

Amendment #19 to the
**Fort Monmouth Reuse and
Redevelopment Plan**

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Fort Monmouth Economic Revitalization Authority

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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 2019
- Amendment #10:** Suneagles Golf Course in Eatontown, adopted May 2019
- Amendment #11:** Allison Hall in Oceanport, adopted December 2019
- 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
- Amendment #15:** Commissary & Warehouse area in Oceanport, adopted August 2020
- Amendment #16:** Barker Circle parcel in Oceanport, adopted December 2020
- Amendment #17:** Howard Commons-Water Tower parcel in Eatontown, adopted April 2021
- Amendment #18:** Nurses Quarter in Oceanport, adopted July 2022

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 18 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. 52:27I-19 et. seq.), the Fort Monmouth Economic Revitalization Authority (“FMERA”) is considering amending the *Reuse Plan* to revise development standards and provide the option for an alternative development scenario on a portion of the Howard Commons Parcel identified as the “Subject Parcel” that is located in the former Fort Monmouth property in the Borough of Eatontown, New Jersey (“Eatontown Reuse Area”) as shown on Exhibit A.

a. Proposed Amendment

The Howard Commons Parcel is located along Hope and Pinebrook Roads in the Charles Wood Portion of Fort Monmouth and originally consisted of +/-64 acres of land area. Amendment #17 permitted an alternative development scenario for +/-4 Acre parcel of the original Howard Commons Parcel. The proposed amendment creates an alternative development scenario for the remaining +/-60 acres of the Howard Common Parcel (the “Subject Parcel”).

The Reuse Plan envisions mixed-income housing with an emphasis on affordable and workforce housing, for civil servants such as fire and safety and education professionals for the Howard Commons reuse area. The Residential section of the Howard Commons area is contemplated for a total of 275 residential units with a 20% of the housing units to be set aside for affordable housing units. Additionally, the Reuse Plan contemplates a commercial development in the form of a 12,530 square foot convenience retail facility at the intersection of Hope and Pinebrook Roads, the demolition of all the buildings in the Howard Commons area and a ±5-acre baseball field in the section of the subject parcel to the south of Pinebrook Road. The Land Use Rules places the subject parcel in the Eatontown Pinebrook Neighborhood District. Open Space and Recreation uses are permitted in the in the Eatontown Pinebrook Neighborhood District.

This amendment to the *Reuse Plan* would continue to permit, the construction of two hundred seventy-five (275) Housing Units along Pinebrook Road and allow a commercial and retail facility of up to 40,000SF, which may include, but is not limited to, a gasoline station, restaurant, office, convenience and grocery stores fronting on Hope Road and/or Pinebrook Road in the section of the Howard Commons area as indicated on Exhibit B.

This amendment, referred to as “Amendment #19,” 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 Exhibit 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, Amendment #19 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.

Amendment #19 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 economic development, creating diverse housing opportunities, and improving the quality of lives and public welfare.

Amendment #19 is the fourth amendment to the *Reuse Plan* for the Eatontown Reuse Area. Amendment #9, the first amendment to the Reuse Plan for the Eatontown Reuse Area, permitted an alternative development scenario for a +/-4.2-acre Barracks parcel and a +/-7.5-acre parcel located in the eastern section of the Eatontown Redevelopment area. Amendment #9 permitted the reuse of Buildings 1102-1107 for commercial arts-related uses, including studio, performance, and gallery space, as well as up to 12 short-term residential units for artists on a +/-4.2 acres Barracks parcel. Additionally, Amendment #9 permitted a Department of Public Works (DPW) facility for the Borough of Eatontown, as well as open space around Wampum Brook on a +/-7.5-acre parcel located west of the Barracks site. Amendment #10 permitted the reuse and upgrading of the golf course and its associated facilities and demolition of the swimming pool and the 42 existing Megill Housing units. Amendment #10 also allowed for the construction of 60 townhouse units on the Megill Housing site and 15 affordable units in the northeast corner of the property adjacent to Tinton Avenue. Further, Amendment #10 permitted the renovation of Gibbs Hall for a banquet and conference facility including the addition of a new porch to the rear side of the Gibbs Hall building. Amendment #17 permitted a Water Storage Tank, associated facilities, and parking in the eastern section of the Howard Commons area. Plan Amendment #8 also proposed an alternative development scenario for Howard Commons parcel but was not adopted.

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 visioned for the Eatontown 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 directive, and relationship 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 accommodating uses that are essential for building resilient communities in the Fort Monmouth area. Some of the key plan goals and policy objectives are outlined below:

- a. Encourage reinvestment and redevelopments within the Fort Monmouth area.
- b. Accommodate uses that are critical for the functioning of Fort Monmouth area.

- c. Maintain the availability of market-rate and affordable housing alternatives for all income levels as envisioned by the Reuse Plan.
- 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 the livability of the area by creating recreational opportunities through open space and improved pedestrian connectivity.

III. Scope of the *Reuse Plan* Amendment

The Fort Monmouth properties in Eatontown total approximately 454 acres and are divided into two development areas: the western section composed of approximately 235 acres in the existing Charles Wood Area, and the eastern section composed of 219 acres in the Main Post Area. The Reuse Plan envisions redevelopment of the Eatontown Reuse Area for approximately 1.96 million square feet of non-residential space and 577 residential units. Such development would include a conference hotel and golf course, a mixed-income housing neighborhood, a lifestyle mixed-use center/technology incubator campus and municipal complex, and expansive green space. Amendment #10 permitted up to 75 residential units on the Suneagles Golf Course, consisting of 60-unit townhouses and 15 affordable units. These housing units were not contemplated in the Reuse Plan. As such, Amendment #10 added 75 additional residential units to the total of 577 residential units originally contemplated for the Eatontown Reuse Area.

This amendment maintains the development concepts and plans articulated in the *Reuse Plan* and subsequent amendments but further permits alternative development scenarios on the Subject Parcel located in the Eatontown Reuse Area as shown in Exhibit A. The details of the amendment to the land use plan and alternative development scenario contemplated in this amendment are provided below.

1. Subject Parcel: +/- 60 Acres - Parcel in the Howard Commons area

The Subject Parcel is approximately 60 acres in area and is located at the intersection of Pinebrook Road and Hope Road, along both sides of Pinebrook Road in the southern section of the Charles Wood Area in the Eatontown Reuse Area. The Subject Parcel is currently improved with forty-eight buildings (Buildings 2600, 2603, Buildings 3001 through 3033, Buildings 3038 through 3052) which are comprised of townhouses and one (1) single general-purpose storage building.

This amendment would permit the following.

1.1 Permitted Uses

The proposed amendment will permit following uses in the Subject Parcel.

- Residential use including Low-Density residential, Medium-density residential use.
- Retail, General¹

¹ Retail, General as defined in Amendment #11 to the Reuse Plan, means 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-

- Retail, Convenience
- Office
- Restaurant, full service
- Restaurant, fast casual²
- Gasoline Station with Convenience Store^{3 4}
- One Drive-thru window shall be permitted as an accessory use to either an Office or a Restaurant, fast casual use.

1.2 Bulk and Density Regulations

The following bulk and density standards will be applicable to the Subject Parcel:

1.2.1 Residential Use

- Density: 275 residential dwelling units comprised of the following:
220 low-density and medium-density units, comprising of at least twenty-two (22) or more low-density single-family detached Homes, and fifty-five (55) medium-density units in the form of apartments and stacked flats affordable to low- and moderate-income households, including twenty (20) permanent supportive housing units.
- Height: The maximum height of low-density residential buildings shall not exceed 3 stories/ 45 feet. The maximum height of medium-density residential buildings-apartments and stacked flats of shall not exceed 3 stories/45 feet.
- Setbacks: Minimum required setbacks are listed in the Table 1.

out stores; ice cream parlor; retail bakery without seating. Retail, General uses throughout the former Fort Monmouth shall also include supermarkets and stores that sell household merchandise.

² Restaurant, fast-casual shall mean an establishment which serves food or beverages for immediate consumption either on the premises, or to be taken out for consumption elsewhere. Food is cooked on customer-demand basis, payment is required prior to consumption, and seating or other physical accommodation for on-premises customer dining, with limited or no table service, is provided.

³ Gasoline Station with Convenience Store shall mean a single use facility that includes a retail store with a fuel dispensing facility on the same premise, under common management and operated by a single business entity in conjunction with the sale of gasoline and diesel for motor vehicles. The retail store may sell food and beverages, groceries and convenience items. Such items may be pre-packaged and/or include freshly prepared food and beverage for on or off-site consumption, coffee, snacks, dairy products, dry goods, grocery items, newspapers, tobacco, lottery sales, over-the-counter medication and minor automotive accessories. These establishments that may contain indoor and outdoor dining areas for the purpose of on-site consumption of products. The facility may contain electric vehicle charging stations, automated teller machines, outdoor vacuums, air pumps for the inflation of tires, indoor and outdoor seating, and the outdoor display of minor automotive accessories located adjacent to the fuel dispensers as accessory uses. The facility may operate 24 hours per day and seven (7) days per week. The facility shall not contain any kind of vehicle repair or maintenance services, tire sales or services, vehicle rental services, vehicle customization or accessory sales, taxis or bus services, and any long term or overnight parking and any other similar use.

⁴ Gasoline Station with Convenience store usage shall apply exclusively to the Howard Commons Parcel. The Reuse Plan envisioned that a 12,530 square foot convenience store would be located at the northeast intersection of Hope and Pinebrook Roads. Since the Reuse Plan was adopted in 2008, convenience stores with gas stations have become more commonplace in New Jersey and the two uses are often provided together. Their ubiquity has led many jurisdictions to permit convenience stores with gas stations jointly as a singular use rather than two principal uses. Many convenience stores with gas are geared toward morning and evening commuter "rushes." As such, many are sited on major corridors offering maximum visibility to passing motorists is key to their success. The Howard Commons parcel offers unique visibility and access to major roadways that make it distinct from other parcels in the site. For example, it is located at the intersection of Hope and Pinebrook Roads which are both heavily traveled. This is also a signalized intersection increasing visibility to cars waiting for a light to change. Further, Hope Road offers convenient access to the Garden State Parkway and Routes 18 and 36. This location would offer motorists traveling north on Hope Road their first opportunity to get gas after exiting the Garden State Parkway, or their last opportunity to get gas before entering the Garden State Parkway. Other sites in the Fort do not offer this type of visibility and accessibility to major roadways as the Howard Commons Parcel.

Table 1

Uses	Front Setback (Ft)	Side Setback (Ft)	Rear Setback (Ft)
Low Density Residential - Single Family Detached	15	5	20
Low Density Residential - Single Family Attached/Townhouse	10	5	15
Medium Density -apartments/stack flats.	10	20	15

- i. Notwithstanding the front setback requirement in 1.2.1(c) Table 1, buildings fronting on Pinebrook road shall have a minimum 30-foot front setback.
- d. Impervious Coverage: The Maximum Impervious Lot Coverage shall not exceed 65% of the total lot area.
- e. Parking: The standard set forth in the FMERA Land Use Rules N.J.A.C. 19:31C-3.7 shall apply to this proposed amendment.
- f. Loading: No minimum loading space is required for residential uses.

1.2.2 Non-Residential Uses

- a. Density: Total nonresidential uses comprising of Retail uses, Office, and Gasoline station shall not exceed more than 40,000SF in area, excluding the area of the gas pump canopy.
- b. Height: The maximum height of non-residential building/s shall not exceed 2 stories/ 35 feet excluding gasoline station canopy. The height of the gasoline station canopy shall not exceed 18 feet.
- c. Setbacks: Minimum required setbacks are listed in the Table 2.

Table 2

Uses	Front Setback (Ft)	Side Setback (Ft)	Rear Setback (Ft)
Retail	25	20	20

- i. Notwithstanding the front setback requirement in 1.2.2(c) Table 2, buildings fronting on Pinebrook road shall have a minimum 30-foot front setback.
- d. Impervious Coverage: The Maximum Impervious Lot Coverage shall not exceed 75% of the total lot area.
- e. Floor Area Ratio (FAR): The floor area ratio shall not exceed 0.25.
- f. Parking: One space for 250 square feet of GFA shall be provided for Retail uses, and for Gasoline Station with convenience store, two (2) spaces per 1000 SF should be provided. Parking spaces should measure 9' x 18' with two-way travel lanes measuring 24' in width and one-way travel lanes measuring 16' in width.

- g. Loading: One space per first 40,000 SF and one additional space per 40,000 SF thereafter.

1.3 Signage

The following requirement will be applicable to the residential & non-residential uses.

a. **Residential Use**

- I. Low-density single-family units, townhouses and medium-density residential uses are permitted to have one (1) ground sign per complex.
- II. The maximum sign area shall not be more than twenty-five (25) square feet for residential use.
- III. The maximum sign height shall not be more than seven (7) feet above grade for residential use.

b. **Non - Residential uses except Gasoline Station with Convenience Store:**

- I. Retail establishments and office uses are as permitted to have one ground sign per complex or per parcel.
- II. The ground sign area shall not be more than seventy-five (75) square feet for non-residential uses.
- III. The sign height shall not be more than twelve (12) feet above grade for non-residential uses.

c. **Gasoline Station with Convenience Store:**

- I. Gasoline Station with Convenience Store is permitted to have one ground sign per complex or per parcel. The sign may contain the name of the station and/or principal products sold on the premises, and may include the product brand name, logo, insignia or emblem.
- II. The ground sign area shall not be more than forty-eight (48) square feet and the sign height shall not be more than twelve (12) feet above grade.
- III. Gasoline station may have an additional price sign to display fuel price. The maximum price sign area shall not be more than twelve (12) square feet in area on either side nor shall be more than 15 feet in height.
- IV. Gasoline service station with canopy shall be permitted two (2) gas canopy signs in total. The gas canopy sign or signs shall collectively not exceed twenty (20) square feet in area.
- V. A gas canopy sign shall be a flat sign permanently affixed to the vertical face of the gas canopy and shall not project above or below or from any side of the vertical face of the canopy.
- VI. The gas canopy sign may be illuminated by internal and nonintermittent light sources.

- d. The signs listed in 1.3 (a) – (c) for all uses shall not be located within the Sight Triangle area and the signs shall not be located closer than 10 feet to any side property line.
- e. All other requirements related to ground signs under FMERA Land Use Rules 19:31C-3.9(d) shall still be applicable.

1.4 Additional Design Standards

The following additional design standards will be applicable to the Subject Parcel:

- a. A minimum of a 5-foot-wide sidewalk shall be provided along Pinebrook Road.
- b. A +/- 7.5 -acre publicly accessible open space with adequate parking spaces shall be provided in the southeastern section of the Subject Parcel.
- c. A twelve (12) feet wide access driveway shall be created through the southeast section of the Subject Parcel providing public access to the Eatontown Board of Education's athletic fields.
- d. An existing publicly accessible pedestrian walkway connecting Pinebrook Road to the adjacent Eatontown Board of Education property located to southeast of the Subject Property shall either be upgraded or relocated and maintained within the Subject Property to the existing entry point. Whether relocated or maintained in its existing location, the pedestrian walkway shall be six (6) feet wide. The pedestrian walkway shall be Americans with Disabilities Act (ADA) compliant and adequate lighting, pole lights, bollard lights or similar lighting shall be provided along the walkway.
- e. Up to two (2) entryways from Pinebrook Road to the subdivided parcel or per complex are permitted, subject to approvals by the County and municipality.

1.5 Recommended Green Standards

The following shall apply Fort-wide:

- a. It is strongly encouraged that the proposed residential and non-residential developments provide an appropriate number of "make-ready stations" to create Electrical Vehicle Charging Stations. The connection of these make-ready stations shall be coordinated with the electrical service provider.
- b. Where feasible, low Impact Development and green infrastructures measures, such as permeable paver, bio-retention ponds should be incorporated to the development.
- c. Where feasible, and in line with FMERA's existing land use rules, renewable energy systems, such as solar system should be incorporated as means of augmenting the redeveloper projects.

IV. 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 Howard Commons Parcel: The Reuse Plan contemplates a 12,530 square foot commercial development at the intersection of Hope and Pinebrook Road. This amendment allows up to a maximum of 40,000 square feet of non-residential development. This additional non-residential development will complement the residential build out and provide amenities for the site and the existing surrounding residential developments.

Total Residential Square Footage Yield

A total of 652 residential units was contemplated by the Reuse Plan for the Eatontown Reuse Area as amended, including 275 residential units contemplated for the Howard Commons Area. This amendment continues to allow the total 275 residential units contemplated for the Howard Commons Area, as such the total residential units in the Eatontown Reuse Area will remain 652 units.

Compatibility with Surrounding Land Uses

The uses contemplated in this amendment are compatible with the surrounding land uses. The Conrail-New Jersey Southern Branch Main Line railroad track border the Howard Commons parcel to the north and separates the Subject Property from the remainder of the former Fort properties to the north. On the north side of the railroad tracks is the Suneagles Golf course which is separated from the rail tracks by a large, landscaped buffer. The Suneagles Golf course will consist of sixty new townhomes and a residential building containing fifteen affordable housing units as well as a banquet facility and a restaurant. The golf course will be deed-restricted and remain as a golf course for 40 years. To the south and southwest of Howard Commons are a series of garden apartment projects including Wedgewood Commons, Eaton Crest apartments, and Victoria Plaza. The low – and medium – density residential buildings contemplated in this amendment will be compatible with these existing uses. Additionally, the contemplated uses are complimentary with how this parcel was developed when the Fort was fully functional as this area of the Fort was improved with 486 residential units in 52 Wherry-style housing buildings.

Further, this amendment contemplates retail establishments at the intersection between Hope Road and Pine Brook Road. There are several commercial establishments located to the west on Pine Brook Road and the south along Hope Road. Therefore, retail establishments as contemplated in the amendment would also be compatible with the surrounding land uses. The Gasoline station with convenience store as contemplated under this amendment will also provide a needed service to the surrounding developments. Existing and new residents would have immediate access to fuel, which will not only lessen the total Vehicle Miles Travelled (VMT) but also significantly reduce traffic loads on the surrounding roads. As discussed in footnote four, the Howard Commons parcel offers unique visibility and access to major roadways that make it distinct from other parcels in the site. Hope Road offers convenient access to the Garden State Parkway and Routes 18 and 36 and so this location for a Gasoline station with convenience store would offer motorists traveling north on Hope Road their first opportunity to get gas after exiting the Garden State Parkway, or their last opportunity to get gas before entering the Garden State Parkway.

Circulation

This amendment does not propose any changes to the roadway network system for the Subject Parcel, as such the proposed amendment is consistent with the “Transportation Circulation Improvement Goals” established in the *Reuse Plan*. This amendment also requires a 5-foot-wide sidewalk along Pinebrook Road, ensuring and encouraging walkability around the area as envisioned in the Reuse Plan.

2. Open Space

This amendment contemplates the creation of a +/-7.5-acre publicly accessible open space. The Reuse Plan contemplated a ±5-acre baseball field on the section of the parcel south of Pinebrook Road. If the alternative land use scenarios described in this amendment are pursued a larger +/- 7.5 acres of open space would be created in the same section of the Subject parcel for various public & recreational activities. This open space would complement the surrounding, existing open space owned by the Board of Education. This amendment would also preserve pedestrian access between Pinebrook Road and the adjacent Eatontown Board of Education property and create vehicular access to the Board of Education’s athletic fields via a twelve-foot wide driveway. Furthermore, the amendment also contemplates the preservation and protection of wetlands and environmentally sensitive area which would also create some additional open spaces within the subject parcel.

3. Sustainability

This amendment would not preclude incorporation of any of the sustainability measures outlined in the *Reuse Plan*. The amendment envisions wetland preservation and restoration, protection, and the creation of open space. Further, the amendment also encourages Low Impact Development (LID) green infrastructures measures, renewable energy system and electric vehicle charging stations.

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

This amendment contemplates 275 residential units which is consistent with the Reuse Plan. It also contemplates up to 40,000 square feet of retail uses. As mentioned earlier, the Reuse Plan Contemplates up to 12,530 square feet of commercial development at the intersection between Hope and Pinebrook Roads. As such, the intersection between Pinebrook Road and Hope Road may experience increased traffic. However, as the residential use contemplated under this amendment is consistent with the Reuse Plan, the peak hour traffic may not be impacted significantly than what has been anticipated 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 these parcels. Any necessary traffic mitigation would be addressed at that time.

6. Environmental Issues

The Subject Parcel is not located in the CAFRA zone and would not trigger a CAFRA permitting action.

There are, however, freshwater wetlands, a riparian zone, a flood hazard area, and stormwater management measures that must be evaluated as part of future planning at the Subject Parcel and could trigger a permitting requirement with the NJDEP. The amendment contemplates the preservation and protection of wetlands and the Wampum Brook area. Any other environmentally constrained areas within the land area associated with this amendment would be preserved and protected accordingly. Additionally, the proposed development on the parcel will need to incorporate soil erosion & sediment control measures and therefore, would need approval from Freehold Soil Conservation District.

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

The total number of residential units in the Howard Commons area would remain at 275 which is consistent with both the Reuse Plan and the subsequent amendments. The Reuse Plan envisioned the Howard Commons area to be redeveloped with 275 medium-density housing units including affordable housing. However, the amendment would involve a different housing prototype and fewer housing units on the Subject Parcel than is contemplated in the *Reuse Plan*.

The amendment contemplates 220 market-rate low-density housing units in the form of townhouses & single-family detached houses, and at least twenty-two (22) or more will be single-family detached houses. With respect to affordable units, the amendment contemplates fifty-five (55) medium-density units in the form of apartments and stacked flats affordable to low- and moderate-income households, and twenty (20) of the affordable units will be built for the Supportive Housing units. Therefore, the amendment will not have any adverse impact on the total number of affordable housing units as required under the fair share housing requirements.

The change in housing type has some implications in terms of the population and number of schoolchildren anticipated from development. The New Jersey Demographic Multipliers prepared by the Center for Urban Policy Research at Rutgers University (November 2018) and the study conducted by the National Association of Home Builders (February 2017) indicate that the number of school children generated by multifamily units is lower than for single-family detached homes. This amendment contemplates a mix of single-family detached homes, townhomes, and multifamily apartments at Howard Commons whereas the Reuse Plan envisioned all multifamily apartments. Thus, if the alternative land use scenarios described in this amendment are pursued the overall population may increase slightly. However, the amendment continues to afford opportunities for family housing in the Reuse Area and opportunities for mixed-income housing.

Further, the host communities, including Eatontown, 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 existing residential property owners. The potential offered by this amendment to increase tax revenues would lessen the burden on residents.

b. Relationship to Objectives and Principles of the *Reuse Plan*

This 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.
This amendment is not inconsistent 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 further support FMERA in its efforts to bring attractive new workforces and businesses that wish to relocate to Fort Monmouth and that have the potential to replace jobs lost when the Fort closed. This amendment will help generate additional construction jobs and the development of retail uses will also involve job creation/retention.
3. Be founded on market and economic analysis.
The alternative development scenario permitted by the amendment will further improve the market condition in the Fort area and aids FMERA to attract a mix of retail, commercial, office, and residential uses to the Eatontown Reuse Area as contemplated in the *Reuse Plan*.
4. Leverage Fort assets (people, infrastructure, location).
This amendment affords FMERA with an opportunity to leverage existing assets within the Eatontown Reuse Area, specifically the development of low-and medium-density housing in a location that is in close proximity to similar housing outside of the former Fort's boundaries. The amendment would not involve the removal of any buildings identified in the *Reuse Plan* as being required for preservation. It is replacing existing outdated housing with modern housing intended to appeal to the current residential marketplace.
5. Be a green community model.
This amendment involves the protection of environmentally sensitive areas including wetlands, and natural habitats and encourages renewable energy system, low Impact development and green infrastructure development strategies. Further, the amendment contemplates +/-7.5 acres of open space and recreation in close proximity to 275 new residences.

This 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 contemplates a mix of low- and medium-density housing and retail uses consistent with this principle.

Principle #2: Link centers & increase mobility with connected transit infrastructure serving the region and the Fort.

This amendment does not preclude the potential to create an extensive system of bikeways, pedestrian trails, and sidewalks as envisioned in the *Reuse Plan*. This amendment contemplates a mix of uses in close proximity and connected with pedestrian-friendly infrastructures and sidewalks and will enhance walkability and reduce automobile dependence for short trips.

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.

This amendment involves the protection of environmentally sensitive areas, including wetlands, watercourses, and habitats. The amendment promotes green infrastructures 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.

This amendment would not preclude the development of the bike path or trails envisioned as part of the *Reuse Plan*. The *Reuse Plan* notes that redevelopment of the Fort should provide trails and open areas for use by the public as both a commuting option and an everyday amenity. This amendment provides +/-7.5 acres of publicly accessible open space in close proximity to a mix of residential and commercial uses. The publicly accessible open space could be used for various recreational opportunities and may also include walking trails and other landscaping features. Further, this amendment promotes walkability and requires the construction of sidewalks along Pinebrook Road as well as preserving pedestrian access between Pinebrook road and the Board of Education property.

Principle #6: Remove Fort boundaries & extend existing land uses to reconnect the Fort to the communities.

The *Reuse Plan* notes that creating a seamless land use integration between the community and the Fort is of primary importance. This amendment contemplates low- and medium-density residential units across Pinebrook Road from existing garden apartments. The land uses contemplated in this amendment are complementary with the existing adjacent medium-density residential uses.

Principle #7: Leverage existing Fort Monmouth assets (People, Buildings, Technology, and Infrastructure).

This amendment affords FMERA with an opportunity to leverage existing assets within the Eatontown Reuse Area, specifically the development of low- and medium-density housing in a location that is in close proximity to similar housing outside of the former Fort's boundaries. This amendment would not involve the removal of any buildings identified in

the *Reuse Plan* as being required for preservation. As a result of this amendment, existing outdated housing will be replaced with modern housing which would appeal to the current residential marketplace.

In summary, this 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-19 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 help advance both FMERA's stated purpose and the public welfare, by eliminating blight and permitting a land use that is important for building sustainable and resilient communities.

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.

V. 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 Eatontown 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 the Eatontown Reuse Area, currently largely unused and unproductive, into a vibrant, mixed-use community with compact development that will ensure efficient utilization of scarce land resources while also carefully protecting the character of surrounding communities. Also, in accordance with the objectives for PA-1, the amendment allows for redevelopment in a location well served by existing transportation networks which is consistent with the plans for the Eatontown Reuse Area.

b. New Jersey Energy Master Plan (EMP)

The New Jersey Energy Master Plan unveiled in January 2020, sets forth a strategic vision for the production, distribution, consumption, and conservation of energy in the State of New Jersey and outlines seven key strategies and includes an implementation plan to achieve 100 percent clean energy goals by 2050. The strategies include, 1) Reducing Energy Consumption and Emissions from the Transportation Sector, including encouraging electric vehicle adoption, electrifying transportation systems; 2) Accelerating Deployment of Renewable Energy and Distributed Energy Resources by developing offshore wind, community solar, a successor solar incentive program, solar thermal, and energy storage; 3) Maximizing Energy Efficiency and Conservation, and Reducing Peak Demand, including enacting 0.75 percent and 2 percent utility energy efficiency standards for natural gas and electricity, respectively, improving energy efficiency programs in New Jersey; 4) Reducing Energy Consumption and Emissions from the Building Sector, through decarbonization and electrification of new and existing buildings, including the expansion of statewide net zero carbon homes incentive programs, the development of EV-ready and Demand Response-ready building code; 5) Supporting Community Energy Planning and Action in Underserved Communities; and Expand the Clean Energy Innovation Economy beyond New Jersey’s existing 52,000 clean energy jobs by investing in developing clean energy knowledge, services, and products. Along the same line, in July 2021, State amended the New Jersey Municipal Land Use Rules requiring electric vehicle charging stations in most of new development projects in New Jersey. Though this amendment will not be applicable to the Fort redevelopment projects, this amendment duly acknowledges the intent of this legislation and encourages use of electrical vehicle and renewable energy system in the Howard Commons Reuse area. As such the amendment is consistent with State’s EMP.

c. 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 Eatontown Reuse Area.

d. Eatontown Master Plan

Although the Reuse Plan and FMERA's land-use rules supersede the municipal master plan, a review of the Eatontown Master Plan is included here for informational purposes. The Borough of Eatontown adopted its most recent Master Plan on July 23, 2007. The Master Plan incorporated the results and recommendations of planning studies that the Borough completed on the reuse of Fort Monmouth. The Master plan recommends that the Howard Commons Area of Fort Monmouth should be redeveloped and reused in accordance with the recommendations of the Howard Commons Reuse Study prepared in February 2003 by Kise, Kolodner, and Straw. The Reuse Study recommended two-phase development of the Howard Commons area for up to 264 residential units including 57 age-restricted homes. This amendment contemplates the development of 275 residential units including 55 affordable housing units. Therefore, with respect to the housing development, the amendment is not inconsistent with the Eatontown Master plan's proposal for this area of the Fort.

e. Eatontown Complete Streets Policy

The Borough of Eatontown adopted Complete Streets Policy in August 2014. Some of the key goals of the include creating a comprehensive, integrated, connected multi-modal network by facilitating connections to bicycling and walking trip generators such as employment, education, residential, recreational and public facilities, as well as retail and transit centers and providing safe and accessible accommodations for existing and future pedestrian, bicycle and transit facilities. This amendment encourages walkability and aims in reducing of auto traffic for short trips. This amendment requires sidewalks on Pinebrook Road to facilitate walking and to ensure pedestrian safety. Therefore, this amendment is consistent with Eatontown's Complete Streets policy.

f. Eatontown Zoning

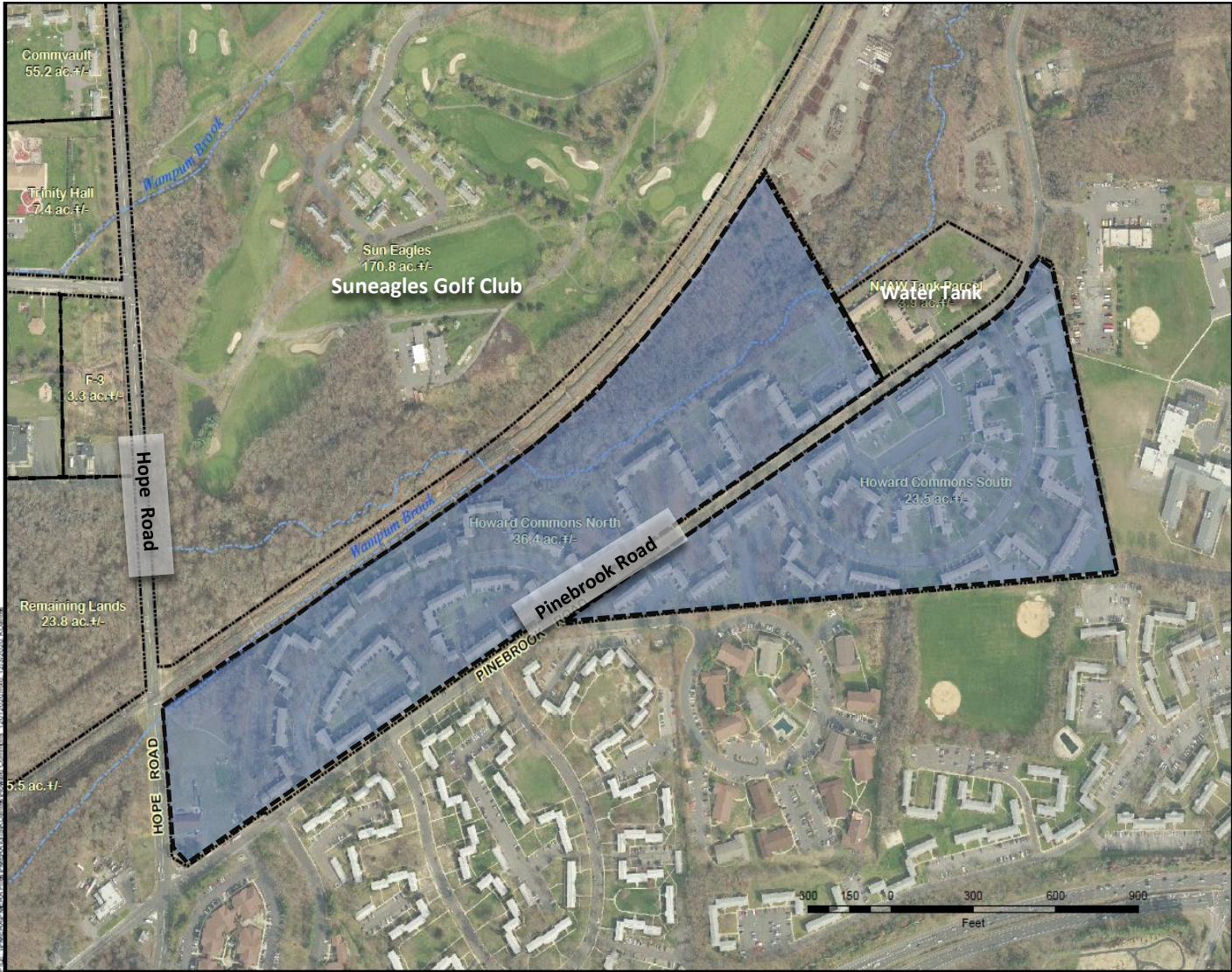
Although the development of the former Fort properties in Eatontown is governed by the Land Use Rules and design guidelines adopted by FMERA, as a point of information, the study area lies within the P-1 Public Land Zone under the Borough's current zone plan. Permitted uses in the P-1 zone "shall be those deemed appropriate by the Borough Council to include but not be limited to parks, playfields, playgrounds, recreation, administrative or utility buildings and installations, libraries, historical buildings, or other cultural or community centers, or other similar public uses, or deemed appropriate by the local or regional school district board to include public school or private school educational and administrative buildings and related uses and buildings." As such, this amendment is not inconsistent with the underlying permitted uses in the P-1 zone.

VI. Conclusion

This subject amendment, referred to as Amendment #19 to the Fort Monmouth Reuse and Redevelopment Plan, maintains the land use concepts and plans articulated in the Reuse Plan. However, this amendment permits alternative development scenarios for the Eatontown 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, this amendment advances public welfare particularly

with regard to providing a variety of housing options, including affordable housing. Lastly, the amendment provides the desired flexibility for FMERA to effectively market the Fort properties and attract redevelopment opportunities in the Eatontown Reuse Area, thereby enabling it to fulfill its statutory mandate to advance the general prosperity and welfare of the people most impacted by the Fort's closure.

Exhibit – A



Legend







 Subject Parcel

Exhibit B - Land Use Map



Land Use Map

Legend

-  Low Density Residential
-  Medium Density Residential
-  Water Storage Tank Use
-  Commercial /Retail
-  Open space and Recreational Use
-  Subject Parcel

