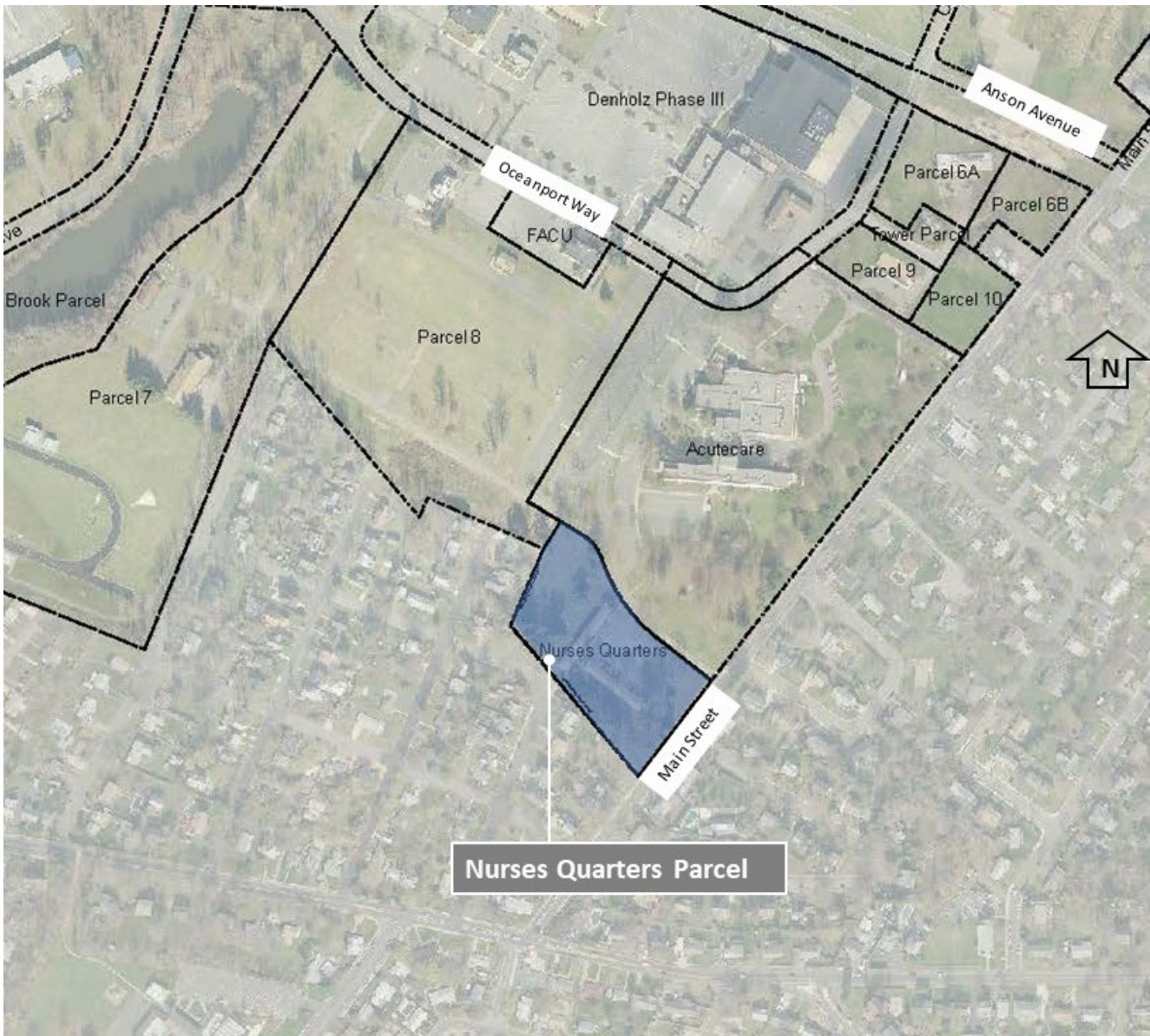


# Amendment #18 to the Fort Monmouth Reuse and Redevelopment Plan

July 2022



**Fort Monmouth Economic Revitalization Authority**

Amendment #18 to the  
**Fort Monmouth Reuse and Redevelopment Plan**

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

Amendments to the Fort Monmouth Reuse and Redevelopment Plan

- Amendment #1:** Parcel E in Tinton Falls, adopted May 2012
- Amendment #2:** Patterson Clinic in Oceanport, adopted December 2012
- Amendment #3:** Several parcels in Tinton Falls, adopted November 2015
- Amendment #4:** Russel Hall and Dance Hall in Oceanport, adopted January 2016
- Amendment #5:** Pistol Range in Tinton Falls, adopted May 2016
- Amendment #6:** Two parcels in Oceanport, adopted July 2016
- Amendment #7:** Fitness Center in Oceanport, adopted August 2016
- Amendment #9:** Eatontown Barracks and DPW in Eatontown, adopted December 2018
- 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

## **ACKNOWLEDGEMENTS**

### **Fort Monmouth Economic Revitalization Authority (FMERA) Board**

Vacant – Chairman & Public Member, Fort Monmouth Economic Revitalization Authority  
Stephen Gallo – Public Member  
Lillian Burry – Monmouth County Board of County Commissioners  
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Anthony Talerico, Jr. – Mayor of Eatontown  
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# I. Introduction

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

To further support redevelopment opportunities and economic vitality within the Fort area, pursuant to P.L.2010, c. 10 (N.J.S.A. 52:271-18 et. seq.), the Fort Monmouth Economic Revitalization Authority (“FMERA”) is considering amending the Reuse Plan to revise development standards (bulk standards) and provide the option for an alternative development scenario on the following parcels that are located in the former Fort Monmouth property in the Borough of Oceanport, New Jersey (“Oceanport Reuse Area”) as shown on Exhibit A.

## 1. The Nurses Quarters Parcel

The Nurses Quarters Parcel is an approximately 3.75-acre parcel of land containing two residential buildings totaling twenty-four (24) one- and two-bedroom units totaling 18,665 gsf known as the former Nurses Quarters (aka Buildings 1077 & 1078), at Main Street and Stephenson Avenue in the Oceanport Reuse Area of the Fort. Constructed in 1962, the Property was used as apartments for Army nurses and is located just west of the former Patterson Army Hospital in Oceanport and includes laundry and storage facilities, lawn areas, and off-street parking.

The Reuse Plan contemplates the reuse of Buildings 1077 & 1078 as mixed-income apartments. This amendment further contemplates the development of new townhomes in such a way that it creates a compact pedestrian-friendly environment along Main Street allowing the development of more flexible and usable open spaces in the western section of the parcel.

This amendment, referred to as “Amendment #18,” 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 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 #18 is incorporated into the Land Use Rules for the Reuse Area in a manner similar to an “overlay zone,” whereby an alternative set of requirements are superimposed on the area allowing for alternative land use scenarios to be realized. With regard to the alternative land use scenario, the overlay zoning provides alternative opportunities for development that do not apply unless the land is developed in accordance with the purposes for which the overlay zoning is adopted.

Amendment #18 is consistent with the planning objectives and principles articulated in the Reuse Plan and is necessary to fulfill the Authority’s main objectives – specifically job creation, economic development, and leveraging existing Fort assets.

This is the tenth amendment to the *Reuse Plan* for the Oceanport Reuse Area. Amendment #2 permitted the reuse of the Patterson Army Health Clinic as a medical clinic. Amendment #4 allowed for

office/research uses in Russel Hall (Building 286) and permitted the Dance Hall (Building 552) to be reused for commercial/retail uses including outdoor dining accessory uses and provided for the maintenance of Van Kirk Park as open space. Amendment #6 allowed for a 13-acre parcel in the southern section of the Oceanport Reuse Area to be reused by the Borough of Oceanport and a 3-acre parcel to be developed as a County emergency homeless shelter. The *Reuse Plan* contemplated these government/civic/institutional uses 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. Reuse Plan 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, Plan Amendment #14 permitted the construction of 144 market-rate townhomes and development of at least a ±50-foot-wide waterfront esplanade along Parkers Creek including a 12-foot-wide walkway designed in a complimentary coordinated style to the adjacent Allison Hall riverfront promenade. Reuse Plan 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. Reuse Plan 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.

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 Oceanport Reuse Area. Instead, it provides land use options that afford FMERA with the necessary flexibility to respond to changed circumstances in a manner that does not compromise the overall *Reuse Plan* goals and objectives.

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

## **II. Goals and Objectives**

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



- a. Encourage reinvestment and redevelopments within the Fort Monmouth area.
- b. Ensure the availability of market-rate and affordable housing alternatives for all income levels as envisioned by the Reuse Plan.
- c. Address some of the limitations of FMERA's current land use rules and development standards and revise those standards to provide desired flexibility for current & future redevelopment projects.
- d. Enhance economic viability and livability of the area through improved pedestrian connectivity and walkability.
- e. Establish appropriate land use rules for to support adaptive reuse of the Fort's existing buildings and infrastructures.

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

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

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

#### 1. The Nurses Quarters Parcel

The Reuse Plan contemplates the reuse of Buildings 1077 & 1078 as mixed-income apartments. Under the Land Use Rules, the Nurses Quarters Parcel is included in the Oceanport Education/Mixed-Use Neighborhood Development District, which permits low-and medium-density residential, mixed-use, retail, office/research, institutional/civic, and open space/recreational uses.

The proposed amendment would permit the following on the Nurses Quarters parcel.

##### 1.1 Permitted Uses

- i. Residential Use - including multi-family dwelling units and town homes.

##### 1.2 Bulk Regulations

- a. Density: A total of thirty-four (34) residential units which includes the reuse of twenty-four (24) one and two-bedroom residential units and ten (10) three-bedroom residential units will be permitted.

- b. Building Height<sup>1</sup>: New residential buildings shall not exceed three (3) stories or forty (40) feet in height.
- c. Street Facing Building Setback:
  - i. The building setback on Stephenson Avenue shall be a minimum of fifteen (15) feet from the property line.
  - ii. The building setback on Main Street shall be a minimum of fifteen (15) feet from the property line.
  - iii. Walkways, steps and landscaping will be permitted within the setback area.
- d. Except for the standard set forth above under subsection 1.2 (a) – (c) all other bulk standard set forth in the FMERA Land Use Rules shall be applicable for the Nurses Quarters Parcel.

**1.3 Additional Requirements**

- a. The new townhomes shall have frontage on Main Street and no parking or driveway is permitted between new townhomes and Main Street.
- b. One (1) access driveway to the site from Main Street will be permitted.
- c. A minimum five (5) foot-wide sidewalk shall be installed along Main Street.

**1.4 Signage:**

The following requirement will be applicable to the Nurses Quarters Parcel.

- a. **Ground Signs:**
  - i. One (1) ground sign shall be permitted on the Nurses Quarters Parcel.
  - ii. The maximum sign area shall not be more than thirty-two (32) square feet.
  - iii. The maximum sign height shall not be more than seven (7) feet above grade.
  - iv. FMERA Land Use Rules 19:31C-3.9(d) shall be applicable for all other requirements related ground signs.

**1.5 Green infrastructure and low impact development:**

This amendment encourages the use of following green infrastructure measures.

- a. Permeable pavers
- b. Electric vehicle charging stations
- c. Rain gardens & bio-retention basins
- d. Native plants and vegetations

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<sup>1</sup> As defined under FMERA Land Use Rules 19:31C-3.2 Building height shall mean the vertical distance as measured from the mean or average finished grade of the building to the highest point of the roof of the building but not including rooftop appurtenances. If the mean or average finished grade is three feet or more above existing grade, then the measurement shall be taken from the existing grade.



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

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

In considering the impacts of the Reuse Plan amendment, the following *Reuse Plan* elements were considered: land use and circulation, infrastructure, environmental issues, historic preservation, and community impacts. The relationship between the amendment and these Plan elements are described below.

#### 1. Land Use and Circulation

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

The Nurses Quarters Parcel: This amendment neither contemplates nor permits any non-residential uses on the Nurses Quarters Parcel.

##### *Total Residential Square Footage Yield*

Total residential units on the Oceanport Reuse Area will remain 720 units as was contemplated in the *Reuse Plan* and subsequent amendments to the Oceanport Reuse Area.

##### The Nurses Quarters Parcel:

The Reuse Plan calls for adaptive reuse of Building 1077 and Building 1078 for twenty-four (24) one- and two-bedroom residential units and an additional ten (10) three-bedroom townhomes in the parcel. Thirty-four (34) residential units will be permitted in the parcel as a result of the proposed development and, of those thirty-four (34) residential units, (7) two-bedroom affordable housing units will be included.

##### *Compatibility with Surrounding Land Uses*

The uses contemplated in this amendment are compatible with the surrounding land uses anticipated in the *Reuse Plan* and subsequent amendments. This amendment promotes a diverse range of housing types in the Nurses Quarters Parcel. In addition to providing housing opportunities to the local residents and as a result of the proposed amendment, the housing development in the Nurses Quarters Parcel will also provide housing opportunities to employees of Beacon of Life Pace Program and future end-users of the Commissary campus redevelopment area as it is in close proximity to these locations. Thus, the proposed amendment will also promote a live-work environment within the Fort area.

##### *Circulation*

This amendment does not propose any changes to the roadway network system for the Nurses Quarters parcel, as such the proposed amendment is consistent with the “Transportation Circulation Improvement Goals” established in the *Reuse Plan*. This amendment also does not adversely impact any of the “Transportation Circulation Improvement Goals” established in the *Reuse Plan*. All the planned streets, pedestrian, and transit plans would not be affected by the proposed amendment.

## 2. Open Space

This amendment does not impact any active recreation or open space contemplated in the *Reuse Plan*. In the Nurses Quarters Parcel, existing buildings will be adaptively reused, and new townhomes would be aligned along Main Street which will allow the creation of an adequate open space in the parcel for some passive recreational opportunities.

## 3. Sustainability

This amendment would not preclude incorporation of any of the sustainability measures outlined in the *Reuse Plan*. Specifically, the reuse of the Buildings 1077 & 1078 would further the *Reuse Plan's* green building sustainability goal to maximize the adaptive reuse of existing buildings and infrastructure.

## 4. Infrastructure

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

## 5. Traffic

This amendment permits the adaptive reuse of Buildings 1077 & 1078 for twenty-four (24) residential one- and two-bedroom units and an additional ten (10) three-bedroom townhomes in the parcel. As such, a small increase in the number of trips is anticipated from the Nurses Quarters as a result of additional residential units. However, such a small increase is unlikely to create any detrimental impact on the traffic & circulation in the area and will not generate significant additional traffic other than what has already been anticipated in the *Reuse Plan*.

Therefore, the existing road network system as contemplated in the *Reuse Plan* is expected to accommodate any additional traffic generated from the Nurses Quarters Parcel. A detailed traffic analysis would be prepared as part of any site plan review related to the reuse and/or development of these parcels. Any necessary traffic mitigation would be addressed at that time.

## 6. Environmental Issues

The Nurses Quarters parcel is located in the CAFRA zone and could trigger a CAFRA permitting action. Any environmentally constrained areas within the land area associated with this amendment would be preserved and protected accordingly.

## 7. Historic Preservation

None of the buildings in the Nurses Quarters parcel affected by the proposed amendment are listed in State or National Registers of Historic Places. Therefore, this amendment will not impact historic resources required for preservation according to the Programmatic Agreement between the SHPO and FMERA.

## 8. Community Impacts and Affordable Housing

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

This amendment permits up to thirty-four (34) residential units for the Nurses Quarters Parcel of which seven (7) units will be two-bedroom affordable units which will count towards the Borough of Oceanport's fair share obligation. Therefore, this amendment will have more positive social and economic impacts in the community.

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

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

1. Be consistent with State, County, and Municipal planning policies.  
This amendment is 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 does not preclude business retention and attraction, job replacement, and employee training. It will create construction jobs and a residential development of this scale also involves some permanent job creation. This amendment would provide increased flexibility to aid FMERA in its efforts to attract new residents and businesses that wish to relocate to Fort Monmouth.
3. Be founded on market and economic analysis.  
This amendment responds to the marketplace by permitting an alternative development scenario designed to attract diverse residents to the Oceanport Reuse Area.
4. Leverage Fort assets (people, infrastructure, location).  
This amendment affords FMERA with an opportunity to leverage existing assets through the Reuse of Buildings 1077 and 1079 in the Nurses Quarters parcel to attract new residential uses that generate much-needed diverse housing opportunities and tax revenues.
5. Be a green community model.  
The adaptive reuse of the buildings in the Nurses Quarters Parcel with surrounding redevelopments further the sustainability goals set forth in the *Reuse Plan*. The amendment encourages the creation of open space in close proximity to thirty-four (34) residential units and provide recreational opportunities the residents.

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

- Principle #1: Decreasing Density West to East & Creating Mixed-Use Live/Work/Leisure Centers.* This amendment contemplates a mix of residential uses in existing and new buildings in a manner that promotes these planning principles.
- Principle #2: Link centers & increase mobility with connected transit infrastructure serving the region and the Fort.* This amendment does not preclude the potential to create an extensive system of bikeways, pedestrian trails and sidewalks as envisioned in the *Reuse Plan*. The amendment requires a 5-foot-wide sidewalk on Main Street to promote walkability and pedestrian connectivity.
- Principle #3: Enhance auto mobility and redevelopment capacity with targeted roadway infrastructure improvements.* This amendment does not preclude the enhancement of auto mobility and redevelopment capacity with targeted roadway infrastructure improvements as set forth in the *Reuse Plan*.
- Principle #4: Combine open space, habitat, and water resources to establish a continuous Blue – Green belt.* This amendment does not preclude the creation of an open space network consisting of environmentally sensitive areas, including wetlands, watercourses, and habitats. The amendment promotes green infrastructure and other low impact development strategies that will further improve the natural environment of the Fort area.
- Principle #5: Utilize the Blue – Green belt as an armature for enhanced bicycle and pedestrian mobility throughout the Fort.* This amendment would not preclude the development of the bike path or trails envisioned as part of the *Reuse Plan*.
- Principle #6: Remove Fort boundaries & extend existing land uses to reconnect the Fort to the communities.* This proposed amendment encourages a well-connected campus within the proposed development area as well as creates opportunities to build strong connection between the local community and the Fort Area both physically and economically. Further, this amendment would not preclude any gates into the Fort, nor inhibit public access to the Fort's amenities.
- Principle #7: Leverage existing Fort Monmouth assets (People, Buildings, Technology, and Infrastructure).* This amendment affords FMERA with an opportunity to leverage existing assets of the Oceanport Reuse Area, i.e., reuse and new construction of the residential units in the Nurses Quarters parcel that would create a diverse housing opportunity for local residents and generate tax revenues. The amendment would not involve the removal of any 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.

**a. Relationship to FMERA Directive**

To implement the *Fort Monmouth Reuse and Redevelopment Plan*, the New Jersey State legislature empowered the Fort Monmouth Economic Revitalization Authority (FMERA) to adopt any modifications or amendments to the *Reuse Plan* and adopt development and design guidelines and land use regulations to implement the plan. Pursuant to P.L.2010, c. 10 (N.J.S.A. 52:27I-18 et. seq.), FMERA’s purpose is the following:

*to oversee, administer, and implement the [Reuse Plan] as provided in this act, in a manner that will promote, develop, encourage, and maintain employment, commerce, economic development, and the public welfare; to conserve the natural resources of the State; to provide housing, including housing to address identified needs related to homelessness; and to advance the general prosperity and economic welfare of the people in the host municipalities, the county, and the entire State by cooperating and acting in conjunction with other organizations, public and private, to promote and advance the economic use of the facilities located at Fort Monmouth.*

The *Reuse Plan* amendment would advance both FMERA’s stated purpose and the public welfare, by promoting, developing, encouraging and maintaining employment and economic development, and it would advance the public welfare by furthering the adaptive reuse of an existing facility and roadway network at the Fort.

**b. Relationship to FMERA’s Land Use Rules**

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

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

**a. State Development and Redevelopment Plan (SDRP)**

On March 1, 2001, the State Planning Commission readopted the State Development and Redevelopment Plan (SDRP). In the SDRP, the Oceanport Reuse Area is classified as Planning Area 1, Metropolitan Planning Area (PA-1). The SDRP defines Metropolitan Planning Areas as areas that “provide for much of the state’s future redevelopment; revitalize cities and towns; promote growth in compact forms; stabilize older suburbs; redesign areas of sprawl; and protect the character of existing stable communities.” The amendment is well-reconciled with the guiding policies and policy objectives of

the adopted SDRP for the Planning Area 1, Metropolitan Planning Area.

Consistent with the goals for the PA-1, this amendment promotes the type of redevelopment needed to transform this area of the Oceanport Reuse Area, into a vibrant, mixed- use community with compact development that will ensure efficient utilization of scarce land resources while also carefully protecting the character of surrounding communities. Also, in accordance with the objectives for PA-1, the amendment allows for redevelopment in a location well served by existing transportation networks, which is consistent with the plans for the Oceanport Reuse Area.

#### **b. Monmouth County Open Space Plan**

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

#### **c. Fort to Village Plan: A Vision for Oceanport's Fort Monmouth**

Although the development of the former Fort properties in Oceanport will be governed by the land use regulations and design guidelines adopted by FMERA, as a point of information, the former Fort properties in Oceanport are included within the "master plan" for Fort Monmouth, i.e., the *Reuse and Redevelopment Plan*. However, a vision for the redevelopment of the fort is provided in ***Fort to Village Plan: A Vision for Oceanport's Fort Monmouth***. This document was incorporated as an amendment to the Master Plan which was adopted by the Oceanport Planning Board on April 23, 2008.

The Fort to Village Plan calls for the area surrounding the Patterson Medical Center Area, presently Beacon of Life Pace Program, an adult care facility area, to be zoned for mixed-use medical office park uses, schools, and residential uses to allow townhouses. The Nurses Quarter Parcel is in close proximity to the Beacon of Life Pace Program - adult care facility area. The amendment permits residential opportunities to support surrounding land uses which is generally consistent with the uses contemplated for the area in the Fort to Village Plan.

#### **d. Oceanport Zoning**

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

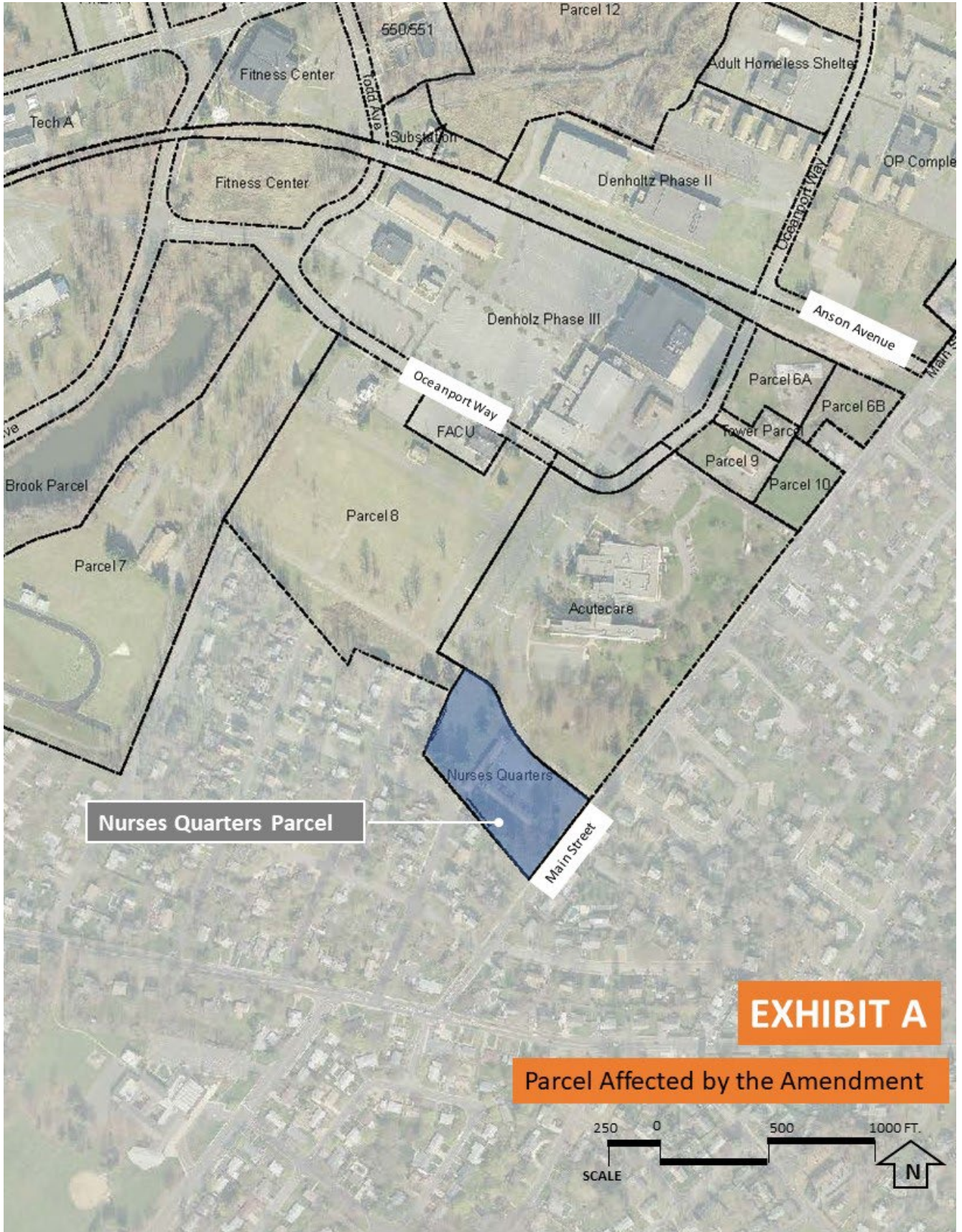
## VI. Conclusion

The subject amendment, referred to as Amendment #18 to the Fort Monmouth Reuse and Redevelopment Plan, maintains the land use concepts and plans articulated in the Reuse Plan. However, the amendment permits alternative development scenarios for the Oceanport Reuse Area.

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

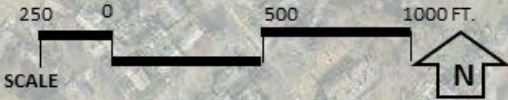


# Exhibit A



**EXHIBIT A**

**Parcel Affected by the Amendment**





# Land Use Map

