



BOROUGH OF OCEANPORT

PLANNING/ZONING BOARD

AGENDA • OCTOBER 27, 2020

Regular

REMOTE/VIRTUAL

7:30 PM

Municipal Building, 315 E. Main Street, Oceanport, NJ 07757

I. Call to Order

II. Open Public Meetings Statement

This meeting complies with the Open Public Meetings Act by adequate notification on January 15, 2020 of this location, date and time to the Asbury Park Press and the LINK News and by the posting of same on the municipal bulletin board and Borough Web Site. This meeting further complies with the Open Public Meetings Act by adequate notification on October 6, 2020 of this virtual/remote meeting, its location, date and time, and URL address at which to participate in the meeting to the Asbury Park Press, Star Ledger and the LINK News and by the posting of same on the municipal bulletin board and Borough Web Site. Registration for this meeting is required in order to participate. Register from the Borough website at www.oceanportboro.com "Click Here to REGISTER..." This meeting is also being broadcast on Verizon FiOS Channel 28. The public will be muted upon entry to the meeting but will be able to participate during public portions of the meeting by using one of the following options:

- Register to listen/view meeting at www.oceanportboro.com
- Submit text comments through the web-based application to be read out loud during the live-stream public portions of the meeting.
- Use the "Raise Your Hand" icon to be acknowledged for an opportunity to speak
- Email your question/comments to public.comments@oceanportboro.com
- Call the Borough's Public Comments Line # 732-272-8337 that is answered only during the live-stream. Callers' information will be taken and called back for their designated time to speak allowing the caller to be put on speaker and enter his or her comment on the record.

Instructions for Public Participation in the meeting are also available on the Borough's website:
www.oceanportboro.com

III. Flag Salute

IV. Roll Call

V. Board Business

1. Planning/Zoning Board - Regular - Jun 23, 2020 7:30 PM
2. Mayor & Council Referral - Fort Monmouth Plan Amendment #16
3. Report of Pending Applications

VI. Old Business

1. PB2020-22 Resolution of Approval - 7 Balmer Court

VII. New Business

1. PB2020-07 Fort Monmouth Business Center LLC
Block 110, Portion of Lot 1
Preliminary & Final Site Plan for Alison Hall Parcel Redevelopment
Acknowledge Applicant's Extension of Decision Deadline

VIII. Petitions from the Public

IX. Adjournment

**Planning/Zoning Combined Board**

315 E. Main Street
Oceanport, NJ 07757

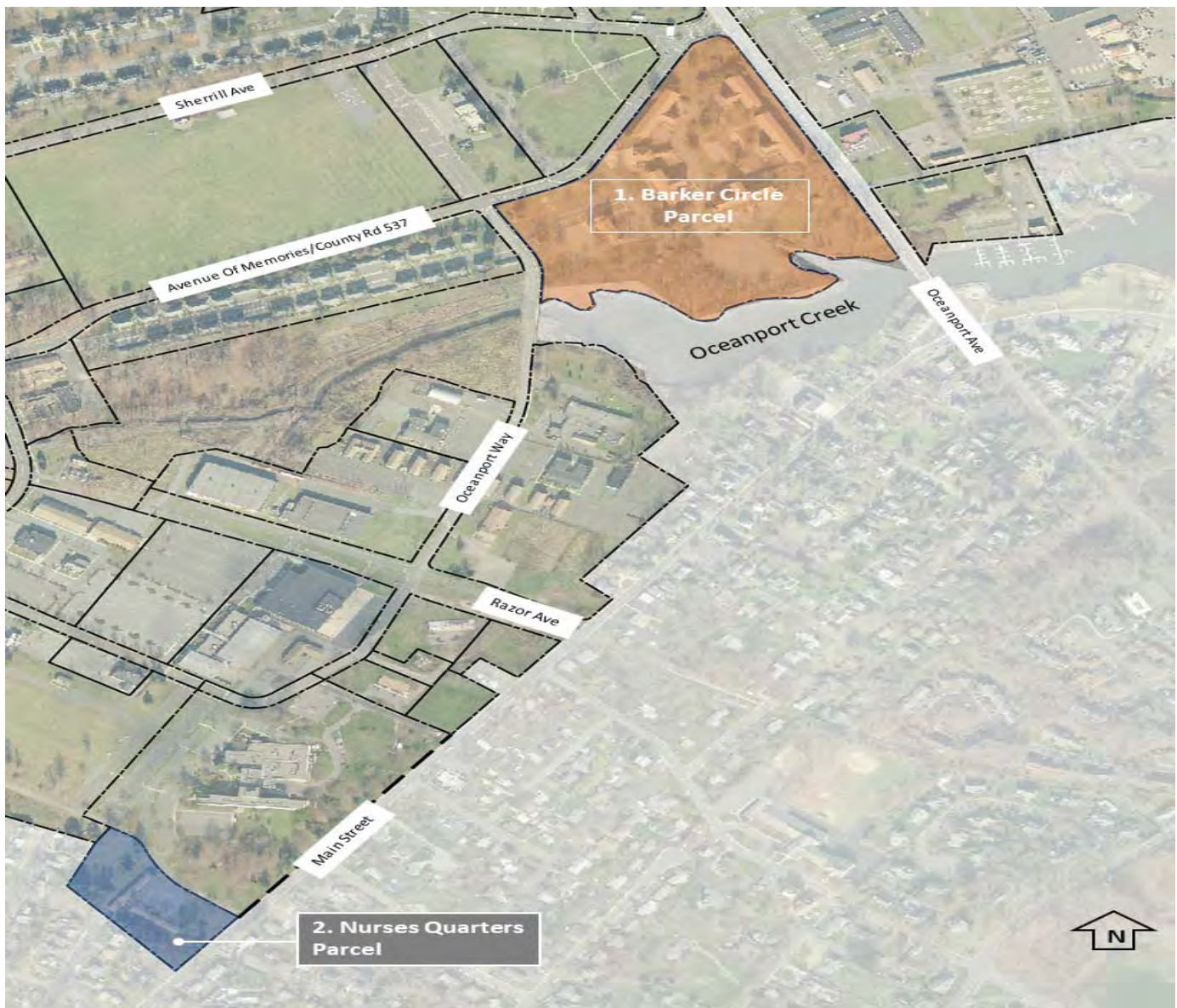
SCHEDULED**CORRESPONDENCE (ID # 1842)**

Meeting: 10/27/20 07:30 PM
Department: Planning/Zoning Board
Category: Referral to Planning Board
Prepared By: Jeanne Smith
Initiator: Jeanne Smith
Sponsors:
DOC ID: 1842

Mayor & Council Referral - Fort Monmouth Plan Amendment #16

Amendment #16 to the Fort Monmouth Reuse and Redevelopment Plan

September 2020



Fort Monmouth Economic Revitalization Authority

Amendment #16 to the
Fort Monmouth Reuse and Redevelopment Plan

Prepared by:

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The 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 Clinic in Oceanport, adopted December 2012
- Amendment #3:** Several parcels in Tinton Falls, adopted November 2015
- Amendment #4:** Russel Hall and Dance Hall in Oceanport, adopted January 2016
- Amendment #5:** Pistol Range in Tinton Falls, adopted May 2016
- Amendment #6:** Two parcels in Oceanport, adopted July 2016
- Amendment #7:** Fitness Center in Oceanport, adopted August 2016
- Amendment #9:** Eatontown Barracks and DPW in Eatontown, adopted December 2017
- Amendment #10:** Suneagles Golf Course in Eatontown, adopted May 2018
- Amendment #11:** Allison Hall in Oceanport, adopted December 2018
- Amendment #12:** Myer Center in Tinton Falls, adopted January 2019
- Amendment #13:** Squier Hall in Oceanport, adopted April 2019
- Amendment #14:** Lodging Area in Oceanport, adopted May 2019
- Amendment #15:** Commissary & Warehouse area in Oceanport, adopted August 2020

ACKNOWLEDGEMENTS

Fort Monmouth Economic Revitalization Authority (FMERA) Board

Robert W. Lucky – Interim Chairman & Public Member, Fort Monmouth Economic Revitalization Authority
Lillian Burry – Monmouth County Board of Chosen Freeholders
Jay Coffey – Mayor of Oceanport
Anthony Talerico – Mayor of Eatontown
Vito Perillo – Mayor of Tinton Falls
Kevin A. Quinn – NJEDA Board Chairman
Brian Wilton – Governor’s Representative
Catherine McCabe – Commissioner Director, Site Remediation Program, NJ Department of Environmental Protection
Diane Gutierrez Scaccetti – Commissioner, NJ Department of Transportation
Robert Asaro-Angelo – Commissioner, Central Regional Chief, NJ Department of Labor & Workforce Development
Sheila Oliver – Commissioner, New Jersey Department of Community Affairs

Planning Consultant

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

To further support redevelopment opportunities and economic vitality within the Fort area, pursuant to P.L.2010, c. 10 (N.J.S.A. 52:27I-18 et. seq.), the Fort Monmouth Economic Revitalization Authority (“FMERA”) is considering amending the Reuse Plan to revise development standards (bulk standards) and provide the option for an alternative development scenario on the following parcels that are located in the former Fort Monmouth property in the Borough of Oceanport, New Jersey (“Oceanport Reuse Area”) as shown on Appendix A.

1. The Barker Circle Parcel

The Barker Circle Parcel consists of 19.5± acres of land and Buildings 205, 206, 207, 208, 275, 282, and 287 (approximately 198,598 GSF) located along Saltzman and Hildreth Avenues in the Oceanport section of the Fort and is bordered by Oceanport Avenue to the east.

The Reuse Plan contemplates mixed-income apartment residential uses at Buildings 205, 207, and 287. Reuse Plan Amendment #6 moved the civic/institutional uses envisioned for Buildings 206, 208, and 282 to a 13-acre parcel along Murphy Drive. Amendment #6 also included the change in use of Buildings 206 and 208 for residential and/or office/research & development uses, as well as retail or office/research & development uses of Building 282, the former Fire House. Amendment #6 relocated 32 residential units from Oceanport Municipal Complex parcel to Buildings 206 and 208 in the Barker Circle. The Reuse Plan envisions a museum/art center civic/institutional use for Building 275, known as Kaplan Hall, the former theater and museum of the Fort. The Reuse Plan also envisions the maintenance of open space in the form of a wetland preservation park along Oceanport Creek.

This amendment to the Reuse Plan contemplates the reuse of Building 206 for business lofts with childcare centers as an accessory use and Building 282 for craft production facilities and art and cultural retail uses. Additionally, this amendment also contemplates the reuse of Building 275 for art and cultural retail uses with office uses as an accessory use. Additionally, in order to allow optimum reuse of the historic buildings for futuristic uses, the amendment revises some bulk requirements.

2. The Nurses Quarters Parcel

The Nurses Quarters Parcel is approximately 3.75-acre parcel of land containing two residential buildings totaling 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 #16,” 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 Appendix B. Under N.J.A.C. 19:31C-3.19(a)(1), principal land uses permitted in the *Reuse Plan* are specifically permitted under the Land Use Rules. Thus, this amendment is incorporated into the Land Use Rules for the Reuse Area in a manner similar to an “overlay zone,” whereby an alternative set of requirements are superimposed on the area allowing for alternative land use scenarios to be realized. With regard to the alternative land use scenario, the overlay zoning provides alternative opportunities for development that do not apply unless the land is developed in accordance with the purposes for which the overlay zoning is adopted.

Amendment #16 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 ninth 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 envision 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* permits the reuse of the Building 283 (Squier Hall) for higher education classrooms and higher education ancillary uses – as defined in the amendment - and permits the demolition of Buildings 291 and 295. Reuse Plan Amendment #14 permits the demolition of Buildings 360, 361, 362, 363, 364, and 365 and 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 permits 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.

The Fort Monmouth *Reuse and Redevelopment Plan* involved years of careful consideration and study as well as an extensive effort to draw input from residents, the three host municipalities and the County,

State and Federal government. As such, this amendment does not change the underlying Plan vision for the Oceanport Reuse Area. Instead, it provides land use options that afford FMERA with the necessary flexibility to respond to changed circumstances in a manner that does not compromise the overall *Reuse Plan* goals and objectives.

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

II. Goals and Objectives

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

- a. Encourage reinvestment and redevelopments within the Fort Monmouth area.
- b. Encourage and promote a well-planned mixed-use environment with commercial, research, and development (R & D) cluster and office uses consistent with the *Reuse Plan* to build a competitive advantage in the Fort Area.
- c. Promote the creation of vibrant retail, commercial, and office spaces and create job opportunities for local residents.
- d. Ensure the availability of market-rate and affordable housing alternatives for all income levels as envisioned by the *Reuse Plan*.
- e. 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.
- f. Enhance economic viability and livability of the area through improved pedestrian connectivity and walkability.
- g. Preserve and protect historic resources and establish appropriate land use rules for rehabilitation or adaptive reuse of historical structures.
- h. Contribute to community cultural and economic vitality, stabilize property values, foster pride and appreciation of the historic built environment, and consequently contribute to community quality of life.

III. Scope of the *Reuse Plan* Amendment

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

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

1. Barker Circle Parcel

1.1 Historic Significance

The Barker Circle Parcel is located within the Fort Monmouth National Register Historic District (“Historic District”). The Historic District is listed in both New Jersey and National Registers of Historic Places and all seven buildings; Barracks - Building 205, 206, 207, 208, 287; Kaplan Hall - Building 275; and Former Fire Station and Guard House - Building 282, within the parcel are considered contributing resources to the Historic District and are subject to historic preservation covenants.

The Barracks buildings (Buildings 205-208) were completed in April 1928. The Barracks are constructed in the Colonial Revival architectural style. In 1934, Building 207 was enlarged on its north end to accommodate the Army band. Building 287 was added in 1940 to accommodate a fifth barrack. This building was also built in the Colonial Revival architectural style similar to the architecture style of the other Barrack buildings. The Fire Station and Guard House (Building 282) faces northwest toward Hildreth Avenue and stands between Buildings 205 and 206 (Enlisted Men’s Barracks). The building served as a guard house and was built in a prominent location that was accessible to the major road on the installation. Building 282 was built the Colonial Revival architectural style completed in 1935.

The redevelopment of the historic properties within the Historic District are subject to the Historic Preservation Design Guidelines (the “Historic Guidelines”). Pursuant to the Historic Guidelines, and the Rules, FMERA’s Historic Preservation Staff Advisory Committee (the “Historic Committee”) is required to review the application for the proposed development. Additionally, the redevelopment of the historic properties is also subject to the New Jersey Historic Preservation Office (NJSHPO)’s requirements.

1.2 Permitted Uses

Pursuant to N.J.A.C. 19:31C-3.4(b)(1) buildings in the Barker Circle parcel - Buildings 205 - 208, 282, and 287, shall be used for any land use permitted in this development district. Per land use rules, N.J.A.C. 19:31C-3.4, the permitted land uses in the Barker Circle includes, Low and Medium Density Residential Use, Mixed-Use development, Retail, Hospitality and Office/Research Uses. In addition to above, the proposed amendment will permit following uses in the Barker Circle Parcel:

a. Building 206:

1. Business lofts¹ will be permitted in Building 206.

¹ Business lofts: Shall mean establishments used for the growth and success of entrepreneurial companies through an array of business support services that could include small business-appropriate physical space, capital, coaching, common services, and networking connections. Business lofts shall not be used for residential purposes.

2. Childcare centers will be permitted only as an accessory use.
- b. Firehouse Building/Building 282
 1. Craft Production Facility² and Art and Cultural Retail³ will be permitted in Building 282.
- c. Kaplan Hall/Building 275
 1. Art and Cultural Retail will be permitted in Building 275.
 2. Office uses are only permitted as an accessory use.

1.3 Bulk and Density Regulations

The following site plan and subdivision standards will be applicable to the Barkers Circle Parcel:

- a. **Residential Density:** Buildings 205, 287, 207 and 208 shall be adaptively reused for a total of 75 residential units.
- b. **Site plan and subdivision standards:** Following site plan and subdivision standards will be applicable for land parcels with adaptively reused historic building:
 - I. Floor Area Ratio: Floor Area Ratio (FAR) for adaptively reused historic buildings shall not exceed 0.55.
 - II. Gross Floor Area shall not exceed more than 5% of the permitted gross floor area set forth in the FMERA Land Use Rules N.J.A.C. 19:31C-3.5(b) Table 4.
 - III. Maximum Impervious Lot Coverage shall not exceed 5% of the permitted Impervious Lot Coverage set forth in the FMERA Land Use Rules N.J.A.C. 19:31C-3.5(f).
 - IV. No minimum loading space is required for residential and non-residential uses.
 - V. Redevelopment of land parcels with adaptively reused historic building/s are exempt from all setback requirements including street facing building setback requirements.

² Craft Production Facility: As defined in Amendment #4 & Amendment #15, i.e., shall mean "a commercial use that involves the production of arts, crafts, foods, beverages or other product with on-site production and assembly of goods primarily involving the use of hand tools and/or small-scale equipment. Craft production establishments are compatible and are often co-located with retail sales and service uses. This use category includes but is not limited to coffee roasting and alcoholic beverage production. Establishments engaged in the craft production of alcoholic beverages including craft wineries, craft breweries, and craft distilleries shall be limited to no more than 10,000 gallons of product per year for brewpubs; 20,000 gallons for craft distilleries; and 300,000 gallons for microbreweries." The commercial establishments such as breweries, distilleries, and wineries shall be licensed by the Alcoholic Beverage Commission pursuant to N.J.S.A 33:1-10.

³ Art & Cultural Retail: Shall mean retail establishments used for the public display or sale of works of art. This use category includes but is not limited to art center, artist studio, art exhibition area, art gallery and art incubator facilities.

c. Parking Requirements:

- I. If the parcel is subdivided into multiple lots, principal uses in the subdivided lots are allowed to use the shared parking approach as set forth in the FMERA Land Use Rules 19:31C-3.7 subject to following conditions:
 1. An easement agreement for the shared use of parking spaces shall be executed by the parties involved, and must be submitted to the Authority and the Borough of Oceanport at the time the site plan application
 2. Location of the nearest parking space of the shared parking lot shall not be greater than 400 ft walking distance from the entrance of the proposed building.
- d. Except for the standards set forth above in the subsection 1.4 (a) – (c) all other bulk standards set forth in the FMERA Land Use Rules shall be applicable for the Barker Circle Parcel development.

1.4 Signage:

The following requirements will be applicable to the Barker Circle Parcel:

I. Ground Signs:

- a. One ground sign shall be permitted for each adaptively reused building or for each subdivided parcel.
- b. The maximum sign area shall not be more than eighty (80) square feet for non-residential uses.
- c. The maximum sign area shall not be more than forty (40) square feet for residential use.
- d. The maximum sign height shall not be more than ten (10) feet above grade for non-residential uses.
- e. The maximum sign height shall not be more than seven (7) feet above grade for residential use.
- f. Signage design shall conform to the FMERA's Historic Design Guidelines.
- g. All other requirements related to ground signs under FMERA Land Use Rules 19:31C-3.9(d) shall still be applicable.

II. Wall Signs:

- a. For non-residential buildings containing more than one tenant, the provisions set forth in FMERA Land Use Rules 19:31C-3.9 (d) shall apply to the exterior surface of each tenant space or leased portion of the building.
- b. All the signage design shall conform to the FMERA's Historic Design Guidelines.

2. 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.

2.1 Permitted Uses

- ii. Residential Use- including multi-family dwelling units and town homes with pedestrianly friendly design along Main Street.

2.2 Bulk Regulations

- a. Density: A total of 34 residential units which includes the reuse of 24 one- and two-bedroom residential units and ten (10) three-bedroom residential will be permitted.
- b. Building Height: The standard set forth in the FMERA Land Use Rules N.J.A.C. 19:31C-3.5(c) shall apply to this proposed amendment.
- c. Street Facing Building Setback:
 - i. The building setback on Stephenson Avenue shall be minimum of 15 ft from the property line.
 - ii. The building setback on Main Street shall be minimum of 10 ft from the property line.
- d. Except for the standard set forth above under subsection 2.2 (a) – (c) all other bulk standard set forth in the FMERA Land Use Rules shall be applicable for the Nurses Quarters Parcel.

2.3 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. A minimum three (3) foot-wide sidewalk shall be provided along Main Street.

2.4 Signage:

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

- a. **Ground Signs:**
 - i. One ground sign shall be permitted on the Nurses Quarters Parcel.
 - ii. The maximum sign area shall not be more than forty (40) 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.

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 Barker Circle Parcel:

The Reuse Plan envisions redevelopment of the Barker Circle Parcel for mixed income housing, while the remaining two buildings (206, 208) are proposed for a new Oceanport Municipal Center. Amendment #6 identified a 13-Acre Parcel in the southern section of the Oceanport Reuse Area off Razor Avenue for the development of the new Oceanport municipal complex, as such, this amendment would permit office related uses in Building 206. The proposed amendment would permit the adaptive reuse of Building 206 into a +/- 31,400 sq. ft. of office related uses.

Building-Reuse plan section of the reuse plan contemplates for Building 282 to be preserved and re-used. Building 282 is also included in the in Reuse & Redevelopment Program and Non-Residential Building Reuse Index of the Reuse Plan and the Reuse Index calls for the reuse of its total square footage (± 6100 square feet) for original Firehouse or similar use.

The proposed amendment would permit Building 282 to be reused for restaurant, craft production facility and art and cultural retail as well as office uses in the second-floor level. The Reuse Plan contemplated a museum and art center for Kaplan Hall, but this Amendment would permit the $\pm 7,435$ sq. ft. Kaplan Hall-Building 275 to be used for theater and art and cultural retail with office space as an accessory use. As a result of the proposed amendment, the total non-residential square footage for the Barker Circle parcel would be +/- 45,935 sq. ft.

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 Barker Circle Parcel:

The Reuse Plan contemplates the rehabilitation of three of the Barker Circle buildings 205, 207, 287 for mixed-income housing development. This amendment permits reuse of Buildings 205, 287, 207 and 208 for up to 75 for medium density residential development, which is generally consistent with the housing goal of the Reuse Plan.

The Nurses Quarters Parcel:

The Reuse Plan calls for adaptive reuse of Building 1077 and Building 1078 for 24 residential units and detached single-family residential units along Main Street. The amendment would permit an additional 10 three-bedroom townhomes in the parcel. Thirty-four residential units will be permitted in the parcel as a result of the proposed development.

Compatibility with Surrounding Land Uses

The uses contemplated in this amendment are compatible with the surrounding land uses anticipated in the *Reuse Plan* and subsequent amendments. The amendment permits a mix of uses including residential, commercial, retail and office uses in the Barker Circle Parcel and these uses are consistent with the uses contemplated of the *Reuse Plan*. The proposed land use changes to expand mixed-use opportunities in Barker Circle also supports the Oceanport Town Center concept as envisioned in the master plan. Additionally, proposed land use is consistent with the planned mixed-use development of the 400 Area across the Oceanport Avenue.

Similarly, the amendment permits offer 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 in close proximity for the employee of Beacon of Life Pace Program and future end-users of the Commissary campus redevelopment area. Thus, the proposed amendment will also promote a live-work environment within the Fort area.

Circulation

The amendment does not propose any changes to the roadway network system for both Barker Circle and Nurses Quarters parcels, as such the proposed amendment consistent with the “Transportation Circulation Improvement Goals” established in the *Reuse Plan*. Nor would The amendment 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

The amendment does not impact any active recreation or open space contemplated in the *Reuse Plan*. The proposed development encourages a mix of uses, including residential, office and retail uses for adaptive reuse of the buildings in the Barker Circle allowing the area along Oceanport Creek to remain as open space for passive recreational opportunities.

Similarly, in the Nurses Quarters Parcel, existing buildings will be adaptively reused, and new townhomes would be aligned along Main Street which will allowing 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 and the historic buildings in the Barker Circle Parcel 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

The amendment permits the adaptive reuse of the buildings in the Barker Circle for up to +/- 45,935 sq. ft. office, commercial and retail uses and 75 residential units. There will not be any increase of building square footage in the parcel other than what already exists. Therefore, the proposed uses within this amendment will not generate significant additional traffic other than what has already been anticipated in the *Reuse Plan*.

Though a small increase in the number of trips is anticipated from the Nurses Quarters as a result of additional residential units, such an increase is unlikely to create any detrimental impact on the traffic & circulation in the area.

Therefore, the existing road network system as contemplated in the *Reuse Plan* is expected to accommodate any additional traffic generated from the Barker Circle Parcel and 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 Barker Circle and the Nurses Quarters parcels are located in the CAFRA zone and could trigger a CAFRA permitting action. There are also tidelands claims against the Barker Circle parcel. Coastal wetlands are found along the southern boundary of the Barker Circle parcel. Encroachment and/or disturbance of said wetlands, to include associated buffer zones, would trigger a permitting requirement with the NJDEP and 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. However, all seven buildings - Buildings 205, 206, 207, 208, 287, 275 282 in the Barker Circle parcel are listed as contributing resources on the State and National Registers of Historic Places and are subject to historic preservation covenants. As such all seven buildings in the parcel will be adaptively used and preserved as per the guidelines of the State Historic Preservation Office (SHPO). Therefore, the 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 non-residential tax revenues would lessen the burden on local residents.

The commercial, retail, and office uses contemplated for the Barker Circle parcel in this amendment typically generate more positive fiscal impacts for a municipality, i.e., generate more tax revenues. Additionally, preservation of the historic building would further enhance the Fort's historic character creating a positive impact in the community.

The amendment permits up to 75 residential for the Barker Circles Parcel of which 15 units will be affordable units. Similarly, the amendment permits up to 34 residential units for the Nurses Quarters Parcel of which 7 units will be affordable units. Since this amendment preserves the overall planned 720 residential units from the Reuse Plan, the impact on the community, and the affordable housing requirement remains unchanged.

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

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

1. Be consistent with State, County, and Municipal planning policies.
The amendment is consistent with State, County, and Municipal planning policies, as set forth in the ensuing chapter.
2. Focus on business retention and attraction, job replacement, and employee training.
This amendment would provide for increased flexibility to aid FMERA in its efforts to attract suitable businesses that wish to relocate to Fort Monmouth and that have the potential to replace jobs lost when the Fort closed.
3. Be founded on market and economic analysis.
This amendment responds to the marketplace by permitting an alternative development scenario

designed to attract a mix of retail, commercial, office and residential uses to the Oceanport Reuse Area.

4. Leverage Fort assets (people, infrastructure, location).

The amendment affords FMERA with an opportunity to leverage existing assets through the Reuse of the Building 1077 and 1079 in the Nurses Quarters parcel and the adaptive reuse of the historic buildings in the Barker Circle parcel to attract new residential and non-residential uses that generate much-needed local employment and tax revenues.

5. Be a green community model.

The adaptive reuse of the historic buildings in the Barker Circle Parcel and reuse of the buildings in the Nurses Quarters Parcel with surrounding redevelopments further the sustainability goals set forth in the Reuse Plan. Additionally, the Barker Circle parcel will include a wetlands preservation park along the southern boundary which will provide recreational opportunities and contributes towards health & wellbeing of the residents.

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

Principle #1: Decreasing Density West to East & Creating Mixed-Use Live/Work/Leisure Centers. The amendment contemplates a mix of residential and non-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. The amendment does not preclude the potential to create an extensive system of bikeways, pedestrian trails and sidewalks as envisioned in the *Reuse Plan*.

Principle #3: Enhance auto mobility and redevelopment capacity with targeted roadway infrastructure improvements. This amendment does not preclude the enhancement of auto mobility and redevelopment capacity with targeted roadway infrastructure improvements as set forth in the *Reuse Plan*.

Principle #4: Combine open space, habitat, and water resources to establish a continuous Blue – Green belt. The amendment does not preclude the creation of an open space network consisting of environmentally sensitive areas, including wetlands, watercourses, and habitats. The amendment promotes green roof and other low impact development strategies that will further improve the natural environment of the Fort area.

Principle #5: Utilize the Blue – Green belt as an armature for enhanced bicycle and pedestrian mobility throughout the Fort. The amendment would not preclude the development of the bike path or trails envisioned as part of the *Reuse Plan*.

Principle #6: Remove Fort boundaries & extend existing land uses to reconnect the Fort to the communities. The proposed amendment encourages a well-connected campus within the proposed development area as well as creates opportunities to build strong connection between the local community and the Fort Area both physically and economically. Further, the amendment would not preclude any gates into the Fort, nor inhibit public access to the Fort's amenities.

Principle #7: Leverage existing Fort Monmouth assets (People, Buildings, Technology, and Infrastructure). The amendment affords FMERA with an opportunity to leverage existing assets of the Oceanport Reuse Area, i.e., reuse of the buildings in the Barker Circle Parcel to attract new office, commercial retail and residential development and reuse and new construction of the residential units in the Nurses Quarters parcel that would generate much-needed local employment and tax revenues. The amendment would not involve the removal of any buildings identified in the *Reuse Plan* as being required for preservation.

In summary, the amendment is consistent with the *Reuse Plan* elements, objectives and planning principles.

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. 52:271-18 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.

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

b. Monmouth County Open Space Plan

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

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

Although the development of the former Fort properties in Oceanport will be governed by the land use regulations and design guidelines adopted by FMERA, as a point of information, the former Fort properties in Oceanport are included within the "master plan" for Fort Monmouth, i.e., the *Reuse and Redevelopment Plan*. However, a vision for the redevelopment of the fort is provided in ***Fort to Village***

Plan: A Vision for Oceanport's Fort Monmouth. This document was incorporated as an amendment to the Master Plan which was adopted by the Oceanport Planning Board on April 23, 2008.

The Fort to Village Plan call for the redevelopment of the historic buildings in the Barker Circle Parcel to include single family and student housing which would be located within the walking distance of other retail and restaurant opportunities in the Oceanport Village Center. Along with Amendment #6, the proposed amendment permits a mix of market rate and affordable housing opportunities in the Barker Circle Parcel. The Fort Plan further contemplates the creation of passive recreational opportunities with pathways along Oceanport Creek and Parker's Creek. As a result of the proposed amendment, land area abutting Oceanport Creek will be used for parks and passive recreation. As such the amendment is well aligned with the goals identified in the Fort to Village Plan.

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.

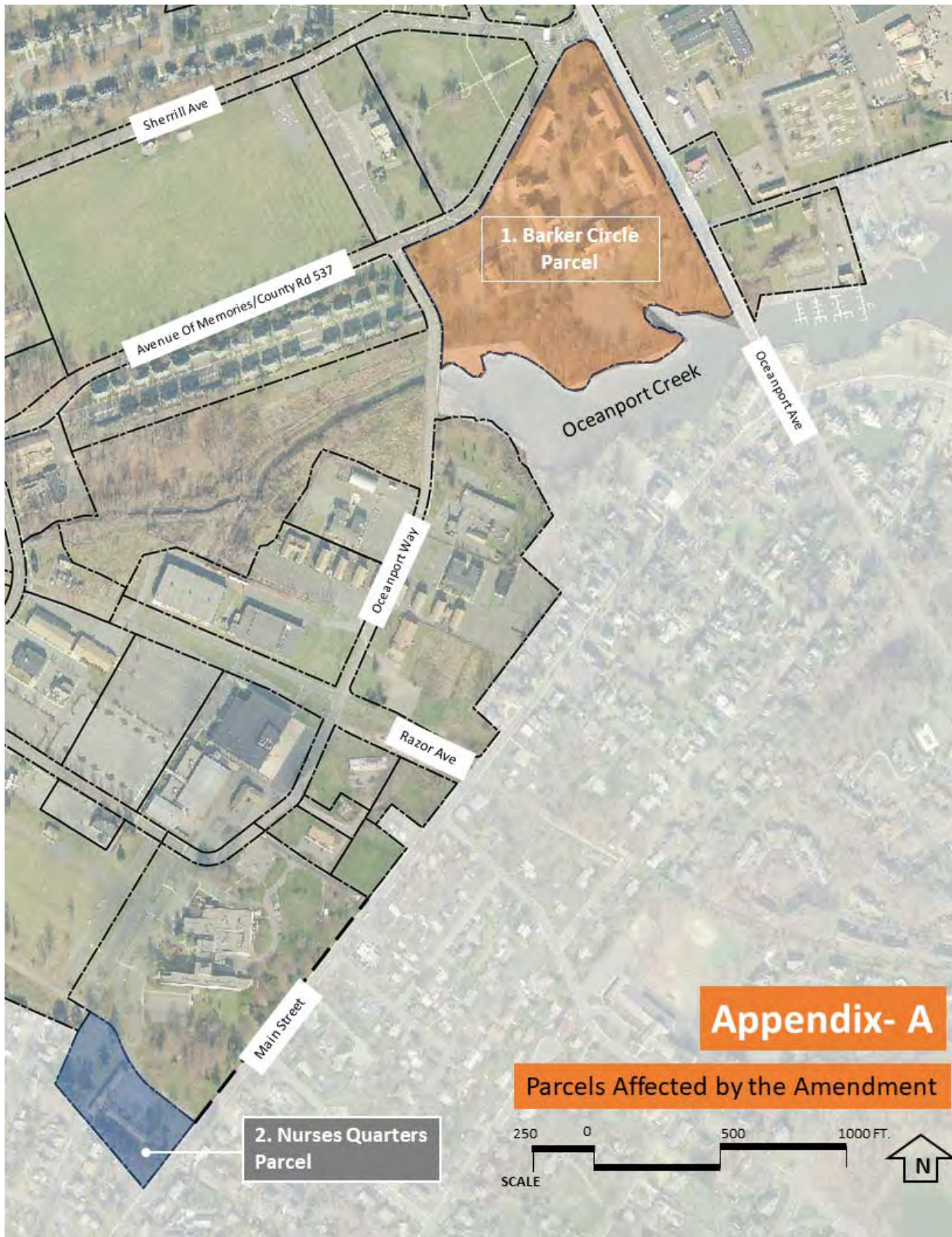
d. Oceanport Zoning

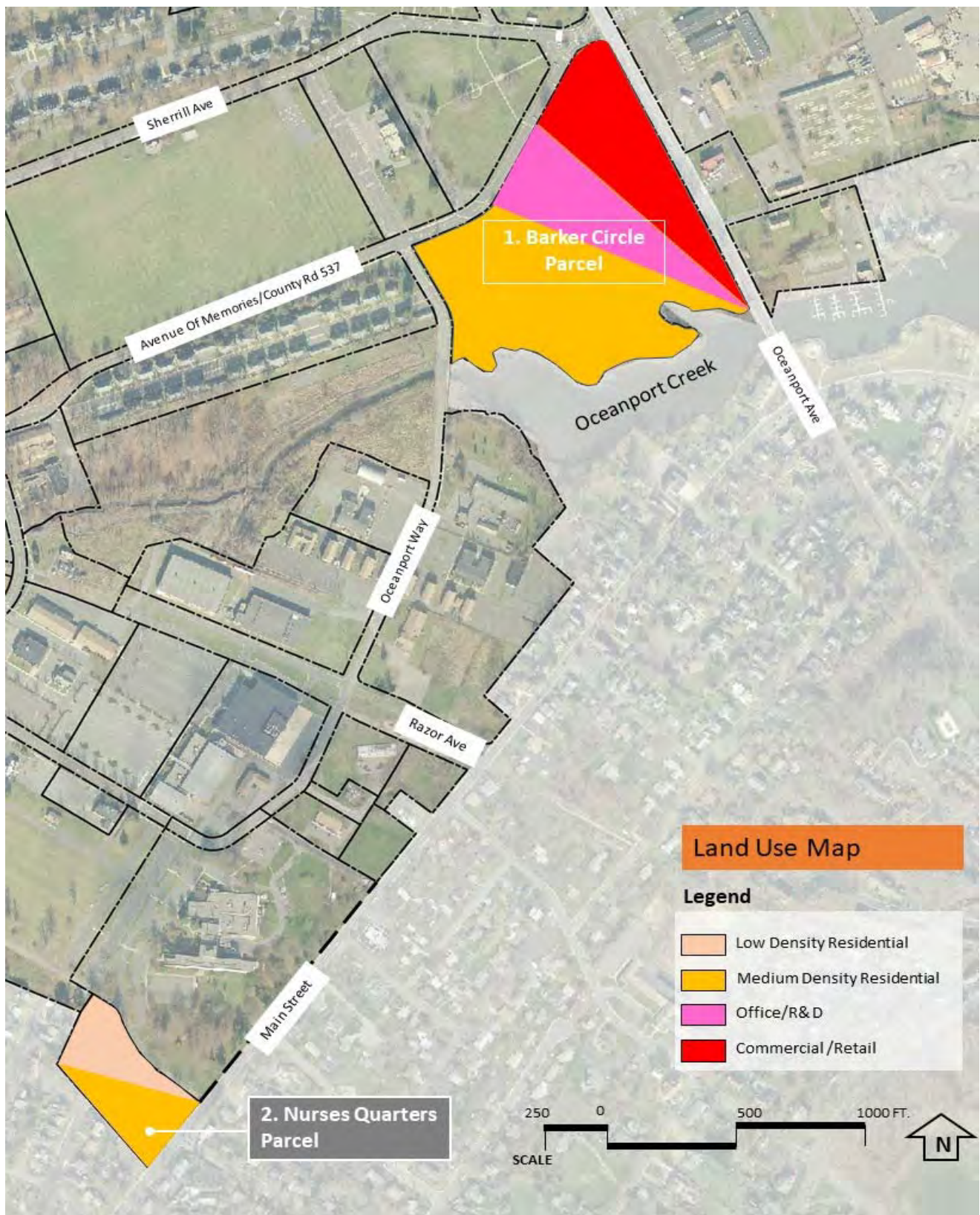
The area affected by the proposed amendment lies within the Borough's R-1: Single-Family Residential District under the municipality's current zone plan. This designation permits single-family detached dwellings, parks and playgrounds, municipal buildings, libraries and public schools. The minimum lot 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 #16 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.





**Planning/Zoning Combined Board**

315 E. Main Street
Oceanport, NJ 07757

SCHEDULED**PLANNING BOARD APPLICATION (ID # 1841)**

Meeting: 10/27/20 07:30 PM
Department: Administration
Category: PB Applications
Prepared By: Jeanne Smith
Initiator: Jeanne Smith
Sponsors:
DOC ID: 1841

PB2020-07 Fort Monmouth Business Center LLC

Block 110, Portion of Lot 1

Preliminary & Final Site Plan for Alison Hall Parcel Redevelopment

Acknowledge Applicant's Extension of Decision Deadline