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**Proposed Amendment #5 to the
*Fort Monmouth Reuse and Redevelopment Plan***

Prepared for:
The Fort Monmouth Economic Revitalization Authority

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Table of Contents

I.	Introduction and Planning Rationale	1
II.	Scope of <i>Reuse Plan</i> Amendment	6
III.	Relationship to Elements, Objectives and Principles of the <i>Reuse Plan</i> and FMERA Directive	8
	Relationship to Reuse and Redevelopment Plan Elements	8
	Relationship to Objectives and Principles of the Reuse Plan	11
	Relationship to FMERA Directive	13
IV.	Relationship to State, County and Municipal Planning Objectives	14
	State Development and Redevelopment Plan (SDRP)	14
	Monmouth County Open Space Plan	14
	Tinton Falls Master Plan	14
	Tinton Falls Zoning	15
V.	Conclusion	16

List of Figures

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

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 the option for the following on the former Charles Wood Pistol Range parcel on the former Fort Monmouth property in the Borough of Tinton Falls, New Jersey:

- A privately operated commercial recreation facility¹ including an indoor pistol/rifle range in Building 2627, otherwise known as the Charles Wood Pistol Range (“Pistol Range”), on a ±6.5 acre parcel (“Pistol Range Parcel”) located along Academy Avenue.
- Light industrial/fabrication//assembly² and retail/commercial uses on a 1.5 acre portion of the parcel located to the northeast of the Pistol Range.
- A ±46,000 square foot expansion of Building 2627 for a commercial recreation facility that would include indoor pistol/rifle ranges, private pistol/rifle/archery club areas, ancillary retail (including the sale and inventory of fire arms and ammunition and the repair, modification, manufacturing and testing of fire arms, restaurant/food and beverage services), administrative office areas, showers, locker rooms and other uses which customarily support the principal use.
- A standalone, ±10,000 square foot light industrial/fabrication/assembly building.
- The reuse of the ±5,000 square foot Building 2628 for light industrial/fabrication/assembly space and/or a commercial recreation facility including an indoor archery range.
- A ±2,000 square foot expansion of Building 2628 for light industrial/fabrication/assembly space and/or a commercial recreation facility.

¹ **Commercial Recreation Facility** is a subset of retail/commercial uses and is defined as a recreation facility operated as a business and open to the public for a fee for the purpose of recreation and entertainment including, but not limited to, health clubs, bowling alleys, skating rinks, indoor driving ranges, indoor pistol/rifle ranges, indoor batting cages, indoor sports courts, indoor archery ranges, and indoor swimming pools. Commercial recreation facilities could include private recreation clubs, such as health clubs, swimming clubs, pistol/rifle clubs, so long as such clubs are available to any member of the public willing to pay a membership fee. Commercial recreation facilities may include ancillary office areas for staff, training areas, ancillary retail uses, showers, locker rooms and other uses which customarily support the principal use. The regulations in the Land Use Rules for Building Setbacks and Building Height for commercial//retail uses shall apply to commercial recreation facility uses.

² Light Industrial/Fabrication/Assembly is defined in Amendment #3 to the *Reuse Plan*.

- The reuse of the ±1,500 square foot Building 2629 for ancillary uses related to the commercial recreation facility.
- The creation of a new east-west road connecting Satellite Road to Pearl Harbor Road just north of the Pistol Range Parcel.

FMERA must determine whether the land uses contemplated above are generally consistent with the overall planning principles and objectives of the *Reuse Plan*. The proposed amendment does not purport to delete any provisions of the *Reuse Plan* but rather would supplement the Plan by proposing additional land uses for parcels cited above. 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, the 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 additional land uses to be realized.

The Fort Monmouth properties in Tinton Falls (“the Reuse Area”) total approximately 254 acres and are bounded generally by the NJ Transit/Conrail Southern Secondary railroad right-of-way and Pinebrook Road to the south, Tinton Avenue to the north, Pearl Harbor Road and Municipal Drive to the west, and Hope Road to the east. The *Reuse Plan* envisions redevelopment of this area for approximately one million square feet of non-residential space and 288 residential units. Such development would include a high-tech business campus with a multi-use town center containing ground-floor retail space with mixed-income housing or professional offices above, and standalone residential, institutional and civic uses.

This amendment, referred to as “Amendment #5” maintains the land use concepts and plans articulated in the *Reuse Plan* but also permits additional land uses for the Pistol Range parcel. This is the third amendment to the *Reuse Plan* for the Tinton Falls Reuse Area. The previous amendments include, Amendment #1 which permitted the construction of professional office/ high tech industry space on Parcel E for CommVault. Parcel E was planned for 126 residential units in the *Reuse Plan*. The change of use on Parcel E from the *Reuse Plan* necessitated the redistribution of these units to Parcels C, C1 and F in Amendment #1. The second amendment in the Tinton Falls Reuse Area is Amendment #3 which permitted a variety of uses on the following parcels: C, C1, Pinebrook Road Commerce Center, F3, the Charles Wood Firehouse, and the Pistol Range. This amendment supersedes Amendment #3 for the Pistol Range parcel only. Aside from the Pistol Range parcel, all other elements of Amendments #1 and #3 remain as adopted.

Please see *Figure 1: Location of Amendment #5 in the Tinton Falls Reuse Area* and *Figure 2: Detailed View of Amendment #5 in the Tinton Falls Reuse Area* which show the Pistol Range Parcel if Amendment #5 were pursued.

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 Tinton Falls Reuse Area. Instead, it provides additional land use that afford 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 principals 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.



FIGURE 1 | Location of AMENDMENT #5 in the Tinton Falls Reuse Area



FIGURE 2 | Detailed view of AMENDMENT #5 in the Tinton Falls Reuse Area

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II. Scope of *Reuse Plan* Amendment

This amendment to the *Reuse Plan* is intended to allow for additional land uses on the Pistol Range parcel in the Tinton Falls Reuse Area. The Tinton Falls Reuse Area is bound generally by the NJ Transit/ Conrail Southern Secondary railroad right-of-way and Pinebrook Road to the south, Tinton Avenue to the north, Pearl Harbor Road and Municipal Drive to the west, and Hope Road to the east. The *Reuse Plan* envisions redevelopment of the Tinton Falls Reuse Area for approximately one million square feet of non-residential space and 288 residential units. Such development would include a high-tech business campus with a multi-use town center containing ground-floor retail space with mixed-income housing or professional offices above, and standalone residential, institutional and civic uses.

This amendment maintains the development concepts and plans articulated in the *Reuse Plan* but further permits additional land uses for the Pistol Range parcel located in the Tinton Falls Reuse Area. The details of the additional land uses contemplated in this amendment are provided below. As stated in the previous chapter, this amendment supersedes the land uses depicted for the Pistol Range parcel in Amendment #3.

Reuse Plan

Building 2627 houses a 10 lane-pistol range, classroom, kitchen, bathrooms, and a gun-cleaning facility on ±6.5 acres in the southern part of the Tinton Falls Reuse Area. The Pistol Range parcel fronts on Academy Avenue and is bordered by the RDT&E Labs (Building 2707) to the west; Machine Shops (Buildings 2502-2504, 2506-2507) and Buildings 2501, 2508 and 2625 to the south; Building 2719 to the northeast; and undeveloped, forested lands to the north and east. It was used by the Army as a pistol range. In addition to the pistol range there are four extant structures on the site: Buildings 2628-2629 and 2631-2632. Access to the property currently is via Satellite Road and from Pinebrook Road to Radar Avenue to Academy Avenue, which were Army roads.

A 1.5 acre portion of the parcel to the northeast of Building 2627 between it and Satellite Road has frontage on Satellite Road to the east, and Fire Line Drive to the south. The area was formerly part of the fire and police training facilities at Fort Monmouth. There is sparse vegetation and there are no extant structures in this area. However, concrete pads, a paved roadway, a fragmented segment of a railroad track, and other remnants of its use as a fire and police training facility remain.

Under the *Reuse Plan*, FMERA would convey the Pistol Range and an existing surface parking area to a State, County and/or Municipal entity for use as a fire and police training center. Buildings 2628-2629 and 2631-2632 would be removed. The 1.5 acre northeast portion of the parcel would be dedicated to passive open space, as would

adjoining parcels to the north and east. Access to the Pistol Range would be off of Pinebrook Road with a proposed connection to Satellite Drive.

Amendment #5

This amendment contemplates that, in addition to a governmental entity, Building 2627 would have the option for reuse as a pistol/rifle range that is privately operated as a commercial recreation facility. In addition to retail/commercial uses, this amendment permits office uses on the parcel, as well as accessory off-street parking. Light industrial/fabrication/assembly and retail/commercial uses with accessory off-street parking would also be permitted on the 1.5 acre northeast section of the parcel adjacent to Satellite Road which was shown as dedicated open space in the *Reuse Plan*.

This amendment permits a $\pm 46,000$ square foot addition to Building 2627. The expanded commercial recreation facility would include indoor pistol/rifle ranges (including the addition of new firing lanes), private pistol/rifle/archery club areas available to any member of the public willing to pay a membership fee, ancillary retail (including the sale and inventory of fire arms and ammunition and the repair, modification, manufacturing and testing of fire arms, restaurants/food and beverage services), administrative office areas, training areas, showers, locker rooms and other uses which customarily support the principal use.

This amendment further contemplates the reuse of a $\pm 5,000$ square foot Building 2628 and a $\pm 1,500$ square foot Building 2629, as well as permits a $\pm 2,000$ square foot addition to Building 2628. Building 2628 could be used as a commercial recreation facility and/or light industrial/fabrication/assembly space. This amendment contemplates that the commercial recreation facility in Building 2628 would be in the form of an indoor archery area. Building 2629 would be reused for ancillary training uses related to the commercial recreation facility.

Further, the amendment contemplates the construction of a standalone, $\pm 10,000$ square foot light industrial/fabrication/assembly building.

Finally, this amendment contemplates the creation of a new east-west road just north of the Pistol Range parcel which would connect Satellite Road to Pearl Harbor Road. Access to the property will also be available directly from Pinebrook Road, via an upgraded access road that will serve the area.

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

This amendment would permit an additional $\pm 75,500$ square feet of retail/commercial, light industrial/fabrication/assembly space than was contemplated for these parcels in the *Reuse Plan*. This includes $\pm 58,000$ square feet of new construction to be distributed as follows: a $\pm 46,000$ square foot expansion of Building 2627 for a commercial recreation facility; a $\pm 2,000$ square foot addition to Building 2628 for light industrial/fabrication/assembly and/or commercial recreation facility uses; and the construction of a $\pm 10,000$ square foot standalone light industrial/fabrication/assembly building. This amendment also contemplates the reuse of $\pm 16,000$ square feet of extant buildings for retail/commercial and/or light industrial/fabrication/assembly uses including the $\pm 11,110$ square foot Building 2627 (i.e., the Pistol Range) to be reused as a privately operated commercial recreation facility; and the $\pm 5,000$ square foot Building 2628 for light industrial/fabrication/assembly and/or retail/commercial uses; and the $\pm 1,500$ square foot Building 2629 for ancillary uses related to the commercial recreation facility. The *Reuse Plan* did not envision the reuse of Building 2628 or Building 2629 but did contemplate the reuse of Building 2627 for civic uses. As such, if this amendment is pursued, there would be $\pm 11,110$ square feet less of civic space than was contemplated in the *Reuse Plan*.

Total Residential Development Yield

This amendment does not contemplate any residential development on the Charles Wood Pistol Range parcel.

Compatibility with Surrounding Land Uses

The uses contemplated in this amendment are compatible with the surrounding land uses anticipated in the *Reuse Plan* and subsequent plan amendments.

The *Reuse Plan* envisioned the pistol range being reused by a governmental entity, whereas this amendment permits the range to be reused by a private operator. In

either development scenario, Building 2627 would remain a pistol range. The ±46,000 square foot addition permitted by this amendment envisions uses similar or compatible with the pistol range contemplated for Building 2627 in the *Reuse Plan*. The reuse of Building 2628 for indoor archery use and the reuse of Building 2629 for ancillary training related use is similarly compatible with the pistol range use. Although the amendment permits an expansion of the existing pistol range use it should be noted that the contemplated uses are all indoors. These uses are also compatible with the passive open space to the north and east and the Pinebrook Road Commerce Center to the south which permits light industrial/fabrication/assembly uses. The ±10,000 square foot standalone light industrial/fabrication/assembly building is also compatible with the contemplated commercial recreation uses.

Circulation

This amendment contemplates the creation of a roadway extension leading from Satellite Road to Pearl Harbor Road. This roadway extension will provide direct access to the Pistol Range parcel. This amendment will not adversely impact any of the “Transportation Circulation Improvement Goals” established in the *Reuse Plan*.

Open Space

The amendment would involve the development of the ±1.5 acre portion of the parcel located to the northeast of the Pistol Range. This area is shown as passive open space in the *Reuse Plan* that is to be “reforested.” The land is currently improved with remnants from its former uses as part of the fire and police training facilities at Fort Monmouth including concrete pads, a paved roadway, and a fragmented segment of a railroad track, and thus is not currently forested. The land also has no known environmental constraints in terms of wetlands, floodplains or steep slopes. Given the fact that the site is not currently forested, lacks environmental constraints, and is located immediately adjacent to the Pistol Range and in proximity to the Garden State Parkway and Pinebrook Road, this portion of the parcel may be better suited for development rather than open space. To preserve approximately the same amount of open space as contemplated in the *Reuse Plan*, the open space contemplated for this parcel in the *Reuse Plan* should be accommodated on other parcels in the Tinton Falls Reuse Area.

Sustainability

The 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, the preservation and reuse of the several extant structures which were not contemplated for reuse in the plan furthers 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

There may be a minimal increase in traffic generated by the additional square footage permitted in the Pistol Range. The addition of the Satellite Road extension to Pearl Harbor Road and the existing access to these parcels off of Pinebrook Road will separate the traffic patterns related to these uses from residential and retail uses elsewhere in the Reuse Area such as on Parcels C and C1. Additionally, 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 traffic mitigation necessary would be addressed at that time.

Environmental Issues

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

Historic Preservation

None of the buildings or parcel included in this amendment are listed in Chapter 7.0 Historic Preservation Guidelines of the *Plan*. In addition, none of the buildings or parcel have been identified by the State Historic Preservation Office (SHPO) as worthy of listing on the State or National Registers of Historic Places. Therefore, the amendment will not impact historic resources required for preservation according to the Programmatic Agreement between the SHPO and FMERA.

Community Impacts and Affordable Housing

Non-Residential Development

This amendment contemplates retail/commercial and light industrial/fabrication/assembly development on the Pistol Range parcel. As noted in the *Reuse Plan*, the host communities, including Tinton Falls, 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 rates would therefore lessen the burden on local residents.

Non-residential uses typically generate more positive fiscal impacts on a municipality, i.e., generate more tax revenues than incur municipal costs, than do residential land uses. Additional and expanded non-residential uses permitted in this amendment that were not contemplated in the *Reuse Plan* can be expected to have a positive fiscal impact on the tax base of Tinton Falls. 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 Tinton Falls.

The amendment also enhances the commercial viability of the Pistol Range parcel by allowing for an expanded Building 2627 and the reuse and expansion of Building 2628 and 2629, as well as the construction of a ±10,000 square foot standalone light industrial/fabrication/assembly building.

Residential Development Community Impacts

If this amendment were pursued, the total number of residential units in the Tinton Falls Reuse Area would remain at 288 which is consistent with both the Reuse Plan and subsequent amendments.

Relationship to Objectives and Principles of the Reuse Plan

The amendment will 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 will provide for increased flexibility to aid FMERA in its efforts to attract suitable users who wish to relocate to Fort Monmouth. This amendment increases the commercial viability of the Pistol Range parcel.
- *Be founded on market and economic analysis.* This amendment responds to the marketplace by permitting additional land uses designed to attract non-residential users to the Tinton Falls Reuse Area.
- *Leverage Fort assets (people, infrastructure, location).* The amendment affords FMERA with a greater opportunity to reuse existing buildings within the Tinton Falls

Reuse Area, and to maximize the potential of its location adjacent to the Garden State Parkway to attract non-residential users to the area. Such users 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. Further, this amendment would permit the same number of residential units contemplated in the *Reuse Plan* and subsequent amendments.

- *Be a green community model.* Preservation of extant buildings contemplated in this amendment 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: Decrease Density West to East & Create Mixed-Use Live/Work/Leisure Centers. This amendment involves the re-tenanting and development of new non-residential square footage in the Tinton Falls Reuse Area. Principle #1 recommends higher density development in this area of the redeveloped Fort.

Principle #2: Link centers & increase mobility with connected transit infrastructure serving the region and the Fort. The amendment does not impact the *Reuse Plan*'s vision for an extensive system of bikeways, pedestrian trails and sidewalks.

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. The proposed roadway contemplated in this amendment includes the creation of a new east-west road connecting Satellite Road to Pearl Harbor Road just north of the Pistol Range parcel intended to improve traffic safety and circulation.

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 impact the proposed 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 preclude 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 reuse existing buildings within the Tinton Falls Reuse Area, and to maximize the potential of its location adjacent to the Garden State Parkway to attract non-residential users. This amendment contemplates leveraging existing roadway configurations and improving others. Finally, this 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. 52:27I-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 conserve 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.

This *Reuse Plan* amendment would advance FMERA's stated purpose by promoting, developing, encouraging and maintaining employment and economic development. It would further 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 Tinton Falls 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; re-design areas of sprawl; and protect the character of existing stable communities.” FMERA finds that 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, FMERA is satisfied that the amendment promotes the type of redevelopment needed to transform the Tinton Falls 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, including the Garden State Parkway.

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.

Tinton Falls Master Plan

The former fort properties in Tinton Falls 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 the most recent Master Plan for the Borough of Tinton Falls, adopted by the Borough Planning Board on April 25, 2007. The Borough Master Plan anticipates the imminent redevelopment of Fort Monmouth, stating among its goals

to “ensure the most appropriate reuse of Fort Monmouth.” In addition, the Master Plan asserts that “given this piece of property represents the last best opportunity to do something special for the Borough, it is appropriate that Tinton Falls advance its vision for the ultimate development of the site.” To that end, the Plan articulates a vision for the fort’s future as “a vibrant mixed-use development with commercial, residential, entertainment and public uses in a traditional main street setting.” The amendment is consistent with the vision articulated in the Borough Master Plan.

Tinton Falls Zoning

Although the development of the former Fort properties in Tinton Falls will be governed by the Land Use Rules adopted by FMERA, as a point of information, the study area lies within the Borough’s OS/GU: Open Space/ Governmental Use District under the municipality’s current zone plan. This designation represents a new land use category for Tinton Falls and includes the County Park south of Route 33 and the County-owned parcels on the east side of Wayside Road. This category also includes other large, publicly-held parcels, in addition to Fort Monmouth, including Naval Weapons Station Earle and the County Reclamation Center. The intent of this designation is to allow existing activities on the properties as a matter of right while not committing to a specific zone scheme until they become available for development. Permitted uses in the zone include open space and Borough and government uses. Permitted conditional uses include churches and places of religious worship, and schools. There are no bulk regulations for the OS/GU District.

The amendment is generally consistent with the Borough’s intent for the Tinton Falls Re-use Area.

V. Conclusion

The subject amendment, referred to as Amendment #5 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 land uses for the Tinton Falls Reuse Area.

This amendment is consistent with the objectives and principles outlined 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 within Fort Monmouth; and adaptively re-using buildings.

Lastly, the amendment provides flexibility for FMERA to more effectively attract potential non-residential users to the Tinton Falls 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.