

**Proposed Amendment #2 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

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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” and “the Authority”) is considering amending the *Fort Monmouth Reuse and Redevelopment Plan* (the “*Reuse Plan*” and “Plan”) to provide the option for the reuse of the Patterson Army Health Clinic (the “Patterson Clinic” and the “Clinic”) for use as a medical clinic. The existing Patterson Clinic is approximately 118,000 square feet and is located on a ±16-acre parcel located on Main Street in the Main Post Area of the former Fort Monmouth property in the Borough of Oceanport, New Jersey. The Patterson Clinic was constructed in 1961 and experienced several expansions in the ensuing decades. Prior to the Fort’s closure in September 2011, the Patterson Clinic included an outpatient hospital and dental clinic. The *Reuse Plan* envisioned that the clinic building would be demolished and redeveloped for a mix of residential uses.

The proposed amendment does not purport to delete any provisions of the *Reuse Plan* but rather would supplement the Plan by proposing an alternative development scenario for the 16-acre parcel cited above. The amendment would ultimately be incorporated into the Land Use Regulations for the Oceanport Reuse Area in a manner similar to an “overlay zone,” whereby an additional set of requirements are superimposed on the area allowing for such alternative development scenario to be realized. Overlay zoning would provide additional opportunities for development which would not apply unless the land is developed in accordance with the purposes for which the overlay zoning was 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.

Specifically, the Patterson Clinic parcel is planned for the demolition of the clinic building and the construction of mixed-income apartments, small lot detached housing, and townhouses totaling 85 units. Abutting the existing Patterson Clinic parcel to the north, the *Reuse Plan* envisions a medical center and medical offices that would provide services to area veterans and residents. This area would include construction of a new 60,000 square foot joint veterans and community health care clinic supported by a 20,000 square foot professional medical office building with the potential addition of professional medical offices to create a “wellness campus” totaling at least 80,000 square feet. Although the Patterson Clinic was planned for demolition, the *Reuse Plan* acknowl-

edges that “additional analysis of the reuse feasibility of the clinic should be explored” (*Reuse Plan*, pg. 4-10)

This amendment, referred to as Amendment #2, maintains the land use concepts and plans articulated in the *Reuse Plan* but also permits an alternative development scenario that, if pursued, would result in the reuse of the Patterson Clinic for use as a medical clinic and offices. Under this alternative, the total number of residential units in the Oceanport Reuse Area would remain at 720, however the 85 residential units envisioned for the Patterson Clinic parcel would be redistributed to the wellness campus parcel and the townhouse neighborhood planned for an adjacent parcel north of Anson Avenue and south of Oceanport Creek. The 80,000 square foot wellness campus planned for in the *Reuse Plan* would be incorporated into the reused Patterson clinic.

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, the provision of housing and the advancement of the general prosperity, and economic welfare of the people in the host communities and larger region. 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 an alternative development scenario 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 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.

II. Scope of *Reuse Plan* Amendment

This amendment to the *Reuse Plan* is intended to allow for an alternative development concept for approximately 16 acres, referred to as the Patterson Clinic parcel, 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 Patterson Clinic parcel is located on Main Street at the southern edge of the Main Post area in Oceanport. Stephenson Avenue travels in a roughly semi-circular manner around the property from its intersection with Main Street at the parcel's southern end to its connection with Anson Avenue at its northern end. The intersections of Main Street with Stephenson and Anson Avenues are currently gated. Access from within the Fort property to the parking areas of the former clinic is currently provided off of Stephenson Avenue.

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. Under the *Reuse Plan*, the Patterson Clinic parcel would be developed for mixed-income apartments, small lot detached housing, and townhouses totaling 85 units. Abutting the existing Patterson Clinic parcel to the north, the *Reuse Plan* envisions a medical center and medical offices that would provide services to area veterans and residents. This campus would include construction of a new 60,000 square foot joint veterans and community health care clinic supported by a 20,000 square foot professional medical office building with the potential addition of professional medical offices to create a "wellness campus" totaling 80,000 square feet or more.

This amendment maintains the development concepts and plans articulated in the *Reuse Plan*, but further permits an alternative development scenario that, if pursued would result in the reuse of the ±118,000 square foot Patterson Clinic as a medical clinic and offices. Under this alternative development scenario, the 80,000+ square foot wellness campus uses envisioned in the *Reuse Plan* would be incorporated into the reused Patterson clinic. The total number of residential units within the Oceanport Reuse Area would remain at 720. However, the 85 residential units the *Reuse Plan* planned for the Patterson clinic parcel would be redistributed to adjacent properties in the Oceanport Reuse Area. The housing types and density of the redistributed units would remain the same as indicated in the *Reuse Plan*, i.e., 48 mixed-income apartments and 22 townhouses would be redistributed to the wellness campus, and 15 small lot detached houses would be planned for the townhouse area north of Anson Avenue and south of

Oceanport Creek (see *Figure 1: Alternative Scenario for Patterson Clinic Parcel in the Oceanport Reuse Area*).

Figure 1: Alternative Scenario for Patterson Clinic Parcel in the Oceanport Reuse Area



Figure 1:

Alternative Scenario for the Patterson Clinic Parcel
Oceanport Reuse 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 Development Yield

If the alternative development scenario that is part and parcel of this amendment is pursued, it would result in the reuse of ±118,000 square feet of medical clinic and office uses. The 80,000+ square foot of medical clinic and office uses envisioned in the *Reuse Plan* for the wellness campus would be incorporated into this reused building. Thus, there would be a net increase of up to ±38,000 square feet of medical clinic and office uses if this amendment were pursued rather than the development scenario articulated in the *Reuse Plan*. However, it should be emphasized that this increase in square footage is a result of the reuse of an existing building constructed over 50 years ago, and not because of new construction. The number of residential units in the Oceanport Reuse Area would remain at 720. The amendment would be reflected in the following tables in the *Reuse Plan*: “Reuse & Redevelopment Program,” “Non-Residential Building Reuse Index” and “Residential Building Reuse Index” as indicated in Tables 1 through 3 below. In these tables is a comparison of the development scenario contemplated under the *Reuse Plan*, if Amendment #1¹ only is pursued, if Amendment #2 only is pursued, and if Amendments #1 and #2 are both pursued.

¹ Amendment #1 was adopted by FMERA on May 16, 2012. It is incorporated herein by reference.

Table 1: Reuse & Redevelopment Program Under Different Development Scenarios

	Oceanport 10 Year Plan	Oceanport 20 Year Plan	Total Oceanport	Tinton Falls 10 Year Plan	Tinton Falls 20 Year Plan	Total Tinton Falls	Fort Total 10 Year Plan	Fort Total 20 Year Plan	Grand Fort Total
Existing Reuse Plan									
Total Residential Units	302	418	720	288	---	288	885	720	1,605
Total Non-Residential Square Footage	1,024,378	304,000	1,328,378	802,568	207,000	1,009,568	2,538,407	858,072	3,396,479
If Amendment #1 Only is Pursued									
Total Residential Units	302	418	720	288	---	288	885	720	1,605
Total Non-Residential Square Footage	1,024,378	304,000	1,328,378	1,436,812	207,000	1,643,812	3,172,651	858,072	4,030,723
If Amendment #2 Only is Pursued									
Total Residential Units	302	418	720	288	---	288	885	720	1,605
Total Non-Residential Square Footage	1,062,378	304,000	1,366,378	802,568	207,000	1,009,568	2,576,407	858,072	3,434,479
If Amendments #1 and #2 are Both Pursued									
Total Residential Units	302	418	720	288	---	288	885	720	1,605
Total Non-Residential Square Footage	1,062,378	304,000	1,366,378	1,436,812	207,000	1,643,812	3,210,651	858,072	4,068,723

Table 2: Non-Residential Building Reuse Index Under Different Development Scenarios

	Gross Square Feet to be Reused	Office	Lab/Data	Homeless	Retail	Educ.	Other
Existing Reuse Plan							
Total Oceanport Excluding Residential	579,182	317,119	---	31,322	85,950	13,595	131,196
Total Tinton Falls Excluding Residential	954,586	423,489	426,594	---	1,335	39,236	63,932
Fort Total Excluding Residential	2,079,061	913,168	635,637	31,322	108,089	73,460	317,385
If Amendment #1 Only is Pursued							
Total Oceanport Excluding Residential	579,182	317,119	---	31,322	85,950	13,595	131,196
Total Tinton Falls Excluding Residential	938,830	423,489	410,838	---	1,335	39,236	63,932
Fort Total Excluding Residential	2,064,726	913,168	619,881	31,322	108,089	73,460	317,385
If Amendment #2 Only is Pursued							
Total Oceanport Excluding Residential	697,182	317,119	---	31,322	85,950	13,595	249,196
Total Tinton Falls Excluding Residential	956,251	423,489	426,594	---	1,335	39,236	63,932
Fort Total Excluding Residential	2,197,061	913,168	635,637	31,322	108,089	73,460	435,385
If Amendments #1 and #2 are Both Pursued							
Total Oceanport Excluding Residential	697,182	317,119	---	31,322	85,950	13,595	249,196
Total Tinton Falls Excluding Residential	938,830	423,489	410,838	---	1,335	39,236	63,932
Fort Total Excluding Residential	2,181,305	913,168	619,881	31,322	108,089	73,460	435,385

Table 3: Residential Building Reuse Index Under Different Development Scenarios

Oceanport Residential SF to be Reused	Tinton Falls Residential SF to be Reused	Total Fort Residential SF to be Reused	Oceanport Total Residential Buildings to be Reused	Oceanport Total Residential Units to be Reused	Tinton Falls Total Residential Buildings to be Reused	Tinton Falls Total Residential Units to be Reused	Fort Total Residential Buildings to be Reused	Fort Total Residential Units to be Reused
Existing Reuse Plan								
716,390	40,700	790,000	63	227	11	22	74	249
If Amendment #1 Only is Pursued								
716,390	---	750,000	63	227	---	---	63	227
If Amendment #2 Only is Pursued								
716,390	40,700	790,000	63	227	11	22	74	249
If Amendments #1 and #2 are Both Pursued								
716,390	---	750,000	63	227	---	---	63	227

Compatibility with Surrounding Land Uses

The properties fronting Main Street opposite the Patterson Clinic in Oceanport are developed mostly for single-family residential purposes. The areas to the south and west of clinic parcel within the Fort boundaries historically included dwelling units and retail services for military personnel and their families. To the south of the clinic are two extant buildings which were used as unaccompanied officers quarters (Buildings 01077 and 01078). The *Reuse Plan* envisions redeveloping these buildings for mixed-income apartments. To the west is vacant land where fort housing was once located and which the *Reuse Plan* designates for townhouse development. To the north of the clinic are the Fort’s former bank (Building 01006), exchange main store (Building 01000) and Commissary (Building 01007). The *Reuse Plan* plans for the reuse of the commissary but not of the bank or exchange main store. The Commissary will be part of a planned retail center.

The *Reuse Plan* envisions a mixed-income residential development on the Patterson Clinic parcel—in the form of mixed-income apartments, townhouses, and small lot detached residences—and an 80,000 square foot medical campus abutting the clinic parcel to the north for the following reasons cited in Section 3.2:

A residential zone in this area provides an appropriate transition with the existing housing outside of the Fort’s gates along Main Street. This residential area would benefit from the education and medical campus planned for the area. (Reuse Plan, page 3-4)

Reusing the Patterson Clinic building for medical clinic and office use and redistributing residential units to the wellness campus site, as well as an adjacent townhouse neighborhood, is compatible with surrounding land uses and the land use objectives for this area cited in the *Reuse Plan*. Similar to placing residential uses on the clinic parcel as is envisioned in the *Reuse Plan*, placing residential uses on the wellness campus site will fulfill a plan objective to provide an appropriate transition between the Reuse Area and the existing housing along Main Street. Furthermore, medical

uses on the Patterson Clinic site are appropriately positioned to serve the nearby existing and future residential populations as the wellness campus site proposed in the *Reuse Plan*.

Access to the clinic site can be provided off of Main Street directly and/or via Anson and Stephenson Avenues once the gates blocking these entrances are removed. The existing building is setback from Main Street behind a landscaped buffer of mature trees and lawn. The campus like setting of the existing clinic building has co-existed with the residential uses on Main Street for over fifty years. The entrance driveways currently face west towards Stephenson Avenue and away from the residential uses on Main Street. Furthermore, Stephenson Avenue will provide a buffer between the clinic uses and future residential uses within the Reuse Area. The *Reuse Plan* proposes creating a large, landscaped park along Stephenson Avenue further buffering the clinic parcel from residential uses to the west.

The redistribution of residential units to the locations shown in Figure 1 is generally compatible with existing and future development envisioned in the *Reuse Plan*. The mixed-income apartments and the small-lot detached homes and townhouse units will be interspersed with other planned residential uses, as well as all of the amenities such as the Commissary and parks and open space.

Circulation

The amendment is consistent with and would not otherwise compromise any of the “Transportation Circulation Improvement Goals” established in the *Reuse Plan*. The proposed improvements to roadways cited in the plan, including opening closed gates on Main Street, aligning Stephenson Avenue with Whitehall Court, and realigning Anson Avenue with Wolf Hill Avenue would further support the alternative development scenario contemplated as part of this amendment as there would be improved access to this area from residential neighborhoods outside of the Fort’s boundaries. All other planned streets, pedestrian, and transit plans would remain unchanged.

Open Space

The amendment would involve the placement of fifteen small lot detached housing units on the north side of a street shown in the *Reuse Plan* with townhouses on its south side. This will encroach slightly into the Wetland Preservation Park south of Oceanport Creek as outlined in the *Reuse Plan*. However, there is still a substantial buffer between these planned homes and the creek. Furthermore, none of these homes would encroach upon mapped wetlands, floodplains or on otherwise environmentally constrained land.

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, preservation of the Clinic building which is currently served by Fort roadways 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

This amendment, if pursued, would result in a maximum of ±38,000 more of medical clinic and office square footage than is contemplated in the *Reuse Plan*. However, as has been noted, the amendment contemplates the reuse of a building which has been located at this site and used for medical care and offices for over fifty years. Furthermore, a detailed traffic analysis would be prepared as part of any site plan review related to reuse of the Clinic building and any traffic mitigation necessary would be addressed at that time.

Environmental Issues

The land 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). Based on review of this data, it is evident that those portions of the Reuse Area where this amendment permits residential development are suitable for residential use, so long as developers of such areas conform to the applicable requirements of NJDEP.

The Department of Defense (DoD) is working with the New Jersey Department of Environmental Protection (NJDEP) on the ongoing environmental investigation and remediation of the former fort properties. The DoD developed the Installation Restoration Program (IRP) to comply with federal guidelines for managing and controlling past hazardous waste disposal actions on Fort lands. Among the IRP sites identified is FTMM-64 (former gasoline distribution area), which is located on a vacant area of land on the Patterson Clinic site and FTMM-13 (M-13 pathenogenic waste incinerator) which is located in the vicinity of a utility building (Building 01076) also on the

clinic site. FTMM-64 is still an active site but FTMM-13 is considered a site of No Further Action (NFA) because investigation and/or response actions are complete.

Historic Preservation

None of the extant structures on the Patterson Clinic parcel or wellness campus parcel were 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

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.

Medical clinics and offices typically generate more positive fiscal impacts on a municipality, i.e., generate more tax revenues than incur municipal costs, than do other land uses, specifically residential development. Additional medical clinic and office uses 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.

The number of residential units in the Oceanport Reuse Area would remain the same whether the Patterson Clinic parcel is developed for residential or the existing clinic is retained. The redistributed residential units would be in the form as is anticipated in the *Reuse Plan*, i.e., small lot detached housing, mixed-income apartments and townhouses. Thus, the impacts on the municipality, local school system and county in terms of costs or tax revenues are the same as is anticipated in the *Reuse Plan* because the anticipated population and number of schoolchildren remain unchanged.

On a related note, since the housing type and total number of units is as anticipated in the *Reuse Plan*, this amendment, if pursued, does not affect the provision of affordable housing.

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:

- *Promote the Technology Corridor Initiative.* When the *Reuse Plan* was adopted, the governor touted the Fort's potential to become a "high tech corridor." This amendment would allow for the creation of a medical and wellness campus in an extant Fort Monmouth medical building. The plan cites the potential for the wellness campus in Oceanport to "allow for medical research activities." (*Reuse Plan, page 4-10*). Thus, this amendment is consistent with the plan's objectives to attract high-technology uses (as potential tenants of the clinic could include medical research activities).
- *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 an existing medical clinic building to be re-used for a similar purpose which has the potential to replace jobs lost at the Patterson Clinic when the Fort closed. Further, this amendment will provide for increased flexibility in relation to those locations where medical clinic and office use may be located within the Oceanport Reuse Area. This flexibility will aid FMERA in its efforts to attract suitable users who wish to relocate to Fort Monmouth.
- *Be founded on market and economic analysis.* By permitting the planned medical clinic and office uses in an existing medical clinic building, the amendment responds to the marketplace of certain medical use tenants that may find it more cost effective to upgrade an existing medical building to modern standards than develop an entire new building or retrofit an existing building for medical uses.
- *Address homeless, COAH, and workforce housing needs.* The amendment does not change the total number of residential units planned for the Oceanport Reuse Area, nor does it change the *Reuse Plan's* ability to fulfill this objective.
- *Leverage Fort assets (people, infrastructure, location).* The amendment affords FMERA with an opportunity to leverage an existing asset within the Oceanport Reuse Area, i.e., the Patterson Clinic, to attract new medical clinic and office users that generate much-needed local employment and tax ratables.
- *Be a green community model.* Preservation of the Clinic building which is currently served by Fort roadways 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 & Create Mixed-Use Live/Work/Leisure Centers. This amendment does not increase the residential density of the Oceanport Reuse Area outlined in the *Reuse Plan* nor does it involve the construction of new non-residential square footage. The amendment contemplates the reuse of a medical building which has been in existence at this location for over 50 years.

Principle #2: Link centers & increase mobility with connected transit infrastructure serving the region and the Fort. The amendment would allow a redevelopment pattern that takes advantage of its close proximity to existing residences in Oceanport and planned residential uses in the Reuse Area. 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 and recommends a realignment of Stephenson Avenue with Whitehall court and Anson Avenue with Wolf Hill Avenue. 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, and specifically the potential redistribution of residential units within the Oceanport Reuse Area, 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 prevent the opening of any gates into the Fort, nor inhibit public access to the Fort's amenities. In fact, this amendment would further expedite the gate opening process

as any user of the reused Patterson Clinic site would involve opening two gates along Main Street: the Stephenson Avenue and Anson Avenue gates.

Principle #7: Leverage existing Fort Monmouth assets (People, Buildings, Technology, and Infrastructure). The amendment affords FMERA with an opportunity to leverage an existing asset of the Oceanport Reuse Area, i.e., the Patterson Clinic, to attract new medical clinic and 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 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 both FMERA's stated purpose and the public welfare, by promoting, developing, encouraging and maintaining employment and economic development, enhancing the public welfare by providing for medical uses in close proximity to residential uses, as well as providing new housing.

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. The SDRP further advocates for the provision of a full range of housing choices in PA-1 through redevelopment, new construction and the introduction of new housing in appropriate nonresidential settings. The amendment is consistent with this policy objective as well. 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 advocates for the preservation of the Patterson Medical Center to be the anchor of a medical office park consisting of residential and medical uses. The plan maintains that “the wellness-oriented niche ties into the growth in the older population of Monmouth County and the increasing market for health care-related uses.” The plan further states that the existing character of Main Street would be maintained and that landscaped buffers would block the view of parking areas from Main Street.

The amendment is consistent with that vision articulated in the *Fort to Village 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 represents 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 #2 to the *Fort Monmouth Reuse and Redevelopment Plan*, maintains the land use concepts and plans articulated in the *Reuse Plan*. However, the amendment permits an alternative development scenario that, if pursued, would result in the reuse of the ±118,000 square foot Patterson Clinic building, as well as the redistribution of 85 residential units to an abutting parcel planned for a wellness campus and an adjacent area planned for townhouse uses. In addition, at least 80,000+ square feet of medical clinic and office uses contemplated for the wellness campus in the *Reuse Plan* would be incorporated in the reused clinic building resulting in an increase of up to ±38,000 square feet as compared to the *Reuse Plan*. However, the total number of residential units, would remain at 720 within the Oceanport Reuse Area, if this amendment were pursued, and the distribution of those units by housing type would be the same as envisioned in the *Reuse Plan*.

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, enhancing the public welfare, and providing new housing opportunities. Lastly, the amendment provides flexibility for FMERA to more effectively attract potential medical clinic and office 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.