



BOROUGH OF OCEANPORT

PLANNING/ZONING BOARD

AGENDA • FEBRUARY 25, 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 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

IV. Roll Call

V. Board Business

A. Minutes

1. Approval of February 10, 2020 Minutes
2. Approval of February 11, 2020 Minutes

B. Correspondence

1. NJDEP Notice for Fort Monmouth Allison Hall Parcel

C. Investigation Report of Area in Need of Redevelopment

1. Resolution #2020-056, Governing Body
2. Report by Planners Phillips Preiss Grygiel Leheny Hughes
3. PUBLIC HEARING - Area in Need of Redevelopment
4. Resolution for recommendations to Governing Body - Result of Area in Need Investigation Study

VI. Old Business

VII. New Business

1. PB2020-03 Lanzano, Dominick
14 Oneida Ave
Block 30, Lot 3
Bulk variance for 6' fence in front yard where 4', 50% open permitted
2. PB2019-22 Fort Partners Group
Fort Monmouth Fitness Center
Block 110, Lots 1 & 4
Amended Site Plan Application with variance(s)

VIII. Resolutions

IX. Petitions from the Public

X. Adjournment

**BOROUGH OF OCEANPORT****PLANNING/ZONING BOARD****MINUTES • FEBRUARY 11, 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	Present	
Joseph Foster	Environmental Committee Liaison	Present	
John (Jack) Kahle	Class IV	Absent	
Michael Savarese	Class IV	Present	
Robert Kleiberg	Class IV	Present	
Darren Davis	Class IV	Absent	
Michael Dailey	Alternate I	Present	
Jacob Rue	Alternate II	Present	
Jeanne Smith	Board Secretary	Present	
William White	Board Engineer/Planner	Absent	
Kevin Kennedy	Board Attorney	Present	
Kendra Lelie	Borough Planner	Present	

V. Board Business:

1. Approval of Minutes - Jan 14, 2020 7:30 PM

RESULT:	ACCEPTED [7 TO 0]
MOVER:	Robert Kleiberg, Class IV
SECONDER:	Patty Cooper, Mayor's Designee
AYES:	Whitson, Cooper, Tvrdik, Kleiberg, Dailey, Rue
ABSTAIN:	Foster, Savarese,
ABSENT:	Widdis, Kahle, Davis

VI. Old Business:

1. PB2019-19 Mercedes, Paul & Dallas, Erica
Resolution to Dismiss without Prejudice

Mr. Kennedy provided a brief explanation of the Applicant's request to withdraw the application without prejudice which allows the applicant to return with the same application at a future date. After which, Mr. Rue made a motion to approve the resolution dismissing the application without prejudice which was seconded by Mr. Kleiberg and received the following roll call:

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Jacob Rue, Alternate II
SECONDER:	Robert Kleiberg, Class IV
AYES:	Whitson, Cooper, Tvrdik, Foster, Savarese, Kleiberg, Dailey, Rue
ABSENT:	Widdis, Kahle, Davis

VII. New Business - None

VIII. Resolutions:

1. Resolution of Approval, PB20219-20, Weiner, 189 Comanche Dr

As the Resolution had been previously provided to the Board, Mr. Kennedy summarized the resolution and conditions. Councilman Tvrdik requested that the resolution be amended to reflect the condition that the parking area in front of the garage shall not be used for anything other than vehicles using to enter/exit garage which made at the meeting. Mr. Kennedy acknowledged that he would make the amendment after which Councilman Tvrdik made a motion to approve the Resolution as amended, which was seconded by Mr. Rue and received the below roll call:

Motion to Approve PR-20-06

RESULT:	ADOPTED AS AMENDED [5 TO 0]
MOVER:	Thomas Tvrdik, Class III
SECONDER:	Jacob Rue, Alternate II
AYES:	Cooper, Tvrdik, Kleiberg, Dailey, Rue
ABSENT:	Widdis, Kahle, Davis
INELIGIBLE:	Whitson, Foster, Savarese

2. Resolution Adopting 3rd Round Housing Element & Fair Share Plan

As the Resolution had been previously provided to the Board, Mr. Kennedy summarized the resolution, after which Mr. Foster made a motion to approve the Resolution, which was seconded by Mr. Kleiberg and received the below roll call:

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Joseph Foster, Environmental Committee Liaison
SECONDER:	Robert Kleiberg, Class IV
AYES:	Whitson, Cooper, Tvrdik, Foster, Savarese, Kleiberg, Dailey, Rue
ABSENT:	Widdis, Kahle, Davis

Ms. Smith advised that based on the Board's decision to take each ordinance separately at the special meeting the night before, four, individual resolutions were prepared as follows:

3. Resolution for determination of Master Plan Consistency - Ordinance #1017

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Thomas Tvrdik, Class III
SECONDER:	Joseph Foster, Environmental Committee Liaison
AYES:	Whitson, Cooper, Tvrdik, Foster, Savarese, Kleiberg, Dailey, Rue
ABSENT:	Widdis, Kahle, Davis

4. Resolution for determination of Master Plan Consistency - Ordinance #1018

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

5. Resolution for determination of Master Plan Consistency - Ordinance #1019

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Patty Cooper, Mayor's Designee
SECONDER:	Michael Dailey, Alternate I
AYES:	Whitson, Cooper, Tvrdik, Foster, Savarese, Kleiberg, Dailey, Rue
ABSENT:	Widdis, Kahle, Davis

6. Resolution for determination of Master Plan Consistency - Ordinance #1020

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Thomas Tvrdik, Class III
SECONDER:	Joseph Foster, Environmental Committee Liaison
AYES:	Whitson, Cooper, Tvrdik, Foster, Savarese, Kleiberg, Dailey, Rue
ABSENT:	Widdis, Kahle, Davis

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

X. Adjournment: As there was no further business, the meeting was adjourned at 7:43 pm on a motion by Mr. Foster which was seconded by Mr. Dailey 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 # 1618)

5.B.1

Meeting: 02/25/20 07:30 PM
Department: Planning/Zoning Board
Category: Referral to Planning Board
Prepared By: Jeanne Smith
Initiator: Jeanne Smith
Sponsors:
DOC ID: 1618

NJDEP Notice for Fort Monmouth Allison Hall Parcel



ENVIRONMENTAL MANAGEMENT G R O U P

1705 Bay Avenue, Suite 6
Pt. Pleasant, NJ 08742-4505
Phone: (732) 282-2222
E-mail: Info@EMG-Environmental.com

RECEIVED

FEB 18 2020

Borough of Oceanport



February 14, 2020

****Via Certified Mail****

7019 2280 0000 8494 2024

BOROUGH OF OCEANPORT PLANNING BOARD
315 EAST MAIN STREET
OCEANPORT, NJ 07757

REGARDING: CAFRA INDIVIDUAL PERMIT
FORT MONMOUTH MAIN POST-ALLISON HALL PARCEL
NOTICE OF PUBLIC COMMENT PERIOD
BLOCK 110, A PORTION OF TAX LOT 1
BOROUGH OF OCEANPORT
MONMOUTH COUNTY, NJ
NJDEP FILE NO: 1338-15-0005.3 LUP 20001
EMG FILE: 18-154

APPLICANT: FORT MONMOUTH BUSINESS CENTER, LLC
1000 SANGER AVENUE
OCEANPORT, NJ 07757

This letter is to provide you with legal notification that an application for a **Coastal Area Facility Act (CAFRA) Individual Permit** has been submitted to the New Jersey Department of Environmental Protection, Division of Land Use Regulation for the development shown on the enclosed plan(s). A brief description of the proposed project follows:

The subject of this application is the redevelopment of the Allison Hall Parcel. This project will involve renovation and repurposing of certain existing structures and improvements and the demolition of some existing structures/features to facilitate the construction of a number of new commercial buildings including a restaurant, four-story hotel, mixed-use and commercial retail.

The application has been deemed complete for public comment.

A public comment period for this application will commence with publication in the NJDEP Bulletin on March 4, 2020 and will continue for thirty (30) calendar days.

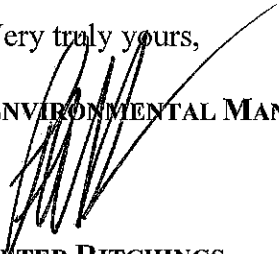
A complete copy of the Permit Application can be reviewed at the Oceanport Borough Clerk's Office or by appointment at the NJDEP Division of Land Use Regulation Offices, located at 501 East State Street, 2nd floor in Trenton.

The NJDEP welcomes comments and any information you may provide concerning the proposed development and project site. Written comments must be submitted to the NJDEP at the address provided below during a 30-day comment period.

**New Jersey Department of Environmental Protection
Division of Land Use Regulation
PO Box 420, Mail Code 501-02A
501 East State Street
Trenton, NJ 08625
Attn: Ms. Kara Turner, Project Manager**

The Department will notify the Environmental Commission, the Planning Board of the Municipality, and the Municipal Construction Official of the Department's decision regarding this report.

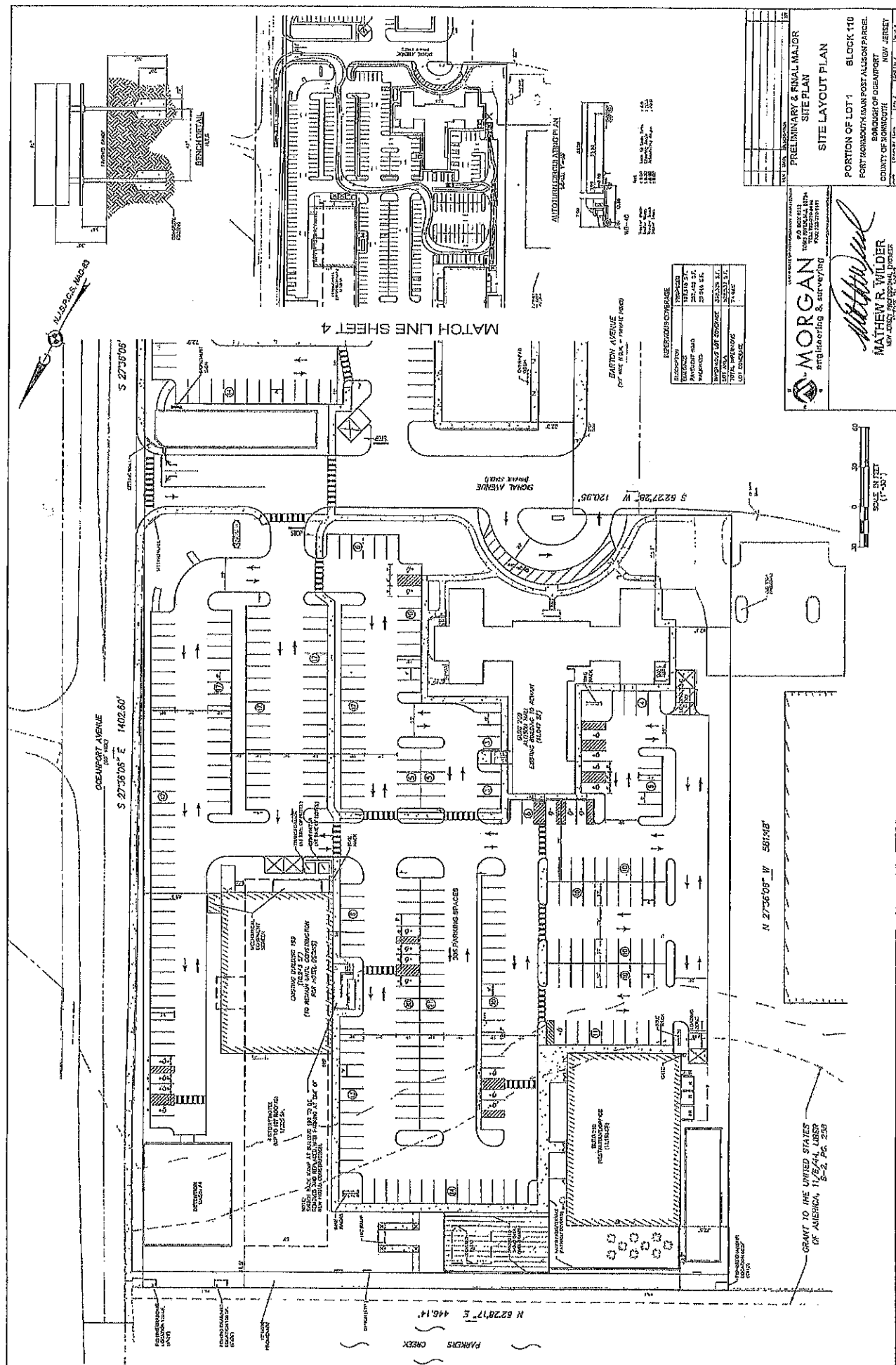
Very truly yours,


ENVIRONMENTAL MANAGEMENT GROUP, INC.

**PETER RITCHINGS
PRESIDENT**

PR/SK







Planning/Zoning Combined Board

315 E. Main Street
Oceanport, NJ 07757

SCHEDULED

CORRESPONDENCE (ID # 1620)

5.C.1

Meeting: 02/25/20 07:30 PM
Department: Planning/Zoning Board
Category: Referral to Planning Board
Prepared By: Jeanne Smith
Initiator: Jeanne Smith
Sponsors:
DOC ID: 1620

Resolution #2020-056, Governing Body

**RESOLUTION OF THE BOROUGH OF OCEANPORT, IN THE COUNTY OF
MONMOUTH, NEW JERSEY AUTHORIZING THE BOROUGH PLANNING
BOARD TO UNDERTAKE AN INVESTIGATION TO DETERMINE WHETHER
ALL OR A PORTION OF CERTAIN PROPERTIES LOCATED IN THE
BOROUGH WITHIN THE FORMER FORT MONMOUTH AND IDENTIFIED AS
THE “SQUIER HALL” PARCEL, THE “MCAFEE CENTER” PARCEL AND
THE “TECH CAMPUS SOUTH” PARCEL CONSTITUTE A NON-
CONDEMNATION AREA IN NEED OF REDEVELOPMENT**

**Resolution #2020-56
02/6/20**

WHEREAS, the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1, et seq.*, as amended and supplemented (the “**Redevelopment Law**”), provides a process for municipalities to participate in the redevelopment and improvement of an “area in need of redevelopment”; and

WHEREAS, to make such a determination under the Redevelopment Law, the municipal council (the “**Borough Council**”) of the Borough of Oceanport (the “**Borough**”), must first authorize the Borough Planning Board (the “**Planning Board**”) to conduct a preliminary investigation of the area and make recommendations to the Borough Council; and

WHEREAS, the Borough Council believes it is in the best interest of the Borough that an investigation occur with respect to certain parcels within the Borough and therefore authorizes and directs the Planning Board to conduct an investigation of the properties located in the Borough within the former Fort Monmouth, and identified on the hereinafter defined Study Area Map as the “Squier Hall” parcel, the “McAfee Center” parcel and the “Tech Campus South” parcel, which parcels consist of a portion of the current or former, as applicable, Block 110, Lot 1 and a portion of the current or former, as applicable, Block 110, Lot 4 on the tax maps of the Borough, and, with respect to the Squier Hall parcel, include but are not limited to Block 110.09, Lots 1 and 2 as currently designated on the tax maps of the Borough (collectively, the “**Study Area**”), and to determine whether all or a portion of the Study Area meets the criteria set forth in the Redevelopment Law, *N.J.S.A. 40A:12A-5*, and whether all or a portion of said Study Area should be designated as an area in need of redevelopment; and

WHEREAS, the redevelopment area determination requested hereunder would authorize the Borough and the Borough Council to use all those powers provided by the Redevelopment Law for use in a redevelopment area, **excluding** the power of eminent domain, and any redevelopment area so designated shall be referred to as a “Non-Condensation Redevelopment Area,” pursuant to *N.J.S.A. 40A:12A-6*; and

WHEREAS, on behalf of the Fort Monmouth Economic Revitalization Authority (“FMERA”), Phillips Preiss Grygiel Leheny Hughes LLC, Hoboken, New Jersey, has prepared an Area in Need of Redevelopment Study (the “**Area in Need Study**”) to analyze whether all or a portion of the Study Area qualifies as an area in need of redevelopment; and

WHEREAS, FMERA has provided such Area in Need Study to the Borough and the Borough and the Planning Board may utilize said Area in Need Study in undertaking the investigation of the Study Area authorized hereby.

NOW THEREFORE BE IT RESOLVED, by the Borough Council of the Borough of Oceanport, in the County of Monmouth, New Jersey, as follows:

Section 1. The foregoing recitals are incorporated herein as if set forth in full.

Section 2. The Planning Board is hereby authorized and directed to conduct an

investigation, pursuant to N.J.S.A. 40A:12A-6, to determine whether all or a portion of the Study Area satisfies the criteria set forth in N.J.S.A. 40A:12A-5, and whether said Study Area should be designated a "Non-Condensation Redevelopment Area."

Section 3. The Area in Need Study contains a map showing the boundaries of the Study Area and the location of the parcels contained therein (the "Study Area Map"), and appended thereto is a statement setting forth the basis of the investigation.

Section 4. The Planning Board shall conduct a public hearing in accordance with the Redevelopment Law, after giving due notice of the proposed boundaries of the Study Area and the date of the hearing to any persons who are interested in or would be affected by a determination that the Study Area shall be an area in need of redevelopment. The notice of the hearing shall specifically state that the redevelopment area determination does not authorize the Borough and the Borough Council to exercise the power of eminent domain to acquire any property in the delineated area, for the Study Area is being investigated as a possible Non-Condensation Redevelopment Area.

Section 5. At the public hearing, the Planning Board shall hear from all persons who are interested in or would be affected by a determination that the Study Area is a redevelopment area. All objections to a determination that the Study Area is an area in need of redevelopment and evidence in support of those objections shall be received and considered by the Planning Board and shall be made part of the public record.

Section 6. After conducting its investigation, making the Area in Need Report, inclusive of the Study Area Map, available to the public, and conducting a public hearing at which all objections to the proposed designation are received and considered, the Planning Board shall make a recommendation to the Borough Council as to whether the Borough Council should designate all or a portion of the Study Area as a Non-Condensation Redevelopment Area.

Section 7. This resolution shall take effect immediately.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Thomas Tvrdik, Councilman
SECONDER:	William Deerin, Councilman
AYES:	Deerin, Gallo, Keeshen, O'Brien, Tvrdik, Walker

I certify that the foregoing Resolution #2020-56 was adopted by the Oceanport Governing Body at the Regular Meeting held February 6, 2020



JEANNE SMITH, RMC
BOROUGH CLERK



Planning/Zoning Combined Board

315 E. Main Street
Oceanport, NJ 07757

SCHEDULED

CORRESPONDENCE (ID # 1621)

5.C.2

Meeting: 02/25/20 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

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 Sherril Avenue. The McAfee Center Parcel is located immediately south of the Squier Hall Parcel, south of Sherril 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.

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

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.

	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

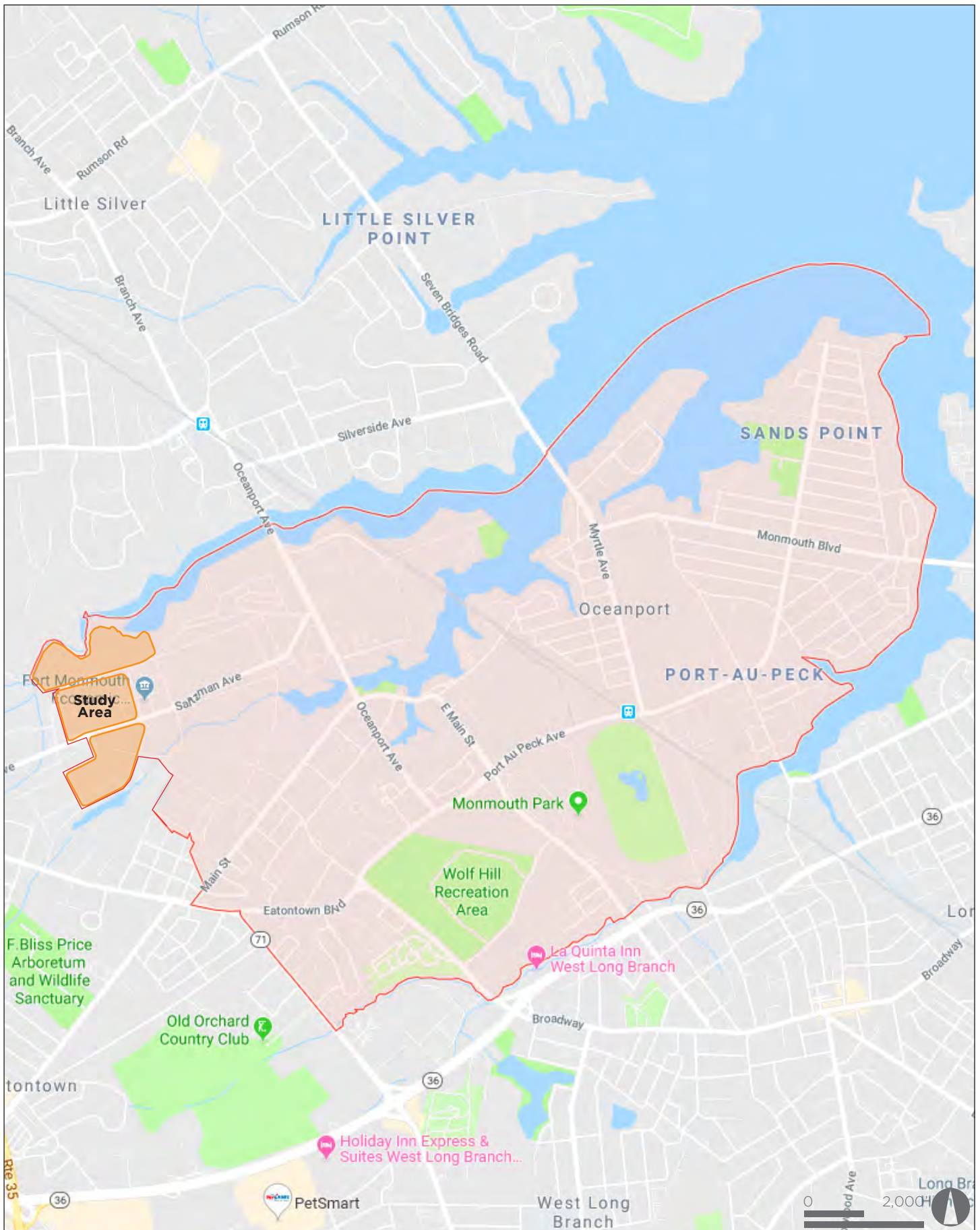


Figure 1: Location | Area in Need of Redevelopment Study for Former Fort Monmouth Properties | Oceanport, New Jersey

PHILLIPS PREISS GRYGIEL LEHENY HUGHES LLC 2019



Figure 2: Aerial | Area in Need of Redevelopment Study for Former Fort Monmouth Properties | Oceanport, New Jersey
 PHILLIPS PREISS GRYGIEL LEHENY HUGHES LLC 2019

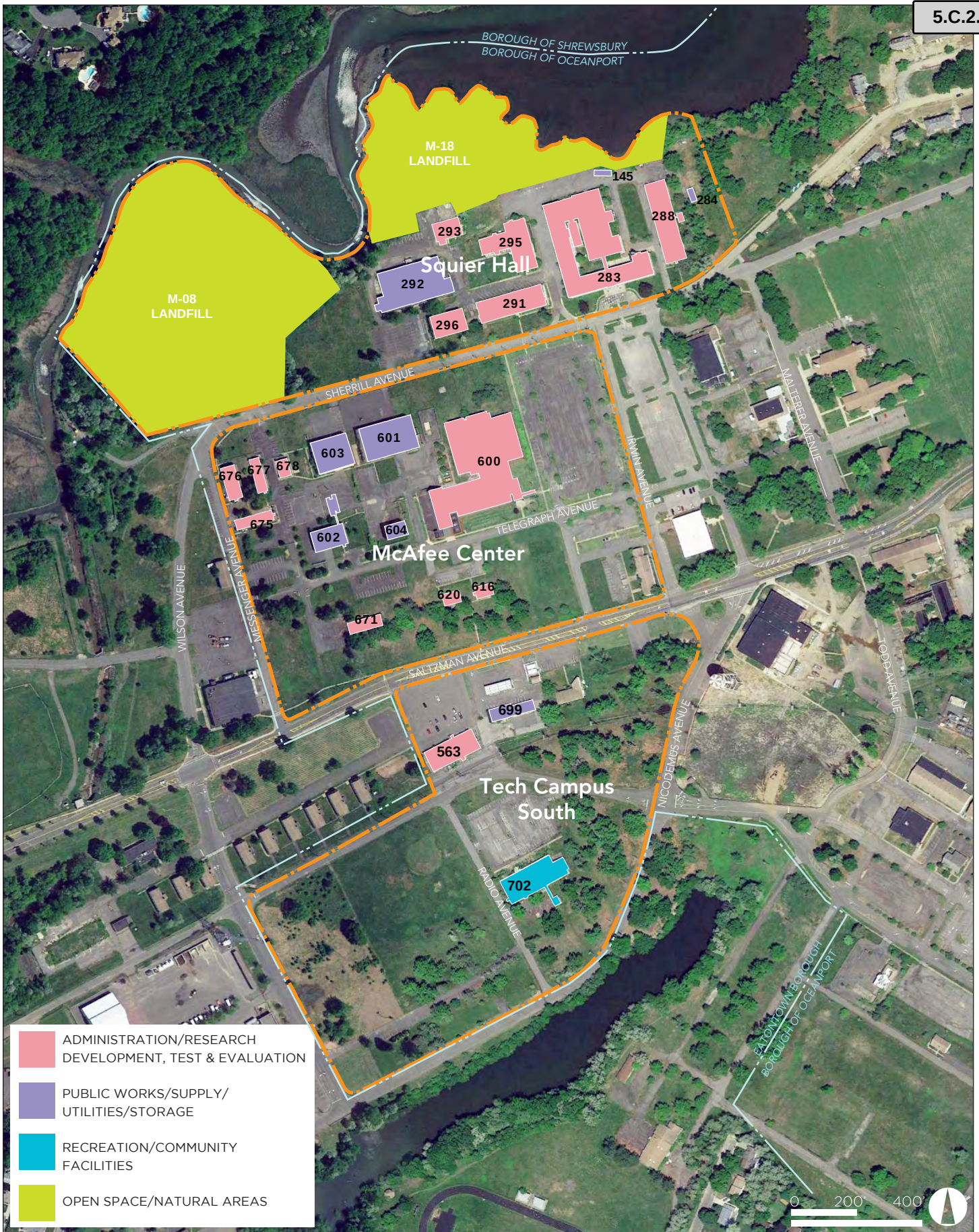


Figure 3: Former Land Use | Area in Need of Redevelopment Study for Former Fort Monmouth Properties | Oceanport, New Jersey
PHILLIPS PREISS GRYGIEL LEHENY HUGHES LLC 2019

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 the 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 is 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 hazardous 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 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, electronic components. The Army gained approval for a Record of Decision (ROD) from the NJDEP in 2017. The Army has proposed to remedy the 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 the 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 filling 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 are on-going.
- FTMM-68 (former Building 565/700): Former Building 565 was 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. Building 700 housed a UST, which was removed in 2011. The building has since been demolished, but remediation for soil and groundwater contamination are 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): Incinerator in Building 697 used to burn classified documents. Deemed NFA in 1994. Dismantled in 1993 and deemed NFA by 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 NJDEP in 1996.
- FTMM-47 (Former PCB Transformer Sites): Polychlorinated biphenyls (PCB) transformers located at Buildings 292 and 686. PCB in soil sample collected at Building 292 was detected at above the 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 soil sample collected at Building 686 was detected at below standard, and no further action was deemed necessary.
- FTMM-54 (Building 296): Former fuel distribution facility with underground storage tanks. Fuel distribution system and source of contamination were 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): Underground storage tank for gasoline. UST was removed in 1997 and 400cy of contaminated soil was excavated and removed. NJDEP issued NFA letters for the UST and site soils in 2003. NJDEP also approved the suspension of groundwater sampling in 2016.

In addition to sites actively investigated under the IRP, the US Army identified additional potential environmental concerns that they have not yet formally investigated in 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, FMERA has continued to

work with the Army 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 that Parcel 50 required 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:

- 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.

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 Armstrong 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 Sherril Avenue; 2) The ± 23.76 acre MacAfee Parcel with $\pm 1,270$ feet of frontage along Sherril 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 Sherril 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 ±15,038 square feet; **Building 291** was constructed in 1966 and is ±12,006 square feet; **Building 295** was constructed in 1969 and is ±9,000 square feet; **Building 296** was constructed in 1970 and is ±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 ±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 ±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 ±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 ±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 ±2,892 square feet; Building 676 is ±3,663 square feet; Building 677 is ±2,592 square feet; and Building 678 is ±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 on-going.

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 $\pm 16,000$ square feet; Building 602 is $\pm 6,000$ square feet, and Building 603 is $\pm 11,009$ 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 $\pm 1,769$ 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 $\pm 12,100$ 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 retain 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 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"

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.

	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 2019

Building Number 145

Appendix: Building Photographs

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

Building Number 283 | Squier Hall

Appendix: Building Photographs

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

Building Number 283 | Squier Hall

Appendix: Building Photographs

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

Building Number 283 | Squier Hall

Appendix: Building Photographs

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

Building Number 284

Appendix: Building Photographs

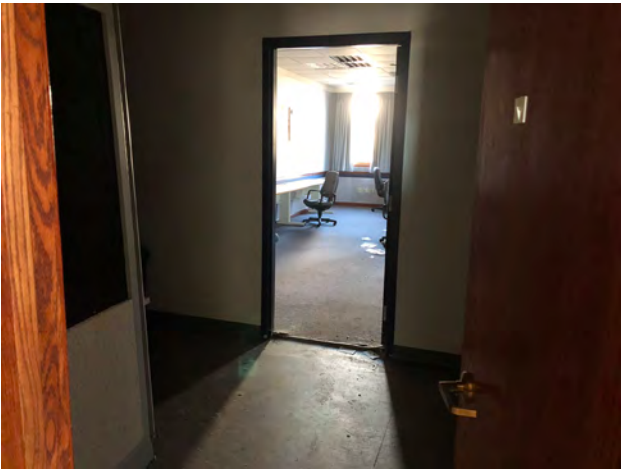
Area in Need of Redevelopment Study for Former Fort Monmouth Properties | Oceanport, New Jersey
PHILLIPS PREISS GRYGIEL LEHENY HUGHES LLC 2019

Building Number 288

Appendix: Building Photographs

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

Building Number 291



Appendix: Building Photographs

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

Building Number 292



Appendix: Building Photographs

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

Building Number 292



Appendix: Building Photographs

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

Building Number 293



Appendix: Building Photographs

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

Building Number 295

Appendix: Building Photographs

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

Building Number 296

Appendix: Building Photographs

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

Building Number 563



Appendix: Building Photographs

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

Building Number 600 | McAfee Center



Appendix: Building Photographs

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

Building Number 600 | McAfee Center



Appendix: Building Photographs

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

Building Number 601



Appendix: Building Photographs

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

Building Number 602



Appendix: Building Photographs

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

Building Number 603



Appendix: Building Photographs

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

Building Number 604



Appendix: Building Photographs

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

Building Number 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 2019

Building Number 671



Appendix: Building Photographs

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

Building Number 675



Appendix: Building Photographs

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

Building Number 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 2019

Building Number 677

Appendix: Building Photographs

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

Building Number 678

Appendix: Building Photographs

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

Building Number 699



Appendix: Building Photographs

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

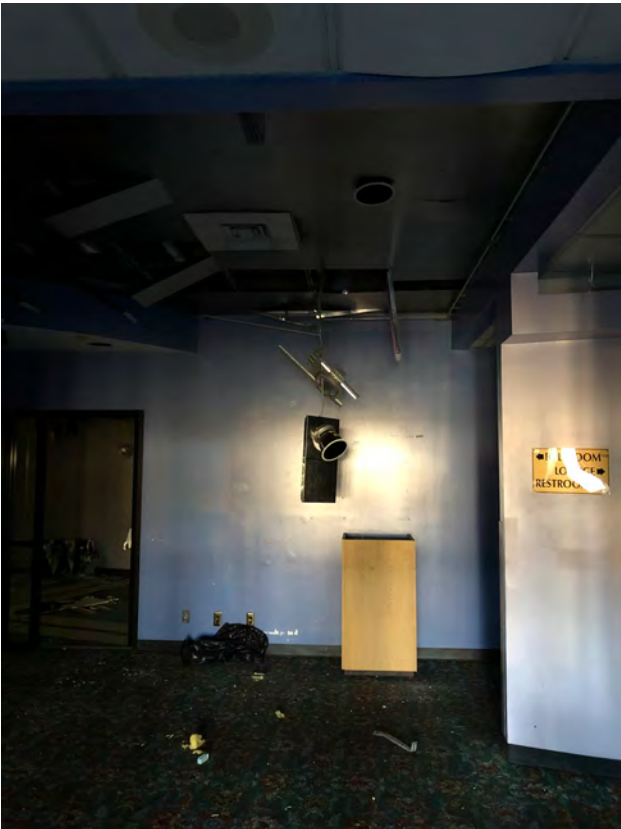
Building Number 702 | Lane Hall



Appendix: Building Photographs

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

Building Number 702 | Lane Hall





Planning/Zoning Combined Board

315 E. Main Street
Oceanport, NJ 07757

REVIEWED

RESOLUTION - PB (ID # 1622)

5.C.4

Meeting: 02/25/20 07:30 PM
Department: Planning/Zoning Board
Category: PB Resolutions
Prepared By: Jeanne Smith
Initiator: Jeanne Smith
Sponsors:
DOC ID: 1622

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

RESOLUTION OF THE PLANNING BOARD OF THE BOROUGH OF OCEANPORT IN THE COUNTY OF MONMOUTH, NEW JERSEY RECOMMENDING THAT ALL OR A PORTION OF CERTAIN PROPERTIES LOCATED IN THE BOROUGH WITHIN THE FORMER FORT MONMOUTH AND IDENTIFIED AS THE "SQUIER HALL" PARCEL, THE "MCAFEE CENTER" PARCEL AND THE "TECH CAMPUS SOUTH" PARCEL BE DESIGNATED AS A NON-CONDEMNATION AREA IN NEED OF REDEVELOPMENT

WHEREAS, the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.*, (the "**Redevelopment Law**") authorizes municipalities to determine whether certain parcels of land within the municipality constitute an "area in need of redevelopment", as defined in the Redevelopment Law; and

WHEREAS, on February 6, 2020, the Borough Council (the "**Borough Council**") of the Borough of Oceanport, in the County of Monmouth, New Jersey (the "**Borough**"), adopted Resolution No. 2020-56, directing the Borough Planning Board (the "**Planning Board**") to examine whether all or a portion of certain properties located in the Borough within the former Fort Monmouth, and identified as the "Squier Hall" parcel, the "McAfee Center" parcel and the "Tech Campus South" parcel, which parcels consist of a portion of the current or former, as applicable, Block 110, Lot 1 and a portion of the current or former, as applicable, Block 110, Lot 4 on the tax maps of the Borough, and, with respect to the Squier Hall parcel, include but are not limited to Block 110.09, Lots 1 and 2 as currently designated on the tax maps of the Borough (collectively, the "**Study Area**"), meets the criteria set forth in the Redevelopment Law for redevelopment area designation and to make a recommendation as to whether such Study Area should be designated as a non-condemnation area in need of redevelopment; and

WHEREAS, on behalf of the Fort Monmouth Economic Revitalization Authority ("**FMERA**"), Phillips Preiss Grygiel Leheny Hughes LLC (the "**Planning Consultant**") conducted a preliminary investigation of the Study Area to determine whether the Study Area should be designated an area in need of redevelopment, and prepared a preliminary investigation report of the above-referenced Study Area in accordance with the Redevelopment Law (the "**Study**"); and

WHEREAS, the Study sets forth the basis for the investigation of the Study Area and a map depicting the Study Area, and concludes that the Study Area qualifies as an area in need of redevelopment pursuant to the Redevelopment Law, for the reasons set forth in the Study; and

WHEREAS, the Redevelopment Law requires the Planning Board to conduct a public hearing prior to making its determination whether the Study Area should be designated as an area in need of redevelopment, at which hearing the Planning Board shall hear all persons who are interested in or would be affected by a determination that the Study Area is an area in need of redevelopment; and

WHEREAS, on February 25, 2020, the Planning Board reviewed the Study, heard testimony from representatives of the Planning Consultant, conducted a public hearing during which members of the general public, including all persons who were interested in or would be affected by a determination that the Study Area is an area in need of redevelopment, were heard and received written or oral objections, if any, and made same a part of the public record; and

WHEREAS, the Planning Consultant concluded in the Study and testified to the Planning Board on February 25, 2020 that the Study Area satisfies the criterion for redevelopment area designation set forth in the Redevelopment Law; and

WHEREAS, after careful consideration of all evidence presented and all testimony offered,

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING BOARD OF THE BOROUGH OF OCEANPORT AS FOLLOWS:

Section 1. The aforementioned recitals are incorporated herein as though fully set forth at length.

Section 2. The Study, and the findings of fact and conclusions contained therein, are hereby incorporated herein by reference in their entirety. The Planning Board Secretary is hereby directed to transmit a copy of the Study and this resolution to the Borough Council.

Section 3. After consideration of all evidence presented and all testimony offered, the Planning Board accepts and adopts the recommendation contained in the Study, and hereby recommends to the Borough Council that the Study Area be declared a non-condemnation area in need of redevelopment in accordance with the Redevelopment Law, for the reasons set forth in the Study.

Section 4. This resolution shall take effect immediately.

Offered by: _____

Seconded by: _____

ROLL CALL	YES	NO	ABSTAIN	ABSENT	INELIGIBLE
Widdis	0	0	0	0	0
Whitson	0	0	0	0	0
Cooper	0	0	0	0	0
Tvrdik	0	0	0	0	0
Foster	0	0	0	0	0
Kleiberg	0	0	0	0	0
Davis	0	0	0	0	0
Kahle	0	0	0	0	0
Savarese	0	0	0	0	0
Dailey (Alt. 1)	0	0	0	0	0
Rue (Alt. 2)	0	0	0	0	0

I hereby certify that the foregoing Resolution was adopted by the Planning Board of the Borough of Oceanport at its meeting of February 25, 2020.

Jeanne Smith, Secretary

**Planning/Zoning Combined Board**

315 E. Main Street
Oceanport, NJ 07757

SCHEDULED**PLANNING BOARD APPLICATION (ID # 1606)**

Meeting: 02/25/20 07:30 PM
Department: Planning/Zoning Board
Category: PB Applications
Prepared By: Jeanne Smith
Initiator: Jeanne Smith
Sponsors:
DOC ID: 1606

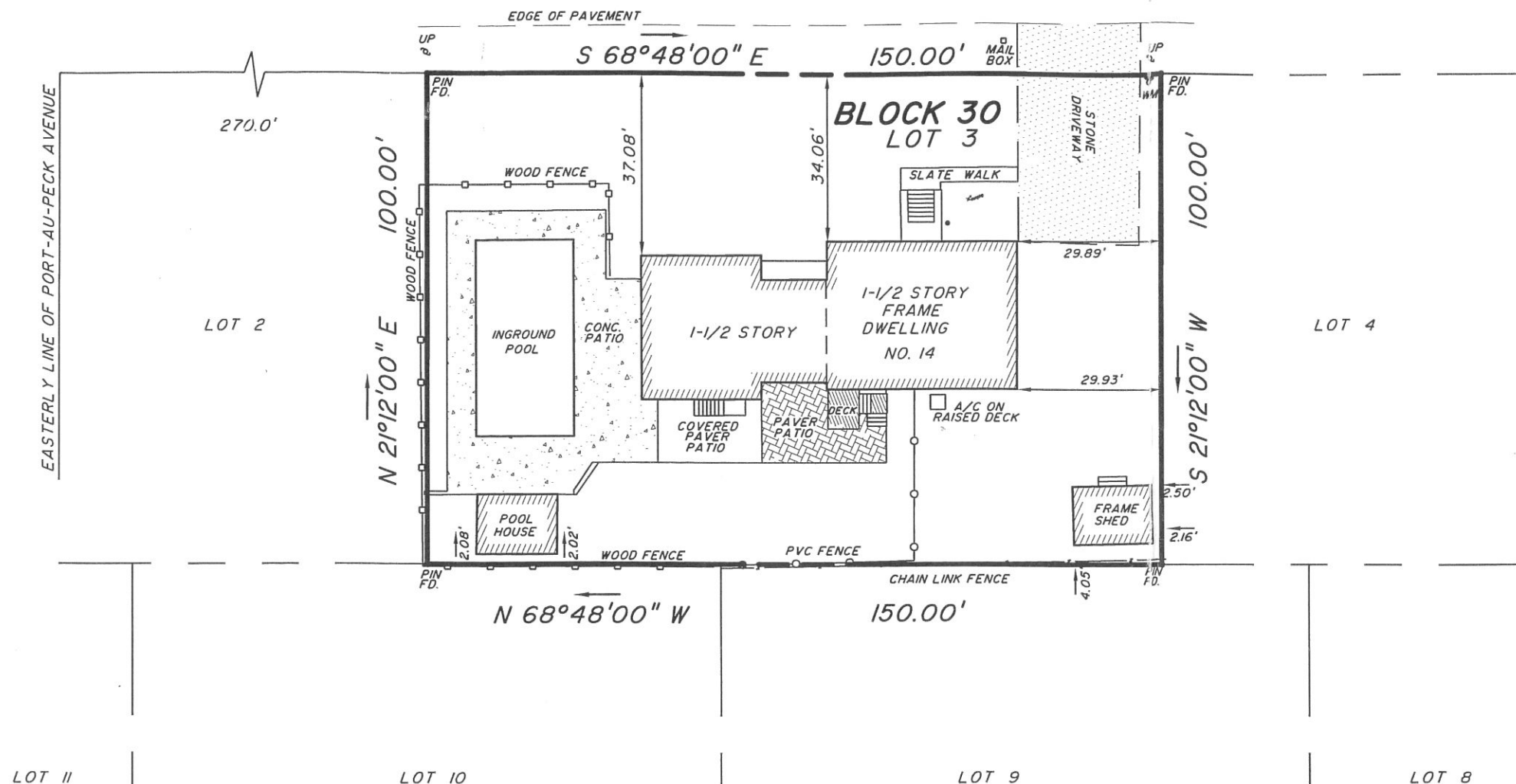
PB2020-03 Lanzano, Dominick

14 Oneida Ave
Block 30, Lot 3
Bulk variance for 6' fence in front yard where 4', 50% open permitted

No Engineering Review Needed

ONEIDA AVENUE

R.O.W. 50.0'/PAVEMENT



NOTES:

- 1) BUILDING OFFSETS AND FENCES NOT TO BE USED TO ESTABLISH PROPERTY LINES.
- 2) LOCATION OF UNDERGROUND UTILITIES, IF ANY, NOT SHOWN
- 3) THIS SURVEY SUBJECT TO ANY EASEMENT OF RECORD OR OTHER PERTINENT FACTS WHICH MAY BE DISCLOSED BY A TITLE SEARCH.
- 4) WETLANDS, FLOOD HAZARD AREAS AND OTHER ENVIRONMENTALLY SENSITIVE LANDS, IF ANY, NOT SHOWN NOR INVESTIGATED.

I HEREBY CERTIFY that this is a true and accurate survey made on the grounds and that no encroachments exist either way across the property lines except as shown hereon.

CERTIFIED TO:

DOMINICK AND COLLEEN LANZANO

THIS CERTIFICATION is made only to the above named parties for the purchase and / or mortgage of the herein delineated property by the above named purchasers. No responsibility or liability is assumed by the surveyor for the use of this survey for any other purpose including, but not limited to, use of the survey for survey affidavit, resale of the property, or to any other person not listed in this certification, either directly or indirectly.

MAP FILE NO. C- 9175 BLOCK 30 LOT 3 OFFICIAL TAX MAP OF THE BOROUGH OF OCEANPORT

FILE NO. 9686

SURVEY OF PROPERTY BLOCK 30 LOT 3

SITUATED IN:
BOROUGH OF OCEANPORT, MONMOUTH COUNTY, NEW JERSEY

C.C. WIDDIS SURVEYING, LLC

PROFESSIONAL ENGINEERS ~ LICENSED LAND SURVEYORS ~ PROFESSIONAL PLANNERS
175 Broadway, Long Branch, New Jersey 07740
Voice: 732.222.8810 ~ Telefax: 732.222.8815
NEW JERSEY AUTHORIZATION No. 24GA28196100

JAMES B. GODDARD

N.J. Professional Land Surveyor

N.J. PROFESSIONAL LAND SURVEYOR, License No. 37588

6/30/2015
DATE

6/25/2015

SCALE:
1" = 30'

DRAWN BY:
JMW

CHECKED BY:
AJW

APPROVED BY:
JBG

DRAWING FILE:
CAD-DWG-FILE-NAME

MAP NO.
C-9175

FILE NO.:
F9686

SHEET NO.
1 OF 1

**Planning/Zoning Combined Board**

315 E. Main Street
Oceanport, NJ 07757

SCHEDULED**PLANNING BOARD APPLICATION (ID # 1574)**

Meeting: 02/25/20 07:30 PM
Department: Planning/Zoning Board
Category: PB Applications
Prepared By: Jeanne Smith
Initiator: Jeanne Smith
Sponsors:
DOC ID: 1574

PB2019-22 Fort Partners Group

Fort Monmouth Fitness Center
Block 110, Lots 1 & 4
Amended Site Plan Application with variance(s)



Engineers
Planners
Surveyors
Landscape Architects
Environmental Scientists

7.2.a

Corporate Headquarters
331 Newman Springs Road, Suite 203
Red Bank, NJ 07701
T: 732.383.1950
F: 732.383.1984
www.maserconsulting.com

January 10, 2020

VIA EMAIL

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

Re: Amended Preliminary and Final Site Plan/Site Plan
Fort Monmouth Fitness Center
Block 110, P/O Lots 1 & 4
Borough of Oceanport, Monmouth County, New Jersey
Application No. PB2019-22
MC Project No. OPP-226

Dear Board Members:

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

- Plans entitled “Amended Preliminary/Final Major Site Plan Fort Monmouth Fitness Center”, prepared by Kennedy Consulting Engineers, LLC, last revised December 11, 2019, consisting of nine (9) sheets;
- Plans entitled “Renovations & Alterations at Fort Athletic Club”, prepared by USA Architects, last revised November 27, 2019, consisting of five (5) sheets;
- Mandatory Conceptual Review letter dated December 9, 2019.

The subject property is a 7.828-acre parcel on Fort Monmouth, formerly known as the Fitness Center that previously received approval in 2017 for the adaptive re-use of 36,620 square feet for an Athletic Club. The parcel is surrounded by Saltzman Avenue, Nicodemus Avenue, Todd Avenue, and Alexander Avenue. The existing structure faces Nicodemus Avenue. The property is located in the Green Tech Campus District which permits the proposed use.

The Applicant proposes to amend the original application to eliminate the pool and provide an additional 10,793 SF of floor area, a 29.5% increase. The parking demand has increased from 146 spaces to 172 spaces required. The parking lot has been redesigned to provide 146 spaces on-site whereas the originally approved plan provided only 93 spaces. A variance for the number of parking spaces is still required, in addition to a parking lot setback variance.

The Land Use Development Application and the recently updated Application Fee Schedule address Amended Site Plan Applications. However, Ordinance Chapter 390 does not define the

Customer Loyalty through Client Satisfaction

Packet Pg. 76



Jeanne Smith, Planning Board Secretary
MC Project No. OPP-226
January 10, 2020
Page 2 of 2

term Amended Application. Case law has determined that an amended application that is substantially different from the original application may be treated as a new application. The Board will have to determine if the application can be handled as an Amended Application or that the changes are substantial requiring a new application to be filed.

We reserve the opportunity to further review and comment on this application and all pertinent documentation pursuant to testimony presented at the public hearing and/or the submittal of revised plans. If you have any questions regarding the matter, please do not hesitate to contact our office.

Very truly yours,

MASER CONSULTING, P.A.

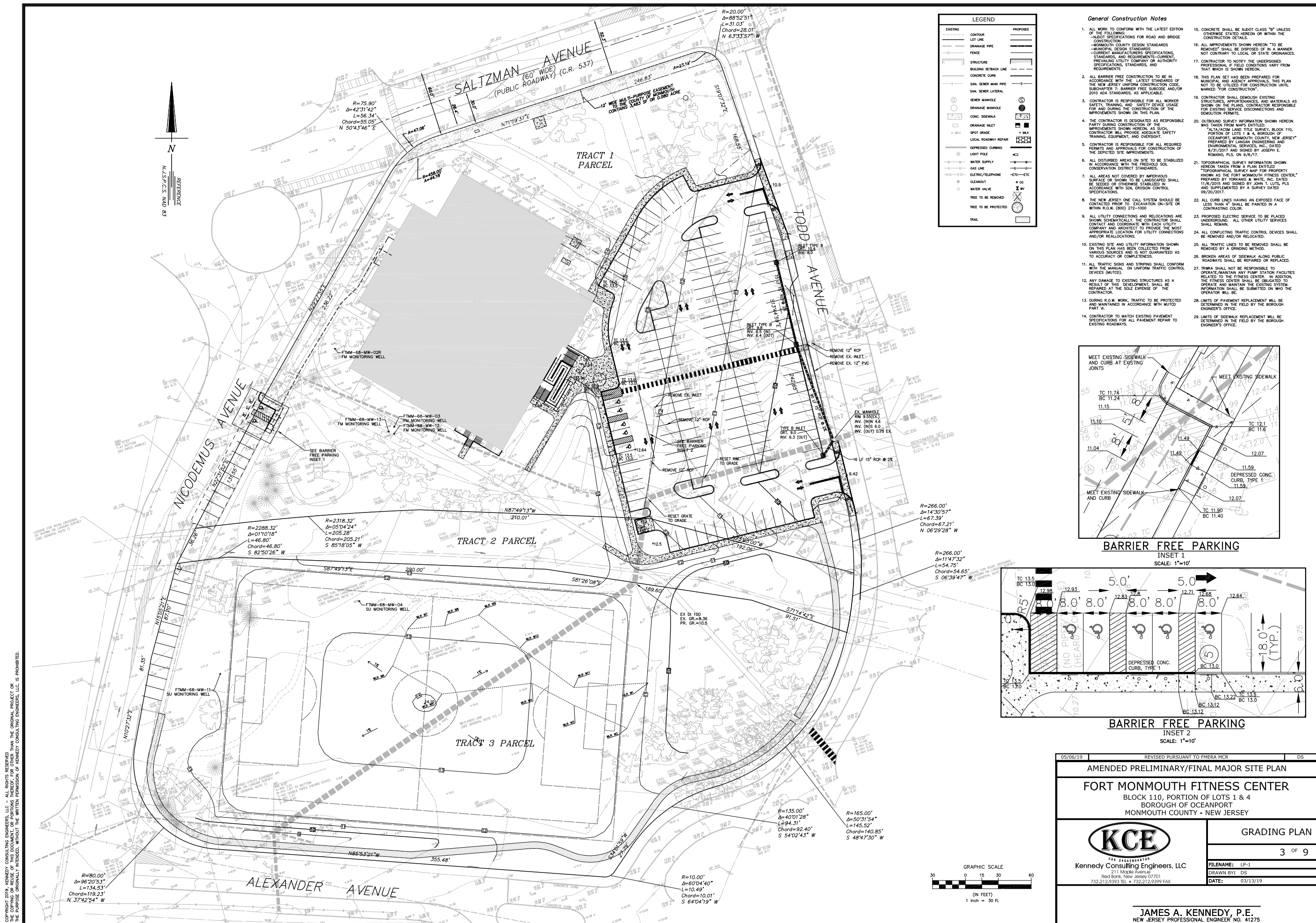
A handwritten signature in blue ink, appearing to read 'W. White', is written over the printed name.

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

WHW/nb

cc: Michael Bruno, Esq. (via email: mbruno@ghclaw.com)

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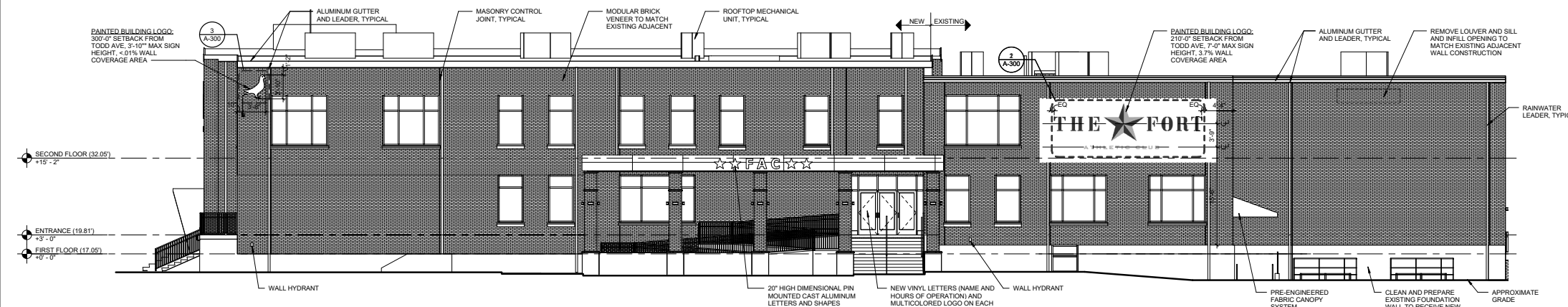
20 N. Doughty Avenue
Somerville, NJ 08876
t 908.722.2300
f 908.722.7201

usaarchitects.com

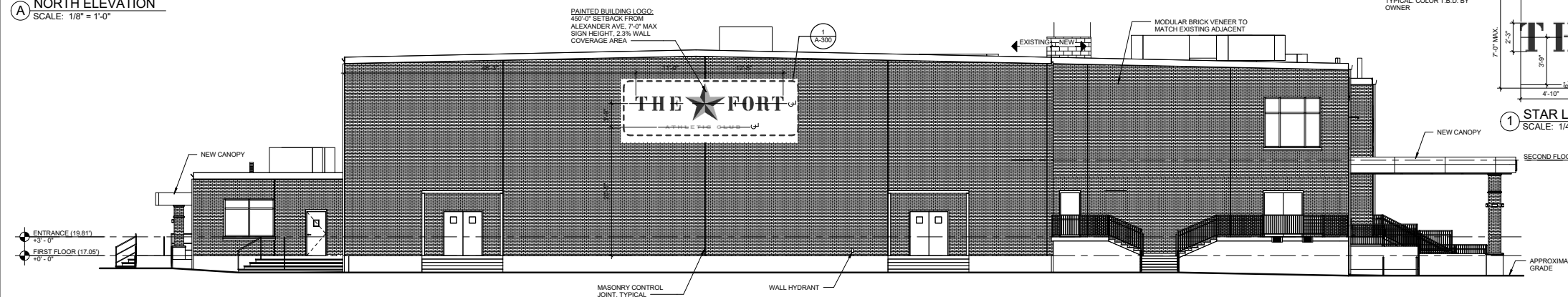
Paul R. Swartz, AIA
Amanda T. Christopher Jr., AIA
Mark A. Coan, AIA
Peter C. Campiano, AIA

Andrew P. Adornato, AIA
Daniel J. Fortunato, AIA
Mitch Miller, AIA, FCSI, CCS
Susan M. Delbart, AIA

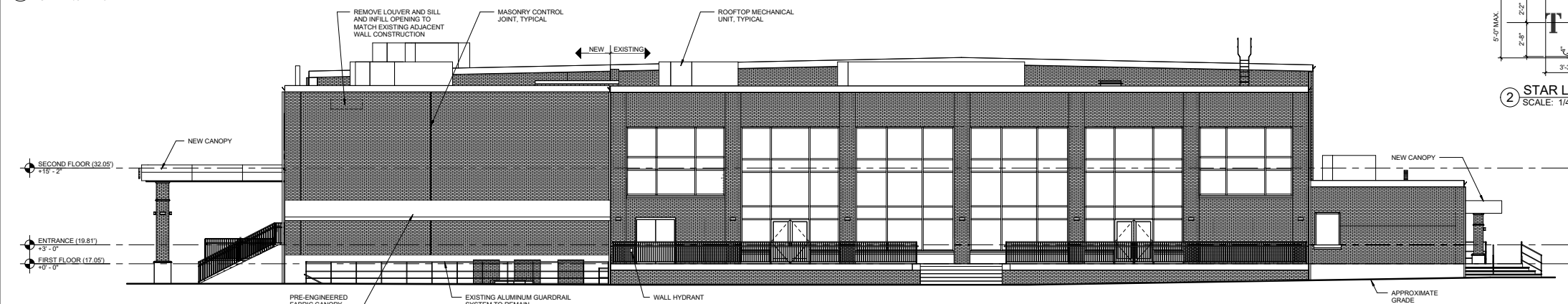
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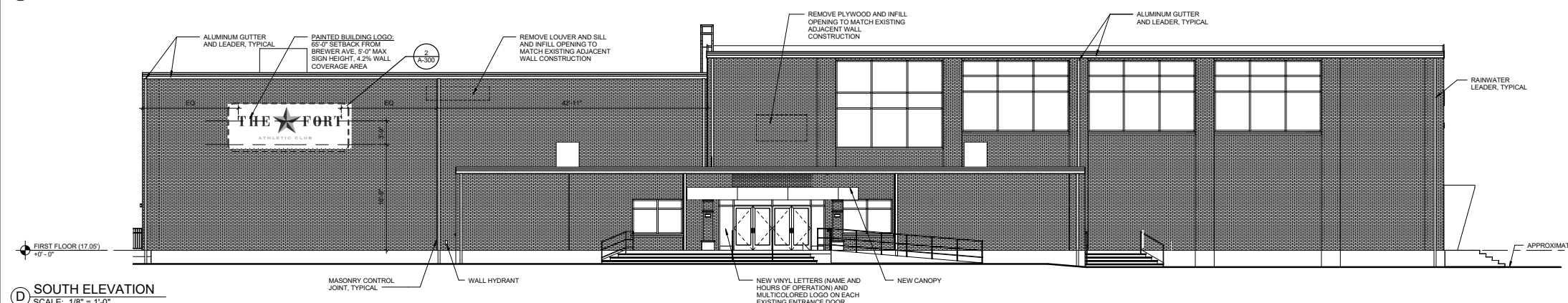
A NORTH ELEVATION
SCALE: 1/8" = 1'-0"



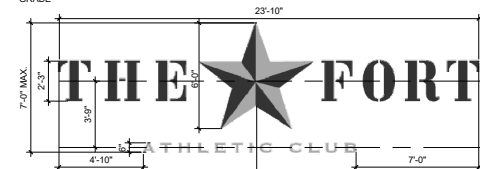
B EAST ELEVATION
SCALE: 1/8" = 1'-0"



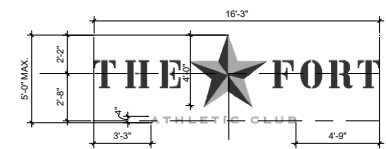
C WEST ELEVATION
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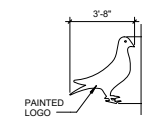
D SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



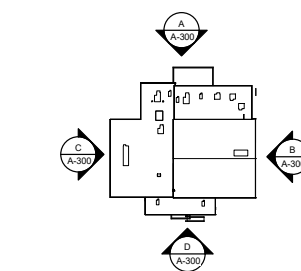
1 STAR LOGO 7' - 0"
SCALE: 1/4" = 1'-0"



2 STAR LOGO 5' - 0"
SCALE: 1/4" = 1'-0"



3 PIGEON LOGO
SCALE: 1/4" = 1'-0"



4 KEY PLAN

AA

Signature & License No. A18115

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RENOVATIONS & ALTERATIONS
AT THE
FORT ATHLETIC CLUB

114 SALTZMAN AVENUE,
FORT MONMOUTH, MONMOUTH COUNTY, NJ
07703

11.27.19 PLANNING/ZONING BOARD SUBMISSION
No. Date Status or Revision

Drawing Title

ELEVATIONS

Scale: AS NOTED

USA Project No. 2016-080

Drawing Date: 11.27.19

Drawn By: APL

Checked By: APL

USA Project No. 2016-080

Drawing No. A-300