



BOROUGH OF OCEANPORT

PLANNING/ZONING BOARD

AGENDA • APRIL 28, 2020

Regular

Maple Place School

7:30 PM

2 Maple Place, Oceanport, NJ 07757

I. Call to Order

II. Open Public Meetings Statement

This meeting complies with the Open Public Meetings Act by notification on April 1, 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 and the LINK News and by the posting of same on the municipal bulletin board and Borough Web Site.

Due to security concerns 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:

- 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.

III. Flag Salute

IV. Roll Call

V. Board Business

1. Planning/Zoning Board - Regular - Mar 10, 2020 7:30 PM

VI. Old Business

2. ***PB2020-04 Area in Need of Redevelopment Investigation - CARRIED from March 24, 2020***
Portions of Block 110, Lots 1, 4 - "Squier Hall", "McAfee Center", "Tech Campus South"

- a. Report by Planners Phillips Preiss Grygiel Leheny Hughes
- b. PUBLIC HEARING on Area in Need Study
- c. Resolution for recommendations to Governing Body - Result of Area in Need Investigation Study

3. 1438 : PB2019-14 Hager, Gary CARRIED from March 24, 2020

262 Arnold Ave

Block 76, Lot 27

Bulk variances for construction of detached garage

4. 1626 : PB2020-06 Grimley, Christina CARRIED from March 24, 2020

8 Fairfield Ave

Block 125, Lot 4.02

Variance relief for installation of pergola in rear yard

VII. New Business

5. PB2020-10 Rapuano, Jennifer

66 Algonquin Ave

Block 16, Lot 2

Variance relief for rear yard setback for deck

6. PB2020-08 MSA at 64 Main Street LLC

64 Main Street

Block 116, Lot 25

Seeking d(I) Variance relief for density of 12.3 units/acre for this proposed two family, where a maximum density of 6.3 units/acre is permitted; Bulk variances for: (i) existing lot size of 7,074 square feet, where 14,000 square feet is required for a two (2) family residence; (ii) minimum lot width of 47.17 feet existing and proposed, where 140 feet is required; (iii) proposed impervious coverage of 56.53%, where a maximum of 40% is permitted; (iv) proposed side setback for driveway of 0 feet, where 5 feet is required; and (v) minimum habitable floor area per family of 456 square feet on the first floor and a total of 865 square feet proposed for Unit 1, and 596 square feet on the first floor and a total of 1,138 square feet proposed for Unit 2, where 1,000 square feet on the first floor and a total of 1,450 square feet is required

VIII. Petitions from the Public**IX. Adjournment**

**BOROUGH OF OCEANPORT****PLANNING/ZONING BOARD****MINUTES • MARCH 10, 2020****Regular****Maple Place School****7:30 PM****2 Maple Place, Oceanport, NJ 07757**

- I. **Call to Order:** Vice Chairman Whitson called the meeting to order at 7:30 p.m.
- II. **Open Public Meetings Statement:** Vice Chairman Whitson stated this meeting complies with the Open Public Meetings Act by 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.
- III. **Flag Salute:** Vice Chairman Whitson led the audience and members of the Board in the flag salute.
- IV. **Roll Call:**

Attendee Name	Title	Status	Arrived
Christopher Widdis	Chairman	Absent	
James Whitson	Vice Chairman	Present	
Patty Cooper	Mayor's Designee	Present	
Thomas Tvrdik	Class III	Absent	
Joseph Foster	Environmental Committee Liaison	Present	
John (Jack) Kahle	Class IV	Present	
Michael Savarese	Class IV	Present	
Robert Kleiberg	Class IV	Present	
Darren Davis	Class IV	Present	
Michael Dailey	Alternate I	Present	
Jacob Rue	Alternate II	Absent	
Jeanne Smith	Board Secretary	Present	
William White	Board Engineer/Planner	Present	
Kevin Kennedy	Board Attorney	Present	

V. **Board Business:**

1. Approval of February 25, 2020 Minutes

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	John (Jack) Kahle, Class IV
SECONDER:	Michael Savarese, Class IV
AYES:	Whitson, Cooper, Foster, Kahle, Savarese, Kleiberg, Davis, Dailey
ABSENT:	Widdis, Tvrdik, Rue

VI. **Old Business:** None

VII. **New Business:** Vice Chairman Whitson stated the agenda order was being changed to hear the Kelly application first to which there were no objections.

1. PB2020-05 Kelly, Linda

EXHIBITS:

- A-1 Land Use Development Application of Linda Kelly
A-2 Zoning Denial Letter dated November 1, 2019
A-3 Variance Plan prepared by C.C. Widdis Surveying LLC, dated January 16, 2020, last revised January 24, 2020

A-4 Survey of Property prepared by C.C. Widdis Surveying LLC, dated December 17, 2019

Mr. Kennedy asked if there was anyone present who had an objection to the notice provided for this application. Hearing none, advised that he and the Board Secretary had reviewed the notice, found service in order and the Board had jurisdiction.

The following persons were sworn: William White, Board Engineer/Planner, and Linda Kelly, Applicant and Robert Kelly, Applicant's spouse.

Mr. Kennedy questioned the Applicant for basic information including approximate date of purchase of the property....

2. Motion to Approve Application

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	John (Jack) Kahle, Class IV
SECONDER:	Darren Davis, Class IV
AYES:	Whitson, Cooper, Foster, Kahle, Savarese, Kleiberg, Davis, Dailey
ABSENT:	Widdis, Tvrdik, Rue

3. PB2019-14 Hager, Gary

EXHIBITS:

- A-1 Land Use Development Application of Gary Hager
- A-2 Maser Consulting Review Letter dated February 20, 2020
- A-3 Plans entitled "Proposed New Garage for Hager Residence", prepared by Anthony Condouris Architect Inc., dated July 24, 2019 and consisting of two (2) sheets;
- A-4 Plans entitled "Riparian Grant & Waterfront Development Plan", prepared by Midstate Engineering, Inc., dated November 5, 2010 and consisting of one (1) sheet;
- A-5 "Plot Plan", prepared by InSite Engineering, LLC, dated January 14, 2020 and consisting of two (2) sheets;
- A-6 "Boundary and Topographic Survey" prepared by InSite Surveying, LLC dated December 11, 2019 and consisting of one (1) sheet.

Mr. Kennedy asked if there was anyone present who had an objection to the notice provided for this application. Hearing none, advised that he and the Board Secretary had reviewed the notice, found service in order and the Board had jurisdiction.

The following persons were sworn: William White, Board Engineer/Planner, and Gary Hager, Applicant/Owner, Applicant Architect Anthony Condouris and Applicant Engineer Doug Clelland. Mr. Condouris having appeared before the Board in the past provided a brief summary of his qualifications as an architect and was accepted by the Board as an expert in architecture. Mr. Clelland also provided his

PUBLIC:

Vice Chairman Whitson opened the hearing to the public for questions of the witness. As no one wished to be heard, Vice Chairman Whitson closed that portion of the meeting.

PUBLIC:

Vice Chairman Whitson opened the hearing to the public for questions of the witness. As no one wished to be heard, Vice Chairman Whitson closed that portion of the meeting.

VIII. Petitions from the Public: Vice Chairman Whitson opened the meeting to Petitions from the Public. As no one from the public wished to be heard, Vice Chairman Whitson closed that portion of the meeting.

IX. Informal:

1. PB2020-07 Fort Monmouth Business Center LLC

X. Executive Session: Board Attorney Kevin Kennedy requested that the Board authorize an executive session so that he may provide an update to the Board on the Noel Kelly litigation.

At 9:07 pm the following resolution was adopted on a motion by Mr. Kleiberg, second by Mr. Foster and approved unanimously by the Board.

WHEREAS, the Open Public Meetings Act provides that the Oceanport Planning Board may go into executive session to discuss matters that may be confidential or listed pursuant to N.J.S.A. 10:4-12; and

WHEREAS, it is recommended by the Board Attorney that the Oceanport Planning Board go into executive session to discuss matters set forth hereinafter which are permissible for discussion in executive session.

NOW, THEREFORE, BE IT RESOLVED by the Oceanport Planning Board that the Board shall go into executive session to discuss the following items:

Litigation, Negotiations and the Attorney Client Privilege N.J.S.A. 10:4-12(b)(7) and Kelly, Noel vs . Oceanport Planning Board; Borough of Oceanport

BE IT FURTHER RESOLVED that no formal action will be taken after the Executive Session.

At 9:15 pm the regular meeting of the Planning Board was reopened on a motion by Mr. Davis, second by Mr. Kahle and unanimous approval by the Board.

XI. Adjournment: As there was no further business, the meeting was adjourned at 9:16 pm on a motion by Mr. Kleiberg which was seconded by Mr. Davis and approved by the Board.

Respectfully submitted,

Jeanne Smith
Board Secretary

**Planning/Zoning Combined Board**

315 E. Main Street
Oceanport, NJ 07757

SCHEDULED**CORRESPONDENCE (ID # 1621)**

Meeting: 04/28/20 07:30 PM
Department: Planning/Zoning Board
Category: Presentation
Prepared By: Jeanne Smith
Initiator: Jeanne Smith
Sponsors:
DOC ID: 1621

Report by Planners Phillips Preiss Grygiel Leheny Hughes

HISTORY:

02/25/20 Planning/Zoning Board

MARCH 2020 ADDENDUM TO
AREA IN NEED OF REDEVELOPMENT STUDY FOR
A PORTION OF THE FORMER FORT MONMOUTH PROPERTIES
IN THE BOROUGH OF OCEANPORT, NEW JERSEY
DATED MAY 2019

Prepared on behalf of Fort Monmouth Economic Revitalization Authority

For submission to the Borough of Oceanport Planning Board

By PHILLIPS PREISS GRYGIEL LEHENY HUGHES LLC | Planning & Real Estate Consultants

March 2020

**MARCH 2020 ADDENDUM TO
Area in Need of Redevelopment Study for a Portion of
the Former Fort Monmouth Properties
In the Borough of Oceanport, New Jersey
dated May 2019**

Submitted to:

The Borough of Oceanport Planning Board
315 East Main Street
Oceanport, NJ 07757

Prepared on behalf of:

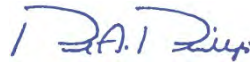
Fort Monmouth Economic Revitalization Authority
502 Brewer Ave
Oceanport, NJ 07703

Prepared by:

Phillips Preiss Grygiel Leheny Hughes LLC
33-41 Newark Street
Third Floor, Suite D
Hoboken, NJ 07030

March 2020

The original copy of this document was signed and sealed in accordance with
N.J.S.A. 45:14 A-1 et seq. and N.J.A.C. 13-41-1.3(b)



Paul A. Phillips, AICP, PP
New Jersey Professional Planner License #3046



Elizabeth C. Leheny, AICP, PP
New Jersey Professional Planner License #6133

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1. INTRODUCTION

The foregoing report is an addendum to the “Area in Need of Redevelopment Study for a Portion of the Former Fort Monmouth Properties In the Borough of Oceanport, New Jersey,” dated May 2019, prepared by this office (“AINR Study”). The original AINR Study was conducted from 2018 to early 2019 in order to determine whether a portion of Block 110, Lots 1 & 4 located in the Borough of Oceanport meets the requirements for designation as an “area in need of redevelopment” as established under N.J.S.A. 40A:12A (the Local Redevelopment and Housing Law, or LRHL) and N.J.A.C. 19:31C-3.25. The area considered in the AINR Study (“Study Area”) was formerly part of Fort Monmouth, which closed in September 2011 as result of the Base Realignment and Closure Act (BRAC), and now conveyed to the Fort Monmouth Economic Revitalization Authority (FMERA). This addendum describes the changes to building and site conditions within the Study Area since May 2019, and further discusses the impact of these changes to conclusions of the AINR Study.

In preparation of the addendum, our office conducted physical inspection of the Study Area on February 27, 2020. The photographs from the site visit are attached hereto in the appendix to document the physical changes to buildings and structures that had occurred since the AINR Study was originally conducted. Further, because environmental remediation of properties within the former Fort has been on-going, our office acquired from FMERA updates regarding the condition of known contamination, investigations, and response actions within the Study Area since May 2019.

The following section of this addendum describes in detail the changes that had occurred within the Study Area since May 2019; Section 3 evaluate the impact of these changes to the determination of the Study Area as an area in need of redevelopment provided in the AINR Study; and Section 4 sets forth the conclusion of the addendum. As discussed in detail in the foregoing sections, the changes do not substantially negate the conclusions of the AINR Study to recommend the designation of the Study Area in its entirety as an area in need of redevelopment.

2. CHANGES IN STUDY AREA SINCE AINR STUDY

2.1 Modifications to Building Conditions

Section 2.1 of the May 2019 AINR Study had provided a description of the “Site Characteristics and Locational Context” of the Study Area. While this section had noted that the Study Area contains 24 buildings, since the time of the AINR Study, 3 buildings within the Squier Hall Parcel have been demolished due to obsolescence and poor prospects for retenanting (see Table A). All three buildings started demolition work on October 29, 2019 and subsequently finished, including loading out and cleanup, on November 18, 2019. There are now 21 extant buildings within the Study Area (see Table B).

Table A: Study Area Buildings Demolished Since May 2019 AINR Study

Building Number	Description	Gross Area (sf)	Year Built
145	Storage General Purpose	905	1941
284	Cable Hut	357	1940
288	Administrative General Purpose	15,038	1941

Table B: Summary of Extant Former Fort Monmouth Buildings in Oceanport as of March 2020

	Building Number	Description	Gross Area (sf)	Year Built
Squier Hall Parcel	283	Squier Hall – Administrative General Purpose	73,994	1935
		Squier Hall – Auditorium	2,544	1935
	291	Administrative General Purpose	12,006	1966
	292	Storage General Purpose	13,440	1944
		Administrative General Purpose	17,600	1944
	293	Lab/Testing General Purpose	4,217	1943
	295	Administrative General Purpose	9,000	1969
	296	Administrative General Purpose	5,996	1970
McAfee Center Parcel	600	McAfee Center – SCIF	44,492	1997
		McAfee Center – Communication Equipment	45,000	1997
	601	Warehouse	16,000	1997
	602	Storage Building	6,000	1997
	603	Storage and Office	11,009	2006
	604	Warehouse Storage	2,500	2007
	616	CO HQ Building	1,520	1967
	620	CO HQ Building	1,520	1967
	671	CIDC Field Operations Building	3,020	1967
	675	Administrative General Purpose	2,892	1941
	676	Administrative General Purpose	3,663	1941
	677	Administrative General Purpose	2,592	1941
	678	Administrative General Purpose	1,520	1967
Tech Campus South Parcel	563	Administrative General Purpose	8,894	1941
	699	Automobile Service Station	1,769	1953
	702	Lane Hall – Community/Conference Center	12,100	1983

Other physical changes within the Study Area include the removal of the gas station area canopy and gas tanks in April 2019 on the site of Building #699 Automobile Service Station; the main building remains unchanged. Additionally, Building #283 Squier Hall has been undergoing redevelopment since September 2019 in accordance with the Purchase and Sale & Redevelopment Agreement with KKF University Enterprises, LLC, adopted September 25, 2018. As of March 2020, the interior of Squier Hall has been gutted to remove asbestos and other contaminants. The changes to building conditions within the Study Area are illustrated further by the photographs in the appendix.

It should be also noted that Building #563, which was noted as temporarily occupied with office use in the AINR Study, has since been completely vacated. Currently, all buildings are vacant except for Building #602, which is being used as cold storage for equipment and tools by Chenega Healthcare Systems, the on-call property management and maintenance company under contract with FMERA.

2.2 Updates to Environmental Remediation Efforts

Section 2.3 of the AINR Study had described the known and potential environmental concerns within the Study Area. Since the time that the May 2019 AINR Study was prepared, FMERA has provided updates and additional information regarding the remediation efforts as follows:

- FTMM-54 (Building #296): The NJDEP issued an “Unrestricted Use” No Further Action (“NFA”) determination in a letter dated May 22, 2017 for USTs, site soils, and groundwater.
- FTMM-55 (Former #Building 290): The NJDEP issued an “Unrestricted Use” NFA determination in a letter dated November 29, 2016 for USTs, site soils, and groundwater.
- FTMM-61 (Building #283): The NJDEP issued an “Unrestricted Use” NFA determination in a letter dated May 4, 2017 for the UST, site soils, and groundwater.
- ECP Parcel 49 (Squier Hall Parcel): PCBs and PAHs were detected in surface soils found outside of and adjacent to Building #283 above their respective NJDEP standards. A Time Critical Removal Action (TCRA) was performed for soils to address the PCB and PAH contaminants. The Army’s decision to undertake a removal action and completion of the TCRA was documented in the “Action Memorandum for Building 283 Squier Hall, Fort Monmouth, Oceanport, Monmouth County, New Jersey, Parsons, June 12, 2017”. Said report was submitted to NJDEP seeking concurrence with the Army’s NFA determination. NJDEP subsequently issued an NFA letter, dated June 15, 2017, for the site restoration work. PAHs were detected in surface soils outside of and adjacent to Buildings #291, #292, #293 and #296 above their respective soil remediation standards. The Army’s decision to undertake a second removal action and completion of the TCRA was documented in the “Action Memorandum for the Western Portion of Parcel 49, Fort

Monmouth, Oceanport, Monmouth County, New Jersey, Parsons, May 17, 2018.” Said report was submitted to NJDEP seeking concurrence with the Army’s NFA determination. NJDEP subsequently issued an NFA letter, dated October 30, 2018, for the referenced site remediation work.

- ECP Parcel 105 (Squier Hall Parcel): The former pistol range consisted of a firing line and a target berm, with firing occurring from east to west. The NJDEP concurred with the Army’s 1995 recommendation that no further action was needed for AOC-3 (i.e. ECP Parcel 105). However, the berm area of the former outdoor pistol range was never investigated. As a result, the Army made a decision in 2017 to perform an investigation to determine if lead was present in the soil at the location of the former berm. The findings of the investigation revealed lead was not detected in any of the soil samples above the NJDEP’s Residential Direct Contact Soil Remediation Standard of 400 mg/kg. Furthermore, lead was not detected above the NJDEP’s Impact to Groundwater Soil Screening Level of 90 mg/kg. Referenced site investigation was documented in a letter report titled “Site Investigation Report for Parcel 105, (Former Pistol Range), Fort Monmouth, Monmouth County, Oceanport, New Jersey” dated February 23, 2018. Said letter report was submitted to NJDEP seeking concurrence with the Army’s NFA determination. NJDEP subsequently issued a NFA letter, dated May 21, 2018, for the referenced site remediation work.
- ECP Parcel 52 (Tech Campus South Parcel): encompasses active IRP site FTMM-53 (Building 699). As mentioned previously, the building included numerous USTs, which have all been removed. Concurrent with the removal of site USTs, the Army installed two 10,000-gallon aboveground storage tanks (ASTs) which stored various grades of gasoline. Prior to post closure on September 15, 2011, the gas station located at parcel 52 was closed for business. Since post closure, both ASTs, associated piping, fuel dispensing islands and the canopy have been removed from the site. Remediation efforts have been ongoing since 1989. At present, there are localized impacts to soil and groundwater from five volatile organic compounds. The Army’s selected remedy at this time is monitored natural attenuation. Under this approach, it may take between 5 to 10 years to achieve final compliance.
- ECP Parcel 53 (Tech Campus South Parcel): The NFA determination referenced in the AINR was issued on March 23, 2018.
- ECP Parcel 96 (Tech Campus South Parcel): encompasses active IRP site FTMM-68 (former Building 565/700). Field studies to fully characterize contaminants of concern are complete. As an interim remedial action, the Army has performed two rounds of chemical of injections in the

source area to reduce PCE concentrations found in groundwater. The first round of chemical injections took place in August and September of 2018 and the second round was executed in March of 2019. The Army also excavated additional contaminated soils in December of 2018. Parsons, under contract to the U.S. Army Corp. of Engineers, has completed a draft remedial investigation/feasibility study (RI/FS) report for carve-out Parcel 96. The RI/FS report is currently being circulated for internal Army review.

3. IMPACT TO CONCLUSIONS OF AINR STUDY

Based on the conditions of the building and overall site at the time of the investigation, the AINR Study recommended the designation of the Study Area in its entirety as an area in need of redevelopment pursuant to criteria “b”, “c”, and “d” in the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-5). The AINR Study summarizes its evaluation of the Study Area as follows:

The facilities within Fort Monmouth generally and those within the Study Area specifically were built for mostly utilitarian purposes on an “as needed” basis to meet the discrete needs of a specialized user. The use of the buildings has been largely discontinued...and the majority of the facilities vacated. R&D facilities like Building 293 (CECOM Battery Test Facility) and Building 600 (MacAfee Center) were constructed and outfitted for specialized use by the military such that they are unlikely to have much appeal in the private marketplace. The office spaces...all exhibit outdated layouts and design contrary to today’s market trends. The storage facilities...and the recreational hall (Building 702) also suffer from functional obsolescence. Because of the age of the buildings, much of the utility and mechanical infrastructure are inefficient and not up to the standards of modern building codes. Physical improvement and modernization of the buildings and/or infrastructure pose a challenge from both a market and cost standpoint. The majority of the improvements have reached the end of their useful life and the prospects for re-tenanting are poor or nonexistent. Some of the facilities and lands, in particular the landfills, will also have to undergo environmental remediation.

The changes that have occurred since the time the AINR Study was conducted – including the demolition of 4 structures, vacancy of Building #563, the interior remediation to Squier Hall, and other environmental remediation efforts – do not affect the conclusions of the study. These changes do not fundamentally change the characteristics of the Study Area in regards to long-term discontinuance of use and vacancy; obsolescence in function, design, and layout; physical dilapidation; low prospects of retenanting the remaining buildings in today’s market without redevelopment; and low likelihood of development of the landfills through private capital due to their remoteness, lack of access, and contamination of soil. Rather, the demolition and remediation activities were prompted by public health and safety concerns related to the buildings and sites stemming from these characteristics. The extent of these changes, however, have no substantial bearing on the condition of the Study Area as a whole, nor the need to redevelop the Study Area as a whole in order to effectuate the goals and purposes of the Fort Monmouth Reuse and Redevelopment Plan, its amendments, and the Fort Monmouth Land Use Rules. The updated table of “Application of Area in Need of Redevelopment Criteria” is as follows:

Table C: Application of Area in Need of Redevelopment Criteria as of March 2020

	Site Number	Applicable Statutory Criteria
Squier Hall Parcel	283	"b," "d"
	291	"b," "d"
	292	"b," "d"
	293	"b," "d"
	295	"b," "d"
	296	"b," "d"
	M-08	"c"
	M-18	"c"
McAfee Center Parcel	600	"b," "d"
	601	"b," "d"
	602	"b," "d"
	603	"b," "d"
	604	"b," "d"
	616	"b," "d"
	620	"b," "d"
	671	"b," "d"
	675	"b," "d"
	676	"b," "d"
	677	"b," "d"
	678	"b," "d"
Tech Campus South Parcel	563	"d"
	699	"b," "d"
	702	"d"

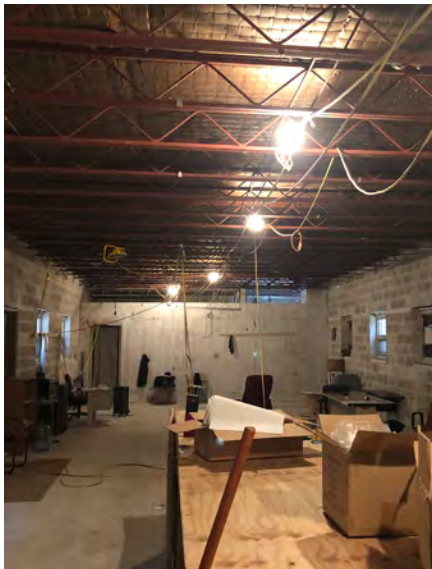
4. CONCLUSION

The foregoing addendum addressed changes that had occurred within the area investigated in the “Area in Need of Redevelopment Study for a Portion of the Former Fort Monmouth Properties In the Borough of Oceanport, New Jersey,” dated May 2019, and the impact of those changes on the conclusions of the study. Based on the analysis provided herein, the changes do not substantially negate the study’s evaluations of the referenced area in accordance with criteria set forth in the Local Redevelopment and Housing Law at N.J.S.A. 40:12A-5(b), (c), and (d).

APPENDIX: PHOTOGRAPHS OF CHANGES TO BUILDING CONDITIONS
WITHIN STUDY AREA

Appendix: Photographs of Changes To Building Conditions Within Study Area

Addendum to Area in Need of Redevelopment Study for Former Fort Monmouth Properties | Oceanport, New Jersey
PHILLIPS PREISS GRYGIEL LEHENY HUGHES LLC | March 2020

Building 283 | Squier Hall (Undergoing Interior Remediation)

Appendix: Photographs of Changes To Building Conditions Within Study Area

Addendum to Area in Need of Redevelopment Study for Former Fort Monmouth Properties | Oceanport, New Jersey
PHILLIPS PREISS GRYGIEL LEHENY HUGHES LLC | March 2020

Building 283 | Squier Hall (Undergoing Interior Remediation)

Appendix: Photographs of Changes To Building Conditions Within Study Area

Addendum to Area in Need of Redevelopment Study for Former Fort Monmouth Properties | Oceanport, New Jersey
PHILLIPS PREISS GRYGIEL LEHENY HUGHES LLC | March 2020

Building 283 | Squier Hall (Undergoing Interior Remediation)

Appendix: Photographs of Changes To Building Conditions Within Study Area

Addendum to Area in Need of Redevelopment Study for Former Fort Monmouth Properties | Oceanport, New Jersey
PHILLIPS PREISS GRYGIEL LEHENY HUGHES LLC | March 2020

Building 699 | Automobile Service Station (Canopy and Gas Tanks Removed)

Appendix: Photographs of Changes To Building Conditions Within Study Area

Addendum to Area in Need of Redevelopment Study for Former Fort Monmouth Properties | Oceanport, New Jersey
PHILLIPS PREISS GRYGIEL LEHENY HUGHES LLC | March 2020

Sites of Former Buildings 145, 284, and 288 (Buildings Demolished)

AREA IN NEED OF REDEVELOPMENT STUDY
FOR A PORTION OF THE FORMER
FORT MONMOUTH PROPERTIES
IN THE BOROUGH OF OCEANPORT, NEW JERSEY

SUBMITTED TO THE BOROUGH OF OCEANPORT PLANNING BOARD



Prepared on behalf of Fort Monmouth Economic Revitalization Authority by

PHILLIPS PREISS GRYGIEL LEHENY HUGHES LLC | Planning & Real Estate Consultants | May 2019

The original of this report was signed and sealed in accordance with N.J.S.A. 45:14 A-1 et seq. and N.J.A.C. 13-41-1. 3(b)

Paul A. Phillips

Paul A. Phillips, AICP, PP, N.J. Planner's License #3046

Liz Leheny

Elizabeth C. Leheny, AICP, PP, N.J. Planner's License #6133

**Area in Need of Redevelopment Study for a Portion of
the Former Fort Monmouth Properties
In the Borough of Oceanport, New Jersey**

Submitted to:

The Borough of Oceanport Planning Board
315 East Main Street
Oceanport, NJ 07757

Prepared on behalf of:

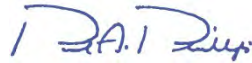
Fort Monmouth Economic Revitalization Authority
502 Brewer Ave
Oceanport, NJ 07703

Prepared by:

Phillips Preiss Grygiel Leheny Hughes LLC
33-41 Newark Street
Third Floor, Suite D
Hoboken, NJ 07030

May 2019

The original copy of this document was signed and sealed in accordance with
N.J.S.A. 45:14 A-1 et seq. and N.J.A.C. 13-41-1.3(b)



Paul A. Phillips, AICP, PP
New Jersey Professional Planner License #3046



Elizabeth C. Leheny, AICP, PP
New Jersey Professional Planner License #6133

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1. INTRODUCTION

This study was conducted to determine whether an area located in the Borough of Oceanport meets the requirements for designation as an “area in need of redevelopment” as established under N.J.S.A. 40A:12A (the Local Redevelopment and Housing Law, or LRHL) and N.J.A.C. 19:31C-3.25. The subject area was formerly part of Fort Monmouth, which closed in September 2011 as a result of the federal Base Realignment and Closure Act (BRAC). Subsequently, the Army conveyed the former Fort to the Fort Monmouth Economic Revitalization Authority (FMERA) in two phases, in June 2014 and November 2016. This study was authorized by and prepared on behalf of FMERA for submittal to the Borough of Oceanport Planning Board.

The area subject to the study consists of three parcels: the Squier Hall Parcel, the McAfee Center Parcel, and the Tech Campus South Parcel. They constitute a portion of Block 110 Lot 1 and Block 110 Lot 4 on the official tax maps of the Borough of Oceanport. The three parcels are together referred to herein as the “Study Area.”

In preparation of the study, we reviewed the following records and documents:

- *Fort Monmouth Reuse and Redevelopment Plan* prepared by EDAW, Inc. (2008)
- Fort Monmouth Land Use Rules, N.J.A.C. 19:31C-3.1 et seq.
- Master Plan for the Borough of Oceanport
- Zoning Ordinance and Map of the Borough of Oceanport
- *Existing Conditions Technical Memoranda* prepared by EDAW, Inc. (September 2007)
- *Fort Monmouth Building Assessments* prepared by Matrix Design Group (November 2010)
- *U.S. Army BRAC 2005 Site Investigation Report* prepared by Cabrera Services, Inc. (July 2008)
- *Technical Reference to Fort Monmouth Reuse and Redevelopment Plans, Chapter 7: Historic Resources* (2008)
- *Smart Growth Study: Evaluation of the Impact of Fort Monmouth on the Host Communities of Eatontown, Little Silver, Oceanport, Shrewsbury and Tinton Falls* prepared by Jeffrey Donohoe Associates LLC (July 2005)
- *Rethinking Fort Monmouth: Prospects and Opportunities* prepared by Division of Labor Market and Demographic Research, New Jersey Department of Labor and Workforce Development (2008)
- Maps of the property prepared by the Fort Monmouth DPW Master Planning Branch GIO
- Letter entitled “Department of the Army, License Amendments, Control Nos. 579114 and 579115” from the United States Nuclear Regulatory Commission to Steven C. Hart, Director, Directorate for Safety, Department of the Army, US Army Communications-Electronics Command, dated October 10, 2012
- Letter entitled “Aberdeen Proving Ground, MD 21005-1850,” from the Jenny Goodman, Supervisor, Industrial Section Radioactive Materials Program, New Jersey Department of

Environmental Protection, to Steven Hart, Director, CECOM Directorate for Safety, dated November 15, 2012

- Memorandum entitled “Squire Hall Parcel” from Joe Fallon, Senior Environmental Officer, to Bruce Steadman, Executive Director, and Rick Harrison, Director-Facilities Planning, dated February 19, 2016
- Memorandum entitled “Environmental Carve-Out Sites Found at the McAfee Center Parcel” from Joseph Fallon, Senior Environmental Officer, to Sarah Giberson, Senior Marketing & Development Officer, dated December 7, 2018

In addition to the above, we physically inspected the various buildings/structures and grounds with representatives of FMERA. This analysis included both exterior and interior inspections of existing buildings. Further, we had discussions with representatives of FMERA to obtain information on the historical use of the fort property, and specific buildings thereon, as well as to gain knowledge regarding the potential for reuse of said facilities from both a physical and market perspective.

The remainder of this report is divided into six chapters. Chapter 2 provides a description of the Study Area and its locational context. Chapter 3 provides an analysis of the applicable zoning and master plan designations within the study area. Chapter 4 discusses the criteria specified at N.J.S.A. 40A:12A-5 for “area in need of redevelopment” designation. Chapter 5 applies these criteria to the study area to determine whether or not an area in need of redevelopment determination is warranted. Chapter 6 summarizes the overall conclusion of the report. The Appendix provides photographic images of the study area.

2. DESCRIPTION OF THE STUDY AREA AND LOCATIONAL CONTEXT

2.1 Site Characteristics and Locational Context

The Study Area under consideration for redevelopment area designation is a portion of the Oceanport Reuse Area, i.e., that section of the former Fort Monmouth in the Borough of Oceanport. The Study Area is bounded generally by Parkers Creek to the north, Brewer Avenue to the south, Irwin Avenue to the east, and the municipal boundary line between Oceanport and Eatontown to the west. The Squier Hall Parcel is the northernmost parcel within the Study Area, located along Sherrill Avenue. The McAfee Center Parcel is located immediately south of the Squier Hall Parcel, south of Sherrill Avenue and north of Saltzman Avenue. The Tech Campus South Parcel is the southernmost parcel in the Study Area, located south of Saltzman Avenue. The location of the Study Area is shown in Figure 1.

The Study Area encompasses a total of ± 63.3 acres and consists of a portion of Block 110 Lot 1 and a portion of Block 110 Lot 4 on the official tax maps of the Borough of Oceanport (see Figure 2). The Squier Hall Parcel is ± 28.31 acres, containing the 7.2-acre M-08 Landfill, the 4.1-acre M-18 Landfill, and 17 acres of mostly improved land with 9 buildings. The MacAfee Parcel is ± 23.76 acres and contains 12 buildings. The Tech Campus South Parcel is ± 23.48 acres and contains 3 buildings.

The Study Area currently contains 24 buildings of the following types: administration/research, development, test and evaluation (Admin/RDT&E); commercial; public works/supply/utilities/storage; and recreation/community facilities. Some of the buildings are small and were used primarily for storage, maintenance and utilities, while others are much larger and were used for highly specialized office and laboratory operations. There is approximately $\pm 320,000$ square feet of floor area in total. All of the buildings are presently vacant except for Building 563 which is currently occupied with office uses¹. A summary of the use, square footage and age of the various buildings is provided in Table 1. A map detailing the extant land uses within the Study Area is provided as Figure 3.

¹ The tenancy of Building 563 is temporary, and the building is expected to be vacated by the end of the first quarter of 2019.

Table 1: Summary of Extant Former Fort Monmouth Buildings in Oceanport

	Building Number	Description	Gross Area (sf)	Year Built
Squier Hall Parcel	145	Storage General Purpose	905	1941
	283	Squier Hall – Administrative General Purpose	73,994	1935
		Squier Hall – Auditorium	2,544	1935
	284	Cable Hut	357	1940
	288	Administrative General Purpose	15,038	1941
	291	Administrative General Purpose	12,006	1966
	292	Storage General Purpose	13,440	1944
		Administrative General Purpose	17,600	1944
	293	Lab/Testing General Purpose	4,217	1943
	295	Administrative General Purpose	9,000	1969
	296	Administrative General Purpose	5,996	1970
McAfee Center Parcel	600	McAfee Center – SCIF	44,492	1997
		McAfee Center – Communication Equipment	45,000	1997
	601	Warehouse	16,000	1997
	602	Storage Building	6,000	1997
	603	Storage and Office	11,009	2006
	604	Warehouse Storage	2,500	2007
	616	CO HQ Building	1,520	1967
	620	CO HQ Building	1,520	1967
	671	CIDC Field Operations Building	3,020	1967
	675	Administrative General Purpose	2,892	1941
	676	Administrative General Purpose	3,663	1941
	677	Administrative General Purpose	2,592	1941
	678	Administrative General Purpose	1,520	1967
Tech Campus South Parcel	563	Administrative General Purpose	8,894	1941
	699	Automobile Service Station	1,769	1953
	702	Lane Hall – Community/Conference Center	12,100	1983

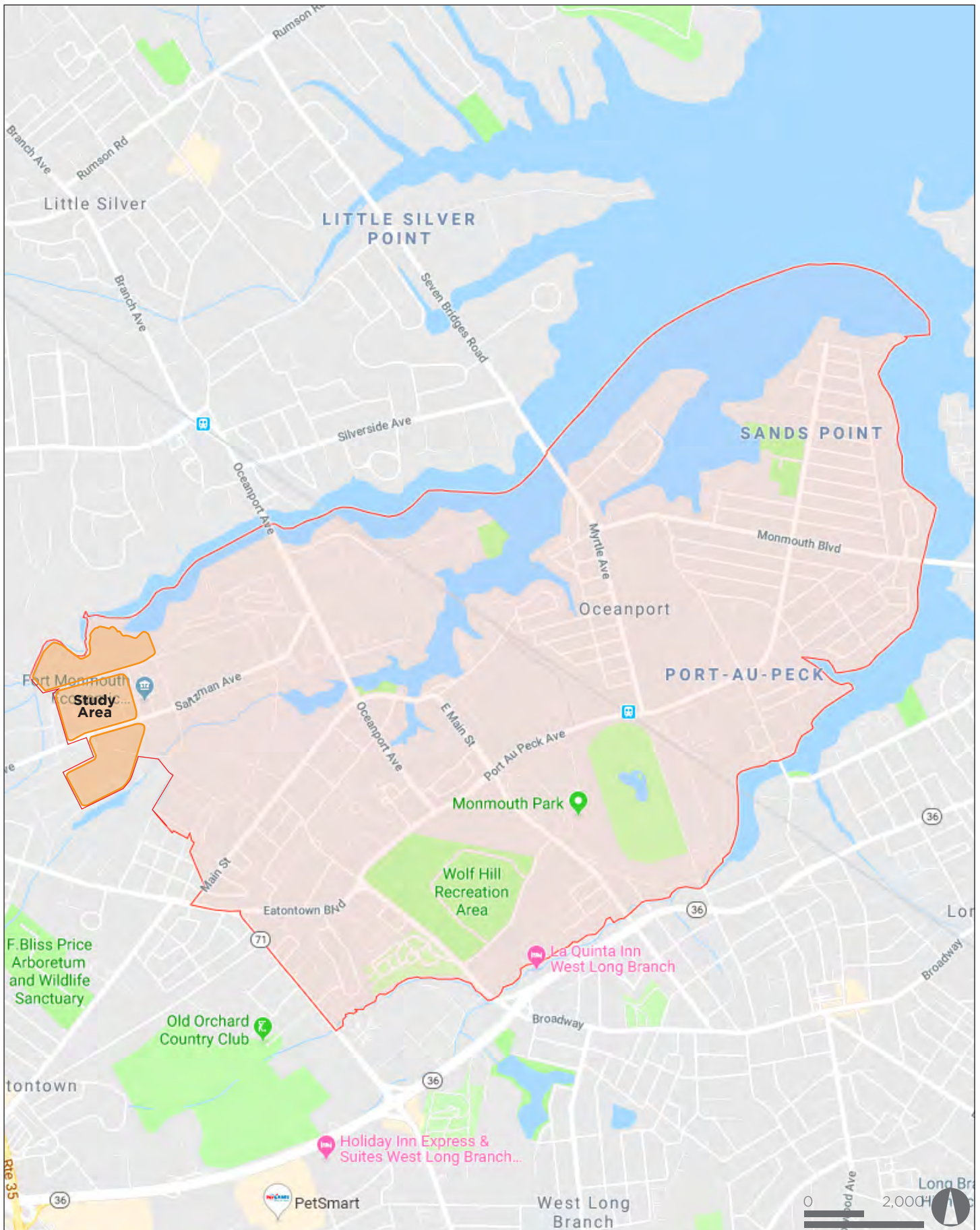


Figure 1: Location | Area in Need of Redevelopment Study for Former Fort Monmouth Properties | Oceanport, New Jersey

PHILLIPS PREISS GRYGIEL LEHENY HUGHES LLC | MAY 2019

Source: Imagery from Google Maps 2019



Figure 2: Aerial | Area in Need of Redevelopment Study for Former Fort Monmouth Properties | Oceanport, New Jersey

PHILLIPS PREISS GRYGIEL LEHENY HUGHES LLC | MAY 2019

Source: Parcel information and boundaries provided by FMERA; Aerial imagery from Google Maps 2019

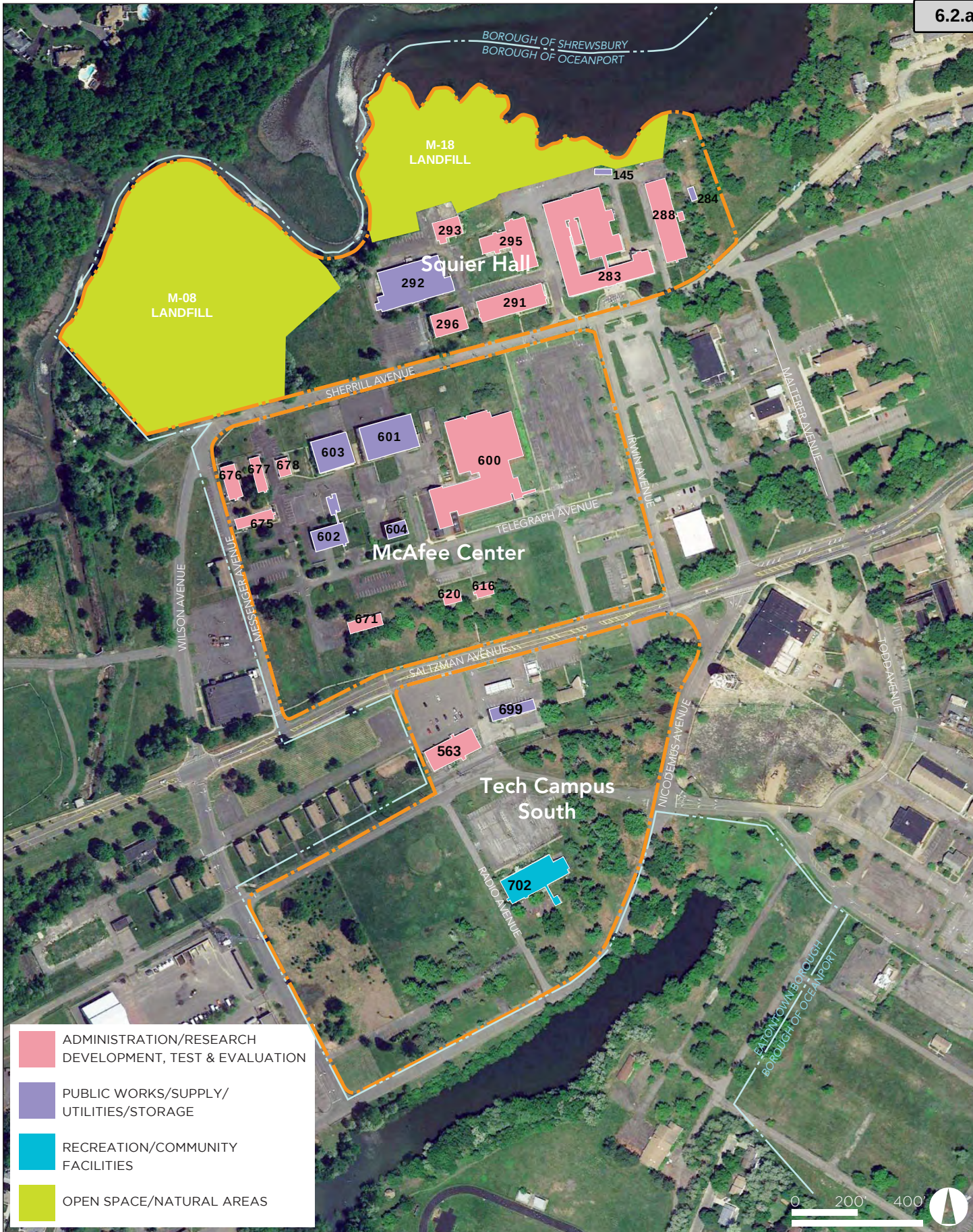


Figure 3: Former Land Use | Area in Need of Redevelopment Study for Former Fort Monmouth Properties | Oceanport, New Jersey
PHILLIPS PREISS GRYGIEL LEHENY HUGHES LLC | MAY 2019
Source: Building information provided by FMERA; Aerial imagery from Google Maps 2019

2.2 Site History

Fort Monmouth was established at this location in 1917. The original name of the fort was Camp Little Silver, and later Camp Vail. It was initially established as a temporary facility for training troops in anticipation of the United States' entry into World War I. However, it was granted permanent status in 1925 and was renamed Fort Monmouth.

Fort Monmouth was the historic home of the U.S. Army Signal Corps. Signal Corps training activities were consolidated at Fort Monmouth following World War I, and during World War II, these training activities were expanded and Fort Monmouth served as the Eastern Signal Corps Training Center. During a major reorganization of the Army in 1962, the Signal Corps assumed responsibility for the electronics research and development and the command title was changed to ECOM (Electronics Command). At the time of its closure in 2011, the primary mission of Fort Monmouth was to provide command, administrative, and logistical support for Headquarters, United States Army, Communications-Electronics Command (CECOM). CECOM was a major subordinate command of the United States Army Material Command (AMC). Fort Monmouth served as the center for the development of the Army's Command and Control, Communications, Computers, Intelligence, Sensors and Reconnaissance (C4ISR) systems.

The Fort also contained facilities for the families of service members including residences, theaters, and bowling alleys. As a result, various specialized facilities are located throughout the fort generally and in Oceanport particularly. Additional activities that occurred on the Fort included the performance of research, development, procurement, and production of electronic material for use by the United States Armed Forces. Other missions included the provision of administrative training and logistical and related support necessary to transition selected reserve component units into the active force structure in the event of a natural emergency.

2.3 Known Contamination on the Property

Various hazardous substances and contamination from R&D as well as support activities conducted on-site have been identified on the Fort Monmouth property. The known and potential environmental concerns within the Study Area are described in detail below:

Active and closed historical hazardous substance and/or waste sites

Research and development activities and associated support activities that occurred at Fort Monmouth during its more than 80 years of operation generated a number of wastes, some of which were disposed of on-site. In response, the Department of Defense developed the Installation Restoration Program (IRP) to comply with federal guidelines for managing and controlling past waste disposal actions. As of the time of this report, four active IRP sites are identified in the Study Area:

- FTMM-08 (M-8 Landfill): 7.2 acres. Reported materials in the landfill include construction debris, scrap metal, ACM, soot/boiler scale, oil spill debris, oil filters, unwashed hazardous waste

containers, incinerator ash, photographic chemicals, WWTP sludge, batteries, fluorescent tubes, and electronic components. The Army gained approval for a Record of Decision (ROD) from the NJDEP in 2017. The Army has proposed to remedy site soils by placing 2 feet of certified clean soil across the entire surface area of the landfill. Site groundwater would be remedied through Monitored Natural Attenuation (MNA) along with the filing of a Classification Exception Area (CEA) report.

- FTMM-18 (M-18 Former Training Area and Contaminated Fill Area): 4.1 acres. Spills from diesel and gasoline generators and military vehicles have occurred on the site. Waste material, primarily construction debris, is also buried on site. The Army gained approval for a Record of Decision (ROD) from the NJDEP in 2017. The Army has proposed to remedy site soils by placing 2 feet of certified clean soil across the entire surface area of the landfill. Site groundwater would be remedied through Monitored Natural Attenuation (MNA) along with the filing of a Classification Exception Area (CEA) report.
- FTMM-53 (Building 699): Former service station with underground storage tanks, which were replaced by aboveground storage tanks in 2007. Cleanup efforts started in 1989 with the installation of a treatment system using light non-aqueous phase liquid (LNAPL) recovery wells. The fuel station closed in 2011. With the approval of the NJDEP, the treatment system was shut down by the Army in 2013. Remediation for remaining soil and groundwater contamination is on-going.
- FTMM-68 (Former Building 565/700): Former Building 565 served as a dry-cleaning operation that used tetra-chloroethene (PCE) as the primary solvent. The building was demolished in 2001 and Building 700 was constructed in 2006 in its place to serve as a recruitment center. The former dry-cleaning facility housed a UST, which was removed in 2011. Building 700 has since been demolished, but remediation of soil and groundwater contamination is on-going.

Within the Study Area, there are also six No Further Action (NFA) sites where investigation and/or response actions are complete:

- FTMM-07 (M-7 Burning Area): Former incinerator found at Building 697 was used to burn classified documents. Dismantled in 1993 and deemed NFA by the NJDEP in 1994.
- FTMM-19 (AOC-3 Former Sanitary Treatment Plant): The plant was taken offline in 1975 and all sanitary waste was diverted to the Northeast Monmouth County Regional Sewerage Authority. The sludge and liquid supernatant were removed, and the facility was cleaned and disinfected in 1981. The treatment plant was demolished in 1983 and deemed NFA by the NJDEP in 1996.
- FTMM-47 (Former PCB Transformer Sites): Polychlorinated biphenyls (PCB) transformers located at Buildings 292 and 686. PCB in a soil sample collected at Building 292 was detected above its respective NJDEP residential soil remediation standard. The Army has since delineated the PCB detection at Building 292 and received an "Unrestricted Use" NFA determination from the NJDEP in a letter dated January 7, 2019. PCB in the soil sample collected at Building 686 was detected below the residential standard, and an NFA determination was issued.

- FTMM-54 (Building 296): Former fuel distribution facility with underground storage tanks. The fuel distribution system was the source of contamination and was removed in 1993. NJDEP issued NJFA letter for USTs in 2003, site soils in 2007, and site groundwater in 2015.
- FTMM-55 (Former Building 290): Former Motor Pool. UST tanks were removed in 1994 and received NFA designation from the NJDEP in 2003. Contaminated soil was removed in 1997 and received NFA designation from the NJDEP in 2007. NJDEP additionally issued a letter in 2014 approving the suspension of groundwater sampling. The building has since been demolished.
- FTMM-61 (Building 283): Gasoline underground storage tank. UST was removed in 1997 and 400 cubic yards of contaminated soil was excavated and disposed of. The NJDEP issued NFA letters for the UST and site soils in 2003. The NJDEP also approved the suspension of groundwater sampling in 2016.

In addition to sites actively investigated under the IRP, the US Army identified additional environmental concerns which were investigated under its Environmental Condition of Property (ECP) studies. ECP parcels include former coal storage areas, areas where vapor intrusion may occur in buildings, former printing/photo processing operations, former painting/surface coating operations, medical/dental/veterinary services operations, and maintenance shops. Notably, many IRP sites are encompassed within ECP parcels. Following the closure of the Fort, The Army has continued to work with the FMERA to provide updates to ECP investigations and institute remedial work. Figure 4 shows the ECP environmental carve-out parcels identified within the Study Area as of 2015.

Notably, all three environmental carve-out sites within the McAfee Center parcel have since been deemed NFA by the NJDEP – P51-G12 in March 2017; P51-UST 616 in December 2016; and P102D in December 2017. Within the Squier Hall Parcel, the Army deemed Parcel 50 to require no further action, and the NJDEP concurred with this assessment in January 2013. The Army also removed ten USTs which contained #2 heating oil from Buildings 283, 288, 290 (now demolished), 291, 292, 293, 295, and 296, all of which have received NFA determinations from the NJDEP. The remaining environmental carve-out sites in the Squier Hall and Tech Campus South parcels where remediation efforts are ongoing are as follows:

- Parcel 49 (Squire Hall Parcel): Approximately 15 acres in size and encompasses Buildings 283, 288, 291, 292, 293, 295, and 296. A number of chemicals have been detected in surface soils and groundwater at above NJDEP standards. Based upon ongoing discussion with Army staff, it is the Army's intention to delineate all contaminant of concerns, assess the risk to human health and the environment posed by the contaminants of concern, and to take all necessary actions based upon the findings of the risk assessment.
- Parcel 105 (Squier Hall Parcel): Former outdoor firing range. The Army has agreed to perform an environmental investigation.
- Parcel 52 (Tech Campus South Parcel): encompasses active IRP site FTMM-53 (Building 699). As mentioned previously, the building contained numerous USTs, which have all been removed. However, ASTs, associated piping, and the dispensing islands currently remain in place.

Remediation efforts have been ongoing since 1989. At present, there are localized impacts to soil and groundwater from five volatile organic compounds. The Army's selected remedy at this time is monitored natural attenuation. Under this approach, it may take between 5 to 10 years to achieve final compliance.

- Parcel 53 (Tech Campus South Parcel): NJDEP issued NFA determination for PAH chemicals that had been detected on the site. However, five pesticides have also been detected at above their respective NJDEP standards. It should be noted that pesticides are not recognized as a hazardous substance discharge to the environment because they were properly applied in accordance with the manufacturers' recommendations and in accordance with the Comprehensive Environmental Response Compensation Liability Act (CERCLA).
- Parcel 96 (Tech Campus South Parcel): encompasses active IRP site FTMM-68 (former Building 565/700). Field studies are still ongoing in order to complete full characterization of the site. As an interim remedial action, the Army has performed one round of chemical injections in the source area to reduce PCE concentrations found in groundwater. The first round of chemical injections took place in August and September of 2018. The Army also plans to excavate additional contaminated soils in December of 2018. Beyond 2018, the Army plans to perform three additional rounds of chemical injections and complete a remedial investigation/feasibility study (RI/FS) report for carve-out Parcel 96.

FMERA and the Army continue to monitor environmental remediation efforts within the former Fort area. Prospective reuse or redevelopment within these carve-out sites and active IRP sites may trigger any or all of the following: further sampling/analysis for additional contaminants; reassessing remedies that are currently in place that are not protective for the long term if land use changes; or requiring institutional controls.

Petroleum hydrocarbon releases

Heating oil, diesel, gasoline, and used oils were stored, used, or generated throughout Fort Monmouth. Petroleum products were typically stored in aboveground storage tanks (ASTs) or underground storage tanks (USTs) located in buildings throughout Fort Monmouth. Leaks and spills from ASTs and USTs have been identified in the past, including at Buildings 699, 296, 290, and 283 within the Study Area.

Potential Radiological Contamination

A few facilities at Fort Monmouth had previously been identified as having potential radiological contamination as a result of historical R&D activities conducted on-site. Within the Study Area, buildings identified by the U.S. Army as potentially impacted from historical use of radioactive material (RAM) include Buildings 283 and 292. Following closer investigation, these site received "Unrestricted Use" determination from both the US Nuclear Regulatory Commission (NRC) and the NJDEP in 2012.

Underground utilities, building drains, and sewers with potential releases

Throughout Fort Monmouth, it is likely that there are several underground utilities that are no longer in use and have been abandoned in place. Leaks from the sanitary sewer lines leading from the buildings to the Sewage Treatment Plants formerly operated on-site are potential sources of contamination to underlying soil and groundwater. Additionally, it is possible that industrial-type waste generated during R&D activities may have been disposed down drains into the sewer system, leading to potential contamination during sewer overflow. Sanitary sewer lines leading from potentially RAM contaminated buildings have also not yet been assessed for contamination.

Materials used to construct the utility lines are also a potential source of environmental concern. Steam lines may have been wrapped with asbestos containing material (ACM) for insulation and water supply lines were likely constructed of transite (an asbestos and concrete composite) pipe. These utilities may require special handling and offsite disposal if disturbed during redevelopment activities.

Asbestos and lead-based paint

Due to the age of the buildings and utilities at Fort Monmouth, asbestos and lead-based paint are likely present in buildings on-site. Comprehensive asbestos and lead-based paint surveys suitable for demolition purposes have not been performed on the majority of the buildings.

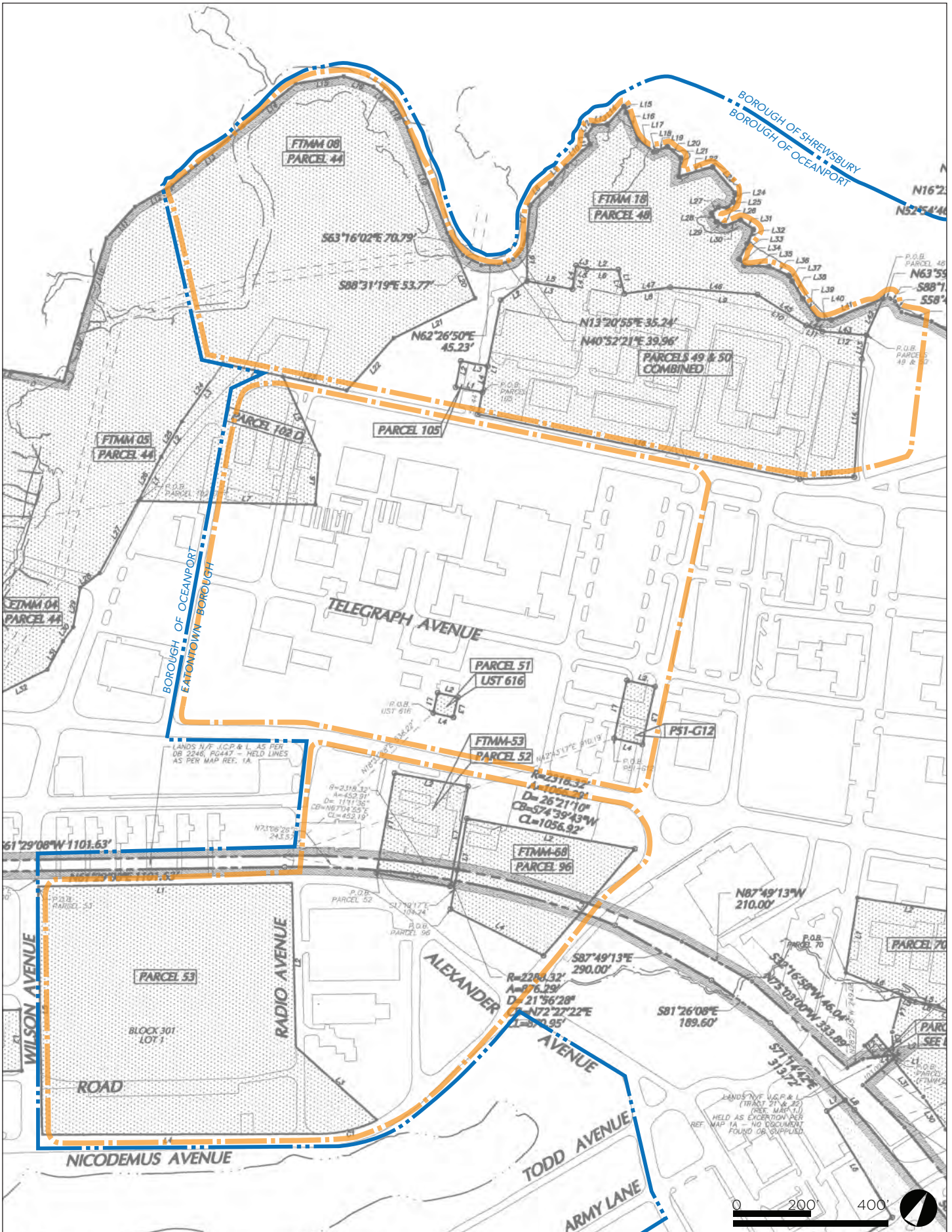


Figure 4: Environmental Conditions Survey | Area in Need of Redevelopment Study for Former Fort Monmouth Properties | Oceanport, New Jersey

PHILLIPS PREISS GRYGIEL LEHENY HUGHES LLC | MAY 2019

Source: Langan Engineering, Fort Monmouth Phase Two Parcel Environmental Carve-Out Parcels, Revised Through 9/13/16

3. FORT MONMOUTH REUSE AND REDEVELOPMENT PLAN AND OCEANPORT MASTER PLAN AND ZONING

3.1 Fort Monmouth Reuse and Redevelopment Plan

As a result of the BRAC decision, the Fort Monmouth Economic Revitalization Planning Authority (FMERPA) was created as the Local Redevelopment Authority in charge of coordinating the Fort's closure and planning for its reuse pursuant to P.L.2006, c.16 (C.52:27I-1 et seq.). FMERPA's charge was to "encourage enlightened land use and to create employment and other business opportunities" for the three host communities.

On September 4, 2008, FMERPA submitted a comprehensive conversion and revitalization plan for Fort Monmouth (i.e., "*Fort Monmouth Reuse and Redevelopment Plan*" "Reuse Plan") and a homeless assistance submission to the United States Department of Defense and the United States Department of Housing and Urban Development, as required under the applicable federal Base Realignment and Closure law and regulations. Both federal agencies subsequently accepted the Reuse Plan. This plan represents the "Master Plan" for Fort Monmouth. To implement the plan, the State legislature, pursuant to P.L. 2010, Chapter 51, empowered an authority to replace FMERPA known as the Fort Monmouth Economic Revitalization Authority (FMERA). FMERA is authorized to adopt any modifications or amendments to the Reuse Plan and adopt development and design guidelines and land use regulations to implement the plan. Per the legislation creating FMERA, the land use regulations "shall supersede the zoning ordinances and land use regulations of the host municipalities and the county with respect to the project area."

The Reuse Plan divided the Oceanport Reuse Area (i.e., areas of the former Fort within the boundaries of Oceanport) into five major reuse nodes: High-Tech and Green Industry Campus; Oceanport Neighborhood Center; Education/Medical Campus; Parker's Creek Boutique Hotel and Spa area; and Historic Housing Area. The Study Area would be primarily in the High-Tech and Green Industry Campus.

The High-Tech and Green Industry Campus was envisioned to be the area's main knowledge center. The Campus is intended to serve as an educational showpiece, to provide the Reuse Area with a source of green/renewable energy, to provide a space for research and development (R&D) activities, and to leverage existing intellectual capital in the area to further the development of sustainable energy technologies. The Campus would provide a total of 400,000 square feet of high-tech R&D space at full build out. The 90,000 square foot McAfee Center (Building 600) is proposed to be adaptively reused by a high-tech communications research company who can employ the highly specialized equipment. Squier Hall (Building 283) and Armstong Hall (Building 551) would be adaptively reused for educational purposes. Existing in-kind building reuse is proposed for the Library (Building 502), Chapel (Building 500), Counseling Center (Building 501), and Fitness Center (Building 114). A linear central park would provide a front for all of the buildings in the cluster and provides a greenway linkage between the Parade Ground and the perimeter Blue-Greenbelt open space system.

3.2 Fort Monmouth Land Use Rules

FMERA's land use regulations and design and development guidelines N.J.A.C. 19:31 C-3 (the "Land Use Rules") serve as the zoning ordinance for the Fort. The Reuse Plan and the Land Use Rules supersede the master plan, the zoning and land use ordinance and regulations, and the zoning map of the Borough of Oceanport.

The Land Use Rules are intended to promote flexibility in connection with the implementation of the Reuse Plan, but not to supersede it; all development within the Fort shall be consistent with the Reuse Plan. The Land Use Rules divide the Oceanport Reuse Area into three Development Districts: Horseneck Center, Education/Mixed-use Neighborhood, and Green Tech Campus. The Study Area is located within the Green Tech Campus district. This district only allows office/research; institutional/civic; and open space/recreation uses. Permitted accessory uses include parking (surface and structured), outdoor storage, renewable energy systems, accessory structures in open space/recreation areas, and other uses customarily incidental to a principal permitted use.

The maximum allowable floor area ratio (FAR) for non-residential development within the entire district is 0.30. The maximum allowable lot coverage for the entire district is 45 percent.

In addition to the above district-specific regulations, the Land Use Rules also set forth standards regarding bulk and density applicable to all districts. Subdivisions and site plans are also required to adhere to various development and design guidelines set forth in N.J.A.C. 19:31C-3.14 through 3.18, including for circulation; parking; open space network and landscaping; building placement; and building design and sustainability.

3.3 Oceanport Master Plan

Although the Reuse Plan and FMERA's land use rules supersede the municipal master plan for the former Fort properties, a review of the Oceanport Master Plan is included here for informational purposes. The Borough of Oceanport adopted its most recent Master Plan in October 2016. The Master Plan provides a vision for the redevelopment of the Fort Monmouth properties "that emphasizes creating a balance between preserving the character of the Borough and the new development." Specifically related to the Study Area, the Master Plan emphasizes restoration and reuse of structures within the Fort Monmouth Historic District, which includes Buildings 145, 283, and 288 in the Squier Hall Parcel. Additionally, the Master Plan envisions the areas along Parker's Creek, including the M-08 and M-18 landfills in the Squier Hall Parcel, as prime waterfront development sites "which should be developed to the highest design standards." The Master Plan also generally advocates for the preservation of open space and coordination with FMERA on provision of future transportation networks and access.

3.4 Oceanport Zoning

Although the development of the former Fort properties in Oceanport are governed by the Land Use Rules and design guidelines adopted by FMERA, as a point of information, the study area lies within the R-1 Single Family Residence Zone under the Borough's current zone plan. Permitted uses in the R-1 zone are single-family detached dwelling; park and playground; municipal building; library; and public schools. Special Exception Uses in the R-1 Zone include churches and other places of worship; private schools having curricula comparable to that offered in the public school; and fire station.

4. STATUTORY CRITERIA FOR AN AREA IN NEED OF REDEVELOPMENT

Pursuant to N.J.A.C. 19:31C-3.25 and the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-5), an area in the former Fort may be determined to be in need of redevelopment only if, after an investigation and a public hearing for which notice has been given, it is found to meet one or more of the following conditions:

- a. The generality of buildings are substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess any of such characteristics, or are so lacking in light, air, or space, as to be conducive to unwholesome living or working conditions.
- b. The discontinuance of the use of buildings previously used for commercial, manufacturing, or industrial purposes; the abandonment of such buildings; or the same being allowed to fall into so great a state of disrepair as to be untenable.
- c. Land that is owned by the municipality, the county, a local housing authority, redevelopment agency or redevelopment entity, or unimproved vacant land that has remained so for a period of ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital.
- d. Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community.
- e. A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real properties therein or other similar conditions which impede land assemblage or discourage the undertaking of improvements, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare, which condition is presumed to be having a negative social or economic impact or otherwise being detrimental to the safety, health, morals, or welfare of the surrounding area or the community in general.
- f. Areas, in excess of five contiguous acres, whereon buildings or improvements have been destroyed, consumed by fire, demolished or altered by the action of storm, fire, cyclone, tornado, earthquake or other casualty in such a way that the aggregate assessed value of the area has been materially depreciated.
- g. In any municipality in which an enterprise zone has been designated pursuant to the "New Jersey Urban Enterprise Zones Act," P.L.1983, c.303 (C.52:27H-60 et seq.) the execution of the actions prescribed in that act for the adoption by the municipality and approval by the New

Jersey Urban Enterprise Zone Authority of the zone development plan for the area of the enterprise zone shall be considered sufficient for the determination that the area is in need of redevelopment pursuant to sections 5 and 6 of P.L.1992, c.79 (C.40A:12A-5 and 40A:12A-6) for the purpose of granting tax exemptions within the enterprise zone district pursuant to the provisions of P.L.1991, c.431 (C.40A:20-1 et seq.) or the adoption of a tax abatement and exemption ordinance pursuant to the provisions of P.L.1991, c.441 (C.40A:21-1 et seq.). The municipality shall not utilize any other redevelopment powers within the urban enterprise zone unless the municipal governing body and planning board have also taken the actions and fulfilled the requirements prescribed in P.L.1992, c.79 (C.40A:12A-1 et al.) for determining that the area is in need of redevelopment or an area in need of rehabilitation and the municipal governing body has adopted a redevelopment plan ordinance including the area of the enterprise zone.

h. The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.

It should be stressed that certain lands and buildings that do not meet any of the statutory conditions may still be included within an area in need of redevelopment provided that within the Study Area as a whole, one or more of the expressed conditions are prevalent. This provision is referred to as "Section 3" and is set forth under N.J.S.A. 40A:12A-3, which states in part that "a redevelopment area may include lands, buildings, or improvements which of themselves are not detrimental to the public health, safety or welfare, but the inclusion of which is found necessary, with or without change in their condition, for the effective redevelopment of the area of which they are a part."

5. EVALUATION OF STUDY AREA

5.1 Overview

The study area encompasses ± 63.3 acres and is improved with as many as 24 buildings totaling over 300,000 square feet of gross floor area. The buildings were constructed at various times spanning more than 70 years. The Squier Hall building (283) dates back to 1935 while the most recent structure was built in 2007. A number of buildings have undergone renovations through the years and there have been other significant modifications, as structures have been demolished and facilities relocated. Historically, many of these buildings housed offices and laboratories for research and development (R&D) activities, specifically related to communications and electronics. The Study Area also contains a number of storage facilities of various sizes, as well as a former automobile service center and a former community recreation center.

The following provides an evaluation of the Study Area and considers whether it meets the statutory criteria for an “area in need of redevelopment.” The analysis was based on surveys of use and property conditions, as well as physical inspection of the exteriors and interiors of existing buildings/structures. The analysis also relied on the following building assessment reports: *Existing Conditions Technical Memoranda* prepared by EDAW, Inc. (September 2007); *Fort Monmouth Building Assessments* prepared by Matrix Design Group (November 2010); and *U.S. Army BRAC 2005 Site Investigation Report* prepared by Cabrera Services, Inc. (July 2008).

Photographs of the study area and facilities thereon are provided in the report Appendix.

5.2 Evaluation of Properties

The Study Area encompasses a total of ± 63.3 acres and consists of a portion of Block 110 Lot 1 and a portion of Block 110 Lot 4 on the official tax maps of the Borough of Oceanport. The Study Area is largely divided into three parcels: 1) The ± 28.31 acre Squier Hall Parcel with $\pm 2,165$ feet of frontage along Sherrill Avenue; 2) The ± 23.76 acre MacAfee Parcel with $\pm 1,270$ feet of frontage along Sherrill Avenue, ± 880 feet of frontage along Irwin Avenue, $\pm 1,275$ feet of frontage on Saltzman Avenue, and ± 870 feet of frontage along Messenger Avenue; 3) The ± 23.48 acre Tech Campus South Parcel with ± 980 feet of frontage on Saltzman Avenue, ± 695 feet of frontage on Alexander Avenue, ± 685 feet of frontage on Wilson Avenue, and $\pm 2,075$ feet of frontage on Nicodemus Avenue.

The area under evaluation consists of a wide range of improvements, including buildings of the following types: administration/research, development, test and evaluation (Admin/RDT&E); commercial; public works/supply/utilities/storage; and recreation/community facilities. There are also two former landfill sites that are currently unimproved. The existing buildings, improvements, and open spaces are described in greater detail below.

Administration/Research, Development, Test and Evaluation

(Buildings 283, 288, 291, 293, 295, 296, 563, 600, 616, 620, 671, 675, 676, 677, 678)

As a result of the Fort's communications mission, the Main Post had many high-tech R&D facilities, including labs, specialized testing space, and office spaces. Notable buildings in this category within the Study Area include Building 283 (Squier Hall) and Building 600 (McAfee Center).

Building 283 (Squier Hall) is a two-story L-shaped office and administrative building with an unfinished basement located north of Sherrill Avenue. The building is $\pm 76,538$ square feet in gross floor area and mainly consists of two sections: a two-story administration and laboratory section and a shop section located in the rear of the building. The building was constructed in 1935 and served as the first permanent Signal Corps laboratory at Fort Monmouth. The building houses many office and laboratory spaces, as well as a 126 seat auditorium with a raised stage on the first floor. Squier Hall is currently listed on the National Register of Historic Places; however, it is not considered a contributing resource to the Fort Monmouth Historic District as described in the October 2009 Programmatic Agreement between the U.S. Army and the NJ State Historic Preservation Officer.

Structurally, the exterior masonry shows visible cracks, and there is evidence of water damage and mold throughout the building. There are also numerous areas where floor and ceiling tiles are damaged. Environmental hazards such as asbestos and lead-based paint may exist in the building. Environmental remediation efforts for ECP Parcel 49, which encompasses Building 283, is still ongoing.

Buildings 288, 291, 295, and 296 are all one-story general administrative buildings near Squier Hall. The buildings mainly contain administrative offices. **Building 288** was constructed in 1941 and is $\pm 15,038$ square feet; **Building 291** was constructed in 1966 and is $\pm 12,006$ square feet; **Building 295** was constructed in 1969 and is $\pm 9,000$ square feet; **Building 296** was constructed in 1970 and is $\pm 5,996$ square feet. The exterior of the buildings all show visible signs of deterioration, including cracks, peeling, mold, and damage to the roof and window rails. Additionally, there is evidence of water damage on the floors of the buildings, and ceiling panels have fallen off in numerous places, exposing utility lines and lighting fixtures. Notably, Buildings 291, 295, and 296 have been partially overtaken by vegetation such as ivy, and there are numerous cracks in the pavement of the driveways and parking areas servicing the buildings.

Building 293 was the CECOM Logistics and Readiness Center. It was constructed in 1943 and totals $\pm 4,217$ square feet on one single story. The building was used as a battery test facility and contains laboratory space. There are signs of deterioration on the exterior of the building and the pavement of the land surrounding the building.

Building 600 (McAfee Center) is a two story building totaling $\pm 89,492$ square feet in gross floor area. McAfee Center is a relatively new building – it was constructed in 1997 specifically to serve as a R&D facility. The building contains many uses, including offices, raised-floor computer laboratories, an anechoic (electro-magnetic frequency restrictive) chamber, and high bay warehouse space. Structurally,

the building is in relatively good condition, though there are signs of interior damage, such as fallen ceiling panels.

Buildings 616 & 620 are two identical administrative buildings constructed in 1967. Both buildings are single story and have $\pm 1,520$ square feet of floor area.

Building 671 was the former CIDC Field Operations Building. Constructed in 1967, it is a single-story structure with $\pm 3,020$ gross square feet. The building mainly contains administrative offices. Both the exterior and interior of the building show signs of deterioration.

Buildings 675, 676, 677, and 678 are all single-story general purpose administrative buildings similar in architectural style and interior design. They are concentrated in the northwest corner of the McAfee Center Parcel. Buildings 675, 676, and 677 were constructed in 1941, while Building 678 was constructed in 1967. Building 675 is $\pm 2,892$ square feet; Building 676 is $\pm 3,663$ square feet; Building 677 is $\pm 2,592$ square feet; and Building 678 is $\pm 1,520$ square feet. The buildings have suffered extensive dilapidation with signs of water damage, crumbling ceiling panels, and deteriorating roof structures. There is significant debris throughout, and some buildings were even found to have dead animals (not pictured in the Appendix). Additionally, the driveways and parking lot adjacent to the buildings have numerous cracks and are devoid of lighting structures, signs, markings, and or other directional/decorative elements.

Building 563 is a single-story general administrative building located within the Tech Campus South Parcel. The building was constructed in 1941 and has $\pm 8,894$ square feet. The interior of the building is in good condition, though the exterior shows signs of deterioration. Additionally, the pavement of the driveway and parking lot adjacent to the building are in a state of poor maintenance. Building 563 is currently occupied with office uses. However, the tenancy of Building 563 is temporary, and the building is expected to be vacated by the end of the first quarter of 2019.

Public Works/Supply/Utilities/Storage

(Buildings 145, 284, 292, 601, 602, 603, 604, 699)

Building 145 is a small single-story storage structure located near the northeast façade of Squier Hall. The structure was constructed in 1941 and is ± 905 square feet in size.

Building 284 is a cable hut located east of Building 288. The structure was constructed in 1940 and is ± 357 square feet in size. The structure contained equipment for accessing the Fort's secure, underground fiber optic ring, which is no longer active.

Building 292 was the Military Surface Deployment and Distribution Command Building. Built in 1944, the building housed a medical material warehouse as well as administrative offices. The structural condition of the building is relatively sound, but there are signs of damage in the interior. The building was formerly installed with an active polychlorinated biphenyls (PCB) transformer, but has since gained NFA

status. Environmental remediation efforts for ECP Parcel 49, which encompasses Building 292, is still ongoing.

Buildings 601, 602, and 603 are all single-story warehouse structures located to the west of McAfee Center. Both Building 601 and 602 were constructed in 1997, while Building 603 was constructed in 2006. Building 601 is ±16,000 square feet; Building 602 is ±6,000 square feet, and Building 603 is ±11,009 square feet. Notably, Building 603 also contains a small amount of office space.

Building 604 is a relatively new warehouse storage building located adjacent to McAfee Center to the east. It is constructed of metal siding on top of a concrete foundation. The structure was completed in 2007.

Building 699 was an automobile service station constructed in 1953. The building is ±1,769 square feet, and housed a full-service automobile repair shop. There is a service area with several gasoline stands near the building. The overall station area is in state of poor maintenance, including cracks and potholes in the pavement. The building formerly stored six underground storage tanks, and the building was deemed an active IRP site. The environmental carve-out parcel 52, which encompasses the building, is undergoing remediation for groundwater contamination.

Recreation/Community Facilities (Building 702)

Building 702 (Lane Hall) was a community and conference center built in 1983. It is a ±12,100 square feet single story building containing a catering hall and restaurant, administrative offices, multiple dining rooms, and a ball room. The building has sustained significant interior damage – ceilings have holes and missing panels, revealing utility lines and leaving lighting fixtures hanging; debris has also accumulated as a result. The areas outside the building have largely been overtaken by weeds, and the former parking lot area is almost undiscernible.

Open Space/Natural Areas (M-08 & M-18 Landfills)

In addition to the 24 buildings, there are two former landfills (**M-08 & M-18**) located within the Squier Hall parcel. As detailed in the previous section on IRP sites, both landfills were formerly used to store construction debris and certain hazardous substances. Reported hazardous substances in **M-08** include ACM, soot/boiler scale, oil spill debris, oil filters, unwashed hazardous waste containers, incinerator ash, photographic chemicals, WWTP sludge, batteries, fluorescent tubes, and electronic components. **M-18** was additionally used as a training area where diesel and gasoline generators and military vehicles were used. As a result, numerous spills had occurred at the site. The former landfills currently remain unimproved and are still under ownership of the Army.

5.3 Consideration of a Redevelopment Area Designation for the Study Area

Based on our analysis of existing conditions within the Study Area, it is readily apparent that the extant structures are now predominantly idle. Former R&D facilities such as Building 293 (CECOM Battery Test Facility) and Building 600 (MacAfee Center) were constructed for and outfitted with specialized military technologies that have little or no utility for civilian purposes. Much of the office space, especially in locations where it was ancillary to specialized laboratory and testing or other highly classified activities, is out-of-date and functionally obsolete by today's market standards. The warehouse and garage facilities previously used for storage of utilities and equipment for military activities are devoid of use now that the Army has vacated the Fort. The former recreational center and automobile service center are also functionally obsolete and have suffered extensive deterioration in the years of vacancy.

Further, since the Fort was designed and constructed over time, the arrangement of buildings by use/function was somewhat haphazard, as the Army built on available land as needed. The resulting layout and juxtaposition of the various buildings presents obstacles for purposes of redevelopment. Some of these improvements and uses/functions are also strategically located in areas considered essential for the successful redevelopment of the Study Area and the larger former Fort (i.e., in a manner that would be in keeping with the Fort Monmouth Reuse and Redevelopment Plan). In fact, in some instances, even if the potential existed to retain or retenant certain improvements, to do so would hamper future redevelopment efforts. Finally, numerous buildings are over 70 years old and in need of updating.

In accordance with our physical evaluation of the Study Area and all of the extant facilities, as well as our review of various documents, records and representations provided by FMERA and referred to herein, the Study Area may be determined to be "an area in need of redevelopment" under criteria "b," "c," and "d" of N.J.S.A. 40A:12A-5. The following evaluation is divided into the land use categories present in each building when the Fort was operational.

Administration/Research, Development, Test and Evaluation

(Buildings 283, 288, 291, 293, 295, 296, 563, 600, 616, 620, 671, 675, 676, 677, 678)

Overall, these largely office and laboratory buildings are adversely impacted by the age and design of the space. The majority of these spaces are over 50 years old - Squier Hall (**Building 283**) is 84 years old, and numerous other buildings in this category were built in the 1940s (**Buildings 288, 293, 675, 676, 677, and 563**) and 1960s (**Buildings 291, 295, 616, 620, 671, and 678**). These buildings do not bode well for potential users who covet more modern facilities for laboratory research or offices. **Building 283 Squier Hall** in particular was noted in the *Fort Monmouth Building Assessments* report for its outdated utility systems. For one, the building is not equipped with sprinklers or a generator/uninterruptable power supply. The report rated the overall electric distribution condition "poor" due to the outdated original equipment, for which replacement parts are hard to find. Additionally, the building has an outdated gas-fired boiler, cooling system, and electric water heater, as well as plumbing fixtures that do not meet ADA requirements. As noted in the *Technical Memoranda*, further complicating the reuse

potential of these old buildings in this use category is the likelihood of hazardous building materials, asbestos, lead based paint, and radon.

R&D facilities such as **Building 293** and **Building 600 McAfee Center** were outfitted for specific testing or research and development uses that are so specialized that they have limited appeal in today's marketplace. **Building 293** was used as a battery test facility by CECOM, while **Building 600 McAfee Center** is equipped with an anechoic chamber that blocked electro-magnetic frequency waves. McAfee Center also has numerous smaller computer labs, a laser testing lab, and high-bay warehouse space for storage of the equipment. As a result of the design that geared towards highly-specific research and military operations, these R&D facilities are now functionally obsolete. While McAfee Center, compared to Building 293, is structurally sound, potential for reuse or re-tenanting is effectively limited due to these specialized R&D spaces.

Some of the spaces in this land use category were designed for the conduct of highly classified work and do not have the amenities typical of modern offices. The office spaces in administrative **Buildings 288, 291, 293, 295, 296, 563, 616, 620, 671, 675, 676, 677, and 678** are poorly laid out, with small interior rooms off long window-less corridors that do not comport with state-of-the-art designs that call for larger floor plates and/or more flexible layouts. Ancillary office spaces within larger buildings such as Squier Hall, McAfee Center, and Building 292 similarly suffer from this obsolete layout. The labyrinth of office spaces offered by these buildings do not lend itself to the demands of today's office market, where more flexible alternatives are favored in order to accommodate the specific design needs of discrete users.

In addition to the faulty and obsolete layout and design, many of these administrative buildings have suffered extensive deterioration. **Buildings 288, 675, 676, and 677**, all built in 1941, show signs of molding and severe water damage. Inside, debris from damaged walls, ceilings, and columns have piled up. After the discontinuance of use of buildings following the closing of the Fort, the buildings have also attracted wild animals, and animal carcasses have been found inside. There are also visible signs of deterioration on **Buildings 291, 295, 296, 616, 620, and 671**, including damage to roofs, window rails, ceilings, and walls. For **Buildings 291, 295, and 671**, renovation or modernization is further hampered by the fact that they are of block wall construction, such that reconstruction/modernization costs would be expensive, if not entirely cost-prohibitive.

In short, dilapidation, obsolescence, faulty arrangement and design, and lack of ventilation and light of the extant office spaces qualify them under criterion "d." The discontinuance of use qualifies all the buildings under criterion "b," as well, except for Building 563 which has been temporarily re-tenanted. Buildings 293 and 600 in particular are limited in redevelopment potential due to the now-obsolete specialized R&D spaces, and thus qualify under criteria "b" and "d."

Public Works/Supply/Utilities/Storage (Buildings 145, 284, 292, 601, 602, 603, 604, 699)

Scattered throughout the Study Area are numerous buildings used as support, utility, and maintenance for the larger laboratory and office buildings and other military operations. With the closing of the military base, most of these structures, and particularly those used for storage (i.e. **Buildings 145, 284, 292, 601, 602, 603**) have little or no reuse potential. Most of these storage structures were built before 2000 and do not meet modern design or functionality standards desired in today's market, such as automated material-handling or climate-control systems. In particular, **Buildings 145 and 284** are small ancillary structures less than ±1,000 square feet and **Building 292** was specifically used as a medical material warehouse, and thus are all obsolete. Meanwhile, other buildings providing support services such as **Building 604**, a standalone garage for military vehicles, and **Building 699**, a former automobile service station, are functionally obsolete as well. Moreover, the vacation of these buildings has led to varying states of dilapidation, especially of the older buildings built in the 1940s. As such, the discontinuance of the use of the buildings for industrial purposes and subsequent vacancy and deterioration for almost a decade qualify the buildings under criterion "b." Additionally, the functional obsolescence, faulty arrangement and design, and obsolete layout of the buildings are detrimental to the goals of the Reuse Plan, and thus to the safety, health, and welfare of the community in reference to criterion "d."

Recreation/Community Facilities (Building 702)

As one of the Fort's main recreational centers, Lane Hall is home to a catering hall and ball room. There are remnants of the bar counter, serving stations, kitchens, and dining rooms that supported these uses. As a structure built specifically for these recreational purposes and that devotes a significant floor area just for these purposes, Lane Hall's flexibility in terms of reuse and retenancing are low. There is also significant interior deterioration in these spaces, including damaged ceilings, broken glass, and debris. This obsolescence in function, arrangement, design, and layout qualify the building under criterion "d."

Open Space/Natural Areas (M-08 & M-18 Landfills)

Both M-08 and M-18 sites qualify as "an area in need of redevelopment" under criterion "c." As mentioned previously, both sites were formerly landfills for construction debris and other hazardous substances. The soil of M-18 had additionally been contaminated by diesel and gasoline spills. The Army has proposed placing a two-foot vegetative soil cap across the entire surface of the landfills. Additional remedy includes placing deed restrictions on the landfills. Currently, both landfills remain the property of the Army until such time all remedies are in place or complete. Following completion of all remedies,

ownership of the M-08 and M-18 landfills will be transferred to FMERA, the designated redevelopment agency.

Location-wise, the sites are isolated from the rest of the Fort, as they are located along the northern boundary of the Fort just below Parker's Creek. While Sherrill Avenue runs south of M-08, there is no current pedestrian or vehicular access routes to M-18.

For these reasons relating to remoteness, lack of access, and nature of the soil, the sites are "not likely to be developed through the instrumentality of private capital" in reference to criterion "c." However, designation as an "area in need of redevelopment" may help foster investment at these sites to create viable waterfront development as envisioned by the Reuse Plan and the Oceanport Master Plan.

Summary

The facilities within Fort Monmouth generally and those within the Study Area specifically were built for mostly utilitarian purposes on an "as needed" basis to meet the discrete needs of a specialized user. The use of the buildings has been largely discontinued (except for Building 563 which has been temporarily re-tenanted) and the majority of the facilities vacated. R&D facilities like Building 293 (CECOM Battery Test Facility) and Building 600 (MacAfee Center) were constructed and outfitted for specialized use by the military such that they are unlikely to have much appeal in the private marketplace. The office spaces, in particular in administrative Buildings 288, 291, 293, 295, 296, 563, 616, 620, 671, 675, 676, 677, and 678, all exhibit outdated layouts and design contrary to today's market trends. The storage facilities (Buildings 145, 284, 292, 601, 602, 603, 604, and 699) and the recreational hall (Building 702) also suffer from functional obsolescence. Because of the age of the buildings, much of the utility and mechanical infrastructure are inefficient and not up to the standards of modern building codes. Physical improvement and modernization of the buildings and/or infrastructure pose a challenge from both a market and cost standpoint. The majority of the improvements have reached the end of their useful life and the prospects for re-tenanting are poor or nonexistent. Some of the facilities and lands will also have to undergo environmental remediation.

Clearly, in its present condition the Study Area is failing to satisfy the land use policy objectives advanced by FMERA and Oceanport alike. Prior to its closure, several studies projected the negative impacts which would occur once the Fort closed, recognizing that when it was fully operational Fort Monmouth had a total economic impact of \$2.5 billion.² With the closing of the Fort, Oceanport and other host communities have seen significant loss in jobs and local tax revenues, which were previously generated largely by the commercial and industrial buildings, such as the facilities located in the Study Area, leased to Defense contractors. If the present conditions are allowed to persist and the land and buildings continue to stay economically unproductive, it will hasten a process of economic decline in the

² *Rethinking Fort Monmouth: Prospects and Opportunities* (2008) prepared by Division of Labor Market and Demographic Research, New Jersey Department of Labor and Workforce Development.

Fort communities including Oceanport and surrounding municipalities, to the detriment of the public health, safety and general welfare of the community.

As a result of the conditions and circumstances described in this chapter, there is a legitimate basis to declare the Study Area in its entirety as an “area in need of redevelopment” in accordance with the “b,” “c,” and “d” criteria as set forth in the Local Redevelopment and Housing Law (see Table 2 below).

Table 2: Application of Area in Need of Redevelopment Criteria

	Site Number	Applicable Statutory Criteria
Squier Hall Parcel	145	“b,” “d”
	283	“b,” “d”
	284	“b,” “d”
	288	“b,” “d”
	291	“b,” “d”
	292	“b,” “d”
	293	“b,” “d”
	295	“b,” “d”
	296	“b,” “d”
	M-08	“c”
	M-18	“c”
McAfee Center Parcel	600	“b,” “d”
	601	“b,” “d”
	602	“b,” “d”
	603	“b,” “d”
	604	“b,” “d”
	616	“b,” “d”
	620	“b,” “d”
	671	“b,” “d”
	675	“b,” “d”
	676	“b,” “d”
	677	“b,” “d”
	678	“b,” “d”
Tech Campus South Parcel	563	“d”
	699	“b,” “d”
	702	“d”

6. CONCLUSION

The foregoing study, which was prepared for submission to the Borough of Ocean town Planning Board, sought to determine whether an area within the municipality that was formerly part of Fort Monmouth qualifies as “an area in need of redevelopment” in accordance with N.J.S.A. 40A:12A and N.J.A.C. 19:31C-3.25. Based on the analysis provided herein, the referenced area meets the statutory criteria for designation as “an area in need of redevelopment” in accordance with NJSA 40:12A-5(b), (c), and (d).

APPENDIX: STUDY AREA PHOTOGRAPHS

Appendix: Building Photographs

Area in Need of Redevelopment Study for Former Fort Monmouth Properties | Oceanport, New Jersey
PHILLIPS PREISS GRYGIEL LEHENY HUGHES LLC May 2019

Building 145

Appendix: Building Photographs

Area in Need of Redevelopment Study for Former Fort Monmouth Properties | Oceanport, New Jersey
PHILLIPS PREISS GRYGIEL LEHENY HUGHES LLC May 2019

Building 283 | Squier Hall

Appendix: Building Photographs

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Building 283 | Squier Hall

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Building 283 | Squier Hall

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Area in Need of Redevelopment Study for Former Fort Monmouth Properties | Oceanport, New Jersey
PHILLIPS PREISS GRYGIEL LEHENY HUGHES LLC May 2019

Building 284

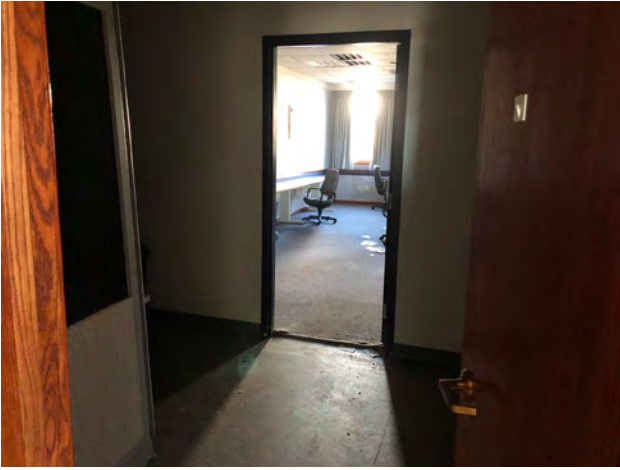
Appendix: Building Photographs

Area in Need of Redevelopment Study for Former Fort Monmouth Properties | Oceanport, New Jersey
PHILLIPS PREISS GRYGIEL LEHENY HUGHES LLC May 2019

Building 288

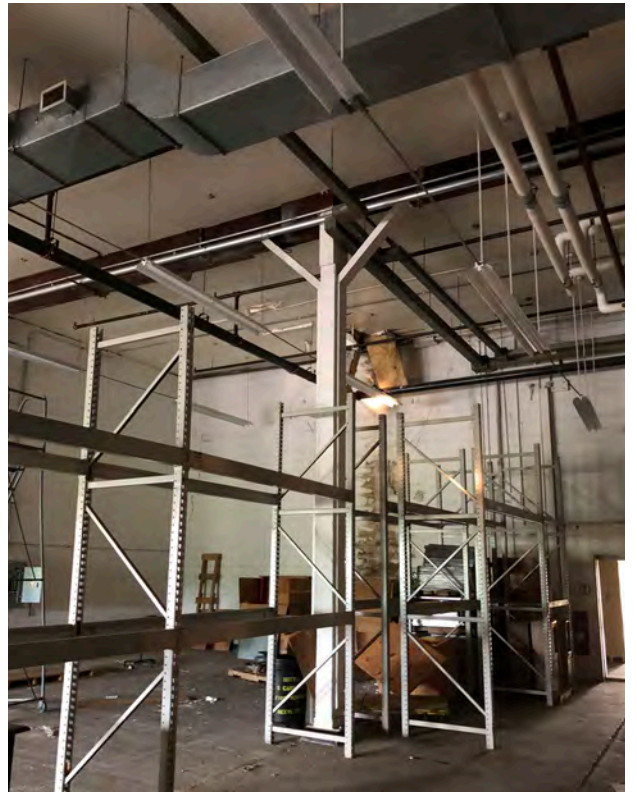
Appendix: Building Photographs

Area in Need of Redevelopment Study for Former Fort Monmouth Properties | Oceanport, New Jersey
PHILLIPS PREISS GRYGIEL LEHENY HUGHES LLC May 2019

Building 291

Appendix: Building Photographs

Area in Need of Redevelopment Study for Former Fort Monmouth Properties | Oceanport, New Jersey
PHILLIPS PREISS GRYGIEL LEHENY HUGHES LLC May 2019

Building 292

Appendix: Building Photographs

Area in Need of Redevelopment Study for Former Fort Monmouth Properties | Oceanport, New Jersey
PHILLIPS PREISS GRYGIEL LEHENY HUGHES LLC May 2019

Building 292

Appendix: Building Photographs

Area in Need of Redevelopment Study for Former Fort Monmouth Properties | Oceanport, New Jersey
PHILLIPS PREISS GRYGIEL LEHENY HUGHES LLC May 2019

Building 293

Appendix: Building Photographs

Area in Need of Redevelopment Study for Former Fort Monmouth Properties | Oceanport, New Jersey
PHILLIPS PREISS GRYGIEL LEHENY HUGHES LLC May 2019

Building 295

Appendix: Building Photographs

Area in Need of Redevelopment Study for Former Fort Monmouth Properties | Oceanport, New Jersey
PHILLIPS PREISS GRYGIEL LEHENY HUGHES LLC May 2019

Building 296

Appendix: Building Photographs

Area in Need of Redevelopment Study for Former Fort Monmouth Properties | Oceanport, New Jersey
PHILLIPS PREISS GRYGIEL LEHENY HUGHES LLC May 2019

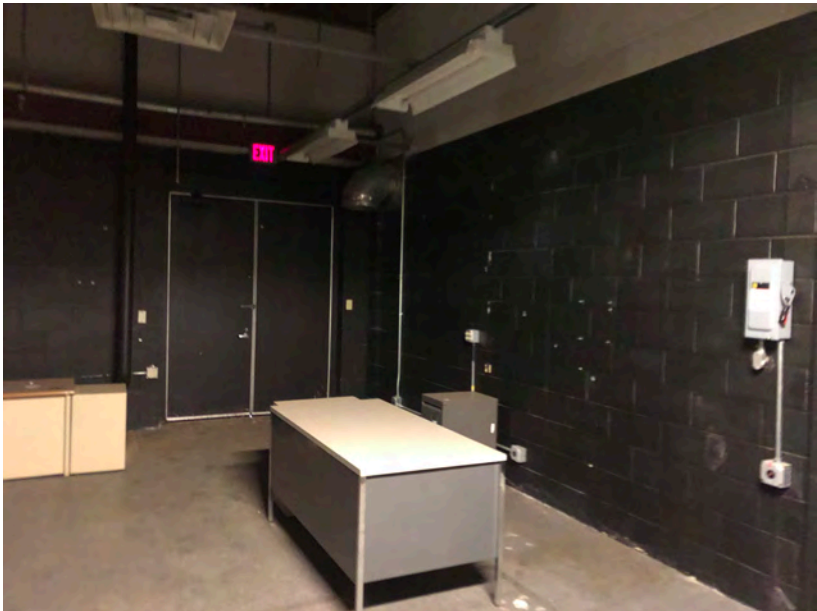
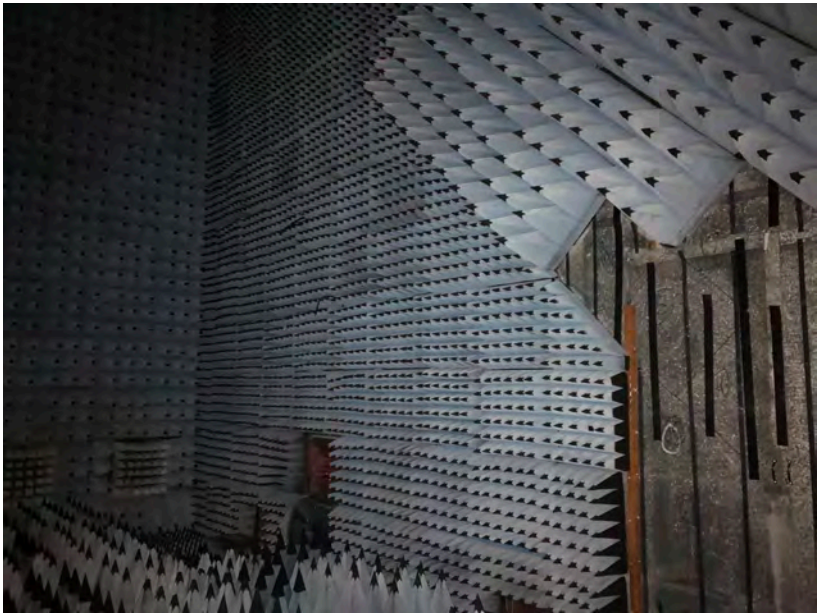
Building 563



Appendix: Building Photographs

Area in Need of Redevelopment Study for Former Fort Monmouth Properties | Oceanport, New Jersey
PHILLIPS PREISS GRYGIEL LEHENY HUGHES LLC May 2019

Building 600 | McAfee Center



Appendix: Building Photographs

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PHILLIPS PREISS GRYGIEL LEHENY HUGHES LLC May 2019

Building 600 | McAfee Center

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Area in Need of Redevelopment Study for Former Fort Monmouth Properties | Oceanport, New Jersey
PHILLIPS PREISS GRYGIEL LEHENY HUGHES LLC May 2019

Building 601

Appendix: Building Photographs

Area in Need of Redevelopment Study for Former Fort Monmouth Properties | Oceanport, New Jersey
PHILLIPS PREISS GRYGIEL LEHENY HUGHES LLC May 2019

Building 602

Appendix: Building Photographs

Area in Need of Redevelopment Study for Former Fort Monmouth Properties | Oceanport, New Jersey
PHILLIPS PREISS GRYGIEL LEHENY HUGHES LLC May 2019

Building 603

Appendix: Building Photographs

Area in Need of Redevelopment Study for Former Fort Monmouth Properties | Oceanport, New Jersey
PHILLIPS PREISS GRYGIEL LEHENY HUGHES LLC May 2019

Building 604

Appendix: Building Photographs

Area in Need of Redevelopment Study for Former Fort Monmouth Properties | Oceanport, New Jersey
PHILLIPS PREISS GRYGIEL LEHENY HUGHES LLC May 2019

Building 616 & 620

Appendix: Building Photographs

Area in Need of Redevelopment Study for Former Fort Monmouth Properties | Oceanport, New Jersey
PHILLIPS PREISS GRYGIEL LEHENY HUGHES LLC May 2019

Building 671

Appendix: Building Photographs

Area in Need of Redevelopment Study for Former Fort Monmouth Properties | Oceanport, New Jersey
PHILLIPS PREISS GRYGIEL LEHENY HUGHES LLC May 2019

Building 675

Appendix: Building Photographs

Area in Need of Redevelopment Study for Former Fort Monmouth Properties | Oceanport, New Jersey
PHILLIPS PREISS GRYGIEL LEHENY HUGHES LLC May 2019

Building 676 & 677

Appendix: Building Photographs

Area in Need of Redevelopment Study for Former Fort Monmouth Properties | Oceanport, New Jersey
PHILLIPS PREISS GRYGIEL LEHENY HUGHES LLC May 2019

Building 677

Appendix: Building Photographs

Area in Need of Redevelopment Study for Former Fort Monmouth Properties | Oceanport, New Jersey
PHILLIPS PREISS GRYGIEL LEHENY HUGHES LLC May 2019

Building 678

Appendix: Building Photographs

Area in Need of Redevelopment Study for Former Fort Monmouth Properties | Oceanport, New Jersey
PHILLIPS PREISS GRYGIEL LEHENY HUGHES LLC May 2019

Building 699

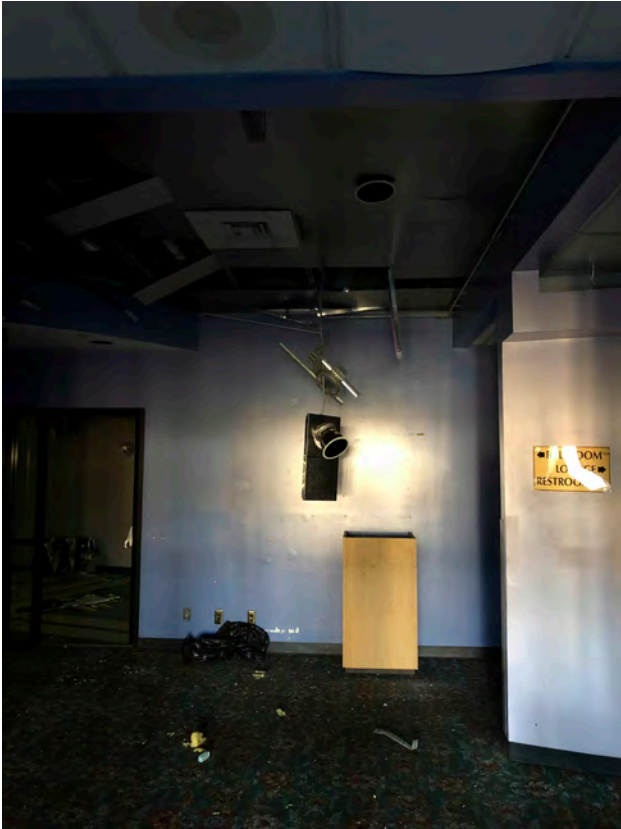
Appendix: Building Photographs

Area in Need of Redevelopment Study for Former Fort Monmouth Properties | Oceanport, New Jersey
PHILLIPS PREISS GRYGIEL LEHENY HUGHES LLC May 2019

Building 702 | Lane Hall

Appendix: Building Photographs

Area in Need of Redevelopment Study for Former Fort Monmouth Properties | Oceanport, New Jersey
PHILLIPS PREISS GRYGIEL LEHENY HUGHES LLC May 2019

Building 702 | Lane Hall



Planning/Zoning Combined Board

315 E. Main Street
Oceanport, NJ 07757

SCHEDULED

RESOLUTION - PB 20-13

6.2.c

Meeting: 04/28/20 07:30 PM

Department: Administration

Category: PB Resolutions

Prepared By: Jeanne Smith

Initiator: Jeanne Smith

Sponsors:

DOC ID: 1639

**Resolution for recommendations to Governing Body - Result of
Area in Need Investigation Study**



Planning/Zoning Combined Board

315 E. Main Street
Oceanport, NJ 07757

SCHEDULED

PLANNING BOARD APPLICATION (ID # 1438)

Meeting: 04/28/20 07:30 PM
Department: Planning/Zoning Board
Category: PB Applications
Prepared By: Jeanne Smith
Initiator: Jeanne Smith
Sponsors:
DOC ID: 1438

PB2019-14 Hager, Gary

262 Arnold Ave
Block 76, Lot 27
Bulk variances for construction of detached garage

HISTORY:

03/10/20 Planning/Zoning Board

EXHIBITS:

- A-1 Land Use Development Application of Gary Hager
- A-2 Maser Consulting Review Letter dated February 20, 2020
- A-3 Plans entitled "Proposed New Garage for Hager Residence", prepared by Anthony Condouris Architect Inc., dated July 24, 2019 and consisting of two (2) sheets;
- A-4 Plans entitled "Riparian Grant & Waterfront Development Plan", prepared by Midstate Engineering, Inc., dated November 5, 2010 and consisting of one (1) sheet;
- A-5 "Plot Plan", prepared by InSite Engineering, LLC, dated January 14, 2020 and consisting of two (2) sheets;
- A-6 "Boundary and Topographic Survey" prepared by InSite Surveying, LLC dated December 11, 2019 and consisting of one (1) sheet.

Mr. Kennedy asked if there was anyone present who had an objection to the notice provided for this application. Hearing none, advised that he and the Board Secretary had reviewed the notice, found service in order and the Board had jurisdiction.

The following persons were sworn: William White, Board Engineer/Planner, and Gary Hager, Applicant/Owner, Applicant Architect Anthony Condouris and Applicant Engineer Doug Clelland. Mr. Condouris having appeared before the Board in the past provided a brief summary of his qualifications as an architect and was accepted by the Board as an expert in architecture. Mr. Clelland also provided his

PUBLIC:

Vice Chairman Whitson opened the hearing to the public for questions of the witness. As no one wished to be heard, Vice Chairman Whitson closed that portion of the meeting.

PUBLIC:

Vice Chairman Whitson opened the hearing to the public for questions of the witness. As no one wished to be heard, Vice Chairman Whitson closed that portion of the meeting.

04/07/20 Planning/Zoning Board

**Planning/Zoning Combined Board**

315 E. Main Street
Oceanport, NJ 07757

SCHEDULED**PLANNING BOARD APPLICATION (ID # 1626)**

Meeting: 04/28/20 07:30 PM
Department: Planning/Zoning Board
Category: PB Applications
Prepared By: Jeanne Smith
Initiator: Jeanne Smith
Sponsors:
DOC ID: 1626

PB2020-06 Grimley, Christina

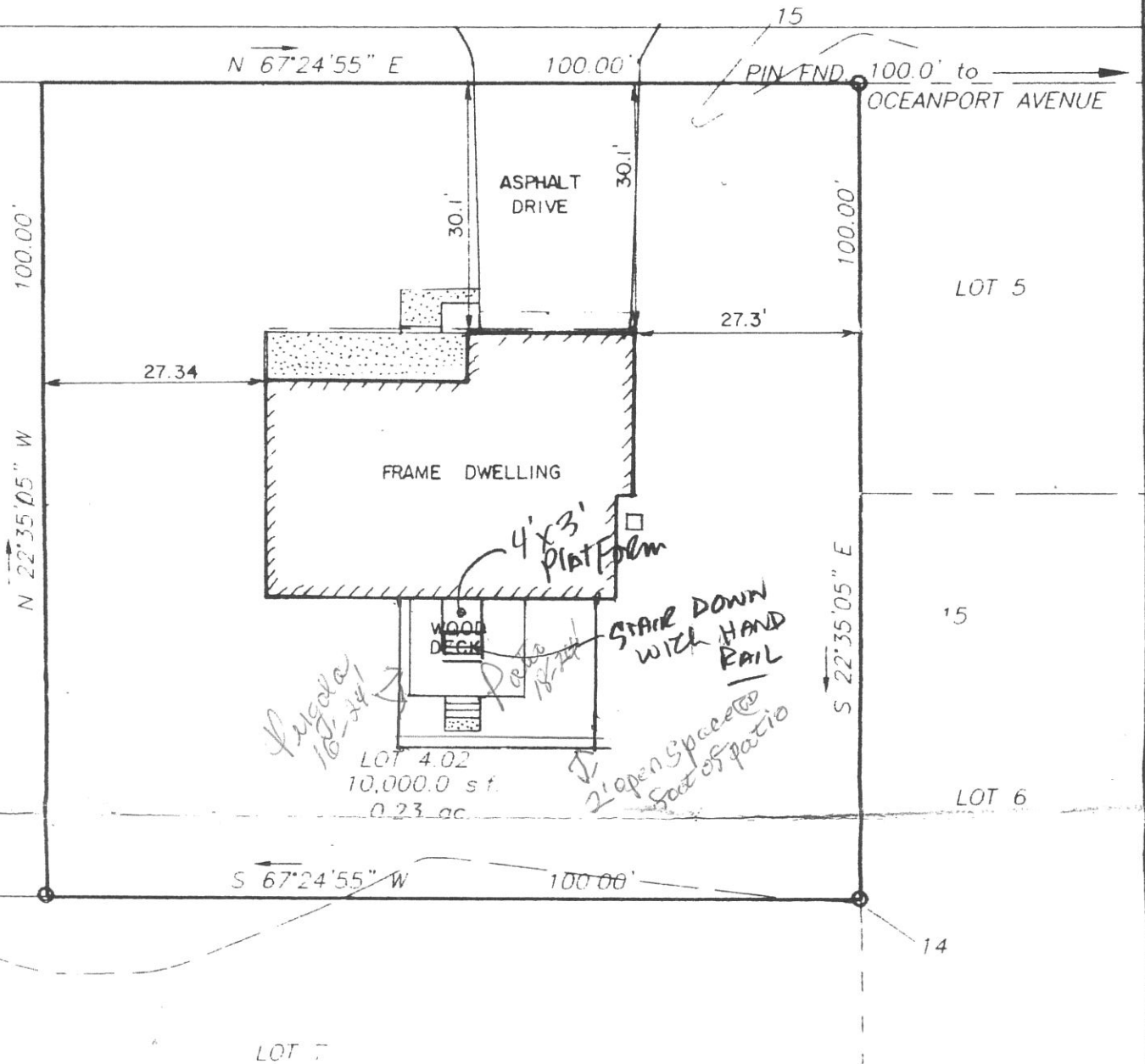
8 Fairfield Ave
Block 125, Lot 4.02
Variance relief for installation of pergola in rear yard

FAIRFIELD AVENUE

EDGE OF PAVING ("EOP")

BLOCK 125

LOT 4.01



I HEREBY CERTIFY THAT THIS IS A TRUE AND ACCURATE SURVEY MADE ON THE GROUND. THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINES, EXCEPT AS SHOWN.

THIS SURVEY IS CERTIFIED TO:

JOSEPH F. GRIMLEY & CHRISTINA P. GRIMLEY, h/w

CENTRAL LAWYERS SERVICES, INC.

HOLOBINKO & GEHLHAUS, ESQS.

THE LONG ISLAND SAVINGS BANK, FSB,
its successors and/or assigns as their interest may appear

NOTE: WAIVER OF SETTING OF CORNER MARKERS WAS OBTAINED FROM ULTIMATE USER PURSUANT TO THE BOARD OF PROFESSIONAL ENGINEERS & LAND SURVEYORS REGULATION N.J.A.C. 13:40-5,1(d).

SURVEY OF

Lot 4.02 Block 125
Borough of Oceanport
Monmouth County, New Jersey

THOMAS P. SANTRY, P.A.

ENGINEERS, SURVEYORS & PLANNERS
128 EAST RIVER ROAD
RUMSON, NEW JERSEY 07760
PHONE (908) 741-4800
FAX (908) 741-0084

PROJ. No	97-347
SCALE	1"=20'
DATE	07-07-97
DRAWN BY	tfk
FIELD BOOK & PAGE	
SHEET	OF
DRAWING No.	

Thomas P. Santry, Jr. 12/2/97
RESPONSIBLE PROFESSIONAL'S SIGNATURE DATE

THOMAS P. SANTRY, JR., P.L.S.
PROFESSIONAL LAND SURVEYOR
P.L.S. LIC. No. 35400

d:\r13dmg\97-194pp 8-13-97 83925 PH EST

FAIRFIELD AVENUE

EDGE OF PAVING ("EOP")

BLOCK
125

LOT 4.01

LOT 5

15

LOT 6

LOT 7

I HEREBY CERTIFY THAT THIS IS A TRUE AND ACCURATE SURVEY
MADE ON THE GROUND. THERE ARE NO ENCROACHMENTS EITHER
WAY ACROSS PROPERTY LINES, EXCEPT AS SHOWN.

THIS SURVEY IS CERTIFIED TO:

JOSEPH F. GRIMLEY & CHRISTINA P. GRIMLEY, h/w

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HOLOBINKO & GEHLHAUS, ESQS.

THE LONG ISLAND SAVINGS BANK, FSB,
its successors and/or assigns as their interest may appear

NOTE: WAIVER OF SETTING OF CORNER MARKERS
WAS OBTAINED FROM ULTIMATE USER PURSUANT
TO THE BOARD OF PROFESSIONAL ENGINEERS &
LAND SURVEYORS REGULATION N.J.A.C. 13:40-5.1(d).

SURVEY OF

Lot 4.02 Block 125
Borough of Oceanport
Monmouth County, New Jersey

THOMAS P. SANTRY, P.A.

ENGINEERS, SURVEYORS & PLANNERS
128 EAST RIVER ROAD
RUMSON, NEW JERSEY 07760

PHONE (908) 741-4800
FAX (908) 741-0084

PROJ No	97-347
---------	--------

SCALE $1"=20'$

DATE 07-07-97

DRAWN BY *tfk*

FIELD BOOK & PAGE

SHEET

OF

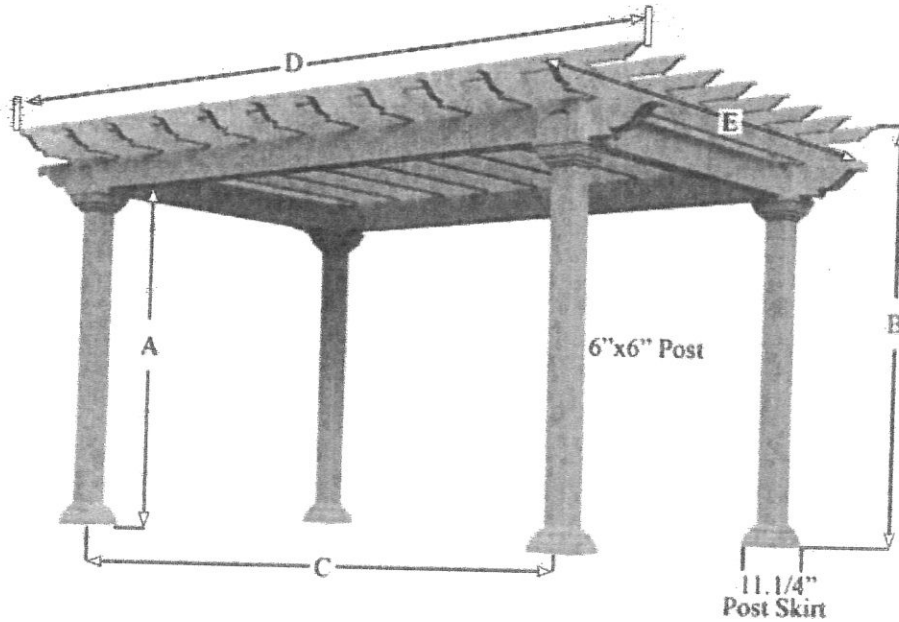
DRAWING No.

Thomas P. Planty, Jr. 12/2/97
RESPONSIBLE PROFESSIONAL'S SIGNATURE DATE:

THOMAS P. SANTRY, JR., P.L.S.
PROFESSIONAL LAND SURVEYOR
P.L.S. LIC. No. 35400

08-13-97 08:39:25

Artisan Vinyl Pergola Elevation



	10'	12'	14'	16'	18'	20'
A	7' - 3.1/2"	7' - 3.1/2"	7' - 3.1/2"	7' - 3.1/2"	7' - 3.1/2"	7' - 3.1/2"
B	8' - 9.1/4"	8' - 9.1/4"	8' - 9.1/4"	8' - 9.1/4"	8' - 9.1/4"	8' - 9.1/4"
C	8' - 4"	10' - 4"	12' - 4"	14' - 4"	16' - 4"	18' - 4"
D	12'	14'	16'	18'	20'	22'
E	12'	14'	16'	18'	20'	22'

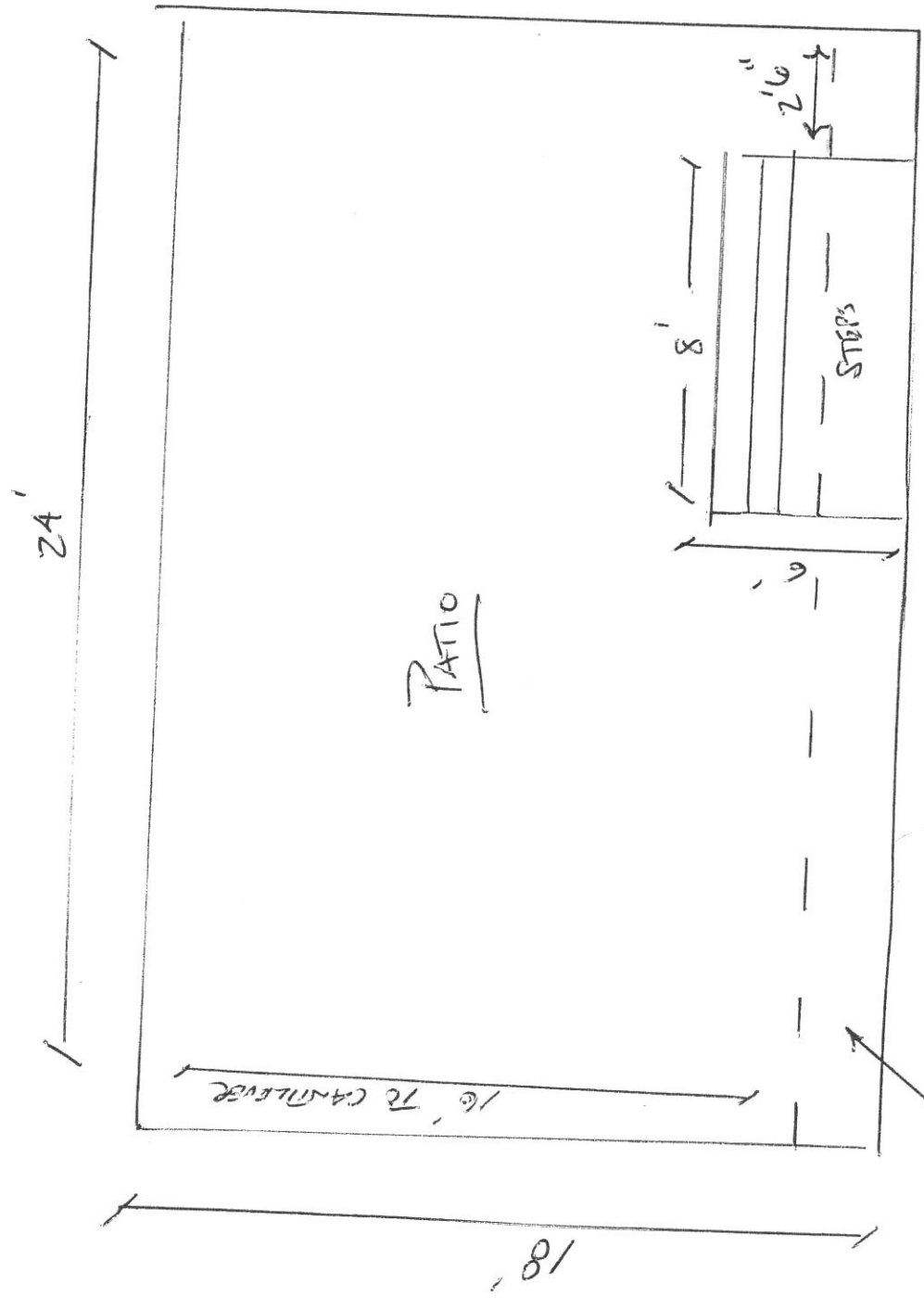
A = Under side of Header Measurement
 B = Over all Height Measurement
 C = Center to Center of Post Measurement
 D = Over all 2x4 Runner Measurement
 E = Over all 2x6 Rafter Measurement

16' x 24'

10' row

This diagram is based on 8' post. My pergola will have 10' posts.

8 FAIRFELD AVE
 OCEANPORT NJ
CRIMES



Patio is 18' by 24'
 Pergola will be 16' by 24' on top of patio

2' CANTILEVER
 10' HIGH



Oceanport Borough
ZONING DEPARTMENT
315 EAST MAIN STREET
OCEANPORT, NJ 07757
(732) 222-0641

Application Date: 2/4/2020
Application Number: ZA-20-0017
Permit Number: _____
Project Number: _____
Fee: \$45

Denial of Application

Date: 2/20/2020

To: CHRISTINA GRIMLEY
8 FAIRFIELD AVENUE
OCEANPORT, NJ

CC: APP TELE:(732) 229-3336
APP EMAIL:C.GRIMLEY@HOTMAIL.COM

RE: 8 FAIRFIELD AVE
BLOCK: 125 LOT: 4.02 QUAL: ZONE: R-75

DEAR CHRISTINA GRIMLEY,

Your request is hereby denied based upon the following requirements:

Proposed improvement is considered an extension of the principle structure. The proposed set back of 21 feet does not meet the minimum of 25 feet required.

denial text

Sincerely,

JOHN JOHNSON, ZONING OFFICER

**Planning/Zoning Combined Board**

315 E. Main Street
Oceanport, NJ 07757

SCHEDULED**PLANNING BOARD APPLICATION (ID # 1653)**

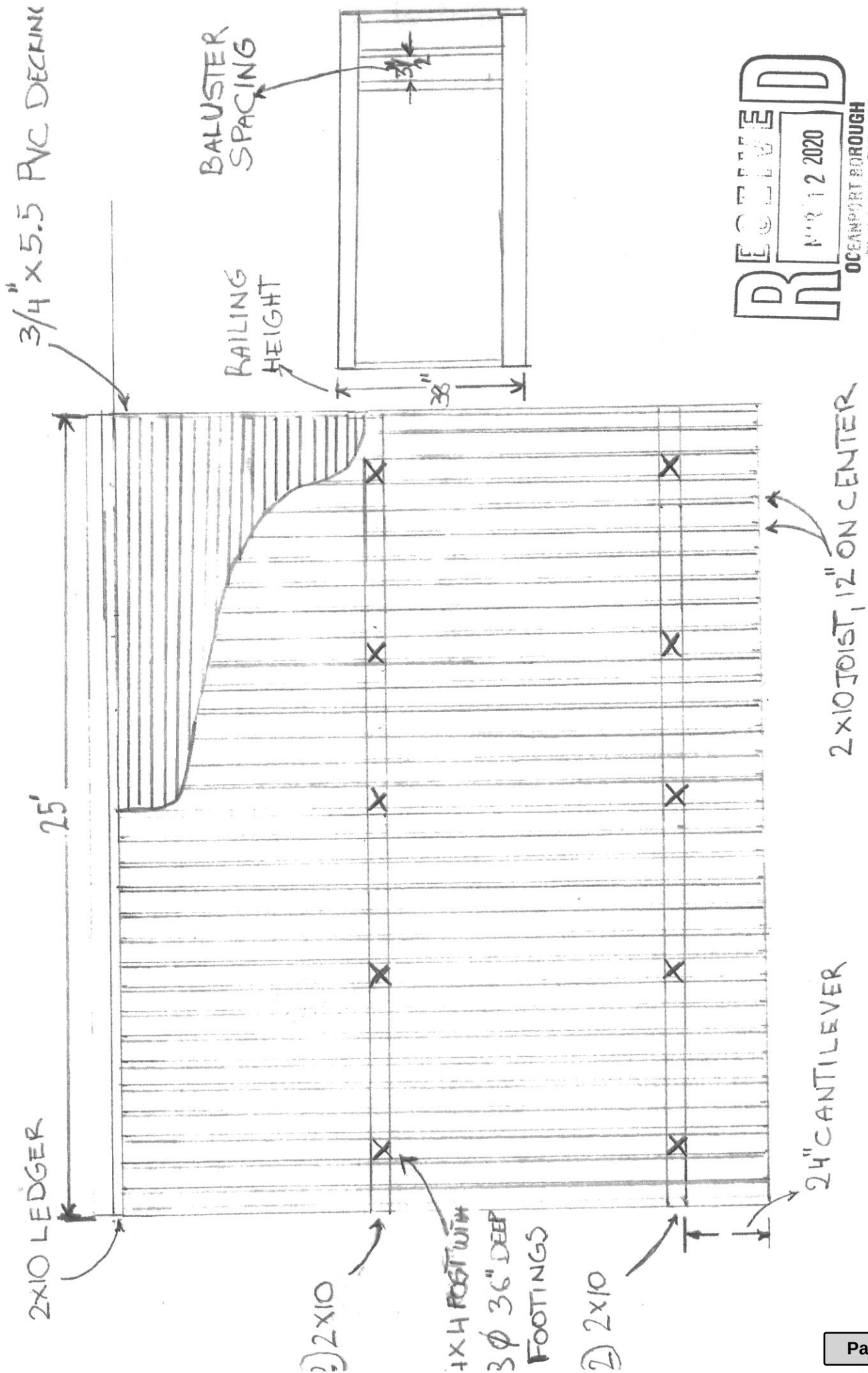
Meeting: 04/28/20 07:30 PM
Department: Planning/Zoning Board
Category: PB Applications
Prepared By: Jeanne Smith
Initiator: Jeanne Smith
Sponsors:
DOC ID: 1653

PB2020-10 Rapuano, Jennifer

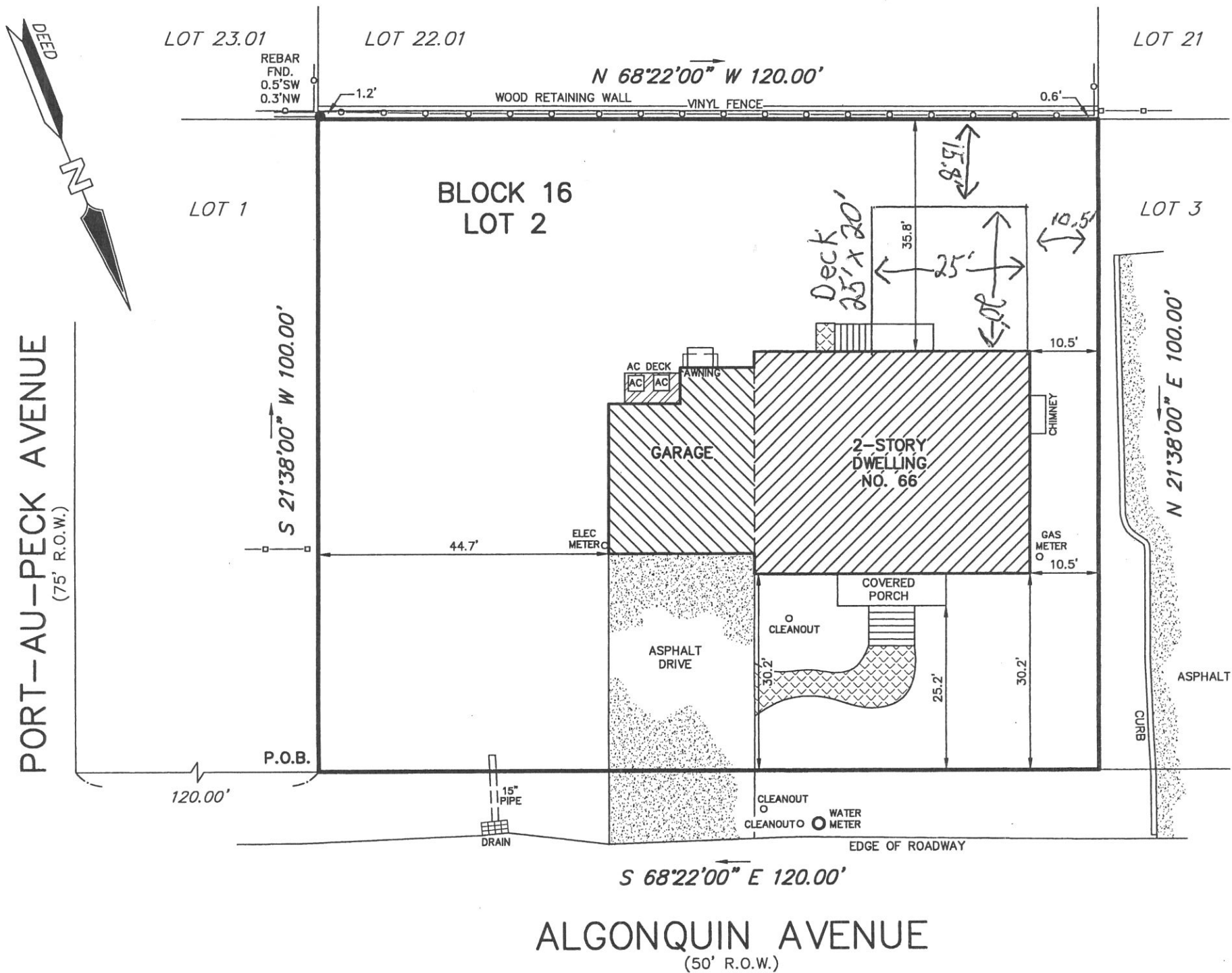
66 Algonquin Ave
Block 16, Lot 2
Variance relief for rear yard setback for deck

RECEIVED
 APR 12 2020
 OCEANPORT BOROUGHS
 PLANNING BOARD

Ralph R. Caputo 6/1/11



SCALE: 1/4" = 1'



THIS SURVEY IS CERTIFIED TO:

- ROBERT RAPUANO and JENNIFER RAPUANO, h/w
- PROPERTY TRANSFER SERVICES, INC. (PTS-18-47540)
- BCB COMMUNITY BANK, ISAOA ATIMA
- TODD A. COHEN, ESQUIRE

DEED REFERENCE:

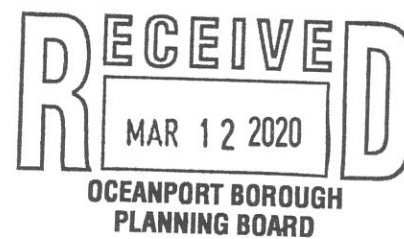
DEED BOOK 9212, PAGE 1358 et seq.

DEED DESCRIPTION:

BEING KNOWN AND DESIGNATED AS LOTS 10, 12, 14 AND 16 IN BLOCK 17 AS SHOWN ON A MAP ENTITLED, "PERFECTED AND AMENDED MAP OF PROPERTY KNOWN AS PORTAUPECK, MONMOUTH CO., NEW JERSEY" WHICH MAP WAS FILED IN THE MONMOUTH COUNTY CLERK'S OFFICE ON NOVEMBER 11, 1920 AS CASE No. 23-6.

NOTES:

1. ALSO KNOWN AS LOT 2 IN BLOCK 16AS SHOWN ON THE OFFICIAL TAX MAPS OF THE BOROUGH OF OCEANPORT, MONMOUTH COUNTY, NEW JERSEY, SHEET No. 10.
2. EXCEPT AS SHOWN, UNDERGROUND UTILITIES NOT LOCATED BY THIS SURVEY.
3. A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2003, c.14 (N.J.S.A. 45:8-36.3) AND N.J.A.C. 13:40-5.1(d).



SURVEY OF PROPERTY			
66 ALGONQUIN AVENUE LOT 2 BLOCK 16			
BOROUGH OF OCEANPORT		MONMOUTH COUNTY	
NEW JERSEY			
Charles Surmonte P.E. & L.S. New Jersey Professional Engineer and Surveyor License No. 358		301 Main Street, 2nd Floor Allenhurst, New Jersey, 07711 Phone 732-660-0606 Fax 732-660-0404	
PROJECT No.	DATE:	SCALE:	SHEET:
17-053	03-22-18	1"=20'	



Planning/Zoning Combined Board

315 E. Main Street
Oceanport, NJ 07757

SCHEDULED

PLANNING BOARD APPLICATION (ID # 1634)

Meeting: 04/28/20 07:30 PM
Department: Planning/Zoning Board
Category: PB Applications
Prepared By: Jeanne Smith
Initiator: Jeanne Smith
Sponsors:
DOC ID: 1634

PB2020-08 MSA at 64 Main Street LLC

64 Main Street
Block 116, Lot 25

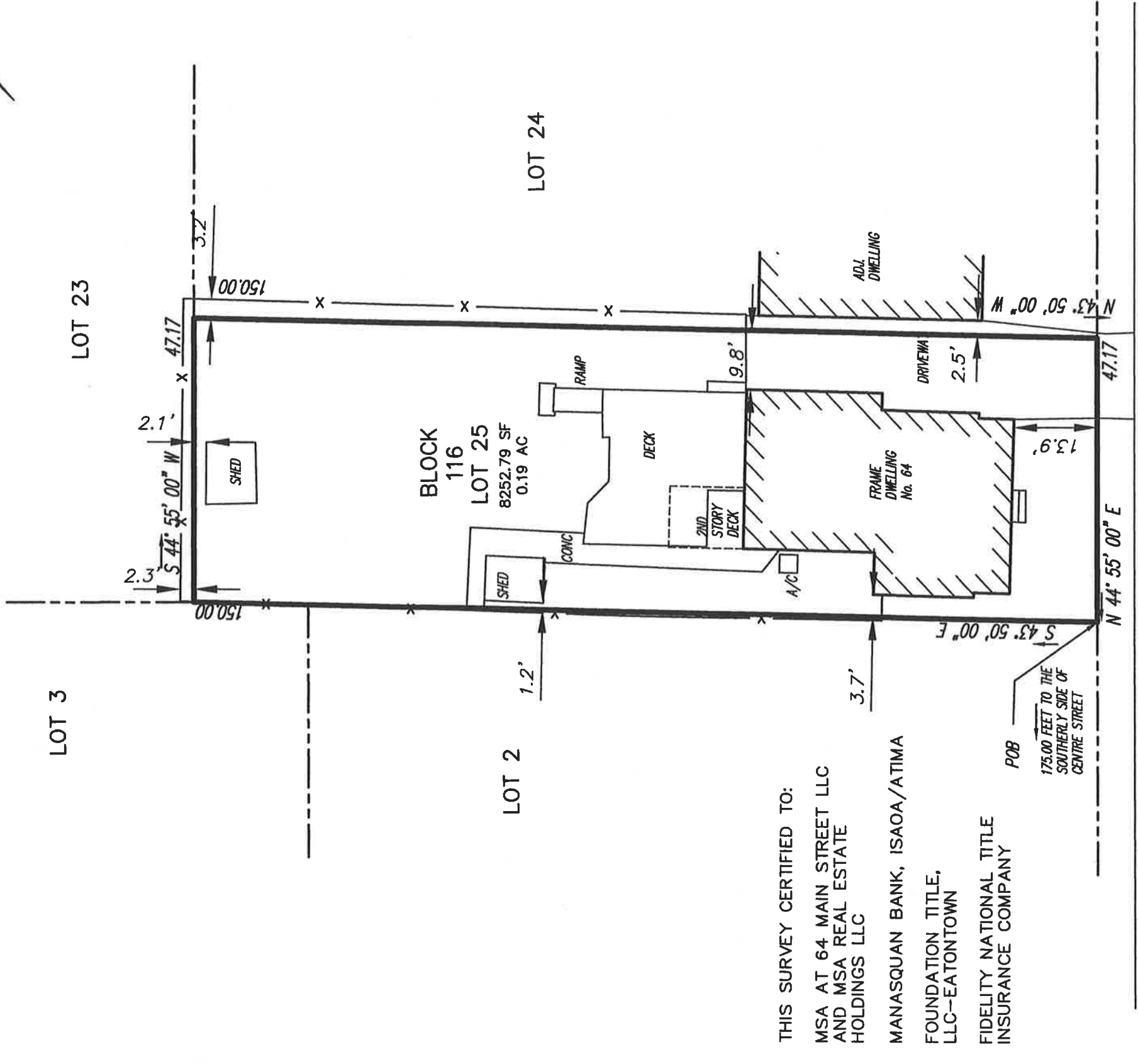
COMMENTS - Current Meeting:

Seeking d(l) Variance relief for density of 12.3 units/acre for this proposed two family, where a maximum density of 6.3 units/acre is permitted; Bulk variances for: (i) existing lot size of 7,074 square feet, where 14,000 square feet is required for a two (2) family residence; (ii) minimum lot width of 47.17 feet existing and proposed, where 140 feet is required; (iii) proposed impervious coverage of 56.53%, where a maximum of 40% is permitted; (iv) proposed side setback for driveway of 0 feet, where 5 feet is required; and (v) minimum habitable floor area per family of 456 square feet on the first floor and a total of 865 square feet proposed for Unit 1, and 596 square feet on the first floor and a total of 1,138 square feet proposed for Unit 2, where 1,000 square feet on the first floor and a total of 1,450 square feet is required

NOTE: A WRITTEN "WAIVER AND DIRECTION NOT TO SET CORNER MARKERS" HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO N.J.A.C. 13:40-5.1(d).

THE INFORMATION SHOWN HEREIN CORRECTLY REPRESENTS THE CONDITIONS FOUND AT, AND AS OF THE DATE OF THE FIELD SURVEY, EXCEPT SUCH IMPROVEMENTS OR EASEMENTS, IF ANY, BELOW THE SURFACE AND NOT VISIBLE

THIS SURVEY IS SUBJECT TO CHANGE ACCORDING TO THE FACTS THAT A CURRENT TITLE REPORT MAY DISCLOSE



THIS SURVEY CERTIFIED TO:

MSA AT 64 MAIN STREET LLC
AND MSA REAL ESTATE
HOLDINGS LLC

MANASQUAN BANK, ISAOA/ATIMA

FOUNDATION TITLE,
LLC-EATONTOWN

FIDELITY NATIONAL TITLE
INSURANCE COMPANY

MAIN STREET
(50' R.O.W.)

NO DETERMINATION HAS BEEN MADE AS TO THE PRESENCE OR ABSENCE OF WETLANDS ON THIS PROPERTY. NO STATEMENT IS BEING MADE OR IMPLIED HEREIN, NOR SHOULD IT BE CONSTRUED THAT ANY STATEMENT IS BEING MADE BY THE FACT THAT NO EVIDENCE OF THE SAME IS PORTRAYED HEREIN.

I HEREBY CERTIFY THAT THIS IS A TRUE AND ACCURATE SURVEY MADE ON THE GROUND. THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINES EXCEPT AS SHOWN

IF THIS DOCUMENT DOES NOT CONTAIN A RAISED IMPRESSION SEAL OF THE PROFESSIONAL IT IS NOT AN ORIGINAL



PROJ. No.	19-215
SCALE	1" = 20'
DATE	10/22/19
DRAWN BY	MGB
TAX MAP SHEET #	8

**SURVEY OF
LOT 25 ~ BLOCK 116**
64 Main Street
Borough of Oceanport
Monmouth County, New Jersey

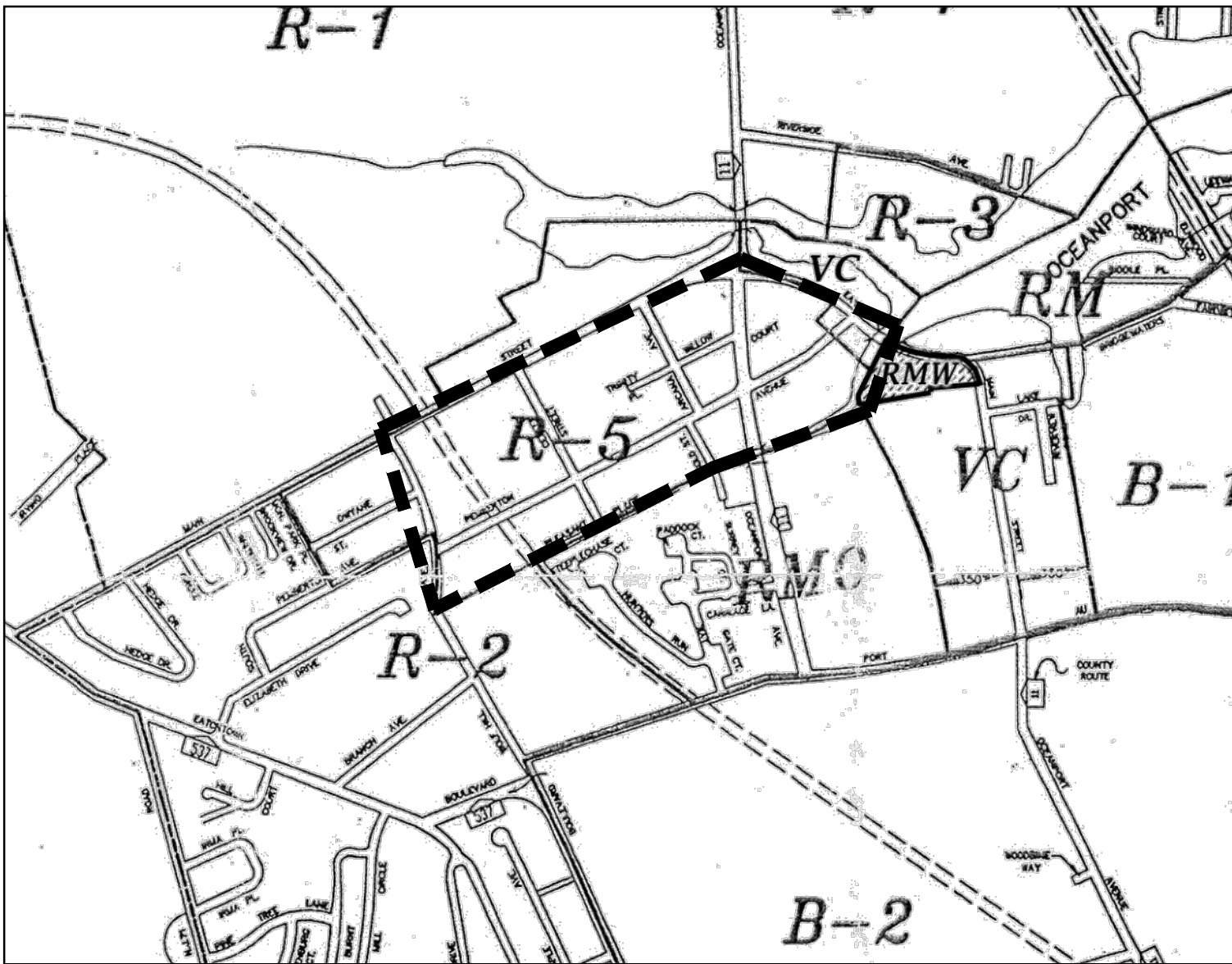
THOMAS P. SANTRY, P.A.
LAND SURVEYORS
ONE HUNDRED TWENTY EIGHT EAST RIVER ROAD
RUMSON, NEW JERSEY 07760
PHONE (732) 741-4800 FAX (732) 741-0084

RESPONSIBLE PROFESSIONAL'S SIGNATURE
THOMAS P. SANTRY, JR., P.L.S.
PROFESSIONAL LAND SURVEYOR
P.L.S. LIC. No. 24GS3540000



70 MAIN ST

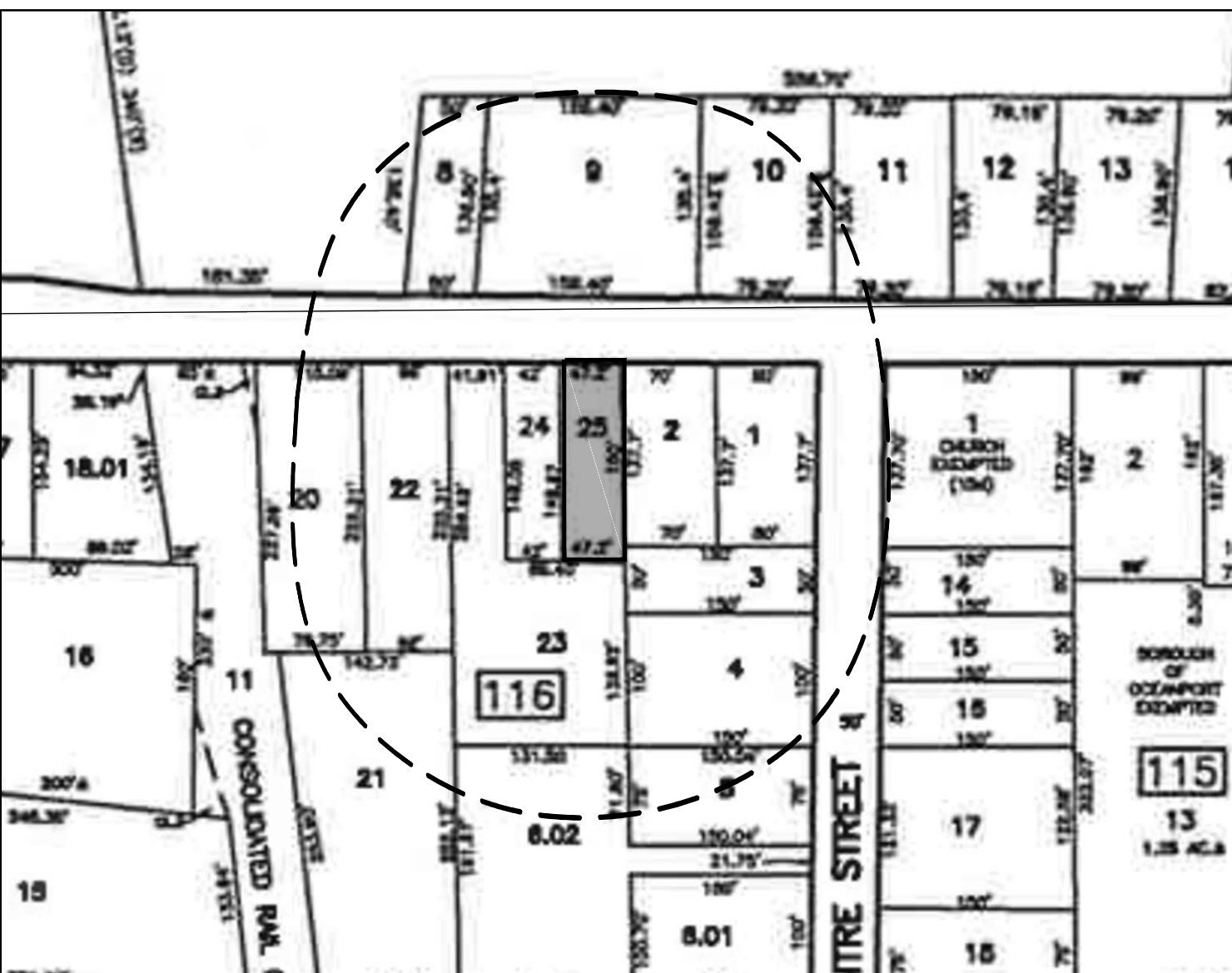
BLOCK: 116 LOT: 25



•NOT TO SCALE

SCALE: 1" = 90'

 = MULTI FAMILY HOME



TAX MAP

SCALE: 1" = 120'
= 200 FT RADIUS

Please be advised that you must notify the following:

Two Rivers Water Reclamation Center 1 Highland Avenue Monmouth Beach, NJ 07750	NJ- American Water Company, Inc 1025 Laurel Oak Road Voorhees, NJ 08043 Attn: Donna Short, GIS Supervisor
JCP&L Co. ATTN: Richard Cohen 300 Madison Ave. Morristown, N J 07960	NJ Natural Gas Co. 1415 Wyckoff Rd. Wall, N J 07719
Comcast 403 South Street Eatontown, N J 07724	Verizon P.O. Box 4833 Trenton, N J 08650

PLANNING BOARD APPROVAL	
APPROVED BY OCEANPORT PLANNING BOARD	
BOARD CHAIRSPERSON	DATE
BOARD SECRETARY	DATE
BOARD ENGINEER	DATE



ISSUES	
DATE:	DESCRIPTION
11/01/19	ISSUED FOR PERMIT
11/05/19	REV. DESIGN(r1)
11/07/19	REV. SITE(r2)
11/14/19	REV. SITE(r3)
12/23/19	REV. BATHROOMS(r4)
1/22/20	AS BUILT (r5)
01/29/20	PER REV SITE PLAN (r6)
02/24/20	FOR ZBA MEETING
02/25/20	ZONING CHART REVISION (r7)
04/07/20	PER ENG REV LETTER (r8)

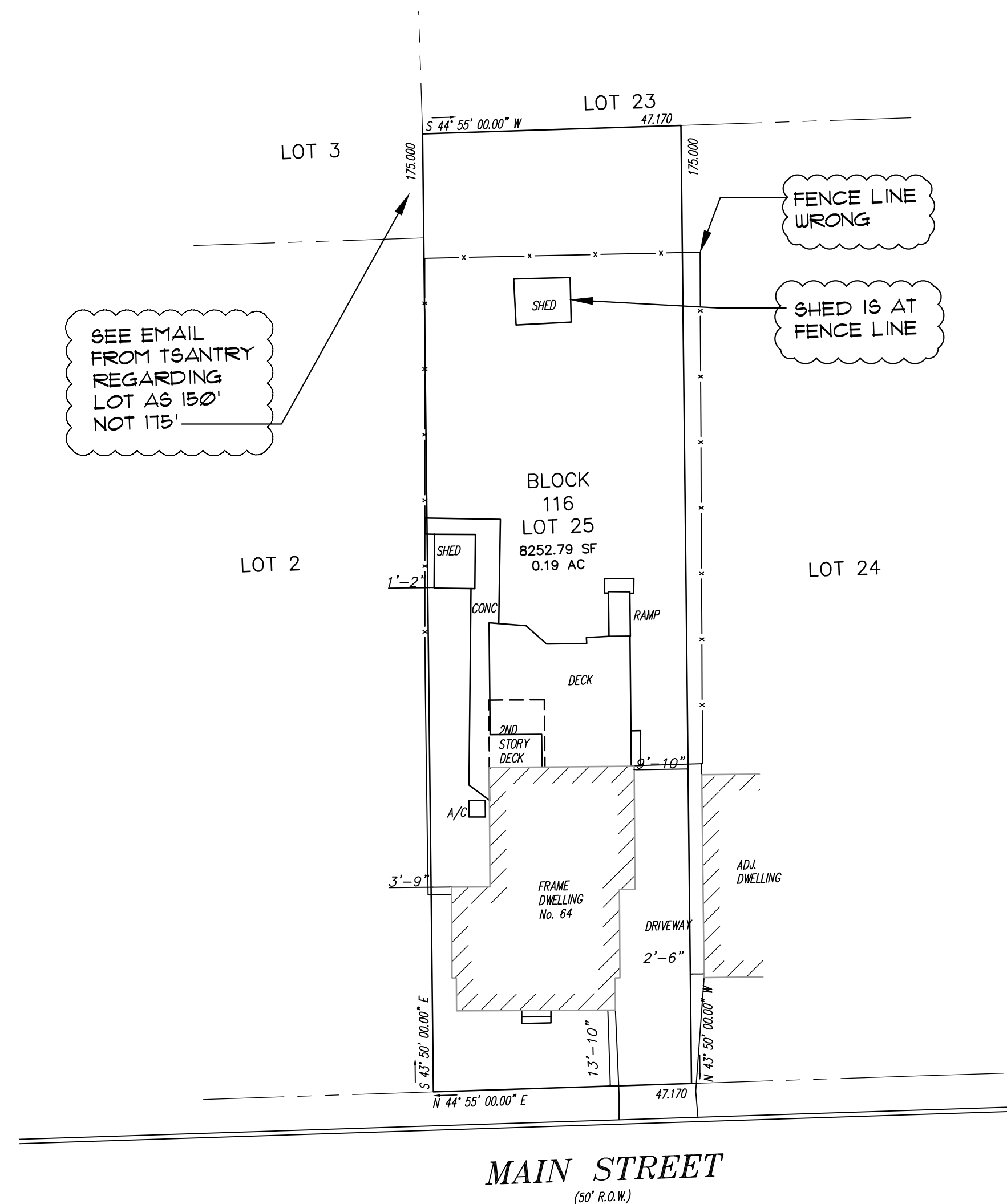
PROJECT

MSA@64 MAIN ST LLC
(RENOVATION)
64 MAIN STREET,
OCEANPORT, N.J.
07757

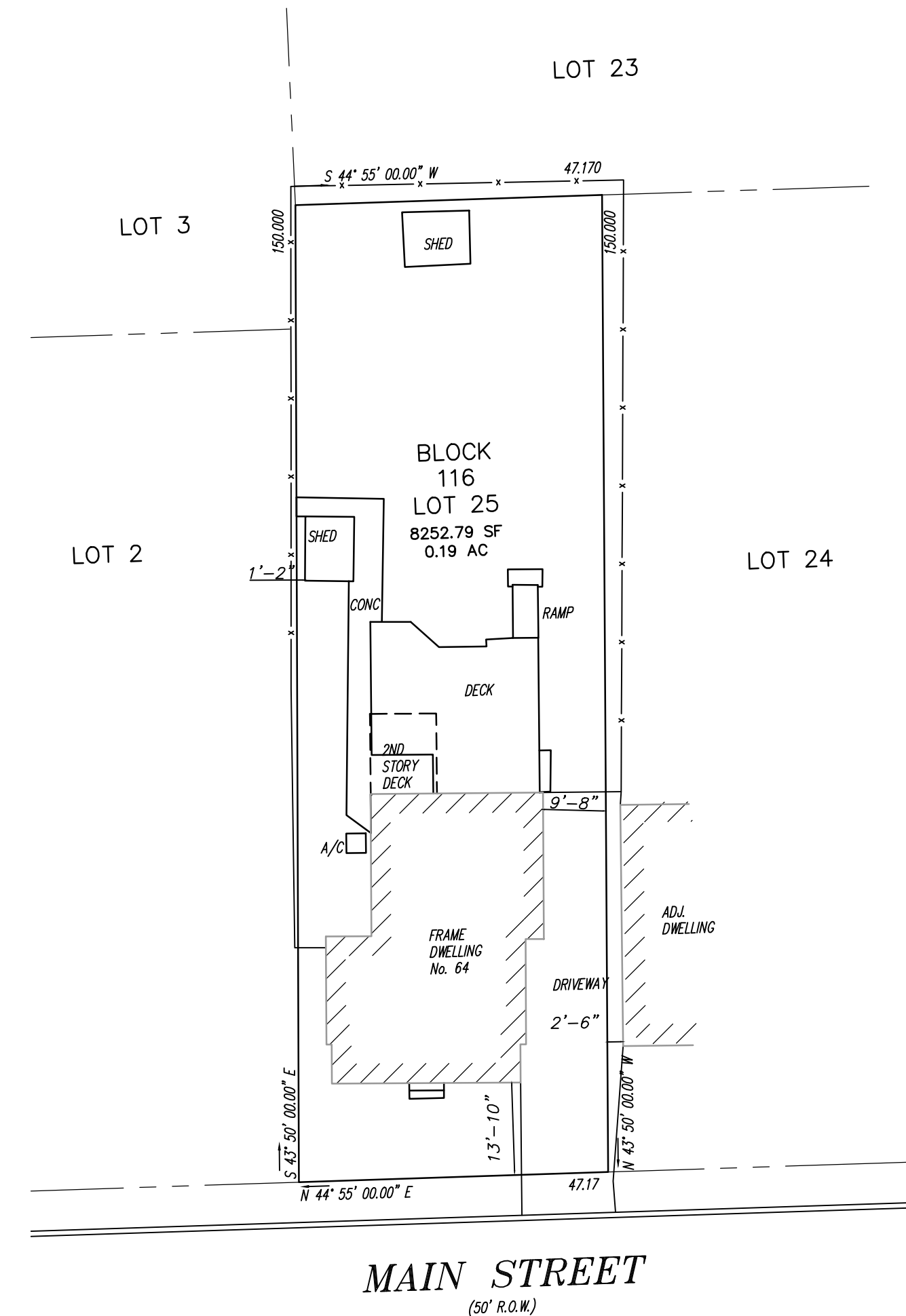
KEY PLAN

BLOCK: 25
LOT: 116
ZONE: R-5

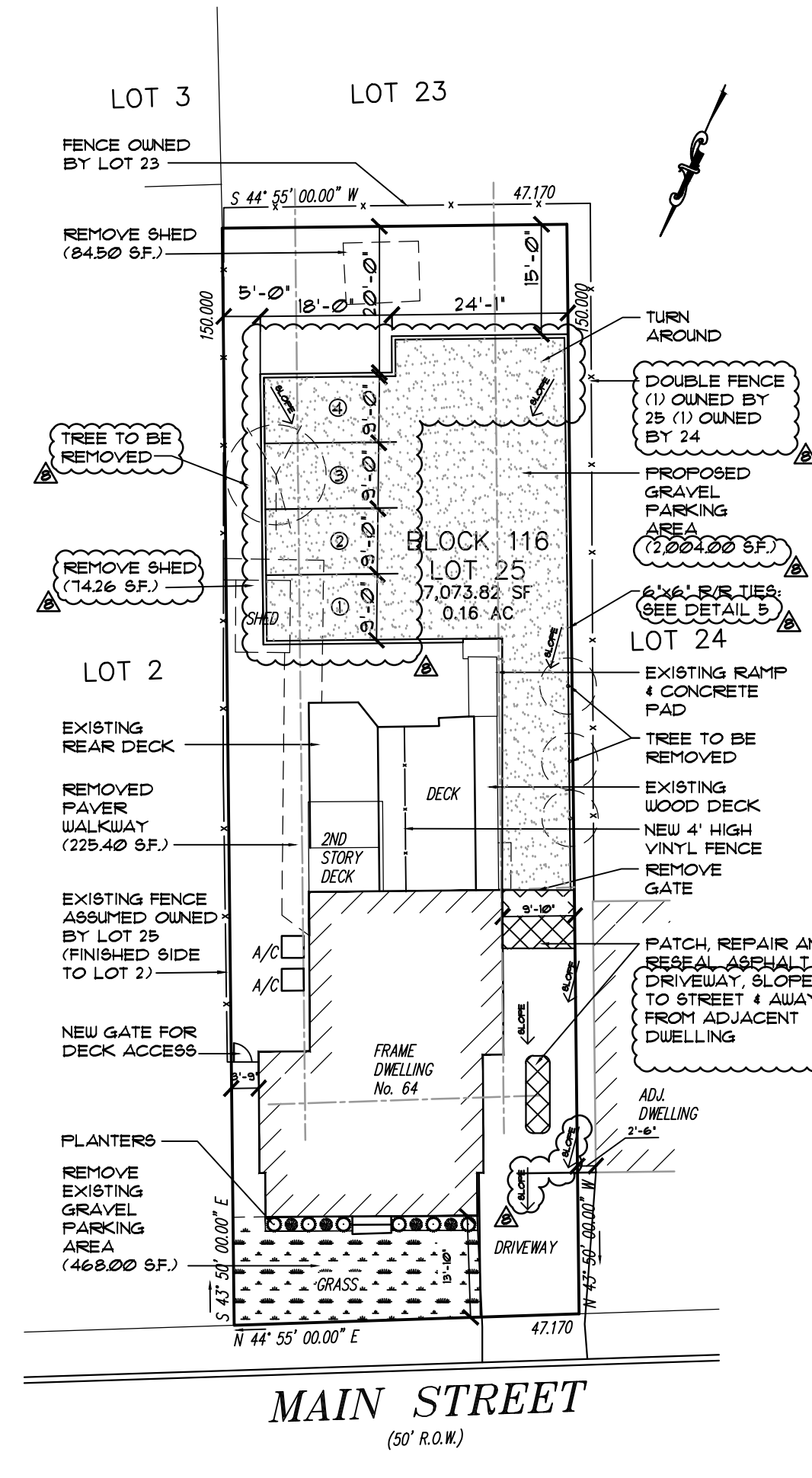
SEAL 	
MICHAEL SAVARESE N.J. LIC. #71043 N.Y. LIC. #20632	
MICHELLE DEL VECCHIO N.J. LIC. #10468	
SHEET TITLE:	
JOB NO.: 800-18300	DRAWN BY DJN
SCALE AS NOTED	DATE 07/25/19
BSCAN/ APPLICATION NO.:	
SHEET NO.	PAGE 1 OF 4



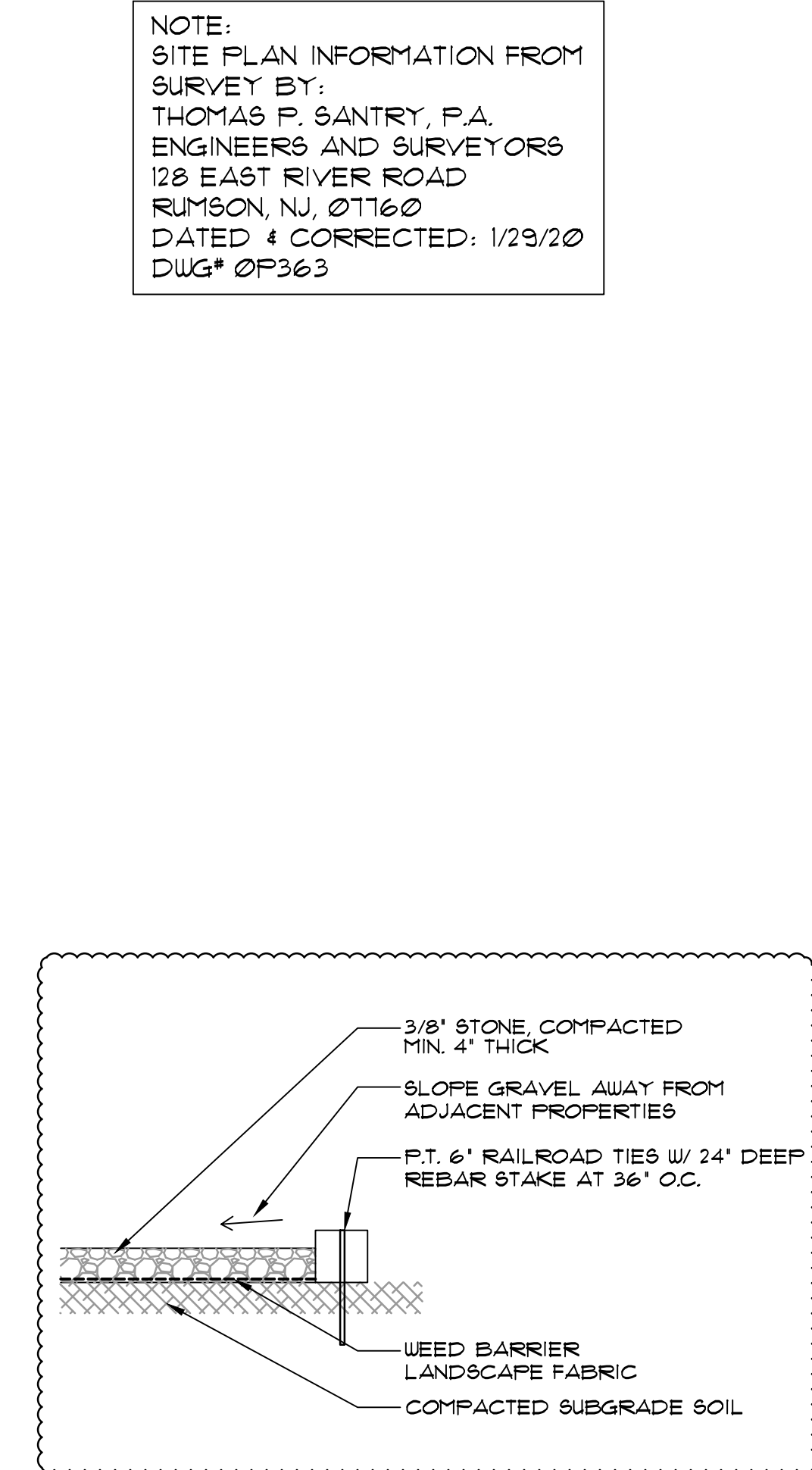
1 ORIGINAL SITE SURVEY - 2019
SCALE: 1" = 20'



3 CORRECTED SITE SURVEY - 2019
SCALE: 1" = 20'

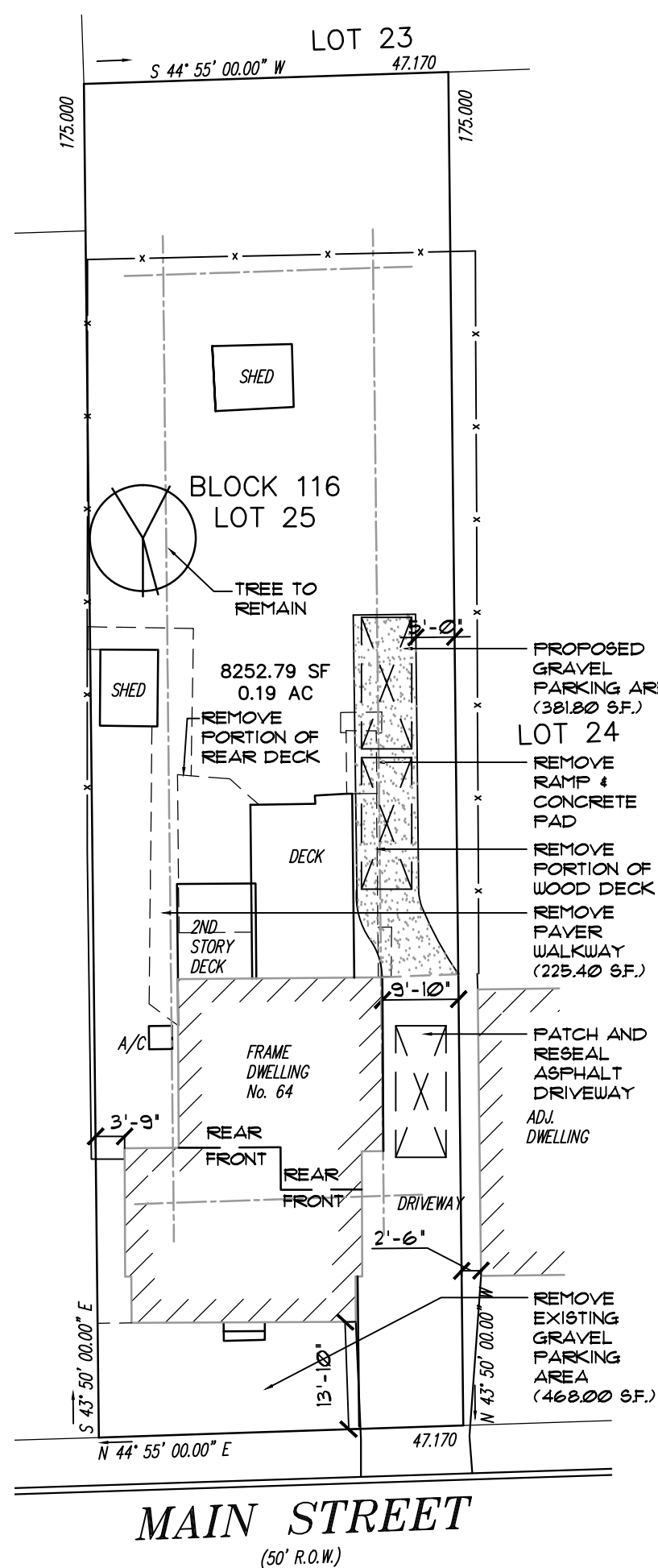


4 PROPOSED PARKING
SCALE: 1" = 20'



5 GRAVEL DETAIL

NOTE:
SITE PLAN INFORMATION FROM
SURVEY BY:
THOMAS P. SANTRY, P.A.
ENGINEERS AND SURVEYORS
128 EAST RIVER ROAD
RUMSON, NJ, 07760
DATED 10/22/19 DWG# 0P363



2 ORIGINAL PARKING PLAN
SCALE: 1" = 20'

ZONING & CONSTRUCTION DATA

BLOCK 116	DESIGN GROUP	R-5	DESIGN LOADS: (SHALL MEET OR EXCEED THE REQUIRED OF SECTION R301.1.)
LOT 25	CONSTRUCTION CLASS	TYPE VB	FLOORS: 40 PSF LIVE 10 PSF DEAD
ZONE R-5	CLIMATE ZONE	4 (5253 HDD)	ROOF: 30 PSF LIVE 10 PSF DEAD
	WIND ZONE	110 ML/HR	

LOW-DENSITY RESIDENTIAL	REQUIRED	EXISTING	PROPOSED
LOT AREA	14,000 SQ. FT. (1,000 PER DWELLING UNIT)	1,013.82 SQ. FT.	NO CHANGE
LOT WIDTH (FRONTAGE)	140 FT.	47.11 FT.	NO CHANGE
MIN. FRONT YARD	30 FT.	13.9 FT.	NO CHANGE
MIN. REAR YARD	25 FT.	11.67 FT.	NO CHANGE
MIN. SIDE YARD	10'	3.75 FT. / 9.83 FT.	NO CHANGE
% OF MAX. LOT COV. BLDGS	MAX. 25% (MAX. 1,768.45 SF)	1,262.68 SF (11.85%)	NO CHANGE
% OF MAX. LOT COV. IMPERV.	MAX. 40% (MAX. 2,829.52 SF)	2,847.31 SF. (40.25%)*	(3,999.21 SF. (56.53%))
MAX. PRINC. BLDG. HEIGHT	35 FT. OR 2-1/2 STORY	27.92 FT. - 22 STORY	NO CHANGE
MAX. ACCESS. BLDG. HEIGHT	15 FT.	+/- 12 FT.	NO CHANGE

NOTES:
* INDICATES PRE-EXISTING NONCONFORMING CONDITION
■ INDICATES PROPOSED NONCONFORMING CONDITION

PARKING REQUIREMENTS

	REQUIRED	PROVIDED
TWO BEDROOM UNIT	1.5 SPACES	2 SPACE
THREE BEDROOM UNIT	2.0 SPACES	2 SPACES
TOTAL	3.5 SPACES (3 SPACES)**	4 SPACES (COMPLIES)

(PER N.J.A.C. 5:21-4.14(f) TABLE 4.4 PARKING REQUIREMENTS FOR RESIDENTIAL LAND USES)
**(a) WHEN DETERMINATION OF THE REQUIRED NUMBER OF PARKING SPACES RESULTS IN A FRACTIONAL SPACE FOR THE ENTIRE DEVELOPMENT, ANY FRACTION OF ONE-HALF OR LESS MAY BE DISREGARDED, WHILE A FRACTION IN EXCESS OF ONE-HALF SHALL BE COUNTED AS ONE PARKING SPACE.

LOT COVERAGE (BUILDING)

	EXISTING BUILDING	PROPOSED BUILDING
FOOTPRINT	1,262.68 SF (11.85%) HOUSE	REMAIN

LOT COVERAGE (IMPERVIOUS)

	EXISTING AREA	PROPOSED AREA
HOUSE	1,262.68 SF.	REMAIN (1,262.68 SF.)
ASPHALT DRIVEWAY	636.93 SF.	REMAIN (636.93 SF.)
GRAVEL DRIVEWAY	468.00 SF.	(2,004 SF.)
PORCH STEPS	12.50 SF.	REMAIN (12.50 SF.)
A/C PAD	3.00 SF.	REMAIN (3.00 SF.)
PAVER WALKWAY	225.40 SF.	0.00 SF.
RAMP PAD	14.04 SF.	REMAIN (14.04 SF.)
SHEDS	158.16 SF.	0.00 SF.
TOTAL	2,847.31 SF. (40.25%)	(3,999.21 SF. (56.53%))

* NOTE:
28.32 % OF IMPERVIOUS COVERAGE IS FROM GRAVEL
2,004 SQ. FT. 28.21% ALL REMAINING COVERAGE

FLOOR AREA / VOLUME

	FRONT UNIT		REAR UNIT	
	FLR AREA	VOLUME	FLR AREA	VOLUME
FIRST FLOOR	504 SF.	4,410 CF.	639 SF.	6,454 CF.
SECOND FLOOR	429 SF.	3,775 CF.	583 SF.	5,242 CF.
TOTAL HABITABLE	933 SF. SF.	8,185 CF.	1,222 SF.	11,696 CF.
BASEMENT	N/A	N/A	585 SF.	5,558 CF.
CRAWLSPACE	489 SF.	1,689 CF.	N/A	N/A
ATTIC (ABOVE 5 FT)	N/A	N/A	191 SF.	573 CF.
TOTAL	1,422 SF.	9,874 CF.	1,998 SF.	17,827 CF.



MICHAEL SAVARESE ASSOCIATES
ARCHITECTS
34 SYCAMORE AVENUE, UNIT #1E
LITTLE SILVER, NJ 07739
P: (732) 530-1424
F: (732) 530-1340
email: msassc@msassc.com
114 WEST 26TH STREET
NEW YORK, NY 10001
P: (646) 957-6031
F: (732) 443-4220
email: msassc@msassc.com

ISSUES

DATE:	DESCRIPTION
11/01/19	ISSUED FOR PERMIT
11/05/19	REV. DESIGN(r1)
11/07/19	REV. SITE(r2)
11/14/19	REV. SITE(r3)
12/23/19	REV. BATHROOMS(r4)
1/22/20	AS BUILT (r5)
01/29/20	PER REV SITE PLAN (r6)
02/24/20	FOR ZBA MEETING
02/25/20	ZONING CHART REVISION (r7)
04/07/20	PER ENG REV LETTER (r8)

PROJECT

MSA@64 MAIN ST LLC
(RENOVATION)
64 MAIN STREET,
OCEANPORT, N.J.
07757

KEY PLAN

BLOCK: 25
LOT: 116
ZONE: R-5

MICHAEL SAVARESE
N.J. LIC. #10043
N.Y. LIC. #20632
MICHELLE DEL VECCHIO
N.J. LIC. #18468

SHEET TITLE:

JOB NO.: 800-18300
SCALE: AS NOTED
DRAWN BY: DJN
DATE: 07/25/19

BSCAN/ APPLICATION NO.:

SHEET NO.:
PAGE: 2 OF 4



MSA @ 64 MAIN ST LLC

64 MAIN STREET
OCEANPORT, N.J. 07757
BLOCK: 116 LOT: 25



MICHAEL SAVARESE ASSOCIATES
ARCHITECTS

34 SYCAMORE AVENUE, UNIT #1E
LITTLE SILVER, NJ 07739
P: (732) 530-1424
F: (732) 530-1340
email: msasc@msasc.com

114 WEST 26TH STREET
NEW YORK, NY 10001
P: (646) 957-6031
F: (732) 443-4220

email: msasc@msasc.com

ISSUES

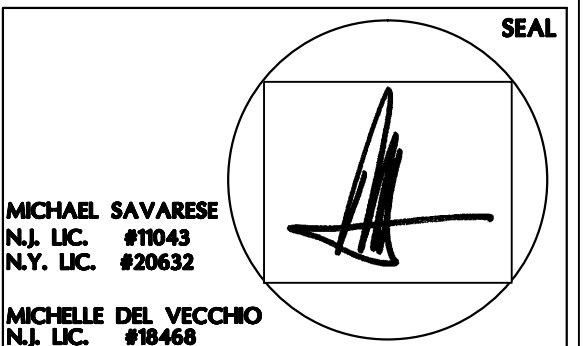
DATE:	DESCRIPTION
11/01/19	ISSUED FOR PERMIT
11/05/19	REV. DESIGN(r1)
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11/14/19	REV. SITE(r3)
12/23/19	REV. BATHROOMS(r4)
1/22/20	AS BUILT (r5)
01/29/20	PER REV SITE PLAN (r6)
02/24/20	FOR ZBA MEETING
02/25/20	ZONING CHART REVISION (r7)
04/07/20	PER ENG REV LETTER (r8)

PROJECT

MSA@64 MAIN ST LLC
(RENOVATION)
64 MAIN STREET,
OCEANPORT, N.J.
07757

KEY PLAN

BLOCK: 25
LOT: 116
ZONE: R-5



SHEET TITLE:

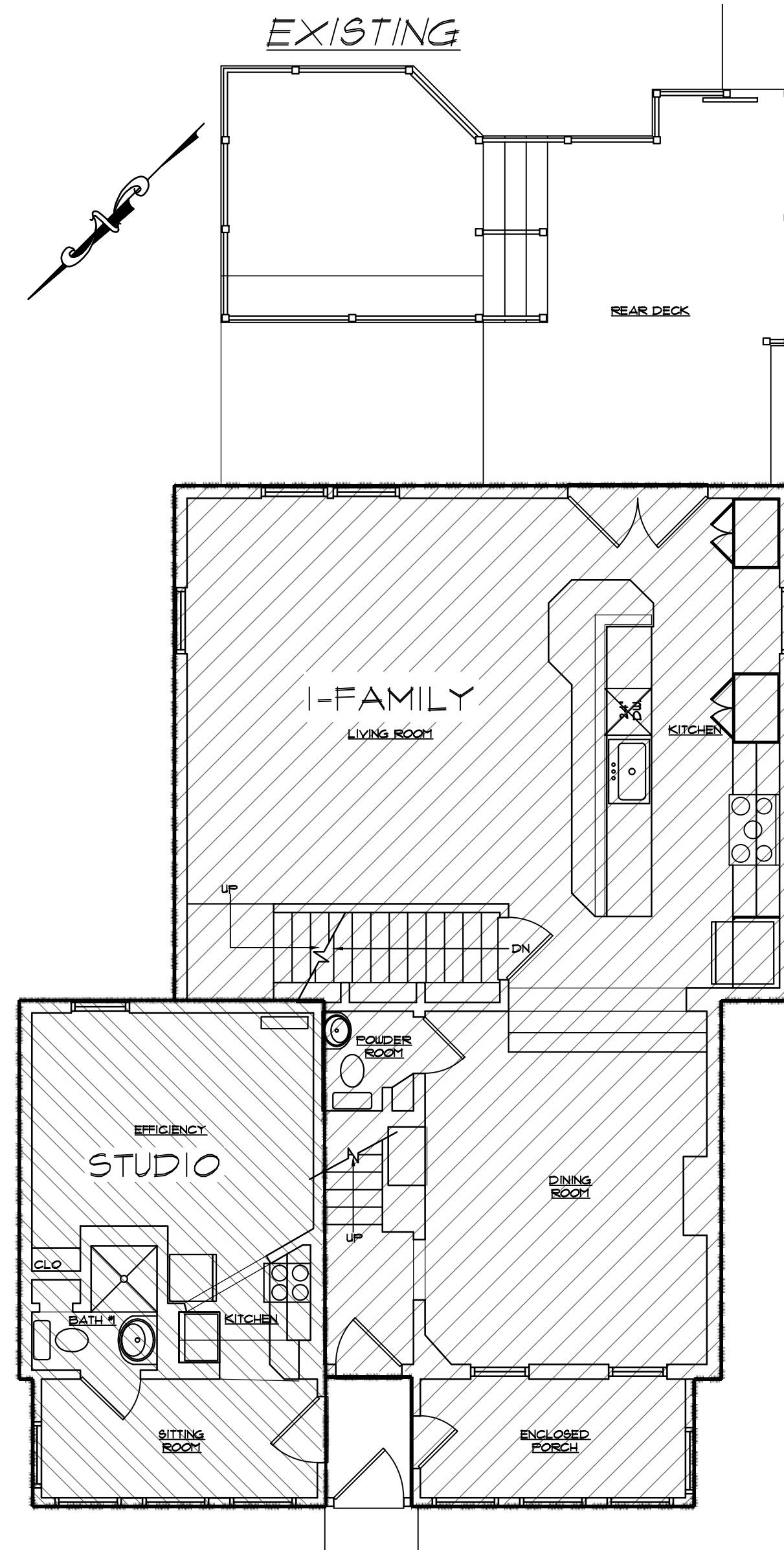
JOB NO: 800-18300
SCALE: AS NOTED
DRAWN BY: DJN
DATE: 07/25/19

BSCAN/ APPLICATION NO.:

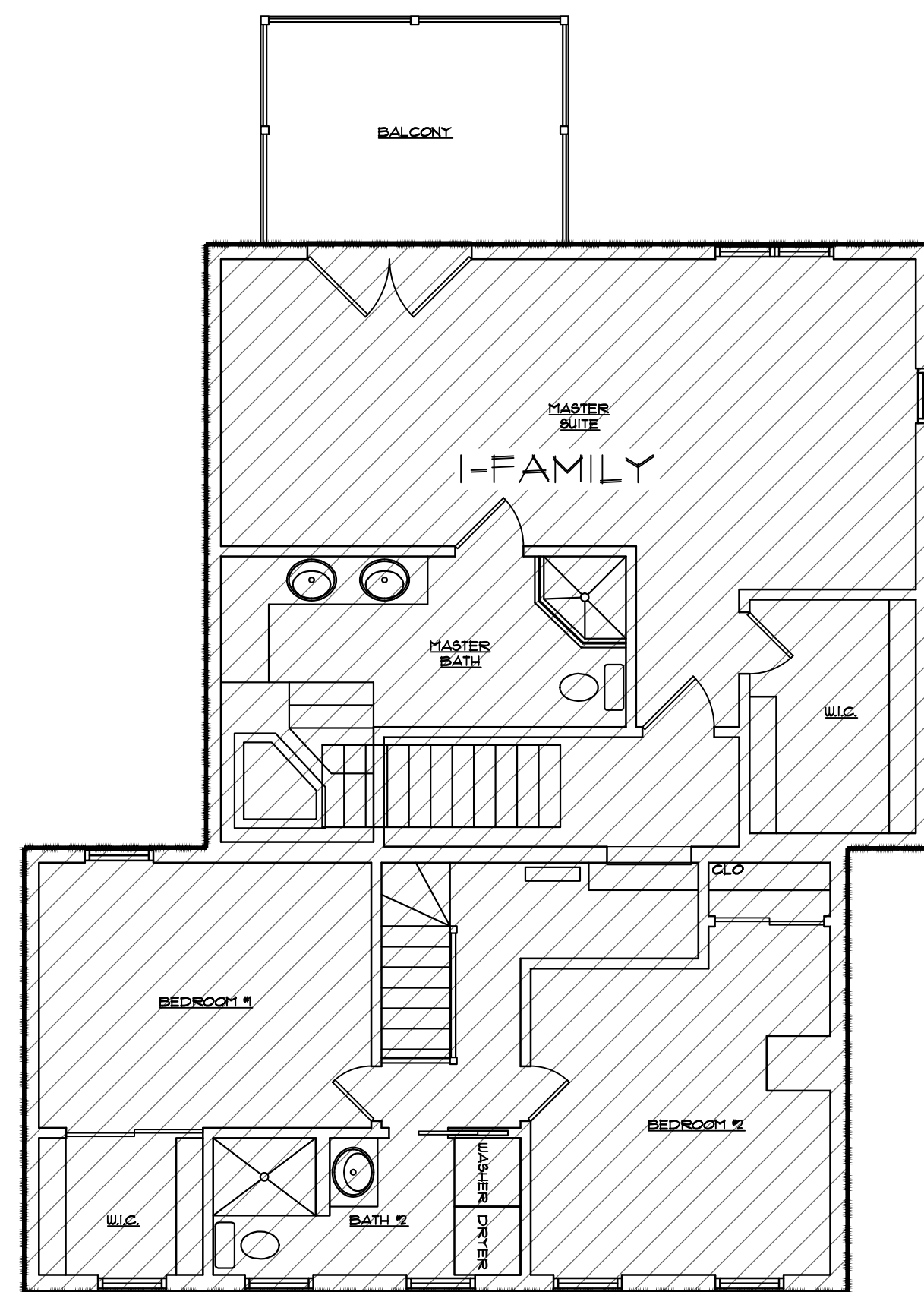
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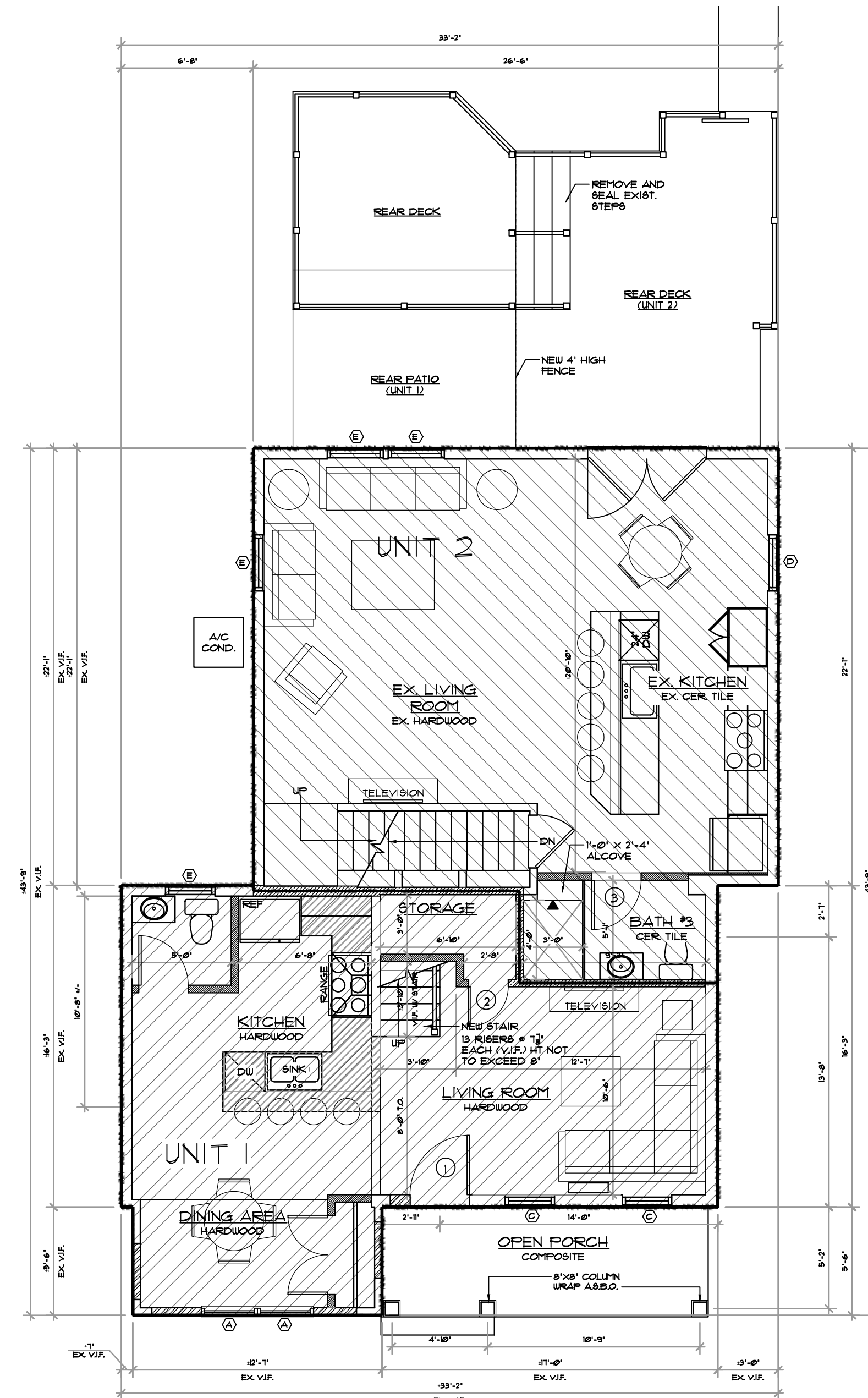
3 OF 4



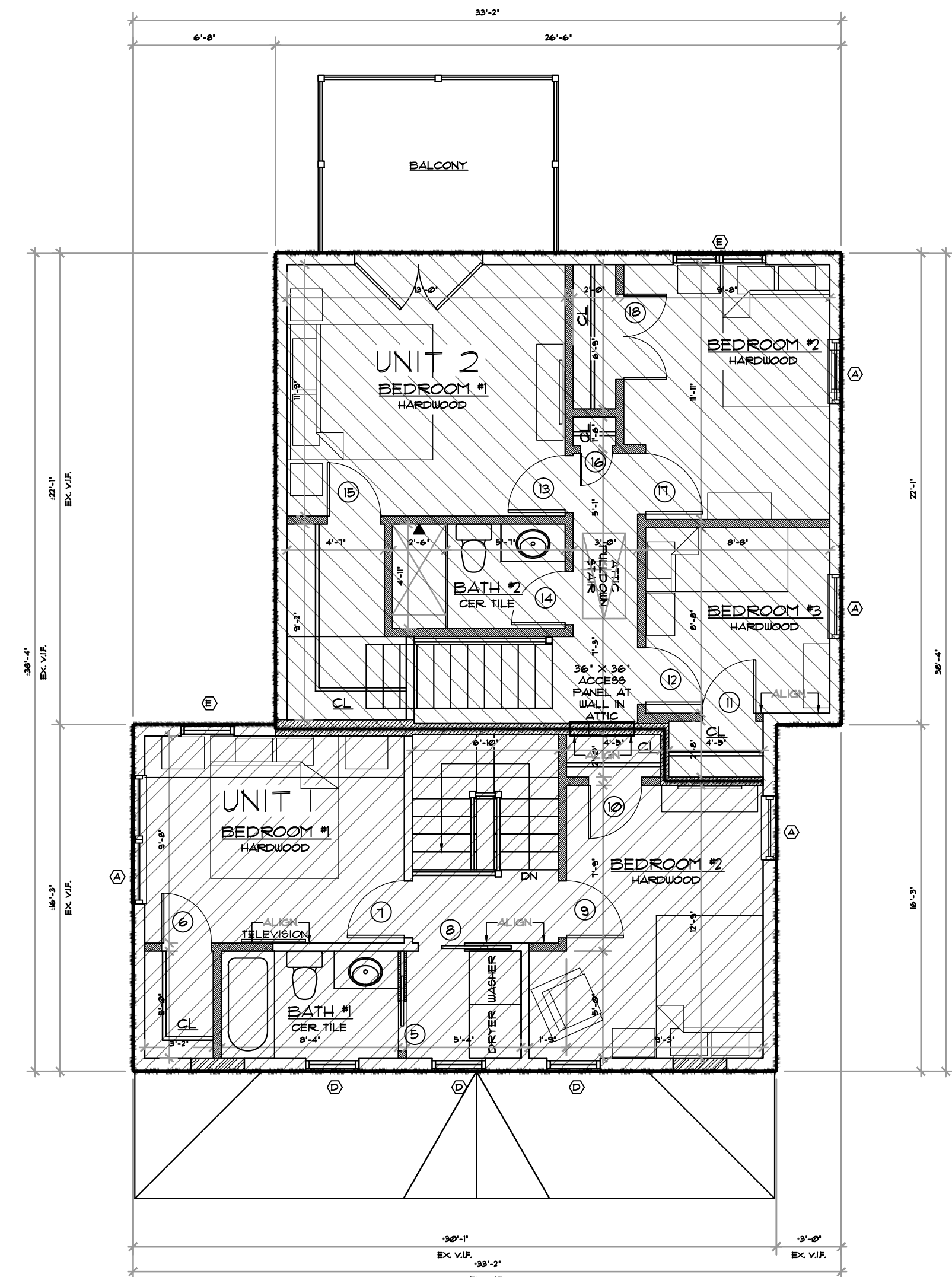
1 EXIST. STUDIO APARTMENT
SCALE: 3/16" = 1'-0"



2 EXIST. SECOND FLOOR
SCALE: 3/16" = 1'-0"

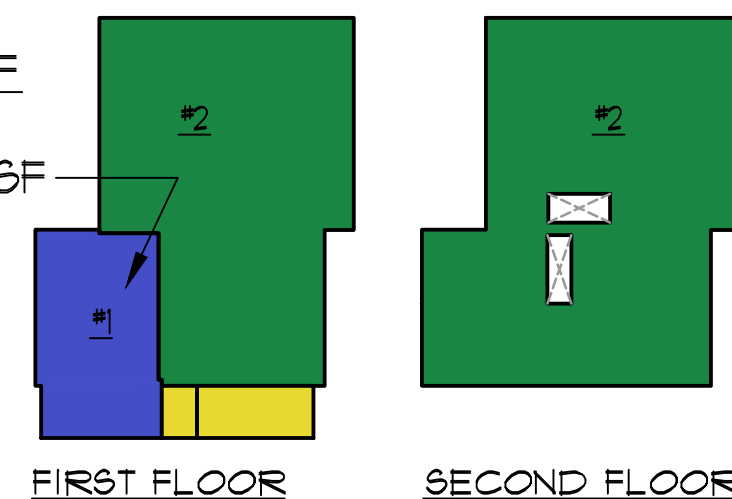


3 AS-BUILT FIRST FLOOR
SCALE: 3/16" = 1'-0" PERMIT # 20-00022

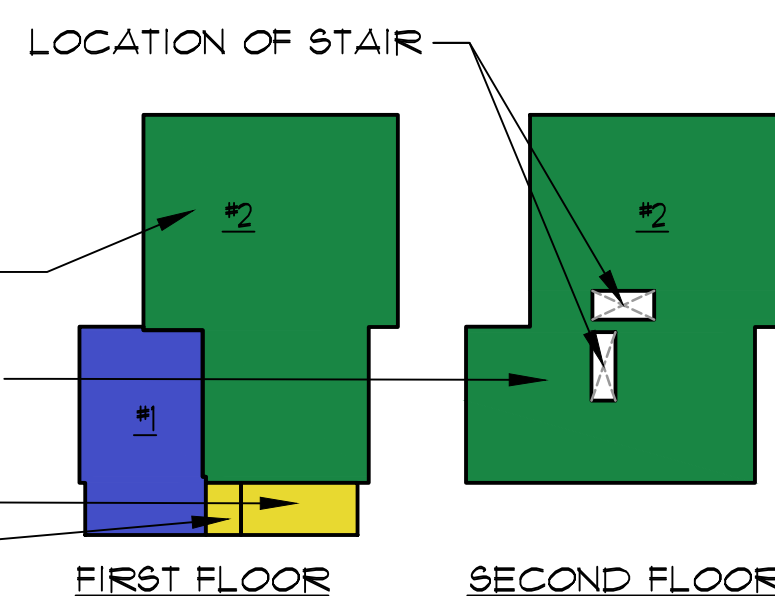


4 AS-BUILT SECOND FLOOR
SCALE: 3/16" = 1'-0" PERMIT # 20-00022

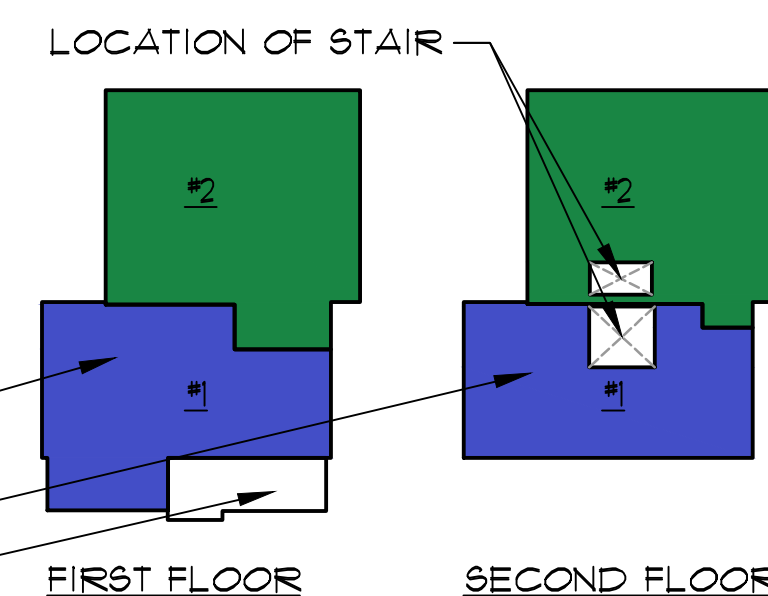
STUDIO: 280 SF
1ST FLOOR
1ST = 280 SF



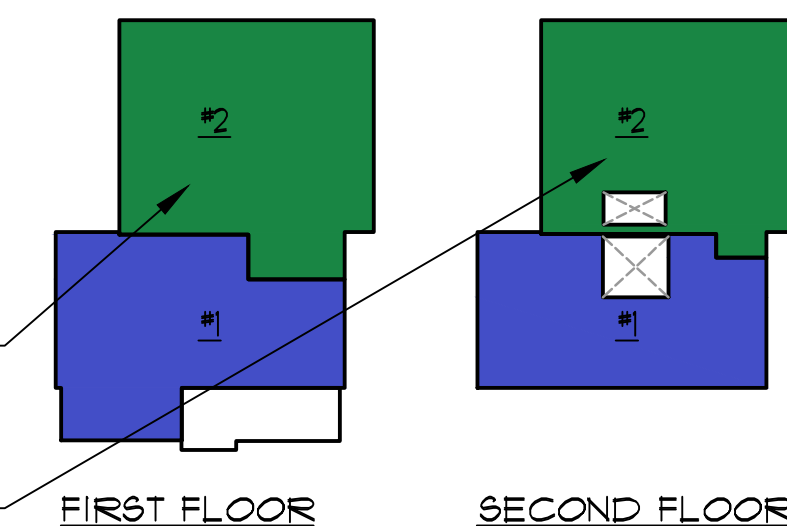
1 FAMILY: 1,905 SF
(1ST & 2ND FLOORS)
1ST = 868 SF
2ND = 1,037 SF (1,074
-19 SF & 18 SF STAIRS)
COMMON SPACE: 86 SF
66 SF PORCH
20 SF VESTIBULE



UNIT 1 (FRONT): 1,025 SF
(1ST & 2ND FLOOR)
1ST: 504 SF
2ND: 429 SF (471 SF-42 SF
STAIRS)
PORCH = 92 SF



UNIT 2 (REAR): 1,222 SF
(1ST & 2ND FLOOR)
1ST = 639 SF
2ND = 583 SF
(603 SF-20 SF
STAIRS)





1A & 1B MAIN ST



15 MAIN ST



30 MAIN ST



45 MAIN ST



62 MAIN ST



64 MAIN ST



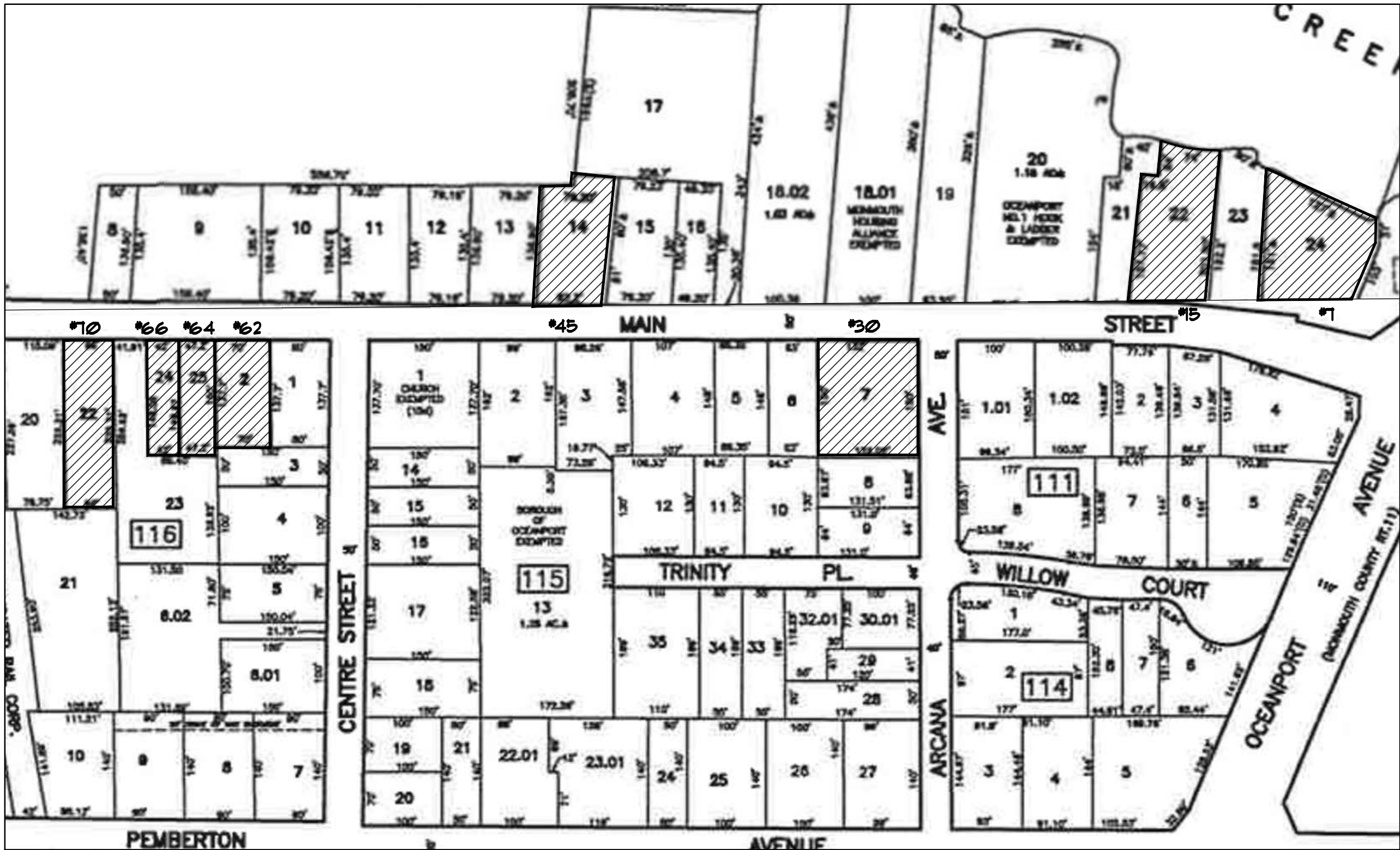
66 MAIN ST



10 MAIN ST

SURROUNDING MULTI-FAMILY PROPERTIES

ADDRESS / # OF UNITS		BLOCK/LOT	LOT SIZE
1 MAIN ST	2 UNITS	110 / 22	16,966 SF
15 MAIN ST	4 UNITS	110 / 22	8,969 SF
30 MAIN ST	2 UNITS	115 / 1	11,260 SF
45 MAIN ST	2 UNITS	110 / 14	19,198 SF
62 MAIN ST	2 UNITS	116 / 2	9,591 SF
64 MAIN ST	2 UNITS	116 / 25	7,073 SF
66 MAIN ST	2 UNITS	116 / 24	6,216 SF
10 MAIN ST	4 UNITS	116 / 22	14,810 SF



TAX MAP

SCALE: N.T.S.
= MULTI-FAMILY RESIDENCE



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email: msassoc@msassoc.com

ISSUES

DATE:	DESCRIPTION
11/01/19	ISSUED FOR PERMIT
11/05/19	REV. DESIGN(r1)
11/07/19	REV. SITE(r2)
11/14/19	REV. SITE(r3)
12/23/19	REV. BATHROOMS(r4)
1/22/20	AS BUILT (r5)
01/29/20	PER REV SITE PLAN (r6)
02/24/20	FOR ZBA MEETING
02/25/20	ZONING CHART REVISION (r7)
04/07/20	PER ENG REV LETTER (r8)

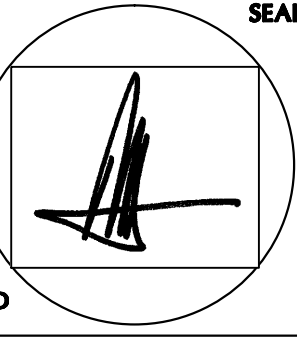
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KEY PLAN

BLOCK: 25
LOT: 116
ZONE: R-5

MICHAEL SAVARESE
N.J. LIC. #70043
N.Y. LIC. #20632
MICHELLE DEL VECCHIO
N.J. LIC. #18468



SHEET TITLE:

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BSCAN/ APPLICATION NO.:

SHEET NO.	PAGE 4 OF 4
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Engineers
Planners
Surveyors
Landscape Architects
Environmental Scientists

7.6.c

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April 9, 2020

VIA EMAIL

Jeanne Smith, Planning Board Secretary
Borough of Oceanport Planning Board
315 E. Main Street
Oceanport, NJ 07757

Re: Bulk Variance
Block 116, Lot 25
64 Main Street
Application No.: PB2020-08
Borough of Oceanport, Monmouth County, New Jersey
MC Project No. OPP-271

Dear Board Members:

Our office has received the following information in support of the above-referenced Variance application:

- Plan entitled “MSA@ 64 Main Street”, prepared by Michael Savarese Associates, last revised April 8, 2020 and consisting of six (6) sheets;
- Plan entitled “Survey of Property”, prepared by Thomas Santry, PA, dated October 22, 2019 and consisting of one (1) sheet.

The subject property is situated in the R-5 – Residential One & Two-Family Zone District and contains 7,074 sf (0.162 acres) on the south side of Main Street, approximately 150 feet west of Center Street. The Applicant proposes to renovate the existing single-family dwelling into a two family.

Based on our review, we recommend that the application be deemed **complete** and scheduled for the next available meeting. An engineering and planning review of the application is included below.

Variances/Design Waivers

1. The Applicant proposes to legitimize what appears to be an illegal two-family dwelling which is a permitted use in the R-5 Zone. However, the maximum permitted density is 6.3 units/acre. The two units on a 0.162-acre lot yields a density of 12.3 units/acre, thereby requiring a ‘d(1)’ variance.

The Municipal Land Use Law permits the granting of a ‘d’ variance based on providing special reasons and satisfying the negative criteria, including that there is no substantial detriment to the public good and that the proposal does not impair the intent of the zone plan and zoning ordinance.

2. Bulk variances are required for the following:
 - a. Minimum Lot Area – 14,000 sf required; 7,074 sf proposed.
 - b. Minimum Lot Width – 140 feet. required; 47.17 feet proposed.
 - c. Maximum Impervious Coverage – 40% maximum permitted, 40.25% existing and 56.53% proposed.
 - d. Driveway Side Yard Setback – 5 feet required; 0 feet proposed.
 - e. Minimum Habitable Floor Area Per Family – requirement is 1,000 sf on first floor and total of 1,450 sf, Unit 1 proposes 456 sf on first floor and a total of 865 sf, Unit 2 proposes 596 sf on first floor and a total of 1,138 sf.

The Municipal Land Use Law permits the granting of a hardship variance under either of two situations (C.40:55D-70c):

- Physical Constraints – Hardship variances may be granted if the strict application of the ordinance would impose peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon the developer based upon the existence of the following conditions:
 - a. Exceptional narrowness, shallowness or shape of a specific piece of property;
 - b. Exceptional topographic conditions or physical features uniquely affecting a piece of property;
 - c. An extraordinary and exceptional situation uniquely affecting a specific piece of property of the structures lawfully existing thereon.
- Benefits Outweighing the Detriments - A hardship may be granted where the purpose of the Municipal Land Use Law would be advanced by the proposed deviation and the benefits of the deviation would substantially outweigh any detriment.

General Comments

1. It appears that the current driveway encroaches by as much as 2.5 feet into Lot 24. The Board should discuss if this encroachment should be removed.
2. The Applicant is responsible for contacting the New Jersey One Call System, “Call Before You Dig” 1-800-272-1000 at least three (3) business days prior to construction.



Jeanne Smith, Planning Board Secretary
MC Project No. OPP-271
April 9, 2020
Page 3 of 3

We reserve the opportunity to further review and comment on this application and all pertinent documentation, pursuant to testimony presented at the public hearing.

Should you have any questions or require additional information, please do not hesitate to contact me directly.

Very truly yours,

MASER CONSULTING P.A.

A handwritten signature in blue ink, appearing to read 'W.H.R. White, III'.

William H.R. White, III, P.E., P.P., C.M.E.
Planning Board Engineer and Planner

WHW/nb

cc: Michael Savarese (via email mike.saverese@msassc.com)
Kevin Kennedy, Esq. (via email kkennedy@kevinkennedylaw.net)

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