

**DRAFT**

**Amendment #6 to the  
*Fort Monmouth Reuse and Redevelopment Plan***

Prepared for:  
The Fort Monmouth Economic Revitalization Authority

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## 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 option to permit government/civic/institutional uses on two parcels (the "Subject Parcels") in the former Fort Monmouth property in the Borough of Oceanport, New Jersey ("Oceanport Reuse Area"). The parcels are both located in the southern section of the Oceanport Reuse Area off of Razor Avenue. A 13-acre parcel is proposed to be reused by the Borough of Oceanport ("Borough Parcel"), and a 3-acre parcel is proposed to be reused by Monmouth County ("County Parcel"). The Borough Parcel would be developed as a municipal complex for Oceanport including a Borough Hall, court room, and library. The County Parcel would be developed as a County emergency homeless shelter. The Reuse Plan contemplates these government/civic/institutional uses for the Oceanport Reuse Area but in locations other than on the Subject Parcels. As such, this amendment envisions alternative uses on these sites shown for these government/civic/institutional uses in the Reuse Plan. Finally, this amendment permits the relocation of 32 residential units from the Subject Parcels to other locations in the Oceanport Reuse Area.<sup>1</sup>

This amendment does not purport to delete any provisions of the Reuse Plan but rather would supplement the Plan by proposing alternative development scenarios for the Subject Parcels, as well as those parcels which the Reuse Plan envisioned for the government/civic/institutional uses that this amendment permits to be relocated to the Subject Parcels. 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, this amendment is incorporated into the Land Use Rules for the Reuse Area in a manner similar to an "overlay zone," whereby an alternative set of requirements are superimposed on the area al-

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<sup>1</sup> The Land Use Rules (N.J.A.C. 19:31C-3) are based on the designs and concepts of the Reuse Plan. In the Land Use Rules, the Subject Parcels are in the Education/Mixed-Use Neighborhood Development District and Barker Circle is in the Horseneck Center Development District. In accordance with the Plan, the Rules permitted 159 residential units in the Education/Mixed-Use Neighborhood Development District and 561 residential units in the Horseneck Center Development District. If the development scenarios in this amendment are pursued and 32 residential units are relocated from the Subject Parcels to Barker Circle then the Rules will need to be amended to permit 127 residential units in the Education/Mixed-Use Neighborhood Development District and 593 residential units in the Horseneck Center Development District.

lowing for alternative land use scenarios to be realized. With regard to the alternative land use scenario, the overlay zoning provides alternative opportunities for development which do not apply unless the land is developed in accordance with the purposes for which the overlay zoning is adopted.

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 removing Fort boundaries and extending existing land uses to reconnect the Fort to the communities, and the provision of housing. A primary catalyst for this amendment is the extensive damage to buildings in the Fort Monmouth area wrought by Superstorm Sandy in October 2012. The storm caused the destructive flooding of the Oceanport municipal buildings and FMERA's staff offices outside of the Fort's boundaries; as well as the County Emergency Homeless Shelter within the Oceanport Reuse Area (Building #417). Since the storm, Oceanport's Borough Council has met at Maple Place Elementary School, and its Police Department and Department of Public Works (DPW) moved to the Reuse Area (the Police into Building #282 and the DPW into Buildings #900 and #914-#917). FMERA's staff moved into Building #502, the former Fort library, which the Reuse Plan intended to be reused as a library. The County homeless shelter to the east of Oceanport Avenue was rendered unsalvageable.

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.

## II. Scope of *Reuse Plan* Amendment

The Fort Monmouth properties in Oceanport 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 amendment to the Reuse Plan permits government/civic/institutional uses on two parcels in the southern section of the Oceanport Reuse Area off of Razor Avenue. These two parcels consist of a 13-acre parcel that is proposed to be reused by the Borough of Oceanport ("Borough Parcel") for the development of a municipal complex including a library, and a 3-acre parcel that is proposed to be reused by Monmouth County ("County Parcel") for development of an emergency homeless shelter. This amendment contemplates relocating uses to the Subject Parcels, including the County emergency homeless shelter, the Oceanport Municipal Complex and the library, that were shown in the Reuse Plan at other locations in the Oceanport Reuse Area. As such, this amendment envisions alternative uses on these sites than the government/civic/institutional uses shown in the Reuse Plan. Additionally, this amendment permits the relocation of 32 residential units from the Subject Parcels to other locations in the Oceanport Reuse Area.

Please see *Figure 1: Location of Amendment #6 in the Oceanport Reuse Area* which shows the location of this amendment in the context of the larger Oceanport Reuse Area. The Subject Parcels are shaded blue to reflect the government/civic/institutional uses permitted on these parcels by this amendment. Figure 1 also shows alternative land uses on sites that the Reuse Plan envisioned as the locations for the County Emergency Homeless Shelter, the Oceanport Municipal Complex and the Library. Please also see *Figure 2: Detailed View of Amendment #6 in the Oceanport Reuse Area* which focuses on the two subject parcels. This amendment maintains the development concepts and plans articulated in the Reuse Plan. The details of this amendment are provided below.

### **13-Acre "Borough Parcel"**

#### *Reuse Plan*

The 13-acre Borough Parcel is bounded by Razor Avenue to the south, Murphy Drive to the west, Main Street and single-family homes outside of the Fort facing Main Street to the east, and Oceanport Creek to the north. It is currently improved

with 9 structures including Buildings #900 ( $\pm 3,393$  square feet), #901 ( $\pm 13,000$  square feet), #914- #917 ( $\pm 4,700$  square feet each), #918 ( $\pm 8,570$  square feet), #977 ( $\pm 19,000$  square feet), and #983 ( $\pm 1,924$ ).

Currently, the New Jersey State Police is located in Building #977. The Borough of Oceanport Department of Public Works is leasing Buildings #900 and #914-#917. . Under the Reuse Plan, the parcel would be improved with 23 townhomes and three small lot detached houses, as well as passive open space abutting Oceanport Creek.

It should be noted that the Reuse Plan envisioned that Building #502 ( $\pm 10,650$  square feet) located to the west of the Parade Ground would be reused by Oceanport as a library. This building is currently occupied by the offices of FMERA. The Reuse Plan also contemplated that the Oceanport Municipal Complex would be in Barker Circle, specifically, Buildings #282 ( $\pm 6,089$  square feet), #206 ( $\pm 31,390$  square feet) and #208 ( $\pm 36,385$  square feet). Barker Circle is located south of the Oceanport Avenue gate for use as the Oceanport Municipal Complex. The Oceanport Police Department is currently located in Building #282.

#### *Amendment #6*

This amendment would permit the Borough Parcel to be reused as a municipal complex for the Borough of Oceanport including a new Borough Hall, a court room, a library, facilities for the Borough Police Department and Department of Public Works (DPW). This amendment permits these uses on this parcel instead of the residential and open space uses shown at this location in the Reuse Plan. The municipal complex would include the reuse of Buildings #901 for municipal purposes, Building #900 for the Oceanport DPW, Building #918 for municipal purposes, and Building #977 for the Borough Police Department. The Police Department would vacate its current space in Building #282 in Barker Circle. This amendment would also permit for the expansion of existing facilities and the construction new facilities related to the Municipal Complex. Some or all of Buildings #914- #917 may also be reused by the Oceanport DPW. Building #983 would be demolished.

The uses contemplated in this amendment for the Borough Parcel are consistent with what is proposed in the Reuse Plan. However, the Plan envisioned these uses at different locations in the Reuse Area. As such, this amendment contemplates office uses in Building #502 which in the Reuse Plan was intended to be reused as a library. This amendment permits office or residential uses in Buildings #206 ( $\pm 31,390$  square feet) and #208 ( $\pm 36,385$  square feet); and office or retail uses in Building #282 ( $\pm 6,089$  square feet) at Barker Circle which was intended to be used as the Oceanport Municipal Complex in the Reuse Plan. To that end, the 26 resi-

dential units shown on the Borough Parcel in the Reuse Plan would be relocated to Buildings #206 and #208 in Barker Circle.

### ***The 3-Acre County Parcel***

#### *Reuse Plan*

The County Parcel is located across Murphy Drive from the Borough Parcel and is bound by Murphy Drive to the east, open space fronting on Huskey Brook to the north and west, and five vacant Fort Buildings (#909- #913) to the south. The parcel is currently improved with Buildings #906 (approximately 11,100 square feet) and #908. Under the Reuse Plan, these buildings would be demolished and the parcel would be reserved as passive open space.

A previous amendment in the Oceanport Reuse Area, Amendment #2, provided the option for the reuse of the Patterson Army Health Clinic (the “Patterson Clinic” and the “Clinic”) and also the optional relocation of 85 units planned for the Clinic Parcel in the Reuse Plan to other locations within the Reuse Area adjacent to the Clinic Parcel. As such, Amendment #2 relocated six small lot detached homes to the County Parcel leaving the remainder of the parcel to be used as passive open space.

It should be noted that the Reuse Plan envisioned that a ±15,000 square foot emergency homeless shelter would be constructed on Sherill Avenue to the west of the Russel/Allen Housing (i.e., field, company and commanding officers’ quarters)<sup>2</sup>.

#### *Amendment #6*

This amendment would permit the County Parcel to be reused as a permanent location of the Monmouth County emergency homeless shelter rather than for the residential and open space uses shown in the Reuse Plan and Amendment #2. Building #906 would be demolished. Modular units would be placed on the parcel which would be converted into long-term, permanent structures.

The use contemplated in this amendment for the County Parcel is consistent with the use contemplated in the Reuse Plan for the Oceanport Reuse Area, albeit at a different location. It is anticipated that the total square footage of the emergency homeless shelter on the County Parcel will be consistent with the ±15,000 square feet envisioned in the Reuse Plan and that the parcel where the shelter is shown in

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<sup>2</sup> Building #417 was used as an emergency homeless shelter while the Fort was still operational. Superstorm Sandy rendered Building #417 unsalvageable.



the Reuse Plan would be reused for office or open space use Finally, the six dwelling units shown on the County Parcel in Amendment #2 would be relocated to Buildings #206 (±31,390 square feet) and #208 (±36,385 square feet) in Barker Circle which was intended to be used as the Oceanport Municipal Complex in the Reuse Plan.



★ SEE FIGURE 2 FOR ENLARGEMENT OF FIVERA PARCELS

FIGURE 1 | Location of AMENDMENT #6 in the Oceanport Reuse Area

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FIGURE 2 | Detailed View of AMENDMENT #6 in the Oceanport Reuse Area

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### **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 contemplates uses that are permitted in the Reuse Plan for the Oceanport Reuse Area but in different locations than is envisioned in the Plan. For example, the Reuse Plan contemplates the reuse of ±11,000 square feet Building #502 for use as a library and ±68,000 square feet in Barker Circle (i.e., Buildings #206 and #208) for reuse as the Oceanport Municipal Complex. Additionally, the Reuse Plan envisions the construction of a ±15,000 square foot emergency homeless shelter to be located to the west of the Russel/Allen housing. This amendment would permit a similar square footage amount of government/civic/institutional uses in the Oceanport Reuse Area as contemplated in the Reuse Plan. However, these uses would be located on the two subject parcels rather than in the various locations shown in the Reuse Plan. Because these uses are being relocated to the Subject Parcels, this amendment contemplates alternative uses for the parcels where these uses were located in the Reuse Plan. For example, this amendment permits retail or office uses in Building #282 (±6,089 square feet) at Barker Circle; office uses in the former Fort Library in Building #502 (±10,650 square feet); office or residential uses in Buildings #206 (±31,390 square feet), and #208 (±36,385 square feet) at Barker Circle; and ±15,000 square feet of office space on the site of the emergency shelter in the Reuse Plan. If these buildings were all reused for non-residential uses then this would result in the development of close to ±100,000 square feet more non-residential square footage than was contemplated in the Reuse Plan.

##### ***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.

The Reuse Plan envisions 23 townhomes and three small lot detached homes on the Borough Parcel, and Amendment #2 to the Reuse Plan envisioned six small lot de-

tached housing units to be located on the County Parcel. To maintain the total of 720 residential units in the Oceanport Reuse Area, this amendment necessitates the relocation of approximately 32 residential units. This amendment permits these 32 units to be located in Buildings #206 and #207 in Barker Circle along with office uses.

#### *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. The Oceanport Municipal Complex would be in close proximity to the residential uses located on Main Street and in the neighborhoods to the east of Main Street outside of the Fort's boundaries, as well as the residential neighborhoods contemplated in Amendment #2 to be developed between the Clinic Parcel and the 13-acre Borough Parcel within the Fort's boundaries. Additionally, the emergency homeless shelter on the County Parcel would be surrounded by open space to the north, the Municipal Complex to the east and planned residential uses to the south.

Office uses in Buildings #282, #206 and #208 are generally compatible with the municipal complex uses contemplated in the Reuse Plan. Additionally, residential units in Buildings #206 and #208 are compatible with the mixed-income apartment uses that the Reuse Plan intends for three other buildings in Barker Circle (i.e., Buildings #205, #207, and #287). Office uses in Building #502 and on the emergency shelter site shown in the Reuse Plan are generally compatible with the adjacent high-tech/green industry cluster that the Reuse Plan envisioned for the western portion of the Oceanport Reuse Area. Retail uses in Building #282 would also be compatible nearby museum, office and residential uses.

#### *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.

#### *Open Space*

Portions of the Borough Parcel and the County Parcel were intended to be used as passive open space in the Reuse Plan and Amendment #2. Any net loss of open space acreages in this amendment 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 buildings 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*

The uses and total square footage of government/civic/institutional uses contemplated in this amendment are consistent with the uses and total square footages envisioned in the Reuse Plan. However, the uses would be in a different location than described in the Reuse Plan. 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 already improved and 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*

None of the buildings permitted to be reused in this amendment are identified historic resources required for preservation in the Reuse Plan. Relatedly, the reuse of these buildings are not expected to have any adverse impacts on the Fort's historic resources.

#### *Community Impacts and Affordable Housing*

The uses and square footages contemplated in this amendment for the Subject Parcels are consistent with the uses contemplated for the Oceanport Reuse Area in the Reuse Plan. Therefore, any anticipated community impacts have already been identified and addressed in the Reuse Plan. Although this amendment would require the relocation of residential units, no change in the total residential development yield is



envisioned, and therefore there would be no direct impact on the construction of affordable housing as envisioned in the Reuse Plan.

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 rates 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 permitted in this amendment 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.

It should be noted that providing an emergency homeless shelter on the Fort is a Federal requirement. The federal Base Realignment and Closure (BRAC) Act stipulates that a Homeless Assistance Submission (HAS) be part of the Reuse Plan for each base closure community. Fort Monmouth's Reuse Plan and HAS, approved by FMERA's predecessor, the Fort Monmouth Economic Revitalization Planning Authority (FMERPA) in 2008 were prepared with input from the Fort's host municipalities – Oceanport, Eatontown, Tinton Falls, as well as Monmouth County in 2007-2009, and submitted to the US Department of Housing and Urban Development (HUD). HUD approved the Fort Monmouth Reuse Plan and HAS in 2010. The approved plan called for a Homeless Shelter to be operated by the County and to be located in the Oceanport section of the Fort. It should be noted that the County operated a Homeless Shelter in an Army building in the Oceanport section of the Fort for several years. That building was flooded and rendered unusable during Superstorm Sandy, causing the County to search for other locations within the Oceanport section of the Fort.

### ***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 reuse and expand on existing facilities in 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 for government/civic/institutional uses, as well as for office, retail and residential uses.
- *Be a green community model.* Reuse of existing buildings 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.* This amendment contemplates the reuse and enhancement of existing roadways.

*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 pre-



clude 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. By placing government/civic/institutional uses within the former Fort boundaries, this amendment will further integrate the Oceanport Reuse Area into the fabric of the Borough of Oceanport.

*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 for public and civic uses. 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 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.*

The Reuse Plan amendment would advance FMERA's stated purpose by promoting, developing, encouraging and maintaining the public welfare by providing office and retail uses which create jobs; housing, including housing to address identified needs related to homelessness; and government/civic/institutional uses related to the Oceanport Municipal Complex. This amendment also furthers the adaptive reuse of existing facilities at the

Fort to advance the general prosperity and economic welfare of the people in the host municipalities.

## **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 envisioned a new, consolidated municipal complex on Oceanport Avenue to the north of the

Oceanport Avenue gate. The plan acknowledges that the Oceanport Police Department had requested a conveyance of land and buildings to the north of the Paterson Clinic for department uses. The plan also acknowledges that a Monmouth County emergency homeless shelter had been located at Fort Monmouth. The amendment is generally consistent with the vision articulated in the *Fort to Village* Plan as it contemplates similar uses for the Reuse Area, albeit in different locations than was envisioned in the plan.

### ***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 Reuse Area.

## V. Conclusion

The subject amendment, referred to as Amendment #6 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 providing non-residential uses that create jobs, housing, including housing to address identified needs related to homelessness, and providing for government and civic uses related to the Oceanport Municipal Complex. 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 advance the general prosperity and welfare of the people most impacted by the Fort's closure.