

**Fort Monmouth Economic Revitalization Authority
In-Person & Telephonic Board Meeting
502 Brewer Avenue, Oceanport, N.J. 07757
Dial In: 888-431-3598 / Access Code: 1123026
Agenda – February 15, 2025**

1. **Call to Order**
2. **Notice of Public Meeting**
3. **Pledge of Allegiance**
4. **Roll Call**
5. **Welcome**
6. **Approval of Previous Month's Board Meeting Minutes**
7. **Executive Director/Secretary Report & Update**
8. **Public Comment Regarding Board Action Items**
9. **Committee Reports**
 - 1) Audit Committee – Anthony Talerico, Jr., Chairman
 - 2) Real Estate Committee – McKenzie Wilson, Chairwoman
 - 3) Environmental Staff Advisory Committee – Elizabeth Dragon, Chairwoman
 - 4) Historical Preservation Staff Advisory Committee – Tom Tvrdek, Chairman
 - 5) Housing Staff Advisory Committee – Vacant, Chairperson
 - 6) Veterans Staff Advisory Committee – Tom Arnone, Chairman
10. **Board Actions**
 - 1) Consideration of Approval Recommendation to Approve Proposed Reuse Plan Amendment #21 Permitting an Alternative Development Scenario with respect to the Allison Hall Parcel in Oceanport.
11. **Other Items**
12. **Public Comment Regarding any FMERA Business**
13. **Adjournment**



MEMORANDUM

To: Members of the Board

From: Kara Kopach
Executive Director

Date: January 15, 2025

Subject: Monthly Status Report

Summary

The following are brief descriptions of the Fort Monmouth Economic Revitalization Authority (FMERA) staff's monthly activities which include the Treasurer's Report, and Update on Utilities and Infrastructure, Update on Development & Marketing and Update on the Fort Monmouth Redevelopment

Treasurer's Report

FMERA staff has begun work on the Authority's 2024 Annual Report and financial statements which serve as FMERA's Comprehensive Annual Report to meet the requirements of Executive Order No. 37 (2006). It is expected that a draft report and statements will be available for review in mid-March, and the final report presented to the Board in April. The Authority's independent auditors, CliftonLarsonAllen LLP will begin their work on the Authority's operations after a meeting with the Audit Committee. The auditors will report on the Authority's financial statements and accompanying notes, as well as report on the Authority's internal controls and compliance with Government Auditing Standards. Field work is scheduled to begin the last week of February.

Executive Director's Report

• Update on Utilities and Infrastructure

- Under the management of the Two Rivers Water Reclamation Authority, the demolition of seven abandoned former Army sanitary pump stations will begin within the next two weeks.
- The abatement and demolition of buildings 550 and 551 is complete.
- FMERA continues to work with Jersey Central Power & Light staff toward the construction of a new 22-megawatt electrical substation and 15KVA distribution system on the main post. JCP&L recently received a CAFRA permit for the substation portion of the buildout from the New Jersey Department of Environmental Protection. Tree clearing for the substation location is anticipated in the next month and substation site work and construction will commence thereafter. This new infrastructure will systematically replace the existing 4160V electrical grid and make JCP&L the primary power provider, eventually taking FMERA out of the power supply business. FMERA continues to repair, replace, and maintain aged electrical infrastructure on the Fort pending the commissioning of the new substation and distribution system.
- The installation of a new sanitary line tying the McAfee Center to the Two Rivers Water Reclamation Authority main along Sherrill Avenue is set to begin in late January. This project further paves the way to completely closing out and abandoning the former Army sanitary system.
- Field inspection of the stormwater infrastructure on the Main Post is complete, and the evaluation phase has begun, which will provide an estimate of project cost. The project involves identifying necessary repairs to pipes, manholes, catch basins and outfall structures. The goal is to convey ownership of stormwater infrastructure to the Boroughs of Eatontown and Oceanport once the stormwater infrastructure study is completed and all necessary repairs/replacements are made.
- Three new infrastructure projects will commence in the coming months. Working with The Two Rivers Water Reclamation Authority, the 7/8 Sanitary Main Extension Project will connect to the upstream end of the South Interceptor and continue the sanitary main westerly along Oceanport Way to the western end of the Eatontown Housing parcel. Thereafter, working with New Jersey American Water, the Phase 4 Water Main Extension Project will extend water service easterly along Todd Avenue and Oceanport Way supplying water to the Eatontown Housing Parcel.

Finally, we are working with Colliers Engineering and Design to explore possible remedies to drainage issues along Todd Avenue.

- The On-site Maintenance Team continues to maintain fire suppressions systems of buildings to be reused by the Mega Parcel purchaser.
- Review of Mandatory Conceptual Reviews for the Charleswood Firehouse, Allison Hall, and the Netflix demolition and development plans for Phase 1B is on-going in support of the Real Estate Development Team.

2. Update on the Fort's Redevelopment

The following is a town-by-town summary of the status of our redevelopment projects.

In **Oceanport**, FMERA has closed on the following eighteen properties:

- Former Patterson Army Hospital on December 13, 2013, with AcuteCare Systems.
- Monmouth County Adult Shelter on November 17, 2016, with Monmouth County.
- Officer Housing Parcels on January 13, 2017, with RPM Development, LLC. RPM Development renovated the 116 historic housing units, creating 68 market-rate for sale units, and 48 rental units; twenty percent of the total units are available to low- and moderate-income households.
- Main Post Chapel on February 27, 2017, with Triumphant Life Assembly of God Church who purchased the approximately 16,372 sq. ft. building for use as a house of worship.
- Russel Hall on June 23, 2017, with TetherView Property Management, LLC, a private cloud computing services company who occupies the 40,000 sq. ft. building. Russel Hall currently houses a variety of businesses including tech companies and medical offices.
- Oceanport Municipal Complex on August 16, 2017, where the Borough of Oceanport purchased the property for their new Oceanport Borough Hall, Police Department, Department of Public Works and Office of Emergency Management.
- Fitness Center on September 26, 2017, enabling Fort Partners Group, LLC, to renovate and expand the facility to emphasize basketball and medically based fitness and wellness programs, and individualized group training and classes.
- Dance Hall Parcel on April 4, 2018, to The Loft Partnership, LLC. The developer renovated the Dance Hall as a banquet facility. They have booked over 200 weddings and events since opening.
- Building 501, on April 24, 2019, with Family Promise of Monmouth County, an approximately 1.7-acre site, via a Legally Binding Agreement (LBA). Lunch Break has now merged with Family Promise and will expand the services offered on the site.
- Telecommunications Tower and Land on October 25, 2019, with Global Signal Acquisitions, LLC for an approximately 0.58 parcel of land containing the Telecommunications Tower and adjacent land.
- Squier Hall Complex, on December 19, 2019, with KKF University Enterprises, LLC, an approximately 31-acre site. The developer has secured a commitment from New Jersey City University for use of the site as a satellite campus. NJCU is currently partnering with RWJ to utilize the university's state-of-the art training facilities.
- Commissary, Post Exchange (PX) complex, Warehouse District and a 1000 Area Parking parcel, on October 16, 2020, with OPort Partners, LLC. The Commissary/PX parcel shall permit, Food Service, Flex space, Office, R&D and Instructional Schools and Studios. The Warehouse District will permit Flex Space, Medical Office, Office, and Research & Development. Birdsmouth, a brewery opened in 2022, Baseline Social, a full-service state of the art bar and restaurant opened last summer and Mr. Green Tea, the specialty mochi and ice cream distributor is also open.
- Marina, on March 25, 2021, with AP Development Partners, LLC, which will continue to operate as a marina/public boat ramp and restaurant.
- Barker Circle, with Barker Circle Partnership, LLC, an approximately 19.5-acre parcel in the historic district which includes the repurposing of Buildings 205-208, and 287, as well as the Main Post Firehouse and Kaplan Hall, for residential, office and other commercial uses.
- Lodging Area, on November 24, 2021, with Somerset Development, LLC, a 15-acre site located on Parkers Creek, being developed with up to 185 new and renovated historic housing units. Townhouses are for sale, many of which have already been sold and are occupied. The riverwalk for this site is also fully constructed and connects to the walking trail on the RPM property.
- Allison Hall, on May 20, 2022, with Fort Monmouth Business Center, LLC, a 13-acre parcel which includes the reuse of the historic building, as well as retail, office, business lofts, and open space/recreation uses. Construction is underway on this site as both the business lofts and retail are being built while other site prep like the retention basins are ongoing.

- Nurses Quarters, on June 25, 2024, with RPM Development, LLC for the renovation of the 24-unit residential complex along with 10 new townhomes on Main Street adjacent to the former Patterson Army Hospital.

In **Eatontown**, FMERA has closed on the following four properties:

- Motor Pool, on November 17, 2016, with Monmouth County for a public works facility.
- Suneagles Golf Course, on December 18, 2020, with Martelli Development, LLC, who has upgraded the existing Golf Course and renovated the historic Gibbs Hall. Martelli Signature Homes has constructed and sold numerous townhouses in the middle of the course and continues to construct housing units.
- New Jersey American Water Tank Parcel, on April 23, 2021, a parcel located on a 3.945-acre tract on the Howard Commons parcel to install a water tank to serve NJAW's needs by providing approximately four acres of land surrounded on two sides by undeveloped preserved forest, a municipal road on another and a fourth side that encompasses soon to be built residential units which will be buffered by trees. NJAW has demolished the existing structures on the site.
- Eatontown Parks Parcel, on March 7, 2022, with the Borough of Eatontown, a 3.82-acre tract known as the Nicodemus Avenue Park Parcel located on Nicodemus Avenue for active recreation uses. The Borough has demolished all of the existing structures and is designing the park for a splash pad, additional recreational amenities, and accompanying bathrooms.

Also in **Eatontown**, FMERA has executed and approved contract on the following property:

- Howard Commons, with Lennar Corporation for the construction of 275 Housing Units along Pinebrook Road, together with a retail component consisting of a maximum building square footage of 40,000 fronting on Hope Road and the paved and parking areas located within the property. Lennar has an obligation to provide twenty units of supportive housing on the property. Lennar will demolish over 480 vacant soldier housing units as part of the redevelopment and construct a 5-acre parcel for the Borough of Eatontown to use as open space.

In **Tinton Falls**, FMERA has closed on the following ten properties:

- Parcel E, on January 13, 2013, with Commvault for the headquarters. Commvault announced in March 2023 that they will be selling this building, with the intention of retaining some space for its operations via lease.
- Building 2525, on February 5, 2016, with Aaski Technologies for technology and office uses. Aaski sold a portion of the property to the Kiely Company following project completion.
- Child Development Center, on March 18, 2016, with Trinity Hall, for the all-girls high school. Trinity Hall completed their second-generation project on the site and is currently pursuing its third-generation expansion.
- Fort Monmouth Recreation Center and Swimming Pool, on January 6, 2017, with the Monmouth County Park System and being used for programs which include arts & crafts, sports, exercise classes and a variety of amenities including classrooms, gymnasium and a game room.
- Parcel F-3 on February 23, 2017, with the Monmouth County Park System in conjunction with the adjacent Recreation Center and Swimming Pool. Located along Hope Road, the County has expanded its services and public open space amenities currently offered at the Recreation Center.
- Charles Wood Fire Station, on May 22, 2018, was originally transferred to Commvault Systems, Inc. for use as corporate office and training space. The Charles Wood Fire Station is now targeted for use as a regional emergency services center.
- Parcel C with Lennar Corporation, on August 2, 2018, approved for 243 residential units and up to 58,000 sq. ft. of retail development. Lennar has completed the residential portion of this site but the commercial deliverables remain and have been adversely impacted due to the changing market conditions for retail.
- Parcel C1 with Lennar Corporation, on August 2, 2018. Lennar has constructed and sold all 45 single family homes.
- Parcel F-1 – Myer Center and Building 2705, on December 16, 2022, an approximately 36-acre parcel in Tinton Falls where RWJ Barnabas Health (RWJBH) plans to create a health campus to include a cancer center, medical offices, and a future hospital. RWJBH has broken ground and is constructing its cancer center.
- Fabrications Shops (Pinebrook Road Commerce Center), on September 23, 2024, consisting of 45,000 sq. ft. of light industrial and flex office space buildings along Pinebrook Road for sale to Pinebrook Commerce Center, LLC.

Also in **Tinton Falls**, FMERA has executed contracts on two properties:

- Tinton Falls Commercial Parcel (Pulse Power, Building 2719, and the Pistol Range) with RWJBH for 1) construction of a three-story Medical Office Building; 2) installation of a grid-supply solar energy system; 3) construction of active recreational facilities, including two (2) multi-purpose grass or turf athletic fields, one (1) baseball/softball field, up to five (5) tennis courts, and a field house; 4) passive recreation, including a community walking/nature trail that enhances

walkability and interconnectedness of the Tinton Falls section of Fort Monmouth; and 5) open space to benefit the surrounding area.

- County Woodlands Parcel, with Monmouth County for a 23.78-acre property for county open space preservation.

3. **Development & Marketing Update**

FMERA continues to make good progress on the Fort's redevelopment, with about 86 percent of the Fort's 1,126 acres sold, under contract, in negotiations, or entering the request for proposals process. To date, FMERA has sold 37 parcels, and another 4 parcels are under contract or have Board-approved contracts for a first-generation project. FMERA anticipates a closing on Howard Commons in the coming months.

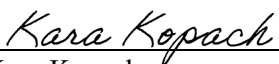
FMERA's redevelopment continues to move forward, with new homes, businesses, and amenities coming online on a rolling basis. In the Oceanport section of the Fort, Allison Hall has made significant progress on the construction and rehabilitation of buildings slated for reuse. Now known as Riverwalk Center, this property will welcome a wide array of tenants including restaurants, recreation, fitness, a brewery, a boutique hotel and more. New homes continue to populate the Parkers Creek development by Pulte, with waterfront models nearing completion. OPort Partners (Denholtz Properties) is currently finalizing its plans for the next phase of on-site development around Baseline Social, Mr. Green Tea, and Birdsmouth Brewery. In Eatontown, Martelli Development continues to make excellent progress on the residential component of Suneagles Golf Course, The Ridge, and is also nearing completion on its affordable housing units. Historic Gibbs Hall is operational, hosting countless events both in partnership with other Fort Monmouth end-users and the community members. Eagle & Ember, its on-site restaurant, is open to the public. Lennar's professionals have started work on-site at the Howard Commons property and we anticipate a closing in the coming months. In Tinton Falls, most of the Charles Wood area is already developed. However, construction of RWJBarnabas Health's medical campus is ongoing with the 100,000 sf Cancer Center making incredible progress. Plans for the former Charleswood Firehouse are with FMERA for review, for the future home of a regional EMS facility.

The remainder of FMERA's projects are in various stages of development, many of which are still in the due diligence, design, and approvals phases. Continuous demolition and construction can otherwise be seen Fort-wide. As for the Mega Parcel, Netflix's plans for Phase 1A have been reviewed and approved by both FMERA and the Borough of Oceanport and the Borough of Eatontown. The plans will ultimately be reviewed by the County for Planning Board approvals, as well. FMERA has started preliminary reviews for Netflix's next phase of redevelopment, to be approved under a second MCR once a final submission is made. Significant administrative work remains. At present, Netflix's contractor has cleared out Vail Hall, which is slated for reuse. Netflix intends to begin pre-closing abatement and demolition work, which will begin the process of removing over a million square feet of blight, in the coming months.

FMERA is actively working to promote the services and opportunities now available at the Fort through media, meetings, and additional speaking engagements. Keep an eye on our social media for announcements about upcoming events and exciting openings.

As businesses and amenities come online, FMERA continues to create visibility for these new assets through our social media as well as through our on-site wayfinding signage initiative.

Please visit our website, www.fortmonmouthnj.com and follow us on Instagram at @fortmonmouthnj for our latest updates.


Kara Kopach

Prepared by: Regina McGrade

**Resolution Regarding
Approval of Plan Amendment #21 Permitting Alternative Development Scenario in Oceanport**

WHEREAS, the FMERA Act, P.L. 2010, c.51, in N.J.S.A. 52:27I-26(c), and the Land Use Rules, in N.J.A.C. 19:31C-3.27, authorize FMERA to amend the Reuse Plan from time to time as development progresses; and

WHEREAS, pursuant to the Land Use Rules, FMERA must transmit any proposed Reuse Plan amendment to the governing body of the three municipalities for a 45-day comment period and then consider any comments prior to the Board approving or disapproving the amendment; and

WHEREAS, Plan Amendment #11, adopted in September 2018, permitted an alternative development scenario on the Allison Hall Parcel and grouped permitted uses in Table 1 and subsequently assigned the uses to a specific building type. and

WHEREAS, consistent with Plan Amendment #11, Plan Amendment #21 continues to permit a mix of commercial uses, including office, retail, restaurant, entertainment, hotel, and recreational uses for the Allison Hall Parcel; and

WHEREAS, in light of the significant changes in the development landscape and market conditions in recent years, this approach may limit the flexibility needed for the parcel's successful redevelopment. FMERA believes a more adaptive land use framework is warranted to ensure the parcel's continued viability and alignment with contemporary trends. Therefore, Plan Amendment #21 eliminates Table 1 and permits the uses outlined in Plan Amendment #11 across the entire site, with certain special conditions remaining. Plan Amendment #21 does not introduce any new use types; and

WHEREAS, in accordance with the FMERA Act and the Land Use Rules, the Board approved transmitting the proposed Reuse Plan Amendment #21 to the host municipalities at its October 16, 2024 meeting; and

WHEREAS, the 45-day comment period commenced on November 1, 2024; and

WHEREAS, the comment period expired on December 16, 2024, and correspondence was received from Eatontown, Oceanport and Tinton Falls; and

WHEREAS, FMERA staff reviewed the correspondences and provided responses, and concludes that the proposed Plan Amendment #21 does not require further modification. Lastly and for elimination of doubt, unless otherwise modified under Plan Amendment #21, FMERA's Land Use Rules contained in N.J.A.C. 19:31C-3.1 et seq shall apply; and

WHEREAS, the Real Estate Committee has reviewed the responses to the comments from the three host municipalities for the Reuse Plan Amendment #21 and recommends adoption of Plan Amendment #21 to the Board.

THEREFORE, BE IT RESOLVED THAT:

1. The Authority adopts the responses contained in the attached memorandum, to the comments from the Boroughs of Eatontown and Oceanport, Tinton Falls.

2. As expressed in the attached memorandum, the Authority approves Plan Amendment #21 to the Fort Monmouth Reuse and Redevelopment Plan that would permit an alternative development scenario in the Oceanport Reuse Area.

3. This resolution shall take effect immediately, but no action authorized herein shall have force and effect until 10 days, Saturdays, Sundays, and public holidays excepted, after a copy of the minutes of the Authority meeting at which this resolution was adopted has been delivered to the Governor of the State of New Jersey for his approval, unless during such 10-day period the Governor of the State of New Jersey shall approve the same, in which case such action shall become effective upon such approval, as provided by the Act.

ATTACHMENT

Dated: January 15, 2025

EXHIBIT 1

Draft

MEMORANDUM

TO: Members of the Board

FROM: Kara Kopach
Executive Director

RE: Recommendation to Approve Proposed Reuse Plan Amendment #21 Permitting an Alternative Development Scenario with respect to the Allison Hall Parcel in Oceanport.

DATE: January 15, 2025

Request

I am requesting that the Board approve proposed Reuse Plan Amendment #21 ("Plan Amendment #21") to the Fort Monmouth Reuse and Redevelopment Plan ("Reuse Plan") that would permit an alternative development scenario for the Allison Hall Parcel in Oceanport.

Background

In 2008, the Reuse Plan was completed and accepted by the U.S. Department of Housing and Urban Development and the U.S. Department of Defense and serves as the Plan for the redevelopment and revitalization of Fort Monmouth to be implemented by FMERA. FMERA's enabling legislation, P.L. 2010 c. 51 (the "Act"), the Land Use Rules subsequently adopted in 2013, N.J.A.C. 19:31C-3 et seq. ("Land Use Rules"), and the Reuse Plan contemplate that amendments to the Reuse Plan would be required from time to time. Specifically, the Act authorizes FMERA "to adopt, revise, adjust, and implement ... any aspect of the plan."

Reuse Plan Amendments allow FMERA to respond to opportunities that arise through the Request for Offers to Purchase ("RFOTP") process. The amendment is required to be a report or statement with proposals that include the following:

1. Objectives, assumptions, and standards on which the plan is based;
2. The relationship to statewide, county and municipal planning objectives;
3. Proposed land uses; and
4. Any significant relationship to municipal and county plans as well as the State Development and Redevelopment Plan.

According to the Land Use Rules, the FMERA Board shall consider the following as guidance when reviewing a proposed amendment:

1. Whether the proposed amendment would result in a material change in the overall development yield or affordable housing obligations of the host municipality, or would result in any negative impact to the Authority's obligations pursuant to the Fair Housing Act of 1985;
2. Whether the proposed amendment would result in any significant adverse impact on other areas of Fort Monmouth;
3. Whether the proposed amendment would substantially impair the intent and purposes of the Reuse Plan;
4. Whether the proposed amendment would have any negative impact on the Authority's obligations pursuant to the Base Realignment and Closure Act ("BRAC") and any agreement with the U.S. Army conveying Fort Monmouth property to the Authority; and
5. Whether the proposed amendment would have significant adverse infrastructure ramifications different from those envisioned in the Reuse Plan.

In accordance with the Act and the Land Use Rules, prior to approving an amendment to the Plan, the amendment must be transmitted to the governing body of each host municipality for a 45-day comment period, at the end of which each municipality may provide FMERA with a written report containing the municipality's recommendations. Staff will review the report from each host municipality and prepare a preliminary analysis with reasons for accepting or not accepting the recommendations. This report shall be presented to the Board for its consideration and approval.

The Subject Parcel

The Allison Hall Parcel is a ±12.134-acre parcel of land located on Barton and Signal Avenues in the Oceanport Reuse Area. The parcel is bounded by Oceanport Avenue to the east. The parcel is surrounded by other redevelopment projects with the Lodging Parcel located to the west and the 400 Area Parcel to the east. Parkers Creek runs along the parcel's northern boundary. The parcel is currently improved with Allison Hall (Building 209). Allison Hall (Building 209) was constructed in 1928 and is a historic building within the Fort Monmouth Historic District. Other extant buildings on the parcel include Buildings 199 and 210. All other structures, including Buildings 196 and 359, have been demolished since the property was sold to the developer in May 2022.

Development Contemplated under the Reuse Plan

The Reuse Plan envisioned that the portion of the Allison Hall Parcel fronting along Oceanport Avenue south of Signal Avenue as a mixed-use site. Allison Hall (Building 209) would be preserved and renovated as office space and the remaining buildings onsite, (i.e., Buildings 196, 199, 210 and 359), would be demolished. The Reuse Plan proposed that the Allison Hall Parcel would be part of the mixed-use Oceanport Horseneck Center, which would include retail, office, and residential uses along Oceanport Avenue. Additionally, the Reuse Plan contemplated a scenic waterfront promenade that would extend westerly from Oceanport Avenue and link the adjacent Lodging Area planned for a boutique hotel and the Officer Housing Parcel located to the west of the Allison Hall Parcel.

The Land Use Rules places the Allison Hall Parcel in the Oceanport Horseneck Center district. Residential, mixed-use, retail, hospitality, office/research, institutional/civic, open space/recreation uses are permitted within the Horseneck Center district.

Reuse Plan Amendment #11

Plan Amendment #11, adopted in September 2018, permitted an alternative development scenario on the Allison Hall Parcel. Plan Amendment #11 allowed the demolition of Buildings 196 and 359, the relocation of the loading dock for the Building 210, the reuse of Buildings 209 and 210 for office, retail and/or commercial uses and the reuse of the ground floor of Building 210 for restaurant use. The development of a) ±100,000 square feet of office space in one building or b) up to 60,000 square feet of business lofts and up to ±30,000 square feet of retail space south of Signal Avenue along Oceanport Avenue. Plan Amendment #11 also permitted the option to either reuse Building 199 for office, retail, and/or mixed-use or to demolish building 199 and develop a ±55,000 square foot hotel of up to 3 stories and 110 rooms on the same location. Plan Amendment #11 further permitted development of a 12-foot-wide waterfront promenade along Parkers Creek designed in a complementary coordinated style to the adjacent Lodging Parcel's riverfront promenade. The following bulk requirements applied:

- Maximum permitted height two (2) stories/30 feet for retail buildings and three (3) stories/45 feet for buildings containing office uses.
- Maximum permitted lot coverage of 75 percent.
- Minimum rear lot line setbacks for new commercial buildings of 20 feet; convenience and lifestyle retail of 25 feet; and office/research of 25 feet.

To further support redevelopment opportunities and economic vitality within the Fort area, pursuant to P.L.2010, c. 10 (N.J.S.A. 52:27I-18 et. seq.), the Fort Monmouth Economic Revitalization Authority ("FMERA") is considering amending the *Reuse Plan* to revise some of the development standards included in Plan Amendment #11.

The Proposed Reuse Plan Amendment

Consistent with Plan Amendment #11, Plan Amendment #21 continues to permit a mix of commercial uses, including office, retail, restaurant, entertainment, hotel, and recreational uses for the Allison Hall Parcel. Plan Amendment #11 grouped permitted uses in Table 1 and subsequently assigned the uses to a specific building type. However, in light of the significant changes in the development landscape and market conditions in recent years,

this approach may limit the flexibility needed for the parcel's successful redevelopment. FMERA believes a more adaptive land use framework is warranted to ensure the parcel's continued viability and alignment with contemporary trends. Therefore, Plan Amendment #21 eliminates Table 1 and permits the uses outlined in Plan Amendment #11 across the entire site, with certain special conditions remaining. Plan Amendment #21 does not introduce any new use types.

Plan Amendment #21 introduces no changes to the bulk standards, including floor area ratio (FAR) and maximum building height, as established in Plan Amendment #11. Consistent with Plan Amendment #11, under Plan Amendment #21, the maximum height for retail buildings remains limited to two (2) stories or 30 feet, and the maximum height for office buildings, to three (3) stories or 45 feet. In alignment with permitting additional flexibility site-wide, Plan Amendment #21 also permits a maximum height of (3) stories or 45 feet for mixed-use buildings. The rehabilitation of existing buildings is exempt from this height requirement. Additionally, the permitted lot coverage continues to be limited to 75 percent, consistent with Plan Amendment #11. Setback requirements also remain unchanged: new commercial buildings must maintain a minimum rear lot setback of 20 feet, while Retail Convenience and Retail Lifestyle require 25 feet, and Office and R&D buildings must adhere to a 25-foot rear setback. The maximum permitted FAR of 0.37 and the minimum setback of 15 feet from Barton Avenue also remain consistent with the standards set forth in Plan Amendment #11.

In accordance with the Act and the Land Use Rules, on October 16, 2024, the FMERA Board approved the transmittal of proposed Plan Amendment #21 to the governing body of each municipality for a 45-day comment period. The municipalities received Plan Amendment #21 on November 1, 2024, upon expiration of the Governor's 10-day veto period; the comment period ended on December 16, 2024. The correspondence received from Oceanport, Eatontown and Tinton Falls are attached as **Exhibit A**.

A letter dated December 3, 2024, from the Borough of Tinton Falls Council President confirms that the Borough Council reviewed Plan Amendment #21 and had no comments. Likewise, a resolution dated December 4, 2024, from the Borough of Eatontown states that the Borough Planning Board reviewed Plan Amendment #21 and also had no comments on the proposed amendment.

The Authority also received a council resolution dated December 5, 2024 from the Borough of Oceanport on December 16, 2024. The resolution states that Plan Amendment #21 solicited comments from the Borough Planner, Borough Engineer, Environmental Commission, Planning Board, Police Department, First Aid, Fire Department and Office of Emergency Management. The resolution expresses support for the proposed amendment and has no additional comments.

The Authority also received correspondence dated December 5, 2024 from the Oceanport Planning Board ("Planning Board"), which outlined concerns raised by its members. Additionally, the Authority received a memo prepared by the Oceanport Borough Planner Kendra Lelie, P.P., AICP, LLA and Brett Harris, PP from Kyle + McManus Associates, LLC dated November 26, 2024, also attached as **Exhibit A**.

Per FMERA's Land Use Rules, Authority staff must review reports from each municipality and provide a preliminary analysis of reasons for accepting or not accepting recommendations received from host municipalities. FMERA, has responded to all of these public comments in the attached report, attached as **Exhibit B**.

Staff has reviewed Plan Amendment #21 with regard to the criteria in the Land Use Rules, in N.J.A.C. 19:31C-3.27(c)(5), for reviewing a proposed amendment and offer the following conclusions:

- i. Plan Amendment #21 affects only the Oceanport Reuse Area. This amendment does not contemplate the construction of any residential square footage. Therefore, the total residential yield, including any anticipated affordable housing, is not impacted by this proposed Plan Amendment #21.
- ii. Plan Amendment #21 affects only the Allison Hall Parcel in the Oceanport Reuse Area. Plan Amendment #21 is not expected to result in any significant adverse impact on other areas of Fort Monmouth. In fact, adjacent areas could benefit from the redevelopment of the parcel through improved infrastructure and economic growth.

- iii. Plan Amendment #21 does not introduce any additional uses and continues to permit a mix of uses, including commercial uses, office, retail, restaurant, entertainment, hotel, and recreational uses which were anticipated in Plan Amendment #11. As such, uses contemplated under Plan Amendment #21 will complement the existing, diverse businesses and amenities and the residential development will seamlessly integrate with adjacent neighborhoods and complement the surrounding land uses, ensuring the plan remains rational and well-coordinated.
- iv. Plan Amendment #21 is consistent with the Authority's BRAC obligations and the existing Phase 2 Economic Development Conveyance ("EDC") agreement with the Army by incorporating a diverse mix of uses as envisioned in the Reuse Plan approved as part of the BRAC process.
- v. Plan Amendment #21 is not expected to create adverse effects on the Fort's infrastructure due to on-going infrastructure improvements that are aimed at efficiency, reliability, and resiliency. Therefore, the current infrastructure is capable of supporting a diverse mix of uses contemplated under Plan Amendment #21.

After reviewing the comments of the host municipalities, staff concludes that the proposed Plan Amendment #21 does not require further modification. Lastly and for elimination of doubt, unless otherwise modified under Plan Amendment #21, FMERA's Land Use Rules contained in N.J.A.C. 19:31C-3.1 et seq shall apply.

Attached is Reuse Plan Amendment #21 which is in substantially final form. The final terms of Reuse Plan Amendment #21 are subject to the approval of the Executive Director and a review as to form by the Attorney General's Office. The Real Estate Committee has reviewed the request and recommends it to the Board for approval.

Recommendation

In summary, I am requesting that the Board approve the proposed Reuse Plan Amendment #21 to the Reuse Plan that would permit an alternative development scenario with respect to the Allison Hall Parcel in Oceanport.


Kara Kopach

Attachment: Proposed Reuse Plan Amendment #21
Exhibit A – Resolutions, Comments and Correspondence Submitted by the Boroughs of Eatontown,
Tinton Falls & Oceanport
Exhibit B – FMERA Comments Report

Prepared by: Upendra Sapkota

Amendment #21 to the

Fort Monmouth Reuse and Redevelopment Plan

Allison Hall Parcel

November 2024



Prepared by:

Fort Monmouth Economic Revitalization Authority



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 Army Health 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:** Charles Wood 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 Parcel in Oceanport, adopted December 2018
- Amendment #12:** Myer Center in Tinton Falls, adopted January 2019
- Amendment #13:** Squier Hall Parcel in Oceanport, adopted April 2019
- Amendment #14:** Lodging Area Parcel 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 Quarters in Oceanport, adopted July 2022
- Amendment #19:** Howard Commons Parcel in Eatontown, adopted September 2022
- Amendment #20:** Mega Parcel and Affordable Housing Locations, adopted February 2024

ACKNOWLEDGEMENTS

Fort Monmouth Economic Revitalization Authority (FMERA) Board

McKenzie Wilson – Chairwoman & Public Member

Stephen Gallo – Public Member

Thomas Arnone – Monmouth County Board of County Commissioners

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Robert Asaro-Angelo – Commissioner, NJ Department of Labor & Workforce Development

Aaron Creuz – Governor’s Representative

Francis O’Connor – Commissioner, NJ Department of Transportation

Shawn LaTourette – Commissioner, NJ Department of Environmental Protection

Jacquelyn A. Suárez – Commissioner, New Jersey Department of Community Affairs

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I. Introduction and Planning Rationale

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 20 times since its first adoption to address the changing development climate.

The Fort Monmouth properties in Oceanport 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 this 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, an education/medical campus, a neighborhood center, a boutique hotel and spa, and expansive green space including the historic Parade Grounds.

The Allison Hall Parcel is a ±12.134-acre parcel of land located on Barton and Signal Avenues in the Oceanport Reuse Area. The parcel is bordered by Oceanport Avenue to the east. It is currently improved with Building 209 which is a ±36,665 gross square foot building known as Allison Hall. Allison Hall (Building 209) was constructed in 1928 and was built as the hospital for Fort Monmouth, but was later renovated to serve as office space. Allison Hall (Building 209) is the only contributing building in the Fort Monmouth Historic District on this parcel. Other buildings on the parcel include Buildings 199 and 210. Buildings 196 and 359 have since been demolished. The extant buildings on the parcel total ±76,204 square feet.

The *Reuse Plan* envisioned that Allison Hall (Building 209) would be reused as office space and the remaining buildings onsite, (i.e., Buildings 196, 199, 210 and 359), would be demolished. The *Reuse Plan* planned that the Allison Hall Parcel would be part of the mixed-use (i.e., retail, office, and residential uses) Oceanport Horseneck Center along Oceanport Avenue. This portion of the Reuse Area would serve as a gateway to the Fort Monmouth Historic District. Along Parkers Creek would be a scenic waterfront promenade that would extend westerly from Oceanport Avenue and link the adjacent Lodging Area planned for a boutique hotel and the Officer Housing Parcel located to the west of the Allison Hall Parcel. The *Reuse Plan* also anticipated that Signal Avenue would be open from Oceanport Avenue and that a second entrance from Oceanport Avenue between Signal Avenue and the main gate at Hildreth Avenue would be created.

Reuse Plan Amendment #11

Plan Amendment #11, adopted in September 2018, permitted an alternative development scenario on the Allison Hall Parcel. To further support redevelopment opportunities and economic vitality within the Fort area, pursuant to P.L.2010, c. 10 (N.J.S.A. 52:27I-18 et. seq.), the Fort Monmouth Economic Revitalization Authority (“FMERA”) is considering amending the *Reuse Plan* to revise some of the development standards included in Plan Amendment #11. Plan Amendment #21 aims to expand upon the permitted uses, while leaving the remainder of the adopted overlay zoning largely unchanged.

Proposed Amendment

In line with Plan Amendment #11, Plan Amendment #21 continues to permit a mix of commercial uses, including office, retail, restaurant, entertainment, hotel, and recreational uses for the Allison Hall Parcel. Plan Amendment #11 grouped permitted uses in Table 1 and subsequently assigned the uses to a specific building. However, in light of the significant changes in the development landscape and market conditions in recent years, this approach may limit the flexibility needed for the parcel's successful redevelopment. FMERA believes a more adaptive land use framework is warranted to ensure the parcel's continued viability and alignment with contemporary trends. Therefore, Plan Amendment #21 aims to eliminate Table 1 of Plan Amendment #11, and instead, permit the uses outlined in Plan Amendment #11 across the entire site. Plan Amendment #21 does not introduce any new use types and footnotes have been provided to provide further clarification.

Plan Amendment #21 does not purport to delete any provisions of the *Reuse Plan*, but rather supplements the *Reuse Plan* by proposing alternative development scenarios for the Allison Hall Parcel. 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, Plan Amendment #21 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.

Plan Amendment #21 is consistent with the planning objectives and principles articulated in the *Reuse Plan* and Plan Amendment #11 is necessary to fulfill the Authority's main objectives, specifically job creation and economic development. The fiscal impacts associated with the base closure relative to the local property tax base and local and regional employment will continue to be felt so long as the former Fort properties remain fallow and unproductive.

This is the twelfth amendment to the *Reuse Plan* for the Oceanport Reuse Area. Plan Amendment #2 permitted the reuse of the Patterson Army Health Clinic as a medical clinic. Plan 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. Plan 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. Plan Amendment #6 also allowed Building 288 to be used for office and/or open space. Plan Amendment #7 allowed for the Fitness Center (Building 114) to be reused as a privately operated commercial recreation facility. Plan 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 Area. Plan Amendment #13 to the *Reuse Plan* permitted the reuse of the Squier Hall (Building 283) for higher education classrooms and higher education ancillary uses, as defined in Plan Amendment #13, and permitted the demolition of Buildings 291 and 295. 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 Area Parcel.

Additionally, Plan Amendment #14 permitted the construction of 144 market-rate townhomes and the development of at least a ±50-foot-wide waterfront esplanade along Parkers Creek including a 12-foot-wide walkway designed in a complementary coordinated style to the adjacent Allison Hall Parcel riverfront promenade. 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. 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. Plan Amendment #16 also permitted the adaptive reuse of Buildings 205, 207, 208 and 287 for 75 residential units. Plan 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. Plan Amendment #20 permitted the redevelopment of a 292-acre Mega Parcel into a state-of-the-art campus for motion picture, television, and broadcast studios, as well as the redevelopment of an additional 36 acres for various types of affordable housing units. Plan Amendment #21 remains consistent with Plan Amendment #11 and will provide overlay zoning for the Allison Hall Parcel in Oceanport.

The Fort Monmouth *Reuse and Redevelopment Plan* involved years of careful consideration and study as well as an extensive effort to draw input from local residents, the three host municipalities and the County, State and Federal government. Like Plan Amendment #11, Plan Amendment #21 does not change the underlying *Reuse Plan* vision for the Oceanport Reuse Area. Instead, it provides land use options that afford FMERA with the necessary flexibility to respond to changed circumstances in a manner that does not compromise the overall *Reuse Plan* goals and objectives.

The following chapter describes goals and objectives and scope of the Plan Amendment #21, while succeeding chapters discuss its relationship to the elements, objectives, and planning principles of the *Reuse Plan*, as well as FMERA's own directive, and to relevant State, County, and Municipal planning objectives.

II. Goals and Objectives

The primary goal of Plan Amendment #21 is to further sustainable economic development of the Fort Monmouth area by accommodating uses that are essential for building resilient communities in the Fort Monmouth area. Some of the key plan goals and policy objectives are outlined below:

- a. Build upon the progress initiated by Plan Amendment #11 in advancing redevelopment opportunities for the Allison Hall Parcel.
- b. Encourage reinvestment and redevelopment within the Fort Monmouth area.
- c. Accommodate uses that are critical for the functioning of the Fort Monmouth area.
- d. Provide desired flexibility for current & future redevelopment projects.

III. Scope of the Reuse Plan Amendment

Plan Amendment #21 maintains the development concepts and plans articulated in the *Reuse Plan* and subsequent amendments, including Plan Amendment #11, and further permits alternative development scenarios on the Allison Hall Parcel as shown in **Exhibit A**. The details of the amendments to the land use plan and alternative development scenario contemplated in Plan Amendment #21 are provided below.

As permitted under Plan Amendment #11, Plan Amendment #21 continues to allow the following on the subject parcel:

1. Permitted Uses

Plan Amendment #21 does not introduce any new uses to the parcel but reorganizes the uses outlined under Plan Amendment #11, Table 1. Unless stated otherwise, the definitions for the uses in Plan Amendment #21 remain the same as in Plan Amendment #11. Any additional conditions associated with these uses are captured in footnotes 1-10 below. Under Plan Amendment #11 the additional conditions described in footnotes 1, 2, 3, 4, 5, 6, 8 and 10, remain; however, footnotes 7 and 9, are newly introduced under Plan Amendment #21. Refer to the updated Table 1 attached???

- Adult Day Care
- Bar/Tavern/Banquet Facility¹
- Business Lofts which may include ancillary warehouse space²
- Business Offices
- Child Care Center
- Coffee House with food which may include outdoor seating and may include drive thru³
- Craft Production
- Financial Institution which may include drive thru⁴
- Health Club/Instructional Studios
- Hotel
- Liquor Store
- Office, General/Professional

¹ The first floor of Building 210 is limited to a restaurant use. A bar/tavern is allowable ancillary to the principal restaurant use.

² Warehouse shall be ancillary to the principal use and shall not be more than 50% of any unit.

³ Only one drive thru will be permitted on the Allison Hall Parcel, (i.e., one drive thru for either a bank, pharmacy, or a coffee shop). The drive thru shall not be permitted at Allison Hall (Building 209).

⁴ Ibid.

- Office, Medical
- Office, R&D⁵
- Outdoor Dining/Patio/Terrace/Porch
- Personal Services
- Pharmacy which may include drive thru⁶
- Post Office
- Private or Non-Profit Club
- Recreation Facilities
- Restaurant Fast Casual (w/o drive thru)⁷
- Restaurant, Full Service
- Restaurant, Take out⁸
- Retail, Convenience
- Retail, Entertainment/Recreational
- Retail, General⁹
- Retail, Lifestyle
- Retail, Specialty
- Specialty Education¹⁰

⁵ To be approved in Building 199 as a conditional use.

⁶ Only one drive thru will be permitted on the Allison Hall Parcel, (i.e., one drive thru for either a bank, pharmacy, or a coffee shop). The drive thru shall not be permitted at Allison Hall (Building 209).

⁷ As defined in Plan Amendment #19, Restaurant, Fast Casual shall mean an establishment which serves food or beverages for immediate consumption either on the premises, or to be taken out for consumption elsewhere. Food is cooked on customer-demand basis, payment is required prior to consumption, and seating or other physical accommodations for on-premises customer dining, with limited or no table service, is provided.

⁸ Restaurant, Take out can only be ancillary to a full-service restaurant in Building 210 and Allison Hall (Building 209).

⁹ Retail, General was amended by Plan Amendment #19. Retail, General means retail trade limited to the following: paint, glass, and wallpaper stores; hardware stores; variety stores; meat and seafood markets; candy, nut, and confectionery stores; apparel and accessory stores; home furniture furnishings and equipment stores; drug stores; florists; tobacco stores; optical goods stores; antique stores; delicatessen/ prepared food take-out stores; ice cream parlor; retail bakery without seating, and shall also include supermarkets and stores that sell household merchandise.

¹⁰ Allowed in mixed-use buildings (formerly known as business lofts) only as ancillary to craft production.

2. Other permitted activities

- a. The relocation of the loading dock for Building 210.
- b. The creation of an entrance from Oceanport Avenue to Signal Avenue.
- c. The creation of a 12-foot-wide promenade along Parkers Creek which is designed in a complementary coordinated style to the adjacent Lodging Area's 12-foot Riverwalk.

3. Bulk Requirements:

The Subject Parcel lies in the Horseneck Center Development District as delineated in the Land Use Rules (N.J.A.C. 19-31C-3). As set forth in Plan Amendment #11, the bulk requirements for office and a mix of retail uses as stipulated above in the Center Districts shall apply and remain unchanged. These requirements are as follows:

- a. Maximum permitted height two (2) stories/30 feet for retail buildings and three (3) stories/45 feet for office and mixed-use buildings. The rehabilitation of existing buildings are exempt from this height requirement.
- b. Maximum permitted lot coverage of 75 percent.
- c. Minimum rear lot line setbacks for new commercial buildings of 20 feet; Retail, Convenience and Retail, Lifestyle of 25 feet; and Office, R&D of 25 feet.
- d. A maximum permitted floor area ratio (FAR) of 0.37.
- e. Minimum setback of 15 feet from Barton Avenue.

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

Relationship to Reuse and Redevelopment Plan Elements

In considering the impacts of the *Reuse Plan* amendment, the following *Reuse Plan* elements were considered: land use and circulation, infrastructure, environmental issues, historic preservation, and community impacts. The relationship between Plan Amendment #21 and these *Reuse Plan* elements are described below.

Land Use and Circulation

Total Non-Residential Square Footage Yield

Consistent with Plan Amendment #11, Plan Amendment #21 continues to allow for the reuse of the ±36,665 square foot Allison Hall (Building 209) for nonresidential and commercial uses and to provide optionality for the demolition of Building 199 for the development of a ±55,000 square foot hotel of up to 3 stories and 110 rooms at the same location. Plan Amendment #21 also continues to permit ±25,000 square feet of nonresidential and commercial uses in Building #210, with the first floor dedicated solely to restaurant uses and up to 10,700 square feet in Building #199. Plan Amendment #21 introduces the ability to expand Building 210 by up to an additional 5,100 square feet. Based upon the 0.37 FAR permitted for the parcel, the maximum permitted total non-residential square footage is approximately 195,566 square feet.

Reuse Plan Total Residential Development Yield

Consistent with Plan Amendment #11, Plan Amendment #21 does not propose any residential units for the site. Therefore, the total residential yield, including any anticipated affordable housing is not impacted by this proposed Plan Amendment #21.

Compatibility with Surrounding Land Uses

Plan Amendment #21 does not introduce any additional uses and continues to permit a mix of uses, including commercial uses, office, retail, restaurant, entertainment, hotel, and recreational uses which were anticipated in Plan Amendment #11. Therefore, as noted in Plan Amendment #11, these uses are compatible with the surrounding land uses anticipated in the *Reuse Plan* and subsequent amendments.

Circulation

Plan Amendment #21 does not change the circulation pattern as contemplated under Plan Amendment #11. As contemplated under Plan Amendment #11, the roadway configurations are consistent with the "Transportation Circulation Improvement Goals" established in the *Reuse Plan*.

Open Space

Plan Amendment #21 does not change the open space contemplated under Plan Amendment #11.

Sustainability

Plan Amendment #21 does not change the sustainability efforts contemplated under Plan Amendment #11.

Infrastructure

As previously indicated in the *Reuse Plan* and Plan Amendment #11, 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 Plan Amendment #21.

Traffic

There is a minimal increase in square footage associated with Plan Amendment #21. A detailed traffic analysis would be prepared as part of any site plan review related to the reuse and/or development of this parcel. Any necessary traffic mitigation would be addressed at that time.

Environmental Issues

Plan Amendment #21 does not anticipate any additional environmental issues beyond those contemplated under Plan Amendment #11.

Historic Preservation

As indicated in Plan Amendment #11, Allison Hall (Building 209) is part of the Fort Monmouth Historic District and will continue to be preserved as part of Plan Amendment #21. Furthermore, redevelopment projects within the Historic District are subject to the Fort's Historic Preservation Design Guidelines. Additionally, Allison Hall (Building 209) is listed on the National Register of Historic Places and the New Jersey Register of Historic Places as a contributing resource to the Historic District, and it is subject to the New Jersey Historic Trust's Historic Preservation and Conservation Easement. Therefore, Plan Amendment #21 does not have any adverse impacts on the Fort's historic resources.

Community Impacts and Affordable Housing

As indicated above, Plan Amendment #21 does not introduce any new uses to the site, it merely allows for flexibility of use types within the parcel. Therefore, Plan Amendment #21 will have no additional community impact beyond those anticipated in Plan Amendment #11.

Consistent with Plan Amendment #11, Plan Amendment #21 does not propose any residential units for the site. Therefore, the total residential yield, including any anticipated affordable housing is not impacted by this proposed Plan Amendment #21.

Relationship to Objectives and Principles of the Reuse Plan

Consistent with Plan Amendment #11, Plan Amendment #21 fulfills the objectives and planning principles outlined in the *Reuse Plan*. Those planning objectives articulated in the *Reuse Plan* include the following:

- *Be consistent with State, County, and Municipal planning policies.*

As the land uses of the parcel remain unchanged from what was envisioned under Plan Amendment #11, Plan Amendment #21 is consistent with State, County, and Municipal planning policies, as set forth in the ensuing chapter.

- *Focus on business retention and attraction, job replacement, and employee training.*

As the land uses of the parcel remain unchanged from what was envisioned under Plan Amendment #11, Plan Amendment #21 continues to provide the desired flexibility to aid FMERA in its efforts to attract suitable businesses that wish to relocate to Fort Monmouth and that have the potential to replace jobs lost when the Fort closed.

- *Be founded on market and economic analysis.*

As the land uses of the parcel remain unchanged from what was envisioned under Plan Amendment #11, Plan Amendment #21 continues to respond to the marketplace by providing flexibility for use types within the parcel which is designed to attract non-residential users to the Oceanport Reuse Area.

- *Leverage Fort assets (people, infrastructure, location).*

Consistent with Plan Amendment #11, Plan Amendment #21 continues to afford FMERA with an opportunity to leverage existing assets through the Reuse of Buildings 199, 209, and 210 within the Oceanport Reuse Area and to attract new non-residential uses that generate much-needed local employment and tax ratables.

- *Be a green community model.*

Consistent with Plan Amendment #11, Plan Amendment #21 continues to preserve Allison Hall (Building 209) and encourages preserving other extant buildings, such as Building 199 and Building 210, furthering the Plan's green building sustainability goal to maximize the adaptive reuse of existing buildings and infrastructure.

Plan Amendment #21 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 informed 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. Consequently, the new infrastructure systems in the eastern section of the Fort are now better equipped to accommodate additional development than what was contemplated under the *Reuse Plan*. As established in Plan Amendment #11, Plan Amendment #21 promotes mixed-uses, including commercial uses, office, retail, restaurant, entertainment, hotel, and recreational uses with a FAR 0.37 which promotes these planning principles.

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

As stated in Plan Amendment #11, Plan Amendment #21 does not preclude the potential to create an extensive system of bikeways, pedestrian trails, and sidewalks as envisioned in the *Reuse Plan*. Additionally, Plan Amendment #21 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 as contemplated in the *Reuse Plan* and Plan Amendment #11.

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

Consistent with Plan Amendment #11, Plan Amendment #21 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.

As stated in the Plan Amendment #11, Plan Amendment #21 does not preclude the creation of an open space network consisting of environmentally sensitive areas, including wetlands, watercourses, and habitats. Consistent with Plan Amendment #11, Plan Amendment #21 contributes to the open space network through the contemplated creation of a 12-foot-wide promenade along Parkers Creek, which will remain in perpetuity.

Principle #5: Utilize the Blue – Green belt as an armature for enhanced bicycle and pedestrian mobility throughout the Fort.

As stated in the Plan Amendment #11, Plan Amendment #21 does not preclude the development of the bike path or trails envisioned as part of the *Reuse Plan*. As mentioned above, Plan Amendment #21 supports the creation of a 12-foot-wide promenade along Parkers Creek.

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

Plan Amendment #11 contemplated connecting Barton Avenue to Oceanport Avenue through Signal Avenue which would entail removing a fenced-in gate. Plan Amendment #21 does not anticipate any modifications to this goal.

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

Consistent with Plan Amendment #11, Plan Amendment #21 continues to afford FMERA with an opportunity to leverage existing assets within the Oceanport Reuse Area, specifically the adaptive reuse of Building 199, 209, 210 to attract commercial uses, including office, retail, restaurant, entertainment, hotel, and recreational uses that generate much-needed local employment and tax ratables to contribute to the economic development of the area. Like Plan Amendment #11, Plan Amendment #21 would not permit the demolition of any buildings identified in the *Reuse Plan* as being required for preservation.

In summary, Plan Amendment #21 is consistent with the *Reuse Plan* and Plan Amendment #11 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* and Plan Amendment #11.

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. 52:271-18 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.

Consistent with Plan Amendment #11, Plan Amendment #21 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.

Relationship to FMERA's Land Use Rules

Plan Amendment #21 expands upon Plan Amendment #11 and creates an alternative development scenario and 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, 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 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." Plan Amendment #21 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, Plan Amendment #21 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, Plan Amendment #21 allows for redevelopment in a location well served by existing transportation networks, which is consistent with the plans for the Oceanport Reuse Area.

New Jersey Energy Master Plan (EMP)

The New Jersey Energy Master Plan (2020) outlines strategies to achieve 100% clean energy by 2050. Key strategies include reducing energy consumption and emissions in transportation through electrification, expanding renewable energy resources like offshore wind and solar, improving energy efficiency standards, decarbonizing buildings, supporting underserved communities, and growing the clean energy economy. Along the same lines, in July 2021, the State amended the New Jersey Municipal Land Use Rules ("MLUL") requiring electric vehicle charging stations in most of new development project in New Jersey. While the MLUL Amendment will not be applicable to the Fort redevelopment projects, Plan Amendment #21 duly acknowledges the intent of this legislation and encourages use of electrical vehicle and renewable energy systems in the Fort redevelopment area. Furthermore, Plan Amendment #21 does not preclude the use and inclusion of sustainable development strategies and renewable 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 Monmouth 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. Plan Amendment #21 is consistent with the County's goals for open space in the Oceanport Reuse Area.

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 *Reuse Plan* envisioned Allison Hall (Building 209) and surrounding buildings as part of a unique resort hotel, spa and/or conference facility. The *Reuse Plan* envisioned the buildings along Oceanport Avenue south of Signal Avenue to be part of a Village Center and specifically part of a consolidated municipal complex. However, Oceanport purchased 13 acres of land along Oceanport Way (formerly Murphy Drive) on Fort Monmouth and has relocated its municipal complex to this new location. The *Reuse Plan* also envisioned a walkway along Parker's Creek. Plan Amendment #21 permits a hotel use in close proximity to Parkers' Creek, as well as a walkway along the creek.

Oceanport Zoning

The land area impacted by Reuse Plan Amendment #21 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.

VI. Conclusion

Plan Amendment #21 to the *Fort Monmouth Reuse and Redevelopment Plan*, maintains the land use concepts and vision articulated in the *Reuse Plan* and Plan Amendment #11. However, Plan Amendment #21 aims to provide flexibility for Plan Amendment #11's permitted uses, while leaving the remainder of the adopted overlay zoning largely unchanged in the Oceanport Reuse Area.




Plan Amendment #21 is consistent with the objectives and principles in the *Reuse Plan* and Plan Amendment #11, as well as State, County and Municipal planning objectives. Consistent with Plan Amendment #11, Plan Amendment #21 advances the public welfare, particularly with regard to promoting, developing, encouraging and maintaining employment. Lastly, Plan Amendment #21 provides flexibility for FMERA to more effectively attract potential non-residential users to the Oceanport Reuse Area, thereby enabling it to fulfill its statutory mandate to create new jobs, regenerate the local tax base and advance the general prosperity and welfare of the people most impacted by the Fort's closure.

Draft

Parcel Map – Exhibit A



Legend

-  Buildings to be preserved and adaptively reused
-  Buildings may be adaptively reused
-  The subject parcel affected by the Amendment #21