



Fort Monmouth Reuse and Redevelopment Plan Final Plan

Prepared for:
Fort Monmouth Economic Revitalization Planning Authority

Prepared by:
EDAW, Inc.

22 August, 2008

(Incorporates Technical Corrections Adopted by FMERPA Board on October 15, 2008)

August 22, 2008

Mr. Frank C. Cosentino, Executive Director
Fort Monmouth Economic Revitalization Planning Authority
2-12 Corbett Way, Suite C
Eatontown, New Jersey 07724

Dear Mr. Cosentino,

On April 28, 2006 the Fort Monmouth Economic Revitalization Planning Authority (FMERPA) was formed to develop a reuse and redevelopment plan that meets State, Monmouth County, community, societal, and land owner needs and create a flexible framework for sustainable redevelopment of the post. During the ensuing months, FMERPA and its consulting team has coalesced the Reuse Plan around a vision for a Sustainable Technology Community at Fort Monmouth.

The vision presented herein first and foremost sets a framework for the attraction of technology driven companies that will provide the greatest opportunity for the replacement of highly skilled jobs left behind by the mission's move to Aberdeen, Maryland. Attracting these companies who specialize in biotechnology, nanotechnology, stem cell research, information technology, communication technology, and renewable/alternative energy research and development will require a multifaceted strategy. The emerging technology economy will seek sustainable environments with diverse housing to meet their workforce needs; a location capable of delivering support infrastructure; competitive business operational costs; a location supported by university research; and the provision of a high quality of life.

The framework presented herein proposes the development of a technology community that provides an integrated lifestyle where residents can choose to work, live, learn, and take their leisure at Fort Monmouth. The plan proposes the development of five mixed-use development clusters set within a greenbelt network of nearly 500-acres. Sustainability is promoted through the adaptive reuse of existing buildings, the protection of ecological resources, the provision of mobility options, and the recommendation that renewable and alternative energy fuel the redevelopment of Fort Monmouth.

This report documents the redevelopment planning work undertaken to date by EDAW, Inc. and our consulting team. We view the plan as a "living and learning" document that has grown more comprehensive and garnered broader support from project stakeholders with each presentation and review. We look forward to working with the Fort Monmouth Economic Revitalization Planning Authority (FMERPA), the communities of Tinton Falls, Eatontown, and Oceanport, Monmouth County, the State, and many more interested stakeholders in shaping the future of one of the State of New Jersey's most valuable economic resources.

Sincerely,



Timothy N. Delorm, ASLA
Vice President
EDAW|AECOM

Fort Monmouth Reuse and Redevelopment Plan

was created by

FMERPA Board

Dr. Robert Lucky, Chair

Virginia Bauer, Vice Chair

Hon. Lillian G. Burry, Director, Monmouth County Board of Chosen Freeholders

Hon. Gerald J. Tarantolo, Mayor, Borough of Eatontown

Hon. Michael J. Mahon, Mayor, Borough of Oceanport

Hon. Peter Maclearie, Mayor, Borough of Tinton Falls

Laurie Cannon, Public Member

Rosemarie Estephan, Public Member

Col. Stephen M. Christian, Garrison Commander, Fort Monmouth

Monmouth County Board of Chosen Freeholders

Hon. Lillian G. Burry, Director

Robert D. Clifton, Deputy Director

William C. Barham, Freeholder

Barbara J. McMorrow, Freeholder

John D' Amico, Jr., Freeholder

Borough of Eatontown

Hon. Gerald J. Tarantolo, Mayor

Charles E. DaVis, Council President

Gerri Hopkins, Council Member

Carl Sohl, Council Member

Victoria Rau, Council Member

Theresa Forbes, Council Member

John Schiels, Council Member

Borough of Oceanport

Hon. Michael J. Mahon, Mayor

Ellyn M. Kahle, Council President

Gerald Briscione, Council Member

Richard Gallo, Jr., Council Member

John Ibex, Council Member

William Johnson, Council Member

John A. Irace, Council Member

Borough of Tinton Falls

Hon. Peter Maclearie, Mayor

Gary Baldwin, Council President

Michael Skudera, Deputy Council President

Paul J. Ford, Council Member

Duane Morrill, Council Member

Charles Lomangino, Acting Council Member

FMERPA Staff

Frank Cosentino, Executive Director

Rick Harrison, Deputy Director

Kathryn Verrochi, Executive Assistant

Beverlee Akerblom, Accountant

Diane Canterbury, Project Manager

Jeanne Gannon, Administrative Assistant

State Advisors

Jack Donnelly, Governor's Policy Advisor

Ellen K. Stein, Director, Office of Military and Legislative Affairs

John Ciufu, Business Advocate, New Jersey Commerce Commission

Kavin K. Mistry, Deputy Attorney General

FMERPA Advisory Committees

Commercial Industry

Virginia Bauer, FMERPA Member, Chair

Caren S. Franzini, CEO, N.J. Economic Development Authority

Amy Fitzgerald, N.J. Dept. of Labor and Workforce Development

Michael Wiley, N.J. Economic Development Authority

Frank Cosentino, Executive Director, FMERPA

Richard Harrison, Deputy Director, FMERPA

Jack Donnelly, Governor's Policy Advisor, State Advisor

Ellen K. Stein, Office of Military and Legislative Affairs, State Advisor

John Ciufu, Business Advocate, New Jersey Commerce Commission, State Advisor

Education

Dr. Robert Lucky, FMERPA Member, Chair

Education (cont'd)

Dr. Peter F. Burnham, President, Brookdale Community College,

Public Member

Ray Caprio, VP, Rutgers University, Public Member

Steve Chappell, Public Member

Paul G. Gaffney II, President, Monmouth University, Public Member

Dr. Victor B. Lawrence, Stevens Institute of Technology, Public Member

Dr. Frank Lutz, Monmouth University, Public Member

Lynn Mertz, Assoc. of Independent Colleges and Universities of

N.J., Public Member

Dr. Linda Milstein, Brookdale Community College, Public Member

Christopher Reid, Public Member

Dr. Donald H. Sebastian, NJIT, Public Member

Marion Terenzio, Public Member

Jane Oates, Executive Director, N.J. Commission on Higher Education

Frank Cosentino, Executive Director, FMERPA

Jack Donnelly, Governor's Policy Advisor, State Advisor

Emergency Services

Hon. Gerald J. Tarantolo, Mayor, Borough of Eatontown, FMERPA Member, Chair

Hon. Suzanne S. Castleman, Mayor, Borough of Little Silver

Hon. Emilia Siciliano, Mayor, Borough of Shrewsbury

Percy Berry, Public Member

Jerry Bertnap, Public Member

John Erichsen, Public Member

John Hazel, Public Member

George Jackson, Public Member

Guy McCormick, Public Member

Ann McNamara, Public Member

Gary Tighe, Public Member

William A. Mego, III, Public Member

Chris Pack, Public Member

Marsi Perkins, Public Member

Emergency Services (cont'd)

- George Stabillis, Public Member
- Harry Sutton, Public Member
- Gerald Turning, Public Member
- Peter Warshaw, Public Member
- Frank Cosentino, Executive Director, FMERPA
- John Ciufu, Business Advocate, New Jersey Commerce Commission, State Advisor
- Diane Canterbury, Project Manager, FMERPA

Environmental

- Laurie Cannon, FMERPA Member, Chair
- Rosemarie Estephan, FMERPA Member
- James Patrick Allen, Public Member
- Jonathan Cloud, Public Member
- Ed Dlugosv, Public Member
- Ben Forest, Public Member
- Amy Goldsmith, Public Member
- Adele Keller, Public Member
- Merwin Kinkade, Public Member
- Matt Polsky, Public Member
- Faith Teitelbaum, Public Member
- George Fitzmaier, Garrison Representative, U.S. Army - Fort Monmouth
- Frank Cosentino, Executive Director, FMERPA
- John Ciufu, Business Advocate, New Jersey Commerce Commission, State Advisor
- Diane Canterbury, Project Manager, FMERPA

Historical

- Hon. Michael J. Mahon, Mayor, Borough of Oceanport, FMERPA Member, Chair
- Frank Barricelli, Public Member
- Doris Foreman, Public Member
- Michael Mills, Public Member

Historical (cont'd)

- James T. Raleigh, Public Member
- Wendy Rejan, Public Member
- Mike Reuther, Public Member
- Stacey Slewinski, Public Member
- Rick Harrison, Deputy Director, FMERPA
- Jack Donnelly, Governor's Policy Advisor, State Advisor

Infrastructure

- Hon. Peter Maclearie, Mayor, Borough of Tinton Falls, FMERPA Member, Chair
- Benjamin L. Daniel, Public Member
- Joseph Foster, Public Member
- Michael Gianforte, Public Member
- James Markey, Public Member
- Harvey Slovin, Public Member
- Craig Swaylik, Public Member
- John Szeliga, Public Member
- Joseph Ettore, County Engineer, Monmouth County
- Robert Melascaglia, Garrison Representative, U.S. Army - Fort Monmouth
- Frank Cosentino, Executive Director, FMERPA

Planning/Development

- Dr. Robert Lucky, FMERPA Member, Chair
- Hon. Gerald J. Tarantolo, Mayor, Borough of Eatontown
- Hon. Michael J. Mahon, Mayor, Borough of Oceanport
- Hon. Peter Maclearie, Mayor, Borough of Tinton Falls
- Frank Cosentino, Executive Director, FMERPA

Public Input

- Frank Cosentino, Executive Director, FMERPA
- Rick Harrison, Deputy Director, FMERPA
- Kathryn Verrochi, Executive Assistant, FMERPA
- Beverlee Akerblom, Accountant, FMERPA
- Diane Canterbury, Project Manager, FMERPA

Public Input (cont'd)

- Jeanne Gannon, Administrative Assistant, FMERPA
- John Ciufu, Business Advocate, New Jersey Commerce Commission, State Advisor

Social Services

- Rosemarie Estephan, FMERPA Member, Chair
- Laurie Cannon, FMERPA Member
- Ana Dowland, Public Member
- Lynn Miller, Dir., Dept. of Human Services, Monmouth County
- Rick Harrison, Deputy Director, FMERPA
- Diane Canterbury, Project Manager, FMERPA

Transportation

- Joseph Ettore, County Engineer, Monmouth County
- John Fuller, N.J. Dept. of Transportation
- Tom Clark, N.J. Dept. of Transportation
- Frank Cosentino, Executive Director, FMERPA

Veteran Affairs

- Hon. Lillian G. Burry, Director, Monmouth County Board of Chosen Freeholders, FMERPA Member, Chair
- Laurie Cannon, FMERPA Member
- James Allen, Public Member
- John Dorrity, Public Member
- Henry Hardy, Public Member
- Daniel Hoppe, Public Member
- Ted Narozanick, Public Member
- Billy Ryan, Public Member
- James Sfayer, Public Member
- Michael Winnick, Public Member
- Frank Cosentino, Executive Director, FMERPA
- Ellen K. Stein, Office of Military and Legislative Affairs, State Advisor

State of New Jersey Interagency Team

- Virginia Bauer, FMERPA Member, Chair

State of New Jersey Interagency Team (cont'd)

Richard L. Cañas, Director, Office of Homeland Security and Preparedness

Joseph V. Doria, Jr., Commissioner, Dept. of Community Affairs

Lisa Jackson, Commissioner, Dept. of Environmental Protection

Kris Kolluri, Commissioner, Dept. of Transportation

Anne Milgram, State Attorney General

Major General Glenn K. Rieth, The Adjutant General, Dept. of Military and Veterans Affairs

David Socolow, Commissioner, Dept. of Labor and Workforce Development

Jennifer Velez, Commissioner, Dept. of Human Services

Angie McGuire, Acting Chief, Office of Economic Growth

Caren S. Franzini, CEO, N.J. Economic Development Authority

Monmouth County Open Space Committee

Hon. Lillian G. Burry, Director, Monmouth County Board of Chosen Freeholders

Hon. Gerald J. Tarantolo, Mayor, Borough of Eatontown

Hon. Michael J. Mahon, Mayor, Borough of Oceanport

Faith S. Hahn, Supervising Planner/Parks

Jim Truncer, Secretary-Director, Park System

James Allen

W. Brian Dempsey, Business Administrator, Borough of Tinton Falls

Lucille Chaump

Consulting Team

Redevelopment Planning (EDAW, Inc.)

Tim Delorm

Jeanette Studley

Richard Dorrier

Jing Huang

Matthew Seybert

Aaron Menkin

Gabrielle Fausel

Transportation and Utilities (STV Inc.)

Steve Scalici

Don Mauer

Robert Grimm

Market Analysis & Economics (Economics Research Associates)

Cheryl Baxter

Shuprotim Bhaumik

Nicole Clare

Patrick Phillips

Aaron Smith

Tom Martens

Environmental Planning (Matrix Design Group, Inc.)

Dan Schnepf

Julie Carver

Steve Young

Planner (Banisch Associates, Inc.)

Frank Banisch

Outreach/Public Relations (Reichman Frankle, Inc.)

Rose Reichman

Community Participation (A. Nelessen Associates, Inc.)

Anton Nelessen

Architect & Historic Resources (Farewell Mills & Gatsch, LLC)

Michael Mills

Anne Weber

Contents

Section / Contents	
1.0	Introduction
2.0	Planning Methodology and Community Outreach Process
3.0	Land Use and Circulation Plan
4.0	Key Area Site Plans and Sustainability
5.0	Infrastructure Plan
6.0	Environmental Remediation Guidelines
7.0	Historic Preservation Guidelines
8.0	Community Impacts
9.0	Zoning/Land Use Impacts
10.0	Next Steps: Implementing the Vision
11.0	Existing Buildings Index and Plan
APPENDICES (PROVIDED UNDER SEPARATE COVER)	
	Technical Memoranda: Existing Conditions
	Technical Memoranda: Transportation and Traffic
	Technical Memoranda: Historic Resources
	Technical Memoranda: Economic Revitalization Strategy

List of Exhibits

Exhibit Index	
Planning Principles	
1. Density Transect	2-5
2. Link Centers & Enhance Transit Mobility	2-6
3. Enhance Vehicular Mobility	2-7
4. Blue / Greenbelt	2-8
5. Enhance Bicycle & Pedestrian Mobility	2-9
6. Blur Boundaries / Extend Land Use	2-10
7. Leverage Existing Fort Assets	2-11
2028 Land Use Plan (20-year plan)	3-5
2018 Land Use Plan (10-year plan)	3-6
2028 Plan (20 year plan)	3-7 / 4-2
2018 Plan (10 year plan)	3-8
Artistic Rendering - Tinton Falls	3-9
Artistic Rendering - Eatontown	3-10
Artistic Rendering - Oceanport	3-11
Master Plan Reuse and Redevelopment Program	3-12
Existing Non Residential Building Reuse Index	3-13
Existing Residential Building Reuse Index	3-13
2028 Street Phasing Plan	3-17
Street Typology Map	3-18
Street Cross Sections	3-19
Street Cross Sections	3-20
Street Cross Sections	3-21
Transit Plan	3-22
Pedestrian Network Plan	3-23
Recreation Plan	3-24
Tinton Falls Area Plan Enlargement	4-4
Artistic Rendering: Tinton Falls Town Center	4-5
Eatontown Howard Commons Area Plan Enlargement	4-7
Eatontown Route 35 Plan Enlargement	4-8

Artistic Rendering: Eatontown Lifestyle Center	4-9
Artistic Rendering: Oceanport Avenue	4-12
Oceanport Main Post Plan Enlargement	4-11
Sustainable Strategies Matrix	4-14
Environmental Condition of Concern	
1. Environmental Conditions of the Property	6-3
2. Charles Wood Area Environmental Conditions	6-4
3. Main Post Environmental Conditions	6-5
Historic and Cultural Constraints	
7-2	
Eatontown Borough: Howard Commons Preferred	
Redevelopment Plan	9-2
Oceanport Borough: Preferred Redevelopment Plan	9-3
Tinton Falls Borough: Preferred Redevelopment Plan	9-4
Existing Housing Summary	9-11
Affordable Housing (COAH) Rules	9-12
Existing Fort Monmouth Buildings Key Plan	
11-1	
1. Charles Woods Area Buildings Key Plan	11-1
2. Main Post Buildings Key Plan	11-2
Existing Fort Monmouth Buildings Index	
11-3	



1.0 INTRODUCTION



1.0 Introduction to the Plan

1.1 Introduction

Fort Monmouth is located near the eastern shore of New Jersey, within the Coastal Region of Monmouth County. With its location between Manhattan, New York (to the north) and Philadelphia, Pennsylvania (to the southwest), Fort Monmouth is afforded easy access to two major metropolitan areas as well as the State's capital, Trenton, New Jersey (to the west). The installation occupies approximately 1,127 acres of land and is contained within three municipalities, the Boroughs of Tinton Falls, Eatontown, and Oceanport, and is located adjacent to the Boroughs of Shrewsbury and Little Silver.

Fort Monmouth has been a significant presence in Monmouth County, New Jersey since its establishment in 1917. Prior to this time, the site was home to Monmouth Park Race Track from 1870 to 1917. After being abandoned due to New Jersey's ban on horse betting, the Army began leasing the land from a private owner in 1917 and purchased the land in 1919. The original name of Fort Monmouth was Camp Little Silver in 1917, then renamed Camp Alfred Vail. The Fort was originally established as a temporary facility for training the 1st and 2nd Reserve Signal Battalions, in anticipation of the United States' involvement in World War I. The Chief Signal Officer authorized the purchase of Camp Alfred Vail in 1919 when the Signal Corps School relocated to Camp Vail from Fort Leavenworth that year. In 1925, the installation was granted permanent status and renamed Fort Monmouth, in honor of the soldiers of the American Revolution who died in the Battle of Monmouth.

The primary mission of Fort Monmouth is to provide command, administrative, and logistical support for Headquarters, United States Army, Communications - Electronics Command (CECOM). CECOM is a major subordinate command of the United States Army Material Command (AMC) and is the host activity. Fort Monmouth currently serves as the center for the development of the Army's Command and Control, Communications, Computers, Intelligence, Sensors and Reconnaissance (C4ISR) systems, the primary tenants of the Fort. Much of the Army's research and development of high-tech systems is done at Fort Monmouth, thus various specialized technical facilities are located throughout the Fort. Additional tenant



activities that occur on the Fort include the performance of research, development, procurement, and production of electronic material for use by the United States Armed Forces. Other missions include 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 national emergency.

Fort Monmouth is separated into two distinct areas, the Main Post (637 acres) and Charles Wood (489 acres). The Main Post is contained within the Boroughs of Oceanport (419 acres) and Eatontown (219 acres), and the Charles Wood Area is contained within the Boroughs of Tinton Falls (254 acres) and Eatontown (235 acres). The Fort's acreage by borough is summarized below:

Tinton Falls	454 acres
Eatontown	419 acres
Oceanport	254 acres
Total	1,127 acres

There are a total of 434 buildings and 663 housing units located on Fort Monmouth. An additional 251 lodging units and 71 dormitory rooms (United States Military Academy Preparatory) are located at Fort Monmouth.

The Main Post currently contains a variety of uses within approximately five million square feet of building space. The major land uses identified on Fort Monmouth include seven major use groups: Administration/Research Development, Test, and Evaluation (Admin/RDT&E); Commercial; Housing; Medical; Open Space/Natural Areas; Public Works/Supply/Utilities; and Recreation/Community Facilities. The facilities at Fort Monmouth serve the families and service members at Fort Monmouth as well as those from Naval Weapons Station Earle in Colts Neck, NJ and the Coast Guard at Sandy Hook, NJ with the commissary, Post Exchange, and Patterson Army Health Clinic. Additional information and associated graphics are provided in the Technical Memoranda: Existing Conditions (September 2007).

1.2 From "Fort Monmouth" to A "Reuse Area"

The Fort Monmouth military installation is scheduled to be closed as a result of the 2005 Base Realignment and Closure (BRAC) decision and the land would be disposed of in coordination with the Local Redevelopment Authority, Fort Monmouth Economic

Revitalization Planning Authority (FMERPA), and its adopted zoning, as of September 15, 2011. FMERPA was created in response to this BRAC decision and for the purpose of preparing for the Fort's closure and planning for its reuse.

The Fort Monmouth Reuse and Redevelopment Plan (the Plan) was the second written piece produced as part of the planning effort, following the Technical Memoranda: Existing Conditions (September 2007). The Technical Memoranda described the current conditions of the Reuse Area and adjacent communities. The Memoranda were prepared for the purpose of informing the planning team and FMERPA of the opportunities and challenges associated with the reuse of the property. Understanding the existing conditions of Fort Monmouth is a critical first step in laying the framework for planning the reuse components.

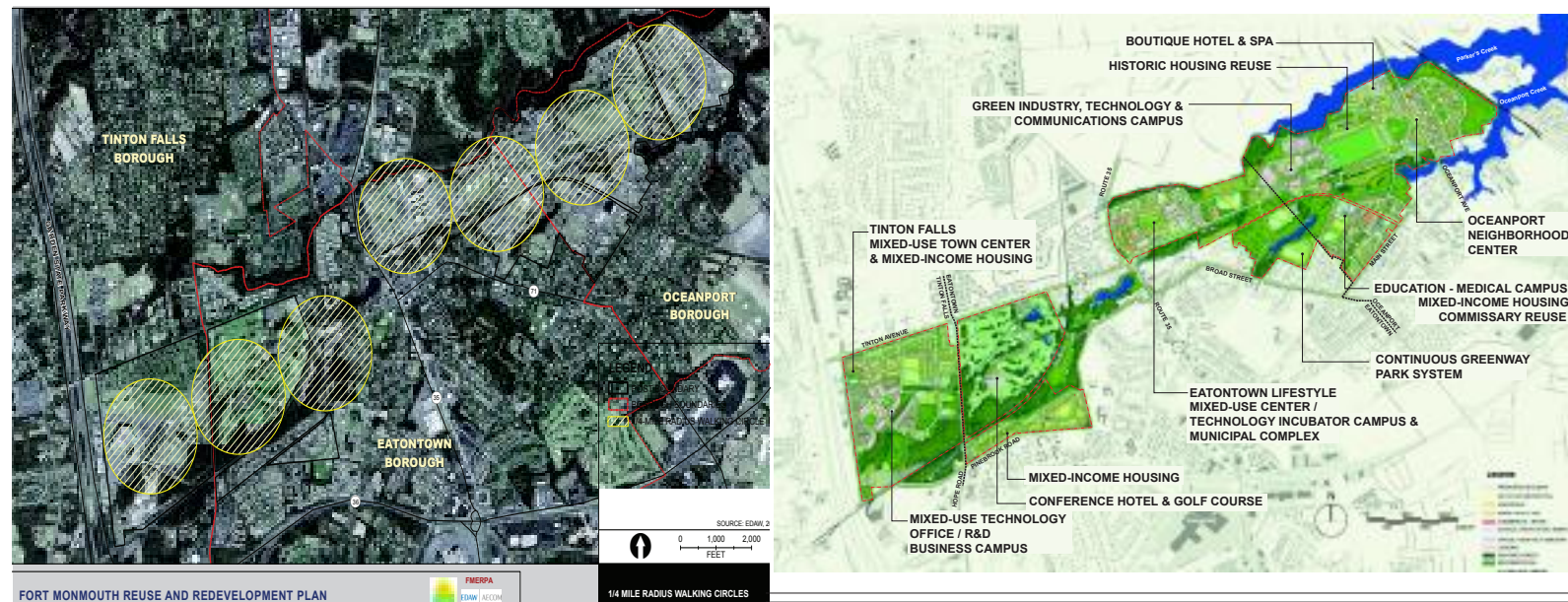
This Plan begins by summarizing the Planning Methodology and Community Outreach Process, previously discussed in the Technical Memoranda (September 2007). The planning process began in May 2007, with the community and stakeholder engagement process beginning simultaneously.

A major piece of any plan is the Land Use Elements. The analysis of Land Use Elements sets a baseline for the remaining pieces of the Plan; Chapter 3 of this document illustrates and describes this component. A second significant piece outlined in Chapter 3 is the proposed circulation and access plan. In order to function properly, a community must accommodate and manage economic growth and vitality with proper access and circulation plans. Chapter 3: Land Use and Circulation Plan discusses the plan for land use and facilities plan as well as the transportation and circulation plan that supports it.

Additional detail on the redevelopment of Fort Monmouth is provided in Chapter 4: Key Area Plans and Sustainability. Redevelopment of the site includes a variety of uses such as reuse of existing facilities for high-tech office, research and development functions, and mixed-use and mixed-income communities that would take advantage of, and expand upon, the historic character of particular areas of the Fort.

An Infrastructure Plan is provided in Chapter 5 and identifies the potential need for improvements necessary to support the redevelopment of the site. Environmental Remediation Guidelines and Historic Preservation Guidelines are presented in Chapter 6 and 7, respectively. Chapter 8 identifies fiscal impacts and economic opportunities that help support and explain the rationale for the proposed redevelopment program.

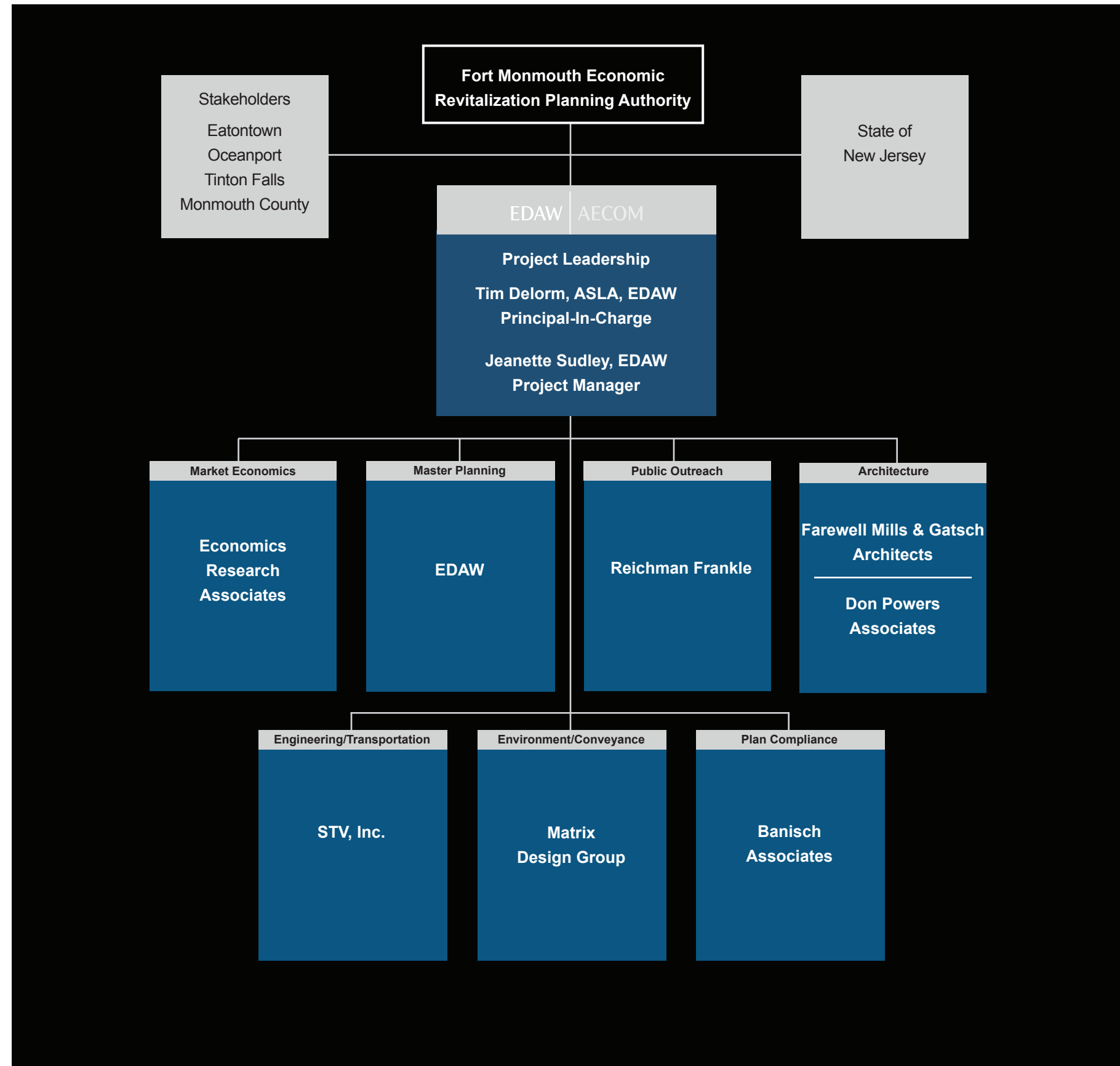
Chapter 9: Zoning and Land Use Impacts identifies existing policies that have helped guide the planning process as well as provides zoning approach recommendations. A housing strategy is also presented in this chapter, an important part of which is the strategy for providing homeless and low income housing to meet the Council on Affordable Housing (COAH) requirements. Finally, the suggested Next Steps are presented in Chapter 10.



Walking Circles - a consideration in the planning analysis and process The 20 Year Plan

1.3 The Planning Team

This Plan was prepared by a multi-disciplinary team of professionals, including planners, landscape architects, architects, environmental scientists and engineers, economic analysts, cultural resource specialists, and transportation planners and engineers. Guidance was provided to the planning team by FMERPA, FMERPA's advisory committees, Monmouth County, Municipal representatives and members of the State of New Jersey's Interagency Team (IAT). Valuable input was obtained from Army representatives, the local municipalities, and the public.



The Planning Team

