

**Amendment #12 to the
*Fort Monmouth Reuse and Redevelopment Plan***

Prepared for:
The Fort Monmouth Economic Revitalization Authority

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I. Introduction and Planning Rationale

Pursuant to P.L.2010, c. 10 (N.J.S.A. 52:27I-18 et. seq.), the Fort Monmouth Economic Revitalization Authority (“FMERA” or “Authority”) 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 Tinton Falls, New Jersey (“Tinton Falls Reuse Area”) known as the “Myer Center Parcel”. This amendment contemplates the demolition of Building 2700, known as the Myer Center, and Building 2705, and that the Myer Center Parcel would be developed with a new state of the art medical campus including the creation of innovative and efficient health care facilities to support the needs of the community and create new economic growth for the Borough of Tinton Falls and surrounding communities. The proposed medical campus would be permitted to include an ambulatory care center, medical office buildings, a Cancer Institute of New Jersey Cancer Center, offices for support services, and campus space for future medical and university health facilities, such as, but not limited to, research, educational, laboratory and other facilities typically associated with an academic healthcare campus.

This amendment does not purport to delete any provisions of the *Reuse Plan*, but rather would supplement the Plan by proposing alternative development scenarios for the Subject Parcel. Pursuant to 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 which do not apply unless the land is developed in accordance with the purposes for which the overlay zoning is adopted.

This amendment, referred to as “Amendment #12”, 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 fourth amendment to the *Reuse Plan* for the Tinton Falls Reuse Area. The previous amendments, 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* Amendment #3 allocates all permitted residential units in the Tinton Falls Reuse Area to parcels C and C1. Amendment #5 supersedes Amendment #3 in providing additional planning clarification for the Pistol Range parcel.

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 promoting, developing, encouraging, and maintaining economic development, job creation and public welfare. 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 Tinton Falls Reuse Area. Instead, it provides land use options that afford 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 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 the Myer Center parcel located in the Tinton Falls Reuse Area. The details of the alternative development scenario contemplated in this amendment are provided below.

The Myer Center Parcel:

The Myer Center Parcel is a ±36.97-acre parcel of land located on Corregidor Road and Pearl Harbor Avenue in the Tinton Falls Reuse Area. The parcel is bordered by Corregidor Road to the north; Pearl Harbor Avenue to the west; and Radar Properties, LLC at Building 2525 and Commvault Systems, Inc. at the Charles Wood Firehouse to the northeast. It is currently improved with Building #2700 which is a 673,540-gross square foot building known as Myer Center. The Myer Center, colloquially known as the Hexagon, was designed and constructed beginning in 1953 to be the largest building in the United States dedicated to the research and development of electronics. It was the headquarters of the Signal Corps Laboratory and later the United States Army Communication-Electronics Command (CECOM), Communications-Electronic Research, Development, and Engineering Center (CERDEC). Building 2705, the ± 43,230-gross square foot former Night Visions Lab is also located on the parcel.

The *Reuse Plan* envisioned that Myer Center would be the center of a mixed-use business campus centered around the reuse of the Myer Center. The district was intended to accommodate office/research and institutional uses within a campus-like setting, taking advantage of its access to the Garden State Parkway. The Myer Center would be the central feature of the Office/ High Tech Industry node, transformed into a modern multi-tenant corporate facility to accommodate a variety of tech uses. The reuse node was intended to be complemented by a central green within an open courtyard. The reuse node was expected to serve as one of the primary economic engines for the Reuse area, generating tax revenue and employment opportunities.

Amendment #12 would permit the demolition of buildings 2700 and 2705, and the development of a new state of the art medical campus including the creation of innovative and efficient health care facilities to support the needs of the community and create new economic growth for the Borough of Tinton Falls and surrounding communities. The medical campus would be permitted to include the following on the Subject Parcel:

- a four story, 90,000 – 225,000 sq. ft. ambulatory care center
- a six story*, 60,000 – 154,000 sq. ft. Cancer Institute of New Jersey Cancer Center
- a four story, 50,000 – 250,000 sq. ft. support services / medical office building
- a two story*, 50,000 – 326,000 sq. ft. site support building / miscellaneous structure (which may include renewable energy sources and/or cogeneration facility)
- a seven story*, 250,000-605,000 sq. ft. campus for future medical and health facilities, including an acute care hospital
- Structured Parking Garage not to exceed 940,000 sq. ft. designed to meet applicable criteria set forth in this amendment, including the height limitations* set forth on Figure 5 and in the notation set forth below.
- Notwithstanding the description of the principal structures above, the developer shall be permitted to co-locate certain other uses within such structures, including, but not limited to, research, educational, laboratory and other facilities typically associated with an academic healthcare campus
- a landscaped courtyard
- surface parking lots
- A maximum floor area ratio (FAR) on the Myer Center Parcel of 1.46
- A maximum impervious coverage on the Myer Center Parcel of 75%
- The following setbacks:
 - Main Street: 20 – 30 feet
 - Minor Collector: 20 - 30 feet
 - Side Lot Line: 15 feet
 - Rear Lot Line: 25 feet
- Generally applicable Height Limitations as set forth on Figure 5, Height Limitations for the Myer Center Parcel.
- Interior streets to provide access to development on the Myer Center Parcel

** With respect to the portions of the medical campus notated with an asterisk above, in the event below grade development is not feasible, as determined in the reasonable discretion of the developer of the site, the maximum number of stories for each such building shall be increased one story; provided, that no additional story shall be so permitted in Zone 1 as shown on Figure 5 attached hereto. By way of example, and not of limitation, in the event a building straddles Zone 1 and Zone 2, as shown on Figure 5, the portion of the building located in Zone 1 may not exceed four stories or 60 feet, but the portion of the building located in Zone 2 is eligible for a height increase as described herein.

The Myer Center Parcel lies within the Tech/ Office/ R&D Campus development district as delineated in the Land Use Rules (N.J.A.C. 19:31C-3 et seq.). The Tech/ Office/ R&D Campus development district is intended to accommodate office/ research and institutional uses within a campus-like setting. The district seeks to take advantage of its access to the Garden State Parkway. Specifically, the permitted principal uses in the district are office/ research, institutional/ civic, and open space/ recreation.

Proposed Design Guidelines

Parking and Loading

- The proposed acute care pavilion use shall provide 3.5 parking spaces per bed
- The proposed acute care pavilion use shall provide one loading space per 100,000 square feet of building area with the first space required at 10,000 square feet of building area.
- The proposed outpatient and medical office building uses shall provide four parking spaces per 1,000 square feet of building area.
- The proposed support uses (such as data centers, central utility plant, etc.) shall require one parking space per 1,000 square feet of building area.

Surface Parking Areas

- Surface parking areas should be set back from lot lines at least five feet if one double-loaded bay of parking is provided, or at least 10 feet if a deeper parking area is provided. Setbacks to parking areas and driveways should be landscaped with shrubs and/or low groundcover, including ever-green materials.
- Any surface parking area located between a building and a street should be delineated and separated from adjacent street/sidewalk frontages by means of a low screening hedge and/or low wall or fence of stone or metal. The hedge/wall/fence may be located at the front or back of the landscaped setback area.
- Where more than 25 parking spaces are provided in any surface parking area, at least 5 percent of the interior area of the lot should be landscaped with trees and low plantings, with best reasonable efforts being used to increase such landscaping to 10 percent. With regard to the surface parking area permitted in Figures 3 and 4, best reasonable efforts should be used to increase landscaping of the interior area of the lot from 5% up to 10% to the extent such landscaping is feasible and consistent with the remainder of the proposed development and site plan. For clarity, (i) landscaping, trees and low plantings that are placed along the perimeter of such parking lots shall be included in the calculation of the aforementioned percentages, and (ii) the landscaping requirements set forth herein shall not apply to temporary surface parking lots, as shown in Figure 2 and Figure 3.”

- Where surface parking is provided, at least one sidewalk should be provided running alongside the primary entry drive, connecting the sidewalk at the street to the primary building entrance(s). Such connecting sidewalks should have a minimum clear walking area of five feet wide.
- Walkways between parking bays: Where more than 50 spaces are provided in any surface parking area, or where any parking spaces are located more than 125 feet from the primary building entrance, pedestrian walkway(s) should be provided through the parking lot, running parallel to bays of parking. The walkways should have a minimum clear walking area of five feet wide and should be sited to provide convenient, direct, and safe pedestrian access to the primary building entrance(s).

Structured Parking

- Structured parking should be kept away from view of streets or should employ architectural detailing at all levels to screen and soften the appearance of the structure and to minimize views of parked vehicles from the street. Such architectural detailing should include one or more of the following:
 - Buildings greater than 500 feet in length should be designed to aesthetically present as two or more structures, it being understood two or more structures will not be required.
 - Structured parking should be architecturally compatible with the principal buildings in the medical campus.
 - The garage façade shall be articulated like a non-curtain wall office building, with regularly-spaced openings covered with grilles and/or translucent glazing, mechanically ventilated as necessary. The articulation should disguise the low ceilings and sloping ramps of the garage.
 - The garage façade should be hidden behind a separate screen, mounted at a distance from the façade (so as to allow natural ventilation) that mimics a curtain wall building or a more traditional building with separate windows. The screen should extend above the roof level of the garage, so as to disguise any roof parking and mechanical equipment.
 - The garage façade should be covered with metal architectural mesh or other creative covering that disguises the levels of parking and ramps, preferably creatively lit at night.
 - Parking facades should be broken into bays. A bay is defined primarily by a substantial break in plane having a projection or recession proportionate to the height and mass of the building/structure.
 - The lower level(s) of parking should be designed to "read" as a base to the building, using, for example, a belt course or horizontal masonry banding to create a more detailed pedestrian-scale base.
 - Parking garages should conceal views of automobiles from streets, adjacent buildings, and open spaces. Facades should be designed to shield vehicle headlamp glare to the outside of the structure.

- Landscaping, such as hedges and flowering plants, around the base of the structure should be considered to further conceal and soften views of parking level facades in these locations. Landscaping should include evergreen and deciduous materials so as to provide an effective screen year-round.

Principal Structure Design and Massing

- All buildings in the medical campus facades should be designed to be sensitive to the human scale and the features of the site and the surrounding community.
- The facades of all buildings should be a palette of complementary materials. Vertical elements should divide each floor's windows visually into a series of vertically-proportioned elements.
- The base of buildings should be highlighted architecturally and differentiated from upper floors to visually ground the building. The base should be differentiated from the upper portion of the façade by a change in materials, thicker cladding, or a horizontal element such as a canopy, cornice or belt trim.

Please see *Figure 1: Location of Amendment #12 in the Tinton Falls Reuse Area* which shows the location of this amendment in the context of the larger Tinton Falls Reuse Area. Please also see *Figure 2: Detailed View of Amendment #12 Phase 1 in the Tinton Falls Reuse Area*, *Figure 3: Detailed View of Amendment #12 Phase 2 in the Tinton Falls Reuse Area*, and *Figure 4: Detailed View of Amendment #12 Final Buildout in the Tinton Falls Reuse Area*. *Figures 2, 3, and 4* focus on the Subject Parcel, depicting what would be permitted under a phased development scenario as well as the final, total, allowable buildout. Please also see *Figure 5: Height Limitations for the Myer Center Parcel*, which depicts the maximum allowable height by zone on the parcel. This amendment maintains the development concepts and plans articulated in the Reuse Plan.

Figure 1: Location of Amendment #12 in the Tinton Falls Reuse Area



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Figure 1: Location of Amendment #12 in the Tinton Falls Reuse Area Fort Monmouth, NJ

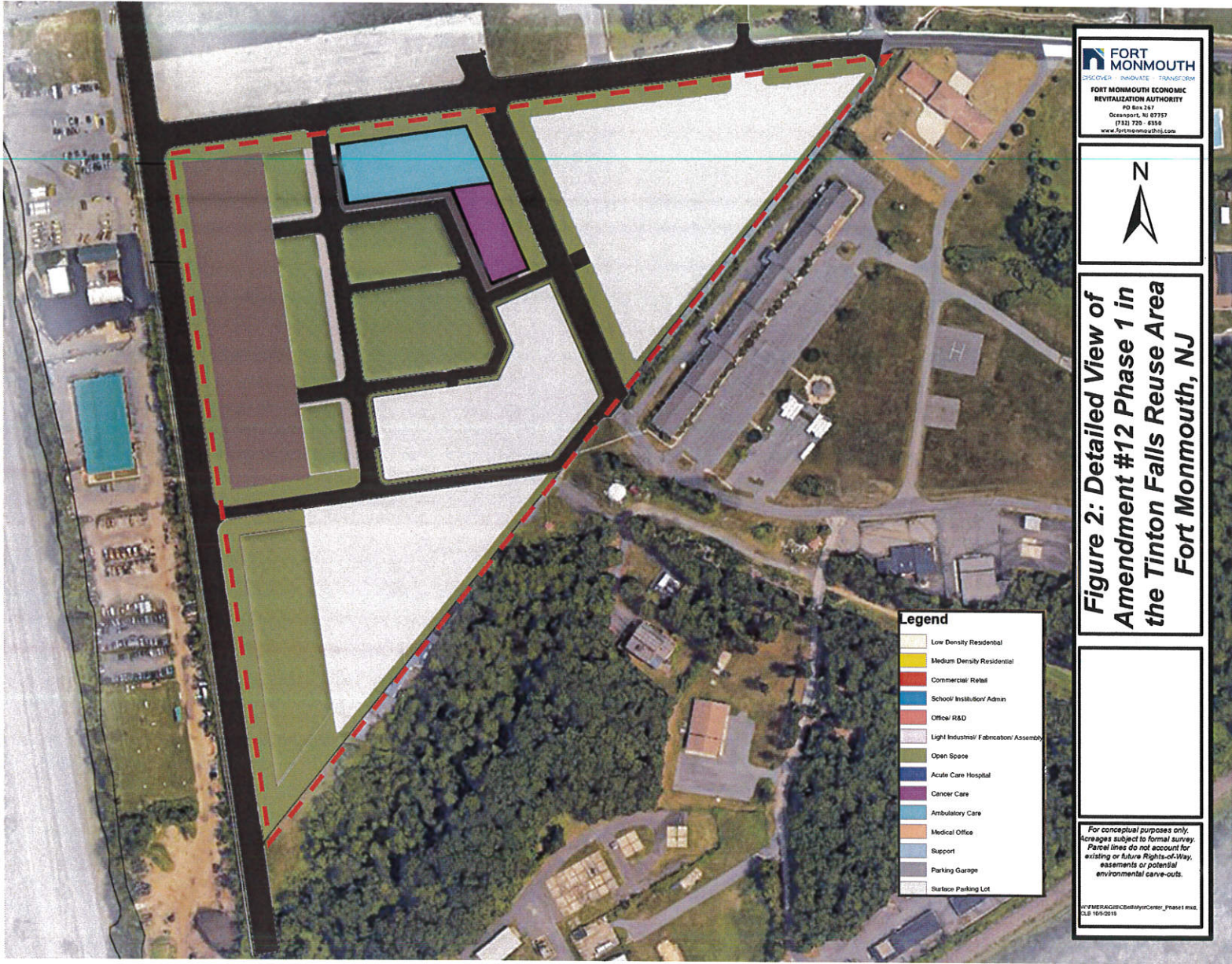
Legend

- Myer Center Parcel
- Fort Monmouth Boundary

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

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Figure 2: Detailed View of Amendment #12 Phase 1 in the Tinton Falls Reuse Area



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**Figure 2: Detailed View of
 Amendment #12 Phase 1 in
 the Tinton Falls Reuse Area
 Fort Monmouth, NJ**

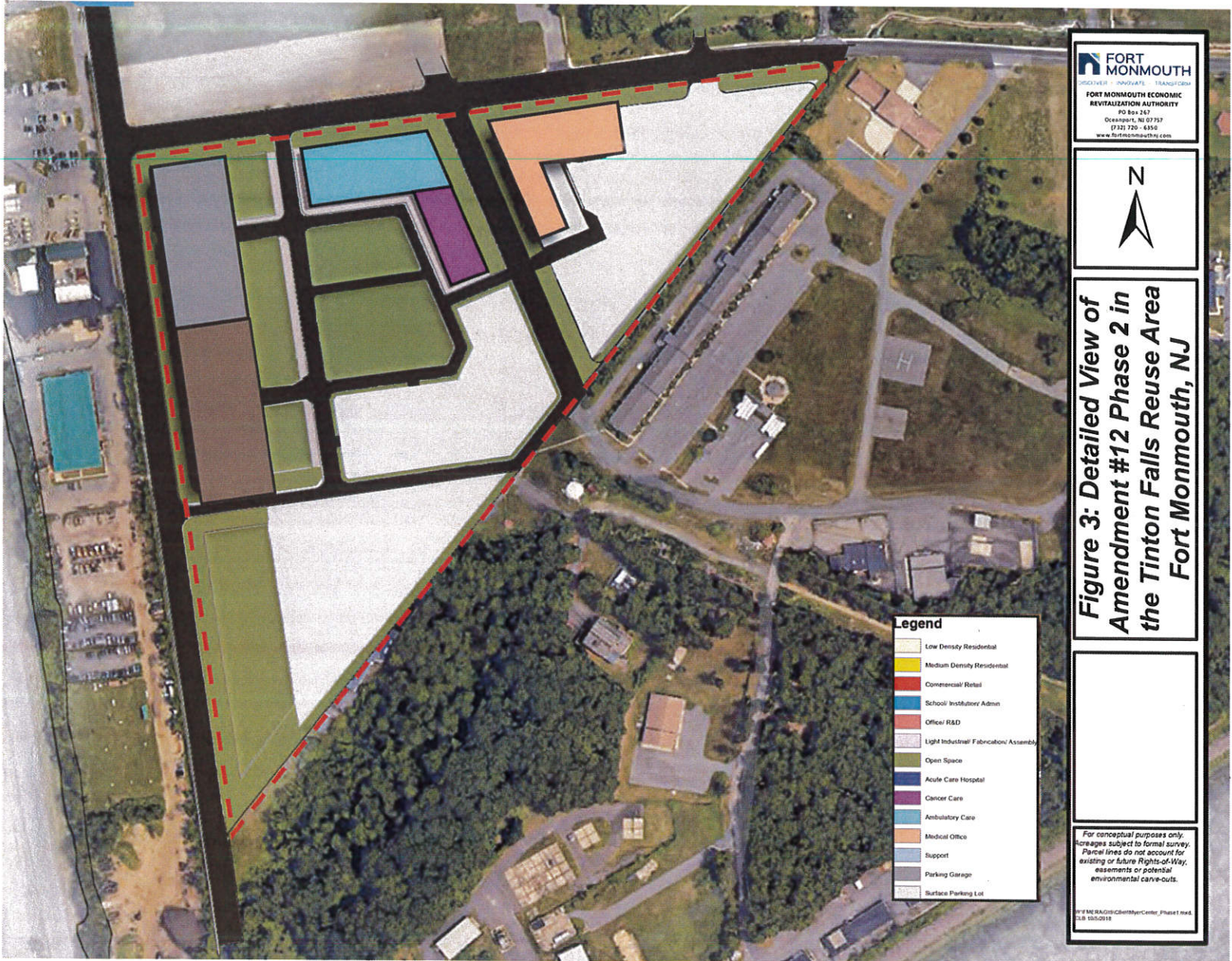
Legend

Light Green	Low Density Residential
Yellow	Medium Density Residential
Red	Commercial/ Retail
Blue	School/ Institution/ Admin
Purple	Office/ R&D
Light Grey	Light Industrial/ Fabrication/ Assembly
Dark Green	Open Space
Dark Blue	Acute Care Hospital
Purple	Cancer Care
Light Blue	Ambulatory Care
Orange	Medical Office
Grey	Support
Dark Grey	Parking Garage
White	Surface Parking Lot

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

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Figure 3: Detailed View of Amendment #12 Phase 2 in the Tinton Falls Reuse Area



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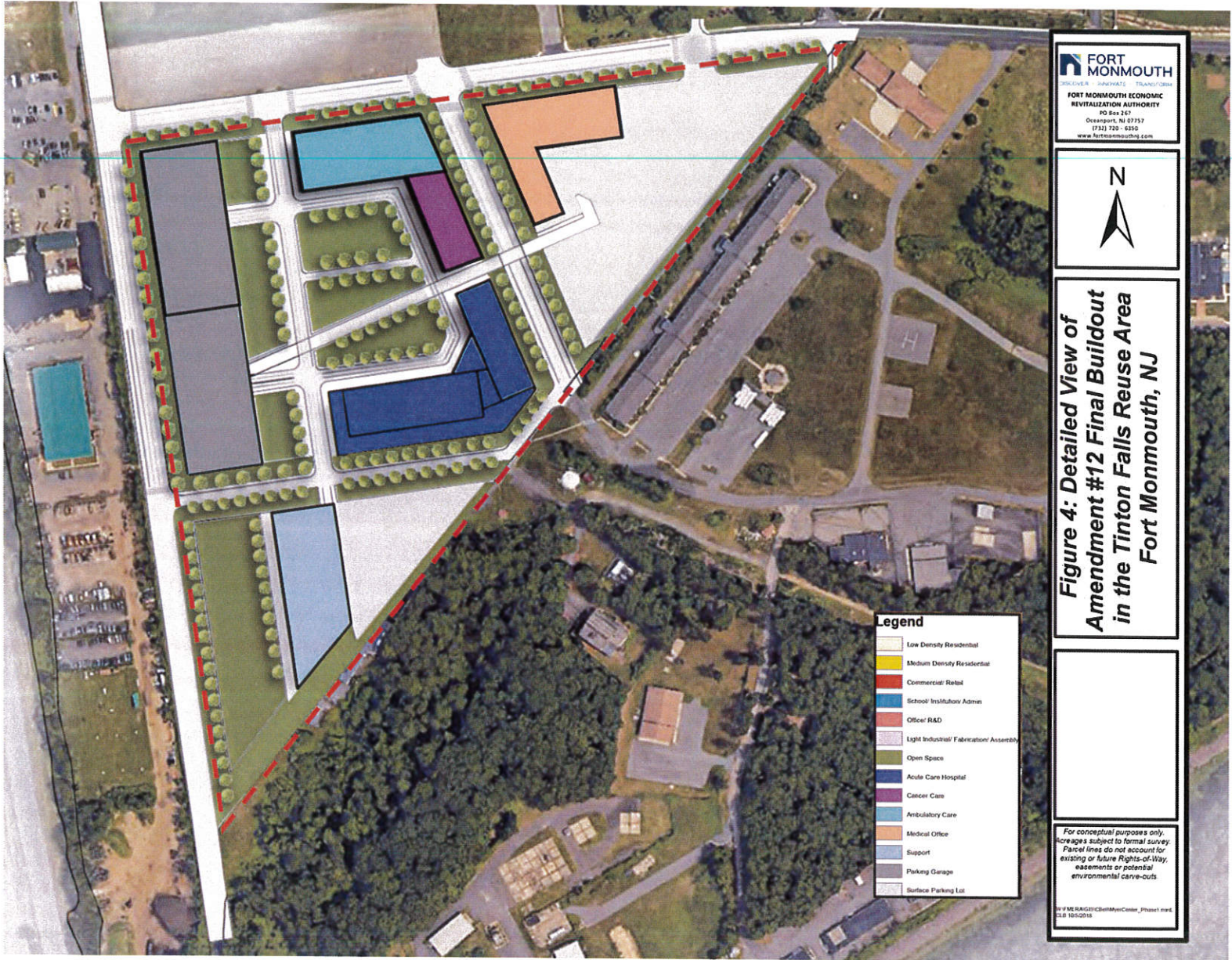
Figure 3: Detailed View of Amendment #12 Phase 2 in the Tinton Falls Reuse Area Fort Monmouth, NJ

Legend

Yellow	Low Density Residential
Orange	Medium Density Residential
Red	Commercial/ Retail
Blue	School/ Institutional/ Admin
Purple	Office/ R&D
Light Blue	Light Industrial/ Fabrication/ Assembly
Green	Open Space
Dark Blue	Acute Care Hospital
Purple	Cancer Care
Light Blue	Ambulatory Care
Orange	Medical Office
Grey	Support
Dark Grey	Parking Garage
Light Grey	Surface Parking Lot

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

Figure 4: Detailed View of Amendment #12 Final Buildout in the Tinton Falls Reuse Area



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**Figure 4: Detailed View of
 Amendment #12 Final Buildout
 in the Tinton Falls Reuse Area
 Fort Monmouth, NJ**

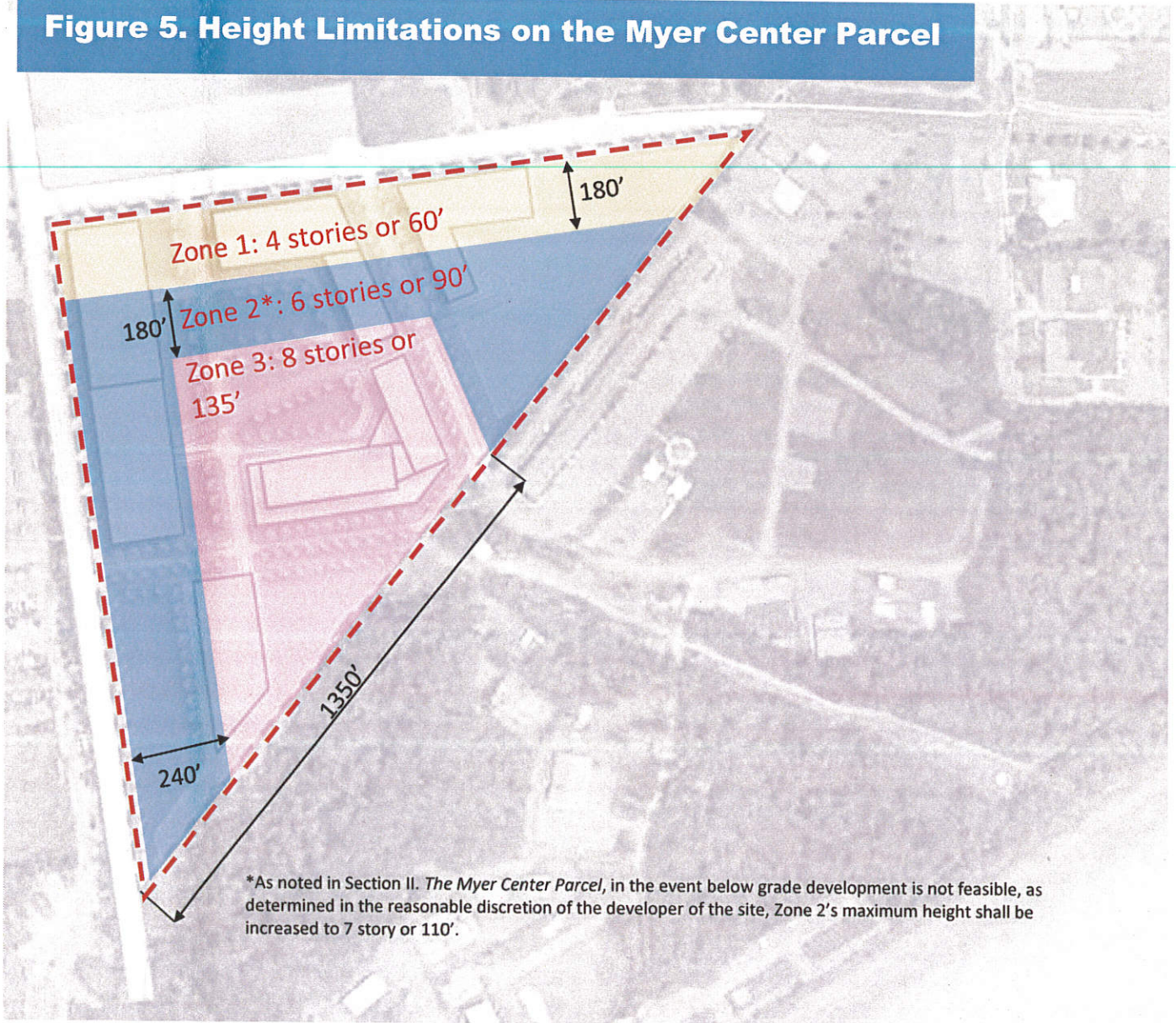
- Legend**
- Low Density Residential
 - Medium Density Residential
 - Commercial/ Retail
 - School/ Institution/ Advocacy
 - Office/ R&D
 - Light Industrial/ Fabrication/ Assembly
 - Open Space
 - Acute Care Hospital
 - Cancer Care
 - Ambulatory Care
 - Medical Office
 - Support
 - Parking Garage
 - Surface Parking Lot

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

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Figure 5: Height Limitations on the Myer Center Parcel

Figure 5. Height Limitations on the Myer Center Parcel



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

The *Reuse Plan* contemplated approximately 753,000 sq. ft. of non-residential uses on this site. This amendment would permit between 1,440,000 and 2,500,000 sq. ft. of non-residential uses on the Myer Center parcel. This amendment would permit an increase of approximately 1,750,000 sq. ft. of non-residential uses, but at no time can the overall sq. ft. exceed the proposed FAR of 1.46 for the site, than was contemplated in the *Reuse Plan*.

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 subsequent amendments to the Tinton Falls Reuse Area. No residential uses would be permitted on the Myer Center Parcel under this amendment.

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.

The *Reuse Plan* envisioned the reuse of the Myer Center to serve a number of technology related office uses and for the parcel to serve as one of the primary economic engines for the Reuse area, generating tax revenue and employment opportunities. This amendment will permit the development of a medical campus including the creation of innovative and efficient health care facilities, which will serve as an economic engine for the Reuse Area, generating employment opportunities.

Circulation

This amendment will not adversely impact any of the "Transportation Circulation Improvement Goals" established in the *Reuse Plan*.

Open Space

The Reuse Plan envisions a central green within an open courtyard on the subject parcel. This amendment would allow for an open courtyard in the center of the site. As such, this amendment does not impact any active recreation or open space contemplated in 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.

Infrastructure

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

Traffic

This amendment contemplates up to an additional approximately 1,750,000 square feet of non-residential uses, but at no time can the overall sq. ft. exceed the proposed FAR of 1.46 for the site, than was envisioned in the *Reuse Plan*. A detailed traffic analysis would be prepared as part of any site plan review related to the reuse and/or development of 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 Myer Center Parcel would be preserved and protected accordingly. There is a former wastewater treatment lime pit located in the center of the Myer Center site in the designated courtyard area that remains under Army ownership. The Army has indicated that it will commence remediation of the lime pit in Fall 2018 and will convey title to this carveout to FMERA upon receipt of a No Further Action determination from the NJ Department of Environmental Protection.

Historic Preservation

None of the buildings or parcel included in this amendment are listed in Chapter 7.0 Historic Preservation Guidelines of the Plan. In addition, none of the buildings or parcel

have been identified by the State Historic Preservation Office (SHPO) as worthy of listing on the State or National Registers of Historic Places. Therefore, the amendment will not impact historic resources required for preservation according to the Programmatic Agreement between the SHPO and FMERA.

Community Impacts and Affordable Housing

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 job opportunities and provide for some non-residential tax ratables 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. While the uses permitted under this amendment could represent a mix of taxable and tax-exempt uses, additional and expanded non-residential uses permitted in this amendment that were not contemplated in the *Reuse Plan* can be expected to have a positive fiscal impact on the tax base of Tinton Falls. These uses would not generate any school children and the municipal costs associated per new employee, as indicated in the *Reuse Plan*, is almost 30 percent less than municipal costs associated per new resident in Tinton Falls.

Because no change in the total residential development yield is envisioned, there would be no direct impact on the construction of affordable housing as envisioned 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 users who wish to relocate to Fort Monmouth and which have the potential to replace jobs lost when the Fort closed.

- *Be founded on market and economic analysis.* This amendment responds to the marketplace by permitting an alternative development scenario designed to attract non-residential users to the Tinton Falls Reuse Area.
- *Leverage Fort assets (people, infrastructure, location).* The amendment affords FMERA with an opportunity to leverage existing assets within the Tinton Falls Reuse Area and to maximize the potential of its location adjacent to the Garden State Parkway to attract new non-residential uses that generate much-needed local employment and potential tax ratables.
- *Be a green community model.* Development on the Myer Center Parcel shall aspire to include elements of LEED Version 4, as the same may be amended from time to time and as set forth by the US Green Building Council, it being understood that in certain instances LEED Certification cannot be obtained in light of existing site conditions and/or constraints. To the extent feasible, development should aspire to achieve LEED Certification (requiring 40-49 points).

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. This amendment involves the redevelopment of new non-residential square footage in the Tinton Falls Reuse Area. Principle #1 recommends higher density development in this area of the redeveloped Fort. As such, the increased maximum floor area ratio (FAR) permitted in this amendment is not inconsistent with the planning principles of the *Reuse Plan*.

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. 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.

- 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.*
- 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 maximize the potential of its location adjacent to the Garden State Parkway to attract non-residential users. This amendment contemplates leveraging existing roadway configurations and improving others. Additionally, this amendment compliments the surrounding existing and anticipated residential and commercial uses by providing for access to health services and additional high quality jobs.*

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.

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.

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.” The amendment is well-reconciled with the guiding policies and policy objectives of the adopted SDRP for the Planning Area 1, Metropolitan Planning Area.

Consistent with the goals for the PA-1, the amendment promotes the type of redevelopment needed to transform the Tinton Falls Reuse Area, which is currently well underway, 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, which is consistent with the plans for the Tinton Falls 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, Tinton Falls and Tinton Falls. This amendment is not inconsistent with the County’s goals for open space in the Tinton Falls Reuse Area.

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 regulations and design guidelines 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 #12 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 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.

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