Amendment #20

to the

Fort Monmouth Reuse and Redevelopment Plan

November 2023

Mega Parcel and Affordable Housing Locations

Fort Monmouth Economic Revitalization Authority

FORT MONMOUTH

DISCOVER › INNOVATE › TRANSFORM

Amendment #20 to the
Fort Monmouth Reuse and Redevelopment Plan

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
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
Amendment #19: Howard Commons Parcel in Eatontown, adopted September 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. Following the adoption of the *Reuse Plan*, the Fort Monmouth Economic Revitalization Authority ("FMERA" or "Authority") has continuously assessed market conditions and employed the best possible redevelopment strategies to achieve its economic development goals as outlined in the *Reuse Plan.* To this end, the *Reuse Plan,* has been amended 19 times since its first adoption to address the changing development climate.

Pursuant to P.L.2010, c. 10 (N.J.S.A. 52:27I-18 et. seq.), FMERA is considering amending the *Fort Monmouth Reuse and Redevelopment Plan* (the "*Reuse Plan*" and "Plan") to provide the option for an alternative development scenario for the several land parcels (the "Plan Area") comprising +/-328 acres of land, as depicted in **Exhibit A** on the former Fort Monmouth property in the Borough(s) of Eatontown and Oceanport, New Jersey ("Eatontown/Oceanport Reuse Area"). Plan Amendment #20 ("Plan Amendment") contemplates that the +/-292 acres of the Plan Area known as the "Mega Parcel" and identified on **Exhibit B** as Development Zones 1-9 is proposed for redevelopment as a state-of-the-art Motion Picture, Television and Broadcast Studio campus including the creation of innovative and efficient film space which will support the needs of the arts and entertainment community and create new economic growth for the Borough(s) of Eatontown and Oceanport and surrounding communities. The remaining +/-36 acres of land as depicted in as **Exhibit B** are the Eatontown Housing Parcel, identified as Development Zone 10, Supportive Housing Parcel identified as Development Zone 11, and the Monmouth County Emergency Homeless Shelter Parcel identified as Development Zone 12 (collectively the "Affordable Housing Parcels"), shall provide affordable housing opportunities for the Borough(s) of Eatontown and Oceanport on non-contiguous parcels of land that will offset the commercial buildout envisioned for the Mega Parcel.

FMERA has a strong interest in bolstering the innovation economy to create more and better jobs locally, as well as throughout the State, and to further revitalize the former Fort Monmouth property. This amendment furthers the goals of the *Reuse Plan*, as well as the strategic priorities outlined in the Governor's economic plan titled "The State of Innovation: Building A Stronger and Fairer Economy in New Jersey", which includes, but is not limited to, life sciences, information and high tech, clean energy, food and beverage, and film and digital media uses. By supporting the film and digital media sector, the Fort will be positioned to serve as a regional hub for a dynamic industry that will further attract other business within and around the Fort Monmouth area.

FMERA envisions that the proposed Plan Amendment will provide the desired flexibilities in the current economic climate and serve as a critical component of the Fort's redevelopment efforts, supporting a large-scale redevelopment project that will have a substantial economic benefit to the region and the State of New Jersey as well as improving affordable housing opportunities in the Fort area.

The Development

This Plan Amendment is prompted by the unique opportunity to allow the creation of a state-of-the-art Motion Picture, Television and Broadcast Studio campus while continuing the vision for the former Fort Monmouth property of a live-work leisure development with a mix of uses. In so doing, the Authority has proposed changes for the Fort area as well as considered the specific impact to residential uses in the Boroughs of Eatontown and Oceanport. To address the impact, this Plan Amendment permits the alternative development

scenario of the Motion Picture, Television and Broadcast Studio campus while preserving the original development scenario. Such development encompasses not only residential uses under the original development scenario at the Mega Parcel but also residential uses elsewhere on the former Fort Monmouth in the Boroughs of Eatontown and Oceanport (see **Exhibits A & B**). Accordingly, to address a more comprehensive view of potential residential development, this Plan Amendment provides for affordable housing to satisfy the reservation of residential units for low- and moderate-income households as required by the New Jersey Fair Housing Act, N.J.S.A. 52:27D-329.9(a). Thus, as set forth in more detail in Section III, this Plan Amendment permits the construction of affordable housing on its own or in the event the Motion picture, Television and Broadcast studio is not built as permitted herein as part of a larger residential development at the Mega Parcel or elsewhere on the former Fort Monmouth areas in the two Boroughs.

Proposed Amendment

The proposed amendment creates an alternative development scenario for several land parcels ("the Plan Area") comprising +/-328 acres of land, as depicted in **Exhibit A**. The Plan Area contains several tracts of land, which are located in the Borough(s) of Eatontown and Oceanport on Fort Monmouth's Main Post. The Mega Parcel contains several contiguous and noncontiguous parcels and is positioned between Route 35 to the west; North Jersey Coastline Railroad to the east; Sherrill Avenue and Parkers Creek to the North; a JCP&L right of way, and Nicodemus Avenue and Riverside Avenue to the South. It is intersected by Oceanport Avenue toward the eastern portion of the property, Avenue of Memories toward the southern portion of the property and a number of smaller cross streets. The Eatontown Housing Parcel, located in Eatontown along Oceanport Way is bordered by the Federal Credit Union property to the east, the Husky Brook Pond to the north, an offsite Eatontown residential area to the west and the Patterson Army Health Clinic Parcel to the south. The Monmouth County Emergency Homeless Shelter Parcel, located in Oceanport, along Oceanport Way is bordered by the Warehouse Parcel to the west and open space to the northeast and northwest. The Supportive Housing Parcel, located in Oceanport along Oceanport Way is bordered by the Patterson Army Health Clinic to the west, the Commissary to the north and the Cell Tower Parcel to the east. The portion of the Plan Area serving as the Mega Parcel is depicted in **Exhibit B** as Development Zones 1 through 9; the portion depicting the Affordable Housing Parcels are depicted in **Exhibit B** as Development Zones 10 through 12.

On the Mega Parcel, this amendment would continue to permit several uses contemplated in the underlying zoning, as well as expand the permitted structures and outdoor space areas to support the development of a state-of-the-art Motion Picture, Television and Broadcast Studio ("Studio") campus. Structures may include, but not be limited to, Sound Stages, Studio Business & Production Support offices, Mill/Workshop buildings, Warehouses, and Executive Outposts. Permitted outdoor spaces may include Backlots and Basecamps used to support the production activities on the Studio campus. Additional permitted accessory structures, include, but are not limited to, Central Utility Plants, facilities for personal services, and other facilities customary and incidental to the Studio use. This amendment also permits Retail, Sales and Services (defined below) and Hotel uses as principal uses that would be open to the public in close proximity to major roadways such as Route 35 and Oceanport Avenue.

On the Affordable Housing Parcels, this amendment permits 62 affordable dwelling units on the Eatontown Housing Parcel in Development Zone 10; 25 single-room occupancy affordable supportive housing units on the Supportive Housing Parcel in Development Zone 11; and 24 affordable units on the Monmouth County Emergency Homeless Shelter Parcel in Development Zone 12.

This amendment, referred to as "Amendment #20," 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 #20 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 scenarios, 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 #20 is aimed at advancing 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.

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 envisioned for the Eatontown and Oceanport Reuse Areas. 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.

Prior to this proposed amendment, the *Reuse Plan* has been amended nineteen times.

In Oceanport, there have been ten (10) amendments to the *Reuse Plan*. Amendments #2, #4, #6, #7 #11, #13, #14, #15, #16 and #18 created alternative development scenarios for various parcels in 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 Monmouth County emergency homeless shelter. The *Reuse Plan* contemplated these government/civic/institutional uses within the Oceanport Reuse Area but had originally envisioned them in other locations. Amendment #6 also allowed 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. Amendment #11 allowed for a variety of commercial and office uses on the Allison Hall Parcel including a boutique hotel and transferred the residential units contemplated under the *Reuse Plan* for the Allison Hall Parcel to the nearby Lodging Parcel. Amendment #13 to the *Reuse Plan* permitted the reuse of the Building 283 (Squier Hall) for higher education classrooms and higher education ancillary uses – as defined in the amendment - and permitted the demolition of Buildings 291 and 295. Amendment #14 permitted the demolition of Buildings 360, 361, 362, 363, 364, and 365 and the reuse of Buildings 270 and 271 for affordable housing on the Lodging Parcel. Additionally, Amendment #14 permitted the construction of one hundred and forty-four (144) market-rate townhomes and development of at least a ±50-foot-long waterfront esplanade along Parkers Creek including a 12-foot-wide walkway designed in a complimentary, coordinated style to the adjacent Allison Hall riverfront promenade. Amendment #15 permitted an alternative development scenario 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. Amendment #16 permitted the reuse of Building 206 for business lofts with a childcare center as an accessory use, Building

282 for craft production facilities and art and cultural retail uses and Building 275 for art and cultural retail uses with office uses as an accessory use. Amendment #16 also permitted the adaptive reuse of Buildings 205, 287, 207 and 208 for 75 residential units. Amendment #18 permitted the adaptive reuse of the Nurses Quarters for twenty-four (24) one- and two-bedroom apartments and the construction of ten (10) three-bedroom townhouse units. This proposed *Reuse Plan* amendment, Amendment #20, will provide overlay zoning for the area in Oceanport addressed in Plan Amendment #6 which is within Development Zone 12 in this amendment.

In Eatontown, there have been four (4) amendments to the *Reuse Plan*. Amendments #9, #10, #17 and #19 created alternative development scenarios for various parcels in 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 twelve (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 forty-two (42) existing Megill Housing units. Amendment #10 also allowed for the construction of sixty (60) townhouse units on the Megill Housing site and fifteen (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 #19 continued to permit the construction of two hundred seventy-five (275) Housing Units along Pinebrook Road and allowed 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. This proposed Plan Amendment, Amendment #20, will provide overlay zoning for the area in Eatontown addressed in Plan Amendment #9 which is within Development Zone 3 in this amendment.

The following chapter describes the goals and objectives and scope of the Plan 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 Municipal, County, and State planning objectives.

Municipal Boundary Change

On July 26, 2023 and August 17, 2023 Eatontown and Oceanport, respectively, adopted ordinances amending the Municipal boundaries on Fort Monmouth, as depicted in **Exhibit C**. Plan Amendment #20 contemplates 12 Development Zones reflecting the amended municipal boundaries. As depicted in **Exhibit C**, the following Development Zones which prior to the amended municipal boundaries were split between the two Boroughs are now entirely within only one municipality:

- Development Zone 1 is located entirely within Eatontown
- Development Zone 3 is located entirely within Eatontown
- Development Zone 4 is located entirely within Eatontown
- Development Zone 5 is located entirely within Eatontown

- Development Zone 7 is located entirely within Oceanport
- Development Zone 10 is located entirely within Eatontown

While the underlying zoning Development Districts set forth in the Land Use Rules remain in place, it should be noted that a portion of Development Zone 1 (Eatontown) near its northeastern boundary remains within the Oceanport Green Tech Development District, a portion of Development Zone 3 (Eatontown) near its eastern boundary remains within the Oceanport Green Tech Development District, a portion of Development Zone 4 (Eatontown) near its northern boundary remains within the Oceanport Green Tech Development District, a portion of Development Zone 5 (Eatontown) near its eastern boundary remains within the Oceanport Green Tech Development District, a portion of Development Zone 7 (Oceanport) near its western boundary, remains within the Eatontown Route 35 Lifestyle Tech Center Development District, and a portion of Development Zone 10 (Eatontown) near its eastern boundary, remains within Oceanport Education Mixed Use Neighborhood Development District.

II. Goals and Objectives

The goals and objectives of this amendment are to build on and expand the redevelopment goals and policies identified in the *Reuse Plan*. Some of the key amendment goals and policy objectives are outlined below:

1. **Promote economic development**
   a. Encourage reinvestment and redevelopment within the Fort Monmouth area.
   b. Create increased employment opportunities for existing and future residents and support businesses within and around the Fort area.
   c. Increase the long-term tax base for the host municipalities, Monmouth County, and New Jersey through commercial development in the film and digital media sector, in alignment with the strategic goals of the Governor's Economic Plan.

2. **Promote diverse land use & zoning strategies**
   a. Accommodate uses that are critical for the Fort Monmouth area.
   b. Encourage and promote a well-planned, commercial development with entertainment, hospitality and office uses to build a competitive advantage within and in proximity to the Fort Area.

3. **Provide affordable housing opportunities**
   a. Maintain the availability of affordable housing alternatives as envisioned by the *Reuse Plan*.

4. **Promote public health and safety**
   a. Promote walkability and enhance the livability of the area by preserving open space and improving pedestrian connectivity.
   b. Preserve the Fort's historical resources, monuments and open space on Greely Field and Cowan Park located in the Fort's Historic District.

5. **Promote sustainably and resiliency**
   a. Encourage green infrastructure and low impact development to aid to stormwater management.
   b. Encourage renewable energy.

III. Scope of the Reuse Plan Amendment

Development Zones

As depicted in **Exhibit B**, this Plan Amendment contemplates the following Development Zones:

- Development Zone 1 Whale Parcel
- Development Zone 2 Vail Hall Parcel & Parcel 2
- Development Zone 3 Tech A Parcel & Barracks Parcel
- Development Zone 4 Bowling Center Parcel
- Development Zone 5 Tech B Parcel
- Development Zone 6 400 Area Parcel
- Development Zone 7 McAfee Parcel
- Development Zone 8 Greely Field
- Development Zone 9 Cowan Park
- Development Zone 10 Eatontown Housing Parcel
- Development Zone 11 Monmouth County Emergency Homeless Shelter Parcel
- Development Zone 12 Supportive Housing Parcel

Development Zone 1 – Whale Parcel
The Whale Parcel consists of approximately 117.498 acres of land and 18 buildings, including Mallette Hall (Building 1207) and the Expo Theater (Building 1215). The parcel is located in the Borough of Eatontown and borders on Highway 35 to the west, Lafetra Creek to the north, Avenue of Memories to the south and Wilson Avenue to the east. Except for a small triangular section of the parcel which lies in the Oceanport Green Tech district, the majority of the Whale Parcel falls within the Eatontown Route 35 Lifestyle Tech Center district under the Land Use Rules.

The *Reuse Plan* calls for the westernmost ±50 acres of the Property (i.e. closest to Route 35) to be developed as a lifestyle/mixed-use center. The *Reuse Plan* envisions that the center would include 150,000 square feet of retail, restaurants, entertainment venues, residences, and other uses in a "lifestyle & Main Street format" which would create a vibrant pedestrian environment. The Plan envisions the redevelopment of the remaining ±67 acres of land for R&D and tech campus, auditorium, theater, ball fields, and recreational areas.

Further, the *Reuse Plan* contemplates the adaptive reuse of the 57,386 square foot Mallette Hall (Building 1207) with its auditorium and outdoor amphitheater for the future municipal complex for the Borough of Eatontown. However, Eatontown has advised FMERA that Mallette Hall is larger than needed for a municipal complex. Additionally, Expo Theater was recommended to be used by a not-for-profit theater or arts group.

Under this amendment, most buildings are to be demolished. However, Mallette Hall and the Expo Theatre are permitted to be adaptively reused or demolished. Development Zone 1 will support a state-of-the-art Motion Picture, Television and Broadcast Studio campus, Hotel, and Retail-Sales and Services uses and permit the uses and bulk standards as referenced in **Tables 1 - 47.**

Development Zone 2 – Vail Hall Parcel and Parcel 2
The Vail Hall Parcel and the Parcel 2 parcel collectively consist of ±10.23 acres.

The Vail Hall Parcel is located on the south side of Avenue Memories in the Borough of Eatontown. The Vail Hall Parcel consists of ±4.56 acres of land and current improvements including Vail Hall (Building 1150) and an Annex (Building 1152). The *Reuse Plan* calls for the reuse of both buildings for communication related uses. The Land Use Rules place the Vail Hall Parcel in the Route 35 Lifestyle Tech Center District.

Parcel 2 consists of an approximately 5.67-acre former Army landfill that has been capped in preparation for transfer to FMERA. An Army-installed walking trail exists within Parcel 2. The *Reuse Plan* contemplates the redevelopment of the parcel as a green open space.

Under this amendment, both Vail Hall and its Annex may be adaptively reused or demolished. Development Zone 2 will support a state-of-the-art Motion Picture, Television and Broadcast Studio campus and permit the uses and bulk standards as referenced in **Tables 1 - 47.**

Development Zone 3 – Tech A Parcel & Barracks Parcel
The Tech A Parcel & Barracks Parcel consists of ±9.6 acres of land and is currently improved with six Barracks buildings (Buildings 1102 through 1107), a general-purpose building (Building 563) and a former gas station (Building 699). Development Zone 3 is bounded on the north by Avenue of Memories, on the east by Nicodemus Avenue, on the south by Alexander Avenue & JCP&L Right of Way, and on the west by Wilson Avenue.

The Tech A Parcel & Barracks Parcel is located in the Borough of Eatontown. Under the Land Use Rules, approximately +/-4.5 acres of land in the western section of the parcel were located in the Eatontown Route 35 Lifestyle/Tech Center section of the Fort and approximately +/-5 acres of land in the eastern section of the parcel were located in the Oceanport Green Tech Campus section of the Fort.

Except for Building 699, which may be adaptively reused or demolished, the *Reuse Plan* calls for the demolition of all the buildings in the parcel and the creation of a wetlands preservation park that would extend from Eatontown to Oceanport. The park would be joined with Soldiers' Park which would also be part of the wetlands preservation park. Amendment #9 permitted 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. Additionally, Soldiers' Park could be used for outdoor art exhibition or performance space.

Under this plan amendment, all the buildings in the parcel will be demolished. Development Zone 3 will support a state-of-the-art Motion Picture, Television and Broadcast Studio campus and permit the uses and bulk standards as referenced in **Tables 1 - 47.**

Development Zone 4 – Bowling Center Parcel
The Bowling Center Parcel consists of ±2.5 acres of land and The Fort Monmouth Bowling Center (Building 689) and Building 682 located in the Eatontown section of Fort Monmouth. The Bowling Center Parcel is bounded by Wilson Avenue to the west, Sherrill Avenue to the north and Avenue of Memories to the south. Development Zone 7 starts on the eastern boundary of the site.

The *Reuse Plan* calls for Building 689 to be redeveloped to remain as a commercially operated bowling alley and Building 682 to be demolished. The Land Use Rules places the Bowling Center Parcel in the Route 35 Lifestyle/Tech Center District and the Oceanport Green Tech Campus Development District.

Under this plan amendment, the Fort Monmouth Bowling Center and Building 682 will be demolished. Development Zone 4 will support a Motion Picture, Television and Broadcast Studio campus and permit the uses and bulk standards as referenced in **Tables 1 - 47**.

Development Zone 5 – **Tech B Parcel**
The Tech B Parcel area consists of ±17.72 acres of land and Lane Hall (Building 702) a former community center. The parcel is located in the Borough of Eatontown and is bounded by Nicodemus Avenue to the east and the south, Alexander Avenue & the JCP&L Right of Way to the north, and Wilson Avenue to the west.

Per the Land Use Rules, about ±12.56 acres of the western section of the parcel was in the Eatontown Route 35 Lifestyle/Tech Center section of the Fort and ±5.34 acres of the land in the eastern section was in the Oceanport Green Tech Campus/Oceanport Education/Mixed-Use Neighborhood section of the Fort.

The *Reuse Plan* contemplates the redevelopment of the majority of the parcel as landscaped open space and calls for repurposing of Lane Hall into a community center.

Under this plan amendment, Lane Hall will be demolished. Development Zone 5 will support a state-of-the-art Motion Picture, Television and Broadcast Studio campus and permit the uses and bulk standards as referenced in **Tables 1 - 47.**

Development Zone 6 – The 400 Area Parcel
The 400 Area Parcel consists of ±79.3-acres of land and approximately sixty-three (63) buildings including former residential, administrative, and R&D buildings, warehouses, workshops, and additional general-purpose facilities. The 400 Area Parcel is located in the Borough of Oceanport and bounded by Oceanport Avenue to the west and North Jersey Coastline Railroad to the east, Parkers Creek to the north and Riverside Avenue to the south.

The *Reuse Plan* contemplates the redevelopment of the 400 Area Parcel as the Oceanport Village Center, including a mix of uses such as residential, retail, and other commercial uses and amenities that will create a community hub for Oceanport. The 400 Area Parcel property is included within a portion of the Horseneck Center Development District in the Land Use Rules.

Under this amendment, Buildings 276, 277, 279, 280, 281 and 482 may be adaptively reused or demolished. An existing Two Rivers Water Reclamation Authority owned and operated sewerage pump station located near the First Atlantic Credit Union and Riverside Avenue must remain. Development Zone 6 will support a state-of-the-art Motion Picture, Television and Broadcast Studio campus and Hotel and permit the uses and bulk standards as referenced in **Tables 1 - 47**.

Development Zone 7 – **McAfee Parcel**
The McAfee Parcel consists of ±29.43-acres of land and approximately fifteen (15) buildings including, the McAfee Center (Building 600), the FMERA office (Building 502), warehouses, workshops and additional general-purpose facilities. The parcel is located in the Borough of Oceanport and is bounded by Development Zone 4 to the west, Sherrill Avenue to the North, Brewer and Malterer Avenues to the East and Avenue of

Memories to the south. Under the Land Use Rules, approximately, ±3.19 acres of land are in the Eatontown Route 35 Lifestyle Tech Center district, and +/-26.24 acres of land are in the Oceanport Green Tech District.

The *Reuse Plan* contemplates redevelopment of the McAfee Parcel as a center for tech and R&D uses and envisions the adaptive reuse of the McAfee Center (Building 600), Building 601 and Building 602 for R&D uses. The *Reuse Plan* also contemplates the demolition of all other buildings that are on the parcel.

Under this amendment, the McAfee Center and the FMERA office may be adaptively reused or demolished. Development Zone 7 will support a state-of-the-art Motion Picture, Television and Broadcast Studio campus and permit the uses and bulk standards as referenced in **Tables 1 - 47**.

Development Zone 8 – **Greely Field Parcel**
Greely Field Parcel also known as the Parade Grounds, is an approximately ±21 acre of open green space located in the Borough of Oceanport. The parcel is also located within the Fort Monmouth Historic District. Greely Field Parcel is bordered by the Russel Hall property to the east, Avenue of Memories on the south, the Chapel and Building 501 properties on the west, and Sherrill Avenue on the north. The World War II Memorial is located on the north side of Greely Field Parcel. The memorial is dedicated to the Signal Corps members who lost their lives during World War II. The Programmatic Agreement between the US Army and State of New Jersey Historic Preservation office identified Greely Field Parcel as an area to be listed in the National Historic Register List.

The *Reuse Plan* envisions Greely Field Parcel to be preserved as open space.

Under this amendment, Greely Field Parcel will remain open space pursuant to a deed restriction. The World War II Memorial is protected by historic covenants and will remain undisturbed in perpetuity. Development Zone 8 will support a state-of-the-art Motion Picture, Television and Broadcast Studio campus and permit the uses and bulk standards as referenced in **Tables 1 - 47.**

Development Zone 9 – Cowan Park Parcel
The Cowan Park Parcel is an approximately +/-5.3-acre triangular-shaped green space located in the Borough of Oceanport. The parcel is located in the Fort Monmouth Historic District in front of Russel Hall. Cowan Park Parcel is bounded by Sherrill Avenue on the northeast, Avenue of Memories on the southeast, and Sanger Avenue on the west. A flagpole stands in the center of the park and is encircled by a concrete sidewalk. A memorial plaque dedicated to Colonel Arthur S. Cowan is located in front of this flagpole.

The *Reuse Plan* envisions Cowan Park Parcel to be preserved as open space. The Programmatic Agreement between the US Army and State of New Jersey Historic Preservation office identified Cowan Park as an area to be listed in the National Historic Register List.

Under this amendment, Cowan Park will remain open space pursuant to a deed restriction. Development Zone 9 will support a state-of-the-art Motion Picture, Television and Broadcast Studio campus and permit the uses and bulk standards as referenced in **Tables 1 - 47**.

Development Zone 10 – Eatontown Housing Parcel
The Eatontown Housing Parcel is located in the southern section of the Main Post area in the Borough of Eatontown. The parcel is ±32 acres of land and is located along Oceanport Way and is bordered by the Federal Credit Union Parcel to the east, the Husky Brook Pond to the north, an offsite Eatontown residential area to the west and the Patterson Army Health Clinic Parcel to the south.

Prior to the adoption of new boundary line, approximately ±13.33 acres of land in the western section of the parcel was in the Eatontown Route 35 Lifestyle/Tech Center section of the Fort and ±4.82 acres of the land in the eastern section was in the Oceanport Education/Mixed-Use Development District section of the Fort.

The *Reuse Plan* contemplates part of the parcel to be developed as an active recreation area with amenities such as ballfields with green areas on the northern section of the parcel.

Under this amendment, the Burger King (Building 822), Building 826, Building 814, Building 815, and Building 830 will be demolished. Development Zone 10 shall provide affordable housing opportunities for the Borough of Eatontown that would have been required if the portions of the Mega Parcel were developed with residential uses according to the *Reuse Plan* as amended and Land Use Rules and the affordable housing reservation required by N.J.S.A. 52:27D-329.9. This Development Zone will offset the commercial buildout envisioned for the Mega Parcel and permit the uses as referenced. See the permitted use and bulk standards in **Tables 49 - 51**.

Development Zone 11 – Supportive Housing Parcel
The Supportive Housing Parcel is located in the southern section of the Main Post area in the Borough of Oceanport. The parcel is ±0.9872 acres of land and is located along Oceanport Way and is bordered by the Patterson Army Health Clinic Parcel to the west, the Commissary Parcel to the north, and the Cell Tower Parcel to the east. This parcel is located in the Oceanport Education Mixed-Use Neighborhood Development District.

The *Reuse Plan* contemplates the Supportive Housing Parcel to be developed for low density residential use.

Under this amendment, Building 810 will be demolished. Development Zone 11 shall provide supportive housing opportunities for the Borough of Oceanport that will supplement the affordable housing that would have been required if the portions of the Mega Parcel were developed with residential uses according to the *Reuse Plan* as amended and Land Use Rules and the affordable housing reservation required by N.J.S.A. 52:27D-329.9. See the permitted use and bulk standards in **Tables 49 - 51**.

Development Zone 12 – Monmouth County Emergency Homeless Shelter Parcel
The parcel consists of approximately +/-3.1 acres of land and houses a +/-4500 square foot emergency homeless shelter which is operated by Monmouth County, as well as additional undeveloped acreage. The parcel is located in the Borough of Oceanport along Oceanport Way and is bordered by the Warehouse Parcel to the west and open space to the northeast and northwest. The property is included within a portion of the Oceanport Education/Mixed Use Neighborhood Development District in the Land Use Rules.

According to the *Reuse Plan*, the intended use of this parcel is for low-density residential development, however, Amendment #6 permitted the parcel to be reused as a permanent location of the Monmouth County emergency homeless shelter.

Under this amendment, the emergency shelter will remain. The remaining undeveloped acreage in Development Zone 12 shall permit affordable housing opportunities that will supplement the affordable housing that would have been required if the portions of the Mega Parcel were developed with residential uses according to the *Reuse Plan* as amended and Land Use Rules and the affordable housing reservation required by N.J.S.A. 52:27D-329.9. See the permitted use and bulk standards in **Tables 49 - 51**.

Definitions

The following definitions shall apply to this Reuse Plan Amendment. For the purposes of these regulations the following terms are used as follows:

1. All uses shall obtain, where relevant, any permits, licenses and other approvals typically required under State and Federal regulations;
2. All uses are for Studio personnel and visitors only unless otherwise expressly specified;
3. All accessory uses may be located in standalone Structures or, where applicable, in Principal Permitted Structures.

ANIMAL BOARDING
Buildings and Structures for overnight boarding of animals being used as part of a production.

BACKLOT
An area used for outdoor filming and Production Activity where non-habitable sets, facades, and/or streetscapes can be constructed, assembled, installed, disassembled, and removed, as needed. "Non-habitable" shall mean a Structure not intended for human occupancy for living, sleeping, eating, or cooking purposes. However, Executive Outposts as defined herein are permitted in backlots. Structures may not be used for commercial purposes other than those related to production or tourist tours of production areas. Backlots may also be used for the storage of construction materials and equipment associated with Production Activities and for the temporary parking of vehicles associated with Production Activities.

BANK OR FINANCIAL INSTITUTIONS
Buildings or spaces for financial and monetary transactions, including but not limited to deposits, loans, investments, and currency exchange. Automatic Teller Machines (“ATMs”) are not part of this definition.

BASE CAMP
Arrangement of mobile facilities (trucks, generators, support vehicles, tents, etc.) related to Production Activities. Examples include, but are not limited to, wardrobe, hair, make-up, craft services, and trailers for talent and production staff.

CENTRAL UTILITY PLANT (“CUP”)
Structures housing the major mechanical, power, heating/cooling, water, electrical, plumbing equipment, and other utility systems for one or more buildings.

CHILD CARE FACILITY
Buildings or spaces providing for the care, supervision, and protection of children that is licensed by the State of New Jersey pursuant to N.J.S.A. 30:5B-1 et seq.

EXECUTIVE OUTPOST
Stand-alone Buildings that may include any one or more of the activities which occur within a Studio Business & Production Support Office. Executive Outposts may not be used for any type of housing.

FITNESS CENTER
Buildings or spaces with equipment, facilities, and indoor open space for exercising and improving physical fitness and wellness. Access to on-site Fitness Centers shall be limited to production talent.

FOOD PREPARATION AND DISTRIBUTION FACILITY
Buildings or spaces within or outside of a Structure where food is prepared and/or distributed including, but not limited to commissaries/cafeterias (i.e., full kitchen/restaurant), food trucks, and craft services that are not open to the general public.

GEOTHERMAL
A renewable energy source using the heat of the earth's interior.

GUARDHOUSE
Structures used to house security personnel and equipment.

HERITAGE OPEN SPACE
Preserved open space significant to the history of Fort Monmouth and located within the Historic District, including Greely Field and Cowan Park.

HOTEL
Buildings providing temporary lodging to the general public, and which may include additional facilities and services, such as restaurants, meeting rooms, entertainment facilities, personal services, health clubs, spas, and retail stores and services.

MAIL SORTING OFFICE
Buildings or spaces for receiving and sorting mail and packages.

MEDICAL CLINICS/OFFICES/TRAILERS (INCLUDING EMERGENCY MEDICAL FACILITIES)
Structures or spaces for Studio medical personnel who provide medical treatment to personnel or visitors of the Studio and shall not include over-night medical stays.

MILL/WORKSHOP
Structures used for construction, maintenance, repair, and/or storage of sets, props, costumes/wardrobe, lighting and grip equipment, production vehicles, or other uses and equipment customary and incidental to Motion Picture, Television, and Broadcast Studios.

MOTION PICTURE, TELEVISION, AND BROADCAST STUDIOS
Full-service Motion Picture, Television, and Broadcast studios including but not limited to facilities for production of feature films, television series, commercials, telethons, videos, webisodes, gaming tournaments, other film/video formats not yet conceived, and all related permanent or temporary facilities for Motion Picture, Television, and Broadcast studios. Production Activities may take place both indoors or outdoors within the Motion Picture, Television and Broadcast studios, and may have live events or audiences.

MULTI-USE TRAIL
Also known as a path or track, an unpaved or paved lane intended for pedestrians and cyclists and not intended for usage by motorized vehicles, usually passing through a natural area, but may also include sidewalks within developed areas. Multi-Use Trails are publicly accessible and part of the Fort-wide trail system.

NURSERY
Spaces within or outside of a Structure for the storage of live vegetation.

ON-SET
Location where production is taking place within the Studio.

OPEN SPACE
Any parcel or area of land or water essentially unimproved and set aside, dedicated, designated, or reserved for public or private use or enjoyment or for the use and enjoyment of owners and occupants of land adjoining or neighboring such open space; provided that such areas may be improved with only those Build or Structures, streets, and off-street parking, and other improvements that are designed to be incidental to the natural openness of the land.

PARKING, SURFACE
Surface lots used for the parking of vehicles for the Studio, Studio related activities, visitors, and guests.

PARKING GARAGE, STRUCTURED
Structures used for the parking of vehicles for the Studio, Studio related activities, visitors, and guests.

PAINT SHOPS AND SPRAY BOOTHS
Structures or spaces mechanically ventilated and used to enclose or accommodate a spraying operation and are designed to confine and limit the escape of spray, volatile vapors, mist or combustible residue, dust, odors, and exhaust.

PERIMETER SECURITY WALLS
Walls intended to prohibit access onto the Studio outside of the designated access points.

PERSONAL SERVICES
Establishments providing personal services to support Production Activity including, but not limited to, the following: laundry, including cleaning and pressing service; hair and nail salons; barbershops; shoe repair; ATMs; clothing rental; and personal shipping and delivery services.

PRODUCTION ACTIVITIES
Indoor or outdoor activities customarily related to the creation and development of film, television shows, and other forms of media.

PRODUCTION VEHICLE MAINTENANCE, REPAIR, BODY WORK, AND CLEANING
Structures or spaces for body work, maintenance, repair, cleaning, and washing of vehicles used for Production Activities.

PUMP STATION
Structures housing machinery used for pumping large amounts of sewerage.

RETAIL, SALES AND SERVICES
Establishments engaged in the selling or rental of goods or merchandise for personal use or household consumption to the general public as well as establishments providing services (opposed to products) to the general public for personal or household use.

RETAIL, STUDIO CONVENIENCE
Establishments for the sale of primarily food products, household items, newspapers and magazines, candy, and beverages, and a limited amount of freshly prepared foods such as sandwiches and salads.

RETAIL, STUDIO SALES
Establishments engaged in the selling or rental of goods or merchandise and in rendering services incidental to the sale or rental of such goods, related to Production Activities. For example, lighting and grip services.

RETAIL, STUDIO EXPERIENCE
Buildings and Structures for the sale, display, and/or rentals of goods; Studio tours; theatrical performances; public film screenings/theaters; and/or experiences related to Motion Picture, Television, and Broadcast Studios. Food and beverage preparation and sales may also occur within such Buildings and Structures and may include outdoor dining. These structure types are intended to include and facilitate consumer experience centers, Studio tours, ticket sales, and related activities to the general public.

ROOFTOP COMMUNICATIONS FACILITIES
Any Structure or equipment installed on a rooftop and used for the purpose of sending or receiving data and information communications or housing equipment to support the sending or receiving of communications, other than Cellular Facilities. Communication Facilities may include, but are not limited to, satellite and microwave dishes. Communication Facilities shall also include all necessary support infrastructure which may be ground-mounted or located on rooftops.

SCREENING ROOM
Buildings or spaces where films or other productions are exhibited on a large screen or stage for a private Studio use.

SECURITY COMMAND CENTER
Buildings or spaces for security operations for performing round-the-clock monitoring of the indoor and outdoor Studio spaces.

SOUND STAGE
A soundproofed studio space, typically with large doors and high ceilings, that is used for filming and production. Its primary function is to provide an indoor environment for filming in which the lighting, sound, and other considerations can be better controlled than an outdoor filming location. Sound Stages may have movable interior doors allowing for sound stages to be joined. Sound Stages may include ancillary space for hair and make-up, green rooms, wardrobe and costuming, editing and production; and related spaces used in film production; as well as kitchens, craft services, and craft service facilities. They may also be used for

rehearsals, recording music and sound effects for films and television shows, as well as live events such as award shows, stage productions, and concerts and any other uses customary and incidental to Motion Picture, Television, and Broadcast Studios.

SPECIAL EVENTS
Temporary uses, including but not limited to charitable, cultural and civic events, premieres, festivals, receptions, corporate events, and concerts, including but not limited to sound, lighting, and other special effects as well as food and beverage sales associated with such uses. Special Events are subject to any permitting requirements overseen by a host municipality.

STORAGE/WAREHOUSE
Buildings for the storage of production related goods and materials, including but not limited to storage of production vehicles, sets, props, costumes/wardrobe, and other equipment customary and incidental to Motion Picture, Television, and Broadcast Studios.

STUDIO
The entirety of parcels used for Motion Picture, Television, and Broadcast Studios.

STUDIO BUSINESS & PRODUCTION SUPPORT OFFICE (SBPSO)
Office Building or space including but not limited to individual offices, workstations, conference and meeting rooms, and other ancillary office functions and facilities for administrating, directing, managing and/or conducting the corporate business affairs of the Motion Picture, Television and Broadcast Studio company, as well as for individuals and departments associated with production, including, but not limited to merchandising, marketing, printing, promotion, licensing, sales, leasing, location scouting, accounting, distribution, legal, general commercial, professional, executive, business, and other administrative functions of a production. There may also be space reserved for picture and sound editing, sound production, visual effects, and related activities; hair and make-up; wardrobe and costuming; studio medical staff; animal wranglers; on-set schoolteachers; and other uses customary and incidental to Motion Picture, Television, and Broadcast Studios.

STUDIO BUSINESS & PRODUCTION SUPPORT OFFICE (SBPSO) WITH ROOFTOP HELIPAD
A Studio Business & Production Support Office (SBPSO) Building with a small, designated area or platform located on the roof used for the takeoff, landing, or parking of helicopters which are exclusively used to transport passengers related to Studio operations and/or community emergencies.

SWIM/WATER TANK, INDOOR
Large indoor tanks of water typically used for filming scenes that take place in a swimming pool, ocean, or other body of water. The tanks may be located within a Sound Stage or other Studio Structures or within its own Structure.

SWIM/WATER TANK, OUTDOOR
Large outdoor tanks of water typically used for filming scenes that take place in a swimming pool, ocean, or other body of water. The tanks may be located within a Backlot or co-located outside with other uses customary and incidental to Motion Picture, Television, and Broadcast Studios.

TRAILERS
Mobile vehicles that offer space for production departments including, but not limited to, hair and make-up, wardrobe, sound, stunts, art, costuming and sewing departments, On-Set medical staff, schoolteachers, animal wranglers or other personnel associated with production, talent during filming, craft services, and restrooms. Trailers may not be used for overnight stays.

TRANSMISSION ELECTRIC SUBSTATION
Structure, device, or equipment, located and designed for voltage regulation, circuit protection, or switching necessary for the construction or operation of a proposed transmission line.

VISITOR CENTER
Buildings or Structures which welcome and provide information to visitors of the Studio, which may or may not be open to the general public and may include exhibits and/or other interactive features. Food and beverages sales may also occur within such Buildings and Structures related to Motion Picture, Television, and Broadcast Studios.

Use and Bulk Standards – Mega Parcel

Amendment #20 would permit the reuse or demolition of those Buildings identified in Section III , and the demolition of all other existing Buildings found in **Exhibit D** for the development of a new state of the art Motion Picture, Television and Broadcast Studio campus including the creation of innovative and efficient Studio space which will support the needs of the arts and entertainment community and create new economic growth for the Borough(s) of Eatontown and Oceanport as well as surrounding communities.

Additionally, Amendment #20, as set forth below, has provided alternate locations for affordable housing to offset the land no longer available for this housing under the Studio campus.

The approximately 292-acres of the Mega Parcel will be divided into nine (9) zones to highlight reuses/demolition, new construction and improvements to the property.

The following sections and tables provide regulations on permitted uses and bulk standards. The requirements in these sections are mandatory.

Establishment of Mega Parcel Development Zones

The Mega Parcel is hereby divided into the following Development Zones:

- Development Zone 1 Whale Parcel
- Development Zone 2 Vail Hall Parcel and Parcel 2
- Development Zone 3 Tech A Parcel & Barracks Parcel
- Development Zone 4 Bowling Center Parcel
- Development Zone 5 Tech B Parcel
- Development Zone 6 400 Area Parcel
- Development Zone 7 McAfee Parcel
- Development Zone 8 Greely Parcel
- Development Zone 9 Cowan Parcel

Locations and boundaries of the above Development Zones are shown on **Exhibit B.**

Permitted Uses

The Development Zone Tables list Permitted Principal Structures and open spaces and Permitted Accessory Uses and Structures in each of the Development Zones. The following shall apply regarding Permitted Uses:

1. **Motion Picture, Television and Broadcast Studios Principal Use.** The Principal Permitted Use of Motion Picture, Television and Broadcast Studios shall be permitted within all Mega Parcel Development Zones. All Structures and spaces permitted within the Mega Parcel Development Zones to support the Motion Picture, Television and Broadcast Studio use shall be for Studio personnel and Studio visitors only, and not open to the general public except when expressly permitted by the operator of the Studio, e.g., tours, Retail, Studio Experience, Special Events, etc.

2. **Hotel and Retail, Sales, and Service Principal Uses/Structures, Required to be Open to the Public**. The Principal Permitted Uses/Structures of Hotel and Retail, Sales, and Services are unrelated to the Motion Picture, Television and Broadcast Studios Principal Use, and shall be open to the public.

   These Principal Uses are restricted to the following Development Zone locations:
   - Hotel and Retail, Sales, and Services within 1,500 linear feet of Route 35 in Development Zone 1

- Hotel within 700 linear feet of Oceanport Avenue in Development Zone 6

3. **Accessory Use.** Accessory Uses and structures that support the Principal Permitted Use of Motion Picture, Television and Broadcast Studios may be located within standalone Buildings/Structures or co-located within Principal Permitted Structures for Motion Picture, Television and Broadcast Studios as indicated below in Table 3. The Accessory Uses in Table 3 shall not be permitted within Hotel and Retail, Sales, and Services Buildings.

4. **Studio Campus.** Accessory Uses and Structures to support the Motion Television, and Broadcast Studios Principal Permitted Use shall be permitted in a Development Zone even in the event that there are no Principal Structures in the Development Zone, subject to the limitation set forth in the Tables below.

5. **Number of Uses and Structures**. Unless indicated otherwise, multiple Principal and Accessory Permitted Uses and Structures shall be permitted on any individual lot and/or within any of the Mega Parcel Development Zones and may also be co-located within one Structure.

6. **Development Zones**. Specific regulations regarding location of Permitted Principal and Accessory Uses and Structures, and the bulk standards for development are outlined in the Development Zone Tables.

7. **Pre-existing Nonconforming Structures/Buildings.** Any Pre-Existing Nonconforming Structures/Buildings, or portion thereof, identified for reuse on the Mega Parcel shall be exempt from the Maximum Permitted Heights and Development Zone-Wide Bulk Standards set forth in **Tables 1-47**.

Required Multi-Use Trail

A 12-foot wide publicly accessible trail system shall be maintained, improved, and extended within the boundaries of the Mega Parcel, except when the trail system connects to sidewalks adjacent to roadways where construction of a 12-foot trail is not possible due to other site constraints.

Development Zone Tables

The Development Zone Tables regulate the Permitted Principal and Accessory Uses, Structures, and bulk standards for each of the Mega Parcel Development Zones.

1. Minimum Required Setbacks

The following shall apply regarding minimum required setbacks:

a. Unless otherwise noted herein, the minimum setback from each lot line shall be 25 feet and is referred to herein as the “No Build Area”. No Structures or improvements shall be permitted in the “No Build Area” except Perimeter Security Walls; fences; street and site lights; surface parking areas; stormwater management structures; landscaping; monument/freestanding signs; walking trails; Pre-Existing Non-Conforming Structures; existing Fort monuments; and open spaces.
b. In the event that a roadway separating two Development Zones is vacated and two adjoining Development Zones are connected then the No Build Area shall not apply in either Development Zone and the maximum permitted height should be the greater height of the two Development Zones.

2. Maximum Floor Area Ratio

The maximum floor area ratio calculations are based on the total land area of each Development Zone at the time of the drafting of Amendment #20. In the event that the land area of a Development Zone is modified through roadway widenings or vacations, the total Development Zone land area in place at the time of this amendment shall prevail. On-Set mobile trailers shall not count toward maximum floor area ratio.

3. Maximum Lot Coverage

The maximum lot coverage calculations are based on the total land area of each Development Zone at the time of the drafting of Amendment #20. In the event that the land area of a Development Zone is modified through roadway widenings or vacations, the total Development Zone land area in place at the time of this amendment shall prevail. On-Set mobile trailers shall not count toward maximum lot coverage.

4. Maximum Permitted Height

Amendment #20 regulates maximum permitted height within the Mega Parcel Development Zones in two ways: the first is by Structure type or Outdoor Space; and the second is by Height District (defined below) each of which is described further below.

5. Maximum Permitted Height by Structure, Use or Outdoor Spaces

Unless otherwise limited by Height District or noted in this Amendment, **Tables 1 - 4** list the maximum permitted height for each Structure or Outdoor Space.

6. Maximum Permitted Heights By Height District

Height Districts are established in each of the Mega Parcel Development Zones. Height Districts regulate the maximum permitted heights in relation to setbacks as measured to the Mega Parcel Development Zone lot lines and set different maximum permissible heights for different areas of each Development Zone ("Height Districts"). The Height Districts per Mega Parcel Development Zone are provided in the Development Zone Tables (**Tables 5-47**) and as further depicted in the **Development Zone Height Requirements Figures** below.

7. Maximum Permitted Heights for All Structures and Outdoor Spaces Except Backlots.

The following shall apply to determine maximum permitted height and how height shall be measured for all Buildings/Structures and Outdoor Spaces except Backlots:

a. Unless otherwise noted, the maximum permitted height of a Structure or Outdoor Space shall be the lesser of the maximum permitted height by Structure type/Outdoor Space as established on **Tables 1- 4**; or the maximum permitted height by Height District as established on **Tables 5 - 47**. For example, if a Structure is permitted to be 35 feet in height and is located in a Height District that permits a maximum height of 50 feet, the Structure shall still be a maximum of 35 feet.
b. Conversely, if a Structure is permitted to be 70 feet in height and is located in a Height District that permits a maximum height of 50 feet, the Structure shall be limited to a maximum of 50 feet.

8. Maximum Permitted Height for Backlots.

Backlot heights shall be treated similarly to all other Structures in that it must comply with the setbacks in each Mega Parcel Development Zone. However, Backlot heights shall be exclusively governed by the

Height District in which it is located for each Mega Parcel Development Zone. For example, if the Development Zone permits a maximum height of 25 feet in one area and 80 feet in another area, the Backlot maximum height shall correspond to the maximum permitted height in that portion of the Development Zone where the Backlot is located, 25 feet or 80 feet respectively.

9. Determination and Measurement of Height.

Height of a Structure means the vertical distance as measured from the average finished grade of a Structure as measured around the perimeter of the outside wall of the foundation to the highest point of the roof of the Structure but not including rooftop appurtenances. However, if the average finished grade is three feet or more above existing grade, then the measurement shall be taken from the existing grade. For example, if a Structure is permitted to be 35 feet tall and the average finished grade is three feet above existing grade then the structure may only be 32 feet tall above the average finished grade. Alternatively, if a Structure is permitted to be 35 feet tall and the average finished grade is two feet above the existing grade then the Structure may be 37 feet tall.

a. Maximum Building and Structure Height Exemptions.

   Maximum allowable Building/Structure height excludes rooftop mechanical equipment and walls, or other devices used to screen rooftop appurtenances, provided the equipment and screening devices are both set back at least 10 feet from all sides of the Building/Structure as measured to the roof edge or parapet. If they are located within 10 feet of a roof edge, they shall count towards the height limit.

b. Rooftop appurtenances. Rooftop appurtenances may extend above the highest point of the roof at a maximum of 15 feet or 15 percent of the Building/Structure height, whichever is greater. Rooftop appurtenances shall be set back 10 feet from the edge of the Building/Structure or parapet and shall be screened. Rooftop appurtenance shall not include Rooftop Communications Facilities.

c. Rooftop Communication Facilities shall be no taller than 15 feet and shall be setback 10 feet from a parapet and shall be screened.

TABLE 1: MAXIMUM PERMITTED HEIGHTS FOR PRINCIPAL STRUCTURES

Permitted Principal Structure	Maximum Permitted Height	Additional Regulations
Executive Outpost	25 feet	
Hotel	84 feet	1 per Zone in Zone 1 and Zone 6
Mill/Workshops	35 feet	
Retail, Studio Experience	60 feet	
Retail, Sales and Services	30 feet	Retail, Sales and Services in Zone 1 are only permitted within 1,500 linear feet of Route 35 and cannot exceed a total of 50,000 SF. Each retail site is limited to 15,000 SF.
Soundstages	70 feet	
Storage/Warehouse	40 feet	
Studio Business & Production Support Office	75 feet	
Studio Business & Production Support Office with Rooftop Helipad	88 feet	The maximum height is inclusive of a 13-foot helicopter lobby on the roof. This use is permitted in Zone 1 only and is limited to one building.
Swim/Water Tank (Outdoor)	40 feet	
Visitors Centers	30 feet	

TABLE 2: MAXIMUM PERMITTED HEIGHTS FOR OUTDOOR SPACES

Permitted Outdoor Space	Maximum Permitted Height	Additional Regulations
Basecamps	N/A	
Backlots	90 feet	
Open Space	N/A	
Heritage Open Space	N/A	

TABLE 3: MAXIMUM PERMITTED HEIGHTS FOR STANDALONE ACCESSORY STRUCTURES

Permitted Accessory Structure	Maximum Permitted Height	Additional Regulations
Animal Boarding*	40 feet	In some Zones, Animal Boarding is limited to areas where the maximum height is 80 feet or greater.
Bank or Financial Institution*	30 feet	
Childcare Facilities*	30 feet	
Central Utility Plant	50 feet	
Fitness Center*	30 feet	Limited to 10,000 square feet per zone.
Food Preparation/Distribution Facility*	50 feet	
Geothermal	N/A	
Guardhouses	20 feet	
Mail Sorting Office*	30 feet	
Medical Clinics/Offices/Trailers (Including Emergency Facilities)*	30 feet	
Nursery*	40 feet	
Paint Shops and Spray Booths*	30 feet	
Parking, Structured Garage	72 feet	
Parking, Surface Lot	N/A	
Perimeter Security Walls	20 feet	The portion of the wall facing adjoining properties must appear to be 10 feet through the use of berms, or other landscaping features.
Personal Services*	30 feet	
Production Vehicle Maintenance, Repair, Body Shop, and Cleaning	20 feet	
Pump Stations	20 feet	
Retail, Studio Convenience*	30 feet	No more than 15,000 SF is permitted per Building.
Retail, Studio Sales*	35 feet	No more than 125,000 SF is permitted per Building.
Rooftop Communications Facilities	15 feet	
Screening Room*	50 feet	
Security Command Center*	25 feet	
Swim/Water Tank (Indoor) *	70 feet	
Transmission Electric Substation		

*Uses can be in standalone Structures or within a Principal Permitted Structure.

TABLE 4: MAXIMUM PERMITTED HEIGHTS FOR TEMPORARY USES AND STRUCTURES

Permitted Principal Structure	Maximum Permitted Height	Additional Regulations
Special Events	N/A	

Development Zone Tables

The Development Zone Tables regulate the Permitted Principal and accessory uses, Structures, and bulk standards for each of the Mega Parcel Development Zones**.**

TABLE 5: ZONE-WIDE BULK STANDARDS FOR DEVELOPMENT ZONE 1 – WHALE PARCEL

ZONE DESCRIPTION	Zone 1, otherwise known as the "Whale Parcel" is located in Eatontown. It extends from Route 35 in the west to Wilson Avenue in the east, and Lafetra Creek in the north to Avenue of Memories in the south. It is approximately 117.49 acres.	
PERMITTED PRINCIPAL USES	Motion Picture, Television and Broadcast Studio, Hotel, and Retail, Sales and Services	
MAXIMUM FLOOR AREA RATIO	0.50	
MAXIMUM LOT COVERAGE	75 percent	
MINIMUM SETBACKS FROM LOT LINES		
From Route 35 Lot Lines	**Setback Area**	**Maximum Height**
	0 to 25 feet	No build area
	>25 to 75 feet	Up to 50 feet
	>75 to 125 feet	Up to 80 feet
	>125 feet	Up to 90 feet
From Wilson Avenue Lot Lines (if Wilson Avenue is not vacated)	**Setback Area**	**Maximum Height**
	0 to 25 feet	No build area
	>25 feet	Up to 90 feet
From Internal Lot Lines (if Wilson Avenue is vacated)	**Setback Area**	**Maximum Height**
	0 feet	Up to 90 feet
From Parker's Creek Lot Lines	**Setback Area**	**Maximum Height**
	0 to 25 feet	No build area
	>25 to 75 feet	Up to 50 feet
	>75 to 125 feet	Up to 80 feet
	>125 feet	Up to 90 feet
From Avenue of Memories Lot Line	**Setback Area**	**Maximum Height**
	0 to 25 feet	No build area
	25 to 75 feet	Up to 50 feet
	75 to 125 feet	Up to 80 feet
	>125 feet	Up to 90 feet

TABLE 6: PERMITTED PRINCIPAL STRUCTURES IN DEVELOPMENT ZONE 1 – WHALE PARCEL

PERMITTED PRINCIPAL STRUCTURES	ADDITIONAL REGULATIONS
Executive Outposts	
Hotels	Hotel in Zone 1 may have Retail, Sales and Services uses on the ground level and the floor above the ground level. Hotel is only permitted within 1,500 linear feet of Route 35.
Mill/Workshops	
Retail, Studio Experience	
Retail, Sales and Services	Retail, Sales and Services in Zone 1 are only permitted within 1,500 linear feet of Route 35 and cannot exceed a total of 50,000 SF. Each retail site is limited to 15,000 SF.
Soundstages	
Storage/Warehouse	
Studio Business & Production/Support Office	
Studio Business & Production/Support Office with Helipad	There is only one helipad permitted on the entire Mega Parcel, exclusively within Zone 1.
Swim/Water Tank (Outdoor)	
Visitors Centers	

TABLE 7: PERMITTED PRINCIPAL OUTDOOR SPACES IN DEVELOPMENT ZONE 1 – WHALE PARCEL

PERMITTED PRINCIPAL OUTDOOR SPACES	ADDITIONAL REGULATIONS
Basecamps	
Backlots	
Open Space	

TABLE 8: PERMITTED ACCESSORY STRUCTURES AND USES IN DEVELOPMENT ZONE 1 – WHALE PARCEL

PERMITTED ACCESSORY STRUCTURES/ USES	ADDITIONAL REGULATIONS
Animal Boarding	
Bank or Financial Institutions	
Childcare Facilities	
Central Utility Plant	
Fitness Center	
Food Preparation/Distribution Facility	
Geothermal	
Nursery	
Guardhouses	
Mail Sorting Office	
Medical Clinics/Offices/Trailers (Including Emergency Facilities)	
Paint Shops and Spray Booths	
Parking, Structured Garage	
Parking, Surface Lot	
Perimeter Security Walls	
Personal Services	
Production Vehicle Maintenance, Repair, Body Shop, and Cleaning	
Pump Stations	
Retail, Studio Convenience	
Retail, Studio Sales	
Rooftop Communications Facilities	
Screening Rooms	
Security Command Center	
Swim/Water Tank (Indoor)	
Transmission Electric Substation	

PERMITTED ACCESSORY STRUCTURES/ USES	ADDITIONAL REGULATIONS
Multi-Use Trail	

TABLE 9: PERMITTED TEMPORARY USES AND STRUCTURES IN DEVELOPMENT ZONE 1 – WHALE PARCEL

PERMITTED TEMPORARY USES AND STRUCTURES	PERMITTED ACCESSORY STRUCTURES/ USES
Special Events	

TABLE 10: ZONE WIDE BULK STANDARDS FOR DEVELOPMENT ZONE 2- VAIL HALL AND PARCEL 2

ZONE DESCRIPTION	Zone 2, otherwise known as the "Vail Hall Parcel and Parcel 2" is located in Eatontown. It encompasses approximately 10.23 acres of land situated roughly between the JCP&L right-of-way in the south, Avenue of Memories in the north. Wampum Brook bisects the two parcels.	
PERMITTED PRINCIPAL USE	Motion Picture, Television and Broadcast Studio	
MAXIMUM FLOOR AREA RATIO	0.30	
MAXIMUM LOT COVERAGE	75 percent	
MINIMUM SETBACKS FROM LOT LINES		
From JCP&L Right-of-Way	**Setback Area**	**Maximum Height**
	0 to 25 feet	No build area
	>25	Up to 50 feet
From 2 Northern Lot Lines (until such time Parcel 2 is received from the Army)	**Setback Area**	**Maximum Height**
	0	Up to 50 feet
From Avenue of Memories Lot Line	**Setback Area**	**Maximum Height**
	0 to 25 feet	No build area
	>25 feet	Up to 50 feet
Side Yard	**Setback Area**	**Maximum Height**
	>25 feet	Up to 50 feet

TABLE 11: PERMITTED PRINCIPAL STRUCTURES IN DEVELOPMENT ZONE 2 - VAIL HALL AND PARCEL 2

PERMITTED PRINCIPAL STRUCTURES	ADDITIONAL REGULATIONS
Executive Outposts	
Retail, Studio Experience	
Storage/Warehouse	
Studio Business & Production/Support Office	
Visitors Centers	

TABLE 12: PERMITTED PRINCIPAL OUTDOOR SPACES IN DEVELOPMENT ZONE 2 - VAIL HALL AND PARCEL 2

PERMITTED PRINCIPAL OUTDOOR SPACES	ADDITIONAL REGULATIONS
Basecamps	
Open Space	

TABLE 13: PERMITTED ACCESSORY STRUCTURES AND USES IN DEVELOPMENT ZONE 2 - VAIL HALL AND PARCEL 2

PERMITTED ACCESSORY STRUCTURES/ USES	ADDITIONAL REGULATIONS
Bank or Financial Institutions	
Childcare	
Fitness Center	
Food Preparation/Distribution Facility	
Guardhouses	
Mail Sorting Office	
Medical Clinics/Offices/Trailers (Including Emergency Facilities)	
Paint Shops and Spray Booths	
Parking, Structured Garage	
Parking, Surface Lot	
Perimeter Security Walls	
Personal Services	
Retail, Studio Convenience	
Retail, Studio Sales	
Rooftop Communications Facilities	
Screening Rooms	
Security Command Center	
Swim/Water Tank (Indoor)	
Multi-Use Trail	

TABLE 14: PERMITTED TEMPORARY USES AND STRUCTURES IN ZONE 2 - VAIL HALL AND PARCEL 2

PERMITTED TEMPORARY USES AND STRUCTURES	PERMITTED ACCESSORY STRUCTURES/ USES
Special Events	

TABLE 15: ZONE-WIDE BULK STANDARDS FOR DEVELOPMENT ZONE 3 – TECH A AND BARRACKS PARCEL

ZONE DESCRIPTION	Zone 3, otherwise known as the "Tech A and Barracks Parcel" is located in Eatontown. It encompasses approximately 9.6 acres of land situated roughly between Alexander Avenue in the south, Avenue of Memories in the north, Wilson Avenue to the west and Brewer Avenue to the east.	
PERMITTED PRINCIPAL USE	Motion Picture, Television and Broadcast Studio	
MAXIMUM FLOOR AREA RATIO	0.30	
MAXIMUM LOT COVERAGE	85 percent	
MINIMUM SETBACKS FROM LOT LINES		
From Wilson Avenue Lot Lines	**Setback Area**	**Maximum Height**
	0 to 25 feet	No build area
	>25 to 75 feet	Up to 50 feet
	>75 feet	Up to 80 feet
From JCP&L ROW Lot Lines	**Setback Area**	**Maximum Height**
	0 to 25 feet	No build area
	>25 feet to 75 feet	Up to 50 feet
	>75 feet	Up to 80 feet
From Avenue of Memories Lot Lines	**Setback Area**	**Maximum Height**
	0 to 25 feet	No build area
	>25 to 75 feet	Up to 50 feet
	>75 feet	Up to 80 feet
From Brewer Avenue Lot Lines	**Setback Area**	**Maximum Height**
	0 to 25 feet	No build area
	>25 to 75 feet	Up to 50 feet
	>75 feet	Up to 80 feet

TABLE 16: PERMITTED PRINCIPAL STRUCTURES IN DEVELOPMENT 3 - TECH A AND BARRACKS PARCEL

PERMITTED PRINCIPAL STRUCTURES	ADDITIONAL REGULATIONS
Executive Outposts	
Mill/Workshops	
Retail, Studio Experience	
Soundstages	
Storage/Warehouse	
Studio Business & Production/Support Office	
Swim/Water Tank (Outdoor)	
Visitors Centers	

TABLE 17: PERMITTED PRINCIPAL OUTDOOR SPACES IN DEVELOPMENT ZONE 3 - TECH A AND BARRACKS PARCEL

PERMITTED PRINCIPAL OUTDOOR SPACES	ADDITIONAL REGULATIONS
Basecamps	
Backlots	
Open Space	

TABLE 18: PERMITTED ACCESSORY STRUCTURES AND USES IN DEVELOPMENT ZONE 3 - TECH A AND BARRACKS PARCEL

PERMITTED ACCESSORY STRUCTURES/ USES	ADDITIONAL REGULATIONS
Animal Boarding	
Bank or Financial Institution	
Central Utility Plant	
Food Preparation/Distribution Facility	
Geothermal	
Guardhouses	
Mail Sorting Office	
Medical Clinics/Offices/Trailers (Including Emergency Facilities)	
Nursery	
Paint Shops and Spray Booths	
Parking, Structured Garage	
Parking, Surface Lot	
Perimeter Security Walls	
Personal Services	
Production Vehicle Maintenance, Repair, Body Shop, and Cleaning	
Pump Stations	
Retail, Studio Convenience	
Retail, Studio Sales	
Rooftop Communications Facilities	
Screening Rooms	
Security Command Center	
Swim/Water Tank (Indoor)	
Transmission Electric Substation	
Multi-Use Trail	

TABLE 19: PERMITTED TEMPORARY USES AND STRUCTURES IN DEVELOPMENT ZONE 3 - TECH A & BARRACKS PARCEL

PERMITTED TEMPORARY USES AND STRUCTURES	PERMITTED ACCESSORY STRUCTURES/ USES
Special Events	

TABLE 20: ZONE WIDE BULK STANDARDS FOR DEVELOPMENT ZONE 4 – BOWLING CENTER PARCEL

ZONE DESCRIPTION	Zone 4, otherwise known as the "Bowling Center Parcel" is located in Eatontown. It encompasses approximately 2.5 acres of land. It is triangular in shape and situated roughly between Avenue of Memories in the south, Wilson Avenue to the north and west, and Messenger Avenue to the east.	
PERMITTED PRINCIPAL USE	Motion Picture, Television and Broadcast Studio	
MAXIMUM FLOOR AREA RATIO	0.30	
MAXIMUM LOT COVERAGE	75 percent	
MINIMUM SETBACKS FROM LOT LINES		
From Avenue of Memories Lot Lines	**Setback Area**	**Maximum Height**
	0 to 25 feet	No build area
	>25 to 75 feet	Up to 50 feet
	>75 feet	Up to 80 feet
From Western Lot Lines (if Wilson Avenue is not vacated)	**Setback Area**	**Maximum Height**
	0 to 25 feet	No build area
	>25 feet	Up to 80 feet
From Internal Lot Lines (if Wilson Avenue is vacated)	**Setback Area**	**Maximum Height**
	0 feet	Up to 80 feet
From Lot Line Shared with Zone 7	**Setback Area**	**Maximum Height**
	0 feet	Up to 80 feet

TABLE 21: PERMITTED PRINCIPAL STRUCTURES DEVELOPMENT ZONE 4 - BOWLING CENTER PARCEL

PERMITTED PRINCIPAL STRUCTURES	ADDITIONAL REGULATIONS
Executive Outposts	
Mill/Workshops	
Retail, Studio Experience	
Soundstages	
Storage/Warehouse	
Studio Business & Production/Support Office	
Swim/Water Tank (Outdoor)	
Visitors Centers	

TABLE 22: PERMITTED PRINCIPAL OUTDOOR SPACES IN DEVELOPMENT ZONE 4 – BOWLING CENTER PARCEL

PERMITTED PRINCIPAL OUTDOOR SPACES	ADDITIONAL REGULATIONS
Basecamps	
Backlots	
Open Space	

TABLE 23: PERMITTED ACCESSORY STRUCTURES AND USES IN DEVELOPMENT ZONE 4 – BOWLING CENTER PARCEL

PERMITTED ACCESSORY STRUCTURES/ USES	ADDITIONAL REGULATIONS
Animal Boarding	
Bank or Financial Institution	
Central Utility Plant	
Childcare	
Fitness Center	
Food Preparation/Distribution Facility	
Geothermal	
Guardhouses	
Mail Sorting Office	
Medical Clinics/Offices/Trailers (Including Emergency Facilities)	
Nursery	
Paint Shops and Spray Booths	
Parking, Structured Garage	
Parking, Surface Lot	
Perimeter Security Walls	
Personal Services	
Pump Stations	
Retail, Convenience	
Rooftop Communications Facilities	
Screening Rooms	
Security Command Center	
Swim/Water Tank (Indoor)	
Transmission Electric Substation	
Multi-Use Trail	

TABLE 24: PERMITTED TEMPORARY STRUCTURES AND USES IN DEVELOPMENT ZONE 4 – BOWLING CENTER PARCEL

PERMITTED TEMPORARY USES AND STRUCTURES	PERMITTED ACCESSORY STRUCTURES/ USES
Special Events	

TABLE 25: ZONE WIDE BULK STANDARDS FOR DEVELOPMENT ZONE 5 – TECH B PARCEL

ZONE DESCRIPTION	Zone 5, otherwise known as the "Tech B Parcel" is located in Eatontown. It encompasses approximately 17.72 acres of land situated roughly between Wilson Avenue to the west, the JCP&L right-of-way to the south, and Nicodemus Avenue to the south and east.	
PERMITTED PRINCIPAL USE	Motion Picture, Television and Broadcast Studio	
MAXIMUM FLOOR AREA RATIO	0.30	
MAXIMUM LOT COVERAGE	75 percent	
MINIMUM SETBACKS FROM LOT LINES		
From All Lot Lines	**Setback Area**	**Maximum Height**
	0 to 25 feet	No build area
	>25 to 75 feet	Up to 50 feet
	>75 feet	Up to 80 feet

TABLE 26: PERMITTED PRINCIPAL STRUCTURES DEVELOPMENT ZONE 5 - TECH B PARCEL

PERMITTED PRINCIPAL STRUCTURES	ADDITIONAL REGULATIONS
Executive Outposts	
Mill/Workshops	
Retail, Studio Experience	
Soundstages	
Storage/Warehouse	
Studio Business & Production/Support Office	
Swim/Water Tank (Outdoor)	
Visitors Centers	

TABLE 27: PERMITTED PRINCIPAL OUTDOOR SPACES IN DEVELOPMENT ZONE 5 - TECH B PARCEL

PERMITTED PRINCIPAL OUTDOOR SPACES	ADDITIONAL REGULATIONS
Basecamps	
Backlots	
Open Space	

TABLE 28: PERMITTED ACCESSORY STRUCTURES AND USES IN DEVELOPMENT ZONE 5 – TECH B PARCEL

PERMITTED ACCESSORY STRUCTURES/ USES	ADDITIONAL REGULATIONS
Animal Boarding	
Central Utility Plant	
Childcare	
Food Preparation/Distribution Facility	
Geothermal	
Guardhouses	
Mail Sorting Office	
Medical Clinics/Offices/Trailers (Including Emergency Facilities)	
Nursery	
Paint Shops and Spray Booths	
Parking, Structured Garage	
Parking, Surface Lot	
Perimeter Security Walls	
Personal Services	
Production Vehicle Maintenance, Repair, and Cleaning	
Pump Stations	
Retail, Convenience	
Retail, Studio Sales	
Rooftop Communications Facilities	
Screening Rooms	
Security Command Center	
Swim/Water Tank (Indoor)	
Transmission Electrical Substation	
Multi-Use Trail	

TABLE 29: PERMITTED TEMPORARY USES AND STRUCTURES IN DEVELOPMENT ZONE 5 – TECH B PARCEL

PERMITTED TEMPORARY USES AND STRUCTURES	PERMITTED ACCESSORY STRUCTURES/ USES
Special Events	

TABLE 30: ZONE WIDE BULK STANDARDS FOR DEVELOPMENT ZONE 6 - 400 AREA PARCEL

ZONE DESCRIPTION	Zone 6, otherwise known as the "400 Area Parcel" is located in Oceanport. It encompasses approximately 79.32 acres of land situated roughly between Oceanport Avenue to the west and the North Jersey Coastline Railroad to the east, Parkers Creek to the north, and Riverside Avenue to the south.	
PERMITTED PRINCIPAL USES	Motion Picture, Television and Broadcast Studio and Hotel	
MAXIMUM FLOOR AREA RATIO	0.50	
MAXIMUM LOT COVERAGE	75 percent	
MINIMUM SETBACKS FROM LOT LINES		
From Riverside Avenue Lot Lines	**Setback Area**	**Maximum Height**
	0 to 25 feet	No build area
	>25 to 150 feet	Up to 50 feet
	>150 feet	Up to 85 feet
From Oceanport Avenue Lot Lines	**Setback Area**	**Maximum Height**
	0 to 25 feet	No build area
	>25 to 75 feet	Up to 50 feet
	>75 to 125 feet	Up to 80 feet
	>125 feet	Up to 85 feet
From Lot Line Along North Jersey Coastline Railroad	**Setback Area**	**Maximum Height**
	0 to 25 feet	No build area
	>25 to 150 feet	Up to 50 feet
	>150 feet	Up to 85 feet
From Parkers Creek Lot Line	**Setback Area**	**Maximum Height**
	0 to 25 feet	No build area
	>25 feet	Up to 85 feet

TABLE 31: PERMITTED PRINCIPAL STRUCTURES DEVELOPMENT ZONE 6 - 400 AREA PARCEL

PERMITTED PRINCIPAL STRUCTURES	ADDITIONAL REGULATIONS
Executive Outposts	
Hotel	Hotel in Zone 6 is only permitted within 700 linear feet of Oceanport Avenue.
Mill/Workshops	
Retail, Studio Experience	
Soundstages	
Storage/Warehouse	
Studio Business & Production/Support Office	
Swim/Water Tank (Outdoor)	
Visitors Centers	

TABLE 32: PERMITTED PRINCIPAL OUTDOOR SPACES IN DEVELOPMENT ZONE 6 - 400 AREA PARCEL

PERMITTED PRINCIPAL OUTDOOR SPACES	ADDITIONAL REGULATIONS
Basecamps	
Backlots	
Open Space	

TABLE 33: PERMITTED ACCESSORY STRUCTURES AND USES IN DEVELOPMENT ZONE 6 – 400 AREA PARCEL

PERMITTED ACCESSORY STRUCTURES/ USES	ADDITIONAL REGULATIONS
Animal Boarding	Animal Boarding is limited to areas where the maximum height is 80 feet or greater.
Childcare Facilities	
Central Utility Plant	
Fitness Center	
Food Preparation/Distribution Facility	
Geothermal	
Nursery	
Guardhouses	
Mail Sorting Office	
Medical Clinics/Offices/Trailers (Including Emergency Facilities)	
Paint Shops and Spray Booths	
Parking, Structured Garage	
Parking, Surface Lot	
Perimeter Security Walls	
Personal Services	
Production Vehicle Maintenance, Repair, Body Shop, and Cleaning	
Pump Stations	
Retail, Studio Convenience	
Retail, Studio Sales	
Rooftop Communications Facilities	
Screening Rooms	
Security Command Center	
Swim/Water Tank (Indoor)	
Transmission Electric Substation	
Multi-Use Trail	

TABLE 34: PERMITTED TEMPORARY USES AND STRUCTURES IN DEVELOPMENT ZONE 6 - 400 Area Parcel

PERMITTED TEMPORARY USES AND STRUCTURES	PERMITTED ACCESSORY STRUCTURES/ USES
Special Events	

TABLE 35: ZONE WIDE BULK STANDARDS FOR DEVELOPMENT ZONE 7 – MCAFEE PARCEL

ZONE DESCRIPTION	Zone 7, otherwise known as the "McAfee Parcel" is located in Oceanport. It encompasses approximately 29.42 acres of land situated roughly between Avenue of Memories in the south, Sherrill Avenue in the north, Zone 4 to the west, and Irwin Avenue, Brewer Avenue, and Malterer Avenue to the east.	
PERMITTED PRINCIPAL USE	Motion Picture, Television and Broadcast Studio	
MAXIMUM FLOOR AREA RATIO	0.30	
MAXIMUM LOT COVERAGE	85 percent	
MINIMUM SETBACKS FROM LOT LINES		
From Sherill Avenue Lot Lines (up to Irwin Avenue)	**Setback Area**	**Maximum Height**
	0 to 25 feet	No build area
	>25 to 75 feet	Up to 50 feet
	>75 feet	Up to 80 feet
From Avenue of Memories Lot Lines (up to Irwin Avenue)	**Setback Area**	**Maximum Height**
	0 to 25 feet	No build area
	>25 to 75 feet	Up to 50 feet
	>75 feet	Up to 80 feet
From Avenue of Memories Lot Lines (Between Irwin and Brewer Avenue)	**Setback Area**	**Maximum Height**
	0 to 25 feet	No build area
	>25 feet	Up to 35 feet
From Brewer Lane Lot Lines	**Setback Area**	**Maximum Height**
	0 to 25 feet	No build area
	>25 feet	Up to 35 feet
From Malterer Avenue Lot Lines	**Setback Area**	**Maximum Height**
	0 to 25 feet	No build area
	>25 feet	Up to 35 feet
From Sherrill Avenue Lot Lines (Between Malterer and Irwin Avenues)	**Setback Area**	**Maximum Height**
	0 to 25 feet	No build area
	>25 feet	Up to 35 feet
From Brewer Avenue (Adjacent to and north of FMERA Office - Building 502	**Setback Area**	**Maximum Height**
	0 to 25 feet	No build area
	>25 feet	Up to 35 feet
From Lot Line Shared with Zone 4	**Setback Area**	**Maximum Height**
	0 feet	Up to 80 feet

TABLE 36: PERMITTED PRINCIPAL STRUCTURES DEVELOPMENT ZONE 7 - MCAFEE PARCEL

PERMITTED PRINCIPAL STRUCTURES	ADDITIONAL REGULATIONS
Executive Outposts	
Mill/Workshops	
Retail – Studio Experience	
Soundstages	
Studio Business & Production/Support Office	
Storage/Warehouse	
Swim/Water Tank (Outdoor)	
Visitors Centers	

TABLE 37: PERMITTED PRINCIPAL OUTDOOR SPACES IN DEVELOPMENT ZONE 7 - MCAFEE PARCEL

PERMITTED PRINCIPAL OUTDOOR SPACES	ADDITIONAL REGULATIONS
Basecamps	
Backlots	
Open Space	

TABLE 38: PERMITTED ACCESSORY STRUCTURES AND USES IN DEVELOPMENT ZONE 7 – MCAFEE PARCEL

PERMITTED ACCESSORY STRUCTURES/ USES	ADDITIONAL REGULATIONS
Animal Boarding	Animal Boarding is limited to areas where the maximum height is 80 feet
Bank of Financial Institutions	
Childcare Facilities	
Central Utility Plant	
Fitness Center	
Food Preparation/Distribution Facility	

PERMITTED ACCESSORY STRUCTURES/ USES	ADDITIONAL REGULATIONS
Geothermal	
Nursery	
Guardhouses	
Mail Sorting Office	
Medical Clinics/Offices/Trailers (Including Emergency Facilities)	
Paint Shops and Spray Booths	
Parking, Structured Garage	
Parking, Surface Lot	
Perimeter Security Walls	
Personal Services	
Production Vehicle Maintenance, Repair, Body Shop, and Cleaning	
Pump Station	
Retail, Studio Convenience	
Retail, Studio Sales	
Rooftop Communications Facilities	
Screening Rooms	
Security Command Center	
Swim/Water Tank (Indoor)	
Transmission Electric Substation	
Multi-Use Trail	

TABLE 39: PERMITTED TEMPORARY USES AND STRUCTURES IN DEVELOPMENT ZONE 7 – MCAFEE PARCEL

PERMITTED TEMPORARY USES AND STRUCTURES	PERMITTED ACCESSORY STRUCTURES/ USES
Special Events	

TABLE 40: ZONE WIDE BULK STANDARDS FOR DEVELOPMENT ZONE 8 – GREELY FIELD PARCEL

ZONE DESCRIPTION	Zone 8, otherwise known as the "Greely Field Parcel" is located in Oceanport. It encompasses approximately 20.9 acres of land that was the former parade grounds of Fort Monmouth. It is situated roughly between Avenue of Memories in the south, Sherrill Avenue in the north, and Russel Hall Parcel in the east.
PERMITTED PRINCIPAL USE	Motion Picture, Television and Broadcast Studio
MAXIMUM FLOOR AREA RATIO	0.0* *The FAR calculations shall not include the floor area taken up by the existing World War II monument.
MAXIMUM LOT COVERAGE	0.0 percent* *The lot coverage calculations shall not include the existing World War II monument.

TABLE 41: PERMITTED PRINCIPAL OUTDOOR SPACES IN DEVELOPMENT ZONE 8 – GREELY FIELD PARCEL

PERMITTED PRINCIPAL OUTDOOR SPACES	ADDITIONAL REGULATIONS
Heritage Open Space	

TABLE 42: PERMITTED ACCESSORY STRUCTURES AND USES IN DEVELOPMENT ZONE 8 – GREELY FIELD PARCEL

PERMITTED ACCESSORY STRUCTURES/ USES	ADDITIONAL REGULATIONS
Multi-Use Trail	

TABLE 43: PERMITTED TEMPORARY USES AND STRUCTURES IN DEVELOPMENT ZONE 8 – GREELY FIELD PARCEL

PERMITTED TEMPORARY USES AND STRUCTURES	PERMITTED ACCESSORY STRUCTURES/ USES
Special Events	

ZONE 9- COWAN PARK PARCEL USE AND BULK STANDARDS

TABLE 44: ZONE WIDE BULK STANDARDS FOR DEVELOPMENT ZONE 9 – COWAN PARK PARCEL

ZONE DESCRIPTION	Zone 9, otherwise known as the "Cowan Park Parcel" is located in Oceanport. It encompasses approximately 5.3 acres of land. It is triangular in shape and bordered by Sanger Avenue to the west, Russel Avenue to the north, and Avenue of Memories to the south.
PERMITTED PRINCIPAL USE	Motion Picture, Television and Broadcast Studio
MAXIMUM FLOOR AREA RATIO	0.0
MAXIMUM LOT COVERAGE	0.0 percent

TABLE 45: PERMITTED PRINCIPAL OUTDOOR SPACES IN DEVELOPMENT ZONE 9 - COWAN PARK PARCEL

PERMITTED PRINCIPAL OUTDOOR SPACES	ADDITIONAL REGULATIONS
Heritage Open Space	

TABLE 46: PERMITTED ACCESSORY STRUCTURES AND USES IN DEVELOPMENT ZONE 9 - COWAN PARK PARCEL

PERMITTED ACCESSORY STRUCTURES/ USES	ADDITIONAL REGULATIONS
Multi-Use Trail	

TABLE 47: PERMITTED TEMPORARY USES AND STRUCTURES IN DEVELOPMENT ZONE 9 - COWAN PARK PARCEL

PERMITTED TEMPORARY USES AND STRUCTURES	PERMITTED ACCESSORY STRUCTURES/ USES
Special Events	

DEVELOPMENT ZONE HEIGHT REQUIREMENTS FIGURES



DEVELOPMENT ZONE 1 HEIGHT REQUIREMENTS | PHILLIPS PREISS GRYGIEL LEHENY HUGHES LLC 2023



DEVELOPMENT ZONE 2 HEIGHT REQUIREMENTS | PHILLIPS PREISS GRYGIEL LEHENY HUGHES LLC 2023



DEVELOPMENT ZONE 3 HEIGHT REQUIREMENTS | PHILLIPS PREISS GRYGIEL LEHENY HUGHES LLC 2023



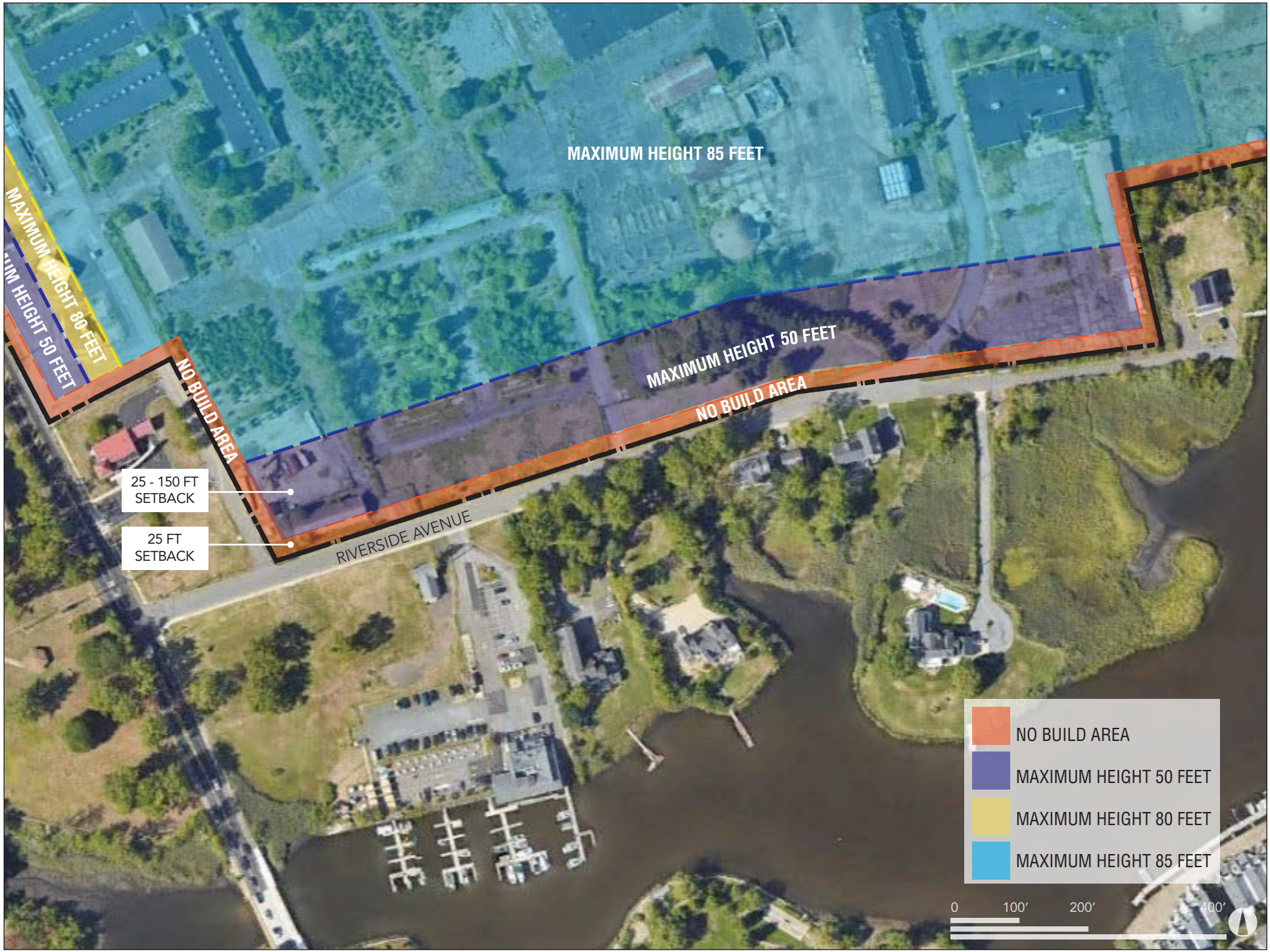
DEVELOPMENT ZONE 4 HEIGHT REQUIREMENTS | PHILLIPS PREISS GRYGIEL LEHENY HUGHES LLC 2023



DEVELOPMENT ZONE 5 HEIGHT REQUIREMENTS | PHILLIPS PREISS GRYGIEL LEHENY HUGHES LLC 2023



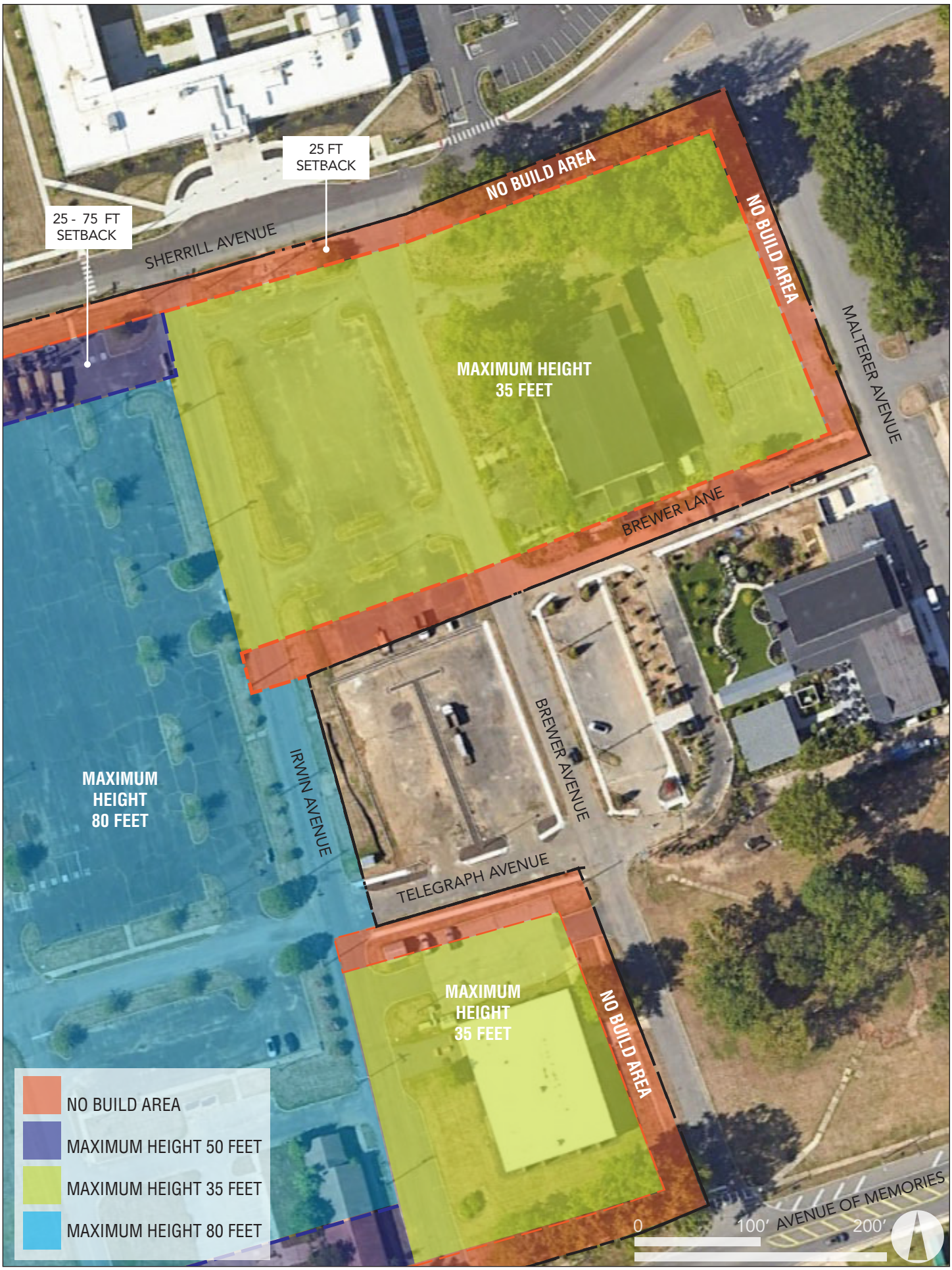
DETAIL OF DEVELOPMENT ZONE 6 HEIGHT REQUIREMENTS ADJACENT TO HORSENECK POINT ROAD | PHILLIPS PREISS GRYGIEL LEHENY HUGHES LLC 2023



DETAIL OF DEVELOPMENT ZONE 6 HEIGHT REQUIREMENTS ADJACENT TO RIVERSIDE AVENUE | PHILLIPS PREISS GRYGIEL LEHENY HUGHES LLC 2023

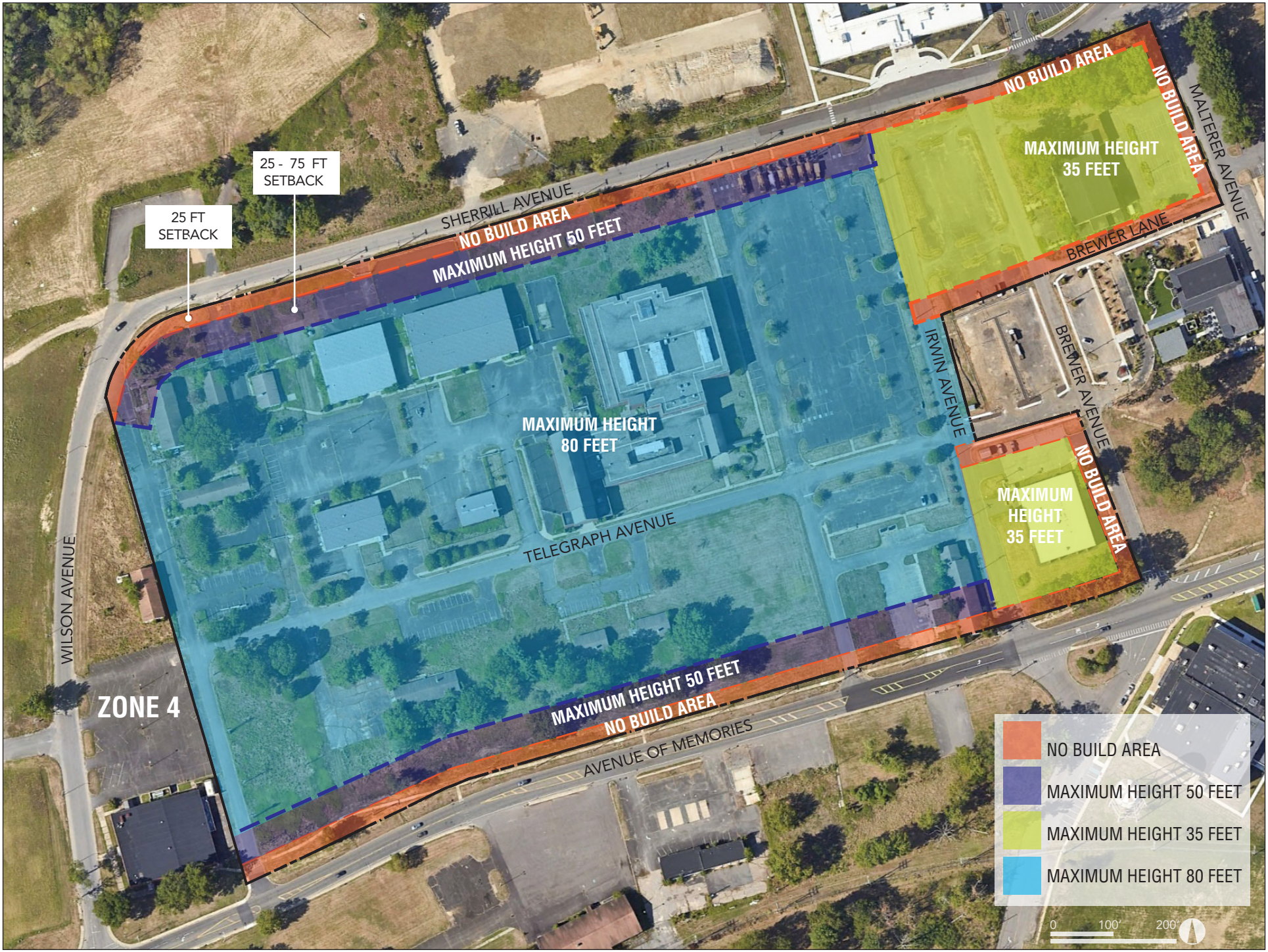


DEVELOPMENT ZONE 6 HEIGHT REQUIREMENTS | PHILLIPS PREISS GRYGIEL LEHENY HUGHES LLC 2023



DETAIL OF DEVELOPMENT ZONE 7 HEIGHT REQUIREMENTS ADJACENT TO BREWER AVENUE

PHILLIPS PREISS GRYGIEL LEHENY HUGHES LLC 2023



DEVELOPMENT ZONE 7 HEIGHT REQUIREMENTS | PHILLIPS PREISS GRYGIEL LEHENY HUGHES LLC 2023

Minimum Required Parking

Minimum parking requirements for development within the Mega Parcel are provided below.

Minimum Parking Required for Studio Structures

STRUCTURE TYPE	PARKING RATIO
Mill/Workshops	1 space per 1,000 GFA
Retail, Studio Experience	1 space per 250 GFA
Storage/Warehouse	0.5 spaces per 1,000 GFA
Sound Stages	1 space per 3,000 GFA
Studio Business & Support Office (with and without rooftop helipad)	3 spaces per 1,000 GFA

Unless specified above, all other Structures and Permitted Areas in Development Zones containing Motion Picture, Television and Broadcast Studio use shall not be required to have a minimum parking space requirement.

Minimum Parking Required for Non-Studio Structures Outside Perimeter Security Wall

STRUCTURE TYPE	PARKING RATIO
Hotel	1 space per sleeping room or suite
Retail, Sales and Services	1 space per 250 GFA

1. All off-street parking areas will be subject to P.L. 2021, c. 171 regarding the provision of Electric Vehicle Supply/Service Equipment (EVSE) and Make-Ready parking spaces.
2. All or a portion of the required number of parking spaces for any given Studio Structure may be located on a different lot or within a different Development Zone than the subject Structure is located on.
3. The following concern parking areas in Development Zones containing Motion Picture, Television and Broadcast Studio use:

Access Driveway Widths within Parking Areas

	Width of Aisle	
Angle of Parking	**One-Way**	**Two-Way**
90 degrees	22 feet	24 feet
60 degrees	18 feet	20 feet
45 degrees	12 feet	18 feet
30 degrees	12 feet	18 feet

1. The following Design Standards concern driveways:

a. One-way driveways or curb cuts shall be not less than 20 feet.
b. Two-way driveways or curb cuts shall not be more than 45 feet, however, this requirement shall not preclude the provision of adequate curb radii.
c. Lots or Development Zones with frontage on more than one street may have driveway access to any street frontage.

Minimum Required Loading Spaces.

Minimum loading space requirements for development within the Mega Parcel by Structure type are provided below.

Minimum Loading Spaces Required for Studio Structures

STRUCTURE TYPE	MINIMUM NUMBER OF LOADING SPACES	AT WHICH 1ST LOADING SPACE REQUIRED	NUMBER OF ADDITIONAL SQUARE FEET FOR EACH ADDITIONAL LOADING SPACE
Backlot	0	N/A	N/A
Mill/Workshop	1	30,000 sf	30,000 sf
Retail, Studio Experience	1	10,000 sf	None
Sound Stages	0	N/A	N/A
Studio Business & Production Support (with and without rooftop helipad)	1	100,000 sf	100,000 sf
Storage/Warehouse	1	30,000 sf	30,000 sf

Minimum Loading Spaces Required for Non-Studio Structures Outside Perimeter Security Wall

STRUCTURE TYPE	MINIMUM NUMBER OF LOADING SPACES	AT WHICH 1ST LOADING SPACE REQUIRED	NUMBER OF ADDITIONAL SQUARE FEET FOR EACH ADDITIONAL LOADING SPACE
Hotel	1	10,000 sf	100,000 sf
Retail, Sales and Services	1	10,000 sf	100,000 sf

Unless specified above, all other Structures in Development Zones containing Motion Picture, Television and Broadcast Studio use shall not be required to have a loading space.

Landscaping. The following concern Design Standards for landscaping and setbacks.

1. The following concern landscaped setbacks:

    a. Setbacks to parking areas and driveways should be landscaped with shrubs and/or low groundcover, including evergreen materials unless screened from view by a Perimeter Security Wall.

2. Perimeter delineation: Any surface parking area located between a building and a street should be delineated and separated from adjacent street/sidewalk frontages by means of low screening hedge and/or low wall, or fence of stone or metal, or a Perimeter Security Wall. The hedge/fence/low wall/Perimeter Security Wall may be located at the front or back of the landscaped setback area.

3. Interior landscaping: Where more than 25 parking spaces are provided in any surface parking area, at least 10 percent of the interior area of the lot should be landscaped with trees and low plantings, unless parking area is located behind a Perimeter Security Wall in which case there shall be no requirement for landscaping within the interior parking area.

4. Exterior landscaping: The area between the property boundary and the Perimeter Security Wall shall include areas of densely planted landscaping to break up sight lines and create visual interest.

5. Connections to street sidewalks: Should be provided running alongside the primary entry drives along Avenue of Memories and Route 35, connecting the sidewalk at the street to the primary Studio campus. Such connecting sidewalks should have a minimum clear walking area of five feet wide.

6. No sidewalks shall be required within the Perimeter Security Wall.

Lighting. The following concern lighting Design Standards:

1. Light fixtures shall be shielded using full cutoff light fixtures.

2. All lights shall direct light downward and while light fixtures may be visible the light source (i.e., light bulb) shall not be visible beyond the property boundary.

3. Maximum Height Freestanding Lights: The maximum height of freestanding lights shall not exceed 18 feet, except that in parking lots and basecamp areas the height of freestanding lights may not exceed a height of 25 feet.

4. Illumination levels at exterior tract boundary lines shall not exceed 0.5 footcandles, except where driveways/streets intersect with a public street and where lighting levels along external roadways must meet NJDOT criteria. Lighting levels at exterior tract boundary lines abutting residential zones shall not exceed 0.1 footcandles.

5. Film productions shall focus lighting on the filming area only and make every effort to shield the lighting from adjacent properties.

6. Exceptional lighting (e.g., Musco and Bebee lighting) shall not be allowed within 400 feet of adjoining residential properties between the hours of 10:00p.m. and 7:00a.m. Exceptional lighting outside of these parameters may be approved at the discretion of the approving authority(ies)/entity(ies).

7. Illumination Standards in Backlots.

    a. Backlots shall not be required to have freestanding light poles.

    b. Backlots shall be exempt from any minimum or maximum required lighting intensity within the highest Height District in each Development Zone.

    c. Backlots within all other Height Districts in each Development Zone shall be subject to the maximum illumination level standards set forth in Section M(4).

Perimeter Security Wall. The following concern requirements for Perimeter Security Walls**:**

1. The height of any Perimeter Security Wall shall be measured from the adjacent average finished grade. If the average finished grade is 3 feet or more above existing grade, then the measurement shall be taken from the existing grade. For example, if a Perimeter Security Wall is permitted to be 20 feet tall and the average finished grade is 3 feet above existing grade then the Perimeter Security Wall may only be 17 feet tall above the average finished grade. Alternatively, if the Perimeter Security Wall is permitted to be 20 feet tall and the average finished grade is 2 feet above the existing grade then the Perimeter Security Wall may be 22 feet tall.
2. All Perimeter Security Walls may be installed at a height not to exceed 20 feet.
3. Perimeter Security Walls shall contain variation in façade surface, materials, texture, color, or projections every 30 to 50 feet to break the massing of the wall and create visual interest.
4. Areas between the Perimeter Security Wall and external lot lines shall be landscaped.
5. Large scale murals may be placed on sections of the Perimeter Security Wall.
6. All Perimeter Security Walls shall be constructed for permanency.
7. All Perimeter Security Walls shall consist of one or a combination of the following materials: concrete, precast concrete, unit masonry, brick, stone, tile, wood, plaster, stucco, and metal. Perimeter Security Walls topped with barbed wire, razor wire, broken glass, or similar materials, or that are electrically charged, are prohibited.
8. Perimeter Security Walls may have decorative lighting subject to Planning Board review.
9. Signage may also be applied to or incorporated into Perimeter Security Walls that front Route 35, Avenue of Memories, and Oceanport Avenue.

Fencing. The following Design Standards concern fencing:

1. Outside of the Perimeter Security Walls no temporary fences are permitted except for construction fences (such as when used as a soil erosion control method), subject to appropriate approval by the approving authority(ies)/entity(ies) for such activity. Snow fences are also permitted as a temporary fence. Nothing within this Amendment shall prohibit the erection of temporary fencing within the Perimeter Security Walls.
2. Fences topped with barbed wire, razor wire, broken glass, or similar materials, or that are electrically charged, are prohibited.

Signage

The following provisions govern all signage in zones containing Motion Picture, Television and Broadcast Studio use, which shall supersede any and all Land Use Rules contained in N.J.A.C. 19:31C-3.1 et seq related to signage.

1. Definitions

"**Sign, Address**" means a Sign, located on the premises, giving the address of the owner or occupant of a building or premises.

"**Sign, Banner**" means a Sign intended to be hung, with or without framing, and possessing characters, letters, symbols, emblems, trademarks, illustrations, or ornamentation applied to fabric or similar flexible material attached to a light fixture, pole, building or structure. Sign, Banner may change on a rotating basis, however, these Signs shall not be considered Temporary Signs.

"**Sign, Channel Letter**" means a Sign consisting of multi-dimensional, individually cut letters, numbers or figures, which are affixed to a building or structure.

"**Sign, Studio Construction Area**" means a Temporary Sign erected on premises where there is an active construction zone and which indicates the names of the architects, engineers, landscape architects, contractors or other similar artisans, and the owners, financial supporters, sponsors, and similar individuals or firms having a role or interest with respect to the structure or project.

"**Sign, Digital Display**" means a Sign face, Building face, and/or any Building or structural component that displays still images, scrolling images, moving images, or flashing images, including video and animation, through the use of grid lights, cathode ray projections, light emitting diode (LED) displays, plasma screens, liquid crystal displays, fiber optics, or other electronic media or technology that is either independent of or attached to, integrated into, or projected onto a Building or structural component, and that may be changed remotely through electronic means. Digital Display Signs may be erected as Wall Signs, Monument Signs or Roof Signs, however, the "Restrictions by Sign Type – Digital Wall Display Sign," which is intended to apply to Digital Display Signs that are primarily affixed to the façade of a Building or Structure; or "Restriction by Sign Type – "Digital Monument Display Sign", which are intended to apply to Digital Display Signs that are primarily affixed to the ground shall apply. Digital Display Signs include video walls, which are fully illuminated video screens mounted onto a permanent Structure.

"**Sign, Studio Directory**" means a Sign which displays exclusively the names, logos and locations of occupants or uses of a Building/Structure, Outdoor Space or the Motion Picture, Television and Broadcast Studio campus.

"**Sign, Graphic Wrap**" means a type of Sign that wraps the entire Building/Structure facade or portion of a Building/Structure facade using and displays numbers, letters, symbols, or images. Graphic Wrap Signs may change on a rotating basis, however, these Signs shall not be considered Temporary Signs.

"**Sign, Identification**" means a Sign giving the name, nature, or other identifying symbol or text identifying the Building/Structure type or the activities occurring within the Building/Structure; the address or other identifying marker for the Building/Structure; or any combination thereof. Identification Signs shall not be used for the purposes of advertising and are intended to be permanent.

"**Sign, Interior**" means any Sign that is located within and only visible within the Perimeter Security Wall.

“**Sign, Studio Monument**” means a freestanding or ground-mounted Sign that is erected directly upon the ground.

“**Sign, Mural**” means a Sign that is painted on or applied to a Building or Structure.

"**Sign, Real Estate**" means a Sign pertaining to the sale or lease of the premises, or a portion of the premises, on which the Sign is located.

"**Sign, Studio Roof**" means a Sign that is mounted on the roof of a Building or Structure or parapet wall of a Building or Structure that display numbers, letters, symbols or images.

“**Sign, Supergraphic**” means a large-scale Sign that displays numbers, letters, symbols or images, which may be directly attached or supported and attached to a Building or Structure by an adhesive and/or by using stranded cable and eyebolts and/or other similar methods or may be placed on the interior of a Building or Structure and visible from the exterior of the Building or Structure. For the elimination of doubt, a Supergraphic Sign shall not be considered a Wall Sign or a Window Sign.

"**Sign, Temporary - Studio**" means any Sign limited in duration to 30 days, which displays numbers, letters, symbols, or images. Temporary Signs may be affixed to the ground, Building, Structure or other object. For elimination of doubt, “coming soon” Signs for proposed Fort developments are excluded from this definition.

“**Sign, Temporary – Studio Special Event**” means any Sign limited in duration to 30 days and is intended to be displayed for a limited period of time only advertising an event.

"**Sign, Studio Wall**" means any Sign attached parallel to, or erected and confined within the limits of an outside wall of any Building or Structure, which is supported by such wall, Building or Structure. Studio Wall Signs display numbers, letters, symbols, or images and may not be used for advertising/promotional purposes. For the elimination of doubt, a Studio Wall Sign shall not be considered a Supergraphic Sign, a Banner Sign or an Identification Sign.

"**Sign, Studio Window**" means any Sign that does not meet the definition of a “Supergraphic Sign”, and that is either attached to, affixed to, leaning against, or otherwise placed within six feet of a window or door on the interior of a Building or Structure in a manner so that the Sign is visible from outside the Building or Structure. Studio Window Sign(s) may also be attached to the exterior of a window or glass pane.

2. General provisions concerning Signs are as follows:

a. Measurement of Sign Area: Signs may be double-faced, but the maximum permitted Sign Area shall apply to one side only. The area of the Sign shall include each and every part of the Sign, including moldings and frames. Wherever the name or advertising message on a Sign is divided between a number of panels or parts, the total area of all the panels and parts shall be considered as one Sign. Where a Sign consists of letters, numbers, logos or images, the area of the Sign shall be considered as the total area of the smallest rectangle which can collectively enclose all of the letters or numbers, logos or images. Where a Wall Sign is permitted based on a maximum percentage of the facade area, the facade area shall be measured from ground level to the bottom of the roof eaves and from one side of the Building or Structure to the other. The area of the Sign does not include any supporting framework, bracing, or decorative fence or wall when such fence or wall is clearly incidental to the Sign itself.

b. The maximum permitted Sign Area for each Sign type permitted in Development Zones containing Motion Picture, Television and Broadcast Studio uses shall be as set forth in **Table B** below. There is no maximum permitted combined Sign Area or maximum permitted number of Signs for Signs, Interior; Signs, Graphic Wrap; or Signs, Mural.
c. No Sign shall have more than 4 display faces. The Sign Area for a Sign with 4 faces shall be computed by the measurement of the largest Sign face.
d. Signs are permitted on Perimeter Security Walls facing Route 35, Avenue of Memories and Oceanport Avenue. No signage facing Oceanport Avenue shall rotate, gyrate, blink, move, or appear to move in any fashion.
e. All Signs may be internally or externally illuminated unless otherwise specified herein.
f. Measurement of height: The height of Monument Sign shall be computed as the distance from the base of the Sign at grade to the top of the highest attached component of the Sign. Grade shall be construed to be the lower of existing grade prior to construction or the newly established grade after construction, exclusive of any filling, berming, mounding, or excavation solely for the purpose of locating the Sign.

3. Exemptions. The following Signs shall be exempt from all signage requirements:

a. Interior Signs shall be exempt from these Sign regulations so long as they remain within the definition of Interior Signs.
b. Any public notice or warning Sign required by a valid and applicable Federal, State, County or local law, regulation or ordinance.
c. Any Sign which is inside a Building or Structure, not attached to a window or door, and is not readable from a distance of more than 10 feet beyond the lot line of the lot or parcel nearest to where such Sign is located. For the avoidance of doubt, interior digital display screens shall not be considered Signs.
d. Traffic control signs on private property, which meet the Department of Transportation standards, and which contain no commercial messages.
e. Signs which are required by County, State or Federal agencies.

4. Prohibited Sign Types: Unless otherwise expressly permitted under this Plan Amendment or within the Land Use Rules, all other Sign types are prohibited. The following Sign types shall be prohibited in all Development Zones where the Sign is visible by the public, from outside of a Perimeter Security Wall:

a. Signs that emit smoke, visible vapors, particles, odor or visible matter.

5. Permitted Sign Types: The following Sign types shall be permitted within the following Development Zones

Permitted Sign Types

P= Permitted **NP= Not Permitted**

	DEVELOPMENT ZONES								
SIGN TYPE	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**
Address Sign	P	P	P	P	P	P	P	NP	NP
Architectural Entryway Sign*	P	P	P	P	P	P	P	NP	NP
Awning Sign	P	P	P	P	P	P	P	NP	NP
Banner Sign	P	P	P	P	P	P	P	NP	NP
Channel Letter Sign	P	P	P	P	P	P	P	NP	NP
Digital Display Sign**	P	P	P	P	P	P	P	NP	NP
Graphic Wrap Sign	P	P	P	P	P	P	P	NP	NP
Identification Sign	P	P	P	P	P	P	P	NP	NP
Interior Sign	P	P	P	P	P	P	P	NP	NP
Mural Sign	P	P	P	P	P	P	P	NP	NP
Permanent Sign	P	P	P	P	P	P	P	NP	NP
Real Estate Sign	P	P	P	P	P	P	P	NP	NP
Studio Construction Area Sign	P	P	P	P	P	P	P	NP	NP
Studio Directional Sign	P	P	P	P	P	P	P	NP	NP
Studio Directory Sign	P	P	P	P	P	P	P	NP	NP
Studio Monument Sign	P	P	P	P	P	P	P	NP	NP
Studio Roof Sign	P	P	P	P	P	P	P	NP	NP
Studio Wall Sign	P	P	P	P	P	P	P	NP	NP
Studio Window Sign	P	P	P	P	P	P	P	NP	NP
Supergraphic Sign	P	P	P	P	P	P	P	NP	NP
Temporary Sign - Studio	P	P	P	P	P	P	P	NP	NP
Temporary Sign - Studio Special Event	P	P	P	P	P	P	P	P	P

*** Architectural Entryways may be located at the main entry points of the campus.**

**** For the elimination of doubt, Digital Monument Display Signs, which are a subcategory of Digital Display Signs, shall be limited to 1 sign in Zone 1 only.**

Restrictions by Sign Type

Sign Type	Maximum Number	Maximum Sign Area	Maximum Sign Height	Maximum Sign Width	Other Requirements
Address Sign	Up to one Address Sign permitted per façade of permitted Structure	225 square feet	15 feet	15 feet	
Architectural Entryway Signs	1 per Architectural Entryway	900 square feet	3 feet	30 feet	Architectural Entryways may be located at the main entry points of the campus. The structural component of the architectural entryway shall not be considered a Sign. Architectural entryways may be up to 30 feet in height and 75 feet in width. Signage may be placed on or on top of an architectural entryway.
Awning Sign	N/A	30% of the surface area of the valance	N/A	N/A	No Sign shall be placed on any portion of an awning except the valance. Signs are not permitted on awnings with a valance above a height of 14 feet as measured from the nearest sidewalk or edge of roadway grade to the top of the valance. The Sign Area is limited to a maximum of 12 inches in height on the portion of the valance that is parallel to the Building/Structure face.

Sign Type	Maximum Number	Maximum Sign Area	Maximum Sign Height	Maximum Sign Width	Other Requirements
Banner Sign	Up to 4 Banner Signs per façade	12% of Structure façade to which it's attached to or 800 SF per Banner Sign whichever is less	84 feet	20 feet	Shall only be placed on the following Structures: Sound Stage Mill/Workshops Structured Parking Garage Retail, Studio Experience SBPSO SBPSO with helipad CUP Perimeter Security Wall Retail, Studio Sales Shall not be placed on any façade within 500 feet of and facing Brewer Avenue in Development Zone 7; and within 500 feet of and facing Riverside Avenue in Development Zone 6.

Sign Type	Maximum Number	Maximum Sign Area	Maximum Sign Height	Maximum Sign Width	Other Requirements
Digital Wall Display Sign	1 per permissible Structure type	600 square feet	N/A	N/A	Shall only be placed on the following structures: Mill/Workshops Structured Parking Garage Retail, Studio Experience SBPSO SBPSO with helipad Digital Display Signs shall not emit any noise. Shall not be placed on any façade within 500 feet of and facing Brewer Avenue in Development Zone 7; within 500 feet of and facing the North Jersey Coastline Railroad in Development Zone 6; and within 500 feet of and facing Riverside Avenue in Development Zone 6.
Digital Monument Display Sign	1	3,750 square feet	N/A	N/A	Digital Monument Display Sign must be setback a minimum distance of 200 feet from the property line and shall be limited to Zone 1. Digital Monument Display Sign shall be primarily affixed to the ground however it may also shield other Structures such as but not limited to CUP Structures.

Sign Type	Maximum Number	Maximum Sign Area	Maximum Sign Height	Maximum Sigh Width	Other Requirements
Directional Sign	N/A	24 square feet	8 feet	3 feet	
Graphic Wrap Sign	1 per permissible Structure type	100% of Structure of the façade to which it's attached	N/A	N/A	Shall only be placed on the following structures: Sound Stages Mill/Workshops Structured Parking Garage Retail, Studio Experience SBPSO SBPSO with helipad
Identification Sign	N/A	12% of Structure façade to which it's attached	10 feet	75 feet	
Interior Sign	N/A	N/A	N/A	N/A	Interior Signs may include flashing, mechanical and/or strobe lights, provided such lights are only visible within the Perimeter Security Wall.
Mural Sign	N/A	100% of Structure façade to which it's attached	N/A	N/A	
Studio Construction Area Sign	N/A	100 square feet per Sign. However, no one Structure (or zone) shall have Construction Area Signage in excess of 250 square feet.	10 feet	10 feet	Illumination of any kind is prohibited. Such Signs may be erected upon the issuance of a construction permit and shall not be displayed beyond the effective date of any certificate of occupancy affecting the premises.

Sign Type	Maximum Number	Maximum Sign Area	Maximum Sign Height	Maximum Sign Width	Other Requirements
Studio Directory Sign	N/A	144 square feet (within the Perimeter Security Wall) 75 square feet (outside the Perimeter Security Wall)	12 feet	12 feet	
Studio Monument Sign	2 at primary entryway 1 at all other entry points	400 square feet at main entry points from Avenue of Memories. 100 square feet at all other entry points.	10 feet	40 feet	
Studio Roof Sign	1 per Developme nt Zone	15% of Structure facade it aligns with. However, no Roof Sign shall be in excess of 500 SF	The greater of 15% of the building height upon which the Roof Sign is located or 15 feet.	40 feet	In no instance shall a roof sign exceed 500 SF in area. Shall only be placed on the following structures: Structured Parking Garage Retail Experience SBPSO SBPSO with helipad
Studio Wall Sign	N/A	12% of Structure facade. However, no Wall Sign shall be in excess of 600 SF	N/A	N/A	Shall not be used for advertising purposes.
Studio Window Sign	N/A	300 SF	N/A	N/A	

Sign Type	Maximum Number	Maximum Sign Area	Maximum Sign Height	Maximum Sign Width	Other Requirements
Supergraphic Sign	N/A	100% of Structure facade of which it's attached	N/A	N/A	Shall only be placed on the following Structures: Sound Stage Mill/Workshops Structured Parking Garage Retail, Studio Experience Retail, Studio Sales SBPSO SBPSO with helipad Shall not be placed on any façade within 500 feet of and facing Brewer Avenue in Development Zone 7; within 500 feet of and facing the North Jersey Coastline Railroad in Development Zone 6; and within 500 feet of and facing Riverside Avenue in Development Zone 6.

6. **Illumination. Illumination of Signs shall be as follows:**
   a. Internal Illumination. All Signs may be internally illuminated with LED, LCD, halogen, metal halide, neon tubes, fiber optics, incandescent lamps, or other similar illumination types.

   b. External Illumination. Signs may be externally illuminated with LED, LCD, halogen, metal halide, neon tubes, fiber optics, spot lamps, “gooseneck” lamps, or similar lighting fixtures.

   c. Maximum illumination. The illumination levels at the property line(s), but specifically excluding internal lot lines, shall not exceed 0.1 footcandle for all Sign types except Digital Display Signs. The illumination levels for Digital Display Signs shall not be 0.3 footcandles above ambient levels.

7. **Materials. Materials of Signs Shall be as follows:**
   a. All signs may consist of vinyl, metal, aluminum, wood, plastic, poster-material, composite, plastic, mylar, LCD and LED digital screens, paint or other similar materials.

   b. Banner Signs may also be constructed of fabric, canvas, or other similar materials.

   c. Monument Signs may also consist of masonry, plexiglass, concrete, or other similar materials.

   d. Graphic Wrap Signs may also consist of fabric, canvas, or other similar materials.

Use and Bulk Standards – Affordable Housing Parcel

Amendment #20 anticipates the Mega Parcel to be developed as a Motion Picture, Television and Broadcast Studio. As such, land that the *Reuse Plan* intended to be developed for residential units, including the required 20 percent set aside of affordable housing units per N.J.S.A. 52:27D-329.9 and as incorporated into the *Reuse Plan* as amended, is no longer available for residential development. As set forth below, Amendment #20 identifies locations where affordable housing may be located regardless of whether the Mega Parcel is developed as a Motion Picture, Television and Broadcast Studio according to this amendment or if the parcel is developed according to the underlying land use rules.

The Affordable Housing Parcel will be divided into three (3) development zones as described more fully below. The following sections and tables provide regulations on permitted uses and bulk standards. The requirements in these sections are mandatory.

Establishment of Affordable Housing Parcel Development Zones

The Affordable Housing Parcel is hereby divided into the following Development Zones:

- Development Zone 10 **Eatontown Housing Parcel**
- Development Zone 11 **Supportive Housing Parcel**
- Development Zone 12 **Monmouth County Emergency Homeless Shelter Parcel**

Locations and boundaries of the above Development Zones is shown on **Exhibit B.** The Eatontown Housing Parcel will provide sixty-two (62) affordable housing units. In Oceanport, the Supportive Housing Parcel will provide twenty-five (25) affordable housing units and the Monmouth County Emergency Homeless Shelter Parcel will provide twenty-four (24) affordable housing units.

Affordable Housing Requirements

In a letter to FMERA dated June 16, 2011, the United State Department of Housing and Urban Development's confirmed its determination that the *Fort Monmouth Reuse and Redevelopment Plan and Homeless Assistance Submission*, dated September 4, 2008, with supplemental information dated April 1, 2009, and February 7, 2011 (the "*Reuse Plan"*), complied with the requirements of the Base Closure Community Redevelopment and Homeless Assistance Act. Under the *Reuse Plan*, 1,585 residential housing units will be built on the entire Fort Monmouth property including 720 residential units in Oceanport and 577 residential units in Eatontown. Of the total number of units, 20 percent shall be set aside for affordable housing, i.e., 144 units in Oceanport and 116 units in Eatontown. This amendment permits 62 affordable housing units in Eatontown, and 49 affordable housing units in Oceanport.

The Development Zone Tables including use, bulk, and bedroom distribution are provided in **Tables 49-51.**

The status of residential development on the former Fort Monmouth properties in Eatontown and Oceanport, including affordable housing development, is provided in the paragraphs below.

Borough of Eatontown

The *Reuse Plan* states that the **577 residential units** in Eatontown will be developed as follows: 302 dwelling units in areas east of Route 35 (i.e., the location of the Mega Parcel); and 275 units in the former Howard

Commons neighborhood which would yield a total of **116 affordable housing units** in accordance with the 20 percent set aside**.** Plan Amendment #10 increased the overall number of residential units to **652**.

In the years since the *Reuse Plan* was adopted in 2008, 275 residential units have been approved for Howard Commons including 55 affordable housing units (20 of which are permanent supportive housing); and 75 residential units have been approved at the Suneagles golf course, of which 15 are affordable housing units. Development of residential units on this parcel was not contemplated in the 2008 *Reuse Plan* but was permitted per Amendment #10 to the *Reuse* Plan which was adopted in May 2018. As stated above, this housing was not contemplated in the *Reuse Plan* and added to the total number of residential units in the *Reuse Plan* for the Eatontown Reuse Area.

At present, 350 residential units have been either approved for construction or constructed in Eatontown (i.e., 275 units at Howard Commons + 75 units at Suneagles golf course) including 70 affordable housing units. Subtracting the 350 approved for construction or constructed units from the 577 total housing units permitted in the *Reuse Plan* leaves a total of 227 units which could be built in the remaining areas on Eatontown which are all located east of Route 35. The 227 units is 75 units less than the 302 units contemplated for the Route 35 area in the *Reuse Plan*, due to the 75-unit development at Suneagles golf course.

This amendment contemplates that the areas east of Route 35 in Eatontown will now be developed with a Motion Picture, Television and Broadcast Studio which does not include any residential units. As required by the March 8, 2022 Request for Offers to Purchase, this *Reuse Plan* Amendment, identifies alternative locations and future requirements for residential units, including the location of any homeless service provider facility since the Mega Parcel shall be developed as a wholly commercial project. If this amendment is realized, the remaining market rate residential units permitted in the *Reuse Plan* (i.e., 227 units) are not anticipated to be developed.

As such, this amendment permits the construction of 62 affordable housing units in Eatontown that would have been required to be built if the full 302 residential units were developed east of Route 35, i.e., a minimum of 61 affordable units in accordance with the 20 percent set aside.

In summary, the former Fort Monmouth parcels in Eatontown will be developed with a total of 412 residential units (i.e., 275 units at Howard Commons + 75 units at Suneagles golf course + 62 units at the Eatontown Housing Parcel). Of these 412 units, 132 units will be affordable housing units (i.e., 55 units at Howard Commons + 15 units at Suneagles + 62 units at the Eatontown Housing Parcel), which represents an affordable housing set aside of 32 percent, far in excess of the 20 percent required. As such, this amendment permits the construction of the total number of affordable housing units anticipated in the Eatontown Reuse Area in the *Reuse Plan* regardless of the fact that the market rate units that would generate the affordable housing obligation are not expected to be constructed at this time. However, in the event that the Mega Parcel is not developed as a Motion Picture, Television and Broadcast Studio and is instead developed according to the underlying Land Use Rules, the Affordable Housing Parcel remains part of the development that includes the Mega Parcel, which envisions a comprehensive live-work leisure development with mixed uses. Accordingly, the 62 affordable units permitted in this amendment would constitute the required affordable housing for all residential units constructed on the Mega Parcel so long as the total number of housing units in the Eatontown Reuse Area does not exceed 652 units and the total percentage of units set aside for affordable housing does not fall below the required 20 percent of market rates constructed.

TABLE 48: MARKET RATE AND AFFORDABLE HOUSING UNITS IN EATONTOWN REUSE AREA

Development	Total Units	Total Market Rate Units	Total Affordable Units	Set Aside
Howard Commons	275	220	55	20%
Suneagles Golf Course	75	60	15	20%
Eatontown Affordable Housing	62	0	62	100%
Total	**412**	**280**[1]	**132**	**32%**

Borough of Oceanport

The *Reuse Plan* states that the **720 residential units**, including **144 affordable housing units**, in Oceanport will be developed as follows: 561 dwelling units, including 113 affordable units, in areas east of Malterer Avenue; and 159 dwelling units, including 32 affordable units, south of Avenue of Memories. Both areas are now part of the Mega Parcel and anticipated to be developed as Motion Picture, Television and Broadcast Studio.

In the years since the *Reuse Plan* was adopted in 2008, 116 residential units have been approved and constructed for Officer Housing including 24 affordable housing units; 81 residential units have been approved and constructed for Patterson Army Hospital Parcel including 17 affordable housing units; 180 residential units have been approved and are under construction at the Lodging Parcel, of which 40 are affordable housing; 34 residential units have been approved for construction at the Nurses Quarters of which 7 are affordable housing units; and 75 residential units have been approved for construction at Barker Circle, of which 15 are affordable housing units. Development of residential units on these parcels were permitted per Amendment #2, 6, 14, 16 and 18 to the *Reuse Plan* which were adopted on August 2012, July 2016, May 2019, December 2020, and July 2022, respectively.

At present, 486 residential units have been either approved for construction or constructed in Oceanport (i.e., 116 at RPM + 81 at Patterson Army Hospital + 180 at Lodging + 34 at Nurses Quarters + 75 units at Barker Circle) including 103 affordable housing units. Subtracting the 486 built or under construction units from the 720 total housing units permitted in the *Reuse Plan* leaves a total of 234 units which could be built in the remaining areas on Oceanport which are all located either on the 400 Area Parcel or off of Oceanport Way.

As required in the March 8, 2022 Request for Offers to Purchase, this *Reuse Plan* Amendment, identifies alternative locations and future requirements for residential units, including the location of any homeless service provider facility since the Mega Parcel shall be developed as a wholly commercial project. As such, this amendment identifies Development Zones 11 and 12 for the construction of 25 and 24 units, respectively of affordable housing in Oceanport. Development Zone 11 is identified for supportive or SRO units as required by FMERA's legally binding agreement approved by the U.S. Department of Housing and Urban

[1] In the event that the Mega Parcel is not developed as a Motion Picture, Television and Broadcast Studio and the parcel is developed according to the underlying zoning, additional market rate units may be constructed in the Eatontown Reuse Area so long as the total number of units does not exceed 652 units, and the percentage of total units set aside as affordable housing units does not fall below 20 percent.

Development.

Nevertheless, this amendment permits the construction of affordable housing units that would have been required to be built if 234 residential units were developed on the 400 Area Parcel, i.e., a minimum of 47 affordable units. This amendment permits the development of 49 affordable units in the Oceanport Reuse Area which exceeds the total number of affordable housing units anticipated for the 400 Area Parcel in the *Reuse Plan* regardless of the fact that the market rate units that would generate the affordable housing obligation are not expected to be constructed. However, in the event that the Mega Parcel is not developed as a Motion Picture, Television and Broadcast Studio and is instead developed according to the underlying Land Use rules, the Affordable Housing Parcel remains part of the development that includes the Mega Parcel, which envisions a comprehensive live-work leisure development with mixed uses. Accordingly, the 49 affordable units permitted in this amendment would constitute the required affordable housing for all residential units constructed on the Mega Parcel so long as the total number of housing units in the Oceanport Reuse Area does not exceed 720 units and the total percentage of units set aside for affordable housing does not fall below the required 20 percent of market rates constructed.

Development Zone Tables

Development Zone tables for each of the Development Zones listing permitted uses, maximum permitted density and lot coverage are provided in the tables below.

TABLE 49: ZONE-WIDE BULK STANDARDS FOR DEVELOPMENT ZONE 10

ZONE DESCRIPTION	Zone 10, otherwise known as the "Eatontown Housing Parcel" is located in Eatontown. The parcel is ±32 acres of land and is bounded by Oceanport Way and the Federal Credit Union Parcel to the east, the Husky Brook Pond to the north, an offsite Eatontown residential area to the west and the Patterson Army Hospital Parcel to the south.
PERMITTED PRINCIPAL USES	Affordable housing units in the form of townhouses, stacked flats/apartments and single-family detached houses
PERMITED ACCESSORY USES	Green house, hydroponic garden, and uses customary and incidental to the permitted residential units
MAXIMUM NUMBER OF UNITS	62 Dwelling Units
BEDROOM COUNTS	i. Eight (8) – One Bedroom Units ii. Thirty-Six (36) – Two Bedroom Units iii. Eighteen (18) – Three Bedroom Units
MAXIMUM DENSITY	i. 12 Units/acre for townhouses, stacked apartments ii. 6 units/acre for single-family detached houses
BULK STANDARDS	Any deviations from the existing bulk standards, including but not limited to lot setbacks, ground coverage, building height and parking, will need to be addressed in a separate amendment.
OPEN SPACE	Approximately +/-13.4 acres of the site shall be designated as deed-restricted open space.

TABLE 50: ZONE WIDE BULK STANDARDS FOR DEVELOPMENT ZONE 11

ZONE DESCRIPTION	Zone 11, otherwise known as the "Supporting Housing Parcel" is located in Oceanport. The parcel is ±0.9872 acres of land and is located along Oceanport Way in the Borough of Oceanport. Surrounding land uses include the Patterson Army Hospital Parcel to the west, the Commissary Parcel to the northwest, and the Cell Tower Parcel to the east
PERMITTED PRINCIPAL USES	Affordable housing units in the form of Single Room Occupancy (SRO) apartments/Supportive and Special Needs Housing
PERMITED ACCESSORY USES	Uses customary and incidental to the permitted residential units
MAXIMUM NUMBER OF UNITS	25 Dwelling Units*
BEDROOM COUNTS	N/A
BULK STANDARDS	Any deviations from the existing bulk standards, including but not limited to lot setbacks, ground coverage, building height and parking, will need to be addressed in a separate amendment.

TABLE 51: ZONE WIDE BULK STANDARDS FOR DEVELOPMENT ZONE 12

ZONE DESCRIPTION	Zone 12, otherwise known as the "Monmouth County Emergency Homeless Shelter Parcel" is located in Oceanport. The parcel consists of approximately +/-3.1 acres of land and is located along Oceanport Way in the Borough of Oceanport and is bordered by the Warehouse Parcel to the west and the Husky Brook area to the north and east.
PERMITTED PRINCIPAL USES	Affordable housing units in the form of townhouses/stacked flats/multi-family apartments.
PERMITED ACCESSORY USES	Other uses customary and incidental to the permitted residential units
MAXIMUM NUMBER OF UNITS	24 Dwelling Units
BEDROOM COUNTS	i. Ten (10) – Two Bedroom Units ii. Ten (10) – Three Bedroom Units iii. Four (4) – Four Bedroom Units
BULK STANDARDS	Any deviations from the existing bulk standards, including but not limited to lot setbacks, ground coverage, building height and parking, will need to be addressed in a separate amendment.
SUBDIVISION STANDARDS	The parcel may be subdivided to accommodate the affordable housing units. Subdivision standards including but not limited lot area and lot frontage, will be addressed in a separate amendment

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

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, open space, sustainability, infrastructure, traffic, environmental issues, historic preservation, and community impacts. The relationship between the amendment and these Plan elements is described below.

Land Use and Circulation

1. Total Non-Residential Square Footage Yield

Whale Parcel – Development Zone 1

For the redevelopment of the Whale Parcel, the *Reuse Plan* envisioned a ±150,000-square-foot area for retail, restaurants, entertainment venues, residences, and other purposes in the westernmost section of the Whale Parcel. Additionally, the *Reuse Plan* also called for repurposing the ±57,386 square foot Mallette Hall (Building 1207) for municipal use and the ±18,883 square foot Expo Theater (Building 1215), for community theater and arts and cultural-related activities. As such, the *Reuse Plan* contemplated a total of ±226,269 square feet and a floor area ratio ("FAR") of 0.25 of non-residential development in the Eatontown Route 35 Lifestyle/Tech Center, and 0.3 of non-residential development in the Oceanport Green Tech Campus district. In addition to the aforementioned non-residential uses in the Whale Parcel, under the *Reuse Plan*, the property anticipated three hundred and two (302) residential housing units on the site. Under this proposed amendment, all the residential housing units have been removed from this parcel and the affordable units have been relocated to Development Zone 10. As a result, more developable land area becomes available to accommodate additional square footage for non-residential uses. To optimize the redevelopment potential of the parcel, an increase in non-residential square footage is warranted and the proposed amendment allows for a FAR of up to 0.5 within the development zone, permitting a total of ±2,559,107 square feet for new and existing non-residential uses as described in **Tables 1 - 47**.

Vail Hall Parcel & Parcel 2 – Development Zone 2

The *Reuse Plan* contemplated repurposing Vail Hall (Buildings 1150 & 1152), totaling ±36,483 square feet, for communication-related purposes. Consistent with the *Reuse Plan*, the proposed Amendment envisions both Vail Hall and its Annex to be adaptively reused or demolished to support a state-of-the-art Motion Picture, Television and Broadcasting Studio. This amendment will also permit a FAR of up to 0.30 for the Development Zone allowing up to 133,816 square feet of new and existing nonresidential uses.

Tech A Parcel & Barracks Parcel – Development Zone 3

The *Reuse Plan* called for the demolition of all the buildings on these parcels and envisioned the redevelopment of the parcels into an open space. Under the Land Use Rules, approximately ±4.5 acres of the western section of the parcel lies in the Eatontown Route 35 Lifestyle/Tech Center district, while

approximately ±5.0 acres of the eastern section fall within the Oceanport Green Tech Campus district. The current regulations allow for a FAR of 0.25 in the Eatontown Route 35 Lifestyle/Tech Center district and a FAR of 0.3 in the Oceanport Green Tech Campus district. This Plan Amendment This Plan Amendment calls for all the buildings to be demolished, as contemplated under the *Reuse Plan*, to support state-of-the-art Motion Picture, Television and Broadcasting Studios. This Plan Amendment will permit a FAR of 0.3 for this development zone allowing up to ±125,340 square feet of new non-residential Studio related uses.

Bowling Center Parcel – Development Zone 4

The *Reuse Plan* called for the ±17,599-square-foot Bowling Alley (Building 689) to be retained and redeveloped as a commercially operated bowling alley, while Building 682 was slated for demolition. The Land Use Rules places the majority of the Bowling Center Parcel in the Route 35 Lifestyle/Tech Center District and permits a FAR of 0.25. A small portion of the Bowling Center Parcel located to the northeast and adjacent to the McAfee Parcel remains within the Oceanport Green Tech Campus Development District and permits a FAR of 0.3. In the proposed Plan Amendment, both the Bowling Alley and Building 682 will be demolished to support state-of-the-art Motion Picture, Television and Broadcasting Studios. This Plan Amendment This Plan Amendment will maintain a FAR of 0.3 for this development zone, permitting a maximum of ±32,932 square feet of new non-residential Studio related uses.

Tech B Parcel – Development Zone 5

The *Reuse Plan* envisioned the redevelopment of the majority of the parcel as landscaped open space and Lane Hall (Building 702), which covers ±12,100 square feet, as being reused as a community center. Per the Land Use Rules, approximately ±12.56 acres of the western section of the parcel falls within the Eatontown Route 35 Lifestyle/Tech Center section of the Fort, and approximately ±5.34 acres of the parcel falls within the Oceanport Green Tech Campus/Oceanport Education/Mixed-Use Neighborhood section of the Fort. Under the Land Use Rules, the Eatontown Route 35 Lifestyle/Tech Center district permits a FAR of 0.25, the Oceanport Green Tech Campus district permits a FAR of 0.3, and the Oceanport Education/Mixed-Use Neighborhood district permits a FAR of 0.2. In this Plan Amendment, Lane Hall shall be demolished to support state-of-the-art Motion Picture, Television and Broadcasting Studios. This Plan Amendment will permit a FAR of 0.3 for this development zone allowing up to ±231,629 square feet of new non-residential uses.

400 Area Parcel – Development Zone 6

The *Reuse Plan* envisioned the redevelopment of the 400 Area Parcel as the Oceanport Village Center, comprising a mix of uses including residential, retail, commercial, and community amenities to create a hub for the Oceanport community. As per the Land Use Rules, the parcel lies in the Horseneck Center Development District and permits a non-residential FAR of up to 0.25 FAR. Under this amendment, Buildings 276, 277, 279, 280, 281 and 482 may be adaptively reused or demolished. The remaining buildings are to be demolished to support state-of-the-art Motion Picture, Television and Broadcasting Studios. The 400 Area Parcel also was anticipated to permit two hundred and thirty-four (234) residential housing units on the site. Instead, under this proposed amendment, all the residential housing units have been removed from this parcel and of the affordable housing units have been relocated to Development Zones 11 and 12. As a result, more developable land area is available to accommodate additional square footage for non-residential uses. As such, to optimize the redevelopment potential of the parcel, an increase in non-residential square footage is warranted and the non-residential square footage yield will be increased. This Plan Amendment This Plan

Amendment will permit a non-residential FAR of 0.5 for this development zone allowing up to ±1,727,635 square feet of a mix of new and existing non-residential uses.

McAfee Parcel – Development Zone 7

The *Reuse Plan* called for the ±97,000 square foot McAfee Center (Building 600) to be adaptively reused for tech related uses. Additionally, it envisions repurposing the ±16,000 square foot Building 601 and the ±6,000 square foot Building 602 for research and development (R&D) activities. Under the Land Use Rules, approximately ±3.19 acres of the parcel is in the Eatontown Route 35 Lifestyle/Tech Center district and ±26.24 acres are in the Oceanport Green Tech District. The Eatontown Route 35 Lifestyle/Tech Center district permits a FAR of 0.25, while the Oceanport Green Tech Campus district permits a FAR of 0.3. The proposed amendment permits the adaptive reuse of the McAfee Center for uses associated with state-of-the-art Motion Picture, Television and Broadcasting Studios. To support this change, this Plan Amendment Plan Amendment will permit a FAR of 0.3 and allow up to ±384,537 square feet of new and existing non-residential Studio related uses.

2. Total Residential Square Footage Yield

Eatontown Housing Parcel – Development Zone 10

The *Reuse Plan* envisioned that a portion of the parcel will be developed as an active recreation area, including ballfields and greenery in the northern section, as well as a school and low-density residential in other areas. Under the Land Use Rules, approximately ±14 acres of the parcel are located within Eatontown Route 35 Lifestyle/Tech Center district, which permits a non-residential FAR of .25 and ±18 acres remain within the Oceanport Education/Mixed-Use Neighborhood, which permits a non-residential FAR of 0.2.

The proposed amendment will allow for the demolition of the Burger King (Building 822), Building 826, Building 814, Building 815, and Building 830, and permit a total of sixty-two (62) affordable residential units on the ±32-acre parcel along with deed restricted open space. Of the sixty-two (62) affordable residential units, this amendment will permit eight (8) one-bedroom affordable units, thirty-six (36) two-bedroom affordable units, and eighteen (18) three-bedroom affordable units. This amendment will allow for residential uses either in the form of townhouses and stacked flats/multi-family apartments with a maximum density of 12 units per acre or single-family residential units with a density of up to 6 units per acre.

Supportive Housing Parcel – Development Zone 11

The *Reuse Plan* contemplated the ±0.9872-acre parcel to be developed for low density residential use. As per the Land Use Rules, the parcel is in the Oceanport Education Mixed-Use Development District. The proposed amendment will permit twenty-five (25) single residency occupancy (SRO) affordable housing units in the form of supportive rental housing on the site.

Monmouth County Emergency Homeless Shelter Parcel – Development Zone 12

According to the *Reuse Plan*, the intended future use of this parcel was for low-density residential development. The property is included within a portion of the Oceanport Education Mixed Use Development District in the Land Use Rules. Plan Amendment #6 permitted the Monmouth County homeless shelter on the parcel and eliminated the low-density residential development. Subsequently, the homeless shelter was constructed and now provides temporary shelter for up to sixteen (16) individuals. The proposed amendment

will permit an additional twenty-four (24) affordable housing units to be co-located on this site. Of those units, ten (10) will be two-bedroom units, ten (10) will be three-bedroom units and four (4) will be four-bedroom units.

3. Compatibility with Surrounding Land Uses

The *Reuse Plan* envisioned a mixed-use campus for the redevelopment of the Fort, encompassing a wide variety of uses. To further advance the redevelopment goals outlined in the *Reuse Plan*, all 19 prior plan amendments have permitted a diverse array of uses. These amendments were the result of changes in the marketplace in the 15 years since the plan was adopted and encouraged economic development in light of cyclical downturns in the housing, retail and office markets. As a result, there are currently over 40 different projects on the former Fort Monmouth parcels including residential, mixed-use, educational, retail, office, healthcare, and recreational facility uses that are either completed or in progress.

The Mega Parcel – Development Zones 1-9

Consistent with these diverse developments, the proposed Plan Amendment will also allow for Motion Picture, Television and Broadcasting Studio uses, which will add to the Fort's existing diversity of land uses, complement these existing uses, and further the Governor's economic plan titled "The State of Innovation: Building A Stronger and Fairer Economy in New Jersey" ("Governor's Economic Plan"). This amendment not only envisions a state-of-the-art Motion Picture, Television and Broadcast Studio campus, but also envisions the potential for the inclusion of public facing retail establishments, consumer-facing studio experiences, and hotels fronting on Route 35 and Oceanport Avenue. As there are already several commercial establishments located along Route 35, the retail and hotel establishments envisioned in the amendment would also be compatible with the surrounding land uses.

Affordable Housing Parcels – Development Zones 10-12

The Reuse Plan envisioned a mix of residential opportunities throughout Fort Monmouth and further established that affordable housing obligations and support services be provided through a variety of means. This amendment envisions the construction of affordable and supportive housing units within the Boroughs of Eatontown and Oceanport at alternative locations than previously contemplated and as further described above. Further, this amendment will promote a live-work environment within the Fort. These locations and their respective compatibility with surrounding land uses is discussed below:

- **The Eatontown Housing Parcel – Development Zone 10.** This amendment permits sixty-two (62) affordable housing units in Zone 10 near the Patterson Army Clinic Parcel which also has eighty-one (81) residential units and the Nurses Quarters Parcel which permits thirty-four (34) residential units and an offsite existing residential area, thus complementing the surrounding land uses.
- **The Supportive Housing Parcel – Development Zone 11.** This amendment permits twenty-five (25) affordable housing units near the Patterson Army Clinic Parcel which also has eighty-one (81) residential units and the Nurses Quarters Parcel which permits thirty-four (34) residential units, thus complementing the surrounding land uses.
- **The Monmouth County Emergency Homeless Shelter Parcel – Development Zone 12.** This amendment permits twenty-four (24) affordable housing units near the Monmouth County Emergency Homeless Shelter, thus complementing the surrounding land uses.

Circulation

Impacts of this amendment on the "Transportation Circulation Improvement Goals" established in the *Reuse Plan* are discussed below.

The Mega Parcel – Development Zones 1-9

In order to ensure the seamless operation of the studio campus facility and streamline connectivity between non-contiguous parcels, it may be necessary to realign or vacate some of the roads owned by Monmouth County. In the future, a portion of Wilson Avenue north of Avenue of Memories may need to be vacated to facilitate the efficient operation of state-of-the-art Motion Picture, Television and Broadcasting Studios. If Wilson Avenue is vacated, FMERA plans to dedicate Malterer Avenue to the County to be used as a thoroughfare to maintain the north-south connection between Sherill Avenue and Avenue of Memories, thereby ensuring smooth traffic flow. Furthermore, to promote walkability and bicycling in the Fort Area, this amendment contemplates the creation of multi-use trails on the northern section of the Whale Parcel, as well as along Avenue of Memories between Route 35 to Oceanport Avenue via these properties and other anticipated trail connections.

Affordable Housing Parcels – Development Zones 10-12

- **The Eatontown Housing Parcel – Development Zone 10.** This amendment does not propose any changes to the roadway network system for the Eatontown Housing Parcel.
- **The Supportive Housing Parcel – Development Zone 11.** This amendment does not propose any changes to the roadway network system for the Supportive Housing Parcel.
- **The Monmouth County Emergency Homeless Shelter Parcel – Development Zone 12.** This amendment does not propose any changes to the roadway network system for the Monmouth County Emergency Homeless Shelter Parcel.

Open Space

This amendment is consistent with the *Reuse Plan's* goal of preserving passive and active open space.

The Mega Parcel – Development Zones 1-9

As outlined in the *Reuse Plan*, this amendment also includes provisions for preserving Greely Field and Cowan Park (Development Zones 8-9) as publicly accessible heritage open spaces, offering passive and active recreation opportunities to the surrounding residents. Furthermore, this amendment seeks to protect and preserve wetlands and environmentally sensitive areas, which would create additional open spaces within the Fort Area. This amendment envisions the preservation of the land area on the southern part of Development Zone 2 as open space, as well as the creation of open space along the northern boundary of Development Zone 1 and Development Zone 6. As previously noted, this Plan Amendment also includes a multipurpose trail that will connect various open spaces within the Fort area.

Affordable Housing Parcels – Development Zones 10-12

- **The Eatontown Housing Parcel – Development Zone 10.** The Reuse Plan contemplated that portions of Development Zone 10 be redeveloped for recreation and open space, and the existing track and fields to be reused. While the existing track and fields are no longer suitable for reuse due to deteriorating conditions, this amendment continues to permit recreation and open space and calls for approximately ±13.4 acres to be deed restricted for both passive and active open space where the track and field are

currently located as depicted in **Exhibit E.** Despite this deed restricted open space, the ±32-acre property provides more than sufficient acreage to construct sixty-two (62) affordable housing units.

- **The Supportive Housing Parcel – Development Zone 11.** The *Reuse Plan* did not target open space at this location; therefore the proposed development does not adversely impact open space contemplated under the *Reuse Plan.*
- **The Monmouth County Emergency Homeless Shelter Parcel – Development Zone 12.** The *Reuse Plan* did not target open space at this location; therefore the proposed development does not adversely impact open space contemplated under the *Reuse Plan.*

Sustainability

This amendment would not preclude incorporation of any of the sustainability measures outlined in the *Reuse Plan*.

The Mega Parcel – Development Zones 1-9

As further described above in Section III and as further detailed in **Exhibit D**, several buildings are contemplated for adaptive reuse, furthering the *Reuse Plan's* green sustainability goal to maximize the adaptive reuse of existing buildings. This amendment also envisions wetland preservation and restoration, protection, and the creation of open space. Further, this amendment encourages low impact development (LID) green infrastructures measures including of stormwater management facilities, renewable energy systems, and electric vehicle charging stations.

Affordable Housing Parcels – Development Zones 10-12

- **The Eatontown Housing Parcel – Development Zone 10.** This amendment envisions the preservation of +/- 13.4-acres of open space and would not preclude the inclusion of additional sustainability measures.
- **The Supportive Housing Parcel – Development Zone 11.** No specific sustainability measures are targeted under this amendment; however, this amendment would not preclude the incorporation of sustainability measures.
- **The Monmouth County Emergency Homeless Shelter Parcel – Development Zone 12.** No specific sustainability measures are targeted under this amendment; however, this amendment would not preclude the incorporation of sustainability measures.

Infrastructure

This amendment creates no adverse effects to on-going Fort-wide infrastructure improvements. The prior Army utilities were decades old and to support FMERA's redevelopment efforts, critical infrastructure improvement projects aimed at building a more resilient infrastructure system are currently underway. These projects include the construction of a new electrical substation, a new electrical distribution system, the installation of numerous new sanitary sewer mains and a centralized pump station, and the replacement of old water lines with properly sized new water mains. These infrastructure projects will serve several important purposes, including enhancing safety and reliability, meeting increased demand, reducing maintenance costs, ensuring energy efficiency, improving emergency preparedness, and ensuring the functionality of essential services. As a result, the infrastructure system within the Fort Area will become more resilient and better equipped to support large-scale redevelopment envisioned in this amendment.

The Mega Parcel – Development Zones 1-9

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

Affordable Housing Parcels – Development Zones 10-12

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

Traffic

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.

The Mega Parcel – Development Zones 1-9

The redevelopment contemplated under this amendment is likely to increase traffic to the area based on the reactivation of existing structures and an increase in overall square footage. This amendment contemplates approximately ±5.2 million square feet of non-residential Studio related uses, a significant increase from that proposed under the *Reuse Plan*. However, as previously noted, the relocation of residential development contemplated under the *Reuse Plan* allows for the absorption of the additional acreage for increased non-residential development.

Affordable Housing Parcels – Development Zones 10-12

- **The Eatontown Housing Parcel – Development Zone 10.** The existing road network system as contemplated in the *Reuse Plan* is expected to accommodate any additional traffic generated from the Eatontown Housing Parcel, although additional internal roadways are anticipated for the site.
- **The Supportive Housing Parcel – Development Zone 11.** The existing road network system as contemplated in the *Reuse Plan* is expected to accommodate any additional traffic generated from the Supportive Housing Parcel.
- **The Monmouth County Emergency Homeless Shelter Parcel – Development Zone 12.** While Development Zone 12 has always been contemplated for residential redevelopment, this amendment anticipates a change in density on the site, which may impact traffic. As stated above, additional traffic analysis will be conducted during site plan review.

Environmental Issues

The Mega Parcel – Development Zones 1-9

This amendment does not preclude the protection of environmentally sensitive areas/wildlife. Portions of these Development Zones envisioned to be redeveloped under this amendment, are not environmentally constrained as indicated by the Geographic Information System (GIS) layers provided by the New Jersey Department of Environmental Protection (NJDEP). Any environmentally constrained areas within the Mega Parcel and the Affordable Housing Parcels will be preserved and protected in accordance with NJDEP requirements.

Furthermore, stormwater management measures will have to be evaluated for future redevelopment of all the parcels and could trigger a permitting requirement with the NJDEP. The redevelopment of the parcels may also require the completion of a Soil Erosion & Sediment Control Plan which is to be submitted to the Freehold Soil Conservation District for approval. These statutory requirements are unaffected by the proposed amendment.

Additionally, there are also freshwater wetlands, several water bodies found on or near the parcels, riparian zones, flood hazard areas, and threatened and endangered species living on or near the subject parcel that could have an impact on redevelopment.

The Mega Parcel – Development Zones 1-9
All parcels incorporated into this amendment are located in the CAFRA zone and as a result, redevelopment of the parcel will trigger a CAFRA permitting action. Historic landfills located within the Mega Parcel have been capped by the U.S. Army, and some portions of these landfills are anticipated to remain as open space. Threatened and endangered species living on or near the subject parcel could have an impact on redevelopment.

Affordable Housing Parcels – Development Zones 10-12
Development Zones 10-12 are located in the CAFRA zone and may be subject to permitting requirements with the NJDEP. Any environmentally constrained areas within Development Zones 10-12 would be preserved and protected accordingly. Threatened and endangered species living on or near the subject parcel could have an impact on redevelopment.

Historic Preservation
This amendment will not have any adverse impacts on the Fort's historic resources as the resources proposed for preservation under the *Reuse Plan* are still preserved under the plan amendment.

The Mega Parcel – Development Zones 1-9
Cowan Park and Greely Field (Development Zones 8-9), as well as the World War II Memorial building located within Greely Field, are listed in the State and National Registers of Historic Places and are subject to New Jersey Historic Trust easements as per the guidelines of the State Historic Preservation Office (SHPO).

Additionally, Cowan Park, Greely Field and the World War II Memorial building are located within the Fort's Historic District. The redevelopment of the historic properties within the Historic District are subject to the Fort's Historic Preservation Design Guidelines. Pursuant to the Historic Guidelines, and the FMERA Land Use Rules, FMERA's Historical Preservation Staff Advisory Committee is required to review any redevelopment involving the properties within the Historic District. No development is permitted on Greely Field or Cowan Park and shall be preserved heritage open space.

Affordable Housing Parcels – Development Zones 10-12
None of the buildings in the Affordable Housing Parcels affected by the proposed amendment are listed in State or National Registers of Historic Places. Likewise, none of the buildings or parcels included in the amendment are subject to FMERA's Historic Preservation Guidelines.

Community Impacts and Affordable Housing

This amendment supports positive social and economic impacts within the host municipalities and will not adversely affect the total number of affordable housing units as contemplated under the *Reuse Plan*.

The Mega Parcel – Development Zones 1-9

As noted in the *Reuse Plan*, the three host communities, including Eatontown and Oceanport, rely on taxation for a large 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 tax revenues would lessen the burden on residents.

The approximately ±5.2 million square feet of non-residential including hotel, retail, and movie studio related uses envisioned for multiple parcels within the Fort area in this amendment will significantly expand the tax base of the host municipalities. This expansion will enable the Boroughs to allocate resources to various other priority areas aimed at enhancing the quality of life for their residents.

This amendment would further support FMERA in its efforts to stimulate economic development by attracting new workforces and businesses to relocate or create new jobs on, and in the area of, Fort Monmouth that have the potential to replace jobs lost when the Fort closed. In particular, the development of a state-of-the-art Motion Picture, Television and Broadcasting Studio facilities as well as public facing retail & hotel uses, as envisioned in this Plan Amendment will generate a range of direct, indirect, and induced economic impacts in the local community. The community will experience direct economic impacts through job creation, investment in the local infrastructure system, and local spending. The film studio will create jobs across various sectors, including design, construction, film production, administration, security, and other supportive jobs related to film production.

The majority of jobs generated by the Studio use demand a highly skilled workforce, which are attainable through vocational training, on-set experience and formal education related to the film industry. This will broaden the local labor pool with skills that can be transferred to other film-related industries within the state, aligning with NJEDA's and the Governor's Economic Plan of developing a robust ecosystem of film-based industries in the State of New Jersey.

Affordable Housing Parcels – Development Zones 10-12

- **The Eatontown Housing Parcel – Development Zone 10.** This amendment permits sixty-two (62) affordable housing units in Development Zone 10, creating a positive social impact via affordable housing opportunities within the Borough of Eatontown.
- **The Supportive Housing Parcel – Development Zone 11.** This amendment permits twenty-five (25) affordable housing units in Development Zone 11, creating a positive social impact via affordable housing opportunities within the Borough of Oceanport.
- **The Monmouth County Emergency Homeless Shelter Parcel – Development Zone 12.** This amendment permits twenty-four (24) affordable housing units, creating a positive social impact via affordable housing opportunities within the Borough of Oceanport.

The Supportive Housing Parcel will consist of single-room occupancy units which will house adults. However, the other two affordable housing developments may produce school age children. That said,

according to the New Jersey Demographic Multipliers prepared by the Center for Urban Policy Research at Rutgers University (November 2018) and a study conducted by the National Association of Home Builders (February 2017), multifamily units typically generate fewer schoolchildren than single-family detached homes. FMERA anticipates that the affordable housing units envisioned in this amendment, aside from the Supportive Housing Parcel, will be in the form of multifamily units. If the alternative land use scenarios described in this amendment are pursued, the overall school population may experience a slight increase; however, as the total number of residential units will decrease under this Plan Amendment the number of school age children will be less than originally anticipated under the *Reuse Plan*.

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 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 further support FMERA in its efforts to stimulate economic development by attracting new workforces and businesses to relocate or create new jobs on Fort Monmouth that have the potential to replace jobs lost when the Fort closed. In particular, the development of Motion Picture, Television and Broadcast Studio facilities and associated uses, along with public-facing retail & and hotel uses, as envisioned in this Plan Amendment will generate a range of direct, indirect, and induced economic impacts in the local community. The community will experience direct economic impacts through job creation, investment in the local infrastructure system, and local spending. The film studio will create jobs across various sectors, including design, construction, film production, administration, security, and other supportive jobs related to film production.

   The majority of jobs generated by the Studio use demand a highly skilled workforce, which are attainable through vocational training, on-set experience and formal education related to the film industry. This will broaden the local labor pool with skills that can be transferred to other film-related industries within the state, aligning with NJEDA's and the Governor's Economic Plan of developing a robust ecosystem of film-based industries in the State of New Jersey.

   Additionally, the development of affordable housing units also will contribute to the net increase in construction jobs in the Fort area.

3. *Be founded on market and economic analysis*.
   The *Reuse Plan* was adopted in 2008 but was formulated on market conditions and assumptions that existed in the years preceding 2008. Since the Plan's adoption, the world experienced the global financial crisis, a worldwide pandemic, and advancements in technology that have altered the way we live, work, and play. Consequently, the market for some of the uses contemplated in the *Reuse Plan* has changed significantly in the last 15 years.

For example, the office market in New Jersey has suffered due to a combination of factors such as corporate consolidation and relocations. The pandemic which resulted in many office workers working remotely at least part of the week exacerbated an already weak market. As such, the demand for office space has decreased, particularly older office space such as at Fort Monmouth that was constructed to suit the needs of the military and does not necessarily have the amenities or layouts attractive on today's marketplace. Therefore, the reuse of some of the former Fort buildings for new office users that was contemplated in the *Reuse Plan* may no longer be realistic.

Additionally, traditional brick and mortar retail continues to be challenged by the selection and convenience available through e-commerce. Some retailers have closed their stores. Other retailers, particularly national chains, no longer have the same space needs that they once did as much of a store's inventory is now not kept onsite but in offsite fulfillment centers. Some of the areas intended for retail development in the *Reuse Plan*, including areas of the Mega Parcel, may no longer be viable. Other types of retail uses, such as bank branches, are closing across the region. Customers can now do much of their banking online and pay for many items without exchanging cash resulting in limited visits to a brick-and-mortar bank. As a result, many banks have closed disparate small-branches and consolidated services into larger regional locations.

The wide-sweeping fluctuations in market conditions have occurred since the *Reuse Plan's* adoption in 2008 has impacted economic and community development in the host municipalities. To address these challenges, FMERA has amended the *Reuse Plan* 19 times and proposes to adopt its 20th alternative development scenario that will provide greater flexibility for an economically viable redevelopment project, while maintaining many of the key objectives of the *Reuse Plan*. As such, the alternative development scenario permitted by this amendment will promote economic vitality within the Fort area and the State of New Jersey, as contemplated in the *Reuse Plan* and the Governor's Economic Plan.

4. *Leverage Fort assets (people, infrastructure, location)*
   This amendment affords FMERA with an opportunity to leverage existing assets within the Fort Area. This includes potential reuse of existing buildings as further detailed above in Section III and as further described in **Exhibit D**, roads, and preserving open space, which allows for the redevelopment of the Fort area into a vibrant, productive and environmentally sustainable community. This amendment also supports the preservation of historic assets identified in the *Reuse Plan* for preservation. Both Greely Field, along with the World War II Memorial building, and Cowan Park will be preserved as heritage open spaces. Thus, this amendment will also safeguard the historic integrity of the Fort Area.

5. *Be a green community model*
   This amendment does not preclude the protection of environmentally sensitive areas including wetlands, and natural habitats and encourages renewable energy systems, low Impact development, and green infrastructure development strategies.

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*. The Reuse Plan anticipated higher-density development in the western section of the Fort Area, including the Charles Wood Area, and lower-density development toward the eastern section of the Main Post. This strategy was primarily influenced by the existing infrastructure and market conditions at the time the *Reuse Plan* was drafted. In conjunction with ongoing redevelopment projects, the infrastructure system on the Fort has significantly improved, as the majority of former Army-installed utilities and infrastructure have been or are in the process of being replaced. New infrastructure systems in the eastern section of the Fort are better equipped to accommodate high-density development. The density of the planned development within the Mega Parcel generally meets this objective, with the highest proposed density in Eatontown and decreased density within Oceanport.

The development of the Mega Parcel will contribute to the Fort's existing live-work-leisure environment, generating job opportunities along with retail, hospitality, and experiential amenities for the community. Further, the construction of affordable housing further expands upon the existing residential neighborhoods that have already been established within the Fort, as well as within the host municipalities.

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

The *Reuse Plan* contemplated an interior transit loop with various alternative nodes targeting different Development Districts and redevelopment projects. The interior loop is intended to support bus services, jitney services, bicycles, and pedestrian networks, potentially connecting with Little Silver Station. The *Reuse Plan* identifies this multimodal transit system as part of incorporating Smart Growth and Transit-Oriented Development (TOD) principles. This principle aims to promote a live, work, and play environment supported by an extensive system of bikeways, pedestrian trails, and sidewalks to enhance walkability and reduce automobile dependence for short trips. This amendment does not preclude the potential to promote connectivity via jitney or bus service to Route 35, the Little Silver Train Station, and/or within Fort Monmouth and substantially contributes toward the creation of the extensive system of bikeways, pedestrian trails, and sidewalks envisioned in the *Reuse Plan*. This amendment contemplates: A) a commercial, campus like development that will enhance internal walkability and reduce automobile dependence for short trips within the campus and B) the continuation of a large portion of the publicly accessible, pedestrian-friendly multi-use trail establishing a loop from west to east creating connectivity with a mix of other uses and amenities available at the Fort.

Principle #3: *Enhance auto mobility and redevelopment capacity with targeted roadway infrastructure improvements.*

With respect to this principle, to improve auto mobility, the *Reuse Plan* calls for the improvement of the roadway system and intersections to support new developments and

recommends establishing better roadway connections. While this amendment envisions the vacation of a portion of Wilson Avenue to mitigate any potential automobile mobility issues, it also envisions the dedication of Malterer Avenue to Monmouth County to connect Sherill Avenue and Avenue of Memories and to replicate access in response to the Wilson Avenue vacation. Furthermore, FMERA's ongoing infrastructure projects also aim to improve and upgrade some of the interior street systems, which will further enhance auto mobility in the Fort Area. As such, this amendment is in alignment with the *Reuse Plan's* objective to improve automobile mobility through specific roadway infrastructure enhancements.

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 does not preclude the preservation of open space and protection of environmentally sensitive areas, including wetlands, watercourses, and habitats. This 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 does not preclude the development of bike paths or trails to promote a live-work-play environment, as envisioned in 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.

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

This principal states that creating a seamless land use integration between the community and the Fort is of primary importance, specifically to provide public access to the Fort's amenities. The *Reuse Plan* calls for discouraging potential barriers, such as unnecessary fencing and gated areas to ensure the seamless integration of the Fort area into surrounding land uses. However, due to the nature of the proposed uses on the Mega Parcel, this amendment envisions a closed-campus-like environment with perimeter security walls covering the majority of the area which is necessary for security and to maintain uninterrupted workflow on a studio campus.

This amendment acknowledges the *Reuse Plan's* underlying intent of fostering strong connectivity to the surrounding area and this amendment will create a unique entertainment and cultural destination in the Fort area, which will be a center of attraction to the local residents and to people visiting from outside the community, both from an economic and cultural standpoint. Additionally, this amendment encourages connectivity through the Fort via multi-use trails connecting publicly accessible open spaces as well as calls for preserving both Cowan Park & Greely Field as heritage open space, all of which will be great assets to the community.

This amendment will also permit the construction of three affordable housing developments that are near existing residential communities and are anticipated to seamlessly integrate with adjacent neighborhoods and complement nearby 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 Fort Area, specifically the adaptive reuse of McAfee Center and Vail Hall for Studio related uses with other new buildings that will create a unique identity for the Fort that will not undermine the Fort's legacy. As a result of this amendment, existing vacant and underutilized buildings will be demolished and replaced with modern Studio related facilities as well as new affordable housing buildings which will significantly contribute to the economic redevelopment of this site and provide critical residential housing to low- and moderate-income households. This amendment would not involve the removal of any historic buildings identified in the *Reuse Plan* as being required for preservation.

In summary, this amendment is consistent with the *Reuse Plan* elements, objectives and planning principles. The wide-sweeping fluctuations in market conditions that have occurred since the *Reuse Plan's* adoption in 2008 have impacted economic and community development in the host municipalities. This alternative development scenario will provide greater flexibility for an economically viable redevelopment project, while maintaining many of the key objectives and planning principles of the *Reuse Plan*. The development of the Mega Parcel (Development Zones 1-9) and the Affordable Housing Parcels (Development Zones 10-12) will contribute to the Fort's existing live-work-leisure environment through the development of a job-generating Studio campus, the creation of affordable housing opportunities and the enhancement of site-wide walkability and connectivity, allowing workers, residents, and visitors greater opportunity to take advantage of the Fort's on-site businesses, amenities, public open spaces, and environmental features. The adaptive reuse of several existing structures furthers the *Reuse Plan's* sustainability goals through leveraging existing Fort Monmouth assets, while the demolition of obsolete structures and infrastructure provides opportunity to implement more efficient and sustainable redevelopment strategies.

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 rules 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 will promote, develop and encourage employment, economic development and provide new housing which is important for building sustainable and resilient communities.

Relationship to FMERA's Land Use Rules

This amendment creates alternative development scenario and creates overlay zones 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

State Development and Redevelopment Plan (SDRP)

On March 1, 2001, the State Planning Commission re-adopted the State Development and Redevelopment Plan (SDRP). While the SRDP is not binding, it serves as a strategic framework and establishes various goals for State-level development and redevelopment policies, as well as local and regional planning efforts. The SRDP outlines eight statewide goals, along with numerous corresponding implementation policies. The goals are as follows:

1. Revitalize the State's cities and towns.
2. Conserve the State's natural resources and systems.
3. Promote beneficial economic growth, development and renewal for all New Jersey residents.
4. Protect the environment, prevent and clean up pollution.
5. Provide adequate public facilities and services at a reasonable cost.
6. Provide adequate housing at a reasonable cost.
7. Preserve and enhance areas with historic, cultural, scenic, open space, and recreational value.
8. Ensure sound and integrated Planning and Implementation Statewide.

The goal and objectives of the proposed amendment support the aforementioned State goals.

The SDRP also includes a State Plan Policy Map, which delineates the state into designated regions referred to as Planning Areas. In the SDRP, the Fort Area is classified as Planning Area 1, Metropolitan Planning Area (PA-1) which is characterized by intensive existing development and is the target for redevelopment efforts. The goals for PA-1 include the following:

1. Provide for much of the state's future redevelopment.
2. Revitalize cities and towns.
3. Promote growth in compact forms.
4. Stabilize older suburbs.
5. Redesign areas of sprawl.
6. Protect the character of existing stable communities.

This amendment is well-aligned 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, this amendment promotes the type of redevelopment needed to transform the Fort 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. The Plan promotes compact growth by fostering regional nodes of economic activities related to firm production while maintaining affordable housing opportunities within the Fort Area.

This amendment also furthers the following stated policies for Planning Area 1:

- Promote redevelopment and development in cores and neighborhood of centers.
- Promote a diversification of land uses.
- Provide a full range of housing choices through redevelopment, new construction, rehabilitation, adaptive reuse.
- Promote economic development by encouraging strategic land assembly, site preparation and infill development.
- Encourage redevelopment at intensities sufficient to support transit, a broad range of uses and efficient use of infrastructure.
- Promote design that enhances public safety, encourages pedestrian activity and reduces depend on the automobile.

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 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 lines, in July 2021, the 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 Fort Redevelopment area. This amendment does not preclude the use and inclusion of sustainable development strategies and renewal energy as targeted under the State's EMP.

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 consistent with the County's goals for open space in the Fort Area.

Eatontown Master Plan Reexamination Report 2023

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. Eatontown recently adopted a Master Plan Reexamination Report, as required by the Municipal Land Use Law. This report outlines several goals, including one that aims "to provide for and encourage the use of all vacant land consistent with neighborhood characteristics, land capability, fiscal balance, practicality of marketplace, and current aesthetic standards."

The proposed amendment permits the demolition of all buildings in Development Zones 1-5 and Development Zone 10 in the Borough of Eatontown. The redevelopment of these Development Zones into state-of-the-art Motion Picture, Television and Broadcasting studios with the removal of obsolete buildings and the significant improvement of site aesthetics and environmental conditions. Regarding the open space goal identified in the Eatontown Master Plan Reexamination Report, this amendment will allow for only 62 housing units on +/-32 acres of land and deed restrict 13.4 acres of land creating a significant open space opportunity near Husky Brook Pond. As such, the proposed amendment is not inconsistent with the goals of the Eatontown Master Plan Reexamination Report.

Eatontown Complete Streets Policy

The Borough of Eatontown adopted Complete Streets Policy in August 2014. Some of the key goals of the policy 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 at reducing auto traffic for short trips within the Mega Parcel campus. This amendment requires sidewalks, multi-purpose trails on public rights of way to facilitate walking and to ensure pedestrian safety.

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."

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 Rules 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 proposes a comprehensive set of strategies for the Fort's redevelopment. These strategies include various elements, including the adaptive reuse of the McAfee Center, the preservation of open spaces and the riverfront area, the protection of historic buildings, and enhancing east-to-west connectivity. The amendment incorporates some of the key strategies identified in the Fort to Village Plan for the Fort's redevelopment.

Oceanport Zoning

Although the development of the former Fort properties in Oceanport is governed by the Land Use Rules and design guidelines adopted by FMERA, as a point of information, the study areas affected by the proposed amendment lie within the Borough's FM-HC (Horseneck Center), FM-GT (Green Tech Campus), and FM-MU (Education/Mixed-Use Neighborhood) districts. These zoning designations mirror the Development Districts set forth under FMERA's Land Use Rules, as further described in Section III.

VI. Conclusion

This amendment, referred to as Amendment #20 to the Fort Monmouth *Reuse and Redevelopment Plan*, maintains the land use concepts and plans outlined in the *Reuse Plan*. However, it allows for alternative development scenarios for certain parcels within the Fort's Main Post area. The amendment aligns with the objectives and principles of the *Reuse Plan*, as well as with State, County, and Municipal planning goals.

The development scenario proposed under this amendment will create a unique economic opportunity for the residents within the Fort and the surrounding area, resulting in several direct, indirect, and induced economic impacts. The development of state-of-the-art Motion Picture, Television and Broadcasting Studios and associated businesses will generate a significant number of jobs in various sectors, including construction, film production, administration, security, and maintenance. This influx of employment opportunities will benefit local residents and contribute to lower unemployment rates in the community. Additionally, the Fort and the surrounding area will experience an increase in local spending as the Studio and associated workforce spends money on goods and services in the local area and directly supports local businesses by patronizing restaurants, hotels, and retailers.

The Studio and related uses, as well as the public-facing retail and hotel businesses, are likely to generate higher tax revenues for the host municipalities. This additional revenue can be used to invest in essential public services, infrastructure improvements, and community development projects which will ultimately improve the overall quality of life for residents. The presence of the Studio has the potential to stimulate growth of ancillary businesses in the area that can provide goods and services to support the Studio use and its employees. These businesses, in turn, create more job opportunities and contribute to the local economy.

Furthermore, this amendment promotes public welfare, especially by providing opportunities for affordable housing, thus promoting equitable development as outlined in the Governor's Economic Plan. 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 will promote, develop and encourage employment, economic development and provide new housing which is important for building sustainable and resilient communities.

Lastly, it offers the desired flexibility for FMERA to effectively market Fort properties and attract redevelopment opportunities in the Fort Area, 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 affected by the Fort's closure.

EXHIBITS A - F

FORT MONMOUTH
DISCOVER › INNOVATE › TRANSFORM
FORT MONMOUTH ECONOMIC REVITALIZATION AUTHORITY
PO Box 267
Oceanport, NJ 07757
(732) 720 - 6350
www.fortmonmouthnj.com

N
W E
S

PLAN AREA
Main Post
Fort Monmouth
Monmouth County, NJ

EXHIBIT A

760 380 0 760 1,520 2,280
Feet

For reference purposes only.
Subject to formal survey.
May not account for all existing or future rights-of-way, easements or potential environmental issues.

Prepared By: KEDantes
Date: 10/19/2023

1 " = 720 feet

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Exhibit B

Development Zone Map

Zone 1

Zone 2

Zone 3

Zone 4

Zone 5

Zone 6

Zone 7

Zone 8

Zone 9

Zone 10

Zone 11

Zone 12

Parkers Creek

Oceanport Creek

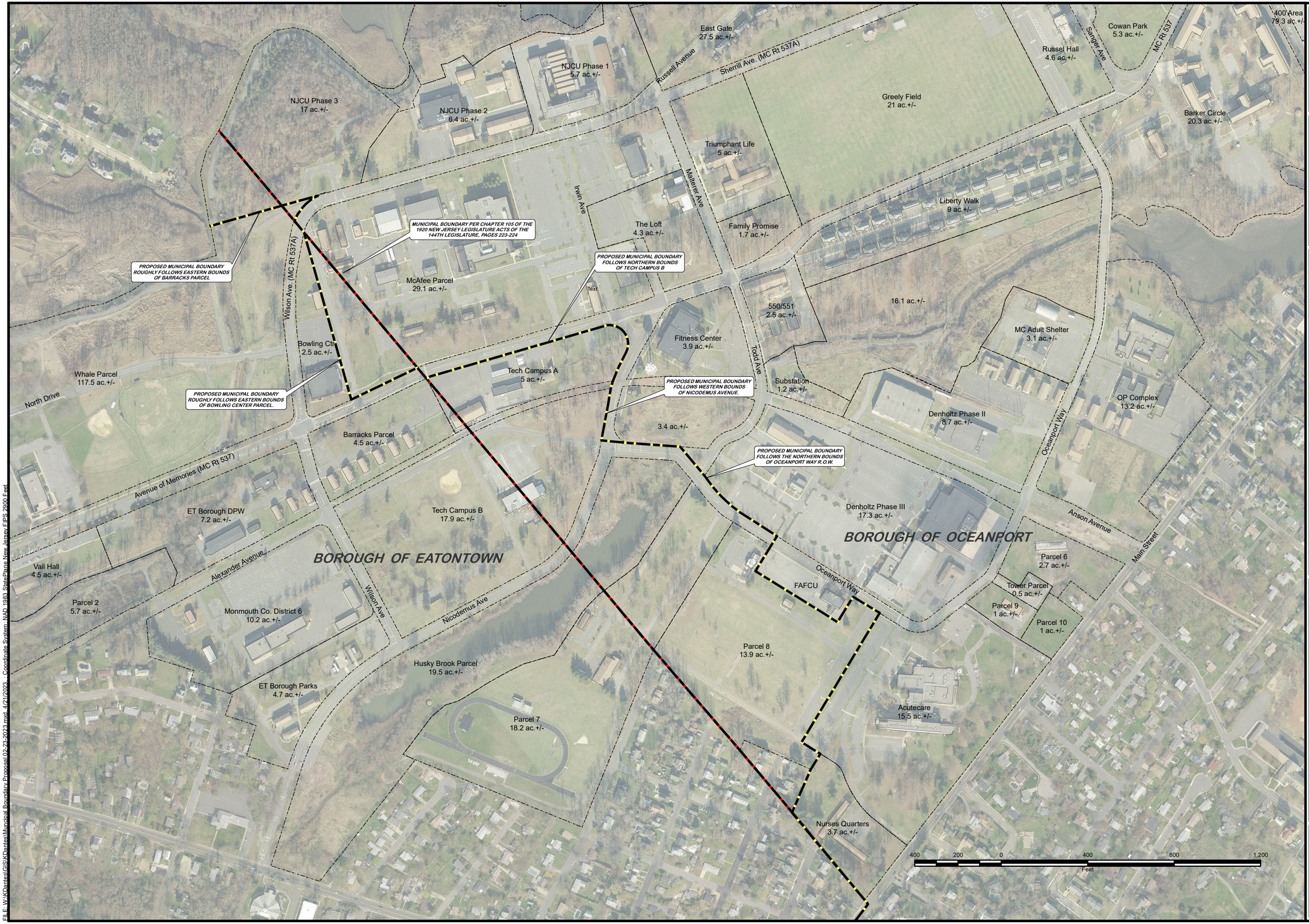
Main Street

New Municipal Boundary

Eatontown

Oceanport

35



FILE: W:\KDantes\GIS\KDantes\Municipal Boundary Proposal\02-23-2023.mxd, 4/21/2023, : Coordinate System: NAD 1983 StatePlane New Jersey FIPS 2900 Feet

FORT MONMOUTH
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PROPOSED MUNICIPAL BOUNDARY FORT MONMOUTH MAIN POST MONMOUTH COUNTY, NJ

EXHIBIT C

For reference purposes only. Subject to formal survey. May not account for all existing or future rights-of-way, easements or potential environmental issues.

Prepared By: KEDantes
Date: 4/21/2023
1 " = 400 feet

Exhibit D

Building Number	Permanent/Temporary Semi Permanent	Building/Property Description	Unit	Gross Area	Year Built
12	P				
63	T	STORAGE GP INST	SF	3696	1940
75	P	SCALE HOUSE	SF	450	1969
79	P	STR SHED GP INS	SF	3600	1982
105	T	STORAGE GP INST	SF	4800	1943
106	T	STORAGE GP INST	SF	4050	1943
116	P	STORAGE GP INST	SF	40951	1943
117	P	STORAGE GP INST	SF	43920	1943
142	P	BOX/CRATE SHOP	SF	6316	1922
159	S	STORAGE GP INST	SF	3438	1941
166	P	ENG/HOUSING MNT	SF	4810	1942
166	P	ADMIN GEN PURP	SF	3455	
167	P	ADMIN GEN PURP	SF	13570	1942
173	P	LAB/TST BLDG GP	SF	1800	1974
173	P	ADMIN GEN PURP	SF	3806	
174	P	STORAGE GP INST	SF	782	1995
273	P	VEH FUEL MOGAS			1991
273	P	FUEL/POL BLDG	SF	72	
273	P	MOGAS STR UNGD			
276	P	ADMIN GEN PURP	SF	2744	1953
277	P	ADMIN GEN PURP	SF	12600	1951
279	P	ENG/HOUSING MNT	SF	7168	1934
280	P	ENG/HOUSING MNT	SF	9936	1934
281	P	ENG/HOUSING MNT	SF	2544	1934
400	P	SEWAGE LFT STAT			1940
410	T	TT OFF QTRS	SF	4720	1940
413	T	TT OFF QTRS	SF	4720	1940
414	T	STORAGE GP INST	SF	4720	1940
417	T	HOMELESS SHELTR	SF	4720	1940
418	T	TT OFF QTRS	SF	4720	1940
419	T	STORAGE GP INST	SF	2360	1941
419	T	ADMIN GEN PURP	SF	2360	
420	T	ADMIN GEN PURP	SF	4720	1940
421	T	HOMELESS SHELTR	SF	4720	1941
422	T	ADMIN GEN PURP	SF	2360	1940
422	T	PVT/ORG CLUB	SF	2360	
423	T	ADMIN GEN PURP	SF	4720	1941
426	T	PVT/ORG CLUB	SF	4720	1940
427	T	ADMIN GEN PURP	SF	4720	1941
428	T	ADMIN GEN PURP	SF	4720	1941
429	T	ADMIN GEN PURP	SF	4720	1941
434	T	PVT/ORG CLUB	SF	2888	1941
439	T	ADMIN GEN PURP	SF	4720	1941
451	P	PO MAIN	SF	5013	1988
454	P	ADMIN GEN PURP	SF	2135	1939

455	S	Office			
456	S	Office			
457	S	Office			
476	P	STORAGE GP INST	SF	3016	1985
480	S	STORAGE GP INST	SF	9267	1941
481	S	STORAGE GP INST	SF	9267	1941
482	T	HAZ MAT STR INS	SF	9267	1941
484	S	ENG/HOUSING MNT	SF	3817	1941
487	P	PUMP STAT POT			1943
487	P	WTR SUP/TRT BLD	SF	196	
488	P	DRUM RECON PLT	SF	900	1997
490	P	STORAGE GP INST	SF	6069	1939
490	P	TRALR PARK BLDG	SF	5269	
491	P	SEWAGE LFT STAT			1951
497	P	STORAGE GP INST	SF	3000	1940
115	P	MON/MEMORIALS			1952
702	P	CMTY/CONF CTR	SF	12100	1983
563	S	ADMIN GEN PURP	SF	8894	1941
699	P	EXCH AUTO SER	SF	1769	1953
600	P	MCAFEE CENTER'S SCIF	SF	44492	1997
600	P	MCAFEE CENTER COMMO EQ BLDG	SF	45000	
601	P	ORG STR BLDG (warehouse)	SF	16000	1997
602	P	ORG STR BLDG	SF	6000	1997
603	P	Admin GP-Storage and office	SF	11009	2006
604	P	Garage			2006
616	P	CO HQ BLDG	SF	1520	1967
620	P	CO HQ BLDG	SF	1520	1967
671	P	CIDC FLD OPS BD	SF	3020	1967
675	S	ADMIN GEN PURP	SF	2892	1941
676	S	ADMIN GEN PURP	SF	3663	1941
677	S	ADMIN GEN PURP	SF	2592	1941
678	P	ADMIN GEN PURP	SF	1520	1967
682	S	MARS STATION	SF	4720	1941
689	P	BOWLING CENTER	SF	17599	1967
555	S	ADMIN GEN PURP	SF	18967	1941
502	P	LIBRARY MAIN/FMERA OFFICE	SF	10650	1974
686	S	THRIFT SHOP	SF	5929	1957
1102	S	STORAGE GP INST	SF	4130	1942
1103	S	ADMIN GEN PURP	SF	4130	1942
1104	S	ADMIN GEN PURP	SF	4130	1942
1105	S	ADMIN GEN PURP	SF	2065	1942
1105	S	PVT/ORG CLUB	SF	2065	
1106	S	PVT/ORG CLUB	SF	4130	1942
1107	S	ADMIN GEN PURP	SF	2065	1942
1107	S	PVT/ORG CLUB	SF	2065	
1215	P	AUDITORIUM GP	SF	18883	1968
1150	P	COMMO CTR-vail hall	SF	36483	1952

1152	P	INFO PROC CTR	SF	7200	1971
200	S	XMITTER BLDG	SF	1280	1958
1200	P	ADMIN GEN PURP	SF	84878	1953
1201	P	EMERG OPNS CNTR	SF	14764	1953
1201	P	ADMIN GEN PURP	SF	73114	
1202	P	ADMIN GEN PURP	SF	84878	1953
1203	P	INFO PROC CTR	SF	83438	1953
1204	P	GEN INST BLDG	SF	30537	1953
1204	P	LAB INST	SF	1643	
1204	P	AUTO-AID INST	SF	5416	
1204	P	ENLISTED UPH	SF	34902	
1204	P	MISC FAC DET	SF	9500	
1204	P	AUDITORIUM GP	SF	6683	
1205	P	ENLISTED UPH	SF	76857	1953
1205	P	DINING FACILITY	SF	6683	
1206	P	PRUDEN AUDITORIUM GP	SF	9256	1953
1207	P	MALLETTE HALL ADMIN GEN PURP	SF	57386	1953
1208	P	EMERG OPNS CNTR	SF	1423	1953
1208	P	ADMIN GEN PURP-CECOM HEADQTRS	SF	126641	
1209	P	LAB/TST BLDG GP	SF	23124	1953
1209	P	ADMIN GEN PURP	SF	69372	
1209	P	ORG STR BLDG-CECOM	SF	600	
1210	P	COMMO EQ BLDG-software eng center	SF	23780	1953
1210	P	ADMIN GEN PURP-software eng center	SF	61732	
1210	P	LAB/TST BLDG GP-software eng center	SF	30866	
1210	P	FST FD/SNK BAR-software eng center	SF	496	
1211	P	OUTDOOR THEATER			1953
1212	P	ADMIN GEN PURP	SF	6029	1960
1213	P	ADMIN GEN PURP	SF	9205	1967
1214	P	ADMIN GEN PURP	SF	7685	1967
1220	P	HEAT PLANT OIL			1953
1220	P	HEAT PLT BLDG	SF	9011	
				1563793	

Bowling Ctr.

Tech Campus A

ET Borough DPW

Tech Campus B

Wilson Ave

Monmouth Co. District 6

Nicodemus Ave

Husky Brook Parcel

ET Borough Parks

13.4 ac. +/-
Deed Restricted Open Space

Substation

Denholtz Phase II

Todd Ave

Baseline [Denholtz 3]

Oceanport Way

Eatontown Housing Parcel
32 ac.+/-

Acutecare Parcel

Nurses Quarters

Main Street

200 100 0 200 400 600
Feet

FILE: W:\KDantes\GIS\KDantes\ET_Housing_Parcel_Exhibit_10-11-2023.mxd, 10/17/2023, , Coordinate System: NAD 1983 StatePlane New Jersey FIPS 2900 Feet

FORT MONMOUTH
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FORT MONMOUTH ECONOMIC REVITALIZATION AUTHORITY
PO Box 267
Oceanport, NJ 07757
(732) 720 - 6350
www.fortmonmouthnj.com

N
W E
S

PROPOSED DEED RESTRICTED OPEN SPACE
EATONTOWN HOUSING PARCEL
FORT MONMOUTH
EATONTOWN NJ

Exhibit E

For reference purposes only.
Subject to formal survey.
May not account for all existing or future rights-of-way, easements or potential environmental issues.

Prepared By: KEDantes
Date: 10/17/2023

1 " = 200 feet

EXHIBIT F
ILLUSTRATIVE SIGN TYPES

ARCHITECTURAL ENTRYWAY

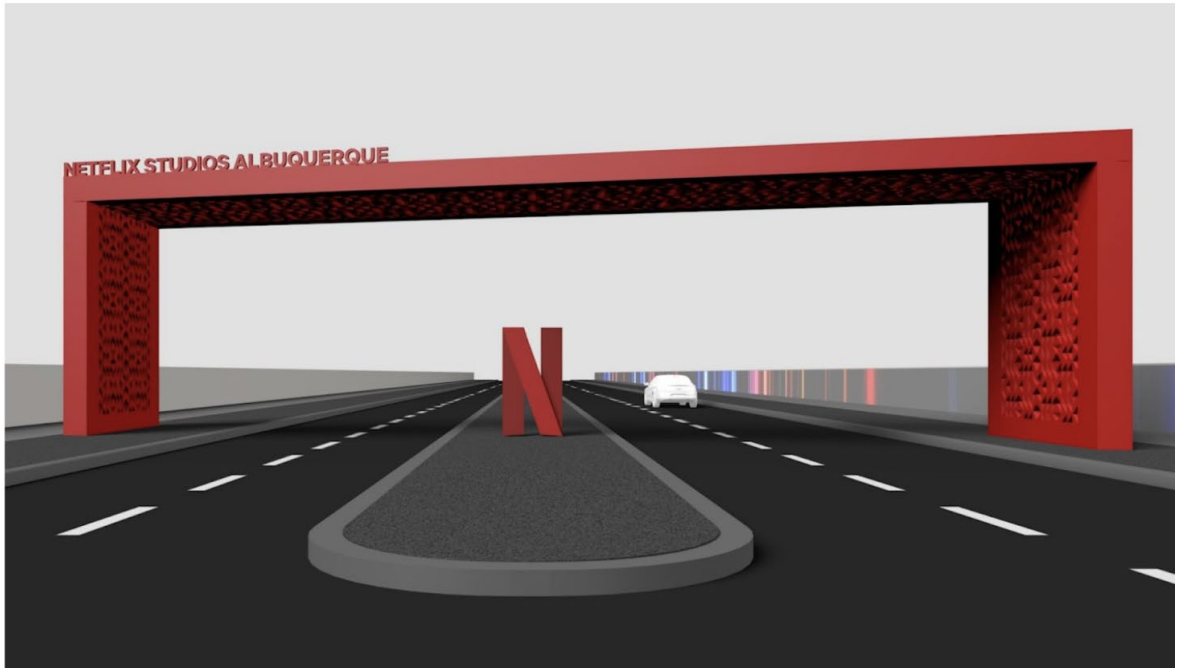


Image provided by Netflix, Inc.



Photo by AaronP/Bauer-Griffin/GC Images

CHANNEL LETTER SIGN





Image provided by Netflix, Inc.

DIGITAL DISPLAY SIGN



Image provided by Netflix, Inc.

GRAPHIC WRAP SIGN



Photo source: *Bronx Times*, Photo courtesy: JLL



Image provided by Netflix, Inc.



Image provided by Netflix, Inc.

STUDIO MONUMENT SIGN

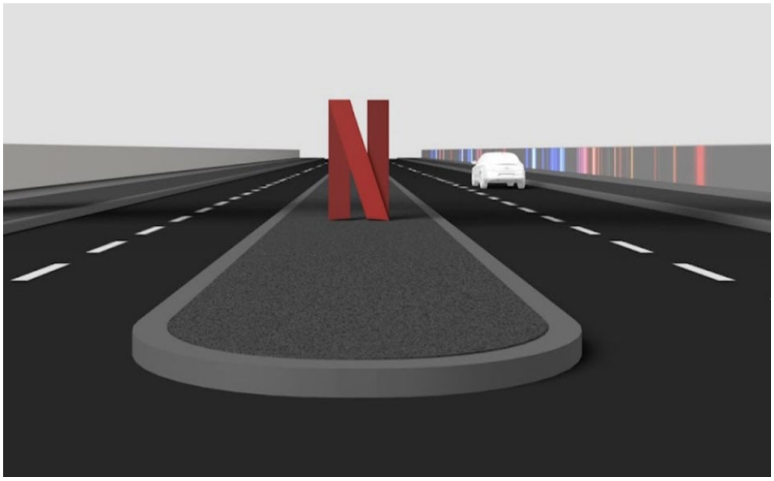


Image provided by Netflix, Inc.



STUDIO ROOF SIGN



Image provided by Netflix, Inc.

IDENTIFICATION SIGN

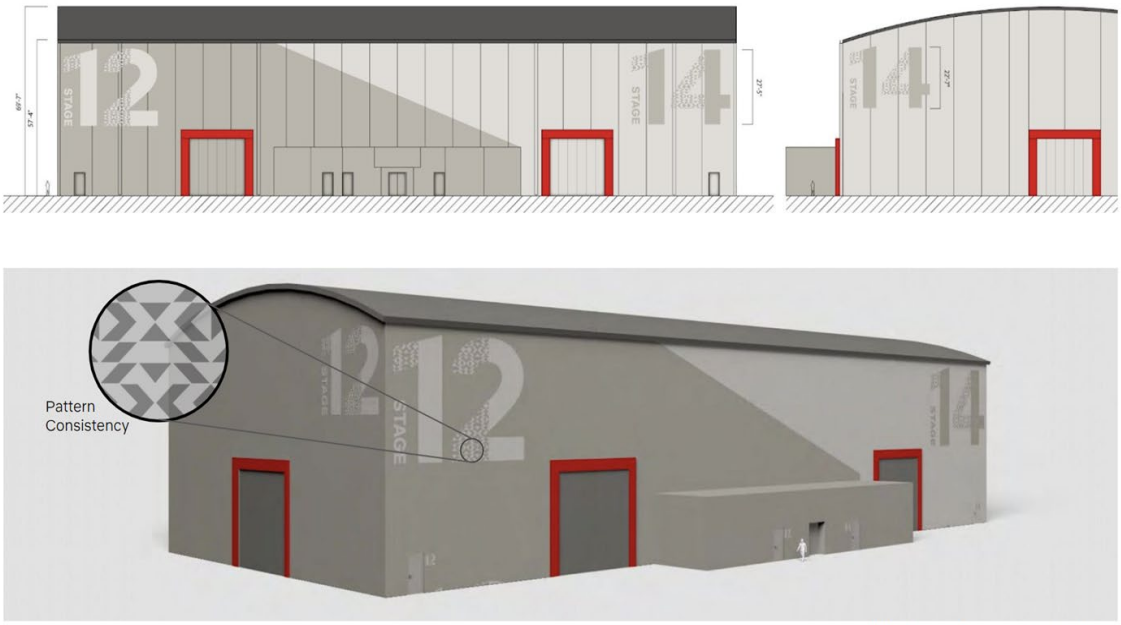


Image provided by Netflix, Inc.

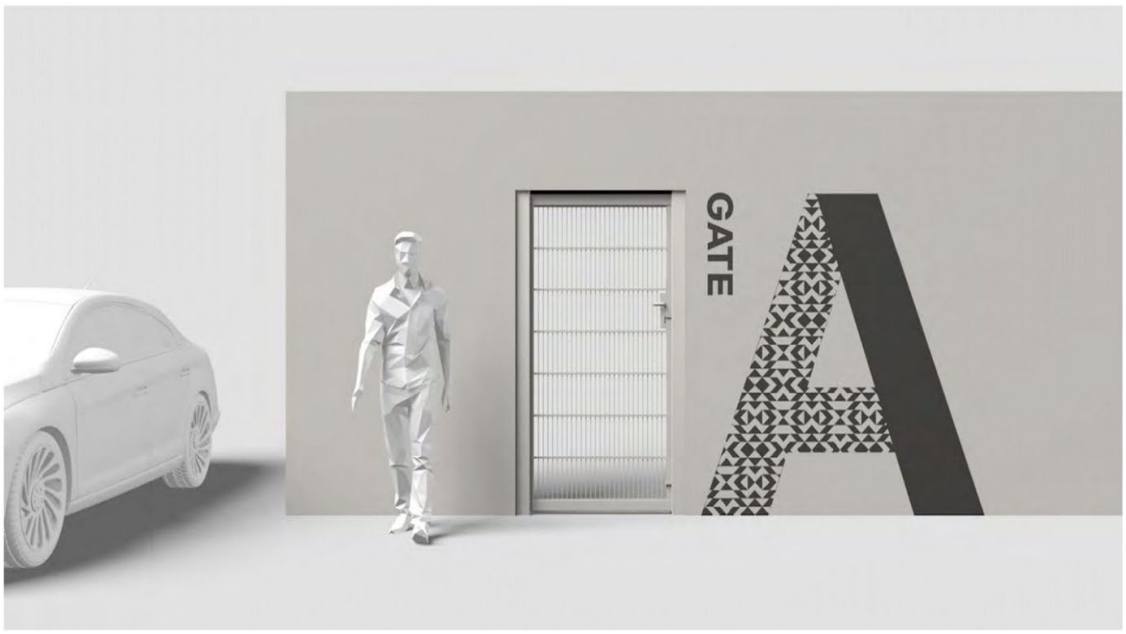


Image provided by Netflix, Inc.



Image provided by Netflix, Inc.

SUPERGRAPHIC SIGN



Image provided by Netflix, Inc.

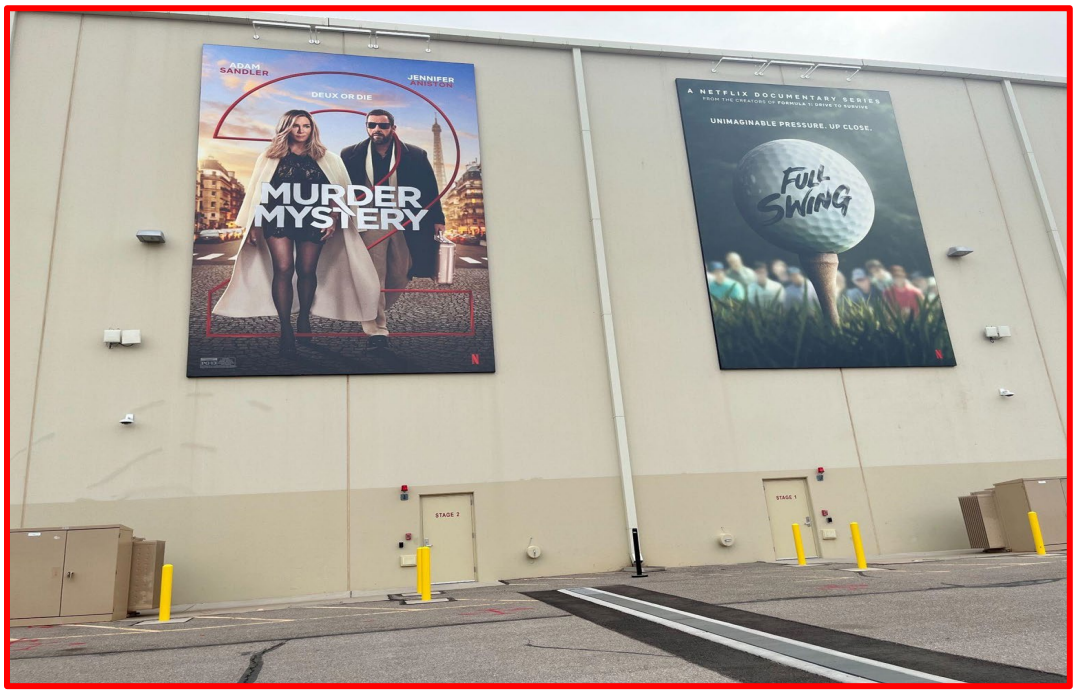


Image provided by Netflix, Inc.



Image provided by Netflix, Inc.

STUDIO WINDOW SIGN



(Photo by Smith Collection/Gado/Getty Images)



Image provided by Netflix, Inc.