

**Amendment #11 to the
*Fort Monmouth Reuse and Redevelopment Plan***

Prepared for:
The Fort Monmouth Economic Revitalization Authority

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I. Introduction and Planning Rationale

Pursuant to P.L.2010, c. 10 (N.J.S.A. 52:271-18 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 an alternative development scenario on a parcel (the “Subject Parcel” “Property”) on the former Fort Monmouth property in the Borough of Oceanport, New Jersey (“Oceanport Reuse Area”) known as the “Allison Hall Parcel”.

The Allison Hall Parcel is a ±12.134-acre parcel of land located on Barton and Signal Avenues in the Oceanport Reuse Area. The parcel is bordered by Oceanport Avenue to the east. It is currently improved with Building #209 which is a ±36,665 gross square foot building known as Allison Hall. Allison Hall was constructed in 1928 and was built as the hospital for Fort Monmouth but was later renovated several times to serve as office space. Allison Hall is listed as a contributing building in the Fort Monmouth Historic District. Other buildings on the parcel include Buildings #196, #199, #210 and #359. None of these buildings are listed as contributing historic buildings in the Fort Monmouth Historic District. The extant buildings on the parcel total ±88,129 square feet.

The *Reuse Plan* envisioned that Allison Hall would be reused as office space and the remaining buildings onsite, i.e., Buildings #196, #199, #210 and #359, would be demolished. The *Reuse Plan* planned that the Allison Hall parcel would be part of the mixed-use (i.e., retail, office and residential uses) Oceanport Horseneck Center along Oceanport Avenue. This portion of the Reuse Area would serve as a gateway to the Reuse Area, and specifically the Fort Monmouth Historic District. Along Parkers’ Creek would be a scenic waterfront promenade that would be extended from Oceanport Avenue to link with the adjacent planned lodging area containing a boutique hotel and officer housing developments that would be located to the west of the Allison Hall parcel. The *Reuse Plan* also anticipated that Signal Avenue would be open from Oceanport Avenue and that a second entrance from Oceanport Avenue between Signal Avenue and the main gate at Hildreth Avenue would be created.

This amendment to the Reuse Plan contemplates the reuse of Building #209 for office, retail uses, and/ or commercial, uses as permitted in Table 1 of this amendment. This amendment also permits the reuse of Buildings #210 and #199 for office, retail, and/or commercial uses as defined in Table 1. While the Reuse Plan identified the adjacent Lodging parcel as the site of a boutique hotel, this amendment transfers the residential element of the Allison Hall site to the Lodging parcel and permits the boutique hotel on the Allison Hall parcel. Given its’ proximity to Oceanport Avenue, it was determined that the Allison Hall parcel would provide better access and be better suited to a boutique hotel use.

This amendment does not purport to delete any provisions of the *Reuse Plan* but rather supplements the Plan by proposing alternative development scenarios for the Subject Parcel. Under N.J.A.C. 19:31C-3.19(a)(1), principal land uses permitted in the *Reuse Plan* are specifically permitted under the Land Use Rules. Thus, this amendment is incorporated into the Land Use Rules for the Reuse Area in a manner similar to an “overlay zone,” whereby an alternative set of requirements are superimposed on the area allowing for alternative land use scenarios to be realized. With regard to the alternative land use scenario, the overlay zoning provides alternative opportunities for development that do not apply unless the land is developed in accordance with the purposes for which the overlay zoning is adopted.

This amendment is consistent with the planning objectives and principles articulated in the *Reuse Plan* and is necessary to fulfill the Authority’s main objectives—specifically job creation and economic development. The fiscal impacts associated with the base closure relative to the local property tax base and local and regional employment will continue to be felt so long as the former Fort properties remain fallow and unproductive.

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

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

II. Scope of the Reuse Plan Amendment

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

The Allison Hall Parcel is a ±12.134-acre parcel of land located on Barton and Signal Avenues in the Oceanport Reuse Area. The parcel is bordered by Oceanport Avenue to the east, Hildreth Avenue and Russel Avenue to the South, Barton Avenue and the Lodging Parcel to the west, and Parkers Creek to the north. It is currently improved with Building #209, which is a ±36,665 gross square foot building known as Allison Hall. Allison Hall is listed as a contributing building in the Fort Monmouth Historic District. Other buildings on the parcel include Buildings #196, #199, #210 and #359. None of these buildings are listed as contributing historic buildings in the Fort Monmouth Historic District. The extant buildings on the parcel total ±88,129 square feet.

The *Reuse Plan* envisioned that Allison Hall would be reused as office space and the remaining buildings onsite, i.e., Buildings #196, #199, #210 and #359, would be demolished. The *Reuse Plan* planned that the Allison Hall parcel would be part of the mixed-use (i.e., retail, office and residential uses) Oceanport Horseneck Center. The Reuse Plan envisioned the Allison Hall parcel would contain offices, medium density residential, and mixed uses. Along Parkers' Creek would be a scenic waterfront promenade which would be extended from Oceanport Avenue to link with the adjacent planned Lodging area containing a boutique hotel and officer housing developments which would be located to the west of the Allison Hall parcel. The *Reuse Plan* also anticipated that Signal Avenue would be open from Oceanport Avenue and that a second entrance from Oceanport Avenue between Signal Avenue and the main gate at Hildreth Avenue would be created.

This amendment would permit the following on the subject parcel:

- The demolition of Buildings #196 and #359 and the Building #210 extension.
- The relocation of the loading dock for Building #210.
- The reuse of Buildings #209 and #210 for office, retail uses and/or commercial uses and the reuse of the ground floor of Building #210 for restaurant use; as specified in Table 1.

- The development of a) \pm 100,000 square feet of office space in one building or b) up to 60,000 square feet of business lofts¹ and up to \pm 30,000 square feet of retail space south of Signal Avenue along Oceanport Avenue. The retail space may have up to one drive-thru window for a coffee shop, bank, or pharmacy in a location established and approved by FMERA to complement the existing historic district housing.
- The option to either reuse Building #199 for office, retail, and/or mixed-use uses as specified in Table 1 with identified façade improvements as discussed with FMERA or demolish building 199 and develop on the site in the same location a \pm 55,000 square foot hotel of up to 3 stories and 110 rooms.
- The creation of an entrance from Oceanport Avenue to Signal Avenue.
- The creation of a 12-foot-wide promenade along Parkers' Creek which is designed in a complimentary coordinated style to the adjacent Lodging Parcel's 12-foot Riverwalk.
- Two (2) entrances from Oceanport Avenue to the Subject Parcel between Signal Avenue and Hildreth Avenue, subject to approvals by the County and municipality.
- A maximum permitted floor area ratio (FAR) of 0.37
- Minimum setback of 15 feet from Barton Avenue

The Subject Parcel lies in the Horseneck Center Development District as delineated in the Land Use Rules (N.J.A.C. 19-31C-3). For this parcel the bulk requirements for office, mixed-use and retail uses in the Center Districts shall apply. These requirements are as follows:

- Maximum permitted height two (2) stories/30 feet for retail buildings and three (3) stories/45 feet for buildings containing office uses.
- Maximum permitted lot coverage of 75 percent.
- Minimum rear lot line setbacks for new: commercial buildings of 20 feet; convenience and lifestyle retail of 25 feet; and office/research of 25 feet.

Please see *Figure 1: Location of Amendment #11 in the Oceanport Reuse Area* which shows the location of this amendment in the context of the larger Oceanport Reuse Area. Please also see *Figure 2: Detailed View of Amendment #11 in the Oceanport Reuse Area* which focuses on the Subject Parcel. Please also see *Table 1: Allison Hall Parcel*

¹ Business Lofts is a subset of office uses and is defined as a physical space designed to accelerate the growth and success of entrepreneurial companies through an array of business support services that could include small business-appropriate physical space, capital, coaching, common services, and networking connections

Use Schedule by Building. This amendment maintains the development concepts and plans articulated in the Reuse Plan.

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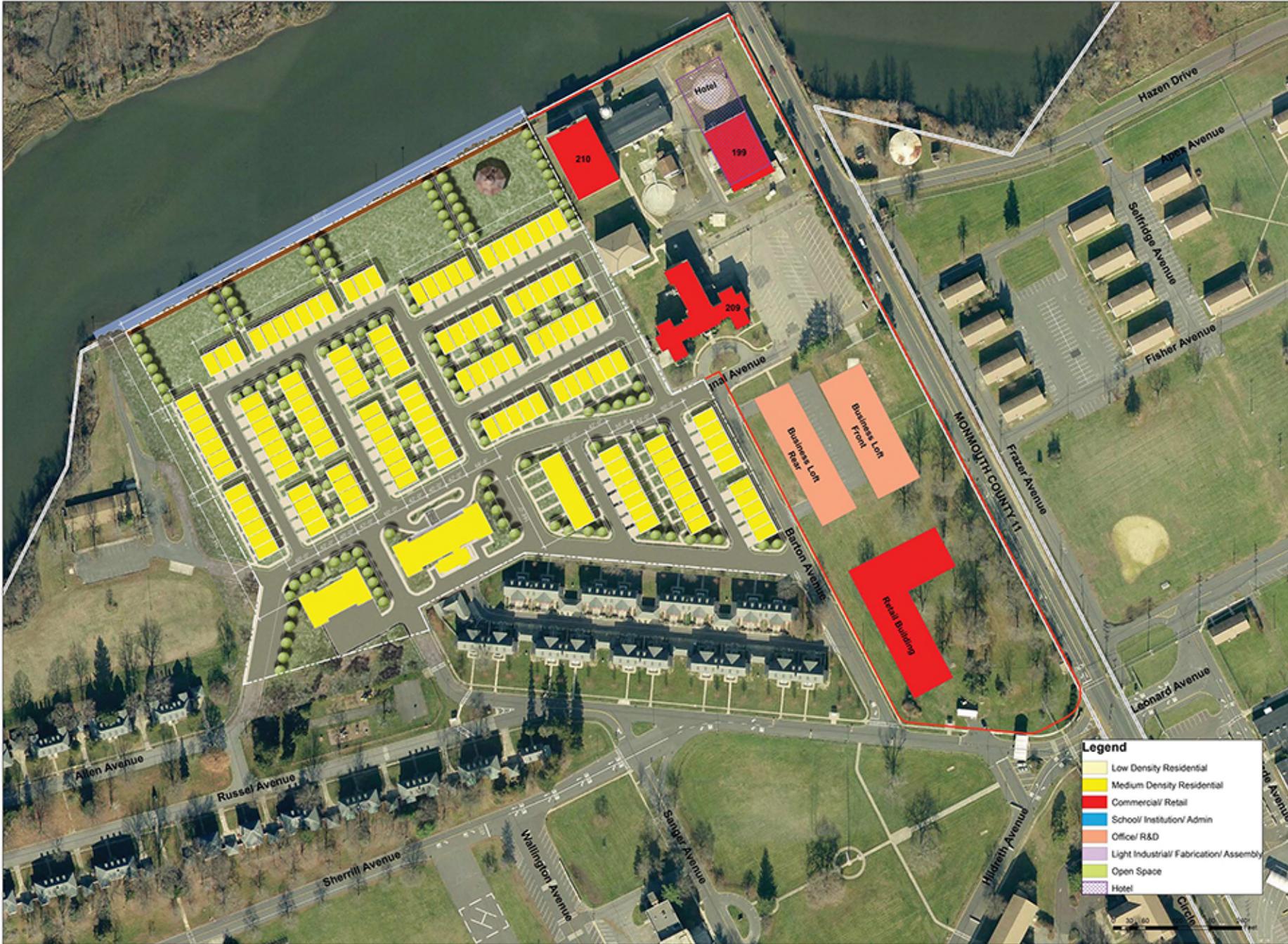


**Figure 1: Location of
 Amendment #11 in the
 Oceanport Reuse Area
 Fort Monmouth, NJ**

Legend

- Parcel
- Fort Monmouth Boundary

*For conceptual purposes only.
 Acres subject to formal
 survey. Parcel lines do not
 account for existing or future
 Rights-of-Way, easements or
 potential environmental carve-outs.*



**Figure 2: Detailed View of
 Amendment #11 in the
 Oceanport Reuse Area
 Fort Monmouth, NJ**

- Legend**
- Low Density Residential
 - Medium Density Residential
 - Commercial/ Retail
 - School/ Institution/ Admin
 - Office/ R&D
 - Light Industrial/ Fabrication/ Assembly
 - Open Space
 - Hotel

*For conceptual purposes only.
 Acreages subject to formal
 survey. Parcel lines do not
 account for existing or future
 Rights-of-Way, easements or
 potential environmental carve-outs.*

Table 1: Amendment #11 Use Schedule by Building

Name	Definition (from FMERA land use rules and/or plan amendments)	Retail Building	Business Loft 1 (front)	Business Loft 2 (rear)	Hotel	210 first floor	210 2 nd floor	Allison Hall	Building 199	Comments
Bar/ Tavern/ Banquet Facility		X			X	X	X	X		The first floor of 210 should be focused on a restaurant use on the water. A bar/ tavern is allowable ancillary to the principal restaurant use.
Coffee House w/ food, with(out) outdoor seating, with drive thru		X						X		Only one drive thru will be permitted in the retail area. If a bank or pharmacy uses that drive thru, a coffee shop is permitted, but cannot have a drive thru.
Craft Production*	A commercial use that involves the production of arts, crafts, foods, beverages or other product with on-site production and assembly of goods primarily involving the use of hand tools and/or small-scale equipment. Craft production establishments are compatible and are often co-located with retail sales and service uses. This use category includes but is not limited to coffee roasting and alcoholic beverage production. Establishments engaged in the craft production of alcoholic beverages including craft wineries, craft breweries, and craft distilleries shall be limited to no more than 10,000 gallons of product per year for brewpubs; 20,000 gallons for craft distilleries; and 300,000 gallons for microbreweries. (RUA 4)	X	X	X		X	X	X	X	*Craft production will be permitted on site as a conditional use. Proposed craft production uses shall not give off noxious odors. Additionally, if permitted on the first floor of 210, it must exist within a restaurant as an ancillary use. Craft production in Allison Hall is not to include the production of food or beverage products.
Financial Institution with(out) drive thru		X	X				X		X	Only one drive thru will be permitted in the retail area of the site.
Health Club/ Instructional Studios	establishments that provide facilities for aerobic exercises, running and jogging, exercise equipment, game courts, swimming facilities, and saunas, showers, massage rooms, and lockers.	X	X	X	X		X	X	X	
Hotel	a building providing temporary lodging to the general public, and which may include additional facilities and services, such as restaurants, meeting rooms, entertainment facilities, personal services, health clubs, spas, and retail stores and services.				X			X		
Liquor Store		X								
Office General/ Professional	a room, group of rooms, or building used for conducting the affairs of a business, profession, service, industry, or government and generally furnished with desks, tables, files, and communication equipment and where no manufacturing, assembling, or fabricating takes place.		X	X			X	X		
Office Medical	offices including, but not limited to, medical, dental, and veterinary offices and clinics.	X	X	X			X	X		Retail Building limited to medical or dental office
Office R & D	an establishment engaged in industrial or scientific research and product design that primarily involves the use of computers and other related office equipment in an office setting. The facility may also include administrative services related to product design or sales. Such facilities may include "wet" labs or places with running water, gases, special ventilation devices, chemicals, special heating, and electrical or electronic equipment, or use of animals or human subjects under controlled conditions.		X	X			X	X	X*	To be approved in 199 as a conditional use
Outdoor Dining/ Patio/ Terrace/ Porch	any part of a food establishment located outdoors, not used for any other purposes, and open to the sky, with the exception that it may have a retractable awning or umbrellas, and may contain furniture, including tables, chairs, railings, and planters that are readily movable.	X			X	X				
Business Offices	Business offices whose operations are designed to attract and service customers or clients on the premises, including, but not limited to, insurance agents; travel agencies; realtor; finance companies; and tax preparation services.	X	X	X			X	X		
Personal Services	personal service establishments, having as their primary function the rendering of a service to a client within a building; limited to the following: dry cleaners and laundry services, photography studios, beauty shops, barber shops, shoe repair shops, printing services, watch, clock, and jewelry repair shops, travel agencies, photocopying and duplicating, certified professional fitness training centers, tailoring shops, interior decorating services, mail centers	X	X				X	X		
Pharmacy with(out) Drive Thru		X							X	Only one drive thru will be permitted in the retail area of the site.
Recreation Facilities	a place designed and equipped for the conduct of sports and leisure-time activities.	X	X	X	X			X	X	
Restaurant Fast Casual (w/o drive thru)		X								
Restaurant, Full Service	an establishment in which the principal use is the service of preparing food and/or be-verages for consumption on the premises. All service of prepared food and/or beverages for consumption shall require customers to order at a table, booth, or dining counter with service by the waiter or waitress at said table, booth, or din-ing counter. Restaurants may have a combination of seating options, including indoor, outdoor, both indoor/outdoor, or no seating. The establishment may have a separate area, or lounge, where alcoholic beverages are served without full food service, provided the area is accessory to the primary use in square feet or sales.	X			X	X	X	X		
Restaurant, Take out		X				X		X		This can be ancillary to a full service restaurant in 210 and Allison Hall.
Retail, Convenience	smaller-scale businesses selling primarily food products, household items, newspapers and magazines, candy, and beverages, and a limited amount of freshly prepared foods such as sandwiches and salads for off-premises consumption.	X								
Retail, General	retail trade limited to the following: paint, glass, and wallpaper stores; hardware stores; variety stores; meat and seafood markets; candy, nut, and confectionery stores; apparel and accessory stores; home furniture furnishings and equipment stores; drug stores; florists; tobacco stores; optical goods stores; antique stores; delicatessen/ prepared food take-out stores; ice cream parlor; retail bakery without seating	X							X	
Retail, Entertainment/ Recreational	uses including bowling alleys, cinemas, and live performance theaters	X						X	X	

Name	Definition (from FMERA land use rules and/or plan amendments)	Retail Building	Business Loft 1 (front)	Business Loft 2 (rear)	Hotel	210 first floor	210 2 nd floor	Allison Hall	Building 199	Comments
Retail, Lifestyle	unenclosed retail center featuring national specialty stores and restaurants (not drive-thru), with convenient and easily accessible parking and a pedestrian-friendly ambiance	X						X	X	
Retail, Specialty	businesses selling a single category of merchandise or a number of closely related categories	X	X	X				X	X	Allowed in business lofts only as ancillary to craft production.
Specialty Education		X	X	X			X	X	X	
Warehouse (limited to 20% of any unit)	any structure designed for, or used permanently for, the storage of goods and materials, light as-sembly, and distribution of materials.		X	X						
Warehouse (limited to 50% of any unit)	any structure designed for, or used permanently for, the storage of goods and materials, light as-sembly, and distribution of materials.		X	X						
Adult/ Child Day Care Services								X		
Private or Non-Profit Club								X	X	
Post Office		X	X							

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 continues to allow for the reuse of the ±36,665 square foot Allison Hall as office space but in addition to office space also permits retail and commercial uses. As compared to the *Reuse Plan*, this amendment would permit ±25,000 square feet of office, retail, and commercial uses in Building #210, with the first floor dedicated only to restaurant uses; as well as 10,700 gross square footage in Building #199. This amendment also permits the option to demolish Building #199 and develop a ±55,000 square foot hotel of up to 3 stories and 110 rooms at the same location. Furthermore, this amendment permits a) an additional ±100,000 square feet of office uses in one building or b) up to 60,000 square feet of business lofts and retains the ±30,000 square feet of retail and commercial uses that were anticipated in the *Reuse Plan*.

Total Residential Development Yield

This amendment permits 720 residential dwelling units, which is the same number of residential units as was contemplated in the *Reuse Plan* and subsequent amendments to the Oceanport Reuse Area.

Compatibility with Surrounding Land Uses

The uses contemplated in this amendment are compatible with the surrounding land uses anticipated in the *Reuse Plan* and subsequent amendments. Although initially a hospital building for the Fort, Allison Hall has been renovated several times to serve as office space. This amendment contemplates that the building will be reused for office, retail and commercial uses, as specified in Table 1. Buildings #196 and #359 and the Building #210 extension will be demolished. The extant Buildings #199 and #210 will be reused for uses similar in nature to Building #209, as specified in Table 1. This amendment also permits a) an additional ±100,000 square feet of office uses in one building or b) up to 60,000 square feet of business lofts and retains the ±30,000 square feet of retail/mixed uses that was anticipated in the *Reuse Plan*.

These uses are compatible with the uses contemplated for Allison Hall. Additionally, the location of these buildings on Oceanport Avenue is consistent with the uses contemplated in the Oceanport Village Center in the *Reuse Plan*. A schedule of the permitted uses for each building on the site can be found in Table 1.

Circulation

The roadway configurations contemplated for Signal Avenue in this amendment are consistent with the “Transportation Circulation Improvement Goals” established in the *Reuse Plan*. However, the *Reuse Plan* did contemplate another entrance from Oceanport Avenue between Signal Road and Hildreth Avenue. This new entrance would connect Barton Avenue to Oceanport Avenue. This amendment permits two additional entrances along Oceanport Avenue, as well as entrances on Barton and Russel Avenues. This amendment does not preclude the creation of an entrance from Oceanport Avenue to another location than was envisioned in the Plan. As such, this amendment would not adversely impact any of the “Transportation Circulation Improvement Goals” established in the *Reuse Plan*. Furthermore, this amendment contemplates the creation of a 12-foot-wide promenade along Parkers’ Creek.

Open Space

The “Recreation Plan in 2028” contemplated some areas of open space between the creek and the Oceanport Village Center. This amendment allows for a similar sized area of open space along the creek towards the center of the parcel. As such, this amendment does not impact any active recreation or open space contemplated in the *Reuse Plan*. Additionally, this amendment contemplates the creation of a 12-foot-wide promenade along Parkers’ Creek which is consistent with the *Reuse Plan*.

Sustainability

This amendment would not preclude incorporation of any of the sustainability measures outlined in the *Reuse Plan* and is consistent with all other development contemplated on the former Fort properties. Specifically, preservation and reuse of Allison Hall, as well as the temporary reuse of Buildings #199 and permanent reuse of Building #210 would further the *Reuse Plan*’s green building sustainability goal to maximize the adaptive reuse of existing buildings and infrastructure.

Infrastructure

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

Traffic

There may be an increase in traffic generated by the additional square footage associated with this amendment. An increase in non-residential square footage on the Allison Hall Parcel over that which was contemplated in the *Reuse Plan* may be offset by a decrease in total non-residential square footage on other parcels in the Oceanport Reuse Area. A detailed traffic analysis would be prepared as part of any site plan review related to the reuse and/or development of this parcel. Any necessary traffic mitigation would be addressed at that time.

Environmental Issues

The portions of this parcel anticipated to be developed by this amendment are not environmentally constrained per Geographic Information System (GIS) layers provided by the New Jersey Department of Environment Protection (NJDEP). Any environmentally constrained areas within the Allison Hall Parcel would be preserved and protected accordingly.

Historic Preservation

Building #209 is part of the Fort Monmouth Historic District and will be preserved as part of this amendment. The reuse of Buildings #199 and #210, as well as the potential for a ±55,000 square foot hotel of up to 3 stories and 110 rooms and ±100,000 square feet of office uses in one building or up to 60,000 square feet of business lofts, and ±30,000 square feet of retail and mixed uses is not expected to have any adverse impacts on the Fort's historic resources.

Community Impacts and Affordable Housing

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

The commercial/retail uses contemplated for the Allison Hall Parcel in this amendment typically generate more positive fiscal impacts for a municipality, i.e., generate more tax revenues, than do other land uses, including residential development. Additional non-residential square footage on the Subject Parcel are expected to have a positive fiscal impact on the tax base of Oceanport. The commercial/retail uses would not generate an increase in the number of school children. Because no change in the total residential development yield is envisioned, there would be no di-

rect impact on the construction of affordable housing as delineated in the *Reuse Plan*.

Relationship to Objectives and Principles of the Reuse Plan

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

- *Be consistent with State, County, and Municipal planning policies.* The amendment is consistent with State, County, and Municipal planning policies, as set forth in the ensuing chapter.
- *Focus on business retention and attraction, job replacement, and employee training.* This amendment would provide for increased flexibility to aid FMERA in its efforts to attract suitable businesses that wish to relocate to Fort Monmouth and that have the potential to replace jobs lost when the Fort closed.
- *Be founded on market and economic analysis.* This amendment responds to the marketplace by permitting an alternative development scenario designed to attract non-residential users to the Oceanport Reuse Area.
- *Leverage Fort assets (people, infrastructure, location).* The amendment affords FMERA with an opportunity to leverage existing assets through the Reuse of Buildings 199, 209, and 210 within the Oceanport Reuse Area and to attract new non-residential uses that generate much-needed local employment and tax rates.
- *Be a green community model.* Preservation of Building #209 and other extant buildings furthers the Plan's green building sustainability goal to maximize the adaptive reuse of existing buildings and infrastructure.

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

Principle #1: Decreasing Density West to East & Creating Mixed-Use Live/Work/Leisure Centers. The amendment contemplates the mix of uses in buildings that has been in existence at this location for many years in a manner that promotes these planning principles. Additional development on this parcel is also expected to contain a mix of uses.

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

Principle #3: Enhance auto mobility and redevelopment capacity with targeted roadway infrastructure improvements. This amendment does not preclude the enhancement of auto mobility and redevelopment capacity with targeted roadway infrastructure improvements as set forth in the *Reuse Plan*.

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. This development contemplates the creation of a 12-foot-wide promenade along Parkers' Creek.

Principle #5: Utilize the Blue – Green belt as an armature for enhanced bicycle and pedestrian mobility throughout the Fort. The amendment would not preclude the development of the bike path or trails envisioned as part of the *Reuse Plan*. This development contemplates the creation of a 12-foot-wide promenade along Parkers' Creek.

Principle #6: Remove Fort boundaries & extend existing land uses to reconnect the Fort to the communities. The amendment contemplates connecting Barton Avenue to Oceanport Avenue through Signal Avenue which would entail removing a fenced-in gate.

Principle #7: Leverage existing Fort Monmouth assets (People, Buildings, Technology, and Infrastructure). The amendment affords FMERA with an opportunity to leverage existing assets of the Oceanport Reuse Area, i.e., Building 209, 199, 210 to attract new office, retail and/or mixed-use tenants 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, and it would advance the public welfare by furthering the adaptive reuse of an existing facility and roadway network 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 Oceanport Reuse Area is classified as Planning Area 1, Metropolitan Planning Area (PA-1). The SDRP defines Metropolitan Planning Areas as areas that “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 this area of the Oceanport Reuse Area, into a vibrant, mixed-use community with compact development that will ensure efficient utilization of scarce land resources while also carefully protecting the character of surrounding communities. Also, in accordance with the objectives for PA-1, the amendment allows for redevelopment in a location well served by existing transportation networks, which is consistent with the plans for the Oceanport Reuse Area.

Monmouth County Open Space Plan

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

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

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 former Fort properties in Oceanport are included within the “master plan” for Fort Monmouth, i.e., the *Reuse and Redevelopment Plan*. However, a vision for the redevelopment of the fort is provided in ***Fort to Village Plan: A Vision for Oceanport’s Fort Monmouth***. This document was incorporated as an amendment to the Master Plan

which was adopted by the Oceanport Planning Board on April 23, 2008. The Plan envisioned Allison Hall and surrounding buildings as part of a unique resort hotel, spa and/or conference facility. The plan envisioned the buildings along Oceanport Avenue south of Signal Avenue to be part of a Village Center and specifically part of a consolidated municipal complex. However, Oceanport has purchased 13 acres of land along Murphy Drive on Fort Monmouth and has plans to relocate its municipal complex to this new location. The plan also envisioned a walkway along Parker's Creek. This amendment permits a hotel use in close proximity to Parkers' Creek, as well as a walkway along the creek. The amendment also permits a mix of uses along Oceanport Avenue, which is consistent with the concept of a Village Center at that location.

Oceanport Zoning

The study area lies within the Borough's R-1: Single-Family Residential District under the municipality's current zone plan. This designation permits single-family detached dwellings, parks and playgrounds, municipal buildings, libraries and public schools. The minimum lot size is 30,000 square feet, the maximum height is two stories, or thirty-five feet and the maximum density is 1.5 dwelling units per acre.

V. Conclusion

The subject amendment, referred to as Amendment #11 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 Oceanport Reuse Area.

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

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