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**Proposed Amendment #3 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

August 2015

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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 the option for the following on the former Fort Monmouth property in the Borough of Tinton Falls, New Jersey:

Parcel C: Tinton Falls Town Center

- A Tinton Falls Town Center in the northwest section of the Reuse Area (“Parcel C”) which does not include a 27,000 square foot Tinton Falls Public Library.
- One hundred twenty-five low density residential dwelling units and one hundred eighteen medium density residential dwelling units.
- The maintenance of the existing roadway configuration of Corregidor Road and Bataan Avenue and the realignment of Municipal Drive to create a four-way intersection at Norman J. Field Way on Parcel C.

Parcel C1: Low-Density Residential Neighborhood

- Forty-five low density residential dwelling units and common open space on a parcel of land roughly bound by Laboratory Road, Heliport Drive and Guam Lane (“Parcel C1”) which is bisected by Radiac Way.
- The maintenance of the existing configuration of Heliport Drive and the reconfiguration of Radiac Way further to the north of its current location so that it forms the northern boundary of Parcel C1.

Charles Wood Pistol Range Parcel

- A commercial use in Building 2627, otherwise known as the Charles Wood Pistol Range (“Pistol Range”), on a ±5.23 acre parcel (“Pistol Range Parcel”) located along Academy Avenue.
- A ±10,000 square foot addition to Building 2627.
- The reuse of the ±5,000 square foot Building 2628 on the Pistol Range Parcel for flex office space.
- A commercial, office/ R&D, and/or parking use to serve the Pistol Range on a 1.5 acre portion of the parcel located to the northeast of the Pistol Range parcel and directly north of the Pinebrook Road Commerce Center parcel.
- The creation of a new east-west road connecting Satellite Road to Pearl Harbor Road just north of the Pistol Range Parcel.

Pinebrook Road Commerce Center Parcel

- Light industrial/fabrication/assembly uses¹ on the “Pinebrook Road Commerce Center Parcel”, a 6.73 acre parcel of land and buildings which borders Pinebrook Road and the Conrail rail track.
- The reuse of Buildings 2501, 2502, 2508 and 2625 for light industrial/fabrication/assembly use.
- The maintenance of the existing roadway configuration of Satellite Road to the parcel.
- A light industrial/fabrication/assembly use and/or accessory parking use to serve the Pinebrook Road Commerce Center Parcel on a 1.5 acre portion of the Parcel located directly north of the fab shops.

Parcel F3: Gas Station Parcel

- The removal of the fueling pumps, fueling canopy, and above ground storage tank formerly part of a shoppette/gas station (Building 2567) on a ±3.5 acre parcel (“Parcel F3”) located to the east of the Monmouth County Parks Department pool and community center on Magill Drive.
- The renovation and eventual replacement of Building 2567 with a storage and maintenance facility to be used by Monmouth County.

¹ **Light Industrial/Fabrication/Assembly** is defined as follows: A land use where the primary activity involved is one of the fabrication, maintenance, alteration, repairing, finishing, or assembling of standardized parts as contrasted to a processing activity which would involve a physical or chemical process that could change the nature or character of the product of raw material or which would cause or result in toxic or objectionable or corrosive fumes, vapors, odors, effluent, gas, smoke, dust, glare, flashes or excessive noise or vibration. Any and all manufacturing, fabrication, maintenance, alteration, repairing, finishing, or assembling shall be carried on within and confined to an enclosed structure or structures. Light Assembly is also permitted which refers to the process of assembling pre-manufactured materials or components with minimal use of chemical and/or mechanical processes. In addition to the fabrication and assembly of goods, light industrial uses may include, but are not limited to, warehousing; distribution; research and development facilities as defined in the Land Use Rules; and contractor services (contractor services shall mean a business which provides a service which is primarily performed off-site. Few customers visit the site. Common examples of contractor services include plumbing, heating, electrical, and air conditioning service, exterminator service, lawn and garden service, and construction services.). Light industrial uses also permit incidental offices and limited retail sales. The regulations in the Land Use Rules for Building Setbacks and Building Height for office/R&D uses shall apply to light industrial/fabrication/assembly uses.

- The creation of additional parking between the existing parking lot serving the Fort Monmouth Recreation Center (Building 2566) and Building 2567.
- The creation of a wetlands park with boardwalk on the remainder of the parcel that is not currently improved.

Charles Wood Fire Station Parcel

- The reuse of the Charles Wood Fire Station (Building 2560) for commercial use on a 2.25 acre parcel (“Charles Wood Fire Station Parcel”) located along Corregidor Road.
- A commercial use and/or accessory parking use on an approximately 1.7 acre parcel roughly bounded by Heliport Drive, Radiac Way, Guam Lane and Corregidor Road to the east of the Charles Wood Fire Station.
- The removal of Heliport Drive as the southern boundary of the parcel because of the roadway plans for Parcel C1.

FMERA must determine whether the alternative 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 alternative land uses for each of the 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 such alternative land use scenarios 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 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 #3” maintains the land use concepts and plans articulated in the *Reuse Plan* but also permits alternative development scenarios for the parcels listed above. This is the second amendment to the *Reuse Plan* for the Tinton Falls Reuse Area. The previous amendment, Amendment #1, permitted the construction

of professional office/ R&D 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. Please see *Figure 1: Alternative Development Scenarios for the Tinton Falls Reuse Area: Amendments #1 (Parcel E Only) and #3* which shows the Reuse Plan for Tinton Falls if Amendment #3 were pursued. This figure also shows the development of Parcel E permitted under Amendment #1. The figure does not reflect the redistribution of residential units in Amendment #1 from Parcel E to Parcels C and C1.

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 alternative land use scenarios 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.

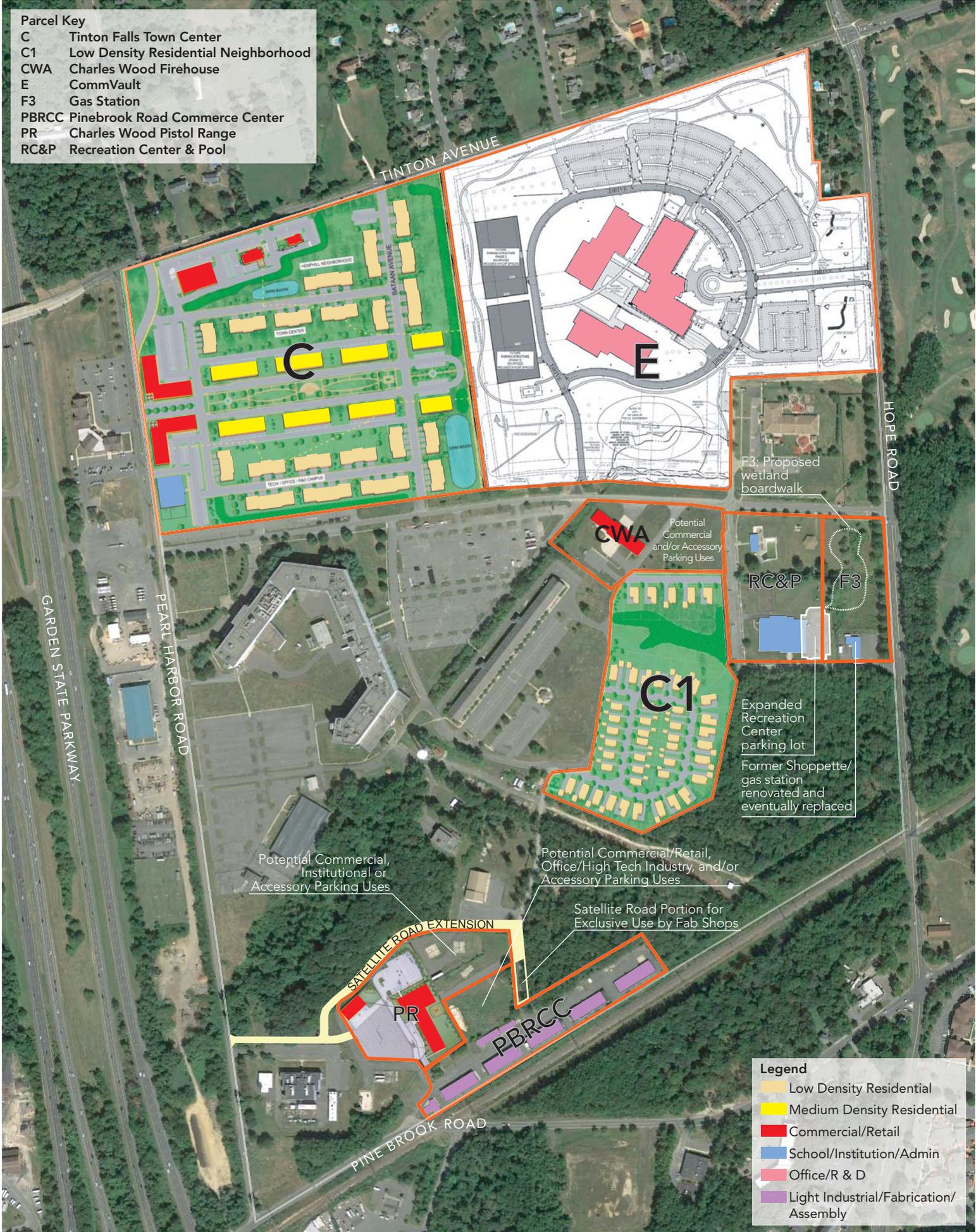


FIGURE 1 | Alternative Development Scenario in the Tinton Falls Area: AMENDMENTS #1 (Parcel E only) and #3
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II. Scope of *Reuse Plan* Amendment

This amendment to the *Reuse Plan* is intended to allow for alternative land uses 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 alternative development scenarios on parcels located in the Tinton Falls Reuse Area. The details of the alternative development scenarios contemplated in this amendment are provided below.

Parcel C: Tinton Falls Town Center

Reuse Plan

Parcel C is a 40 acre parcel of land in the northwestern section of the Reuse Area which is bound by Tinton Avenue, Pearl Harbor Avenue, and Corregidor Road. Bataan Avenue runs in a north-south direction through the parcel. The parcel formerly contained enlisted family housing and currently contains one building, Building 2275, the former Post Chapel. Under the *Reuse Plan* Parcel C was to be completely redeveloped as a mixed-use retail town center, professional office/research and development and residential neighborhood organized around public open spaces. A 27,000 square foot Tinton Falls Public Library was to be located south of a civic square. The Town Center was to have low density residential dwelling units including a mix of large lot detached housing and townhouses; as well as medium-density residential dwelling units including mixed-income apartments. As part of the redistribution of residential dwellings from Parcel E, Amendment #1 to the *Reuse Plan* permitted a total of 239 residential units on this parcel including sixty-seven low density residential dwellings in the form of townhouses and small lot detached housing and one hundred seventy-two medium density residential dwellings in the form of residential units above ground floor retail and mixed-income apartment buildings. Finally, the *Reuse Plan* envisioned moving Bataan Avenue to the east of its current configuration; and Corregidor Road in a southeasterly direction rather than its current easterly direction. Municipal Drive would maintain its current configuration.

Amendment #3

This amendment contemplates the Town Center without the Tinton Falls Library because the Borough of Tinton Falls withdrew its request for a library. Further, this amendment permits one hundred twenty-five low density residential dwelling units in the form of townhouses and one hundred eighteen medium density residential dwelling units in the form of stacked townhouses for a total of 243 residential units. Twenty of the medium density units could be devoted to supportive housing. Finally, this amendment permits the maintenance of the existing roadway configuration of Corregidor Road and Bataan Avenue and the realignment of Municipal Drive to create a four-way intersection at Norman J. Field Way. Monmouth Regional High School is located on Norman J. Field Way.

Parcel C1: Low-Density Residential Neighborhood

Reuse Plan

Parcel C1 is a 12 acre parcel of land in the Reuse Area which is bound by Laboratory Road, Heliport Drive and Guam Lane. Radiac Way bisects the parcel in an east-west direction. Currently, there are three extant buildings, 2539, 2540 and 2541. The *Reuse Plan* envisioned the reuse of these buildings and the remainder of the parcel to be devoted to passive open space. Heliport Drive would be reconfigured to meet Corregidor Drive further to the west than it currently does. Radiac Way would be removed. As part of the redistribution of residential dwellings from Parcel E, Amendment #1 to the *Reuse Plan* permitted the demolition of the extant buildings and the development of 49 low-density residential dwellings in the form of townhouses and small lot detached housing on Parcel C1.

Amendment #3

This amendment contemplates forty-five low density residential dwelling units in the form of small lot detached housing with common open space. This amendment would permit the maintenance of the existing configuration of Heliport Drive and would relocate Radiac Way further to the north than its current location so that it forms the northern boundary of Parcel C1.

Building 2627: The Pistol Range

Reuse Plan

Building 2627 houses a 10 lane-pistol range, classroom, kitchen, bathrooms, and a gun-cleaning facility on ±5.23 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 and undeveloped lands to the east; Academy Avenue to the south; and undeveloped, forested lands to the north. 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.

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. Parcels to the north and east would be dedicated to passive open space. Access to this parcel would off of Pinebrook Road with a proposed connection to Satellite Drive.

Amendment #3

This amendment contemplates that, in addition to a governmental entity, Building 2627 would have the option for reuse by a private entity who will continue to use the property as a pistol range. Further, this amendment would permit the Pistol Range to include a small retail component for the sale of guns, ammunition and related goods and services. In addition, this amendment permits a $\pm 10,000$ square foot addition to Building 2627. This amendment also contemplates the reuse of a $\pm 5,000$ square foot Building 2628 to be used for flex office space.

Additionally, this amendment permits commercial, institutional or accessory parking uses on a 1.5 acre portion of the parcel on Satellite Road that is located directly to the northeast of the Pistol Range. It has frontage on Satellite Road to the east, Fire Line Drive to the south, and a planned road which would connect Satellite Road to Pearl Harbor Avenue. 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. This amendment contemplates the potential development of this portion of the parcel for commercial or institutional uses or as an accessory use in the form of off-street parking to serve adjacent uses on the Pistol Range parcel.

Finally, this amendment contemplates the creation of a new east-west road connecting Satellite Road to Pearl Harbor Road just north of the Pistol Range Parcel.

Pinebrook Road Commerce Center

Reuse Plan

The Pinebrook Road Commerce Center is a 6.73 acre parcel of land in the southern part of the Tinton Falls Reuse Area. The center borders Pinebrook Road and the Con-rail rail track to the south; the RDT&E Labs (Building 2707) to the west; the Pistol Range parcel to the north and west; Fire Line Drive to the north; and undeveloped, forested lands to the north and east. There are eight extant buildings in the Pinebrook Road Commerce Center parcel: Buildings 2501-2504; Buildings 2506-2508; and Building 2625. Buildings 2502-2504 and 2506-2507 were formerly used as machine shops. Building 2501 was used as classroom space for fire training. Building 2508 were toilets and Building 2625 was used as a Class D Recycling Center.

The text of the *Reuse Plan* states that the machine shops, specifically Buildings 2502-2507 are “ideally suited to private sector company reuse and comprised of 42,752 square feet in five structures” (*Reuse Plan*, page 4-3).² The buildings were designated for office/R&D use in the Plan. However, the concept plans for the redevelopment of the Fort contained in the *Reuse Plan* show only the reuse of Buildings 2503-2504 and 2506-2507 and not Building 2502. Furthermore, neither the text nor the concept plans in the *Reuse Plan* contemplate the reuse of Buildings 2501, 2508 or 2625.

The *Reuse Plan* eliminated the existing portion of Satellite Road which currently extends to the parcel. In addition, ±1.5 acres northwest of Buildings 2508 and 2625 was intended to be devoted to passive open space.

Amendment #3

This amendment contemplates permitting light industrial/fabrication/assembly uses on the Pinebrook Road Commerce Center parcel (see definition of light industrial/fabrication/assembly uses on page 2 of this amendment). In addition, this amendment permits the reuse of Buildings 2501, 2502, 2508 and 2625 also for light industrial/fabrication/assembly uses. This plan also contemplates the maintenance of the existing configuration of Satellite Road to the parcel. Finally, the ±1.5 acres northwest of Buildings 2508 and 2625 is permitted to be developed for light industrial/fabrication/assembly uses, and/or and accessory parking uses.

² Although the *Reuse Plan* indicated that Buildings 2502-2507 should be reused, it should be noted that Building 2505 is not extant.

Parcel F3: Gas Station Parcel

Reuse Plan

Parcel F3 is a ±3.5 acre parcel bordering Hope Road to the east and Corregidor Road to the north. It contains Building 2567, a ±1,335 square foot building constructed in 1970. The parcel formerly housed a shoppette/gas station. In addition, the parcel has an above ground fuel tank and fuel dispensing island. There is a drainage ditch that runs through the property and there are non-delineated wetlands. The *Reuse Plan* provided for the reuse of the shoppette/gas station with the remainder of the parcel being used for passive open space.

Amendment #3

This amendment would permit the removal of the fueling pumps, fueling canopy, and above ground storage tank on site; the renovation and eventual replacement of Building 2567 with a new storage and maintenance facility to be used by Monmouth County. The new storage and maintenance facility would be approximately 3,330 square feet. In addition, this amendment permits additional parking spaces between the existing parking areas for the Fort Monmouth Recreation Center (Building 2566) and Building 2567, respectively. This expanded parking area would serve the active recreation and passive open space uses on Parcel F3 and the adjacent County owned parcel. Finally, this amendment permits the creation of a wetlands park with boardwalk on the remainder of the parcel that is not currently improved.

Charles Wood Fire Station Parcel

Reuse Plan

Charles Wood Fire Station (Building 2560) is located on a ±2.25 acre parcel on Corregidor Road immediately west of Guam Lane ("Charles Wood Fire Station Parcel"). The fire station is a 10,070 square foot structure constructed in 2001. The *Reuse Plan* envisioned Building 2560 to continue to be used as a firehouse (i.e., a civic use) by the Borough of Tinton Falls Fire Department. Although it is a modern, state-of-the art firehouse, due to its location, it does not meet National Fire Protection Association (NFPA) standards for response times to areas in Tinton Falls outside of the fort property.

To the east of the Charles Wood Fire Station Parcel is a ±1.7 acre parcel bound by Heliport Drive, Radiac Way, Guam Lane, and Corregidor Road. This parcel is currently unimproved and the *Reuse Plan* envisioned its use for sports courts and other active recreation. The *Reuse Plan* contemplated the reconfiguration of Heliport Drive to pass between Building 2525 and Building 2560.

Amendment #3

This amendment permits Building 2560 to be reused for commercial use rather than for a civic use. In addition, this amendment permits a commercial and/or accessory parking use on the ±1.7 acre parcel located to the east of the Charles Wood Fire Station Parcel. Finally, because this amendment contemplates the existing configuration of Heliport Drive as part of the development of Parcel C1, that roadway would not form the southern boundary of the Charles Wood Fire Station Parcel as is shown in the Reuse Plan.

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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 would permit at least an additional $\pm 42,000$ square feet of light industrial/fabrication/assembly, commercial and/or office/ R&D space than was contemplated for these parcels in the *Reuse Plan*. This amendment would permit a decrease in $\pm 45,000$ square feet of civic space than was contemplated for these parcels in the *Reuse Plan*.

Parcel C: Tinton Falls Town Center

If the alternative land use scenarios that are part and parcel of this amendment are pursued, it would result in $\pm 27,000$ square feet less of civic space than contemplated in the *Reuse Plan*. This civic space was to be developed as the Tinton Falls Public Library.

Parcel C1: Low-Density Residential Neighborhood

This amendment does not contemplate any non-residential square footage on Parcel C1.

Charles Wood Pistol Range Parcel

If the alternative land use scenarios that are part and parcel of this amendment are pursued, it would allow the potential for the reuse of the $\pm 11,110$ square foot Building 2627 (i.e., the Pistol Range) to be used by a private entity, in addition to a governmental entity as contemplated in the *Reuse Plan*. If the pistol range is used by a private entity this would result in a decrease of $\pm 11,110$ square feet of civic space that was contemplated in the *Reuse Plan*. The amendment would also allow a commercial component for the sale of guns, ammunition and related goods and services. This amendment would also permit the addition of $\pm 10,000$ square feet to Building 2627 and the reuse of $\pm 5,000$ square feet at Building 2628. This is an additional $\pm 15,000$ square feet of non-residential space not contemplated in the *Reuse Plan*.

The ±1.5 acre portion of the parcel on Satellite Road that is located directly to the northeast of the Pistol Range would be used potentially for commercial or institutional uses or as an accessory use in the form of off-street parking to serve the Pistol Range. As there is no existing building on this portion of the parcel nor proposals for development at this time, it is difficult to determine the extent to which the development yield could be expanded by future development. However, if this portion of the parcel is developed for parking, it would not increase the non-residential square footage development yield.

Pinebrook Road Commerce Center Parcel

As part of this amendment Buildings 2503-2504 and 2506-2507 in the Pinebrook Road Commerce Center are permitted to be reused for light industrial/fabrication/assembly uses. Additionally, Buildings 2501, 2502, 2508 and 2625 would also be reused for light industrial/fabrication/assembly uses. Although Building 2502 was not included in the concept plans in the *Reuse Plan*, its total square footage (±7,680 square feet) was included in Reuse & Redevelopment Program and Non-Residential Building Reuse Index found in the *Reuse Plan*. Thus, the square footage for the building was already accounted for in the *Reuse Plan*. However, the reuse of Building 2501 (±1,440 square feet), Building 2508 (±480 square feet), and Building 2625 (±2,400 square feet) would expand the total non-residential square footage in the redeveloped Fort by ±4,320 square feet.

Finally, the ±1.5 acres northwest of Buildings 2508 and 2625 is permitted to be developed for light industrial/fabrication/assembly uses and/or and accessory parking uses. As there is no existing building on this portion of the parcel nor proposals for development at this time, it is difficult to determine the extent to which the development yield could be expanded by future development.

Parcel F3: Gas Station Parcel

As part of this amendment the existing ±1,335 shoppette that was part of the gas station would be reused as a storage and maintenance facility by Monmouth County. Eventually the existing structure could be replaced by a ±3,330 square foot storage and maintenance facility which represents a ±1,995 square foot increase in non-residential development yield. The storage and maintenance facility would also represent an increase in civic space of ±3,330 square feet from what was contemplated in the *Reuse Plan*.

Charles Wood Fire Station Parcel

As part of this amendment the ±10,070 square foot Charles Wood Fire Station could be used for commercial rather than civic uses. This represents a decrease of ±10,070 square feet of civic space that was contemplated in the *Reuse Plan*. In addition, the

±1.7 acre parcel to the east could be developed for a commercial use and/or accessory parking use.

Total Residential Development Yield

This amendment permits 288 residential dwelling units which is the same number of residential units as was contemplated in the *Reuse Plan* and Amendment #1 for the Tinton Falls Reuse Area. However, the mix of low density³ and medium density⁴ housing differs. With regard to low density units in the Tinton Falls Reuse Area, the *Reuse Plan* envisioned 135 units, Amendment #1 envisioned 116 units, and Amendment #3 envisions 170 units. With regard to medium density units in the Tinton Falls Reuse Area, the *Reuse Plan* envisioned 152 units, Amendment #1 envisioned 172 units, and Amendment #3 envisions 118 units.

Parcel C: Tinton Falls Town Center

If the alternative land use scenarios that are part and parcel of this amendment are pursued, it would result in 125 low density residential units and 118 medium density units on Parcel C for a total of 243 units. This is generally consistent with Amendment #1 which contemplated 239 units on Parcel C divided between 67 low density units and 172 medium density units.

Parcel C1: Low-Density Residential Neighborhood

This amendment would permit the development of 45 low density residential units on Parcel C1. This is slightly less dense than the development scenario contemplated for Parcel C1 in Amendment #1 which envisioned 49 residential units on the parcel.

Charles Wood Pistol Range Parcel

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

³ The Land Use Rules define “Low Density Residential” uses as “Single-family detached, duplex (stacked vertically or side by side, in a detached structure), and townhouses (only one unit vertically, in attached structures providing up to eight units per structure). Each low density unit *shall* have its own private entrance at the first level.

⁴ The Land Use Rules define “Medium Density Residential” uses as “Stacked flats (two or three units stacked vertically, in attached structures providing up to eight horizontal stacks per structure, for a total of 16 to 24 units per structure). Up to three stacked flat units *may* share one entrance at the first level. Apartment buildings with four or more units per building and with at least four units sharing each ground-level entrance.”

Pinebrook Road Commerce Center Parcel

This amendment does not contemplate any residential development on the Pinebrook Road Commerce Center Parcel.

Parcel F3: Gas Station Parcel

This amendment does not contemplate any residential development on Parcel F3.

Charles Wood Fire Station Parcel

This amendment does not contemplate any residential development on the Charles Wood Fire Station 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 Amendment #1.

Parcel C: Tinton Falls Town Center

Development of a mix of medium density and low density residential dwelling units on Parcel C will be compatible with other land uses on the parcel including commercial and open space uses. These residential units will also be in close proximity to the Tinton Falls municipal complex across Municipal Drive. Removing the Tinton Falls Public Library from Parcel C will not adversely impact any of the other contemplated land uses on Parcel C.

Parcel C1: Low-Density Residential Neighborhood

Development of low density residential dwelling units on Parcel C1 is compatible with the open spaces located to the south in Parcel F and the community center, swimming pool and open space uses located to the east and operated by Monmouth County.

Charles Wood Pistol Range Parcel

The pistol range in Building 2627 could potentially be reused by a private entity whereas the *Reuse Plan* envisioned the pistol range being reused by a governmental entity. However, whether the alternative development scenarios described in this amendment are pursued or not, the proposed use for Building 2627 remains a pistol range no matter the entity operating it. The amendment permits additional development which will support and be compatible with the pistol range including the addition of ±10,000 square feet to Building 2627, the reuse of the ±5,000 square foot Building 2628, and the development of the ±1.5 acre parcel to the east of the pistol range for commercial uses and/or parking uses to serve the pistol range.

Pinebrook Road Commerce Center Parcel

This amendment would permit Buildings 2503-2504 and 2506-2507 as well as Buildings 2501-2502, 2508 and 2625 to be reused for light industrial/fabrication/assembly use as defined earlier in this amendment. The ±1.5 acres northwest of Buildings 2508 and 2625 is also permitted to be developed for light industrial/fabrication/assembly uses and/or accessory parking uses. Light industrial/fabrication/assembly use was not a contemplated use in the *Reuse Plan* but is compatible with the intention of the Plan to reuse the fabrication shops for office/research and development facilities. Furthermore, the parcel abuts an area of Pinebrook Road in Tinton Falls which is designated in the Industrial Office Park (IOP) zone per the Borough of Tinton Falls Land Use Ordinance which permit light industrial/fabrication/assembly uses.

Parcel F3: Gas Station Parcel

This amendment would permit the use of the former gas station building as a storage and maintenance facility for Monmouth County; parking for the County operated recreation center and swimming pool located on the adjacent parcel; and a wetlands park with boardwalk. These uses are compatible with and intended to support the land uses on the adjacent parcel.

Charles Wood Fire Station Parcel

The amendment contemplates a commercial use in the Charles Wood Fire Station (Building 2560) and commercial and/or accessory parking uses on the ±1.7 acre parcel adjacent to the fire house. Commercial and accessory parking uses on this site are compatible and complementary with commercial uses contemplated on Parcel C and the office/ R&D space occupied by CommVault on Parcel E.

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*.

Parcel C: Tinton Falls Town Center

This amendment contemplates maintaining the existing configuration of Corregidor Road and Bataan Avenue. Further, the amendment would permit a realignment of Municipal Drive at its intersection with Tinton Avenue to create a four-way intersection at Norman J. Field Way. Monmouth Regional High School is located on Norman J. Field Way.

The *Reuse Plan* envisioned creating a slight reconfiguration of Corregidor Road and the relocation of Bataan Avenue further to the east than its current placement. Further, the *Reuse Plan* maintained the existing alignment of Municipal Drive at its intersection with Tinton Avenue. Preserving the existing locations of Corregidor Road and Bataan Avenue will not adversely impact the “Transportation Circulation Improvement Goals” established in the *Reuse Plan*. Further, the reconfiguration of Municipal Drive further to the east to create a four-way intersection with Norman J. Field Way will create a safer traffic condition at this intersection than was contemplated in the *Reuse Plan* for motorists traveling to and from the high school, the municipal complex and planned Town Center.

Parcel C1: Low-Density Residential Neighborhood

The *Reuse Plan* planned for Heliport Drive to swerve to the northwest from its current configuration between Building 2525 and the Charles Wood Fire Station. In addition, the *Reuse Plan* eliminated Radiac Way which connects Guam Lane and Heliport Drive. This amendment contemplates maintaining the existing configuration of Heliport Drive as well as Radiac Way but at a location further to the north than currently so that it forms the northern boundary of Parcel C1. This amendment will not adversely impact any of the “Transportation Circulation Improvement Goals” established in the *Reuse Plan*.

Charles Wood Pistol Range Parcel

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 and the Pinebrook Road Commerce Center Parcel. This amendment will not adversely impact any of the “Transportation Circulation Improvement Goals” established in the *Reuse Plan*.

Pinebrook Road Commerce Center Parcel

This amendment contemplates the maintenance of the existing roadway configuration of Satellite Road to the Pinebrook Road Commerce Center Parcel. This amendment will not adversely impact any of the “Transportation Circulation Improvement Goals” established in the *Reuse Plan*.

Parcel F3: Gas Station Parcel

This amendment does not contemplate any changes to the roadway circulation in the F3: Gas Station Parcel.

Charles Wood Fire Station Parcel

The *Reuse Plan* envisioned reconfiguring Heliport Drive to pass between Building 2525 and the Charles Wood Fire Station. Since this amendment envisions maintaining

the existing configuration of Heliport Drive as part of the development of Parcel C1, Heliport Drive will not form the southern boundary of this parcel.

Open Space

This amendment will permit the creation of new open space areas not contemplated in the *Reuse Plan*, as well as the removal of others. As noted below, in some instances, the loss of open space planned in the *Reuse Plan* should be accommodated on other parcels in the Tinton Falls Reuse Area.

Parcel C: Tinton Falls Town Center

This amendment contemplates a civic square and other open space on Parcel C that are consistent with the *Reuse Plan* and Amendment #1.

Parcel C1: Low-Density Residential Neighborhood

This amendment contemplates using Parcel C1 for low-density residential development which will include common open space. The *Reuse Plan* devoted Parcel C1 for (i.e., passive) open space. Amendment #1 permitted low density residential development on this parcel with some passive open space. This amendment is generally consistent with Amendment #1. 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.

Charles Wood Pistol Range Parcel

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 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.

Pinebrook Road Commerce Center Parcel

The *Reuse Plan* contemplated that the ±1.5 acres to the northwest Buildings 2508 and 2625 be devoted to passive open space. However, given its location between the machine shops and the Pistol Range, lack of environmental constraints and proximity to the Garden State Parkway and Pinebrook Road this area is well suited for development. 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.

Parcel F3: Gas Station Parcel

The *Reuse Plan* envisioned the shoppette/gas station on F3 to be reused as such with the remainder of the parcel devoted to passive open space. This amendment permits the conversion of the shoppette/gas station to a maintenance and storage shed for Monmouth County. This amendment permits parking between the storage shed and the adjacent recreation center and the remainder of Parcel F3 as passive open space including wetland boardwalk. This amendment is generally consistent with the open space planned for Parcel F3 in the *Reuse Plan*. Further, the location of these uses on Parcel F3 are compatible with the open space and recreation opportunities on the adjacent parcel including the Monmouth County swimming pool and recreation center.

Charles Wood Fire Station Parcel

The *Reuse Plan* did not contemplate any public open space on the Charles Wood Fire Station Parcel. However, the plan did envision sports courts on the ±1.7 acre parcel located to the east. 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

No change to the total number of residential units proposed. However, there may be a minimal increase in traffic trip generation due to the shift from medium to lower density housing. Regarding non-residential uses, there may be a minimal increase in traffic generated by the additional square footage permitted in the Pistol Range and Pinebrook Commerce Center Parcels. 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 parcels included in this amendment were listed in Chapter 7.0 Historic Preservation Guidelines of the *Plan*. In addition, none of the buildings or parcels 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

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 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.

Additionally, FMERA's small business initiative is focused on attracting and enlisting small businesses to support the Authority's mission. This will help ensure that small businesses participate in creating jobs and amenities needed for the successful redevelopment of the Fort.

One of the goals of FMERA's small business initiative is to attract a local developer/investor to purchase the Pinebrook Road Commerce Center and create a multi-tenanted industrial business park. The potential purchaser is asked to market the Pinebrook Road Commerce Center to small businesses for a period of six months after closing to achieve the small business attraction goal of establishing a multi-tenanted industrial business park. This amendment furthers this goal by permitting additional buildings to be reused in the Pinebrook Road Commerce Center, as well as by providing the opportunity for light industrial/fabrication/assembly uses. This amendment also permits the development of ±1.5 acres to the northwest of Buildings 2625 and 2508 for light industrial/fabrication/assembly and/or accessory parking uses.

The amendment also enhances the commercial viability of several parcels. For example, this amendment permits an expansion to the existing pistol range, reuse of an adjacent ±5,000 square foot building and development of an adjacent parcel for commercial, office/ R&D or parking uses which would serve the pistol range. In addition, this amendment permits commercial development on the parcel adjacent to the Charles Wood Fire Station.

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 Amendment #1. However, the redistributed residential units would be in a somewhat different form than anticipated in the *Reuse Plan* or Amendment #1 (see Table 1). The change in housing type has some implications in terms of the population and number of schoolchildren anticipated from development. The amendment contemplates 170 low density residential uses as opposed to 136 in the *Reuse Plan* and 116 in Amendment #1; and 118 medium density residential uses as opposed to 152 in the *Reuse Plan* and 172 in Amendment #1. The New Jersey Demographic Multipliers

prepared by the Center for Urban Policy Research at Rutgers University (November 2006), indicates that the projected household size and number of school children generated by single-family attached homes (low density residential) is only slightly higher than multifamily units (medium density residential) and both are only slightly higher than single-family detached homes (low density residential). Thus, the overall population may increase slightly if the alternative land use scenarios described in this amendment are pursued. However, the amendment still affords opportunities for family housing in the Reuse Area and opportunities for mixed-income housing. Twenty percent of the 288 units will be reserved as affordable units. Of these affordable units, this amendment envisions 20 units in Parcel C being devoted to permanent supportive housing a portion of which may be in the form of group homes. Therefore, it would still advance the *Reuse Plan* goal of providing a variety of housing types and creating mixed-income neighborhoods.

Table 1: Breakdown of Housing Types in Tinton Falls

Low Density Housing	Medium Density Housing	Total
Existing <i>Reuse Plan</i>		
136	152	288
If Amendment #1 is Pursued		
116	172	288
If Amendment #3 is Pursued		
170	118	288

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. FMERA's small business initiative is focused on attracting and enlisting small businesses to support the Authority's mission. This will help ensure that small businesses participate in creating jobs and amenities needed for the successful redevelopment of the Fort. One of the goals of the small business initiative is to attract a local developer/investor to purchase the Pinebrook Road Commerce Center and create a multi-tenanted industrial business park. The potential purchaser is asked to market the Pinebrook Road Commerce Center to small businesses for a period of six months after closing to achieve the small business attraction goal of establishing a multi-tenanted industrial business park. This amendment furthers the goals of

FMERA's small business initiative. In addition, the amendment increases the commercial viability of Parcel F3 and the Pistol Range Parcel.

- *Be founded on market and economic analysis.* This amendment responds to the marketplace by permitting alternative development scenarios designed to attract non-residential users to the Tinton Falls Reuse Area. This amendment also provides for residential development in the form of a variety of housing types intended to address market demand for housing in the region.
- *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 Amendment #1. These residents will create a market for the commercial businesses in the Town Center. Further, these residents will be in close proximity to the Tinton Falls Municipal Complex, active recreation and open space amenities in the Reuse Area and nearby regional high school.
- *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 as well as residential development 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 roadways contemplated in this amendment include maintaining the existing roadway configurations in the Reuse Area as well as realigning Municipal Drive 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 as well as residential development. 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; conserving natural resources; and providing housing. It would further advance the public welfare by furthering the adaptive reuse of existing facilities at the Fort.

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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 #3 to the *Fort Monmouth Reuse and Redevelopment Plan*, maintains the land use concepts and plans articulated in the *Reuse Plan*. However, the amendment permits alternative development scenarios 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; conserving natural resources; adaptively reusing buildings; and providing housing.

Lastly, the amendment provides flexibility for FMERA to more effectively attract potential non-residential and residential users to the Tinton Falls Reuse Area, thereby enabling it to fulfill its statutory mandate to create new jobs, provide housing, regenerate the local tax base and advance the general prosperity and welfare of the people most impacted by the Fort's closure.

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