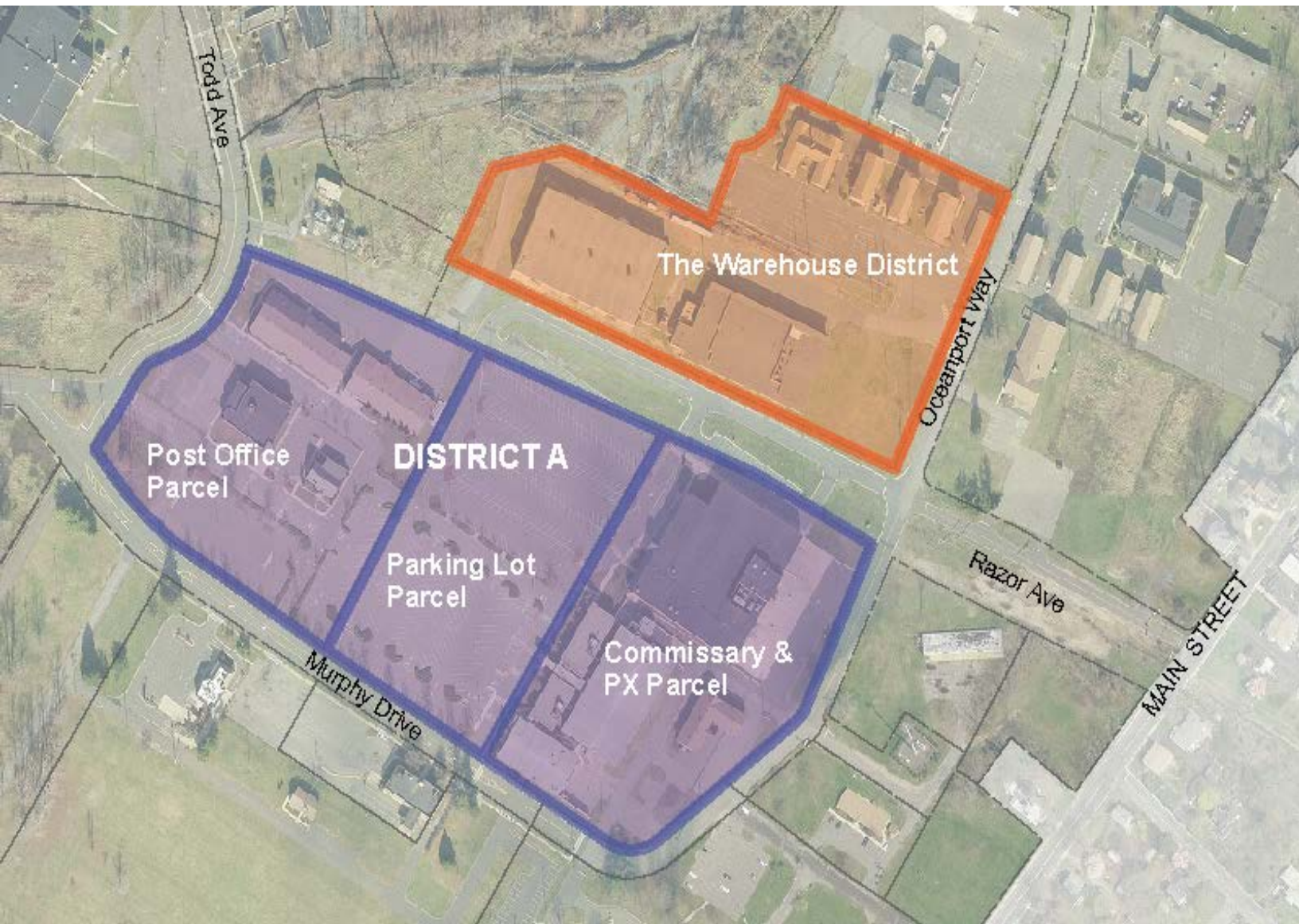


Amendment #15 to the  
**Fort Monmouth Reuse and  
Redevelopment Plan**  
August 2020



**Fort Monmouth Economic Revitalization Authority**

Amendment #15 to the  
**Fort Monmouth Reuse and Redevelopment Plan**

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**Fort Monmouth Reuse and Redevelopment Plan**, adopted: October 2008

Amendments to the Fort Monmouth Reuse and Redevelopment Plan

- Amendment #1:** Parcel E in Tinton Falls, adopted May 2012
- Amendment #2:** Patterson Clinic in Oceanport, adopted December 2012
- Amendment #3:** Several parcels in Tinton Falls, adopted November 2015
- Amendment #4:** Russel Hall and Dance Hall in Oceanport, adopted January 2016
- Amendment #5:** Pistol Range in Tinton Falls, adopted May 2016
- Amendment #6:** Two parcels in Oceanport, adopted July 2016
- Amendment #7:** Fitness Center in Oceanport, adopted August 2016
- Amendment #9:** Eatontown Barracks and DPW in Eatontown, adopted December 2017
- Amendment #10:** Suneagles Golf Course in Eatontown, adopted May 2018
- Amendment #11:** Allison Hall in Oceanport, adopted December 2018
- Amendment #12:** Myer Center in Tinton Falls, adopted January 2019
- Amendment #13:** Squier Hall in Oceanport, adopted April 2019
- Amendment #14:** Lodging Area in Oceanport, adopted May 2019

## ACKNOWLEDGEMENTS

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## I. Introduction

The Fort Monmouth Reuse and Redevelopment Plan (“the Reuse Plan”) was adopted by the Fort Monmouth Economic Revitalization Planning Authority (“FMERPA”) Board on October 15, 2008. Subsequently, the Reuse Plan has been amended 14 times since its first adoption to address the changing development climate.

To further support redevelopment opportunities and economic vitality within the Fort area, 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 Reuse Plan to revise development standards (bulk standards) and provide the option for an alternative development scenario on the following parcels that are located in the former Fort Monmouth property in the Borough of Oceanport, New Jersey (“Oceanport Reuse Area”) as shown on Appendix A.

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 parcels in the Fort area as shown as shown on Appendix B. 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, referred to as “Amendment #15,” 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 leveraging existing Fort assets.

This is the eighth amendment to the *Reuse Plan* for the Oceanport Reuse Area. Amendment #2 permitted the reuse of the Patterson Army Health Clinic as a medical clinic. Amendment #4 allowed for office/research uses in Russel Hall (Building 286) and permitted the Dance Hall (Building 552) to be reused for commercial/retail uses including outdoor dining accessory uses and provided for the maintenance of Van Kirk Park as open space. Amendment #6 allowed for a 13-acre parcel in the southern section of the Oceanport Reuse Area to be reused by the Borough of Oceanport and a 3-acre parcel to be developed as a County emergency homeless shelter; the *Reuse Plan* contemplated these government/civic/institutional uses of the Oceanport Reuse Area, but in other locations. In particular, the *Reuse Plan* called for a 15,000 square foot emergency shelter to be located on the Squier Hall parcel in Building 288. Amendment #6 moved that use to the new 3-acre site and designated Building 288 to be used for office and/or open space. Amendment #7 allowed for Building 114 (the Fitness Center) to be reused as a privately- operated commercial recreation facility, and Amendment #11 allowed for a variety of commercial and office uses on the Allison Hall parcel and transfers the residential units proposed on Allison Hall parcel to the Lodging parcel and permits the boutique hotel to be built on the Allison Hall site. Amendment #13 to the *Reuse Plan* contemplates the reuse of the Building 283 (Squier Hall) for higher education classrooms and ancillary uses, permits the demolition of Buildings 291 and 295 and allows for

institutions of higher education and all ancillary uses, which include, but are not limited to, classrooms, labs, libraries, residence halls, parking garages, arts centers, athletic facilities, both buildings and fields, cafeterias, bookstores, and similar uses that are typical to a college campus. Reuse Plan Amendment #14 (the "Amendment") to the Reuse Plan permits an alternative development scenario on the subject property known as the "Lodging Area Parcel". The Amendment permits demolition of Buildings 360, 361, 362, 363, 364, and 365 and reuse of Buildings 270 and 271 for affordable housing. Additionally, the Amendment permits the construction of 144 market-rate townhomes and development of at least a ±50-foot-wide waterfront esplanade along Parkers Creek including a 12-foot wide walkway designed in a complimentary coordinated style to the adjacent Allison Hall riverfront promenade.

The Fort Monmouth *Reuse and Redevelopment Plan* involved years of careful consideration and study as well as an extensive effort to draw input from 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 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. Goals and Objectives

The primary goal of this Amendment is to further sustainable economic development of the Fort Monmouth area by encouraging a mix of futuristic uses with greater economic viability. The amendment also aims to promote sustainable and resilient development strategies. Some of the key plan goals and policy objectives are outlined below:

- a. Encourage reinvestment and redevelopments within the Fort Monmouth area.
- b. Encourage and promote a well-planned mixed-use environment with commercial, research and development (R & D) cluster and office uses consistent with the *Reuse Plan* to build a competitive advantage in the Fort Area.
- c. Promote the creation of vibrant retail, commercial and office spaces and create job opportunities for local residents.
- d. Address some of the limitations of FMERA's current land use rules and development standards and revise those standards to provide desired flexibility for current & future redevelopment projects.
- e. Enhance economic viability and livability of the area through improved pedestrian connectivity and walkability.

## III. Scope of the *Reuse Plan* Amendment

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

This amendment maintains the development concepts and plans articulated in the *Reuse Plan* but further permits alternative development scenarios on the Warehouse District Parcel and District A (a merger of the Commissary and PX Complex, Parking Lot and the Post Office Area) parcels located in the Oceanport Reuse Area as shown in Appendix A. The details of the amendment to the land use plan and alternative development scenario contemplated in this amendment are provided below.

### a. Amendment to Land Use Plan

The "Land Use Plan" is a figure in the *Reuse and Redevelopment Plan* which divides the Fort into the following broad land use categories: low density/residential; medium density residential; mixed/multi use; commercial/retail; lodging; office/R&D; Institutional; and Open Space. As shown in Appendix B, this amendment modifies that Land Use Plan with regard to the Warehouse District and District A.

Please note that throughout the former Fort Monmouth, the land use categories provided in the Land Use Plan shall be expanded and refined to include the uses listed in N.J.A.C. 19:31c-3.4 of the Land Use Rules, as well as those uses described below.

## 1. Commercial/Retail

- a. "Craft Production" as defined in Amendment #4, i.e., shall mean "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." The definition is further expanded in this amendment to specify that commercial establishments such as breweries, distilleries, and wineries shall be licensed by the Alcoholic Beverage Commission pursuant to N.J.S.A 33:1-10.
- b. "Instructional Schools and Studios" which shall mean "an establishment containing recreational facilities, such as dance schools, martial arts, yoga studios, Pilates, karate and dance studios, or similar group uses involving group instruction. This use may include accessory saunas, showers, massage rooms and lockers, snack bars providing non-alcoholic drinks and pre-packaged snacks not prepared on the premises, and sports equipment and clothing shops customarily accessory to the principal use."

## 2. Office/Research and Development

- a. "Food Service-Related Establishments" which shall mean "a building or establishment used for preparing, manufacturing, processing, bottling, packaging, assembly of food goods, and storage and distribution of food-related goods and products. Food Service-Related Establishment may also contain the following uses accessory to the principal use: ghost kitchen, shared kitchen, kitchen incubator, restaurant, cafe, event space and catering kitchen."
- b. "Food Service- Research & Development" which shall mean "a building or establishment used for food educational & research facilities, culinary school, demonstration kitchens, media kitchens, food membership, food testing, rooftop and interior growing of food products, nutritional health facilities and storage, and distribution of food-related goods and products. Uses may include cafeteria and other ancillary uses related to Research and Development."
- c. "Flex Space" shall mean "a building, or part of a building, used for research, office, and light industrial/fabrication/assembly uses (as defined in Amendment #3)<sup>1</sup> that is suitable or capable of

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<sup>1</sup> In the Amendment #3, 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.



being changed to accommodate a variety of uses and designed to be used on a short- or long-term basis.

### 3. Prohibited Uses Applicable to This Amendment Only

- a. For this amendment only the term "Medical Office" shall not include inpatient services.

### b. Bulk Regulations

#### 1. The Warehouse District

The Warehouse District parcel consists of an approximately 8-acre site containing seven buildings: two circa 1954 warehouses, Building 975 (36,000 sf) and Building 976 (26,880 sf); Building 909, a circa 1942, 5,269 sf administrative building; and Buildings 910, 911, 912 & 913, four circa 1943 administrative buildings, each totaling 4,720. The parcel borders on Rasor Avenue and Murphy Drive AKA Oceanport Way in the Oceanport Reuse Area of the Fort.

The *Reuse Plan* as well as the Reuse Plan Amendment #2 contemplate the demolition of all seven buildings on the Warehouse District and the construction of new housing. As the residential housing has been targeted in other areas, the proposed amendment would permit the following on the Warehouse District:

- a. Permitted Principal Use
  1. Flex Space
  2. Medical Office
  3. Office
- b. Research & Development  
Permitted Accessory Use
  1. Interior storage or small warehouse space may also be accessory to the principal use of the building but under no circumstance shall be greater than 35% of total built space or 25,000 sq. ft, whichever is less.
- c. Floor Area Ratio (FAR): The permitted Floor Area Ratio shall not exceed 0.3.
- d. Building Height: The standard set forth in the FMERA Land Use Rules N.J.A.C. 19:31C-3.5(c) shall apply to this proposed amendment.<sup>2</sup>
- e. Street Facing Building Setback: The standard set forth in the FMERA Land Use Rules N.J.A.C. 19:31C-3.14(d) shall apply to this proposed amendment.
- f. Maximum Impervious Lot Coverage: The permitted Maximum Impervious Lot Coverage shall not exceed 70%.
- g. Side lot line setbacks: The standard set forth in the FMERA Land Use Rules N.J.A.C. 19:31C-3.5(h) shall apply to this proposed amendment.
- h. Rear Yard Set Back: The standard set forth in the FMERA Land Use Rules N.J.A.C. 19:31C-3.5(h) shall apply to this proposed amendment.

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<sup>2</sup> For the avoidance of doubt, pursuant to N.J.A.C. 19:31C-3.5(c)(3) rooftop appurtenances, such as parapets and other design features, may exceed the permitted building height by up to 15 percent above the permitted building height set forth herein.

## 1.1 Additional Requirements

The following additional requirements will be applicable to the Warehouse District

- a. Street intersections shall be located at least 150 feet from other new or existing intersections.
- b. Up to three (3) entrances from Murphy Drive AKA Oceanport Way to the Subject Parcel are permitted, subject to approvals by the County and municipality.
- c. Driveways or curb cuts shall be up to 40 feet in width, subject to approvals by the County and municipality. FMERA Land Use Rules 19:31C-3.9 (c) shall be applicable for all other requirements driveways or curb cuts.
- d. The site is not required to propose any lighting along Murphy Drive AKA Oceanport Way.
- e. No setback from the adjacent property line or public right of way is required for existing Northern Private road and the relocated Anson Avenue.

## 2. District A

The amendment will create an alternative development scenario applicable to the - District A as shown in Appendix A. The District A consists of the Post Office Area, the Commissary & PX, and Parking Lot parcels.

### 2.1 The Post Office Area

The Post Office Area parcel totals an approximately six (6) acres of land containing four (4) buildings: the 7,641± sf former Post Office (Building 1005), constructed in 1971; Tickets & Tours (Building 1010), a 2,600± sf building constructed in 1970; Building 800, a circa 1942 14,964± sf administration and classroom building renovated by the Army; and Building 801, the 9,267± sf recreation equipment checkout facility built in 1941. The Post Office Area parcel borders on Todd, Alexander and Rasor (aka Anson) Avenues in the Oceanport Reuse Area of the Fort. The *Reuse Plan* as well as the Reuse Plan Amendment #2 contemplate the demolition of all four buildings on the Post Office Area parcel and the construction of a new public elementary school within the parcel. As the Borough has identified an alternate resolution for a new public elementary school, the proposed amendment would not include school as a permitted use.

### 2.2 The Commissary, PX Complex & Parking Lot

The Commissary, PX complex and the Parking Lot parcels totals approximately eleven (11) acres. The Commissary and PX Complex includes the 25,626 sf. Post Exchange (Buildings 1000, 1001, 1002 & 1003), the 53,700-sf. former grocery (Building 1007) and the 5,563 sf. Army Community Service Center (Building 812). The Commissary and PX Complex, is approximately 6.385 acres in area. The Parking Lot consists of an approximately 4.90-acre paved lot. The Property borders on Rasor Avenue and Murphy Drive AKA Oceanport Way in the Oceanport Reuse Area of the Fort.

The *Reuse Plan* as well as the Reuse Plan Amendment #2 contemplate the renovation and reuse of The Commissary as a retail and/or community center and the demolition of the PX-Complex.

## 2.3 Permitted Uses in District A

The following uses are permitted in District A.

### Permitted Principal Uses

1. Food Service - Research & Development (R&D)
  2. Flex Space
  3. Office
  4. Research & Development
  5. Instructional Schools and Studios
- a. Permitted Accessory Use
- a. Interior storage or small warehouse space may also be accessory to the principal use of the building but under no circumstance shall be greater than 25% of total built space or 10,000 sq. ft, whichever is less.
- b. Permitted Uses for Commissary Building

The Commissary Building must be adaptively reused. The following uses are permitted for the adaptive reuse of the Commissary Building.

1. Craft Production facility
2. Food Service - Related Establishments
3. Food Service - Research & Development

## 2.4 Bulk Regulations Applicable to District A

The following bulk requirements will be applicable to District A.

- a. Floor Area Ratio (FAR): The permitted Floor Area Ratio shall not exceed 0.3.
- b. Building Height: The standard set forth in the FMERA Land Use Rules N.J.A.C. 19:31C-3.5(c) shall apply to this proposed amendment.<sup>3</sup>
- c. Street Facing Building Setback: The standard set forth in the FMERA Land Use Rules N.J.A.C. 19:31C-3.14(d) shall apply to this proposed amendment.
- c. Maximum Impervious Lot Coverage: The permitted Maximum Impervious Lot Coverage shall not exceed 75%.
- d. Side lot line setbacks: The standard set forth in the FMERA Land Use Rules N.J.A.C. 19:31C-3.5(h) shall apply to this proposed amendment.
- e. Rear Yard Set Back: The standard set forth in the FMERA Land Use Rules N.J.A.C. 19:31C-3.5(h) shall apply to this proposed amendment.

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<sup>3</sup> For the avoidance of doubt, pursuant to N.J.A.C. 19:31C-3.5(c)(3) rooftop appurtenances, such as parapets and other design features, may exceed the permitted building height by up to 15 percent above the permitted building height set forth herein.

## 2.5 Additional Requirements Applicable to District A

The following additional requirements will be applicable to District A.

- a. The Property shall provide screening for the existing loading area to comply with 3.7(c)1. Notwithstanding the height requirement in 3.10(g)1, a 6-8' wall shall be permitted in the Commissary loading area. This wall shall comply with all sight triangle requirements.
- b. Notwithstanding the loading requirement in 19:31C-3.7(c)2, existing loading area on Murphy Drive AKA Oceanport Way is permitted for the Commissary Building.
- c. The development on the site is not required to propose any lighting along Alexander Ave, Todd Ave and Murphy Drive AKA Oceanport Way.
- d. Up to four (4) entry driveway from adjacent roadways to the Subject Parcel are permitted, subject to approvals by the County and municipality.
- e. Driveways or curb cuts shall be up to 40 feet in width, subject to approvals by the County and municipality. FMERA Land Use Rules 19:31C-3.9 (c) shall be applicable for all other requirements driveways or curb cuts.

### 3. Parking and Loading Requirements:

The following shall apply to both Warehouse District and District A with regard to Parking and Loading.

- a. Parking:

Each use permitted shall provide the minimum number of automobile parking spaces indicated in the table below.

Land Use	Minimum Space Required
Flex Space	One space per 800 square feet of GFA
Food Service-Related Establishments	Four spaces per 1,000 square feet of GFA
Research & Development/Food Service - Research & Development	Four spaces per 1,000 square feet of GFA
Instructional Schools and Studios	Four spaces per 1,000 square feet of GFA

- b. Shared Parking: Shared parking requirements are indicated in the table below. Shared parking calculation shall be done as per FMERA Land Use Rules 19:31C-3.7 (b) (1-4)

Weekday Rates	Flex Space	Food Service Related Establishments	Research & Development/Food Service – Research & Development	Instructional Schools and Studios
Daytime (8 AM-6PM)	90%	100%	100%	100%
Evening (6PM-Midnight)	80%	80%	50%	40%
Nighttime (Midnight-8 AM)	5%	5%	5%	5%

<b>Weekend Rates</b>	<b>Flex Space</b>	<b>Food Service Related Establishments</b>	<b>Research &amp; Development/Food Service – Research &amp; Development</b>	<b>Instructional Schools and Studios</b>
Daytime (8 AM-6PM)	80%	50%	40%	100%
Evening (6PM-Midnight)	50%	5%	5%	10%
Nighttime (Midnight-8 AM)	5%	5%	5%	5%

1. The parking ratio set forth in the FMERA Land Use Rules 19:31C-3.7(a) shall apply for Office use, including Medical Office.
2. The shared parking requirements set forth in the FMERA Land Use Rules 19:31C-3.7(b) shall apply for Office use, including Medical Office.

c. Loading:

1. The following loading space requirement shall be applicable to both Warehouse District and District A.

<b>Land Use</b>	<b>Minimum Space Required</b>
Flex Space	One space per first 10,000 sq. ft. and One space per 40,000 thereafter.
Food Service-Related Establishments	One space per first 15,000 sq. ft. and One space per 40,000 thereafter.
Research & Development (R&D) Food Service - Research & Development	One space per first 15,000 sq. ft. and One space per 40,000 thereafter.
Instructional Schools and Studios	One space per first 20,000 sq. ft. and One space per 40,000 thereafter.

2. No loading space is required for Office Use as defined under N.J.A.C. 19:31C -3.2(b).
3. All other requirements related to loading as set forth in FMERA Land Use Rules 19:31C-3.7 (c) (1-3) shall be applicable for the loading.

**4. Signage:**

The following requirement shall be applicable to both Warehouse District and District A.

a. **Ground Signs:**

1. Maximum two ground signs are permitted in each district. The maximum sign area shall be 80 square feet. The maximum sign height shall be ten feet above grade.
2. FMERA Land Use Rules 19:31C-3.9 (d) shall be applicable for all other requirements related ground signs.

b. **Wall Signs:**

1. For buildings containing more than one tenant, the provisions set forth in FMERA Land Use Rules 19:31C-3.9 (d) shall apply to the exterior surface of each tenant space or leased portion of the building.

## V. Relationship to Elements, Objectives and Principles of the *Reuse Plan* and FMERA Directive

### a. Relationship to Reuse and Redevelopment Plan and its 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.

#### 1. Land Use and Circulation

##### *Total Non-Residential Square Footage Yield*

##### **The Warehouse District and District A:**

The Reuse Plan envisions redevelopment of the Warehouse District and District A for education, medical campus, residential and commissary uses.

For the Warehouse District, the Reuse Plan as well as the Reuse Plan Amendment #2 calls for the demolition of all seven buildings on the Warehouse District and the construction of new housing in its place. As the residential housing has been targeted in other areas, the proposed amendment would permit non-residential uses related to office, research and development and flex space. The proposed uses for the Warehouse District will complement the surrounding proposed uses for District A in terms of R &D cluster development. The maximum permitted FAR for the district is 0.3 which allows low-density non-residential development with required parking spaces. The Amendment would permit up to +/- 98,000 sq. ft. of new development on the Warehouse District to house office, medical offices, research and development and flex space.

For the purposes of the Redevelopment of the Post Office Area, Commissary and PX Complex and the Parking Lot, the parcels shall be merged for one section of the Redevelopment Project. District A shall include the reuse of the Commissary building and the demolition of all the remaining buildings in District A. For the Commissary building, the *Reuse Plan* contemplated approximately 53,700 sq. ft. of uses related to commissary and retail. The proposed Amendment would permit the adaptive reuse of the commissary building into a +/- 53,700 sq. ft. of commercial and retail uses related to food service establishments, research & development and craft production. The Commissary is to be redeveloped as an enrichment center incorporating a provision for food services, a culinary school, crafts production, arts adaptation (including music and art facilities for enrichment learning for all ages) as well as the display of art. The complex may also potentially include retail, office, entertainment, research and development. The Commissary and PX Complex may also include flex-space/warehouse space provided that such flex-

space/warehouse space is: (i) in support of another principal use such as office or research and development; and (ii) not the primary use of any building on the Commissary and PX Complex. The *Reuse Plan* and Amendment #2 did anticipate that once the excess buildings were demolished, a new public elementary school would be constructed within the parcel. As the Borough has identified an alternate resolution for a new public elementary school, District A shall also allow up to 140,000 sq ft of commercial space uses of commercial uses related to food service establishments, research & development, flex space, office, and instructional schools and studios.

The *Reuse Plan* calls for the demolition of the PX complex and development of residential uses. As the residential housing has been targeted in other areas, the proposed amendment permits non-residential uses related to research and development and flex space to be incorporated into District A.

For the Parking Lot area, the *Reuse Plan* contemplates the development of parking for Commissary uses. The proposed amendment permits the Parking Lot to be merged into District A's 140,00 sq ft. of commercial space uses related to research and development, office and flex space, and instructional schools and studios as discussed in the previous section. The maximum permitted FAR for District A (the entire Post Office Area, Commissary & PX-Complex and Parking Lot area) will be 0.27 which will allow the development of adequate parking spaces for the various uses.

#### *Total Residential Development Yield*

The amendment does not propose any changes relative to the residential uses, the residential units on the Oceanport Reuse Area will remain 720 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.

The amendment permits diverse tech-oriented uses for the Warehouse and District A areas and these uses are consistent with the goal and uses contemplated of the *Reuse Plan*. As this tech-center clustered development will complement the surrounding land uses.

#### *Circulation*

As there will be no school in District and residential in the Warehouse District as contemplated by the *Reuse Plan*, there will be slight change to the interior road network as contemplated by the *Reuse Plan*. However, the amendment does not propose any changes to Rasor Avenue and Murphy Drive AKA Oceanport Way and is consistent with the "Transportation Circulation Improvement Goals" established in the *Reuse Plan*. As such, the amendment would not adversely impact any of the "Transportation Circulation Improvement Goals" established in the *Reuse Plan*.

## 2. Open Space

The amendment does not impact any active recreation or open space contemplated in the *Reuse Plan*. Furthermore, this amendment aims to encourage the concept of placemaking and the development of

public space, plaza, and walkways within the redevelopment area which is consistent with the *Reuse Plan*.

### 3. Sustainability

This amendment would not preclude incorporation of any of the sustainability measures outlined in the *Reuse Plan*. Specifically, the reuse of Commissary Building would further the *Reuse Plan*'s green building sustainability goal to maximize the adaptive reuse of existing buildings and infrastructure.

### 4. 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.

### 5. Traffic

Though the amendment permits up to +/- 268,700 sq. ft. commercial and R&D related uses in the Warehouse District A area, the maximum permitted FAR is 0.3 which is not significantly high for the non-residential uses contemplated in the *Reuse Plan*. Therefore, the proposed uses and the total increase of square footage as a result of the proposed amendment, will not generate significant additional traffic than what has been anticipated in the *Reuse Plan*. The existing road network system as contemplated in the *Reuse Plan* is expected to accommodate any additional traffic generated from the commercial and R & D uses. 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.

### 6. 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 land area associated with this amendment would be preserved and protected accordingly.

### 7. Historic Preservation

None of the buildings affected by the proposed amendment are listed in State and National Registers of Historic Places. Likewise, none of the buildings or parcels included in the amendment are subject to FMERA's Historic Preservation Guidelines.

### 8. 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 the Fort's workforce 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 revenues would lessen the burden on local residents.



The commercial/R&D uses contemplated for the Warehouse and District A areas 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 these areas is 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. Thus, there would be no negative impact on the construction of affordable housing as delineated in the *Reuse Plan*.

## **b. 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:

1. 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.
2. 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.
3. Be founded on market and economic analysis. This amendment responds to the marketplace by permitting an alternative development scenario designed to attract futuristic R&D businesses to the Oceanport Reuse Area.
4. Leverage Fort assets (people, infrastructure, location).  
The amendment affords FMERA with an opportunity to leverage existing assets through the Reuse of the Commissary building in District A and the redevelopment of the Warehouse District and the remaining land in District A area within the Oceanport Reuse Area and to attract new non-residential uses that generate much-needed local employment and tax revenues.
5. Be a green community model.  
The adaptive reuse of the Commissary Building with surrounding redevelopments furthers the Plan's green building sustainability goal to maximize the adaptive reuse of existing buildings and infrastructure system.

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 a mix of uses in existing and new buildings in a manner that promotes these planning principles.

- Principle #2: Link centers & increase mobility with connected transit infrastructure serving the region and the Fort.*  
The amendment does not preclude the potential to create an extensive system of bikeways, pedestrian trails and side-walks 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. The amendment promotes green roof and other low impact development strategies that will further improve the natural environment of the Fort area.
- 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 proposed amendment encourages a well-connected campus within the proposed development area as well as creates opportunities to build strong connection between the local community and the Fort Area both physically and economically. Further, the amendment would not preclude 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 leverage existing assets of the Oceanport Reuse Area, i.e., reuse of Commissary building, and redevelopment of District A and the Warehouse District area, attract new office, commercial and R&D tenants and food-based cluster development that would generate much-needed local employment and tax revenues. 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.

### **c. 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, and it would advance the public welfare by furthering the adaptive reuse of an existing facility and roadway network at the Fort.

#### **d. Relationship to FMERA's Land Use Rules**

This Amendment creates alternative development scenario and creates an overlay zone superseding some provisions of FMERA's Land Use Rules. In all situations where zoning issues and bulk standards are not specifically addressed herein, the FMERA's Land Use Rules, however, shall remain in effect.

## **VI. Relationship to State, County and Municipal Planning Objectives**

### **a. 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.

## **b. 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.

## **c. 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 Fort to Village Plan calls for the area surrounding the Patterson Medical Center Area, presently Beacon of Life Pace Program-an adult care facility area, to be zoned for mixed-use medical office park uses, schools, and residential uses to allow townhouse. The Warehouse district and District A are in close proximity to the Beacon of Life Pace Program- adult care facility area. The amendment permits a mix of medical & professional offices and R& D uses in the Warehouse District and District A and these uses are well aligned with the uses contemplated for the area in the Fort to Village Plan. As the Borough has identified an alternate resolution for a new public elementary school and the residential housing has been targeted in other areas, repurposing the area with a mix of commercial, office and R & D uses affords FMERA the flexibility to create a cluster development of compatible and complementary land uses in the area as contemplated in the Fort to Village Plan.

## **d. Oceanport Zoning**

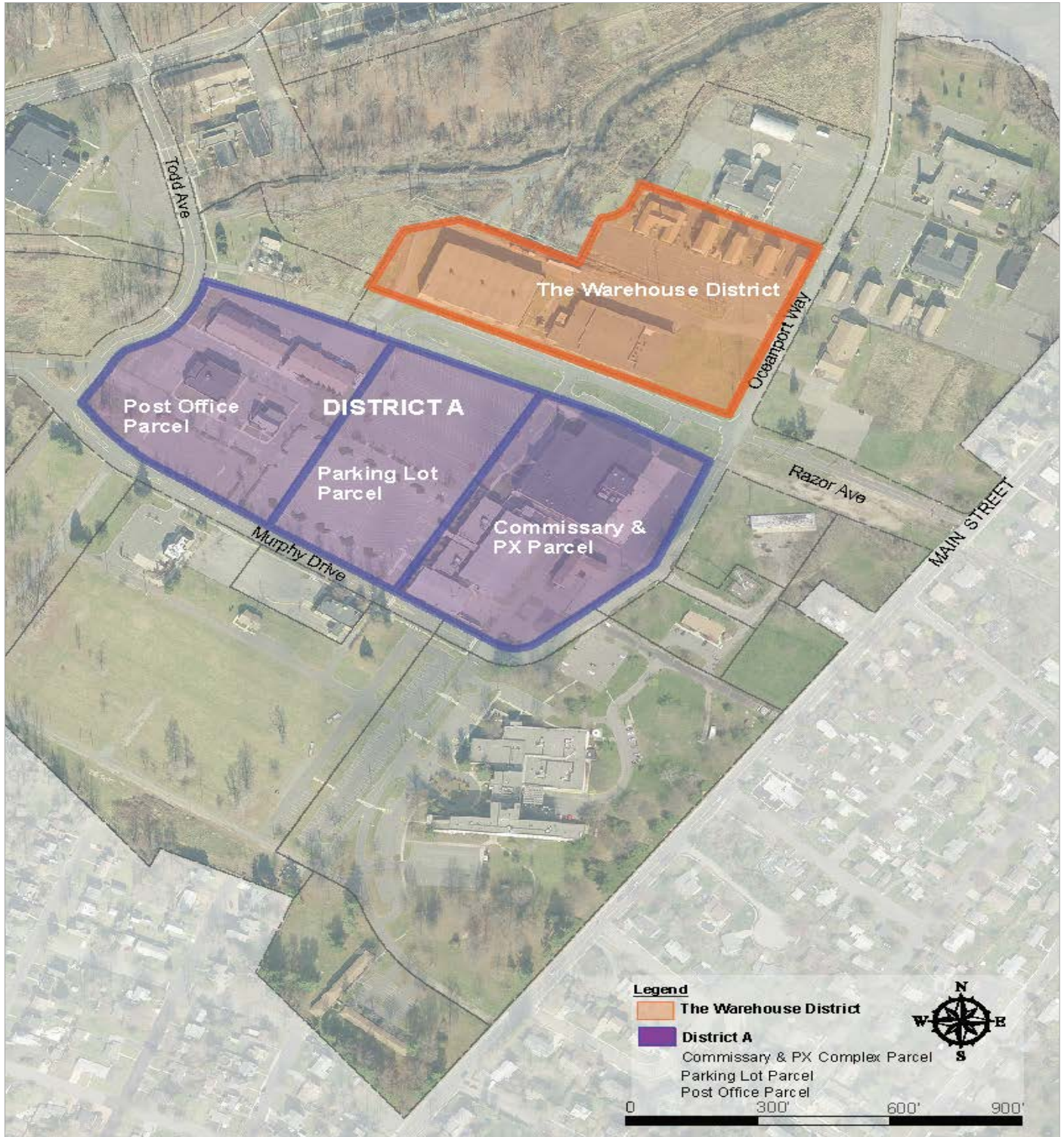
The area affected by the proposed amendment lies within the Borough's R-1: Single-Family Residential District under the municipality's current zone plan. This designation permits single-family detached dwellings, parks and playgrounds, municipal buildings, libraries and public schools. The minimum lot size is 30,000 square feet, the maximum height is two stories, or thirty-five feet and the maximum density is 1.5 dwelling units per acre. The *Reuse Plan* and Land Use Rules, however supersedes the Oceanport Zoning.

## VI. Conclusion

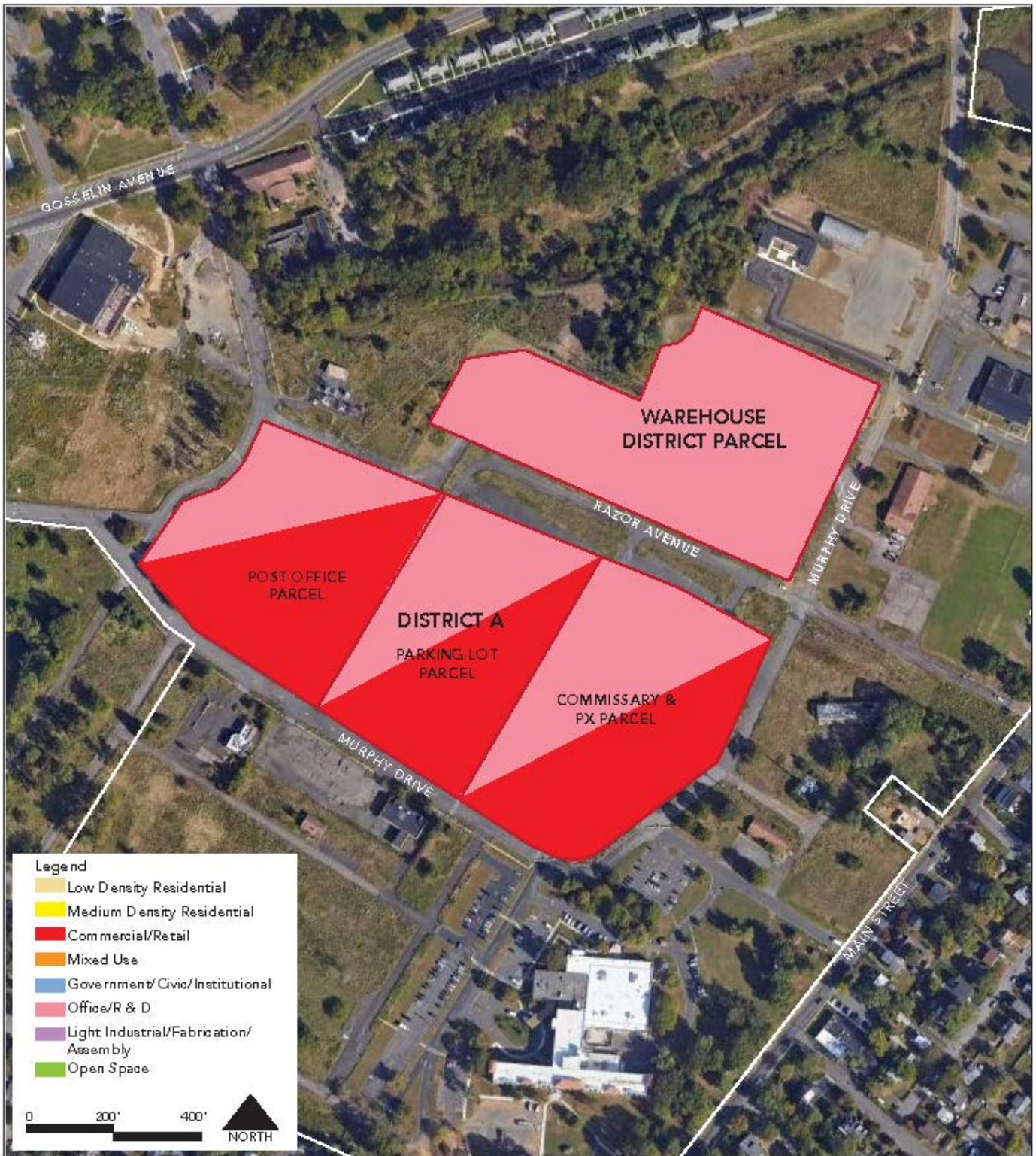
The subject amendment, referred to as Amendment #15 to the Fort Monmouth Reuse and Redevelopment Plan, maintains the land use concepts and plans articulated in the Reuse Plan. However, the amendment permits alternative development scenarios for the Oceanport Reuse Area.

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.

APPENDIX A  
MAP SHOWING PARCELS AFFECTED BY THE AMENDMENT



## APPENDIX B – LAND USE MAP



Land Use Plan AMENDMENT #15 in the Oceanport Reuse Area  
PHILLIPS PREISS GRYGIEL LEHENY HUGHES LLC 2020