### FEMA Flood Zone

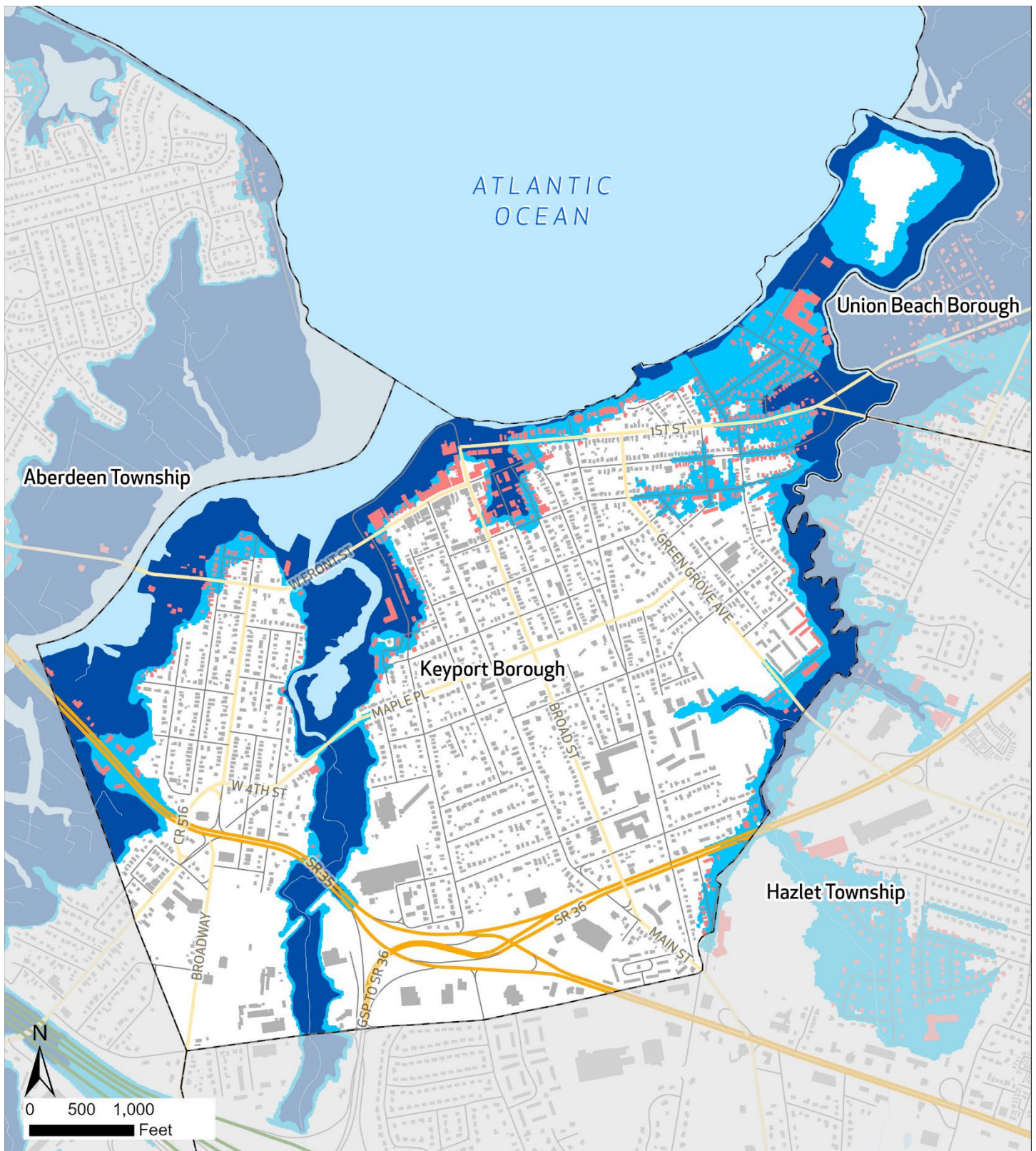
- 0.2% Annual Chance
- AE (1%)
- VE (1%)

- Garden State Parkway
- State Routes
- County Routes
- Local Roads
- Rail Lines

- Municipal Boundaries
- Building Footprints
- Building Footprints within Floodplain
- Water

Source: FEMA NJDEP, NJOIT, NJTransit





# **NJ Inland Design Flood Elevation Keyport Borough**

## **FEMA Flood Zone**

■ Current Base Flood  
Elevation (1%)

## **NJ Inland Design Flood Elevation**

■ FEMA BFE (1%) plus 3  
Feet

— State Routes

— County Routes

— Local Roads

— Garden State Parkway

— Municipal Boundaries

■ Water

■ Building Footprints

■ Building Footprints within  
IDFE

Source: FEMA, Rutgers University, NJDEP, NJOIT, NJTransit



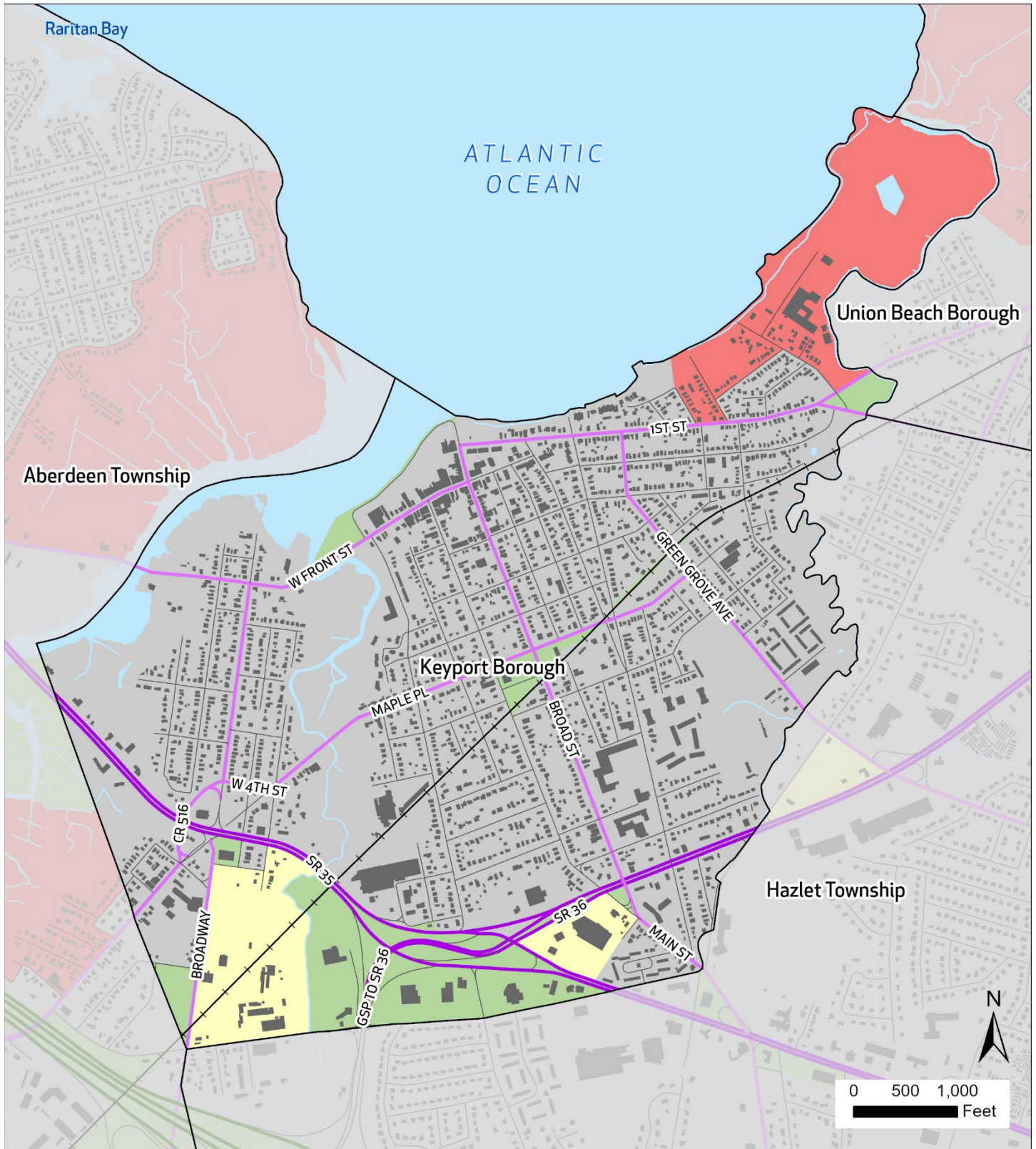


**Permanent Inundation  
Under Sea Level Rise  
(SLR) Scenarios**  
Keyport Borough

- |   |  |  |
|---|--|--|
| <span style="display: inline-block; width: 15px; height: 15px; background-color: darkblue; border: 1px solid black;"></span> Area Inundated Under 2 Feet SLR  | <span style="display: inline-block; width: 20px; border-bottom: 2px solid green;"></span> Garden State Parkway | <span style="display: inline-block; width: 20px; border-bottom: 1px solid black;"></span> Municipal Boundaries                             |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: blue; border: 1px solid black;"></span> Area Inundated Under 3 Feet SLR      | <span style="display: inline-block; width: 20px; border-bottom: 2px solid orange;"></span> Interstate Highways | <span style="display: inline-block; width: 15px; height: 15px; background-color: red; border: 1px solid black;"></span> Building Footprint |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: lightblue; border: 1px solid black;"></span> Area Inundated Under 5 Feet SLR | <span style="display: inline-block; width: 20px; border-bottom: 2px solid yellow;"></span> State Routes        | <span style="display: inline-block; width: 20px; height: 10px; background-color: lightblue;"></span> Water                                 |
|   | <span style="display: inline-block; width: 20px; border-bottom: 1px solid gray;"></span> Local Roads           |  |
|   | <span style="display: inline-block; width: 20px; border-bottom: 1px dashed black;"></span> Rail Lines          |  |

Source: NOAA, NJDEP, NJOIT, NJTransit





**Wildland Urban  
Interface (WUI)  
Classification**  
Keyport Borough

- |  |   |
|--|---|
| <span style="display: inline-block; width: 15px; height: 15px; background-color: red; border: 1px solid black;"></span> Intermix                           | <span style="display: inline-block; width: 20px; border-bottom: 2px solid green;"></span> Garden State Parkway  |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: grey; border: 1px solid black;"></span> High or Medium Density Housing    | <span style="display: inline-block; width: 20px; border-bottom: 2px solid purple;"></span> State Routes   |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: yellow; border: 1px solid black;"></span> Low or Very Low Density Housing | <span style="display: inline-block; width: 20px; border-bottom: 2px solid magenta;"></span> County Routes   |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: green; border: 1px solid black;"></span> No Housing                       | <span style="display: inline-block; width: 20px; border-bottom: 1px solid black;"></span> Local Roads   |
|  | <span style="display: inline-block; width: 20px; border-bottom: 1px solid black; position: relative;"><div style="position: absolute; left: 5px; top: -2px; width: 0; height: 0; border-left: 5px solid transparent; border-right: 5px solid transparent; border-bottom: 8px solid black;"></div></span> Rail Lines |

- |   |
|---|
| <span style="display: inline-block; width: 20px; border: 1px solid black;"></span> Municipal Boundaries             |
| <span style="display: inline-block; width: 20px; height: 10px; background-color: black;"></span> Building Footprint |
| <span style="display: inline-block; width: 20px; height: 10px; background-color: lightblue;"></span> Water          |

Source: USFS, NJDEP, NJOT, NJTransit

## CAPABILITY ASSESSMENT

### Planning & Regulatory Capabilities

Keyport Borough has the following additional Planning & Regulatory capabilities:

Plan and Regulation	Yes	No	Date of last update	How does this capability support hazard mitigation?
Master Plan	X		2017	Sets goals for development consistent with Borough needs and mitigation of known hazards in various areas of the municipality, acknowledging hazards and vulnerabilities.
Capital Improvement Plan	X		2023	Establishes, prioritizes, and budgets major infrastructure projects to support hazard mitigation measures specific to Borough interests
Local Emergency Operations Plan/Continuity of Operations Plan	X		2024	Strengthens Borough capacity for emergency operations to respond to hazards
Floodplain Development Ordinance	X		2022	Keyport's FPDO enforces higher base flood elevation standards
Floodplain Management Plan		X		
Stormwater Management Ordinance	X		2024	Addressed most recent NJDEP requirements
Stormwater Management Plan		X		
Watershed Management Plan		X		
Sheltering Plan		X		
Evacuation Plan		X		
Substantial Damage/Improved Structures Response	X			Borough utilizes construction permits and floodplain ordinance to make determinations
Repetitive Loss Plan		X		
Disaster Debris Management Plan		X		
Tracking elevation certificates and/or Letter of Map Change	X			Files held in the Construction Department
Post-Disaster Recovery Plan	X			Establishes framework for recovery in wake of disaster events to improve resiliency
Current/recent redevelopment plans or studies	X			Residential and commercial redevelopment projects are largely centered around the Borough's waterfront areas, with some spot redevelopment in upland portions of the town.
Community Wildfire Protection Plan		X		
Climate Adaptation Plan		X		
Other Plans that discuss hazard mitigation	X			In 2021 the borough developed the Keyport Complete Streets Design Guide and Complete Streets Implementation Guide, along with a Complete Streets ordinance and demonstration project. The temporary demonstration project aimed to show community members what potential traffic calming and visibility improvements to the intersection of Maple Place, Atlantic Street and Church Street could look like. This plan will advance the Borough's sustainable land use, transportation, economic, and green building planning elements by providing recommendations for Complete Streets design and implementation tailored to Keyport's roadways and community needs. Establishing Complete Streets goals, design standards and review checklist, and a complete streets ordinance.
Other ordinance and regulation that mitigate the impacts of natural hazards	X			The Complete Streets Ordinance amends Keyport's municipal code to prioritize implementing complete streets in all design, planning, construction, and maintenance projects. It emphasizes how sustainable green streets design elements such as green stormwater infrastructure, shade trees, and traffic calming treatments protect and create a healthier environment and reduce localized flooding.

## Administrative and Technical Capabilities

Keyport Borough has the following Administrative and Technical capabilities:

Position	Yes	No	Explanation
Floodplain Administrator	X		Borough Engineer serves as Floodplain Administrator
Grant Writer	X		Borough Engineer provides grant writing services
Staff trained to support mitigation	X		DPW/OEM/municipal staff receive training as necessary
Existing mutual aid or technical assistance agreements to support hazard mitigation projects		X	
Non-governmental organizations/other partners that work with the municipality on mitigation projects		X	
Organizations that work with socially vulnerable or underserved populations		X	

## Education and Outreach Capabilities

Keyport Borough has the following Education and Outreach capabilities:

Education & Outreach Capability	Yes	No	Explanation
Communicate natural and human-based hazards to the public	X		The Borough utilizes Swift 911 reverse calling with internet, email-based options, as well as the town website to communicate risk to the public.
StormReady		X	
Firewise USA		X	
Severe Weather Awareness Week		X	
Community Rating System (CRS)		X	

## Financial Capabilities

Within the last five years, Keyport Borough has used the following financial capabilities to implement hazard mitigation activities:

Financial Capability	Yes	No	Explanation
FEMA BRIC		X	
FEMA FMA		X	
FEMA Public Assistance		X	
FEMA HMGP	X		Beach Park Outfall Replacement; Fireman's Park Promenade
Non-FEMA Federal Funding Programs		X	
Other FEMA resources	X		FEMA PDM (Fireman's Park Boardwalk Improvements)
NJ Infrastructure Bank		X	
Other state municipal assistance or grant programs	X		DCA Boardwalk Preservation Fund (Fireman's Park Boardwalk Improvements)
Evaluation process on the prioritization of risk reduction projects against other local activities	X		Lead Service Line Replacement program
Other ongoing efforts to build additional financial capabilities	X		Seeking any/all eligible state and federal grant programs to fund identified projects; working with County and neighboring municipalities to team on projects where applicable

### Additional Capability Assessment Information:

- **Sustainable Jersey Participation Status:** Bronze



## MITIGATION STRATEGY

### Overview and Progress Since Last Plan Update

Since 2021, the Borough of Keyport has worked to leverage Federal, State and Local funding to plan and implement significant investments in its municipal infrastructure and emergency operations. Given the Borough's geographic location along the Bayshore, coastal storm and flooding hazards are a familiar threat faced by its residents, with hazardous weather events exacerbated by the effects of climate change. Borough leadership has set a goal to work towards a resilient future. This encompasses not only vulnerable waterfront facilities, including storm sewer improvements and the elevation of bulkheads, roadways, and low-lying areas, but also for the Borough's storm sewer, sanitary sewer, and water networks which have served residents for over a century. Notably, the Borough was selected by the EPA as one of ten municipalities across the State for its Lead Service Line Replacement accelerator program, which will fund and target the replacement of antiquated drinking water infrastructure over the next five years. The Borough's team is focused on providing the necessary infrastructure and operational improvements and planning necessary to prepare for both natural and human-induced hazards, while providing consistent and safe services to residents.

### Completed or Removed Actions

Action	Name	Description	Hazards Addressed	Priority	Responsible Party	Potential Funding	Cost Estimate	Timeline	Action Status	Notes
Action 24-1	Extend Beach Park Pipe Past Division Street	Extend the Beach Park pipe discharging Division Street to prevent flooding due to obstruction of the pipe.	Flood, Coastal Erosion, Nor'easter, Hurricane and Tropical Storm, Storm Surge	N/A	N/A	FEMA HMGP	\$500,000	N/A	Completed	Completed in 2020; project has limited tidal flooding upstream of the outfall; however, upstream storm sewer pipes remain undersized and require a pump station to effectively clear water from low points along Division and E. Front Streets (refer to ongoing actions).
Action 24-2	Acquire 44 Beer Street and Convert to Open Space	Acquire 44 Beer Street, a frequently flooded property, and convert to a park	Flood, Nor'easter, Hurricane and Tropical Storm, Storm Surge	N/A	N/A	N/A	N/A	N/A	Withdrawn	Property approved for residential redevelopment. All structures are proposed to be raised above flood elevation.
Action 24-3	Develop Storm Debris Dumpster Storage Plan	Develop a regional approach to storm debris dumpster storage.	All Hazards	N/A	N/A	N/A	N/A	N/A	Completed	Temporary Debris Management Area plans developed to utilize Broad Street parking lot. Plan approved by NJDEP.
Action 24-4	Purchase and Install Generators at Pump Stations	Install generators to ensure proper performance of the sewer pumps in the event of power outage	Flood, Nor'easter, Hurricane and Tropical Storm, Storm Surge	N/A	N/A	N/A	\$100,000	N/A	Completed	Portable generator purchased to be put into use during power outages to maintain operation of sewer infrastructure.
Action 24-5	Acquire Two Flood Prone Properties	Acquire two flood prone properties and prohibit future building in flood prone areas	Flood, Wave Action, Nor'easter, Hurricane and	N/A	N/A	N/A	\$3,566,800	N/A	Withdrawn	The Borough no longer anticipates pursuing this acquisition.

Action	Name	Description	Hazards Addressed	Priority	Responsible Party	Potential Funding	Cost Estimate	Timeline	Action Status	Notes
			Tropical Storm, Storm Surge							
Action 24-6	Acquire Olsen's Marina and Convert to Open Space	Acquire Olsen's Marina, a waterfront property, and convert to a park.	Flood, Nor'easter, Hurricane and Tropical Storm, Storm Surge	N/A	N/A	N/A	\$1,000,000	N/A	Withdrawn	The Borough no longer anticipates pursuing this acquisition.

### New and Ongoing Actions

Action	Name	Description	Hazards Addressed	Priority	Responsible Party	Potential Funding	Cost Estimate	Timeline	Action Status	Notes
Action 24-7	Acquire, elevate, or relocate buildings and infrastructure in flood prone areas, with a focus on Repetitive Loss (RL) and Severe Repetitive Loss (SRL) properties	Mitigate 95 commercial and residential properties that are in FEMA's flood zone, specifically RL/SRL properties.	Flood, Wave Action, Nor'easter, Hurricane and Tropical Storm, Storm Surge	High	Business Administrator , Borough Engineer, NJDEP	FEMA HMA, NJDEP Blue Acres	\$2.8M	5 + years	Ongoing	Borough will continue to seek funding opportunities to acquire flood prone properties and structures, including FEMA and NJDEP Blue Acres programs to acquire and convert to open space.
Action 24-8	Elevate and Upgrade Bulkheads	Increase elevation and upgrade existing bulkheads.	Flood	High	Business Administrator	FEMA HMA	\$2,500,000	1 year	Ongoing	Walnut Street West and Front St Bulkhead elevations included as separate actions. Borough is exploring funding sources to implement this action.
Action 24-9	Elevate and Floodproof Maple Place Pump Station	Elevate and harden Maple Place Pump Station through elevating electrical panels, modifications for water tightness, generators to mitigate power loss and surging	Flood, Nor'easter, Hurricane and Tropical Storm, Storm Surge	High	Business Administrator	FEMA HMA	\$718,900	3 years	Ongoing	The Borough is exploring funding sources to implement this action to provide immediate power redundancy to eliminate critical infrastructure downtime during power outages, and prevent pumps from being overwhelmed by floodwaters.

Action	Name	Description	Hazards Addressed	Priority	Responsible Party	Potential Funding	Cost Estimate	Timeline	Action Status	Notes
Action 24-10	Build New Culvert at Green Grove Ave.	Road Culvert and Drainage Improvements to increase drainage and curbing.	Flood, Nor'easter, Hurricane and Tropical Storm	High	Borough, Monmouth County, Hazlet Twp	FEMA HMA	\$1,100,000	1 year	Ongoing	Coordinating with Monmouth County on project implementation timeline. Project will elevate culvert and roadway to maintain emergency ingress/egress route between Borough and Hazlet Twp.
Action 24-11	Increase Size of Stormwater Pipes and Overall Stormwater System in the Borough	Provide additional storm sewer piping, a reduction of backwater, and increase the capacity of the stormwater system.	Flood, Nor'easter, Hurricane and Tropical Storm, Storm Surge	High	Business Administrator , Borough Engineer	FEMA HMA	\$1,102,556	1 year	Ongoing	E. Third Street Outfall and conveyance piping replaced/upgraded in 2024. Pipes and structures are reviewed for all paving projects with upgrades recommended by the Engineer and DPW where necessary.
Action 24-12	Elevate Firemen's Park Bulkhead	Although the bulkhead has been replaced since Sandy, the bulkhead still needs to be elevated six feet to prevent future flooding of public property and roadways	Flood, Nor'easter, Hurricane and Tropical Storm, Storm Surge	High	Borough of Keyport, Borough Engineer, NJDEP/USACE permits	FEMA HMA	\$3,000,000	2 years	Ongoing	. Construction is scheduled to begin in 2025 and be complete by 2026. The completion of this project will result in a significant improvement in storm surge and wave action protection for the western end of Waterfront Park, American Legion Drive, and Fireman's Park, which are frequently flooded during spring high tides and coastal storm events.
Action 24-13	Install Tide Valves - Phase II (Beers Street, Fireman's Park)	Install Tide Valves to alleviate blockages and prohibit foreign objects in the outflow pipes	Flood, Nor'easter, Hurricane and Tropical Storm, Storm Surge	High	Business Administrator	FEMA HMA	\$150,000	1 year	Ongoing	Check valves will be replaced as part of Fireman's Park bulkhead and other outfall replacement projects. These improvements will protect storm sewers and roadways from being surcharged during high tide and storm surge events and ensure roads remain passable for traffic and emergency vehicles.



Action	Name	Description	Hazards Addressed	Priority	Responsible Party	Potential Funding	Cost Estimate	Timeline	Action Status	Notes
Action 24-14	Extend Beach Park Pipe Past Division Street	Extend the Beach Park pipe discharging Division Street to prevent flooding due to obstruction of the pipe.	Flood, Coastal Erosion, Nor'easter, Hurricane and Tropical Storm, Storm Surge	High	Business Administrator	FEMA HMA	\$700,000	1 year	Ongoing	Outfall extension project completed in 2020. Storm sewer upgrades along E Front St and Division completed in 2020. Pipes remain to be replaced within private properties.
Action 24-15	Purchase and Install Permanent Generators for Emergency Shelters	Permanent generators for emergency shelters including Center School, Keyport High School and the First Aid Center	All Hazards	Medium	Business Administrator	FEMA HMA	\$75,000	1 year	Ongoing	The Borough is exploring funding sources to implement this action to provide immediate power redundancy to eliminate critical infrastructure downtime during power outages.
Action 24-16	Dredge Luppataong and Chingarora Creeks	Assistance with dredging the creek so that the creeks can store and conduct more stormwater	Flood, Nor'easter, Hurricane and Tropical Storm, Storm Surge	High	Business Administrator	Municipal Budget	\$4.5M	1 year	Ongoing	Dredge Chingarora and Luppataong Creek as a continuation of 2016 USDA project to remove downed trees. The Borough is exploring funding sources to implement this action.
Action 24-17	Restore Wetlands at Happy Meadows	Infrastructure (piping and bridges) have been built in an area designated as wetlands, which has disrupted the natural flow of water. The Borough would like to restore the wetlands so it can serve as a drainage basin.	Flood, Nor'easter, Hurricane and Tropical Storm, Storm Surge	High	Business Administrator, County	New Jersey Corporate Wetlands Restoration Partnership (NJCWRP), FEMA HMA, NFWF, Acres for America, NOAA, US FWS, EPA		1 year	Ongoing	Cliffwood Beach (Aberdeen Township) and the Borough of Keyport are at risk of coastal flooding due to their low-lying locations surrounding Matawan Creek, which flows into Lake Lefferts and Lake Matawan.  Extensive Phragmites in the Happy Meadows tidal marsh dominates the creek between Ravine Drive and the mouth of Keyport Harbor. The concept plan proposes restoring marshlands to enhance their ability to act as natural buffers to reduce impacts of storm-induced surge and waves, as well as a maritime forest berm to

Action	Name	Description	Hazards Addressed	Priority	Responsible Party	Potential Funding	Cost Estimate	Timeline	Action Status	Notes
										provide a buffer to the surrounding residential area. Project is located within and driven by Aberdeen Township. The Borough supports neighboring municipalities' projects that will serve to reduce flood and storm surge hazards to the Borough.
Action 24-18	Create Living Shorelines along the Raritan Bay and Install Wave Attenuation Devices in the Bay	Implement dune grass plantings, artificial reefs, oyster castles, and other living technologies as a means of mitigating storm-related tidal, wind and wave action damage.	Flood, Wave Action, Coastal Erosion, Hurricane and Tropical Storm, Storm Surge	High	Business Administrator	FEMA HMA or BRIC, The Nature Conservancy (TNC)	\$500,000	5 + years	Ongoing	The Borough plans to implement living shorelines with relevant bulkhead projects and shoreline stabilization projects where feasible to promote nature-based solutions to adapt to sea level rise.
Action 24-19	Implement the Beers Street Neighborhood Plan Recommendations	Implement the recommendations of the Beers Street Neighborhood Plan including raising Beers Street.	All Hazards	High	Business Administrator	Municipal budget	\$5,000,000	5 + years	Ongoing	Replace existing outfall along Beers Street adjacent to proposed housing development; bulkhead installation; and roadway elevation to address storm surge and nuisance flooding. With sea level rise and increases in cloudburst type precipitation events, improvements will improve long-term resiliency of the neighborhood and its infrastructure.
Action 24-20	Implement the Walnut-Oak Street Neighborhood Plan Recommendations	Implement the recommendations of the Walnut and Oak Street Neighborhood Plan including raising Beers Street	All Hazards	High	Business Administrator	Municipal budget	\$3,000,000	5 + years	Ongoing	Address flood and storm surge hazards from Chingarora Creek along Walnut Street at First Street and shoreline/bulkhead stabilization at end of Walnut Street. With sea level rise and increases in cloudburst type precipitation events, improvements will improve long-term resiliency of the neighborhood and its infrastructure.

Action	Name	Description	Hazards Addressed	Priority	Responsible Party	Potential Funding	Cost Estimate	Timeline	Action Status	Notes
Action 24-21	Implement the First Street Neighborhood Plan Recommendations	Implement the recommendations of the First Street Neighborhood Plan.	All Hazards	High	Business Administrator	Municipal budget	\$3,000,000	5 + years	Ongoing	Address flood and storm surge hazards at low point along First Street near Beach Park. With sea level rise and increases in cloudburst type precipitation events, improvements will improve long-term resiliency of the neighborhood and its infrastructure.
Action 24-22	Implement the Division Street Neighborhood Plan Recommendations	Implement the recommendations of the Division Street Neighborhood Plan.	All Hazards	High	Business Administrator	Municipal budget	\$3,000,000	5 + years	Ongoing	Implement storm sewer and pump station improvements at Division Street municipal lot; realignment of storm sewers running through private properties. With sea level rise and increases in cloudburst type precipitation events, improvements will improve long-term resiliency of the neighborhood and its infrastructure.
Action 24-23	Address Clark Street Flooding	Flooding at the Luppataong Creek Culvert impacts Clark Street, an important connector road. Entire stretch of road needs to be mitigated.	Flood, Nor'easter, Hurricane and Tropical Storm, Storm Surge	High	Borough Engineer, County, Hazlet Township	FEMA HMA, NJDOT	\$5,000,000	3 years	New	Elevation of existing culvert at Luppataong Creek along Clark Street and reconstruction of Clark Street are necessary to mitigate the risks associated with flooding at this critical connector between NJSH 35 / 36 traffic bound for the southbound GSP. Mitigating this hazard will improve traffic flow conditions and provide a necessary emergency route as the next downstream culvert along Route 35 is also subject to flooding, cutting off critical arteries that results in traffic detoured to County and local roadways during storm events.



Action	Name	Description	Hazards Addressed	Priority	Responsible Party	Potential Funding	Cost Estimate	Timeline	Action Status	Notes
Action 24-24	Remediate, Stabilize, and Redevelop Aeromarine site	The Aeromarine site, a former landfill, is located at the mouth of the Chingarora Creek. The site requires environmental remediation and shoreline stabilization.	Flood, Nor'easter, Hurricane and Tropical Storm, Storm Surge, Hazardous Materials	High	Property Owner, (in coordination with Borough Engineer, LSRP, and Administrator )	FEMA HMA, NJDEP Site Remediation Program	Unknown	5 years	New	NJDEP has notified the property owner and Borough of lead slag material along the property's shoreline associated with past industrial and landfill uses on the site. This is a high priority item as it impacts waterfront areas commonly utilized by the public for fishing and recreation. Future storm events and the effects of sea level rise will serve to increase shoreline erosion and exacerbate exposure of contaminated fill material.
Action 24-25	West Front Street Bulkhead Elevation	Elevate Bulkheads at Luppataong Creek Culvert near West Front Street and Beers Street.	Flood, Nor'easter, Hurricane and Tropical Storm, Storm Surge, Wave Action	High	Borough Engineer, Borough Administrator , Private Property Owners	FEMA HMA	\$2,500,000	5 years	New	Elevate bulkhead and upgrade outfalls to address area vulnerable to storm surge along West Front Street between Beers Street and Luppataong Creek culvert adjacent to Keyport Fishery. Following the completion of the Fireman's Park Bulkhead elevation, anticipated in 2026, the area between Beers Street and the Luppataong Creek culvert (adjacent to the Keyport Fishery) will become the new lowest point at which storm surge will overtop West Front Street. The Borough is exploring funding sources to address elevation of the publicly owned portion of waterfront, and work in coordination with adjacent private property owners to make bulkhead improvements.