

**Amendment #4 to the
*Fort Monmouth Reuse and Redevelopment Plan***

Prepared for:
The Fort Monmouth Economic Revitalization Authority

By:
Phillips Preiss Grygiel LLC
Planning and Real Estate Consultants
33-41 Newark Street
Hoboken, NJ 07030

Approved by FMERA Board: January 2016

Table of Contents

I.	Introduction and Planning Rationale	1
	Russel Hall Parcel	1
	Dance Hall Parcel	1
II.	Scope of <i>Reuse Plan</i> Amendment	6
	Russel Hall Parcel	6
	Dance Hall Parcel	7
III.	Relationship to Elements, Objectives and Principles of the <i>Reuse Plan</i> and FMERA Directive	9
	Relationship to Reuse and Redevelopment Plan Elements	9
	Relationship to Objectives and Principles of the Reuse Plan	13
	Relationship to FMERA Directive	14
IV.	Relationship to State, County and Municipal Planning Objectives	16
	State Development and Redevelopment Plan (SDRP)	16
	Monmouth County Open Space Plan	16
	Fort to Village Plan: A Vision for Oceanport’s Fort Monmouth	16
	Oceanport Zoning	17
V.	Conclusion	18

List of Figures

Figure 1: Location of Amendment #4 in the Oceanport Reuse Area	4
Figure 2: Detailed View of Amendment #4 in the Oceanport Reuse Area	5

This study was prepared under contract with the Fort Monmouth Economic Revitalization Authority, New Jersey, with financial support from the Office of Economic Adjustment, Department of Defense. The content reflects the views of the Fort Monmouth Economic Revitalization Authority and does not necessarily reflect the views of the Office of Economic Adjustment.

I. Introduction and Planning Rationale

Pursuant to P.L.2010, c. 10 (N.J.S.A. 52:27I-18 et. seq.), the Fort Monmouth Economic Revitalization Authority (“FMERA”) is considering amending the *Fort Monmouth Reuse and Redevelopment Plan* (the “Reuse Plan” and “Plan”) to provide for the following on the former Fort Monmouth property in the Borough of Oceanport, New Jersey:

Russel Hall Parcel

- Office/Research uses in Building 286 (“Russel Hall”), but excluding warehouse uses, in addition to the currently permitted Institutional/Civic (governmental) use.
- Ancillary retail uses in Russel Hall intended to serve the primary office/research uses.
- Additional dedicated on-street parking on Sanger Avenue.
- Deactivation of the former helipad on the Parade Grounds.

Dance Hall Parcel

- The alternative development option for Building 552 (“Dance Hall”) to be reused for commercial/retail uses¹ including outdoor dining accessory uses.
- The alternative development option for the maintenance of publicly accessible open space on Van Kirk Park including permitted accessory structures in open space/active recreation areas such as an outdoor performance stage.
- The alternative development option for the maintenance of a 7,000 square foot parking area adjacent to Building 552 and a 22,000 square foot parking area across Brewer Avenue to the west of Building 552 which has the potential for a shared parking scenario.
- The alternative development option for the maintenance of the existing roadway configurations of Brewer Avenue and possibly Telegraph Avenues. However, Telegraph Avenue could be eliminated or privatized by the owner of the Dance Hall parcel.

¹ Commercial/Retail uses throughout the former Fort Monmouth should include “Craft Production” which is defined as follows: A commercial use that involves the production of arts, crafts, foods, beverages or other product with on-site production and assembly of goods primarily involving the use of hand tools and/or small-scale equipment. Craft production establishments are compatible and are often co-located with retail sales and service uses. This use category includes but is not limited to coffee roasting and alcoholic beverage production. Establishments engaged in the craft production of alcoholic beverages including craft wineries, craft breweries, and craft distilleries shall be limited to no more than 10,000 gallons of product per year for brewpubs; 20,000 gallons for craft distilleries; and 300,000 gallons for microbreweries..

DRAFT

**Proposed Amendment #4 to the
*Fort Monmouth Reuse and Redevelopment Plan***

Prepared for:
The Fort Monmouth Economic Revitalization Authority

By:
Phillips Preiss Grygiel LLC
Planning and Real Estate Consultants
33-41 Newark Street
Hoboken, NJ 07030

October 2015

Table of Contents

I.	Introduction and Planning Rationale	1
	Russel Hall Parcel	1
	Dance Hall Parcel	1
II.	Scope of <i>Reuse Plan</i> Amendment	6
	Russel Hall Parcel	6
	Dance Hall Parcel	7
III.	Relationship to Elements, Objectives and Principles of the <i>Reuse Plan</i> and FMERA Directive	9
	Relationship to Reuse and Redevelopment Plan Elements	9
	Relationship to Objectives and Principles of the Reuse Plan	13
	Relationship to FMERA Directive	14
IV.	Relationship to State, County and Municipal Planning Objectives	16
	State Development and Redevelopment Plan (SDRP)	16
	Monmouth County Open Space Plan	16
	Fort to Village Plan: A Vision for Oceanport’s Fort Monmouth	16
	Oceanport Zoning	17
V.	Conclusion	18

List of Figures

Figure 1: Location of Amendment #4 in the Oceanport Reuse Area	4
Figure 2: Detailed View of Amendment #4 in the Oceanport Reuse Area	5

This study was prepared under contract with the Fort Monmouth Economic Revitalization Authority, New Jersey, with financial support from the Office of Economic Adjustment, Department of Defense. The content reflects the views of the Fort Monmouth Economic Revitalization Authority and does not necessarily reflect the views of the Office of Economic Adjustment.

I. Introduction and Planning Rationale

Pursuant to P.L.2010, c. 10 (N.J.S.A. 52:27I-18 et. seq.), the Fort Monmouth Economic Revitalization Authority (“FMERA”) is considering amending the *Fort Monmouth Reuse and Redevelopment Plan* (the “Reuse Plan” and “Plan”) to provide for the following on the former Fort Monmouth property in the Borough of Oceanport, New Jersey:

Russel Hall Parcel

- Office/Research uses in Building 286 (“Russel Hall”), but excluding warehouse uses, in addition to the currently permitted Institutional/Civic (governmental) use.
- Ancillary retail uses in Russel Hall intended to serve the primary office/research uses.
- Additional dedicated on-street parking on Sanger Avenue.
- Deactivation of the former helipad on the Parade Grounds.

Dance Hall Parcel

- The alternative development option for Building 552 (“Dance Hall”) to be reused for commercial/retail uses¹ including outdoor dining accessory uses.
- The alternative development option for the maintenance of publicly accessible open space on Van Kirk Park including permitted accessory structures in open space/active recreation areas such as an outdoor performance stage.
- The alternative development option for the maintenance of a 7,000 square foot parking area adjacent to Building 552 and a 22,000 square foot parking area across Brewer Avenue to the west of Building 552 which has the potential for a shared parking scenario.
- The alternative development option for the maintenance of the existing roadway configurations of Brewer Avenue and possibly Telegraph Avenues. However, Telegraph Avenue could be eliminated or privatized by the owner of the Dance Hall parcel.

¹ Commercial/Retail uses throughout the former Fort Monmouth should include “Craft Production” which is defined as follows: A commercial use that involves the production of arts, crafts, foods, beverages or other product with on-site production and assembly of goods primarily involving the use of hand tools and/or small-scale equipment. Craft production establishments are compatible and are often co-located with retail sales and service uses. This use category includes but is not limited to coffee roasting and alcoholic beverage production. Establishments engaged in the craft production of alcoholic beverages including craft wineries, craft breweries, and craft distilleries shall be limited to no more than 10,000 gallons of product per year for brewpubs; 20,000 gallons for craft distilleries; and 300,000 gallons for microbreweries..

With the exception of the removal of the former helipad on the Parade Grounds, this amendment does not purport to delete any provisions of the Reuse Plan but rather would supplement the Plan by proposing additional uses at the Russel Hall Parcel and an alternative land use at the Dance Hall Parcel. Under N.J.A.C. 19:31C-3.19(a)1, principal land uses permitted in the Reuse Plan are specifically permitted under the Land Use Rules. Thus, other than the provisions relevant to the former helipad, this amendment is incorporated into the Land Use Rules for the Reuse Area in a manner similar to an “overlay zone,” whereby an additional set of requirements are superimposed on the area allowing for either additional or alternative land use scenarios to be realized. With regard to the alternative land use scenario, the overlay zoning provides additional opportunities for development which do not apply unless the land is developed in accordance with the purposes for which the overlay zoning is adopted.

The Fort Monmouth properties in Oceanport (“the Reuse Area”) total approximately 419 acres and are bounded generally by New Jersey Transit’s North Jersey Coast Line, Main Street and Oceanport Creek to the south, Parkers Creek to the north, and the former Fort properties in Eatontown to the west. The *Reuse Plan* envisions redevelopment of this area for approximately 1.75 million square feet of non-residential space and 720 residential units. Such development would include: a high-tech/green industry cluster, education/medical campus, a neighborhood center, a boutique hotel and spa, and expansive green space including the historic Parade Ground.

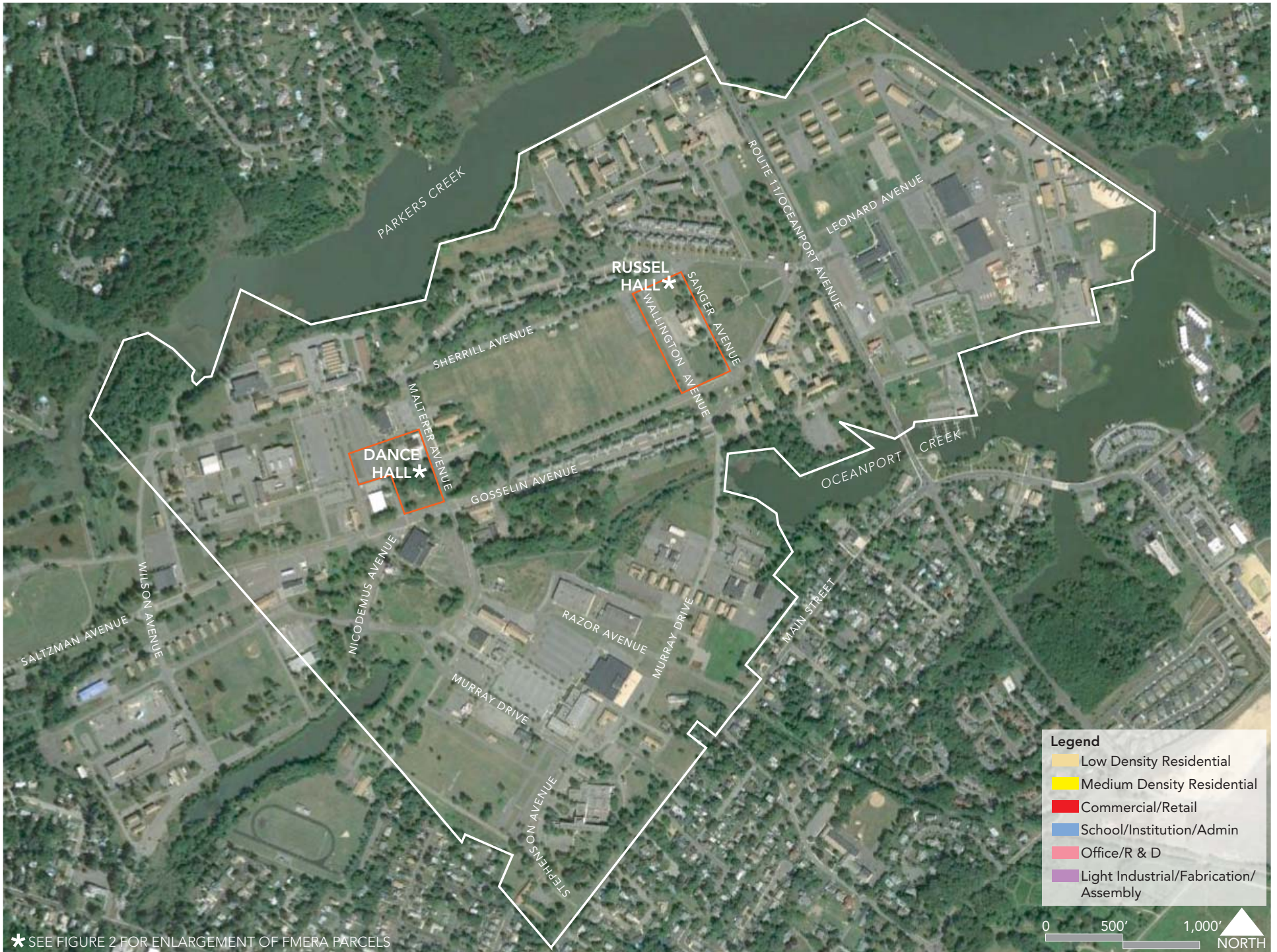
This is the second amendment to the Reuse Plan for the Oceanport Reuse Area. As this amendment does not encompass or affect any area with residential uses, the total number of residential units in the Oceanport Reuse Area would remain at 720. The previous amendment, Amendment #2, provided the option for the reuse of the Patterson Army Health Clinic (the “Patterson Clinic” and the “Clinic”) and allowed a medical clinic and offices at the Clinic. The Reuse Plan planned for the demolition of the clinic building and the construction of mixed-income apartments, small lot detached housing, and townhouses totaling 85 units on the Clinic Parcel. The reuse of the Clinic provided the option for the redistribution of these units to remain within the Education/Mixed-Use Neighborhood development district in areas abutting and surrounding the Clinic Parcel to the north and northwest, maintaining the Reuse Plan’s vision of residential uses in the area of and benefitting from a medical campus. Please see *Figure 1: Location of Amendment #4 in the Oceanport Reuse Area* which shows the location of this amendment in the context of the larger Oceanport Reuse Area. Please also see *Figure 2: Detailed View of Amendment #4 in the Oceanport Reuse Area* which focuses on the Russel Hall and Dance Hall parcels.

This amendment is consistent with the planning objectives and principles articulated in the Reuse Plan and is necessary to fulfill the Authority’s main objectives—specifically job creation, economic development and the provision of housing. The real estate market has taken a turn for the worse since the Reuse Plan was prepared and this downturn

has been compounded by the actual closure of Fort Monmouth, which has resulted in the loss of 5,000 jobs on the base and 15,000 supporting jobs in the region. The impacts associated with the base closure relative to the local property tax base and local and regional employment will continue to be felt so long as the former Fort properties remain fallow and unproductive.

The *Fort Monmouth Reuse and Redevelopment Plan* involved years of careful consideration and study as well as an extensive effort to draw input from local residents, the three host municipalities and the County, State and Federal government. As such, this amendment does not change the underlying Plan vision for the Oceanport Reuse Area. Instead, it provides land use options that affords FMERA with the necessary flexibility to respond to changed circumstances in a manner that does not compromise overall *Reuse Plan* goals and objectives.

The following chapter describes the nature and scope of the amendment, while succeeding chapters discuss its relationship to the elements, objectives and planning principles of the *Fort Monmouth Reuse and Redevelopment Plan*, as well as to FMERA's own directive, and to relevant State, County and municipal planning objectives.



* SEE FIGURE 2 FOR ENLARGEMENT OF FMERA PARCELS

↳ FIGURE 1 | Location of AMENDMENT #4 in the Oceanport Reuse Area

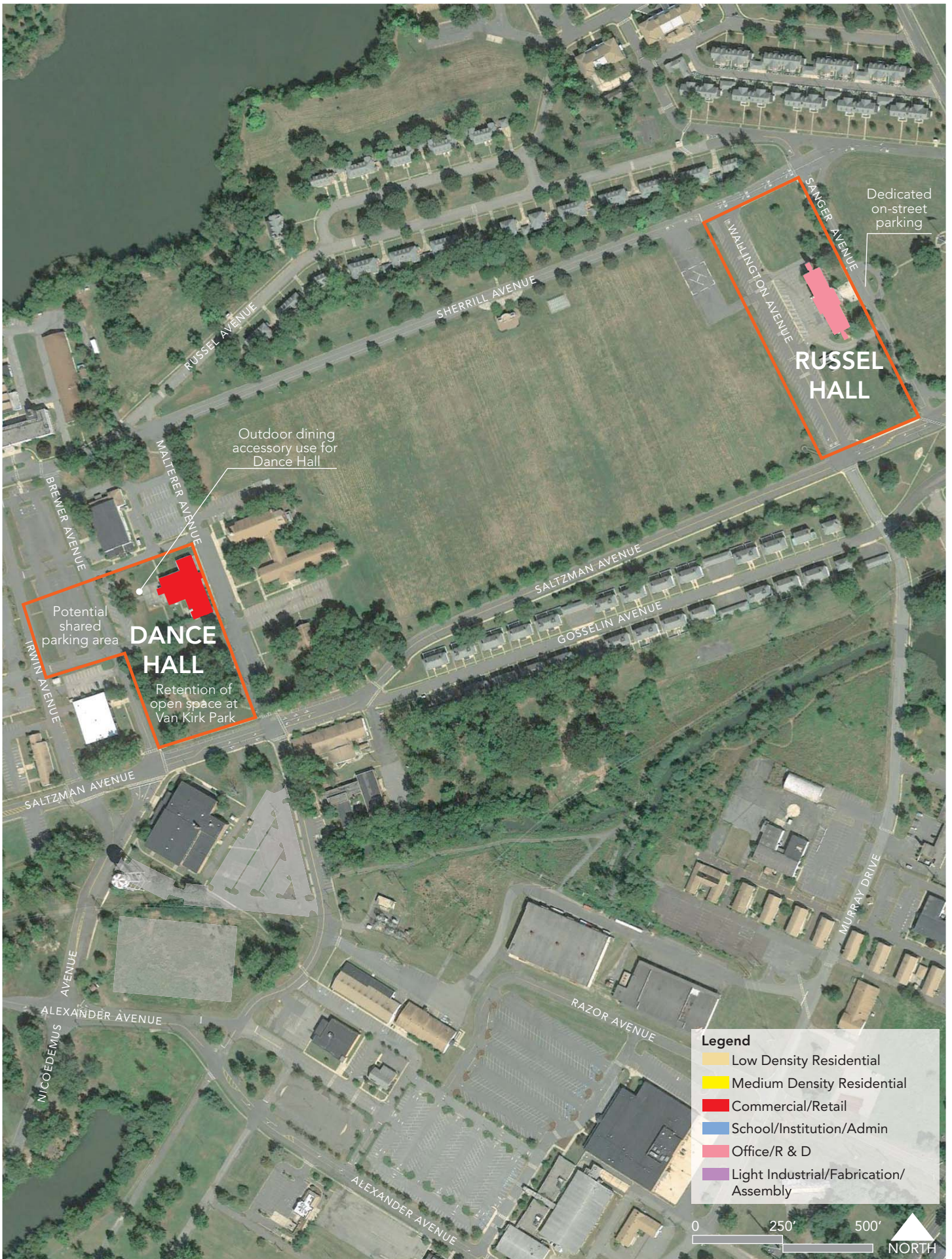


FIGURE 2 | Detailed View of AMENDMENT #4 in the Oceanport Reuse Area.

II. Scope of *Reuse Plan* Amendment

This amendment to the Reuse Plan affects two parcels in the Oceanport Reuse Area. The Oceanport Reuse Area is bounded generally by New Jersey Transit's North Jersey Coast Line, Main Street and Oceanport Creek to the south, Parkers Creek to the north, and the former fort properties in Eatontown to the west. The *Reuse Plan* envisions redevelopment of the Oceanport Reuse Area for approximately 1.75 million square feet of non-residential space and 720 residential units. Such development would include: a high-tech/green industry cluster, education/medical campus, a neighborhood center, a boutique hotel and spa, and expansive green space including the historic Parade Ground.

This amendment maintains the development concepts and plans articulated in the Reuse Plan. The details of this amendment are provided below.

Russel Hall Parcel

Reuse Plan

The Russel Hall Parcel is a ±4.6 acre parcel of land in the eastern section of the Parade Ground in the Oceanport Reuse Area. The parcel fronts on Sanger Avenue, and is bordered by Wallington Avenue to the west, Saltzman Avenue to the south and Sherrill Avenue to the north. A former heliport is located in the Parade Ground just to the west of the Russel Hall Parcel. Wallington Avenue separates the parcel from the Parade Ground. Cowan Park is located to the east of the Property across Sanger Avenue.

There is currently one building on the parcel: Building 286 ("Russel Hall") which served as Fort Monmouth's Garrison Headquarters. Building 286 was constructed in 1936 and is a 42,300 gross square feet four-story office and administrative building. Building 286 is listed on the National Register of Historic Places as an individual listing, and also as a component of the Fort Monmouth Historic District. The Fort Monmouth Historic District was so designated by the Army and the New Jersey State Historic Preservation Office. The parcel contains 141 surface parking spaces located behind the building and along Wallington Avenue.

Under the Reuse Plan, FMERA would convey Russel Hall to the Federal Emergency Management Agency (FEMA) for reuse as FEMA headquarters because FEMA originally planned on acquiring the building and the surrounding land through a Federal-to-Federal Transfer from the Army. The existing surface parking area and heliport would be included in the conveyance. However, FEMA subsequently withdrew its request for the building. The Reuse Plan classifies the reused building and parcel as an "institutional/civic use."

Amendment #4

This amendment to the Reuse Plan is intended to allow for Building 286 to be re-used for Office/Research use (but excluding warehouse use) in addition to the currently permitted Institutional/Civic (governmental) use. Ancillary retail use intended to serve the primary office use would also be permitted. As in the Reuse Plan, Russel Hall's off-street parking requirements can be accommodated in the surface lot located behind the building, as well as on Wallington Avenue. This amendment also permits additional dedicated on-street parking on Sanger Avenue. This amendment contemplates that the former helipad on the Parade Grounds will not be reactivated under any development scenario.

Dance Hall Parcel

Reuse Plan

The Dance Hall Parcel is an approximately 4.2 acre parcel of land containing one major building, a ±16,420 gross square foot former recreation center known as the Dance Hall (Building 552). Building 552 fronts on Malterer Avenue to the east, Brewer Avenue to the north and west, and Telegraph Avenue to the south. It was constructed in 1941 and was used as a general purpose recreation center and is located just west of the Fort Monmouth Historic District. There is an associated ±7,000 square foot parking area adjacent to Building 552, as well as a ±22,000 square foot parking area to the west which is separated from Building 552 and its associated parking by Brewer Avenue. The parcel includes Van Kirk Park, an approximately 1.75 acre park to the south of Building 552 containing the Van Kirk and Purple Heart memorials.

The Reuse Plan contemplates demolition of Building 552 and its associated parking area and the creation of a linear central park which would also cover the parking area across Brewer Avenue. The Reuse Plan envisions the replacement of Van Kirk Park by a new tech building. The Reuse Plan further contemplates the realignment of Brewer Avenue and Telegraph Avenue to flank the proposed linear central park.

Amendment #4

This amendment to the Reuse Plan permits an alternative development scenario whereby Building 552 would be reused for commercial/retail uses including outdoor dining on the portion of the parcel east of Brewer Avenue as an accessory use. As part of this development scenario, this amendment also provides for the maintenance of some or all of the publicly accessible open space as part of Van Kirk Park including the construction of permitted accessory structures in open space/active recreation areas such as an outdoor performance stage. In addition, this amend-

ment permits the maintenance of the two existing parking areas, and recognizes there is the potential for a shared parking scenario on the larger parking lot across Brewer Avenue. This amendment also permits the maintenance of the existing alignment of Brewer Avenue and possibly of Telegraph Avenue. However, Telegraph Avenue could be eliminated or privatized by the owner of the Dance Hall parcel.

III. Relationship to Elements, Objectives and Principles of the *Reuse Plan* and FMERA Directive

Relationship to Reuse and Redevelopment Plan Elements

In considering the impacts of the Reuse Plan amendment, the following Reuse Plan elements were considered: land use and circulation, infrastructure, environmental issues, historic preservation and community impacts. The relationship between the amendment and these Plan elements are described below.

Land Use and Circulation

Total Non-Residential Square Footage Yield

As compared to the Reuse Plan, this amendment would permit an additional $\pm 42,300$ square feet of office/ research space (excluding warehouse use) with ancillary retail use; and an additional $\pm 16,420$ square feet of retail/commercial use. This amendment would permit a decrease in $\pm 42,300$ square feet of institutional/civic space than was contemplated for these parcels in the Reuse Plan.

- Russel Hall Parcel: This amendment allows for the reuse of the $\pm 42,300$ square foot Russel Hall for office/research use (excluding warehouse use) rather than for FEMA's headquarters. As such, it would represent a corresponding decrease of $\pm 42,300$ square feet of institutional/civic use. No expansion of the Russel Hall building is contemplated. This amendment also permits ancillary retail use within Russel Hall intended to serve the primary office/research use.
- The Dance Hall Parcel: This amendment allows for the reuse of the $\pm 16,420$ square foot Dance Hall which the Reuse Plan anticipated would be demolished. The Dance Hall would be used for commercial/retail uses and include outdoor dining as an accessory use. The amendment also contemplates maintaining some or all of Van Kirk Park as a park rather than for development of an office/research building as part of a green industry cluster in the Oceanport Reuse Area.

Total Residential Development Yield

This amendment permits 720 residential dwelling units, which is the same number of residential units as was contemplated in the Reuse Plan and Amendment #2 for the Oceanport Reuse Area.

Compatibility with Surrounding Land Uses

The uses contemplated in this amendment are compatible with the surrounding land uses anticipated in the Reuse Plan and Amendment #2.

- Russel Hall: The buildings surrounding Russel Hall are currently in the process of being re-tenanted in accordance with the Reuse Plan; specifically the Officers' housing in the Fort Monmouth Historic District which frames the Parade Ground. Russel Hall was contemplated for reuse as offices in the Reuse Plan together with its associated heliport. Such use was considered institutional/civic because the anticipated tenant was FEMA. Private office/research use (excluding warehouse use) for the Russel Hall building would remain compatible with the surrounding land uses anticipated in the Reuse Plan. Meanwhile, proposed ancillary retail uses contemplated would primarily serve the tenants of the office/research building. The Reuse Plan anticipated the continued use of the heliport. This amendment anticipates the deactivation of the heliport for public use. The absence of helicopter flights in this area would be more sensitive to adjacent residential uses.
- The Dance Hall: The Dance Hall is centrally located in the Oceanport Reuse Area. It is surrounded by a future high-tech research park anchored by the McAfee Center and Squier Hall (and their support buildings); by the Historic District's Commissioned and Non-Commissioned Officer Housing; and by the Chapel and the Fitness Center. As such, the proposed retail/commercial uses and accessory outdoor dining within the Dance Hall would cater to various future uses and serve as the hub of this vibrant, mixed-use community. The maintenance of Van Kirk Park as publicly accessible open space would be compatible with the Parade Ground to its east.

Circulation

The roadway configurations contemplated in this amendment are consistent with and would not otherwise compromise any of the "Transportation Circulation Improvement Goals" established in the Reuse Plan.

- Russel Hall: Similar to the Reuse Plan this amendment envisions maintaining the existing roadway configuration around Russel Hall including Sherrill, Saltzman and Sanger Avenues. However, this amendment permits on-street parking spaces on Sanger Avenue dedicated for use by the future tenants of Russel Hall. This would help accommodate the parking needs of future tenants of Russel Hall without encroaching into lawn areas to the north and south of the building. Additionally, this amendment would not adversely impact any of the "Transportation Circulation Improvement Goals" established in the Reuse Plan.
- The Dance Hall: The Reuse Plan proposes the realignment of Brewer Avenue and Telegraph Avenue to flank a proposed linear central park. This

amendment contemplates maintaining the existing configuration of Brewer Avenue and possibly Telegraph Avenue around the Dance Hall. However, Telegraph Avenue could be eliminated or privatized by the owner of the Dance Hall parcel. Due to the relatively minor nature of this modification, this amendment would not adversely impact any of the “Transportation Circulation Improvement Goals” established in the Reuse Plan.

Open Space

The reuse of Russell Hall would not impact any active recreation or open space contemplated in the Reuse Plan. However, in regard to the Dance Hall parcel, this amendment would permit the maintenance of some or all of the ±1.75 acre Van Kirk Park (which houses the Van Kirk and Purple Heart Memorials) currently located to the west of the Parade Ground. The maintenance of the park would be compatible with the Parade Ground and provide publicly accessible open space in close proximity to the reused Dance Hall. The reuse of the Dance Hall and its associated parking area, as well as the adjacent parking area across Brewer Avenue, would result in the elimination of a linear park planned for those areas in the Reuse Plan. The maintenance of Van Kirk Park, which was not anticipated in the Reuse Plan, would offset the loss of the open space acreage contemplated in the Reuse Plan for the Dance Hall parcel and parking area. Any net loss of open space acreage would be made up on other redevelopment parcels in the Reuse Area.

Sustainability

This amendment would not preclude incorporation of any of the sustainability measures outlined in the *Reuse Plan*, and is consistent with all other development contemplated on the former Fort properties. Specifically, preservation and reuse of Russel Hall and Dance Hall and the maintenance of the roadways which currently serve these buildings would further the plan’s green building sustainability goal to “Maximize the adaptive reuse of existing buildings and infrastructure.” (*Reuse Plan*, page 4-15)

Infrastructure

As indicated in the Reuse Plan, impacts on the existing gas, electric, water, wastewater and telephone utilities servicing Fort Monmouth will have to be evaluated at site plan review for a specific project. This assessment is unaffected by the amendment.

Traffic

Both the Reuse Plan and this amendment envisioned Russel Hall being reused for office/research use. The Plan anticipated that the main office tenant would be a gov-

ernmental user (FEMA), whereas this amendment permits private sector tenants. However, no expansion of the building is anticipated and the traffic impacts are expected to be similar to what was anticipated in the Reuse Plan. There may be a minimal increase in traffic generated by the additional square footage associated with the reuse of the Dance Hall. An increase in non-residential square footage over that which was contemplated in the Reuse Plan on some parcels may be offset by a decrease in total non-residential square footage on other parcels. A detailed traffic analysis would be prepared as part of any site plan review related to the reuse and/or development of the buildings and parcels included in this amendment. Any necessary traffic mitigation would be addressed at that time.

Environmental Issues

The parcels permitted to be developed by this amendment are not environmentally constrained per Geographic Information System (GIS) layers provided by the New Jersey Department of Environmental Protection (NJDEP). Any environmentally constrained areas within said development parcels would be preserved and protected accordingly.

Historic Preservation

Russel Hall is part of the Fort Monmouth Historic District and is listed on the State and National Registers of Historic Places. This amendment would allow office use in a historic building, thereby facilitating its reuse and preservation. Russel Hall is not anticipated to be expanded. The reuse of the Fitness Center and Dance Hall are not expected to have any adverse impacts on the Fort's historic resources.

Community Impacts and Affordable Housing

As noted in the Reuse Plan, the host communities, including Oceanport, rely on taxation for the largest portion of their municipal revenues. The Fort's closure, and the resulting loss of Defense contractor jobs is expected to result in a larger share of the tax burden falling to residential property owners. The potential offered by this amendment to increase non-residential tax ratables would therefore lessen the burden on local residents.

Office/research and commercial/retail uses typically generate more positive fiscal impacts on a municipality, i.e., generate more tax revenues than incur municipal costs, than do other land uses, including residential development. Additional non-residential square footage can be expected to have a positive fiscal impact on the tax base of Oceanport. These uses would not generate any school children and the municipal costs associated per new employee, as indicated in the Reuse Plan, is almost 30 percent less than municipal costs associated per new resident in Oceanport.

Because no change in the total residential development yield is envisioned, there would be no direct impact on the construction of affordable housing as envisioned in the Reuse Plan.

Relationship to Objectives and Principles of the Reuse Plan

The amendment would fulfill the objectives and planning principles outlined in the Reuse Plan. Those planning objectives articulated in the Reuse Plan include the following:

- *Be consistent with State, County, and Municipal planning policies.* The amendment is consistent with State, County, and Municipal planning policies, as set forth in the ensuing chapter.
- *Focus on business retention and attraction, job replacement, and employee training.* This amendment would provide for increased flexibility to aid FMERA in its efforts to attract suitable users who wish to relocate to Fort Monmouth and which have the potential to replace jobs lost when the Fort closed.
- *Be founded on market and economic analysis.* This amendment responds to the marketplace by permitting development scenarios designed to attract non-residential users to the Oceanport Reuse Area.
- *Leverage Fort assets (people, infrastructure, location).* The amendment affords FMERA with an opportunity to leverage existing assets within the Oceanport Reuse Area, i.e., Russel Hall and the Dance Hall, to attract new non-residential users that generate much-needed local employment and tax ratables.
- *Be a green community model.* Preservation of Russel Hall and the Dance Hall and the maintenance of the roadways which currently serve them furthers the Plan's green building sustainability goal to "Maximize the adaptive reuse of existing buildings and infrastructure." (Reuse Plan, page 4-15)

The amendment further advances a number of key planning principles from which the overall concepts in the Reuse Plan were devised:

Principle #1: Decreasing Density West to East & Creating Mixed-Use Live/Work/Leisure Centers. The amendment contemplates the reuse of a number of buildings which have been in existence at their locations for many years in a manner that promotes these planning principles.

Principle #2: Link centers & increase mobility with connected transit infrastructure serving the region and the Fort. The amendment does not preclude the potential to create an extensive system of bikeways, pedestrian trails and sidewalks as envisioned in the Reuse Plan.

- Principle #3: Enhance auto mobility and redevelopment capacity with targeted roadway infrastructure improvements.* The Reuse Plan acknowledges that redevelopment of the Fort will require improvements to the roadway system. This proposed roadway improvements would enhance the uses at the locations contemplated in this amendment.
- Principle #4: Combine open space, habitat, and water resources to establish a continuous Blue – Green belt.* The amendment does not preclude the creation of an open space network consisting of environmentally sensitive areas, including wetlands, watercourses, and habitats.
- Principle #5: Utilize the Blue – Green belt as an armature for enhanced bicycle and pedestrian mobility throughout the Fort.* The amendment would not preclude the development of the bike path or trails envisioned as part of the Reuse Plan.
- Principle #6: Remove Fort boundaries & extend existing land uses to reconnect the Fort to the communities.* The amendment would not prevent the opening of any gates into the Fort, nor inhibit public access to the Fort's amenities.
- Principle #7: Leverage existing Fort Monmouth assets (People, Buildings, Technology, and Infrastructure).* The amendment affords FMERA with an opportunity to leverage existing assets of the Oceanport Reuse Area, i.e., Russel Hall and the Dance Hall, to attract new office users that generate much-needed local employment and tax ratables. The amendment would not involve the removal of any buildings identified in the *Reuse Plan* as being required for preservation.

In summary, the amendment is consistent with the Reuse Plan elements, objectives and planning principles.

Relationship to FMERA Directive

To implement the *Fort Monmouth Reuse and Redevelopment Plan*, the New Jersey State legislature empowered the Fort Monmouth Economic Revitalization Authority (FMERA) to adopt any modifications or amendments to the Reuse Plan and adopt development and design guidelines and land use regulations to implement the plan.

Pursuant to P.L.2010, c. 10 (N.J.S.A. 52:271-18 et. seq.), FMERA's purpose is the following:

to oversee, administer, and implement the [Reuse Plan] as provided in this act, in a manner that will promote, develop, encourage, and maintain employment, commerce, economic development, and the public welfare; to con-

serve the natural resources of the State; to provide housing, including housing to address identified needs related to homelessness; and to advance the general prosperity and economic welfare of the people in the host municipalities, the county, and the entire State by cooperating and acting in conjunction with other organizations, public and private, to promote and advance the economic use of the facilities located at Fort Monmouth.

The Reuse Plan amendment would advance both FMERA's stated purpose and the public welfare, by promoting, developing, encouraging and maintaining employment and economic development, and it would advance the public welfare by furthering the adaptive reuse of existing facilities at the Fort.

IV. Relationship to State, County and Municipal Planning Objectives

State Development and Redevelopment Plan (SDRP)

On March 1, 2001, the State Planning Commission readopted the State Development and Redevelopment Plan (SDRP). In the SDRP, the Oceanport Reuse Area is classified as Planning Area 1, Metropolitan Planning Area (PA-1). The SDRP defines Metropolitan Planning Areas as areas which “provide for much of the state’s future redevelopment; revitalize cities and towns; promote growth in compact forms; stabilize older suburbs; redesign areas of sprawl; and protect the character of existing stable communities.” The amendment is well-reconciled with the guiding policies and policy objectives of the adopted SDRP for the Planning Area 1, Metropolitan Planning Area.

Consistent with the goals for the PA-1, the amendment promotes the type of redevelopment needed to transform the Oceanport Reuse Area, currently unused and unproductive, into a vibrant, mixed-use community with compact development that will ensure efficient utilization of scarce land resources while also carefully protecting the character of surrounding communities. Also in accordance with the objectives for PA-1, the amendment allows for redevelopment in a location well served by existing transportation networks which is consistent with the plans for the Oceanport Reuse Area.

Monmouth County Open Space Plan

The Monmouth County Open Space Plan, adopted by the Monmouth County Planning Board in August 2006 as an element of the Monmouth County Growth Management Guide, specifically advocates the acquisition of a portion of the Fort Monmouth property as a new County park site. To fulfill this acquisition, Monmouth County filed a Notice of Interest for park and recreation lands within Fort Monmouth. The County subsequently filed an application to the National Park Service’s Federal Lands to Park Program for a Public Benefit Conveyance, which was endorsed by the three host municipalities of Eatontown, Oceanport and Tinton Falls. The amendment is not inconsistent with the County’s interests with regard to parks and recreation.

Fort to Village Plan: A Vision for Oceanport’s Fort Monmouth

The former Fort properties in Oceanport are included within the “master plan” for Fort Monmouth, i.e., the *Reuse and Redevelopment Plan*. However, a vision for the redevelopment of the fort is provided in ***Fort to Village Plan: A Vision for Oceanport’s Fort Monmouth***. This document was incorporated as an amendment to the Master Plan which was adopted by the Oceanport Planning Board on April 23, 2008. The plan acknowledges that FEMA has requested Russel Hall for use as its headquarters and in-

corporates that request in its overall vision. The plan did not envision the reuse of the Dance Hall but instead included the parcel in a larger corporate district surrounding the McAfee Center. The amendment is generally consistent with that vision articulated in the *Fort to Village Plan* as it contemplates the reuse of Russel Hall for offices. However, the plan anticipated that that Russel Hall would be tenanted by a government agency. Although the Dance Hall was not anticipated to be reused in the plan, but rather redeveloped for office use, this amendment permits the Dance Hall to be reused for commercial/retail uses in support of anticipated corporate development adjacent to it. As such, this amendment is not inconsistent with the plan's proposal for this area of the Fort.

Oceanport Zoning

Although the development of the former Fort properties in Oceanport will be governed by the land use regulations and design guidelines adopted by FMERA, as a point of information, the study area lies within the Borough's R-1: Single-Family Residential District under the municipality's current zone plan. This designation permits single-family detached dwellings, parks and playgrounds, municipal buildings, libraries and public schools. The minimum lot size is 30,000 square feet, the maximum height is two stories or thirty-five feet and the maximum density is 1.5 dwelling units per acre.

The amendment is generally consistent with the Borough's intent for the Oceanport Re-use Area.

V. Conclusion

The subject amendment, referred to as Amendment #4 to the *Fort Monmouth Reuse and Redevelopment Plan*, maintains the land use concepts and plans articulated in the Reuse Plan. However, the amendment permits additional and alternative development scenarios for the Oceanport Reuse Area.

This amendment is consistent with the objectives and principles in the Reuse Plan, as well as State, County and Municipal planning objectives. Furthermore, the amendment advances the public welfare, particularly with regard to promoting, developing, encouraging and maintaining employment. Lastly, the amendment provides flexibility for FMERA to more effectively attract potential non-residential users to the Oceanport Reuse Area, thereby enabling it to fulfill its statutory mandate to create new jobs, regenerate the local tax base and advance the general prosperity and welfare of the people most impacted by the Fort's closure.