Town of Kearny
Master Plan

Presentation before the
Kearny Planning Board
November 3, 2021

What is a Master Plan?

- Required by the Municipal Land Use Law (NJS 40:55D-28, et seq.)
- Statement of objectives, principles, assumptions, policies and standards upon which the constituent proposals for the physical, economic, and social development of the municipality are based.
- A Land Use plan element which takes into account and states the relationship between the objectives and the "natural conditions" such as topography, soil conditions, water supply, drainage, flood plain areas, marshes and woodlands, showing the existing and proposed location, extent and intensity of land development to be used in the future for residential, commercial, industrial, agricultural, recreational, educational, and other public and private purposes…

Two Volumes

VOLUME I

1.0 Statement of Objectives

2.0 Land Use Plan Element

VOLUME II

3.0 Housing Plan Element

4.0 Circulation Plan Element

5.0 Utility Service Plan Element

6.0 Community Facilities Plan Element

7.0 Recreation Plan Element

8.0 Conservation Plan Element

9.0 Economic Plan Element

10.0 Historic Preservation Plan Element

11.0 Recycling Plan

12.0 Educational Facilities Plan Element

13.0 Relationship with Other Plans

Section One – Statement of Objectives

More than just about land...
Its about people -- their hopes, dreams and aspirations.

A Master Plan should also capture the essence of local Culture, Heritage, Community Character and Unique Sense of Identity.

Public Planning Process

- Qualitative - Stakeholder Input
- More than 30 in-depth interviews with Residents, Business Owners, Property Owners, Elected and Appointed Officials, Community, Educational and Recreational Leaders, etc.
- Quantitative – 52 Question Public Opinion Survey (845 unique responses)
- Introduction of draft master plan (today)
- Public comment period (say 60 days)
- Public Hearing by Planning Board (January 2022)
- Adoption of Master Plan by Planning Board

Findings of Public Opinion Survey

1. *A supermajority (73.02%) of survey participants responded that Kearny's main strength was its location, proximity to New York City and the northern New Jersey markets and amenities.*
2. *A majority (61.05%) of survey participants responded that Kearny's main weaknesses were Affordability/Cost of Living, and Environmental Conditions.*
3. *A majority (53.36%) of respondents were <u>not</u> in favor of mid-rise buildings (4-6 floors) in town.*
4. *A supermajority (72.02%) of respondents were <u>not</u> in favor of high-rise buildings (7+ floors) in town.*
5. *A majority (55.50%) of respondents were in favor of keeping commercial office space and buildings in commercial areas or redevelopment areas in town.*
6. *A majority (62.54%) of respondents were in favor of keeping retail shopping space in commercial areas or redevelopment areas.*
7. *A majority (55.20%) of respondents were in favor of keeping restaurants and food establishments in commercial areas and redevelopment areas.*
8. *A majority (51.68%) of respondents were in favor of keeping personal services in commercial areas and redevelopment areas.*
9. *A majority (51.99%) of respondents were in favor of keeping professional service offices in commercial areas or redevelopment areas.*
10. *A majority (51.58%) of respondents were <u>not</u> in favor of permitting hotels, conference centers and extended stay facilities anywhere in town.*

Findings of Public Opinion Survey (Continued)

11. *A majority (50.61%) of respondents were <u>not</u> in favor of permitting cannabis growing or distributing facilities anywhere in town.*
12. *A majority (54.43%) of respondents were in favor of permitting arts, entertainment, theaters, music venues, film studios, museums, art galleries and performance space in commercial areas and redevelopment areas.*
13. *A majority (62.08%) of respondents were in favor of additional parks, playgrounds, recreation, open space and trails within their neighborhood (a 5-10 minute walk of their home).*
14. *A supermajority (78.08%) of survey respondents support the creation of a municipal parking permit program.*
15. *A majority (67.46%) of survey respondents were in favor of the Town of Kearny purchasing land for municipal parking lots, decks and garages.*
16. *A supermajority (82.71%) of survey respondents were in favor of expanding transit service, including a new train station.*
17. *A supermajority (76.44%) of survey respondents were in favor of prioritizing pedestrian and bicycle safety improvements.*
18. *A supermajority (81.09%) of respondents support the proposed "Essex Hudson Greenway" project.*
19. *A supermajority (92.50%) of survey respondents were in favor of preserving unique open spaces and historic sites to expand or enhance the town's park system.*
20. *A majority (63.08%) of residents spend more than 30% of their income on mortgage costs, rent or lease.*

Kearny's Previous Planning Efforts

- 1922 First Zoning Ordinance
- 1952 Zoning Amendment
- 1963 Zoning Amendment
- 1974 Master Plan
- 1983 Master Plan
- 1991 Master Plan
- 2002 Master Plan Reexamination Report
- 2008 Master Plan Reexamination Report
- 2013 Industrial Park Redevelopment Plan
- 2017 Passaic Avenue Redevelopment Plan
- 2018 Kearny Point Redevelopment Plan
- 2019 Schuyler Avenue Redevelopment Plan
- 2020 CSO Long Term Control Plan
- 2020 Housing Element and Fair Share Plan
- 2021 Stormwater Management Control Regulations Ordinance (Green Infrastructure)

2020 U.S. Census Data: Shift/Share Analysis

EXHIBIT 1.17 – U.S. CENSUS	2020					
	Kearny		Hudson County		New Jersey	
	#	%	#	%	#	%
2010 Population	40,684	-	634,266	-	8,791,894	-
2020 Population	41,999	+3.2%	724,854	+14.3%	9,288,994	+5.7%
RACE						
White	17,622	42%	248,561	34%	5,112,280	55%
Black	1,488	4%	79,498	11%	1,219,770	13%
American Indian	356	0.8%	7,388	1.0%	51,186	0.6%
Asian	2,107	5%	124,555	17%	950,090	10%
Native Hawaiian and Other Pacific Islander	27	0.1%	417	0.1%	3,533	0.0%
Some Other Race	12,283	29.2%	159,950	22.1%	1,048,641	11.3%
Two or More Races	8,116	19%	104,485	14%	903,494	10%
HISPANIC OR LATINO						
Hispanic or Latino	20,465	49%	293,019	40%	2,002,575	22%
Not Hispanic or Latino	21,534	51%	431,835	60%	7,286,419	78%
HOUSING						
2010 Housing Units	14,180	-	270,335	-	3,553,562	-
2020 Housing Units	15,392	+9%	312,706	+16%	3,761,229	+5.5%
Occupied Housing Units	14,639	95%	289,408	92.5%	3,426,102	91.1%
Vacant Housing Units	753	5%	23,298	7.5%	335,127	8.9%

SWOT Analysis

- Strengths: Location and Proximity to NYC and northern NJ job markets (Newark, Jersey City, Liberty International Airport, Port Newark & Elizabeth, NJ Meadowlands), and amenities (universities, hospitals, shopping, restaurants, museums, theaters, cultural and sports venues, entertainment, infrastructure and internet, etc.).
- Weaknesses: Affordability and cost of living, environmental conditions (air quality, water quality, contaminated sites, etc.).
- Opportunities: N.J. Urban Enterprise Zone (UEZ), U.S. Opportunity Zone, Market Demand for Industrial and Warehouse space.
- Threats: Technological disruption to local stores and businesses (i.e. Amazon and online retail), pandemic impact on local business, travel and hospitality sectors (restaurants, theaters, dry cleaners, etc.), climate change, sea level rise, more frequent and severe storm events, flooding, power outages, etc.)

Objectives

A. Make all land use planning, zoning and community development decisions in a fair, open and transparent manner, based upon duly adopted ordinances, policies and standards.

B. Devise an efficient and cost effective system of municipal government budgeting which balances the operational and capital needs of the town with the means and ability of local property tax payers and the ratable base in order to keep taxes stable.

C. Protect life, health and safety of residents and the community through the effective administration of public safety services, including police, fire, emergency management, public health, ambulance service, zoning administration and construction code enforcement.

D. Prepare town government and the community for all threats, hazards, vulnerabilities, shocks and stressors, including climate change, natural disasters and extreme weather events, such as hurricanes, tropical storms, nor'easters, flooding, sea level rise, heat waves, and secondary events such as blackouts.

E. Support a range of accessible, affordable and safe housing options to meet the current and future needs of Kearny residents of all ages, lifestyles and walks of life.

F. Enact policies, programs and plans which preserve and enhance Kearny's unique history, heritage, culture, landscape and community character (i.e. fabric, scale, style, density and intensity).

G. Provide a variety of public health, recreation and library services, especially for senior citizens, vulnerable and at-risk populations, which enhance the physical, mental and social wellbeing of residents.

Objectives (Continued)

H. Support a diversified local economy which balances the needs of local residents with the needs of local businesses.

I. Protect public health and the environment by supporting federal, state and local policies, projects and programs which improve environmental quality, including clean air, clean water and the remediation and productive reuse of contaminated sites and properties.

J. Provide a variety of quality open space and recreational opportunities and facilities that meet the current and future needs of all Kearny residents within walking distance of their homes.

K. Support a safe and efficient circulation system that provides access and mobility options for all Kearny residents, regardless of age (i.e. from school age children to senior citizens) or mode (i.e. automobile, transit, walking or bicycling).

L. Support and assist Kearny Public Schools and the Board of Education plan for educational facilities that meet the current and future needs of Kearny students.

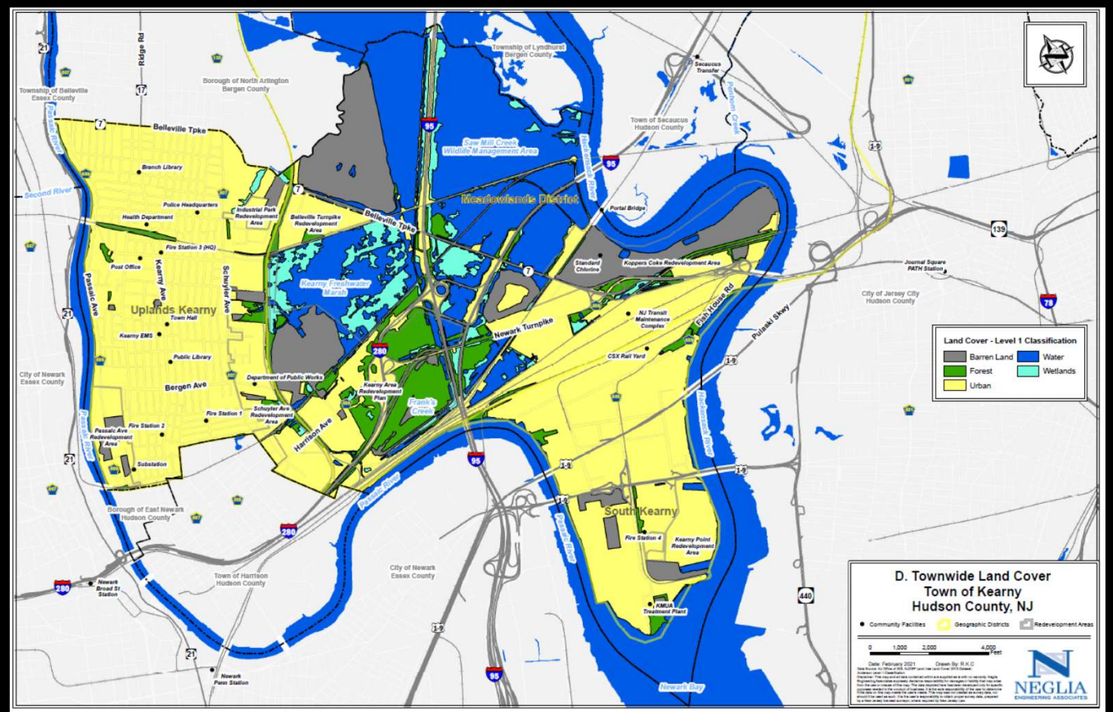
M. Implement recycling measures to reduce the cost of solid waste disposal and the impact on landfills.

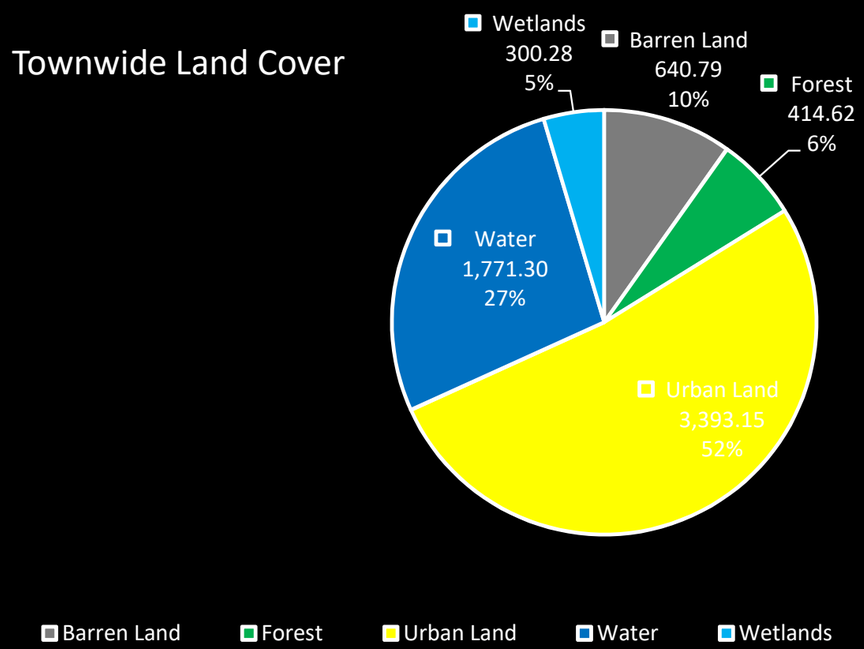
N. Continuously communicate and coordinate with state agencies, regional authorities, public utilities, counties and neighboring municipalities on planning and development matters which may impact Kearny residents, businesses and/or municipal government.

Section Two – Land Use Plan

Analysis of Land Cover (NJDEP data)

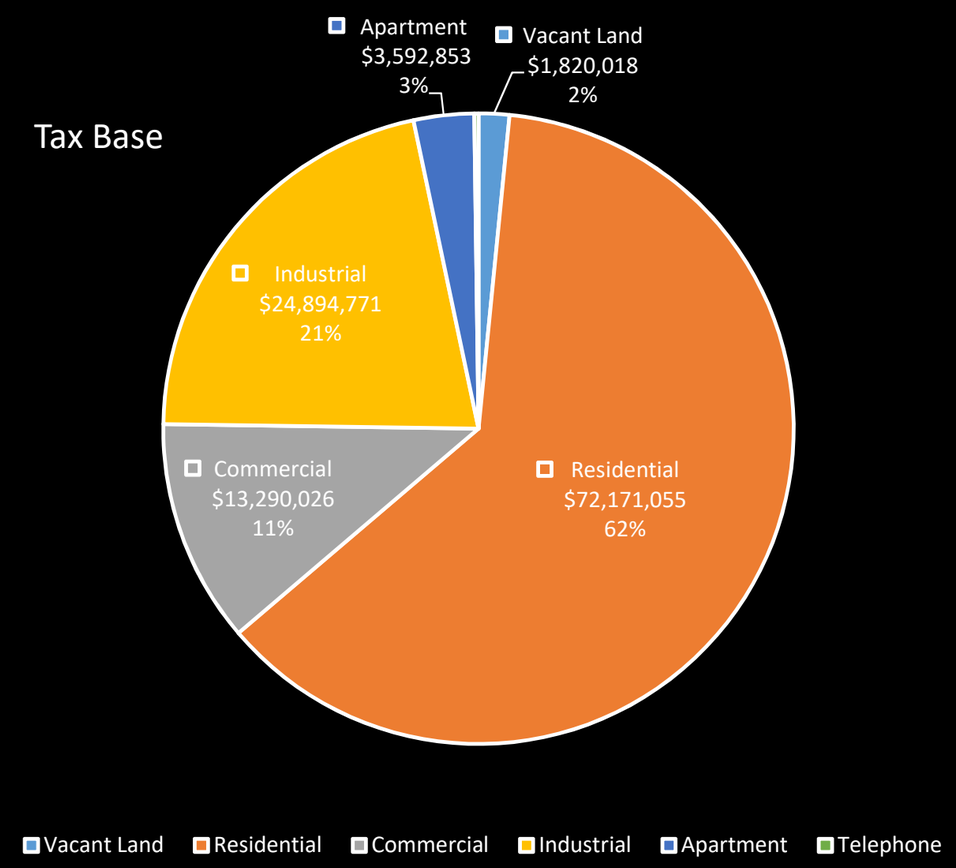
Land Use Type	Uplands	Meadowlands	South Kearny	Townwide Acres
Agriculture	0.00	0.00	0.00	0.00
Barren Land (Vacant or Cleared)	48.78	545.00	47.01	640.79
Forest	48.07	330.67	35.87	414.62
Urban Land (Developed)	1,570.35	915.47	907.32	3,393.15
Water	66.17	1,294.16	410.97	1,771.30
Wetlands	14.06	286.22	0.00	300.28
Total Acres	1,747.43	3,371.52	1,401.17	6,520.14





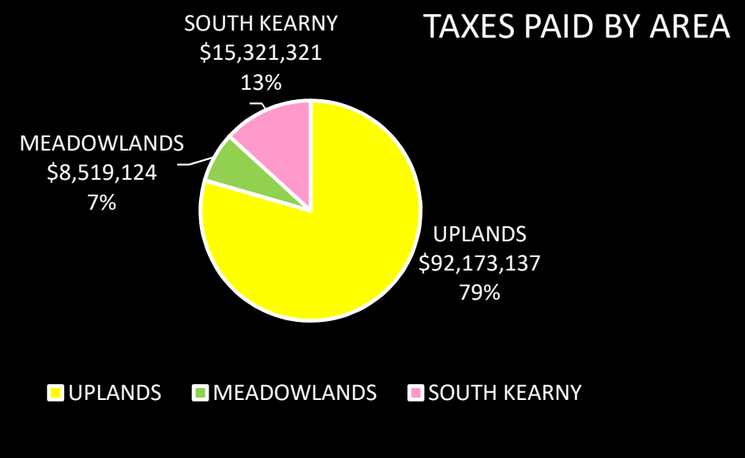
Tax Classifications and Ratable Base

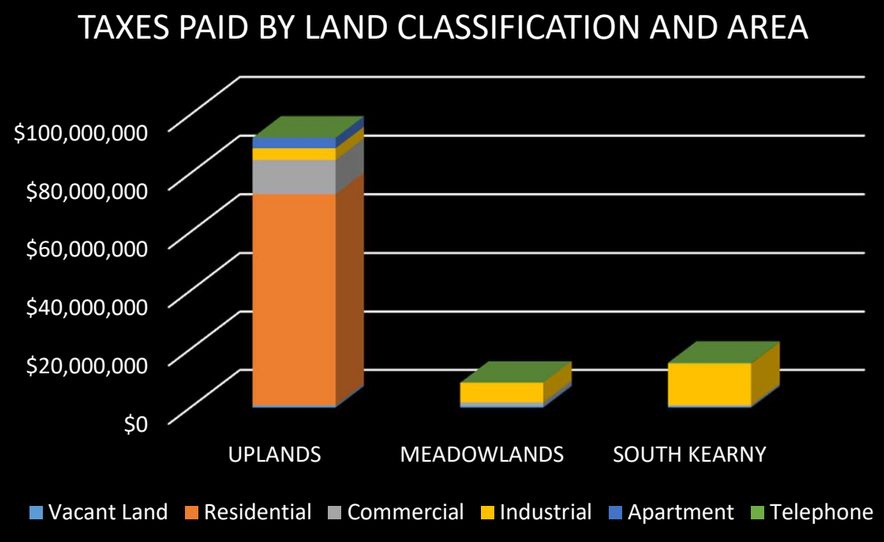
LAND CATEGORY	Parcels	Value	Tax Value	Taxes Paid
Vacant Land	171	$17,358,300	$17,358,300	$1,820,018
Residential	7,121	$689,170,600	$689,170,600	$72,171,055
Farm	0	$0	$0	$0
Commercial	490	$126,759,900	$126,759,900	$13,290,026
Industrial	219	$237,432,250	$237,432,250	$24,894,771
Apartment	141	$34,266,600	$34,266,600	$3,592,853
Class 1 Railroad	56	$9,465,300	$0	$0
Class 2 Railroad	99	$103,606,050	$0	$0
Telephone	1	$2,335,362	$0	$244,862
Public School	9	$42,030,000	$0	$0
Other School	6	$9,780,400	$0	$0
Public Property	179	$129,691,500	$0	$0
Charitable	43	$30,868,400	$0	$0
Cemetary	1	$3,208,400	$0	$0
Misc.	100	$122,034,400	$0	$0
TOTAL	8,636	$1,558,007,462	$1,104,987,650	$116,013,585

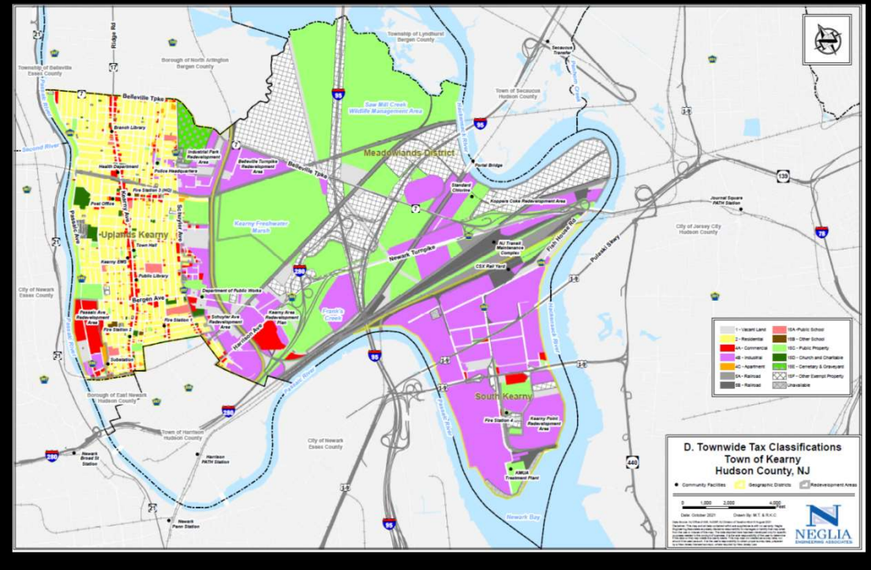


Analysis of Tax Classifications/Tax Base

TAX CLASSIFICATION	UPLANDS	MEADOWLANDS	SOUTH KEARNY	TOWNWIDE
Vacant Land	$758,694	$588,323	$472,999	$1,820,016
Residential	$72,171,055	$0	$0	$72,171,055
Commercial	$11,670,429	$1,267,961	$351,635	$13,290,025
Industrial	$3,980,106	$6,662,840	$14,251,825	$24,894,771
Apartment	$3,592,853	$0	$0	$3,592,853
Telephone	$0	$0	$244,862	$244,862
TOTAL	$92,173,137	$8,519,124	$15,321,321	$116,013,582



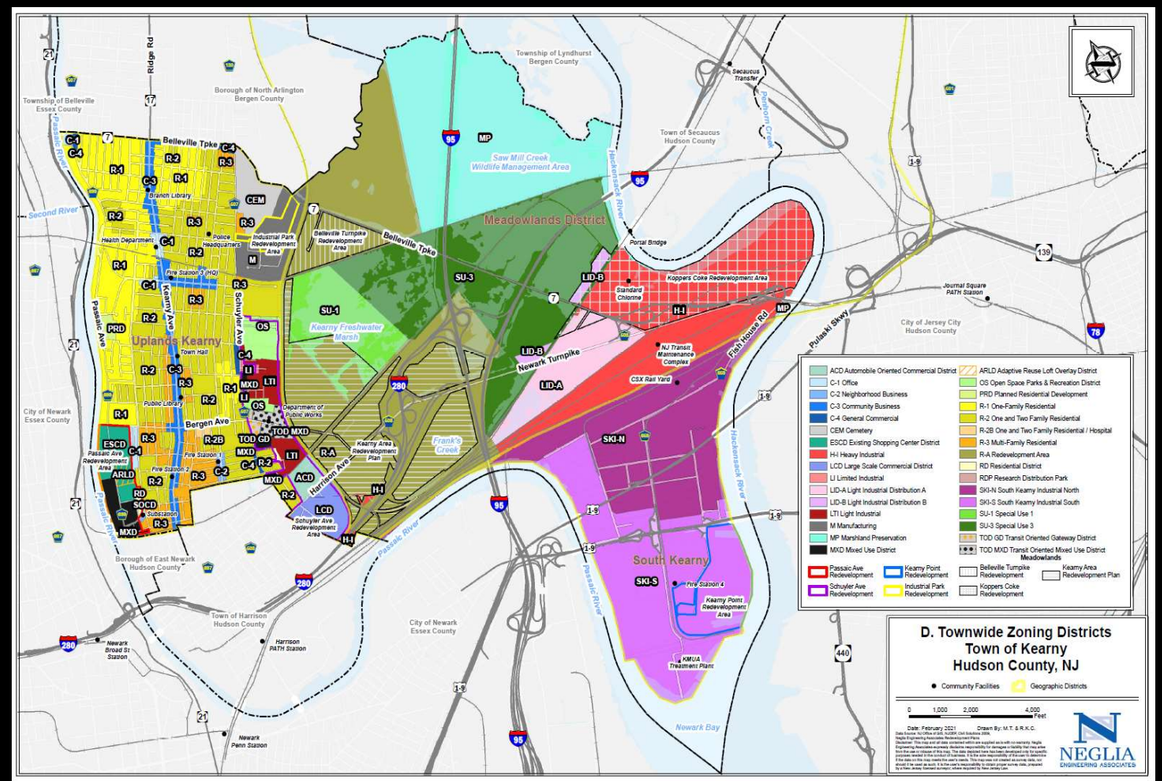




Analysis of Zoning Districts

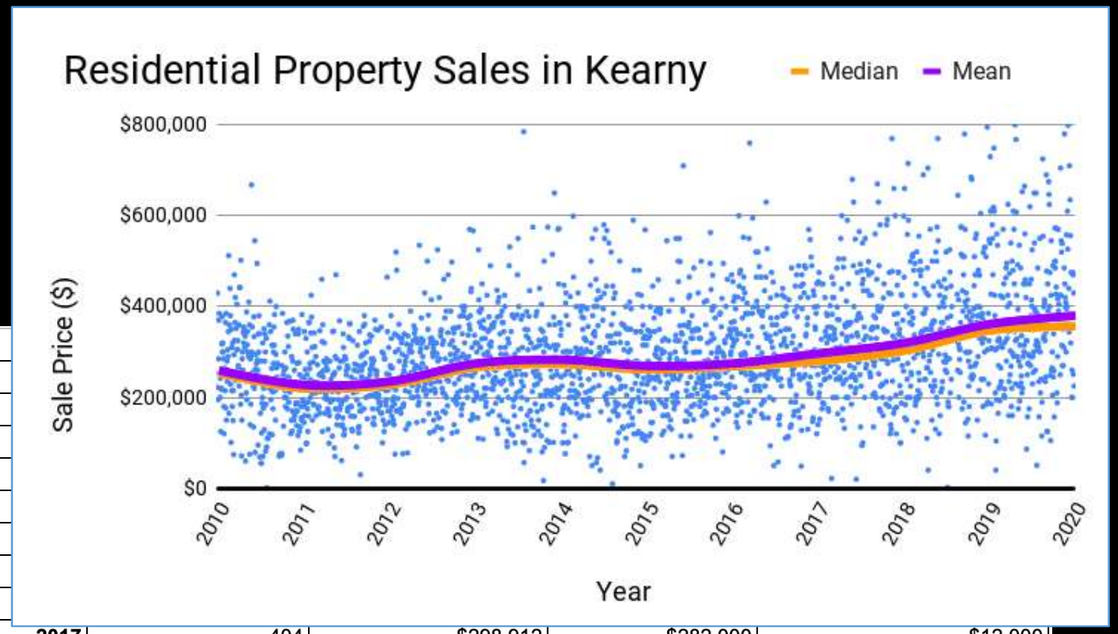
KEARNY TOWNWIDE ZONING DISTRICTS

Zoning District		Population	% Total Population	Dwelling Units	Net Value	% Total Net Value	Acres (Calculated including R.O.W.'s and non-parcel areas)	% Total Acreage	Land Value	Improvements	Total Value (Calculated)
ACD	Automobile Oriented Commercial District	0	0.00%	0	$2,478,100.00	0.17%	23.97	0.40%	$1,892,200.00	$585,900.00	$2,478,100.00
C-1	Office	368	0.92%	184	$17,719,300.00	1.23%	21.29	0.36%	$4,234,600.00	$13,484,700.00	$17,719,300.00
C-2	Neighborhood Business	245	0.61%	80	$4,861,600.00	0.34%	6.76	0.11%	$1,353,200.00	$3,515,300.00	$4,868,500.00
C-3	Community Business	3,020	7.57%	1,121	$85,452,300.00	5.94%	93.40	1.56%	$23,943,300.00	$61,559,400.00	$85,502,700.00
C-4	General Commercial	186	0.47%	76	$8,522,700.00	0.59%	16.06	0.27%	$3,938,700.00	$4,584,000.00	$8,522,700.00
CEM	Cemetery	0	0.00%	0	$3,252,800.00	0.23%	52.64	0.88%	$3,234,200.00	$18,600.00	$3,252,800.00
ESCD	Existing Shopping Center District	0	0.00%	0	$17,099,700.00	1.19%	38.09	0.64%	$4,647,500.00	$12,452,200.00	$17,099,700.00
H-I	Heavy Industrial	0	0.00%	0	$108,215,600.00	7.53%	562.15	9.38%	$27,539,800.00	$80,675,800.00	$108,215,600.00
LCD	Large Scale Commercial District	159	0.40%	61	$9,680,600.00	0.67%	50.82	0.85%	$3,855,200.00	$5,825,400.00	$9,680,600.00
LI	Limited Industrial	148	0.37%	62	$3,690,400.00	0.26%	4.76	0.08%	$1,011,300.00	$2,680,600.00	$3,691,900.00
LID-A	Light Industrial Distribution A	0	0.00%	0	$23,342,100.00	1.62%	149.66	2.50%	$9,044,300.00	$14,297,800.00	$23,342,100.00
LID-B	Light Industrial Distribution B	0	0.00%	0	$3,904,800.00	0.27%	20.88	0.35%	$1,308,100.00	$2,596,700.00	$3,904,800.00
LTI	Light Industrial	17	0.04%	6	$9,589,200.00	0.67%	53.04	0.88%	$3,673,400.00	$5,915,800.00	$9,589,200.00
M	Manufacturing	17	0.04%	17	$11,999,500.00	0.83%	93.07	1.55%	$3,820,000.00	$8,179,500.00	$11,999,500.00
MP	Marshland Preservation	0	0.00%	0	$26,435,100.00	1.84%	615.90	10.27%	$26,435,100.00	$0.00	$26,435,100.00
MXD	Mixed Use District	1,217	3.05%	603	$10,726,100.00	0.75%	43.64	0.73%	$5,225,200.00	$5,500,900.00	$10,726,100.00
ARLD	Adaptive Reuse Loft Overlay District	0	0.00%	0	$10,733,300.00	0.75%	11.18	0.19%	$1,283,800.00	$9,449,500.00	$10,733,300.00
OS	Open Space Parks Recreation District	13	0.03%	6	$2,915,900.00	0.20%	48.12	0.80%	$1,786,000.00	$1,129,900.00	$2,915,900.00
PRD	Planned Residential Development	274	0.69%	137	$9,998,800.00	0.70%	7.68	0.13%	$1,918,000.00	$8,103,400.00	$10,021,400.00
R-1	One-Family Residential	5,619	14.09%	2,173	$198,354,840.00	13.79%	380.25	6.34%	$80,528,100.00	$118,617,740.00	$199,145,840.00
R-2	One and Two Family Residential	19,741	49.50%	7,240	$439,809,300.00	30.58%	568.99	9.49%	$117,908,350.00	$323,785,550.00	$441,693,900.00
R-2B	One and Two Family Residential/Hospital	133	0.33%	33	$5,151,500.00	0.36%	5.95	0.10%	$1,670,400.00	$3,488,300.00	$5,158,700.00
R-3	Multi-Family Residential	7,720	19.36%	2,713	$120,046,700.00	8.35%	134.69	2.25%	$29,029,100.00	$91,566,100.00	$120,595,200.00
R-A	Redevelopment Area	0	0.00%	0	$97,721,300.00	6.80%	1050.23	17.52%	$77,986,800.00	$19,734,500.00	$97,721,300.00
RD	Residential District	546	1.37%	210	$3,777,900.00	0.26%	6.12	0.10%	$1,779,600.00	$1,998,300.00	$3,777,900.00
RDP	Research Distribution Park	0	0.00%	0	$13,400.00	0.00%	0.95	0.02%	$13,400.00	$0.00	$13,400.00
SKI-N	South Kearny Industrial North	0	0.00%	0	$62,042,300.00	4.31%	460.07	7.67%	$26,248,800.00	$35,793,500.00	$62,042,300.00
SKI-S	South Kearny Industrial South	0	0.00%	0	$98,955,650.00	6.88%	586.06	9.78%	$30,729,500.00	$68,226,150.00	$98,955,650.00
SU-1	Special Use 1	0	0.00%	0	$14,040,700.00	0.98%	178.72	2.98%	$14,040,700.00	$0.00	$14,040,700.00
SU-3	Special Use 3	0	0.00%	0	$22,578,800.00	1.57%	681.63	11.37%	$22,024,700.00	$554,100.00	$22,578,800.00
TOD GD	Transit Oriented Gateway District	0	0.00%	0	$1,537,600.00	0.11%	7.34	0.12%	$323,800.00	$1,213,800.00	$1,537,600.00
TOD MXD	Transit Oriented Mixed Use District	460	1.15%	230	$3,411,200.00	0.24%	20.95	0.35%	$1,621,100.00	$1,790,100.00	$3,411,200.00
TOTAL		**39,883**	**100.00%**	**14952**	**$1,438,059,090.00**	**100.00%**	**5995.07**	**100.00%**	**$534,048,250.00**	**$907,323,540.00**	**$1,441,371,790.00**



Analysis of Housing Stock & Sales Prices

- 1 Family Properties – 4,014
  (4,014 Dwelling Units)
  (Including 391 Condos)
- 2 Family Properties – 2,554
  (5,108 Dwelling Units)
- 3 Family Properties – 491
  (1,473 Dwelling Units)
- 4 Family Properties – 172 properties
  (688 Dwelling Units)
- 7,121 Total Residential Properties
- 11,283 Total Dwelling Units located in Residential Properties
- 4,109 Dwelling Units located in Apartment Buildings or Mixed-Use Properties
- 15,392 Total Dwelling Units (Households)

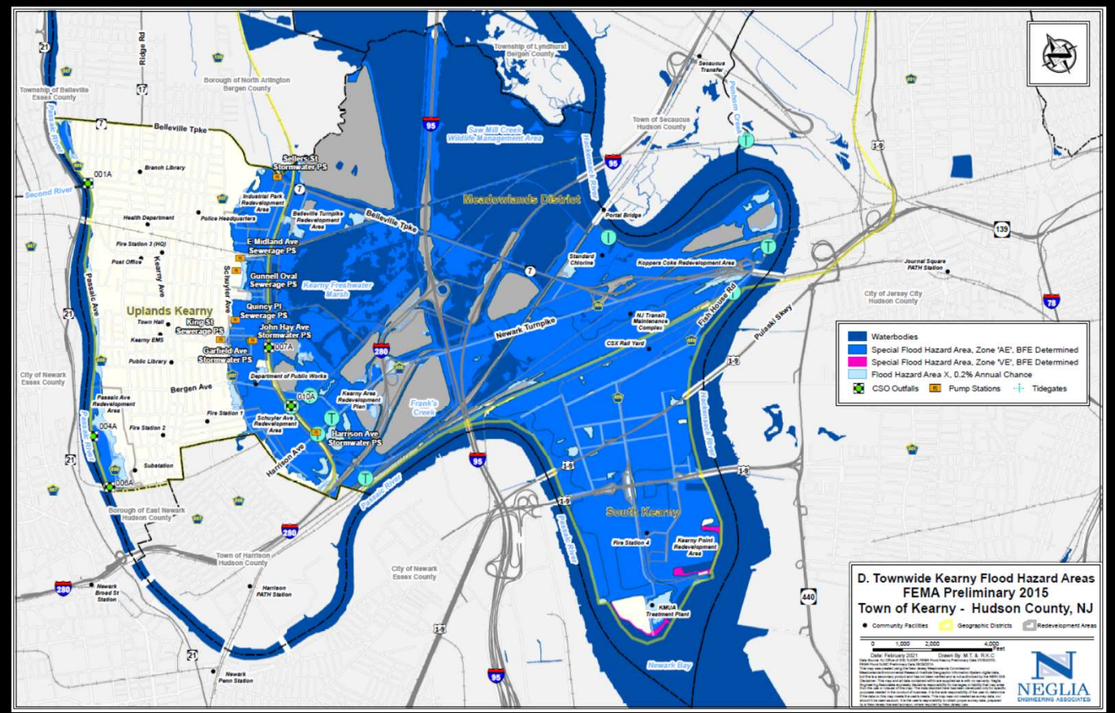


2017	404	$298,912	$282,000	$12,000
2018	356	$322,252	$305,000	$23,000
2019	306	$364,771	$350,000	$45,000
2020	198	$383,224	$359,500	$9,500

Analysis of Special Flood Hazard Areas

Exposure	Population	Households	Tax Base
Uplands	3,449	1,327	$11,613,864
Meadowlands	0	0	$8,429,929
South Kearny	1,031	0	$14,826,235
Total	4,480	1,327	$34,870,028

- 4,665 Acres (85.23%) of town in a Special Flood Hazard Area.
- 1,327 households containing 3,449 residents located in a Special Flood Hazard Area.
- 1,042 properties, with a total assessed value of $690M (44.29%) located in a Special Flood Hazard Area.
- $34.87M (30.05%) of local property taxes paid come from properties located in a Special Flood Hazard Area.



National Flood Insurance Program (NFIP)

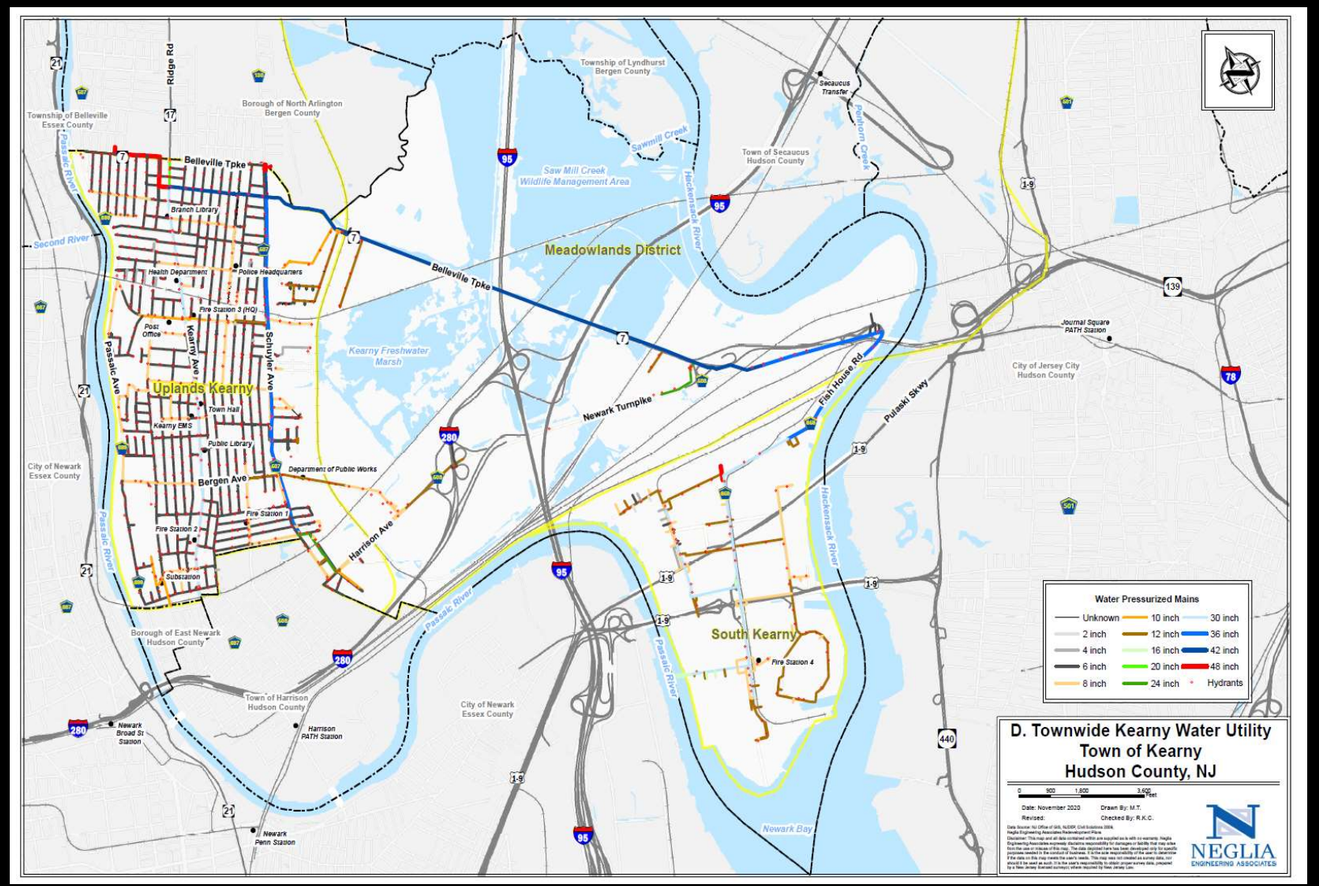
Town of Kearny NFIP Flood Claims and Policies, 02/11/1977-11/24/2020				
Uplands Kearny	Number of Records 624 Total	Number of Unique Addresses (90 Total)	Value	Average per Record
Active Contracts	29	28	$59,411.00	$2,048.66
Cancelled/Expired Policies	418	75	$638,678.20	$1,527.94
Claims (Losses)	177	29	$9,873,082.32	$55,780.13
Meadowlands	Number of Records 28 Total	Number of Unique Addresses (8 Total)	Value	Average per Record
Active Contracts	1	1	$39,262.00	$39,262.00
Cancelled/Expired Policies	21	8	$117,432.00	$5,592.00
Claims (Losses)	6	5	$1,481,983.11	$246,997.19
South Kearny	Number of Records 805 Total	Number of Unique Addresses (152 Total)	Value	Average per Record
Active Contracts	78	68	$320,163.00	$4,104.65
Cancelled/Expired Policies	651	116	$2,364,667.00	$3,632.36
Claims (Losses)	76	63	$17,605,624.73	$231,652.96
Townwide	Number of Records 1,457 Total	Number of Unique Addresses (250 Total)	Value	Average per Record
Active Contracts	108	97	418,836.00	$3,878.11
Cancelled/Expired Policies	1090	199	3,120,777.20	$2,863.10
Claims (Losses)	259	97	28,960,690.16	$111,817.34

Hurricane Ida – September 1, 2021

- 382 Valid FEMA Registrations;
- 196 Eligible for “Individual and Household Program” - $979,596 in “IHP” Claims;
- 180 Eligible for “Housing Assistance Program” - $920,665 in “HAP” Claims;
- 49 Eligible for “Other Needs Assistance” - $58,931 in “ONA” Claims; and
- 21 Households Received Rental Assistance

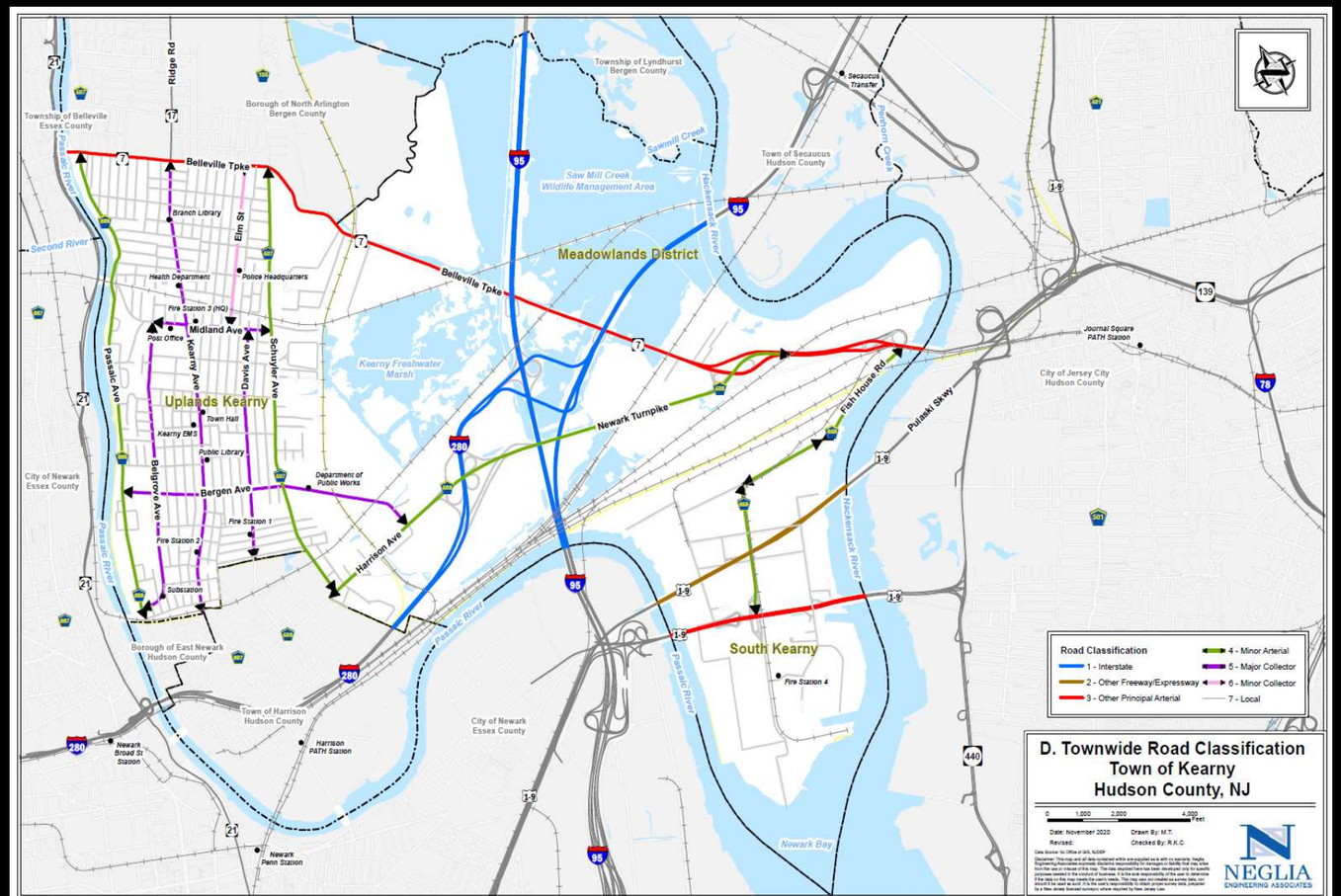
Analysis of Drinking Water System

- June 30, 2021 Mayor and Council approved a 5 year agreement with Suez Water Environmental Services, Inc. for Water operations, Management, Meter Reading, Billing, Collections and Customer Service.
- $1,000,000 Annual Maintenance Cap.
- 76 Miles of Water Mains
- 1,290 Network Valves
- 8,903 Service Connections
- 744 hydrants
- 4.5 Million Gallons Day (“MGD”)



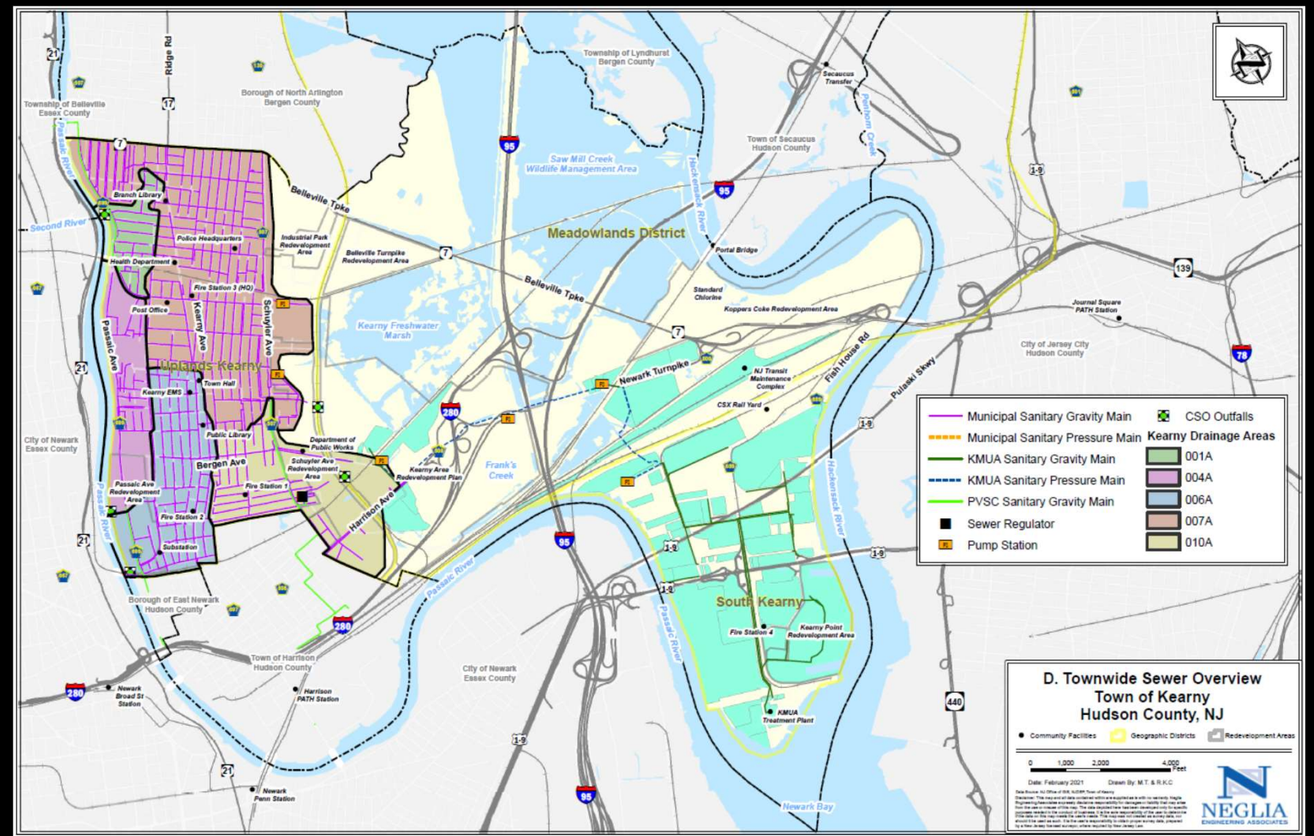
Analysis of Transportation Systems

- 105.15 centerline miles of roadways
- 57 traffic signals
- 4 N.J. Transit Bus Routes (#1, #30, #40, #76)
- EZ Ride Community Shuttle
- Sidewalks and Crosswalks



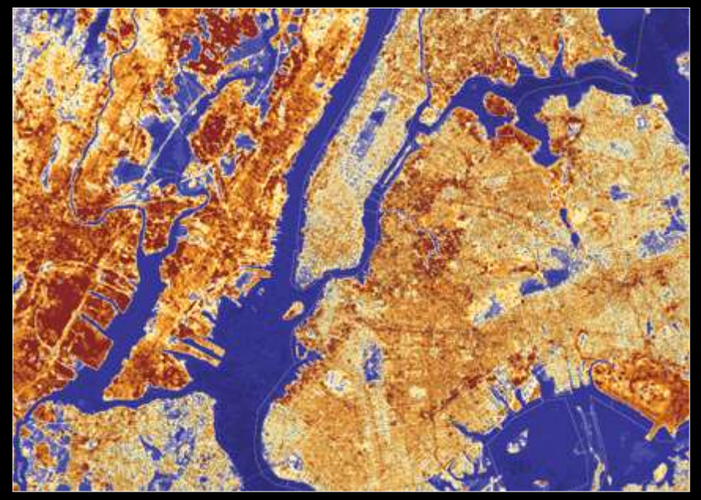
Analysis of Wastewater/Sewer System

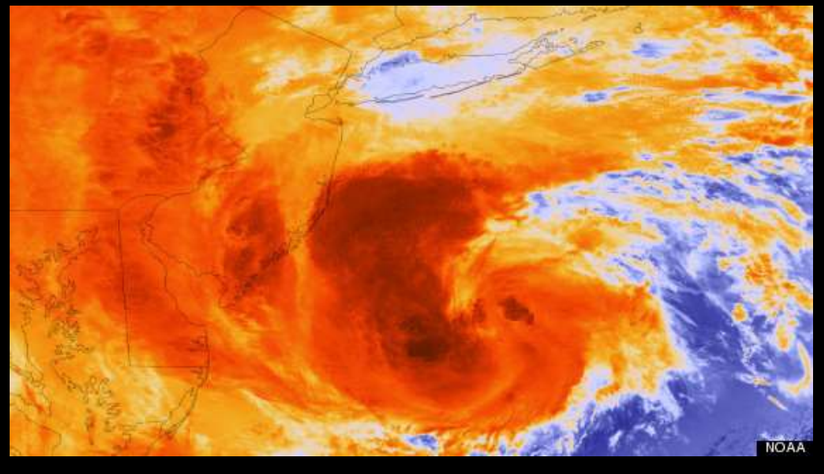
- Uplands Kearny served by a “Combined Sewer” system for wastewater and stormwater.
- 5 sewersheds and CSO outfalls in Uplands Kearny.
- South Kearny served by a separate sanitary sewer/wastewater system.
- 52 Miles of sewer mains serving uplands.
- All wastewater treated at the Passaic Valley Sewerage Commission treatment plant in Newark, N.J.

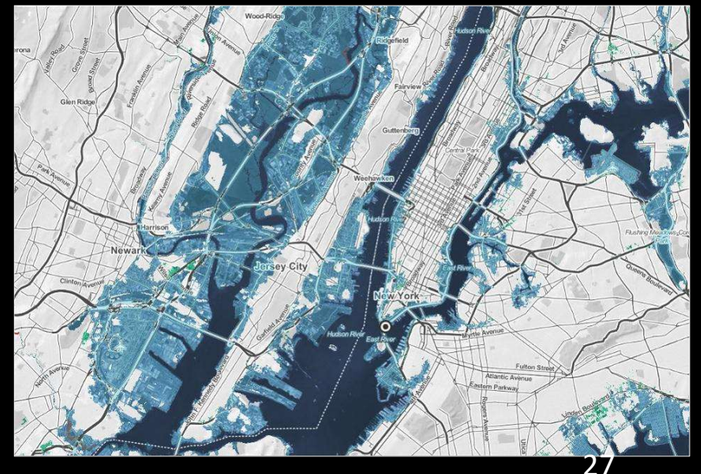


Climate Change Related Hazard Vulnerability Assessment
NJDEP Scientific Report on Climate Change Key Findings:

A. TEMPERATURE
B. PRECIPITATION
C. SEA-LEVEL RISE
D. OCEAN ACIDIFICATION
E. AIR QUALITY
F. WATER RESOURCES: SUPPLY AND QUALITY
G. AGRICULTURE
H. FORESTS
I. WETLANDS
J. TERRESTRIAL CARBON SEQUESTRATION
K. TERRESTRIAL SYSTEMS
L. FRESHWATER SYSTEMS
M. MARINE SYSTEMS

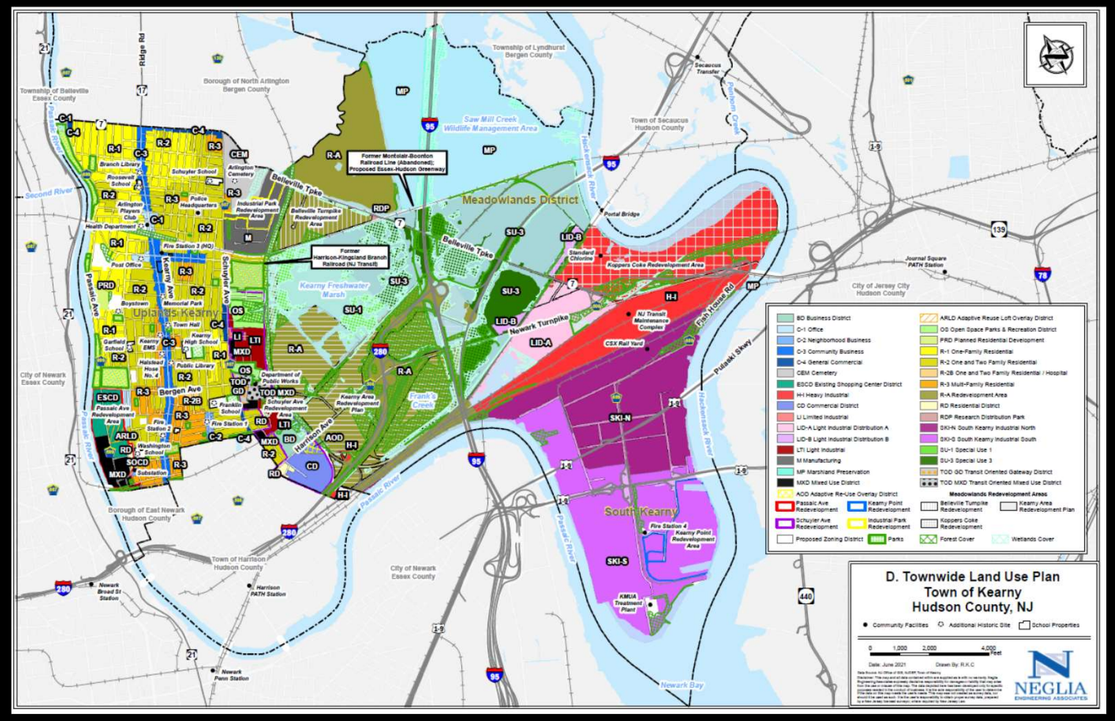






Action Plan

- 14 Broad Policy Goals and Objectives
- 67 Specific Recommendations
- Manage Growth and Locally Unwanted Land Uses (“LULU’s”) & Use Green Infrastructure to reduce flooding, stormwater run-off, non-point source pollution, combined sewer overflows, improve air quality and property values
- Proposed Land Use Plan



Questions?

Thank You!