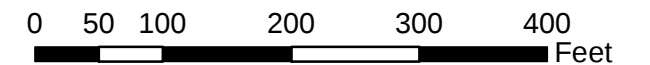


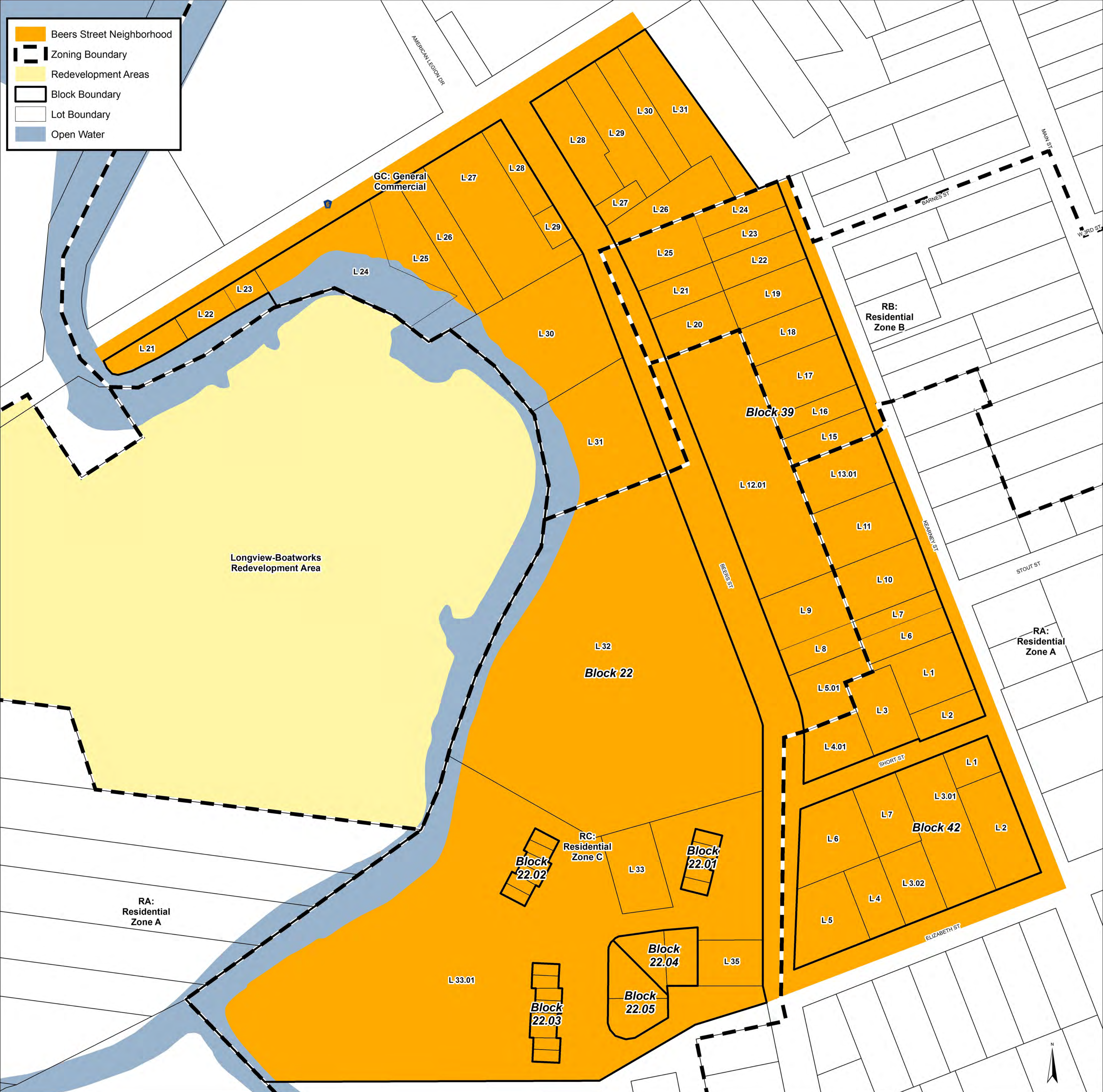
The map displays the following lots and blocks:

- Block 22:** A large blue area in the center.
- Block 22.01:** A small yellow lot.
- Block 22.02:** A small yellow lot.
- Block 22.03:** A small yellow lot.
- Block 22.04:** A small yellow lot.
- Block 22.05:** A small yellow lot.
- Block 39:** A large orange area.
- Block 42:** A large yellow area.
- Lots:** L 1 through L 35, including sub-lots like L 12.01, L 13.01, L 4.01, L 5.01, L 33.01, L 34.01, L 35.01, L 36.01, L 37.01, L 38.01, L 39.01, L 40.01, L 41.01, L 42.01, L 43.01, L 44.01, L 45.01, L 46.01, L 47.01, L 48.01, L 49.01, L 50.01, L 51.01, L 52.01, L 53.01, L 54.01, L 55.01, L 56.01, L 57.01, L 58.01, L 59.01, L 60.01, L 61.01, L 62.01, L 63.01, L 64.01, L 65.01, L 66.01, L 67.01, L 68.01, L 69.01, L 70.01, L 71.01, L 72.01, L 73.01, L 74.01, L 75.01, L 76.01, L 77.01, L 78.01, L 79.01, L 80.01, L 81.01, L 82.01, L 83.01, L 84.01, L 85.01, L 86.01, L 87.01, L 88.01, L 89.01, L 90.01, L 91.01, L 92.01, L 93.01, L 94.01, L 95.01, L 96.01, L 97.01, L 98.01, L 99.01, L 100.01, L 101.01, L 102.01, L 103.01, L 104.01, L 105.01, L 106.01, L 107.01, L 108.01, L 109.01, L 110.01, L 111.01, L 112.01, L 113.01, L 114.01, L 115.01, L 116.01, L 117.01, L 118.01, L 119.01, L 120.01, L 121.01, L 122.01, L 123.01, L 124.01, L 125.01, L 126.01, L 127.01, L 128.01, L 129.01, L 130.01, L 131.01, L 132.01, L 133.01, L 134.01, L 135.01, L 136.01, L 137.01, L 138.01, L 139.01, L 140.01, L 141.01, L 142.01, L 143.01, L 144.01, L 145.01, L 146.01, L 147.01, L 148.01, L 149.01, L 150.01, L 151.01, L 152.01, L 153.01, L 154.01, L 155.01, L 156.01, L 157.01, L 158.01, L 159.01, L 160.01, L 161.01, L 162.01, L 163.01, L 164.01, L 165.01, L 166.01, L 167.01, L 168.01, L 169.01, L 170.01, L 171.01, L 172.01, L 173.01, L 174.01, L 175.01, L 176.01, L 177.01, L 178.01, L 179.01, L 180.01, L 181.01, L 182.01, L 183.01, L 184.01, L 185.01, L 186.01, L 187.01, L 188.01, L 189.01, L 190.01, L 191.01, L 192.01, L 193.01, L 194.01, L 195.01, L 196.01, L 197.01, L 198.01, L 199.01, L 200.01, L 201.01, L 202.01, L 203.01, L 204.01, L 205.01, L 206.01, L 207.01, L 208.01, L 209.01, L 210.01, L 211.01, L 212.01, L 213.01, L 214.01, L 215.01, L 216.01, L 217.01, L 218.01, L 219.01, L 220.01, L 221.01, L 222.01, L 223.01, L 224.01, L 225.01, L 226.01, L 227.01, L 228.01, L 229.01, L 230.01, L 231.01, L 232.01, L 233.01, L 234.01, L 235.01, L 236.01, L 237.01, L 238.01, L 239.01, L 240.01, L 241.01, L 242.01, L 243.01, L 244.01, L 245.01, L 246.01, L 247.01, L 248.01, L 249.01, L 250.01, L 251.01, L 252.01, L 253.01, L 254.01, L 255.01, L 256.01, L 257.01, L 258.01, L 259.01, L 260.01, L 261.01, L 262.01, L 263.01, L 264.01, L 265.01, L 266.01, L 267.01, L 268.01, L 269.01, L 270.01, L 271.01, L 272.01, L 273.01, L 274.01, L 275.01, L 276.01, L 277.01, L 278.01, L 279.01, L 280.01, L 281.01, L 282.01, L 283.01, L 284.01, L 285.01, L 286.01, L 287.01, L 288.01, L 289.01, L 290.01, L 291.01, L 292.01, L 293.01, L 294.01, L 295.01, L 296.01, L 297.01, L 298.01, L 299.01, L 300.01, L 301.01, L 302.01, L 303.01, L 304.01, L 305.01, L 306.01, L 307.01, L 308.01, L 309.01, L 310.01, L 311.01, L 312.01, L 313.01, L 314.01, L 315.01, L 316.01, L 317.01, L 318.01, L 319.01, L 320.01, L 321.01, L 322.01, L 323.01, L 324.01, L 325.01, L 326.01, L 327.01, L 328.01, L 329.01, L 330.01, L 331.01, L 332.01, L 333.01, L 334.01, L 335.01, L 336.01, L 337.01, L 338.01, L 339.01, L 340.01, L 341.01, L 342.01, L 343.01, L 344.01, L 345.01, L 346.01, L 347.01, L 348.01, L 349.01, L 350.01, L 351.01, L 352.01, L 353.01, L 354.01, L 355.01, L 356.01, L 357.01, L 358.01, L 359.01, L 360.01, L 361.01, L 362.01, L 363.01, L 364.01, L 365.01, L 366.01, L 367.01, L 368.01, L 369.01, L 370.01, L 371.01, L 372.01, L 373.01, L 374.01, L 375.01, L 376.01, L 377.01, L 378.01, L 379.01, L 380.01, L 381.01, L 382.01, L 383.01, L 384.01, L 385.01, L 386.01, L 387.01, L 388.01, L 389.01, L 390.01, L 391.01, L 392.01, L 393.01, L 394.01, L 395.01, L 396.01, L 397.01, L 398.01, L 399.01, L 400.01, L 401.01, L 402.01, L 403.01, L 404.01, L 405.01, L 406.01, L 407.01, L 408.01, L 409.01, L 410.01, L 411.01, L 412.01, L 413.01, L 414.01, L 415.01, L 416.01, L 417.01, L 418.01, L 419.01, L 420.01, L 421.01, L 422.01, L 423.01, L 424.01, L 425.01, L 426.01, L 427.01, L 428.01, L 429.01, L 430.01, L 431.01, L 432.01, L 433.01, L 434.01, L 435.01, L 436.01, L 437.01, L 438.01, L 439.01, L



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Fax: 732-671-7365

Prepared by: JAC, 6/29/2016
Source: NJDOT; NJGIN; Monmouth County; Keyport Borough; T&M Associates
H:\KUPL\00020\GIS\Projects\Land Use Map.mxd



Permitted Uses

GC (General Commercial)	RA (Residential A)	RB (Residential B)	RC (Residential C)
Bank	Single-family detached dwelling	Single-family detached dwelling	Single-family detached dwelling
Church or other place of worship, parish house, Sunday school building	Church, Sunday School, and other places of worship	Church, Sunday School, and other places of worship	Church, Sunday School, and other places of worship
Barber shops and beauty parlors	Eleemosynary and philanthropic institutions	Eleemosynary and philanthropic institutions	Eleemosynary and philanthropic institutions
Book and stationery stores	Public school, park, playground, fire house, library, municipal building	Public school, park, playground, fire house, library, municipal building	Public school, park, playground, fire house, library, municipal building
Drug stores			Two family structure
Dry goods and variety stores			
Dry cleaning and clothes pressing establishments, provided that no flammable cleaning agents are used			
Eating and drinking establishments without live entertainment			
Florists			
Food stores			
Hardware stores			
Laundries, hand or automatic			
Office, business and professional			
Package liquor stores			
Photographic equipment and supplies			
Radio and television repair			
Shoe repair shops			
Tailor and dressmaker shops			
Telephone exchanges			
Apparel shops			
Banks and other financial institutions			
Bars and cocktail lounges without live entertainment			
Boat yards, boat building facilities, service and sales, marinas and docks			
Club, exclusive of a swimming pool club			
Furniture stores			
Theaters and bowling alleys			
Major department stores, specialty shops, personal and business service establishments			
Newspaper publishing plant			
Paint and wallpaper stores			
Professional business, and technical schools, and schools and studios for photography, art, music and dance			
Public utility building or structure, telephone exchange			
Sporting and athletic goods			
Undertakers and funeral parlors			

Beers Street Neighborhood
Zoning Map
Keyport Borough
Monmouth County, New Jersey

BOROUGH OF KEYPORT CODE

SECTION 25:1-16

ZONING SCHEDULE

District	Minimum Lot Requirements		Minimum Required Yard Depth						Maximum Percent of Lot Coverage by Buildings Inclusive of Accessory Buildings	Maximum Height		Maximum Percent Coverage		Maximum Percent of Lot Coverage by all Buildings and Impervious Surfaces
	Area (square feet)	Lot Width (feet)	Principal Building			Accessory Building				Stories	Feet	Principal Building	Accessory Building	
			Front Yard (feet)	Minimum One Side Yard (feet)	Both Side Yards (feet)	Rear Yard (feet)	Side Yard (feet)	Rear Yard (feet)						
RA and RA (PRD)	7,500	75 ⁽³⁾	20	6	16	15	3	3	40	2.5	30	30	10	60
RB	For Single Family, same as RA; For Planned Residential Development - see section													
1 family	7,500	75	20	6	16	15	3	15	40	2.5	30	30	10	60
2 family	7,500	75	20	6	16	20	3	15	40	2.5	30	30	10	60
RC														
1 family	7,500	75	20	6	16	15	3	15	40	2.5	30	30	10	60
2 family	7,500	75	20	6	16	20	3	15	40	2.5	30	30	10	60
NC	7,500	75	5	N/A	10	25	3	15	75	2	25	75	15	90
GC	N/A	N/A	N/A	N/A	N/A	N/A		N/A	85	3	35	85	15	90
GMC	10,000	100	20	6	16	20	6	16	35	3	35	35	15	90
HC	10,000	100	50	6	16	20	6	16	35	3.5	40	35	15	90
LI	12,500	100	15	6	16	25	6	16	50	3	40	50	10	90
I	15,000	100	15	6	16	25	10	10	50	3	40	50	10	90

N/A - Not Applicable

Note 1: Sections 25:1-14, 25:1-15 set forth general regulations which also govern the development of land and uses.

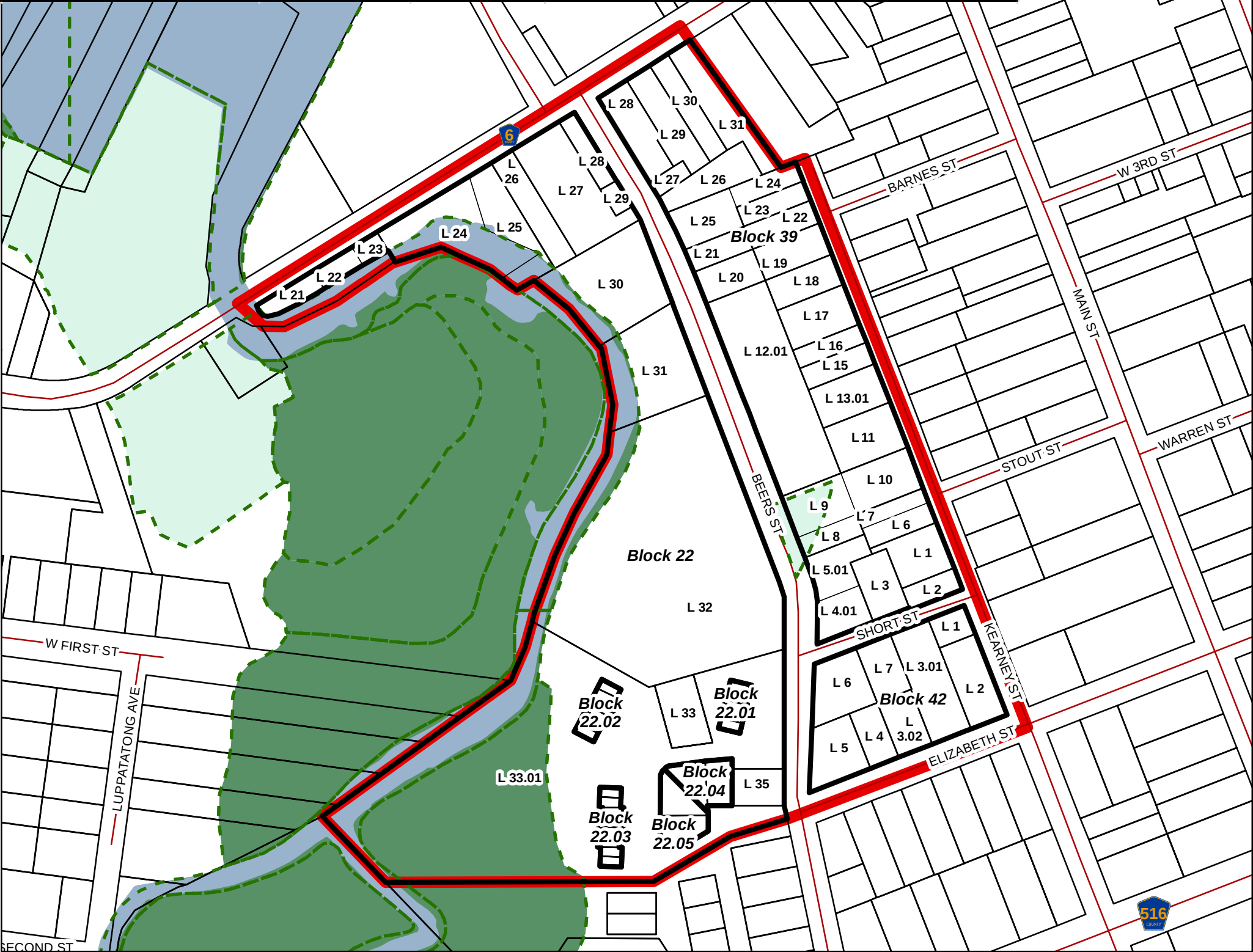
Note 2: No accessory structure shall be permitted in the required front yard area.

Note 3: This shall not apply to lots containing a 50' lot width and a minimum lot requirement of 5,000 square feet, as same were conforming prior to the adoption of Ordinance Nos. 22-03 ad 1-07.

This shall also be deemed to apply to any such lot that may have been rendered nonconforming exclusively by the adoption of Ordinance No. 22-03.

(Ord. #13-90, §25:1-16; Ord. #22-03, §2; Ord. #4-05, §§1. 2; Ord. #1-07, §1)

Threatened and Endangered Species in Neighborhood Area				
Common Name	Osprey	Snowy Egret	Black-crowned Night-heron	Yellow-crowned Night-heron
Scientific Name	Pandion haliaetus	Egretta thula	Nycticorax nycticorax	Nyctanassa violacea
Feature Label	Foraging	Foraging	Foraging	Foraging
Class	Aves	Aves	Aves	Aves
Species Rank	3	2	3	3
Federal Status	NA	NA	NA	NA
New Jersey Status	State Threatened	Special Concern	State Threatened	State Threatened
Last Observation Year	2008	2001	2002	1996
Species Occurrence Area Count	3	1	1	1



Beers Street Neighborhood
Threatened and Endangered Species
Keyport Borough
Monmouth County, New Jersey

- Beers Street Neighborhood
-
- Block Boundary

Species-Based Habitat (T&E Species)



0 65 130 260 390 520 Feet



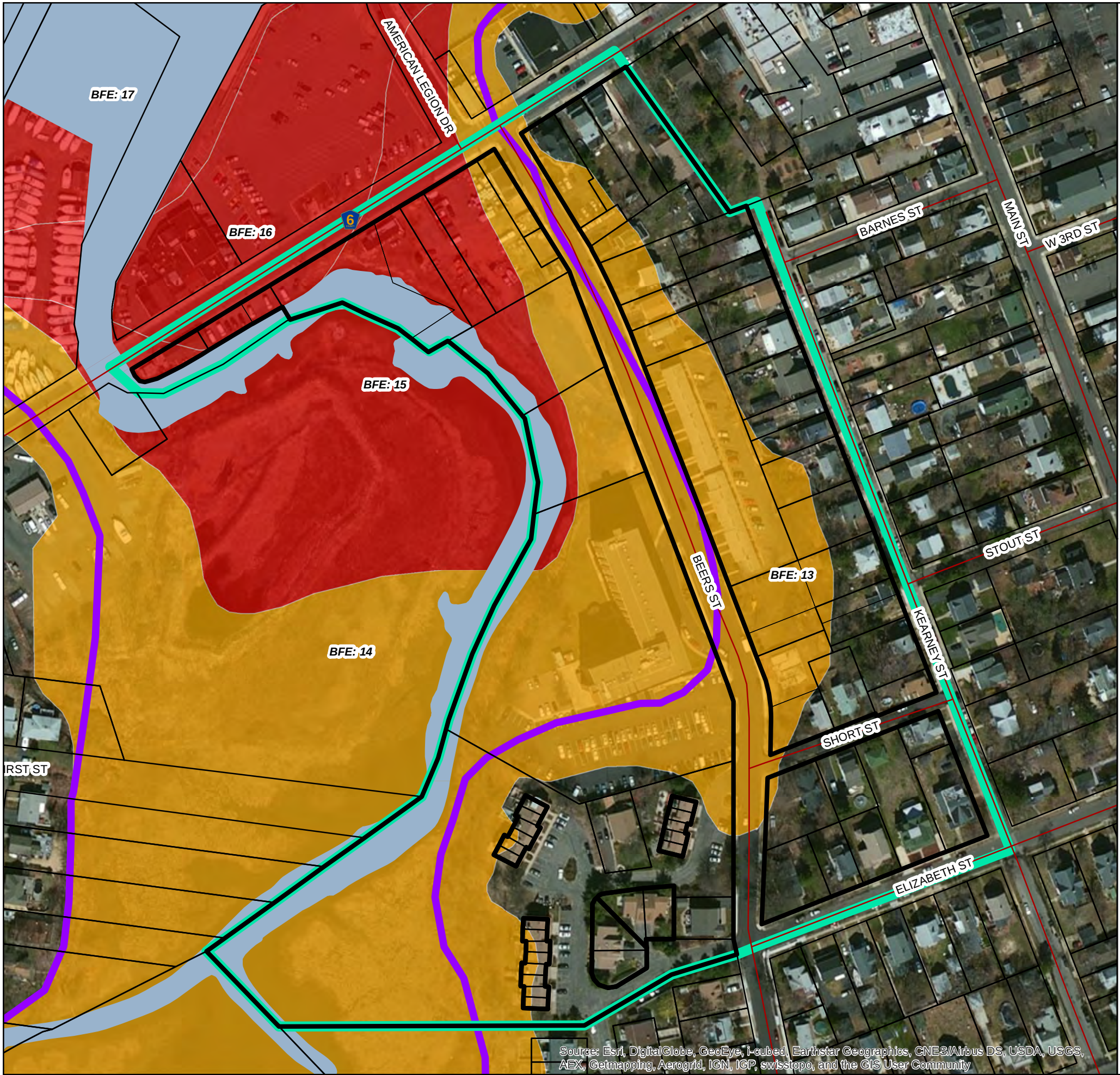
Keyport Borough, New Jersey
70 West Front Street
Keyport, NJ 07735



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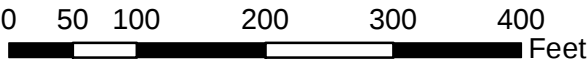
Prepared by: JAC, 2/3/2017
Source: NJDEP; NJDOT; NJGIN; Monmouth County; Keyport Borough; T&M Associates
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NOTE: This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not State-authorized.



Beers Street Neighborhood Flood Hazards Keyport Borough Monmouth County, New Jersey

- Block Boundary
- Roadway Network
- Lot Boundary
- Beers Street Neighborhood
- Open Water
- Preliminary FEMA Flood Zone**
 - AE
 - VE
- Limit of Moderate Wave Action (LiMWA)



Keyport Borough, New Jersey
70 West Front Street
Keyport, NJ 07735

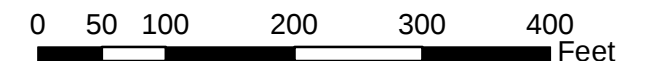


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Prepared by: NAD, 2/13/2017
Source: NJDOT; NJGIN; FEMA; Monmouth County; Keyport Borough; T&M Associates
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Source: Esri, DigitalGlobe, GeoEye, I-cubed, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

-



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Source: NOAA, NJDOT, NJGIN; Monmouth County; Keyport Borough; T&M Associates
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**Beers Street Neighborhood
Aerial Map (1970)
Keyport Borough
Monmouth County, New Jersey**

-  Beers Street Neighborhood
-  Block Boundary
-  Lot Boundary



0 50 100 200 300 400 Feet



Keyport Borough, New Jersey
70 West Front Street
Keyport, NJ 07735



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Prepared by: JAC, 2/2/2017
Source: NJDOT; NJGIN; Monmouth County; Keyport Borough; T&M Associates
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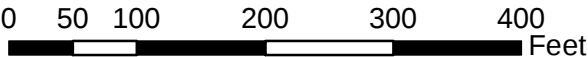
**Beers Street Neighborhood
SLOSH Mapping - Category 1
Keyport Borough
Monmouth County, New Jersey**

-  Beers Street Neighborhood
-  Block Boundary
-  Lot Boundary

Storm Surge SLOSH Category 1

Depth of water above ground

-  0 - 3 feet
-  3 - 6 feet
-  6 - 9 feet
-  > 9 feet



Keyport Borough, New Jersey
70 West Front Street
Keyport, NJ 07735

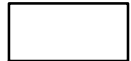


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Prepared by: JAC, 12/27/2016
Source: NJDOT; NJGIN; Monmouth County; Keyport Borough; T&M Associates
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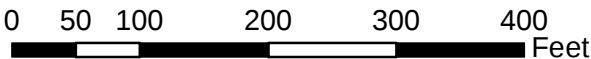
**Beers Street Neighborhood
SLOSH Mapping - Category 2
Keyport Borough
Monmouth County, New Jersey**

-  Beers Street Neighborhood
-  Block Boundary
-  Lot Boundary

Storm Surge SLOSH Category 2

Depth of water above ground

-  0 - 3 feet
-  3 - 6 feet
-  6 - 9 feet
-  > 9 feet

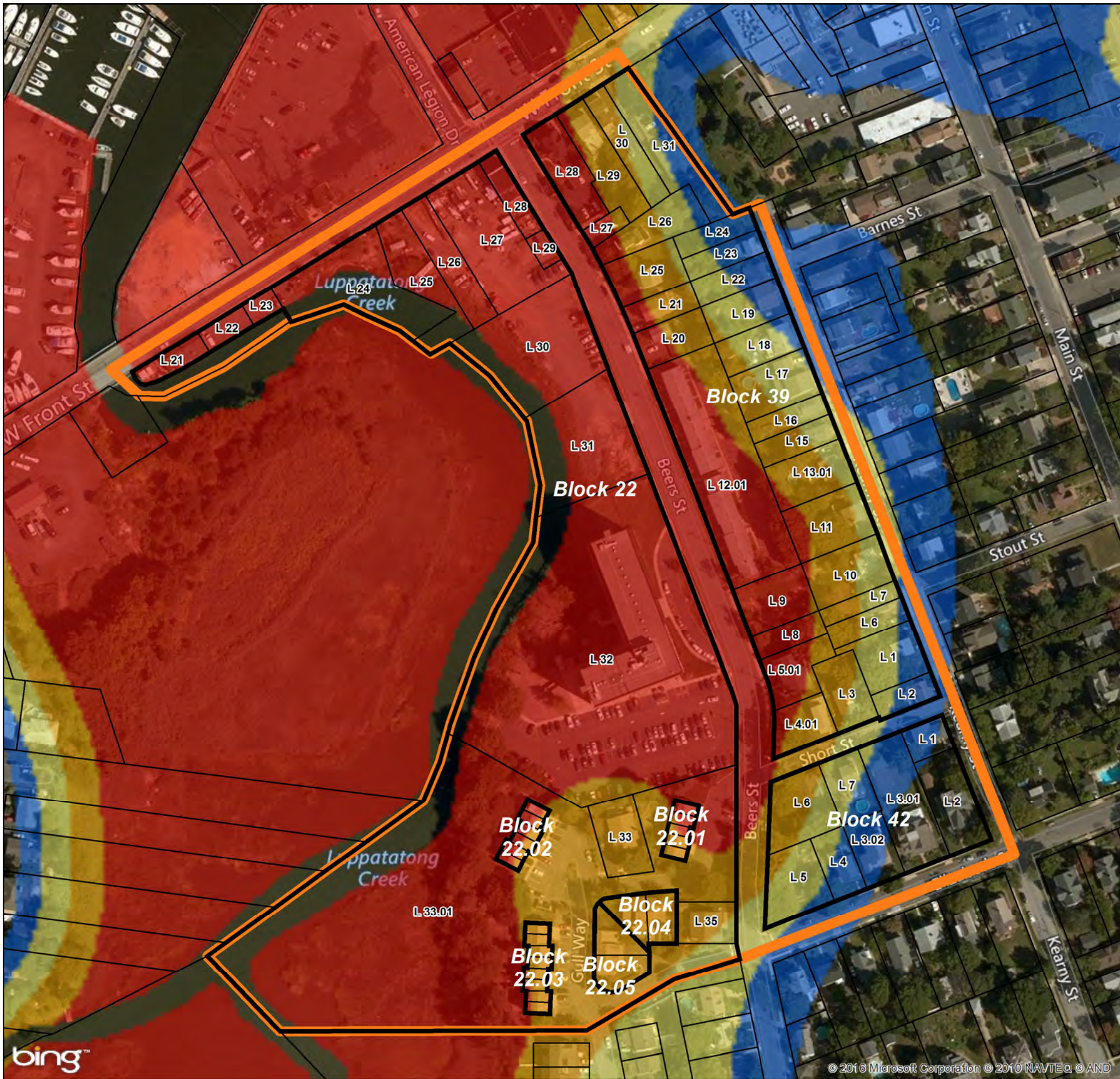


Keyport Borough, New Jersey
70 West Front Street
Keyport, NJ 07735



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Source: NJDOT; NJGIN; Monmouth County; Keyport Borough; T&M Associates
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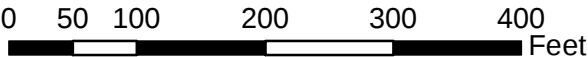
**Beers Street Neighborhood
SLOSH Mapping - Category 3
Keyport Borough
Monmouth County, New Jersey**

-  Beers Street Neighborhood
-  Block Boundary
-  Lot Boundary

Storm Surge SLOSH Category 3

Depth of water above ground

-  0 - 3 feet
-  3 - 6 feet
-  6 - 9 feet
-  > 9 feet

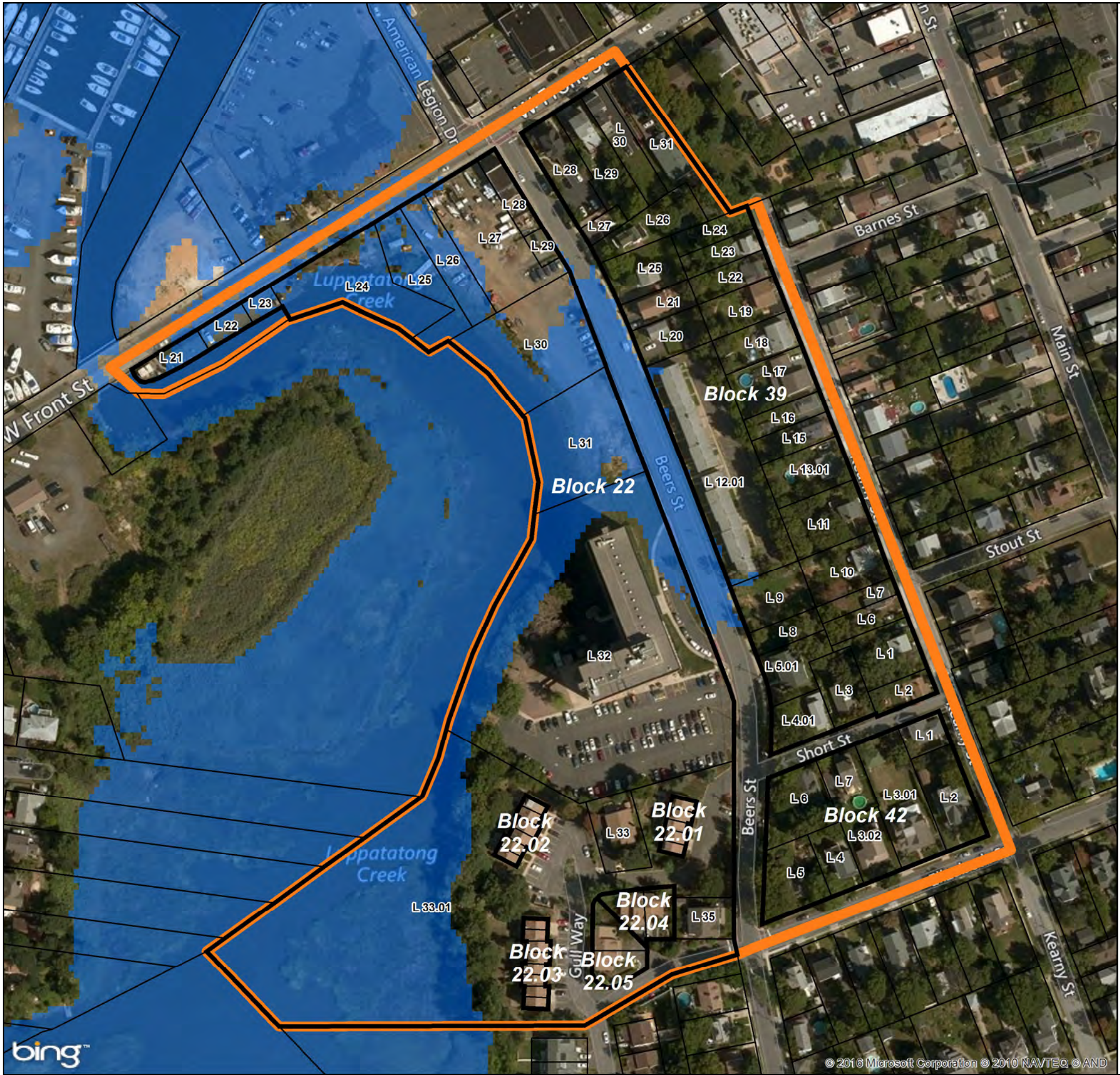


Keyport Borough, New Jersey
70 West Front Street
Keyport, NJ 07735

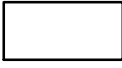
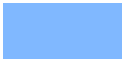


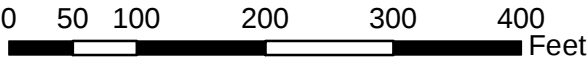
T&M Associates
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Fax: 732-671-7365

Prepared by: JAC, 12/27/2016
Source: NJDOT; NJGIN; Monmouth County; Keyport Borough; T&M Associates
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**Beers Street Neighborhood
Sea Level Rise - 3 Foot Depth
Keyport Borough
Monmouth County, New Jersey**

-  Block Boundary
-  Lot Boundary
-  Beers Street Neighborhood
-  Sea Level Rise - 3 Foot Depth

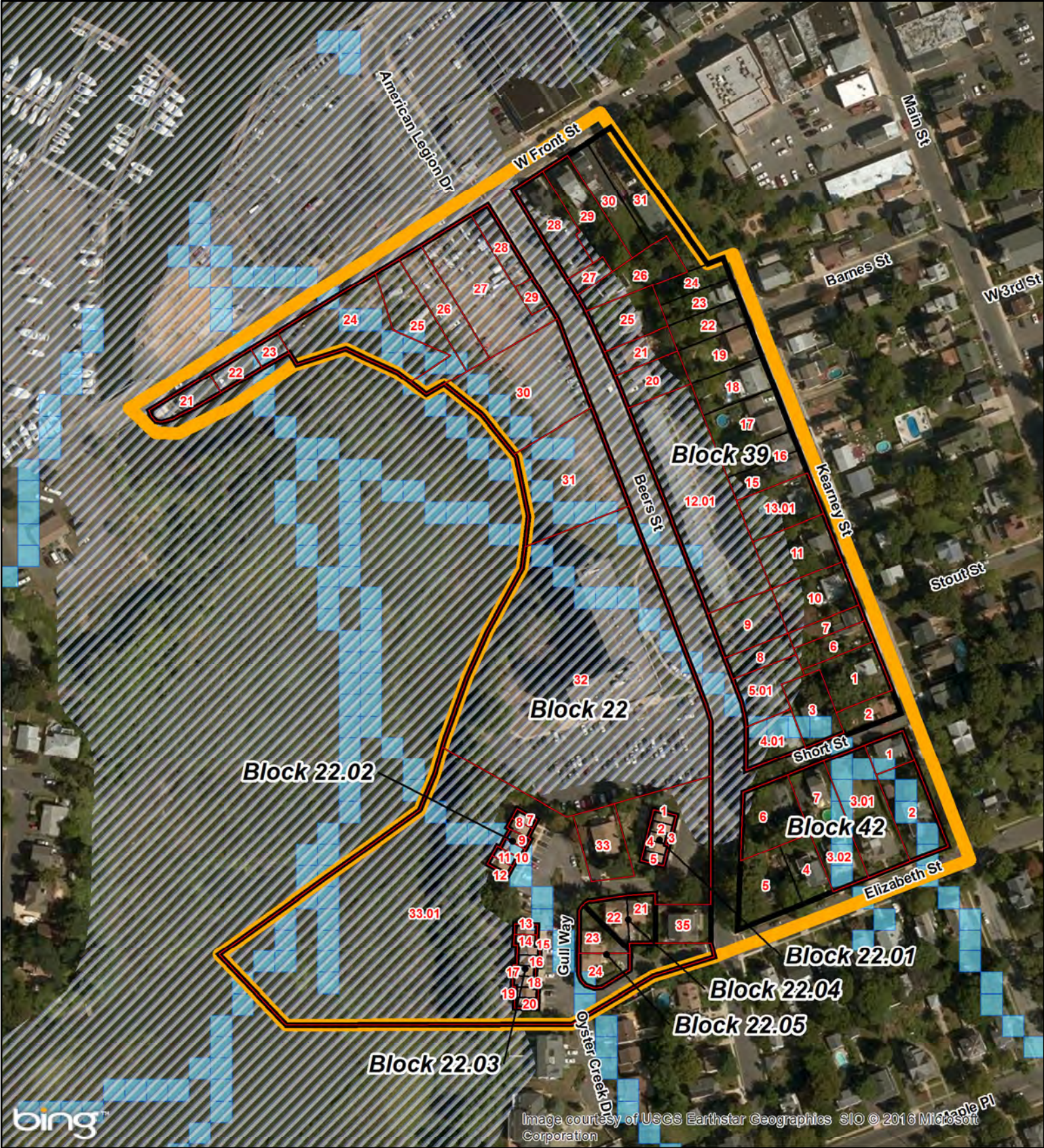


Keyport Borough, New Jersey
70 West Front Street
Keyport, NJ 07735



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Prepared by: JAC, 12/28/2016
Source: NOAA, NJDOT; NJGIN; Monmouth County; Keyport Borough; T&M Associates
H:\KUPL\00020\GIS\Projects\Sea Level Rise 3 Feet.mxd



Details of Potentially Vulnerable Parcels

Block	Lot	Land Use	Improvement Value
22	21	Commercial	\$113,700
22	22, 23	Residential	\$15,500
22	24, 25	Commercial	\$12,400
22	26	Vacant	\$0
22	27	Vacant	\$0
22	28	Commercial	\$83,100
22	29	Public	\$0
22	30	Residential	\$18,600
22	31	Commercial	\$0
22	32	Tax Exempt	\$9,729,800
22	33.01	Vacant	\$0
22.02	8	Residential	\$112,300
22.02	9	Residential	\$109,000
22.02	10	Residential	\$115,100
22.02	11	Residential	\$110,800
22.02	12	Residential	\$113,000
22.03	13	Residential	\$109,100
22.05	24	Residential	\$142,900
39	1	Residential	\$123,900
39	3	Residential	\$126,200

Block	Lot	Land Use	Improvement Value
39	4.01	Residential	\$110,500
39	5.01	Residential	Unavailable
39	6	Residential	\$69,600
39	7	Residential	Unavailable
39	8, 9, 10	Residential	\$113,200
39	11	Residential	\$102,800
39	12.01	Multifamily	\$101,400
39	13.01	Residential	\$118,000
39	20	Residential	\$88,200
39	21	Residential	\$194,100
39	25	Residential	Unavailable
39	26, 27	Residential	\$113,700
39	28	Commercial	\$166,800
39	29	Residential	\$164,200
42	1	Residential	\$86,300
42	2	Residential	\$181,000
42	3.01	Residential	\$278,800
42	3.02	Residential	\$219,500
42	6	Residential	\$145,200
42	7	Residential	\$129,700

- Beers Street Neighborhood
- Block Boundary
- Parcel Boundary
- Potentially Vulnerable Parcel
- Potential Vulnerabilities
- Flood Hazard
- Area of Excessive Stormwater Runoff/Accumulation*

* Potential Area of Excessive Stormwater Runoff / Accumulation has been calculated with digital elevation modeling of the United States Geological Survey, and represents the generalized areas where stormwater may accumulate, or where there may be excessive stormwater runoff, if ground-water infiltration is impaired (e.g., by impervious surfaces and water-logged soil) and without regard to existing stormwater catchment devices. It should be taken to represent a worst-case scenario. The areas displayed on this map are areas where 150 or more inches of stormwater would accumulate.



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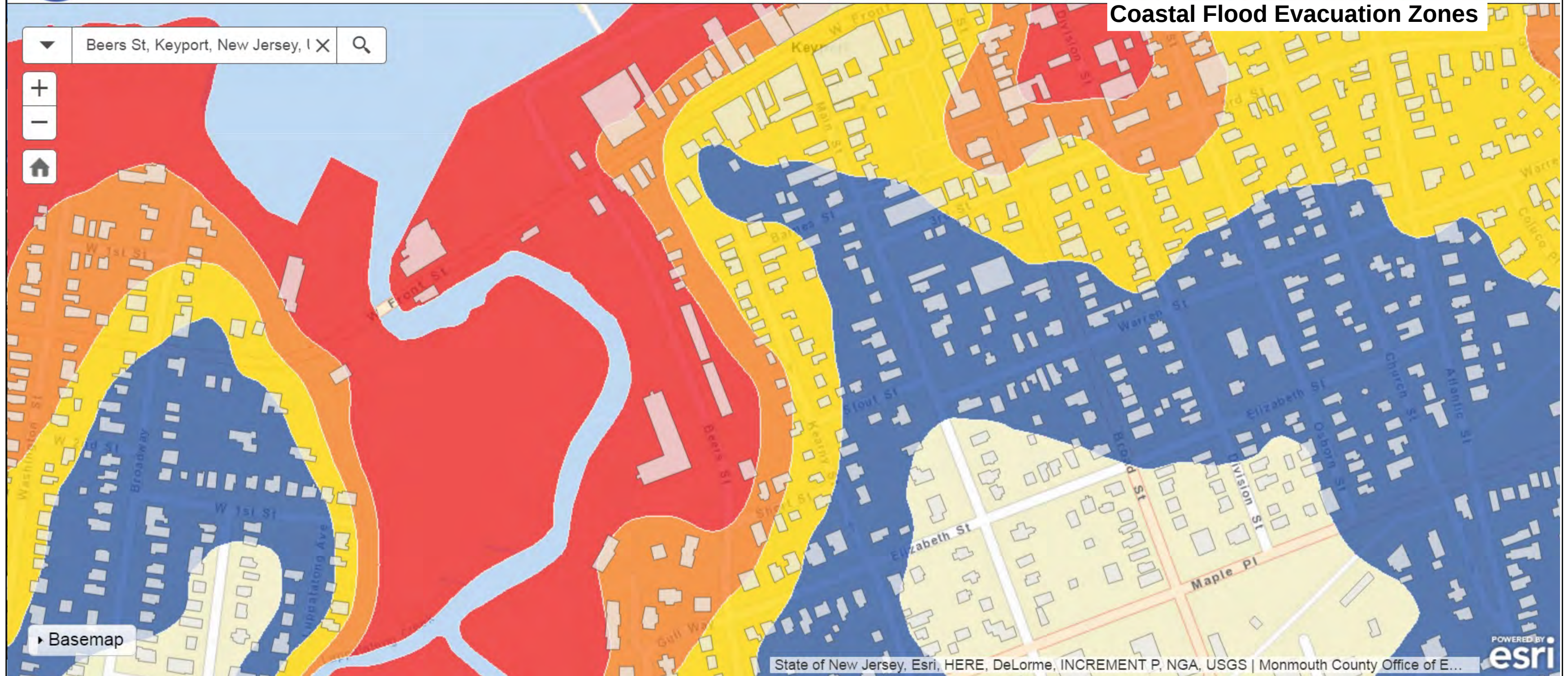
Potentially Vulnerable Parcels
Beers Street Neighborhood Plan
Keyport Borough, Monmouth County, New Jersey



NOTE: This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not State-authorized.



Monmouth County Coastal Flood Evacuation Zone Map



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Middletown, NJ 07748
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Keyport Borough, New Jersey 70 West Front
Street Keyport, NJ 07735

Coastal Flood Evacuation Zones

- Zone A
- Zone B
- Zone C
- Zone D



Beers Street Neighborhood
Coastal Flood Evacuation Zones
Keyport Borough
Monmouth County, New Jersey

Prepared by: DM, 2/8/2017
Source: Monmouth CountyGIS and OEM; Keyport Borough; T&M Associates
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Beers Street Neighborhood
Future Land Use Map
Keyport Borough
Monmouth County, New Jersey

Beers Street Neighborhood

Block Boundary

Lot Boundary

Open Water

Roadway Network

Future Land Use

Residential

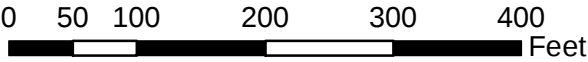
Apartment

Commercial

Mixed Use (Residential above Commercial)

Public Open Space

Vacant



Keyport Borough, New Jersey
70 West Front Street
Keyport, NJ 07735



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11 Tindall Road
Middletown, NJ 07748
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Prepared by: JAC, 2/3/2017
Source: NJDOT; NJGIN; Monmouth County; Keyport Borough; T&M Associates
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