

Exhibit a1

Fort Monmouth Reuse and Redevelopment Plan

**Final Plan Dated
22 August 2008
(see attached)**



Fort Monmouth Reuse and Redevelopment Plan Final Plan

Prepared for:
Fort Monmouth Economic Revitalization Planning Authority

Prepared by:
EDAW, Inc.

22 August, 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,

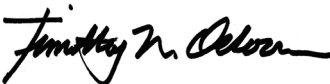
On April 28, 2006 the Fort Monmouth Economic Revitalization Planning Authority (FMERPA) was formed to develop a reuse and redevelopment plan that meets State, Monmouth County, community, societal, and land owner needs and create a flexible framework for sustainable redevelopment of the post. During the 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 I 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

Fort Monmouth Reuse and Redevelopment Plan

was created by

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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, 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 would 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.

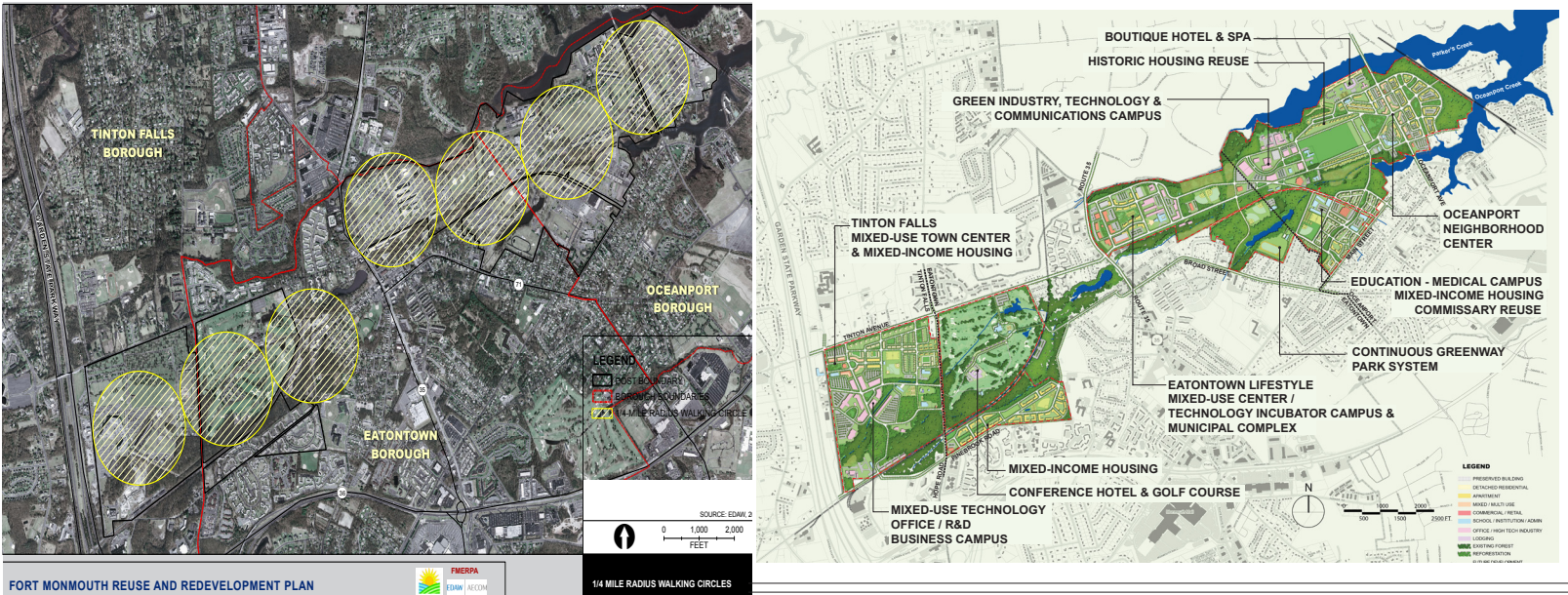
This Plan begins by summarizing the Planning Methodology and Community Outreach Process, previously discussed in the Technical Memoranda (September 2007). The planning process began in May 2007, with the community and stakeholder engagement process beginning simultaneously.

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.

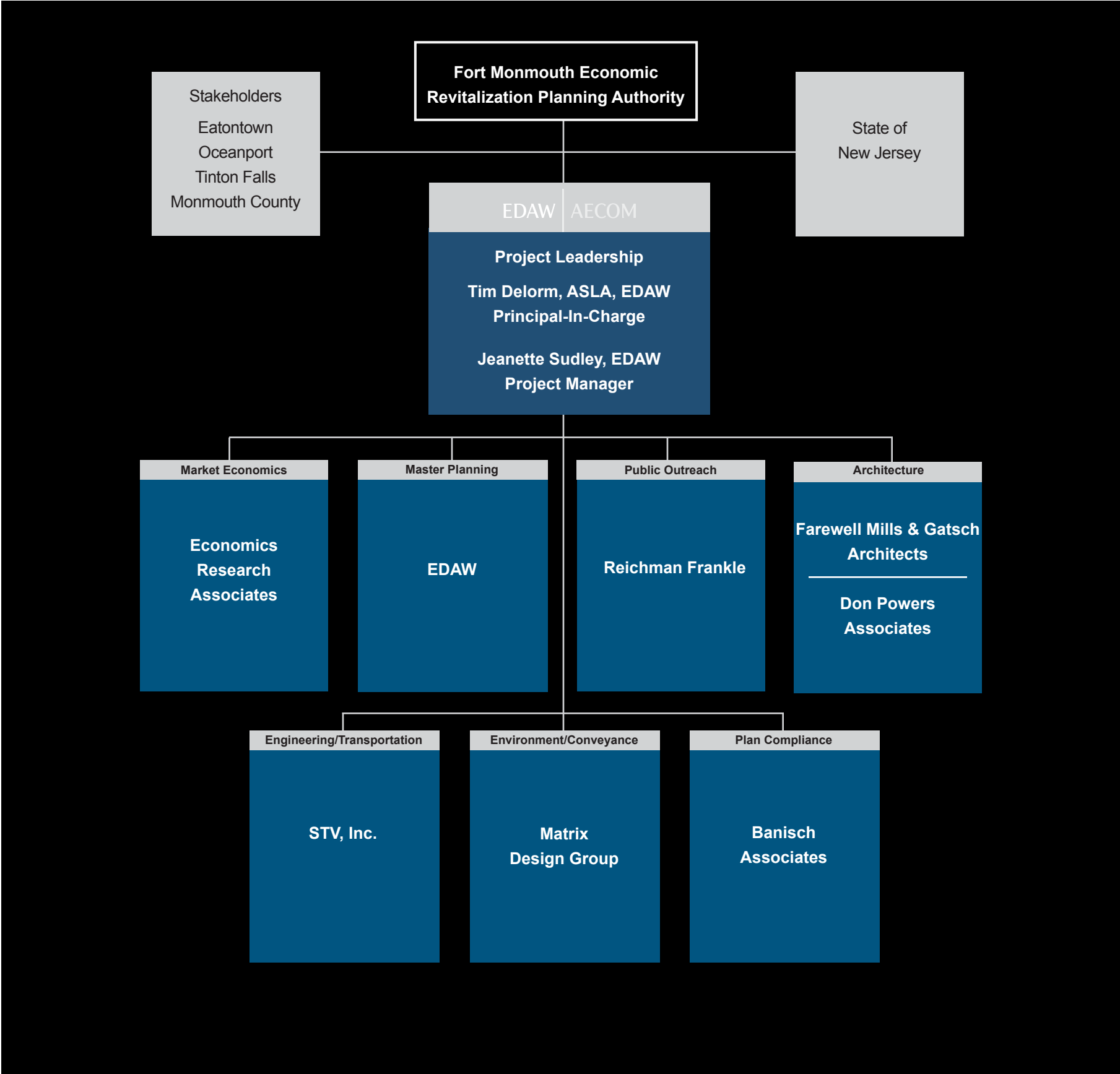
Chapter 9: Zoning and Land Use Impacts identifies existing policies that have helped guide the planning process as well as provides zoning approach recommendations. A housing strategy is also presented in this chapter, an important part of which is the strategy for providing homeless and low income housing 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

2.0 PLANNING METHODOLOGY & COMMUNITY OUTREACH



2.0 Planning Methodology & Community Outreach

2.1 Introduction

Although a very simplified explanation of the planning process, the methodology implemented to create this Plan involved the following major steps:

- 1. Project Initiation
- 2. Regional Economic Profiles and Market Analysis
- 3. Site Inventory and Analysis
- 4. Development of Planning Principles and Alternatives
- 5. Completion of Preliminary, Draft, and Final Reuse Plans

Project Initiation

The Project Initiation stage involved the project kick-off and data gathering and documentation for the purposes of understanding existing site conditions. The project was initiated with a formal kick-off meeting involving FMERPA, State representatives, and the EDAW planning team. The main purpose of this meeting was to define the scope and purpose of the project: to create a redevelopment and reuse Plan that is economically sustainable and provides new and exciting opportunities for the host communities, the region, and the State.

Project Initiation also involved a tour of the 1,127 acre post followed by stakeholder meetings with local municipalities, the Boroughs of Tinton Falls, Eatontown and Oceanport, and Monmouth County; the Army Garrison; and the local BRAC office. The overall planning approach and process is documented in the Technical Memorandum: Project Schedule and Methodology (September 2007).

Regional Economic Profiles and Market Analysis

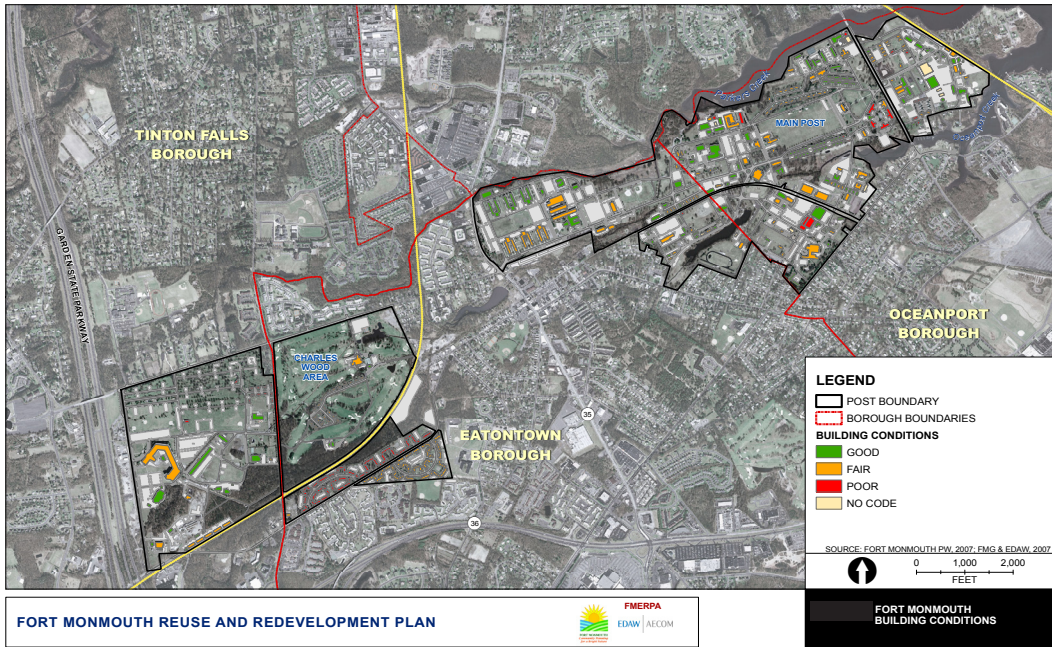
The purpose of providing Regional Economic Profiles and a Market Analysis was to obtain an initial understanding of market trends, both past and present. Analyses included in this report include a Demographic/Socio-Economic Analysis, Market Analysis, Institutional and Government Uses Analysis, and Short Term and Enhanced Use Leasing Analysis. In addition, a market conditions report was submitted to FMERPA in September 2007, with the Existing Conditions Technical Memorandum.



June 12th Public Presentation

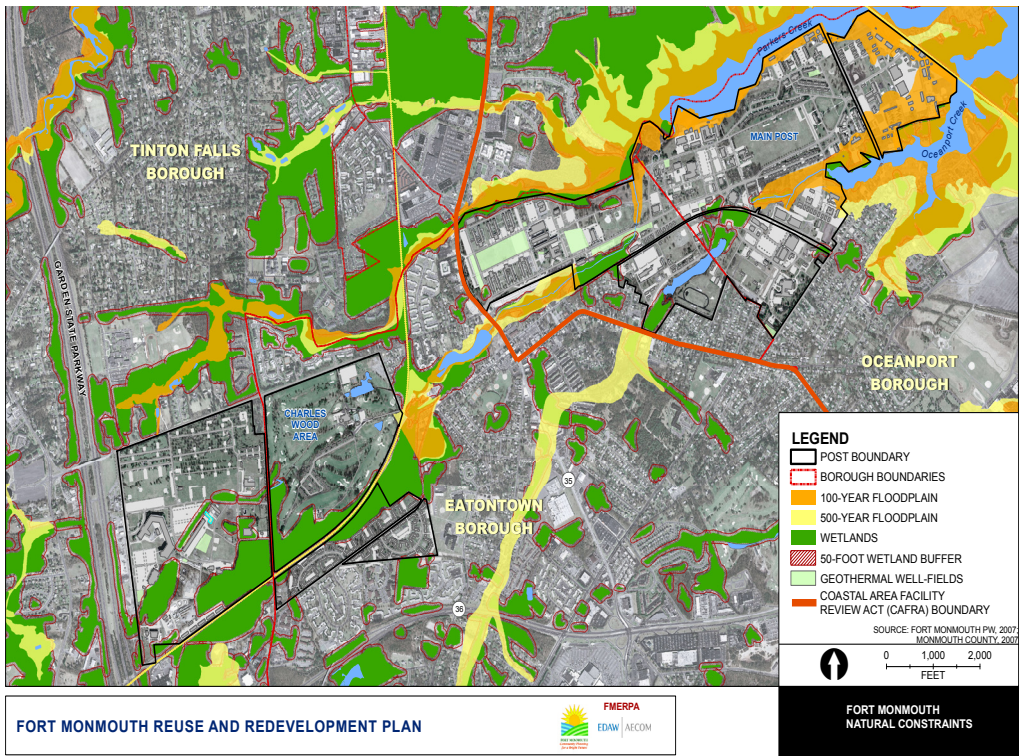


Public Workshop



Facilities and Conditions

Source: EDAW



Environmental Conditions

Source: EDAW

Site Inventory and Analysis

The Site Inventory and Analysis stage included a review of existing technical reports, architectural and utility infrastructure plans, and environmental issues. Primary and secondary research supplemented by field reconnaissance and interviews with fort personnel were the tools employed to complete this task. Various components reviewed include facilities and existing land use patterns and cultural and historic resources.

The existing conditions of the transportation resources were documented within the Technical Memoranda (September 2007). An understanding of these baseline conditions was necessary to determine a Transportation Plan, as exhibited in this document.

Overview

The business recruitment strategy identifies target industry clusters within Governor Corzine’s strategic focus on biotechnology, nanotechnology, information and communications, and “clean tech” that best fit the strengths of the Fort Monmouth region, and identifies specific marketing, regulatory, and development initiatives that can be undertaken in order to attract new businesses to the Fort Monmouth site. In the long-run, the strategic plan aims to create a diverse and robust technology center at Fort Monmouth that creates jobs in high-growth industries within a mixed-use campus taht serves both employees and new residents. This report is summarized in Chapter 8 of this Plan and is available separately as the full rport “Fort Monmouth Economic Revitalization Strategy”, dated August 12, 2008.

Methodology

The business recruitment strategy was informed by stakeholder interviews, analysis of economic and business trends in the region, and prior studies conducted by the State. Several key areas received specific focus and attention to a few key categories that support industry development.

Investment Capital

New Jersey venture capital investment was concentrated predominantly in Information Communications Technologies (ICT) and Bioscience companies. Venture capital investment in New Jersey was split amongst 19 deals, with 63 percent of the deals and 40 percent of the funding allocated to ICT companies, primarily represented by software and IT services companies. Bioscience companies, which include biotechnology and medical device and equipment companies, represented 32 percent of the deals and 56 percent of the venture capital funding distributed within New Jersey during 2Q 08.

Human Capital

Labor data identified industry sectors for which New Jersey’s labor force displays a comparative advantage relative to the US. The ICT sectors have a significant concentration of employees and capture a large share of venture capital investment. As such, ICT companies would form a strong basis for a tech park at Fort Monmouth. Ancillary sectors such as biotechnology, medical devices and equipment, and industrial/ energy companies could support the ICT core.

Institutional Capital

Institutional capital refers to the key research institutions and the geographic dispersion of venture capital investment to identify potential opportunities for the redevelopment of Fort Monmouth to complement strengths of existing clusters. Investment capital for target industries and state research institutions are clustered around New Brunswick, NYC, and Philadelphia/Camden. The Garden State Parkway is an important corridor for Fort Monmouth, providing connections to New Brunswick to the west and the Federal Aviation Administration’s William Hughes Technology Center to the south.

Strategy

A Tech Center at Fort Monmouth should have ICT at its core with ancillary bioscience and energy companies that specialize in applications that cross-over with ICT. The

ICT sector includes software, telecommunications, networking equipment, IT services, media and entertainment, and computers and peripherals companies. Moreover, in order to build a technology center that encompasses a diverse range of industry sectors, Fort Monmouth should attract companies within ancillary industries that converge with ICT. For example:

- bioscience companies that converge with ICT could include biomedical informatics, systems biology, biomedical imaging, and online health services.
- Energy companies that converge with ICT would primarily focus on improving efficiency of energy use, as opposed to energy production, and could include environmental modeling and software, environmental control systems, power grid management, and more energy-efficient ICT systems.

Site Requirements

Stakeholder interviews and industry research suggests that, in order to develop a ICT-focused technology park at Fort Monmouth, conditions must be met, including: broadband or fiber telecom infrastructure, flexible office and common spaces, networking and educational sessions (i.e. lunch and learns), sophisticated labs (including wetlab), 24-hour access and security. Additionally, in the following amenities are provided by some of the leading technology parks: mixed-uses on-site, cultural and educational amenities, space for post-incubator companies, clean room, alternative energy source, and strong public transportation options.

Recommendations

Seven principles will help guide the strategic business recruitment initiatives at Fort Monmouth, with supporting short, medium, and long-term suggested actions:

- Cultivate cross-industry collaboration -- Target a diversity of ICT-convergent companies while building scale so that in the future the region can have the capacity to become an ICT cluster.
 - o Short term: Identify and reach out to early-stage companies at intersection of ICT, bioscience and energy
 - o Mid-term: Coordinate with geothermal and biomass energy experts locally to create university-private sector energy partnership

o Long-term: Create mixed-use tech center with office, retail, housing, and hospitality; Build-out geothermal and biomass R&D and generation capabilities - State-level commitment: The State should support development with a Governor’s office-level commitment and support all components of the ICT industry life-cycle, including higher education, incubation facilities, and companies of all sizes. o Short-term: Make Fort Monmouth ICT Center part of the Governor’s Economic Growth Strategy o Mid-term: Establish “Governors Action Team” that acts as a sales force for New Jersey; Ensure ICT Center director reports directly to Governors office o Long-term: Increase state investment in higher education, especially in programs that support core and target sectors - Streamline regulations: Development permits should be reviewed and approved within a prioritized and consistent timeframe. o Short-term: Implement process that allows for concurrent as opposed to sequential permitting at Fort Monmouth o Mid-term: Guarantee permit approval within as little as 30 days for high value targeted companies o Long-term: Create statewide plan for expediting permitting process that builds on Fort Monmouth model - Marketing: Tech center leadership should include individuals that are skilled in industry research, business strategy, networking, and political strategy. o Short-term: Be active in ICT-related professional societies; Engage ICT anchors to recruit small firms o Mid-term: Program university tech transfer and commercialization offices on-site	o Long-term: Work with universities to develop relationships with international universities with strong technical programs in targeted industries - Strategic Business Recruitment: Target companies at all scales and include the largest companies that are easy to identify yet hard to move, to start-ups that are more nimble but hard to find. o Short-term: Track VC investment trends (VenturXpert, Venture Source) & meet regularly with investors o Mid-term: Designate Tech Center leadership with strong political, business, networking, and research skills o Long-term: Monitor VC investment trends in and around New Jersey on on-going basis; Adjust business recruitment strategy to take into account investment trends - Sustainability: The Tech Park should strive to achieve efficiencies in materials re-use, energy use, water management, and operations. o Short-term: Incorporate sustainability into urban design plan for Fort Monmouth o Mid-term: Recycle construction waste, building and road materials o Long-term: Require LEED-certification for new buildings; Create renewable energy sources on site (potentially geothermal) - Incentives: Incentives need to be strong enough to overcome regulatory challenges and should assist companies of all sizes, from start-up to multi-national. o Short-term: Hold focus groups with targeted companies; Use applications of targeted companies in public sector operations o Mid-term: Tax credits for angel investors; Structured financing for strategic projects; Refundable or transferable investment tax credits	o Long-term: Designate Fort Monmouth an Innovation Zone; Create discretionary budget allocation for business recruitment The business recruitment strategy identifies target industry clusters within Governor Corzine’s strategic focus on biotechnology, nanotechnology, information and communications, and “clean tech” that best fit the strengths of the Fort Monmouth region, and identifies specific marketing, regulatory, and development initiatives that can be undertaken in order to attract new businesses to the Fort Monmouth site. In the long-run, the strategic plan aims to create a diverse and robust technology center at Fort Monmouth that creates jobs in high-growth industries within a mixed-use campus that serves both employees and new residents. This report is summarized in the Chapter 8 of this Plan and available separately as the full report “Fort Monmouth Economic Revitalization Strategy”, dated August 12, 2008. <i>Development of Alternatives</i> After the planning team had the opportunity to listen and learn from the public, four Land Use Concepts were produced and presented to FMERPA in September 2007. These concepts were then formulated into two Preliminary Concepts that were presented to FMERPA in November 2007. After much feedback and discussion, the Preliminary Plan was completed and presented to the public in May 2008 and the Draft Plan was released and presented to the public in July 2007. <i>Public Outreach</i> The public outreach process is a continuous and iterative process that started with the initiation of the project and does not end until 2011, when the Army vacates Fort Monmouth and the land is transferred to FMERPA or another entity. Although continuous and ever evolving, the major steps of the public outreach process included the various public meetings held throughout the planning effort. The first public meeting occurred on June 12, 2007, where the planning team and overall planning process and purpose were presented. The second public outreach milestone involved a series of meetings held in each of	the host communities, Tinton Falls, Eatontown, Oceanport, and Monmouth County. These meetings were led by A. Nelessen and Associates, who implemented their Visual Preference Survey (VPS) and led interactive charrettes where the public used a hands-on approach to providing their input on what they would like to see happen at Fort Monmouth. After all of the data was compiled and synthesized, the VPS results were presented to the public in October 2007. The results of this process are detailed in the Fort Monmouth Visioning Report. An additional public meeting was held after the Draft Final Plan was released. The Final Plan will be announced and presented at the August 27 FMERPA Board meeting. A final public presentation is also being contemplated.
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2.2 Community Engagement Process

The Community Engagement Process was guided by a Public Participation and Public Outreach Strategy developed by the EDAW planning team. The public outreach strategy for Fort Monmouth comprises four main topics, including the following:

- Branding/ Image Development
- Media Relations
- Public Meetings and Outreach
- FMERPA Website

The overall intent of the public outreach strategy is three-fold: (1) to maximize public exposure to the Fort Monmouth redevelopment planning effort, (2) to encourage input at all levels and throughout the planning process, and (3) to enhance both internal and external communication in an open and transparent process that meets all State and local regulations for public input and participation for community-based planning projects in the State of New Jersey.

Branding/Image Development

To establish consistency in communication and to promote and enhance public awareness about Fort Monmouth, a logo (at right) and tag line were developed that could be used on all documents and materials associated with the Redevelopment Plan.



Media Relations

Involvement by local, state and national media in the reuse planning effort is critical to furthering exposure of the Fort, its considerable assets and the long-term potential for reuse. Media involvement included: editors at local (Monmouth County) and state (New Jersey, New York, Pennsylvania) newspapers, TV (commercial and cable) and radio stations.

A press briefing was held in order to capture media attendance at the outset of the project and engage specific editors to follow and report on the project over its lifetime. This briefing was held as a breakfast event at Gibbs Hall on June 4, 2007 from 9:00 to 11:00 A.M. During this event, FMERPA and EDAW presented project specifics including qualifications of the EDAW team, goals and objectives, and schedule and emphasized the importance of obtaining input from the public.

Public Meetings and Outreach

A third critical aspect of the public relations strategy for the Plan is the opportunity through community meetings and workshops for the planning team to share planning information and to allow public input as the Plan develops. This public input process was established initially in the proposal process by the EDAW team and subsequently refined by FMERPA, Reichman Frankle, Inc., and other key stakeholders at the early stages of the project. Formal public meetings were conducted at Plan milestone completion and included: a formal Kick-Off meeting (June 12, 2007), community charrettes (June 18, 19, 21, and 25, 2007), VPS results presentation (October 16, 2007), Existing Conditions and Preliminary Plan presentation (March 2008), Community Planning Board Presentations (April 21, 23, and 30, 2008), Draft Plan presentations to each Tinton Falls, Eatontown, and Oceanport (July 21, 23, and 29, 2008), FMERPA Board Briefing (August 20, 2008) and a Final Plan presentation (August 27, 2008).

VPS and Visioning Process

Significant public input was obtained early in the planning process through a unique visioning process led by A. Nelessen Associates. Over the course of four meetings in June 2007, a series of community workshops/charettes were held in Eatontown, Oceanport, Tinton Falls, and Freehold. A variety of information was collected using Visual Preference Surveys (VPS), questionnaires, and “hands on” drawing exercises.

The results of the visioning process were analyzed by (1) studying the highest rated images of the VPS, (2) synthesizing the Vision Translation exercises into a series of maps, and (3) highlighting responses to critical questions asked in the survey across municipalities. The results of the visioning process served a central role in moving the planning process forward with public input providing the key information for formulating a baseline Plan.

Additional Public Meetings

In addition to the public meetings held to convey results of the Plan as developed, FMERPA has held monthly board meetings open to the public to discuss the other ongoing planning and redevelopment issues as they arise throughout the redevelopment process. In addition, a number of Advisory Committees have been formed to address specific planning and redevelopment subjects through and continuing beyond the planning timeframe. These regularly scheduled committee meetings are also open to the public and allow for comment and public input in the planning project on a specific topic-by-topic basis.

The Advisory Committees established by FMERPA include:

- Commercial Industry
- Education Consortium
- Emergency Services
- Environmental
- Historical
- Infrastructure
- Planning/Development
- Public Input
- Social Services
- Transportation
- Veteran Affairs



Eatontown Charrette



June 12 public meeting

FMERPA Website

A particularly important aspect of a public outreach strategy in today's digital age is the project website. This website provides a number of helpful outreach features including:

- descriptive information on the project in general;
- advertisements and public notices of all project meetings and events;
- access to survey forms, questionnaires, comment forms and other information solicited from the public during the planning period;
- a repository for all planning products and reports, presentations, or other documentation developed over the course of the project by FMERPA, the consultant team, and other key stakeholders involved; and
- an easily accessible forum that allows the public to ask questions and allows FMERPA to post responses for others to view.

After obtaining the bulk of community input via workshops and charrettes and conducting the majority of stakeholder interviews and site conditions research and analysis, seven basic planning principles were identified and implemented to guide the development of the Reuse Plan.

The Planning Principles from which the Preliminary Concepts were developed are:

- Principle # 1:
Decreasing Density West to East & Create Mixed-Use Live/Work/Leisure Centers
- Principle # 2:
Link centers & increase mobility with connected transit infrastructure serving the region and the Fort
- Principle # 3:
Enhance auto mobility and redevelopment capacity with targeted roadway infrastructure improvements
- Principle # 4:
Combine open space, habitat, and water resources to establish a continuous Blue – Green belt
- Principle # 5:
Utilize the Blue – Green belt as an armature for enhanced bicycle and pedestrian mobility throughout the Fort
- Principle # 6:
Remove Fort boundaries & extend existing land uses to reconnect the Fort to the communities
- Principle # 7:
Leverage existing Fort Monmouth assets (People, Buildings, Technology, and Infrastructure)

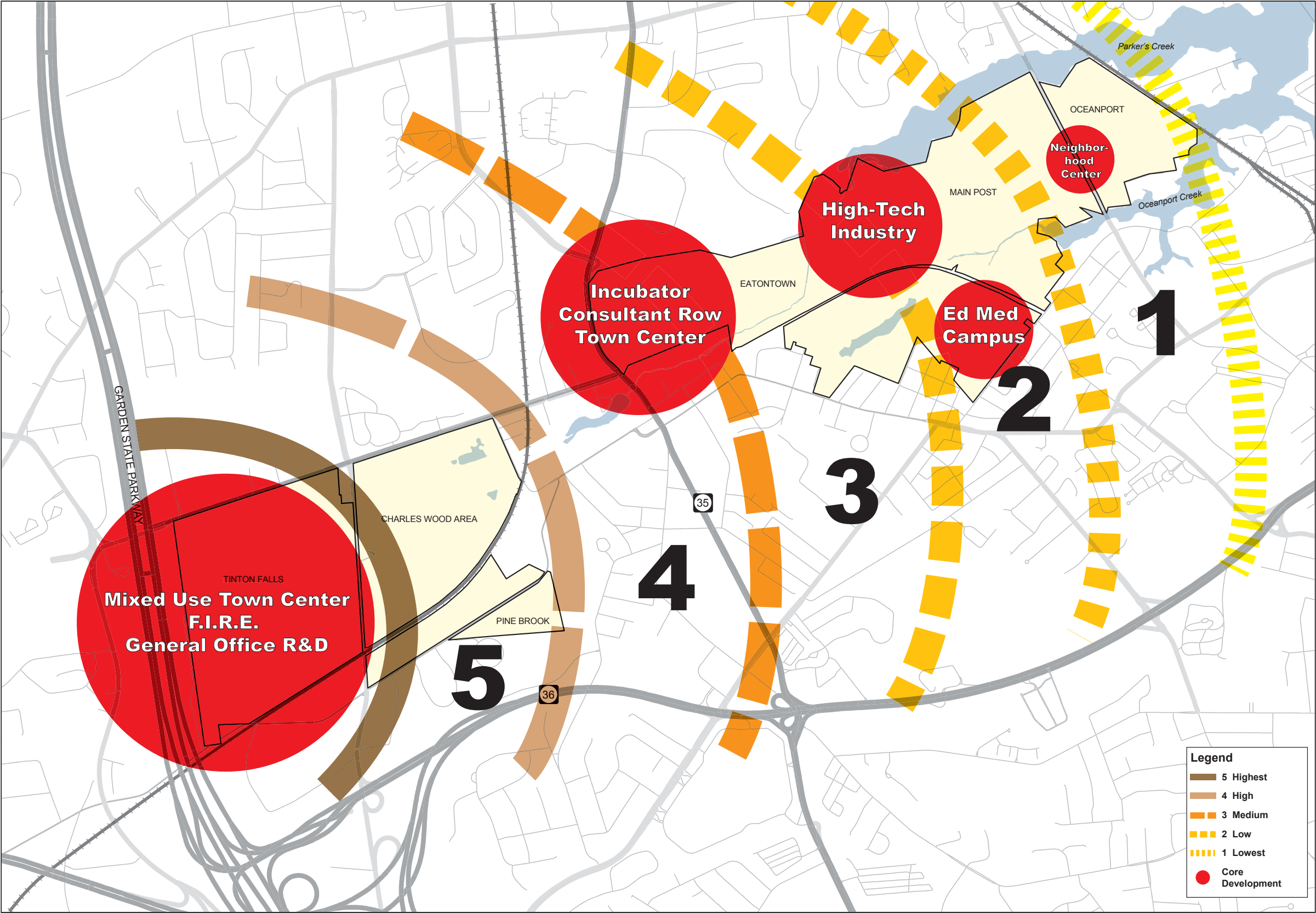
2.3 Plan Objectives and Planning Principles

The objective of the planning process is to create a framework model for a Reuse and Redevelopment Plan that creates a sustainable technology community and promotes Governor Corzine's Economic Initiatives. Seven criteria that must be met in order to promote this objective have been identified. As such, it has been determined that the Reuse Plan must:

- Promote the Technology Corridor Initiative;
- Be consistent with State, County, and Municipal planning policies;
- Focus on business retention and attraction, job replacement, and employee training;
- Be founded on market and economic analysis;
- Address homeless, COAH, and workforce housing needs;
- Leverage Fort assets (people, infrastructure, location); and
- Be a green community model.



<http://www.nj.gov/fmerpa>



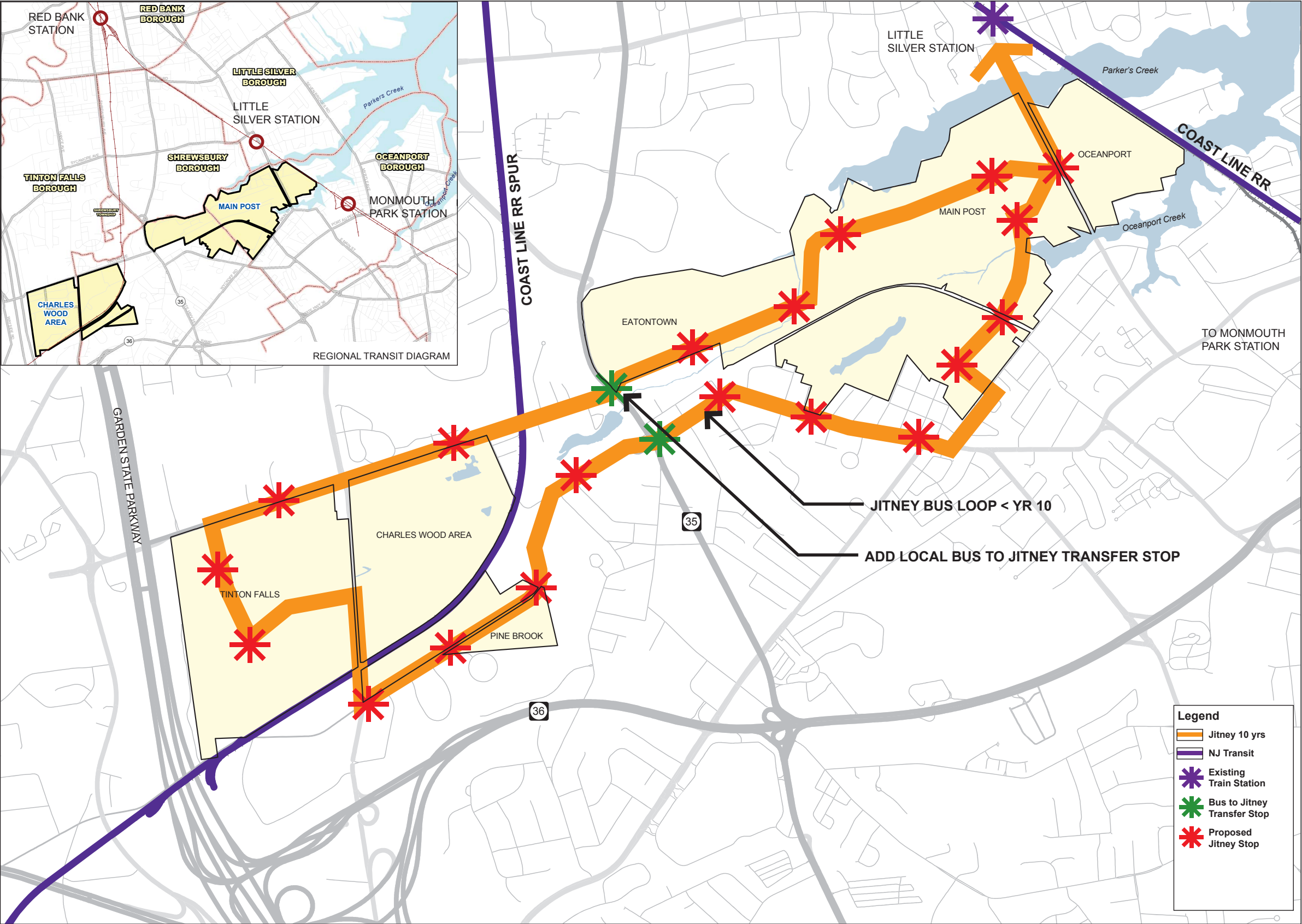
Principle # 1: Decreasing Density West to East & Create Mixed-Use Live/Work/Leisure Centers

A review of the current support network revealed that existing roadway capacity and infrastructure best support higher density reuse and redevelopment adjacent to the Garden State Parkway (GSP). Taken in conjunction with the increasing sensitivity of environmental resources progressing eastward from the Charles Wood Area to the Main Post, a reduction in overall net density from the west to the east was deemed most appropriate.

Analysis of the property, existing structures, susceptibility to change, and the real estate market further suggest that up to five “centers” decreasing in density from west to east are appropriate. Each of the five centers is recommended to contain a mix of uses and be configured as clusters with higher density than conventional development that currently exists around the Fort. The highest density development, likely to include a major employment and mixed-use center, is most appropriate adjacent to the GSP in Tinton Falls. A medium density regional mixed-use “Municipal Incubator Town Center” located at the intersection of Route 35 and Tinton Avenue in Eatontown provides the opportunity to create the redevelopment’s “lifestyle” center.

Located around the reuse of the McAfee Center, a High Technology-Green Industry Cluster is proposed. The “flex-space” should be designed to meet the needs of nano-technology, biotechnology, and emerging renewable and alternative energy companies.

A small mixed-use waterfront, municipal center catering to residents and tourists is an appropriate use for the lowest density node flanking Oceanport Boulevard in Oceanport. The final cluster of development fronts Main Street and is proposed as a mixed-use neighborhood anchored by the reuse of the Patterson Army Health Clinic or construction of a new medical clinic. Approximately 15 acres are reserved for future municipal educational needs.



FORT MONMOUTH CONCEPT DIAGRAM : PROPOSED MASS TRANSIT

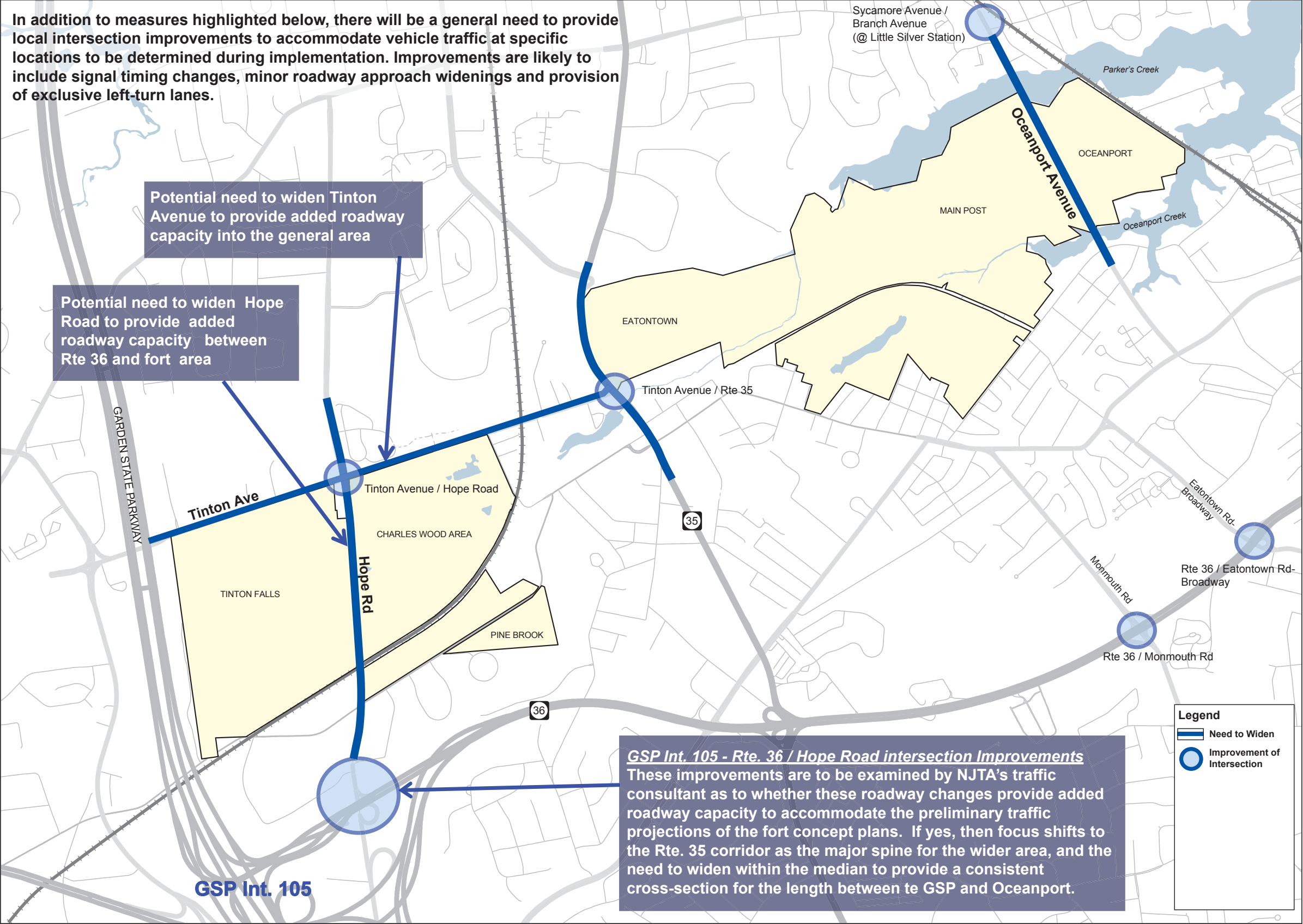
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Principle # 2: Link centers & increase mobility with connected transit infrastructure serving the region and the Fort

The addition of alternative modes of transportation including bus, jitney, bicycle and pedestrian modes are cited as a significant enhancement to redevelopment by developers and the public during the Visual Preference Survey. The provision of alternative modes of transportation is a basic principle of Smart Growth and Transit Oriented Development (TOD). A transit loop for jitney buses or bus rapid transit would provide a valuable connection to both the proposed redevelopment “centers” and adjacent existing municipal centers, further stimulating the redevelopment area’s vitality. A redevelopment pattern that promotes live, learn, work and play should be supplemented by an extensive system of bikeways, pedestrian trails, and sidewalks to enhance walkability and reduce automobile dependence for short trips.



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

The current internal roadway system is sufficient for its current purpose, to support the on-base population; however, once the base is opened to the public and new uses and communities are introduced, the roadway system would require improvement to support the proposed redevelopment.

Auto mobility can be enhanced through the improvement of roadways and better roadway connections. A simple and necessary improvement includes taking down the gates and security barriers, which would immediately open up streets that dead end at the Fort's perimeter. Not only would this provide internal roadway improvement, but it would improve external movement as well.

Offsite roadways currently operate at poor levels of service during the morning and evening peak hours. Significant intersection improvements, including at Hope Road and Route 36, would be required to facilitate full redevelopment at Fort Monmouth. Refer to Section 3.5 for additional information.

FORT MONMOUTH CONCEPT DIAGRAM : PRELIMINARY TRAFFIC IMPROVEMENT

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FORT MONMOUTH CONCEPT DIAGRAM : BLUE / GREEN BELT

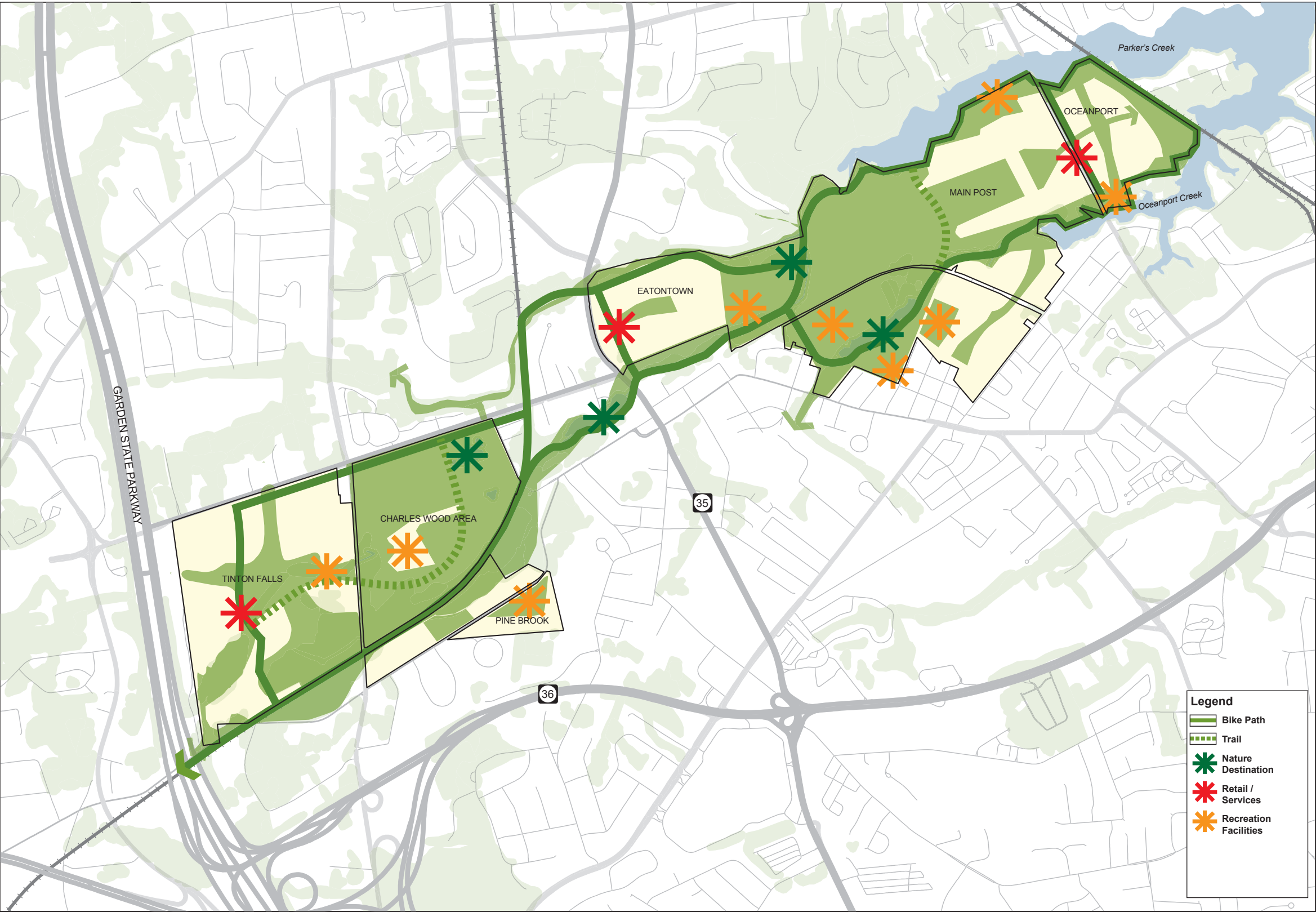
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Principle # 4: Combine open space, habitat, and water resources to establish a continuous Blue-Green Belt

The redevelopment of Fort Monmouth would be undertaken in a manner that establishes the Fort as a model for sustainable development: economic, social, and environmental. Essential to this outcome is the protection and enhancement of environmentally sensitive areas of the site including wetlands, watercourses, and habitats. A “Blue-Green” Belt is proposed to establish regulatory buffers; interconnect Parker’s Creek and Oceanport Creek hydrology and habitats; provide for green infrastructure; and establish a system of interconnected bicycle/pedestrian trails linking all open space, recreation areas, and development centers.



FORT MONMOUTH CONCEPT DIAGRAM : BIKE AND PEDESTRIAN PATH

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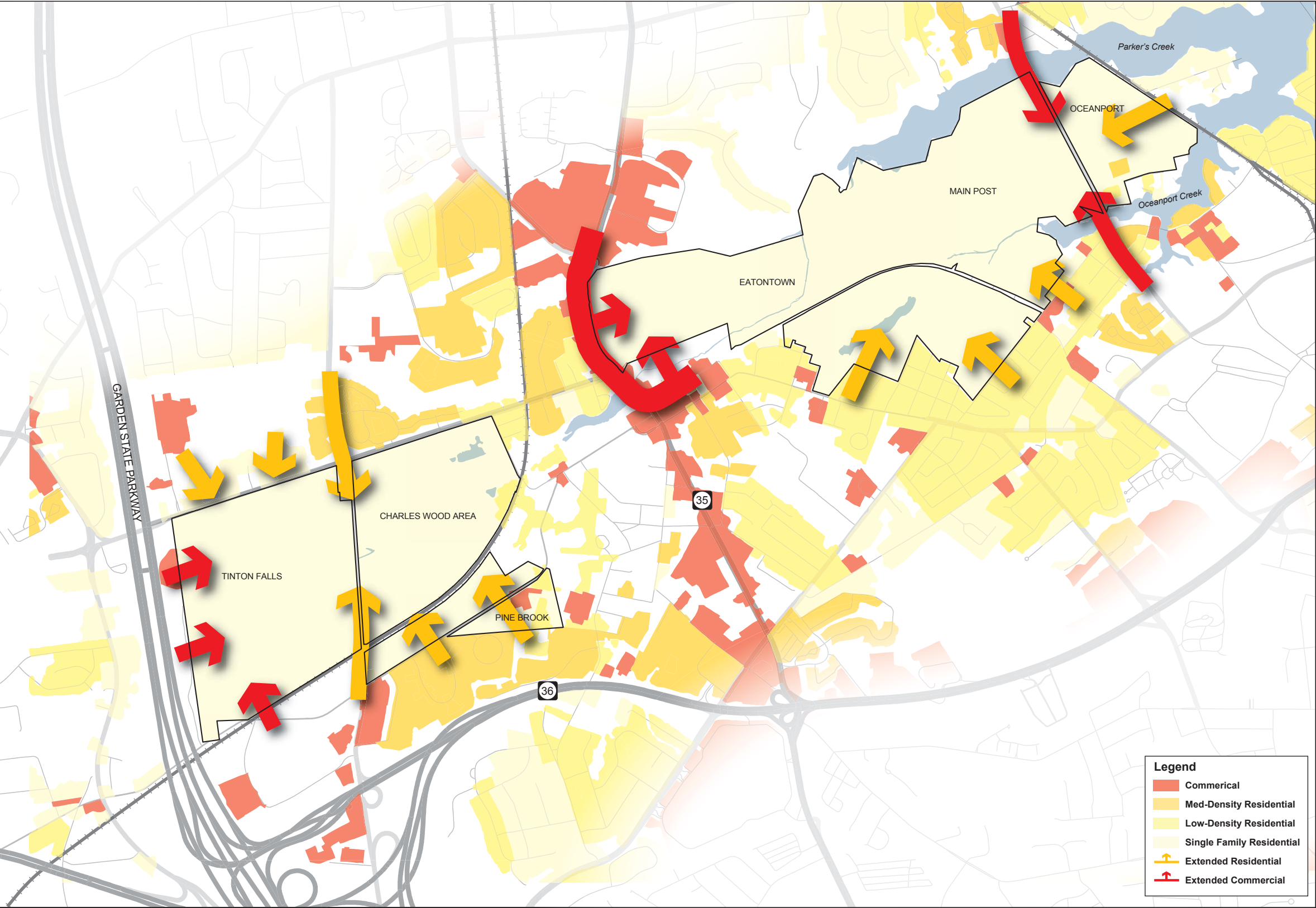
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Principle # 5: Utilize the Blue-Green Belt as an armature for enhanced bicycle and pedestrian mobility throughout the Fort

Essential to any community founded on sustainable development principles is the integration of environmental resources into everyday life, making them readily accessible to the public. Building on and improving the Blue-Green belt concept, this system should include trails and open areas for use by the public as both a commuting option and an everyday amenity.

Although several trails are located throughout Fort Monmouth, they are not connected, both internally and externally. Providing proper connections and access points would enable both residents and employees of the area to use this resource as a transportation alternative, significantly enhancing mobility and promoting the live-work-play way of life. Redevelopment of Fort Monmouth should be exemplary in regard to creating vibrant neighborhoods where residents and visitors are encouraged to walk or bicycle between home and work and work and entertainment.



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

The gated and fenced Fort has presented barriers to movement in all directions. All gates and fences should be removed and the Fort opened to the public. Early in the redevelopment process, existing streets and adjacent land uses should be extended into the Fort to reconnect the host communities of Tinton Falls, Eatontown, and Oceanport and the adjacent communities of Shrewsbury and Little Silver.

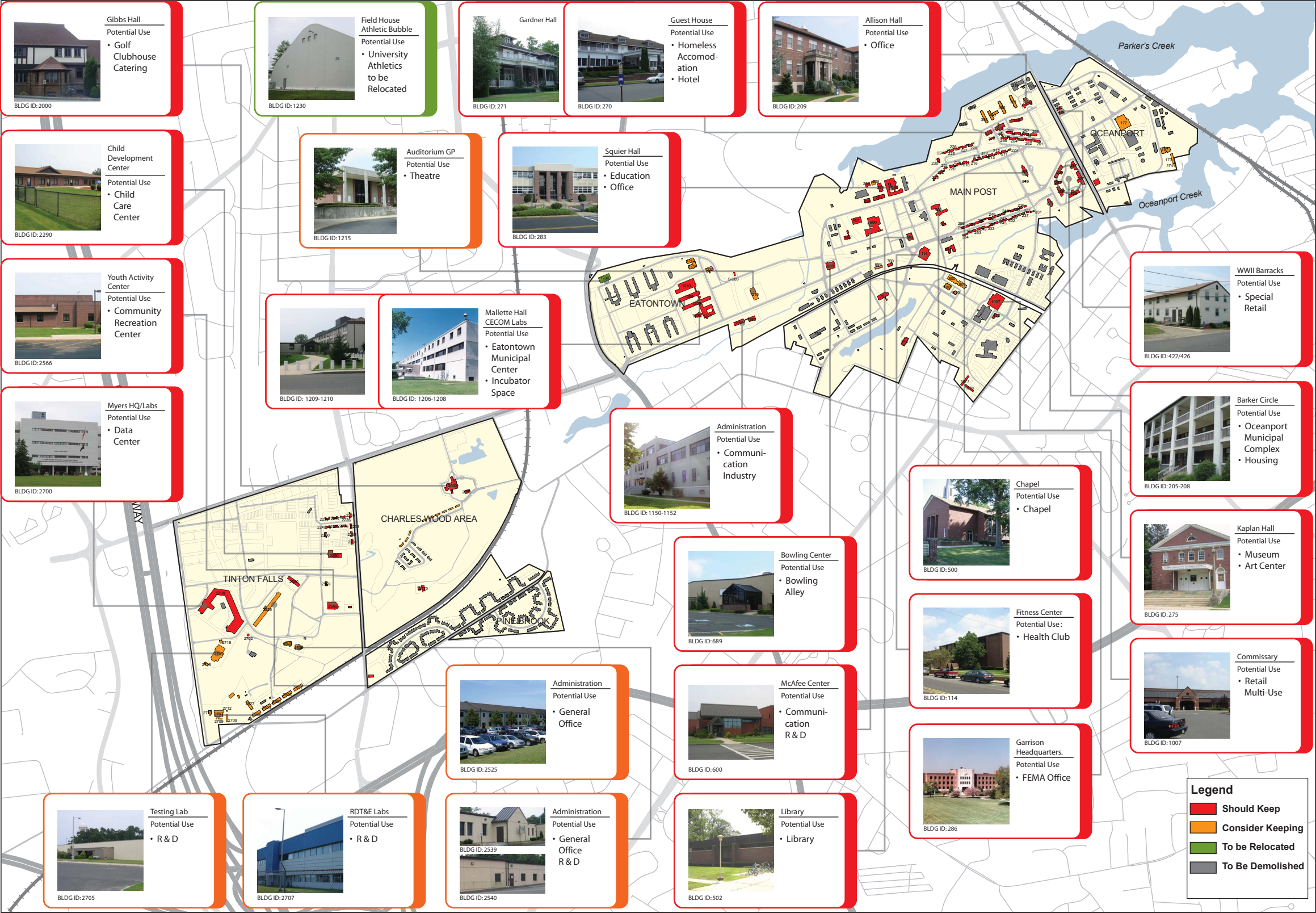
Creating a seamless land use integration between the community and the Fort is of primary importance. The proposed extension of adjacent land uses and existing streets into the Fort would improve mobility while providing public access to the Fort's amenities.

FORT MONMOUTH CONCEPT DIAGRAM : BLUR BOUNDARY/ EXTEND LAND USE

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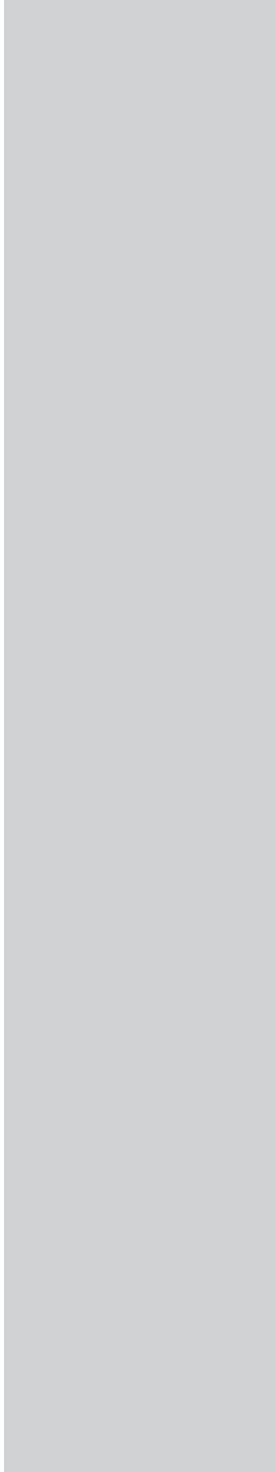


Principle # 7: Leverage existing Fort Monmouth assets (People, Buildings, Technology, and Infrastructure)

Many valuable assets already exist at Fort Monmouth and their retention and enhancement should be leveraged to promote successful redevelopment. Many existing facilities possess cultural value, such as historic structures and memorials, or physical value, such as high-tech systems that should be retained. Several buildings and housing areas show a unique historic character and, although not all historic facilities are suitable for reuse, their significance should be retold in some form of mitigation such as educational showpieces.

As a result of Fort Monmouth's communications mission, many of the facilities contain high tech infrastructure and spaces that are too valuable to simply dispose of them. These facilities possess great value to the redevelopment market, specifically high tech industry, research and development companies, or flexible incubator space that provides excellent connectivity. Additionally, the skilled workforce that powered Fort Monmouth should be leveraged to the greatest extent possible. Although many would move with the mission to Aberdeen, many would stay behind as a result of retirement or personal choice.

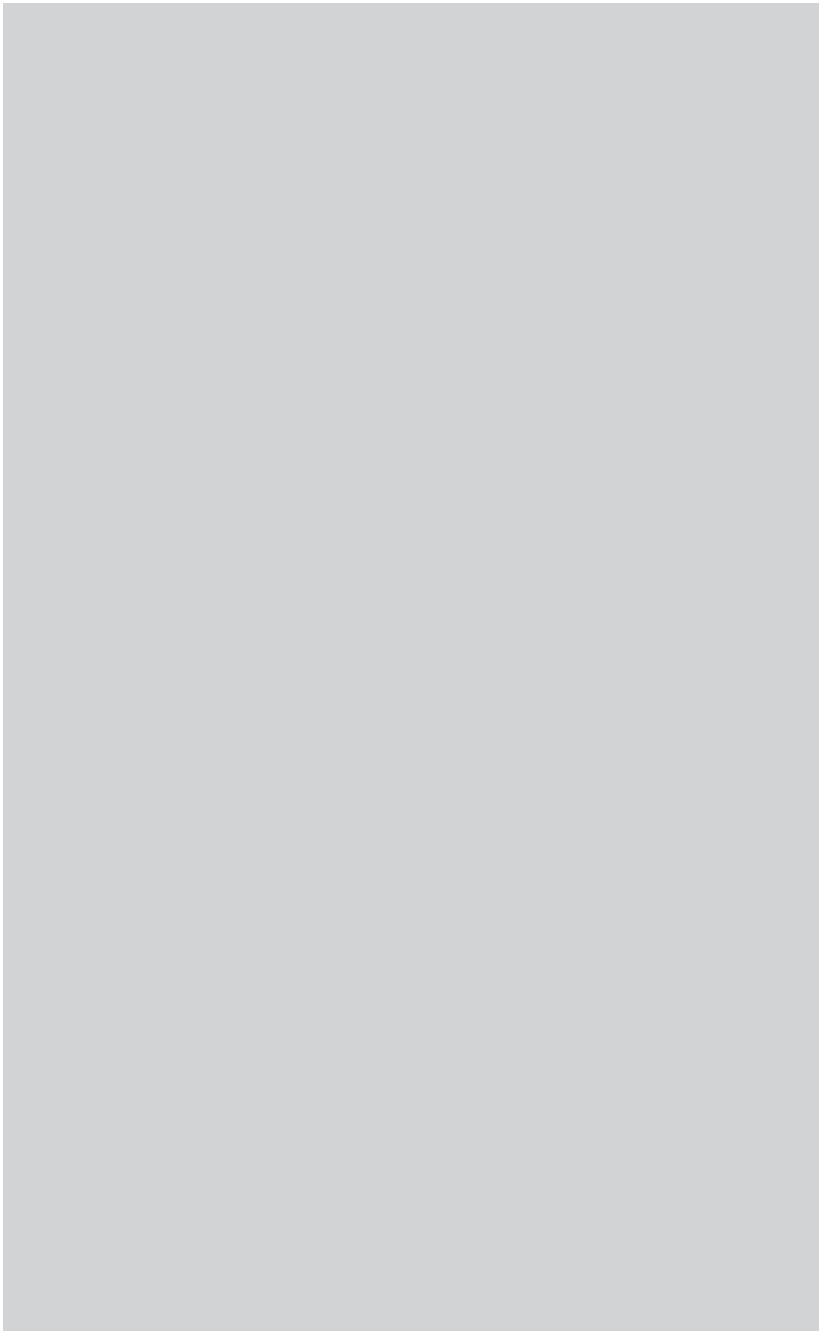
Extensive infrastructure extends throughout the reuse areas, including typical utility connections as well as fiber and valuable geothermal wellfields and associated connections. Additional assets include the variety of monuments and memorials located throughout the Fort. These structures serve as a reminder of the base's and country's history and have the potential to serve as placemakers and cultural and educational showpieces.



3.0 LAND USE & CIRCULATION



3.0 Land Use and Circulation



3.1 Land Use Element

The Land Use Element presented here promotes a balanced and functional mix of land uses consistent with the State Development and Redevelopment Plan (SDRP), the Principles of Smart Growth, and the community values interpreted from community charrettes and public meetings. The Technical Memoranda (September 2007) provided a discussion of existing land use patterns, constraints, and opportunities; identified existing facilities, their condition and reuse potential; and identified specific resources worthy of preservation or enhancement, such as natural resources including wetlands. The layout of land uses builds on our previous analysis and is based on land use issues identified in the analysis process, as well as constraints and opportunities.

The Land Use groups that are illustrated on the Land Use figure (page 3-5) are organized by: Low Density Residential; Medium Density Residential; Mixed/Multi-Use; Commercial, Lodging; Office/R&D; Institutional; and Open Space. The organization of these planned uses was determined by a multitude of

factors including data obtained through public outreach, stakeholder interviews, existing conditions research, applicable policies, market demand and feasibility, and consideration for the surrounding use patterns. The Land Use map provides a general overview of planned uses; however, the Plan as a whole illustrates more in-depth detail on planned uses and designations. Although some detail regarding planned uses is provided in the following discussions, this Land Use Element is intended to provide a more general overview of the Plan’s flexibility. Additional detail such as specific uses and development intensities is provided in the Plan and Key Area Plans discussion presented in Chapter 4.

The land use patterns laid out in the Plan are intended to guide future growth and development of the Reuse Area. As such, land use areas, extents, and intensities are identified but remain flexible. The Land Use Plan anticipates a phased redevelopment over the next 20 years to 2028. Thus two Plans are presented: a 10-year Plan and a 20-year Plan. Applicable policy conformance and recommendations are discussed separately, in Chapter 9: Zoning and Land Use Implications.

3.2 Existing Land Uses

For ease of discussion purposes, land use summaries are organized by Reuse Area, based on the municipal boundaries.

Tinton Falls Reuse Area

The Tinton Falls Reuse Area covers the properties extending from the western-most border of Fort Monmouth to Hope Road. The Reuse Plan for this node envisions a Mixed-Use, High-tech Business Center with a multi-use town center containing store-front retail with the potential for mixed-income housing or professional offices above, institutional uses such as a library, and professional office space. The main corridor of the area extends from the existing Tinton Falls Municipal Complex. Additional civic uses are focused on education and development and include reuse of the existing child development center, teen center, and community center and pool. Open space amenities define the areas and are interspersed throughout in the form of a civic green, small neighborhood parks, connecting trails, and a central park with active recreation linked to the Fort-wide Blue-Greenbelt.

Residential

The Residential component of the Land Use Plan takes advantage of the valuable historic housing units already existing on the base and plans for the reuse of the 22 unit Hemphill Housing units located along Hope Road. The entire northeast corner of the Tinton Falls Reuse Area along Tinton Avenue is planned for mixed income residential use, with a mixture of low and medium density housing. These units are envisioned to become a part of a larger residential area, containing low and medium density units in the form of garden apartments, townhouses, and detached residences. This area was historically a residential zone at Fort Monmouth; however, all of the units have already been removed with the exception of the Hemphill housing along Hope Road.

Moving northwest of this area, a series of large lot detached housing units are planned along the south side of Tinton Avenue, within Tinton Falls. Given the scenic nature of Tinton Avenue, a 30 foot landscape buffer is recommended between the roadway and proposed development. The area of housing units between these two residential sections provides a mix of small lot detached housing, townhouse/ rowhouses, and garden apartments. Providing residential units at a slightly higher density in these areas would allow for a more cost effective means of providing mixed-income housing units, introducing housing opportunities to a wide range of income levels. The 22 existing detached housing units, Hemphill Housing, located along Hope Road would be preserved due to their historic preservation value and

marketability in the current housing market. A total of 288 residential units are planned for the Tinton Falls Reuse Area of what is now Fort Monmouth.

A notable feature of the Residential pockets in this area is the presence of small community parks interspersed throughout. At the center of the residential neighborhood is a central park with a community center and active recreation amenities. As identified later in this Plan, trails and pathways also encircle the area, promoting an active lifestyle and alternative transportation modes. Additionally, residential areas are co-located with employment centers and services as appropriate to encourage a sustainable live-work-play environment.

Institutional/Civic Use

Several municipal facilities are dispersed throughout the Tinton Falls Reuse Area. These functions include the previously mentioned child and teen development facilities (converted to a community recreation center), as well as the library located in proximity to the Municipal Complex and mixed-use Town Center. The fire training facility located in the southeastern corner of the Tinton Falls Reuse Area is also a proposed Institutional Use. The existing fire station would also be reused.

An area of civic uses, classified as Institutional on the Land Use Plan, is situated to the south of the residential zone near the existing Hope Road gate. The area identified for these civic uses includes the existing community center, child development center, and pool and teen center. This use is appropriately positioned in an easily accessible location, as entrance to the area would be more readily accessible once the dead end roadways are extended and security gates removed in 2011 (or earlier depending on phasing).

The existing fire and police training center is planned for reuse by the local academies. FMERPA's Emergency Services Advisory Committee has determined that the reuse of these facilities is appropriate to provide equipment and technology not currently available to them. The training facilities would allow not only the Tinton Falls emergency services branch to train here but would be shared amongst the other municipalities in the area, the County, and the State.

Mixed/Multi-Use

A mixed-use retail center is planned for the northwest corner of the Tinton Falls Reuse Area. This area is intended to become a Neighborhood Retail Center that includes neighborhood convenience, food and beverage, and specialty retail totaling (80,000 square feet) and a 27,000 square foot municipal library.

Consideration of 2 to 3 story residential development and/or professional office space above ground floor retail warrants additional consideration as the Plan develops. This area containing some civic uses is appropriately located adjacent to and east of the existing Tinton Falls Municipal Complex.

Office/High Tech Research and Development

A mixed-use business campus is proposed for the central portion of the Tinton Falls Reuse Area. The business campus is centered around the reuse of the Myer Center, currently an expansive 670,000 square foot building. The majority of the business center development would occur within the first ten (10) year development phase and would include Fabrication Shops, Administrative Offices, a Data Recovery Center (Myer Center), Testing Labs, and Research and Development Testing and Evaluation facilities. The second phase of development adds additional Class A Office/Research and Development facilities. A total of approximately 839,000 square feet of commercial, R&D space is proposed in Tinton Falls.

Open Space/Recreation

Expansive, interconnected open spaces create a parks framework for the Tinton Falls Reuse Area. Much of the open space areas are characterized by natural resources such as wetlands and forests. The open space system is intended to establish wetland buffers and provide continuous interconnected habitat corridors. Additional areas, primarily located along the wetlands corridor, north of the railroad tracks, are planned for reforestation.

In addition, small community parks are interspersed and Blue-Greenbelt trails meander throughout the development. A continuous linear perimeter park is proposed to provide a multi-purpose trail around the Reuse Area. There are approximately 99 total acres of open space within the Tinton Falls Reuse Area. A 12 acre community park containing a community Field House and ballfields is planned in the area buffering the residential area from the office complex.

A 2.5-acre neighborhood green is proposed at the center of the retail center. The green would serve as a passive recreation area and may host events in a bandshell or support a flexible program of markets, festivals, and art exhibits.

Because of the importance of and emphasis placed on the need for preservation and improvement of Open Space areas, a Recreation Plan, which identifies active and passive recreational areas as well as trail and pathway connections has been developed and follows the Land Use Plans.

Eatontown (Charles Wood) Reuse Area

The Eatontown (Charles Wood) Reuse Area is divided into two development areas, the western section composed of approximately 235 acres in the existing Charles Wood Area, and the eastern section composed of 219 acres in the Main Post Area. The Suneagles Golf Course encompasses the majority of the western development area, with the existing Howard Commons housing area covering the remaining portion. The Suneagles Golf Course is envisioned to remain as a golf course in perpetuity with a potential conference center and resort-style lodging. Although the existing units in the Howard Commons area are not deemed appropriate for reuse, this area is a suitable area for mixed-income housing.

Residential (Medium Density)

Although the former Howard Commons area currently contains housing units, the research and analysis conducted as part of this planning effort determined that reuse of these units is not feasible for a variety of building code and non-market responsive reasons. However, it was determined that this area is ideal for mixed-income housing that would help meet New Jersey Council on Affordable Housing (COAH) requirements. Based on these requirements, a minimum of 20% of the housing units are to be set aside for affordable residences. A total of 275 apartments and townhouses are proposed for this residential development component on Pinebrook Road. In addition, 302 new apartments are proposed adjacent to the Route 35 Lifestyle Center. A total of 577 residential units are planned for the Eatontown Redevelopment Area. Additional detail on this Key Area is provided in Chapter 4: Key Area Site Plans. It is anticipated that the Pinebrook residential development would occur in Phase 1 of the development process, with Route 35 residences developed in Phase 2.

Lodging

The second housing component, in the format of lodging, planned in the Eatontown (Charles Wood) Reuse Area is located in the central portion of the Suneagles Golf Course (proposed to remain a golf course accessible to veterans and the public). These units include townhouse/rowhouse style units (existing Megill housing) as part of an upscale conference hotel. Eighteen of the Megill units are intended to serve corporate, longer stay clientele that are making use of the conference center or visiting the area for business purposes. A number of existing units would require removal to provide ample space for a 150-room hotel development.

Institutional/Civic Use

The Institutional use of this area includes the reuse of Gibbs Halls and its outlying facilities. Gibbs Hall would house

the golf clubhouse, lockers, pro-shop, restaurant and grill, administrative offices, and potentially be reused as a venue for catering of special events. The area would continue to provide restaurant service; however, the major change would be opening the Suneagles Golf Course to the public.

Commercial

A small commercial development in the form of a 12,530 square foot convenience retail facility is planned at the intersection of Hope and Pinebrook Road. This convenience retail is situated for easy access by the nearby mixed-income residential community in the former Howard Commons apartments location.

Open Space/Recreation

A large portion of the Eatontown (Charles Wood) Reuse Area is characterized by Open Space and Recreation. The existing Suneagles Golf Course would be opened up to the public; however, it would likely be privately-owned and run in conjunction with the hotel and conference center. As discussed later in this Plan, an easement requiring the continued protection of the area and continuation of the golf course use is recommended. Several linear community parks intersect the residential areas. Although public, they are intended to serve the new residential units with passive recreational space, promoting an active lifestyle and an opportunity to appreciate the natural environment. Additionally, trails extend along the rail line right-of-way, providing greenway connections between the development nodes within the Tinton Falls Reuse Area. A total of 314 acres of public open space is proposed in Eatontown, including the golf course.

Eatontown (Main Post) Reuse Area

The Eatontown (Main Post) Reuse Area contains a variety of development nodes, including a Lifestyle/Town Center with an Incubator office node to the north and Consultant Row to its south, a Municipal Complex, and a Recreation/Civic Use area. A special feature of note in this area is the presence and reuse of geothermal well fields. The proposed Town Center is centered around the well fields, which would be reused for their current purpose as well as remain as an open green space free of built structures, providing both active and passive recreational opportunities.

Commercial

Approximately 345,000 square feet of commercial incubator business and consultant’s row space is proposed on the former Main Post portion of the base. The multi-facility commercial development fronting Route 35 is situated to transform this area into a new Eatontown Town Center and gateway to the

Fort Monmouth Reuse Area. A Lifestyle Town Center along this main corridor would be served by a jitney bus transfer stop, providing access to all points throughout the Fort Monmouth Reuse Area. The 150,000 square foot Lifestyle Town Center may be developed within the first phase of development, and is anticipated to act as an initial economic stimulant for other components of the Plan to come later in the phasing process

Additional commercial uses located further to the northeast include a theater and bowling center. The existing auditorium (Building 1215) would be reused as a community theater. The new bowling center would also take advantage of the existing facility; however, renovations and improvements would likely be required to meet current market expectations.

Residential

Medium density apartments are planned for the area immediately east of the Lifestyle Town Center. These residential units would afford the benefit of being centered around a large open space area, where the geothermal well fields exist. The 302 units are projected to be developed in the second phase of the Plan, after the economic vitality of the area has had an opportunity to mature and historic housing has been absorbed by the marketplace.

Office

The Office space planned in the central portion of the Eatontown (Main Post) Reuse Area is intended to be used for Incubator and Professional Services space and also as a component for high-tech communications companies. Incubator space provides superior flexibility and connectivity for new businesses in a shared facility. As such, this incubator space is provided with the intent of inviting new innovative, start-up, businesses that do not need large facilities such as that provided at the Myers Center.

Institutional/Civic Use

There is one Institutional use area identified within the Eatontown (Main Post) Reuse Area. This includes the 52,000 square foot Mallette Hall and the amphitheater for use as a new Municipal Complex. The Eatontown Borough government offices have proposed to relocate to this space and thereby reestablish themselves in a new location amidst expansive green space and mixed-uses.

Open Space/Recreation

Open space areas, with both existing forested areas and areas identified for reforestation, outline the perimeter of the Eatontown (Main Post) Reuse Area. The eastern portion of the Eatontown (Main Post) Reuse Area is covered by an expanse of open space, with recreational ballfields in the center. Four

ballfields are identified in the Recreation Plan. A total of 125 acres of Blue-Greenbelt parks space are planned for the Eatontown (Main Post) Reuse Area. As previously identified, an expanse of green space on top of the geothermal well fields would be preserved in the center of the Lifestyle Center. Open space areas that are not proposed for active recreational purposes would be reforested as appropriate. Reforestation would allow for the connection of potential wildlife habitat, reinforcing the goal for creating an ecologically productive area.

Oceanport Reuse Area

The three major nodes proposed within the Oceanport Reuse Area include a High Tech/Green Industry Cluster, Education/Medical Campus, and Oceanport Neighborhood Center. In addition, a boutique hotel and spa and historic housing area provide two additional character areas. Expansive green space is provided in the center of the Oceanport Reuse Area, where the Parade Ground is to be preserved.

Residential

There are three residential zones planned for the Oceanport Reuse Area. Located to the northeast of Oceanport Avenue are approximately 400 for rent and for sale apartments, just outside of the floodplain and Coastal Area Facility Review Act (CAFRA) required buffers. This medium density residential neighborhood located between Parker’s Creek and Oceanport Creek would add vitality to the traditional multi-use main street proposed along Oceanport Avenue. This residential component of the Plan is not expected to be developed until the second phase of the Plan.

A mixed-use area is planned immediately to the west of this residential area, on the west side of which is a medium-density residential district. This district is centered on the valuable historic housing that currently exists at Fort Monmouth. The remainder of the historic housing that flanks the Parade Ground includes single-family housing units at a lower density, also designated to continue as a low density residential area lining the Parade Ground.

Finally, the southern portion of the Oceanport Reuse Area, along Main Street, includes a neighborhood of apartments, townhouses and small lot detached residences. A Residential zone in this area provides an appropriate transition with the existing housing outside of the Fort’s gates along Main Street. This Residential area would benefit from the education and medical campus planned for the area. A total of 740 Residential units are planned for the Oceanport Reuse Area.

Mixed-Use/Multi-Use

The stretch of the Oceanport Avenue corridor that extends through the Reuse Area is identified for mixed-use development that could provide services and amenities to the residential developments on either side and the greater community. As shown in the Plan, the Oceanport Neighborhood Center is located amidst the residential development and overlooking the Parade Grounds to the southwest.

Institutional/Civic Use

Several institutional use zones are dispersed throughout the Oceanport Reuse Area. Institutional uses may include a school (educational), institutional, and administrative uses. Three of the buildings located around Barkers Circle, some currently being used as office space, are also identified as Institutional (administrative) space. As noted on the Plan, the Barkers Circle area is designated as a potential Oceanport Municipal Complex and apartments.

The existing museum and library are preserved, with the library continuing to serve in its current function. In addition to its continued use as a museum, many reuse opportunities present themselves. The existing museum is the original base theater and has the potential to be transformed back into a theater and venue for local theatrical arts or alternatively reused as an art gallery where local artists could exhibit their works.

As a result of the BRAC early land transfer process, the Federal Emergency Management Agency (FEMA) would be taking over Russel Hall, currently serving as the Garrison headquarters. This area is represented on the Land Use map and Plan in blue with the facility itself as well as approximately 8 acres of the Parade Ground being transferred to FEMA.

The westernmost area of the Parade Ground is also designated for Institutional use, with the existing chapel and associated facilities expected to remain. Additional Institutional areas and facilities planned include a medical/educational complex, and several smaller buildings such as Armstrong and Squire Halls, providing potential educational reuse opportunities.

Commercial

There are three areas/facilities identified for Commercial use in the Oceanport Reuse Area. These include existing facilities whose use would remain, the bowling alley, fitness center, and commissary (grocery store). Oceanport Avenue would also be redeveloped as a traditional Main Street with

multiple uses including conveniences and specialty retail, food and beverage amenities, and professional offices, with residential units above.

Lodging

The 20 year Land Use Plan identifies an area along Parker’s Creek for development of Lodging; a portion of which would provide medium-density housing in the short term (10-year Phase 1). This waterfront area has the potential to provide a serene setting for a boutique spa and hotel, consistent with the Lodging designation.

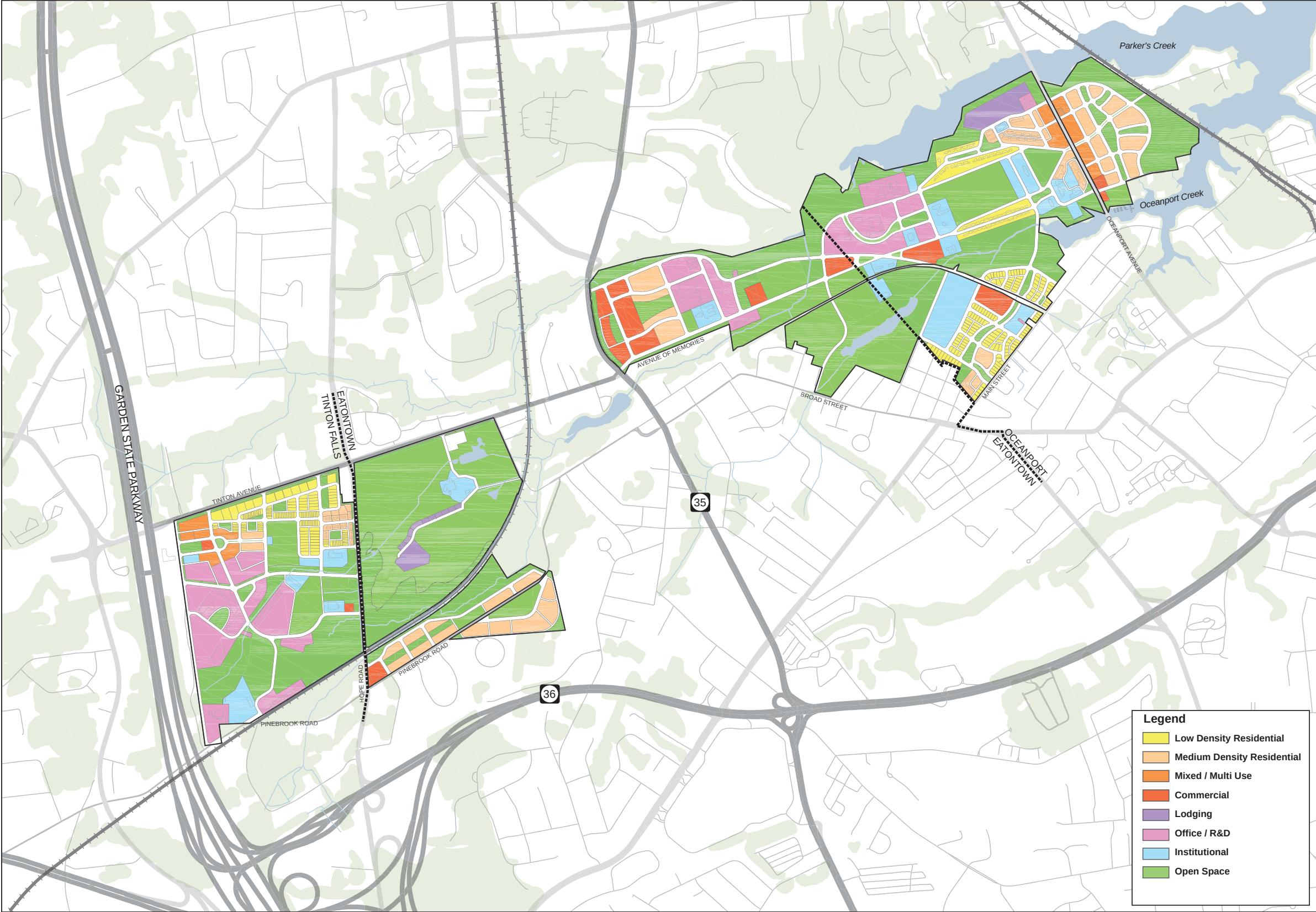
Office

The majority of the Office uses are located in the western portion of the Oceanport Reuse Area. A large 437,119 square foot high-technology office/R&D complex is designated to reuse some of the existing facilities as well as the development of new ones. The highly specialized equipment, including an anechoic chamber, makes the McAfee Center highly attractive for reuse by high-tech companies. Modern “flex” research and development office space would target Nano-Technology and Bio-Technology companies and emerging green industries.

Open Space/Recreation

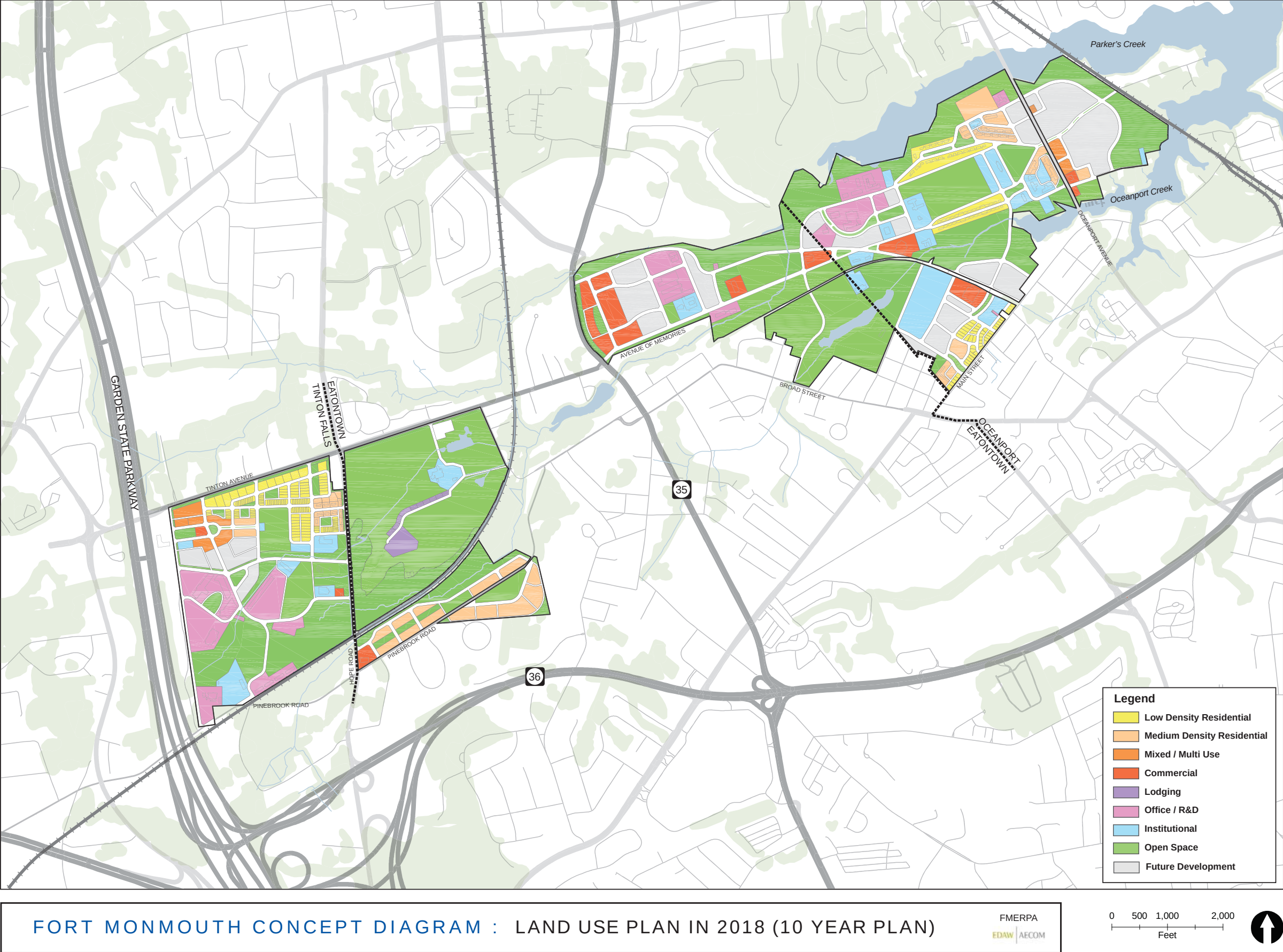
Much of the Open Space areas designated within the Oceanport Reuse Area includes already forested area along the perimeter of the site and along the waterfront. A notable Open Space area is the Parade Ground, which would be required to remain free of built structures as a result of its historic status. Approximately 229 acres of open space and greenbelt parks are distributed throughout the Oceanport Reuse Area.

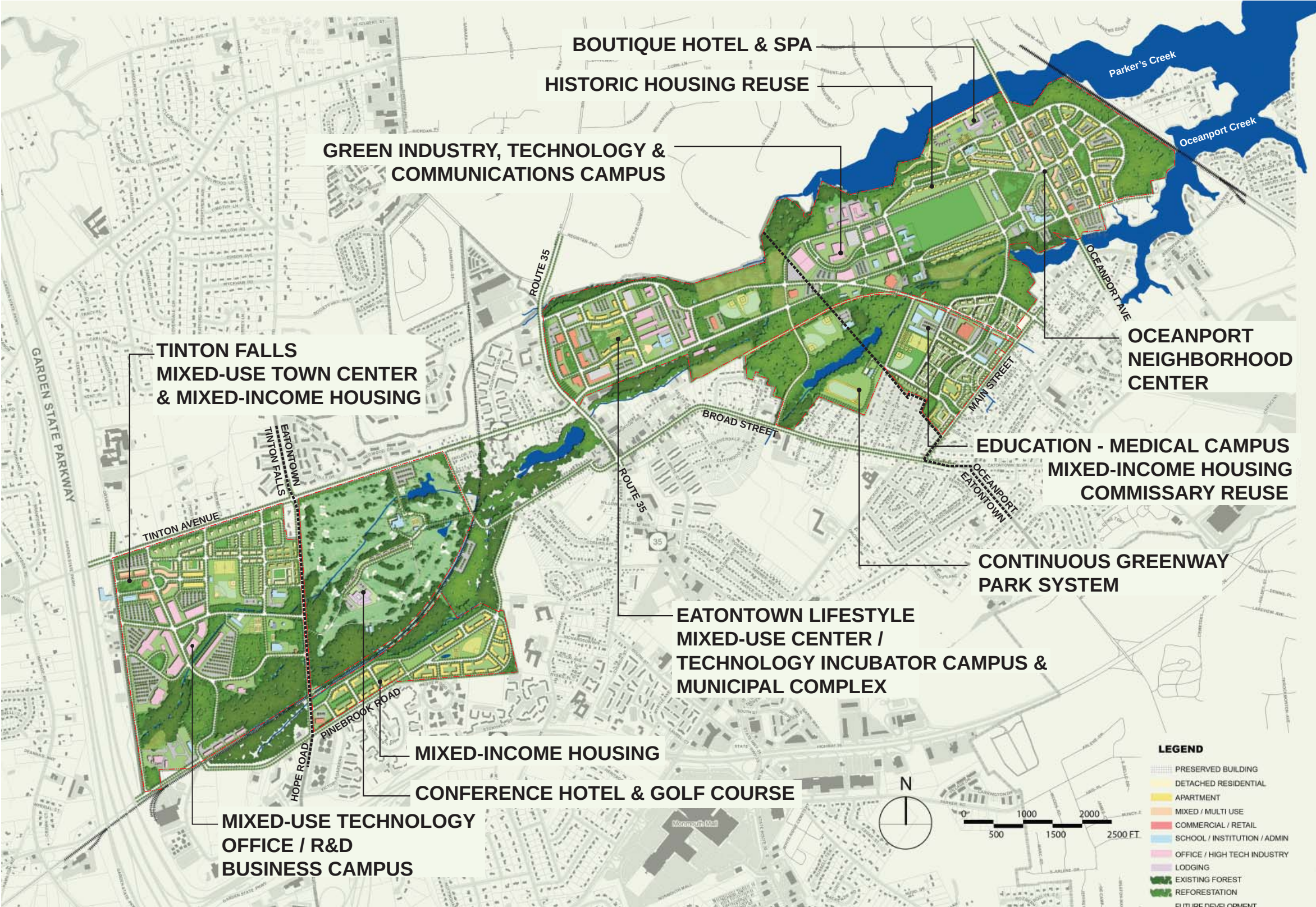
A special recreational opportunity is provided along the shores of the Oceanport Creek, a marina with a potential dining option. The existing marina is to be improved and expanded to provide greater public access to the water. A café/restaurant and pedestrian inviting esplanade are also proposed as part of the improvements. Additional detail on these improvements is provided in Chapter 4. Similarly a public esplanade is proposed adjacent to the Hotel Spa on Parker’s Creek.

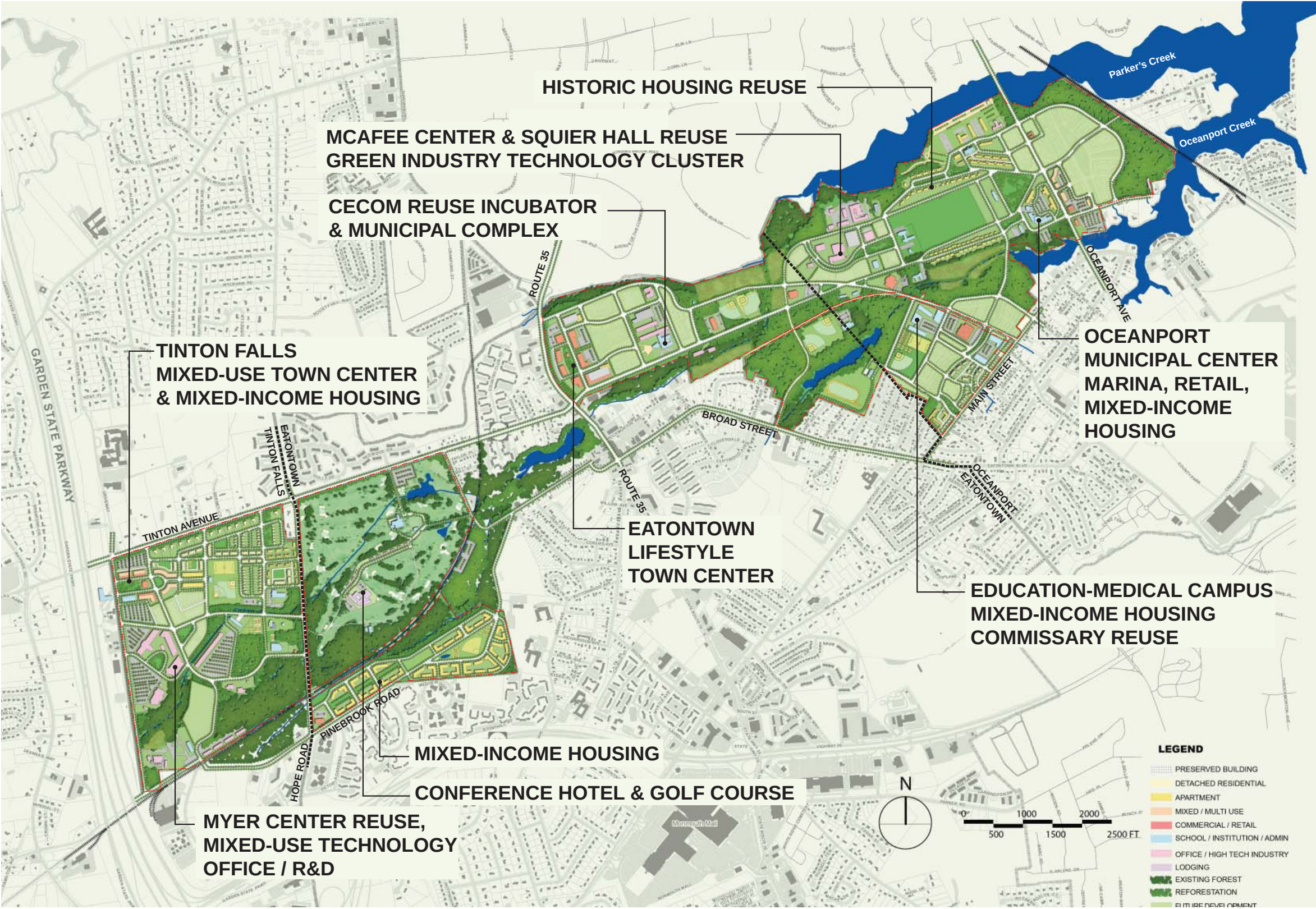


FORT MONMOUTH CONCEPT DIAGRAM : LAND USE PLAN IN 2028 (20 YEAR PLAN)

FMRPA
EDAW | AECOM







FORT MONMOUTH CONCEPT PLAN CONCEPT PLAN IN 2018 (10 - YEAR PLAN)

FMERPA

EDAW AECOM



Artistic Rendering of Tinton Falls Redevelopment Area

Artist: Thomas W. Schaller



Artistic Rendering of Eatontown Redevelopment Area

Artist: Thomas W. Schaller



Artistic Rendering of Oceanport Redevelopment Area

TWSchaller 08

Reuse & Redevelopment Program

Existing Building Number	DESCRIPTION	Interim Use (I); Permanent Reuse (P)	Tinton Falls 10 Year Plan	20 Year Plan	Eatontown 10 Year Plan	20 Year Plan	Oceanport 10 Year Plan	20 Year Plan	Total 10 Year Plan	20 Year Plan	Grand Total
OFFICE/RESEARCH AND DEVELOPMENT											
173-174	Lab Testing, Office	P					6,388		6,388	-	6,388
209	Allison Hall Office	P					36,665		36,665	-	36,665
281	Professional Office	P					2,544		2,544	-	2,544
283	Squier Hall Office/Education	P					76,538		76,538	-	76,538
286	Russel Hall Garrison Headquarters	P					76,978		76,978	-	76,978
289, 290, 291, 295	General Office	P					21,006		21,006	-	21,006
600	McAfee Center	P					97,000		97,000	-	97,000
1150, 1152	Vail Hall Communication Center	P			36,483				36,483	-	36,483
1208-1210	CECOM Incubator & Professional Office	P			138,050	207,072			138,050	207,072	345,122
2502-2507	Shops/Warehouses	I	42,752						42,752	-	42,752
2525	Administrative Offices	P	86,719						86,719	-	86,719
2539- 2540	Lab Testing Buildings	P	15,756						15,756	-	15,756
2700 Myers Center	Data Recovery Center _ Reconfigured Myer Cent	P	445,522						445,522	-	445,522
2705	Testing Lab	P	47,592						47,592	-	47,592
2707	RDT&E Lab	P	26,476						26,476	-	26,476
New	Technology Flex Office	P				140,000	50,000		50,000	140,000	190,000
New	Office/Research & Development	P		175,000			50,000		50,000	175,000	225,000
New	Green Industry Cluster	P					100,000	200,000	100,000	200,000	300,000
New	Medical Office Building	P					20,000		20,000	-	20,000
Subtotal Total Office/R&D Space			664,817	175,000	174,533	347,072	537,119	200,000	1,376,469	722,072	2,098,541
Total Offive/R&D Space by Municipality				839,817		521,605		737,119			
RETAIL											
114	Fitness Center	P					32,250		32,250	-	32,250
450	Public Marina	P					2,600		2,600	-	2,600
689	Bowling Alley	P			17,599				17,599	-	17,599
1007	Commissary Retail Center	P					53,700		53,700	-	53,700
2000	Gibbs Hall Suneagles Golf Club	P			37,125				37,125	-	37,125
2018	Sunpagles Restaurant	P			3,205				3,205	-	3,205
2567	Gas Station	P	1,335						1,335	-	1,335
New	Neighborhood Convenience Retail	P	48,000	32,000	12,530		19,000	19,000	79,530	51,000	130,530
New	Lifestyle Town Center Retail	P			150,000				150,000	-	150,000
New	Waterfront Retail	P						9,000	-	9,000	9,000
New	Waterfront Boutique Hotel Retail	P						3,000	-	3,000	3,000
New	Spa	P						3,000	-	3,000	3,000
	Credit Union	P					5,000		5,000	-	5,000
Subtotal Retail Space			49,335	32,000	220,459	-	112,550	34,000	382,344	66,000	448,344
Total Retail Space by Municipality				81,335		220,459		146,550			
HOSPITALITY/CONFERENCE CENTER (assume 750 SF per room)											
New	Conference Hotel	P			225,000				225,000	-	225,000
New	Conference Center	P			15,000				15,000	-	15,000
New	Waterfront Hotel	P						70,000	-	70,000	70,000
Total Hotel/Conference Center			-	-	240,000	-	-	70,000	240,000	70,000	310,000
RESIDENTIAL (assume 1,500 SF per unit)											
2231-2240,2260	Hemp Hill Housing	P	22						22	-	22
211-319	Russel/Allen Avenue Housing	P					32		32	-	32
234-258	Gosslin Housing	P					45		45	-	45
261-270, 328, 360	Russel/Carty Avenue Apartments	P					36		36	-	36
271	Gardner Hall Residential	P					15		15	-	15
1077, 1078	Main Street	P					24		24	-	24
New	1-Family Small Lot	P	39				80	79	119	79	198
New	1-Family Large Lot	P	14						14	-	14
New	Townhouse/Rowhouse	P	83			302			83	302	385
New	Apartments	P	130		275		60	309	465	309	774
New	Oceanport Ave Apartments	P					30	30	30	30	60
Subtotal Mixed Income Residential Units			288	-	275	302	322	418	885	720	1,605
Total Residential Units by Municipality				288		577		740			
Total Mixed Income Square Footage			439,700	-	445,800	453,000	1,122,697	627,000	1,327,500	1,080,000	2,407,500
CIVIC											
206208	Barker Circle Oceanport Municipal Complex	P					76,776		76,776	-	76,776
275	Kaplan Hall Museum	P					7,432		7,432	-	7,432
501	Family Faith Day Center (former ACS Center)	P					2,832		2,832	-	2,832
502	Library	P					10,650		10,650	-	10,650
551	Armstrong Hall Education Building	P					13,595		13,595	-	13,595
702	Lane Hall Community Conference Center	P					12,100		12,100	-	12,100
814	Recreation Support Building	P					8,863		8,863	-	8,863
1206-1207	Eatdntown Municipal Center Malette Hall	P			57,386				57,386	-	57,386
1215	Public Theater	P			18,883				18,883	-	18,883
2290	Child Development Center	P	19,600						19,600	-	19,600
2566	Recreation Center (former Teen Center)	P	19,636						19,636	-	19,636
2560, 282	Fire/Emergency Services Station	P	10,070				6,089		16,159	-	16,159
2569	Community Pool/Tennis Center(s)	P	1,000						1,000	-	1,000
2707, 2709, 2713	Fire & Police Training Academy	P	11,110						11,110	-	11,110
1230	University Recreation Bubble	P							-	-	-
B500	Chapel	P					16,372		16,372	-	16,372
B1075 PAHC	VA - Community Medical Center	P					60,000		60,000	-	60,000
New	Middle School (450 students, 16-acres)	P					145,000		145,000	-	145,000
New	Fort Monmouth Jitney Bus	P			200				200	-	200
New	Library	P	27,000						27,000	-	27,000
New	Monmouth County Homeless Shelter	P					15,000				
Total Civic			88,416	-	76,469	-	374,709	-	524,594	-	524,594
Total Residential Square Footage			439,700	-	445,800	453,000	1,122,697	627,000	1,327,500	1,080,000	2,407,500
Total Non-residential Square Footage			802,568	207,000	711,461	347,072	1,024,378	304,000	2,523,407	858,072	3,381,479
Grand Total			1,242,268	207,000	1,157,261	800,072	2,147,075	931,000	3,850,907	1,938,072	5,788,979

Non-Residential Building Reuse Index

Non-Residential Building Reuse Index

Bldg Number	Bldg name	Existing use	Proposed Use	GSF	Tinton Falls	Eatontown	Oceanport	Office	Lab/Data	Homeless	Retail	Educ.	Other
114	Fort Monmouth Physical Fitness Center	Fitness Center	Health Club	32,250			32,250				32,250		
173 - 174	Lab Testing, Administrative General Purpose	same	same	6,388			6,388	6,388					
206, 208	Barker Circle, Barnes Hall	Residential	Municipal Office	67,776			67,776						
209	Allison Hall (Originally Hospital)	Office	Office	36,665			36,665	36,665					
270	Lodge	Guest Housing	Homeless Accommodation	11,315			11,315			11,315			
271	Gardner Hall	Residential	same	20,007			20,007			20,007			
275	Kaplan Hall	Communications Museum	same	7,432			7,432						7,432
281	Administrative Offices	same	Professional office	2,544			2,544	2,544					
282	Firehouse	same	same	6,089			6,089						6,089
283	Squier Hall	Office, Auditorium	same	76,538			76,538	76,538					
286	Garrison Headquarters	Office	FEMA Headquarters	76,978			76,978	76,978					
291	Administrative General Purpose	same	Office	12,006			12,006	12,006					
295	Administrative General Purpose	same	Office	9,000			9,000	9,000					
450	Boat House	same	same	2,600			2,600						2,600
451	Main Post Office	same	same	5,013			5,013						5,013
500	Chapel	Chapel	Chapel	16,372			16,372						16,372
501	Counseling Center	same	same	2,832			2,832						2,832
502	Main Library	Library	Municipal Library	10,650			10,650						10,650
551	Armstrong Hall	Classrooms	BCC Classrooms	13,595			13,595					13,595	
562	Water Tower/utility Building	same	same	332			332						332
600	McAfee Center	Office & R&D	Office & R&D	97,000			97,000						
689	Fort Monmouth Bowling Center	Bowling Alley	Bowling Alley	17,599		17,599					17,599		
702	Lane Hall	Community & Conference Center	same	12,100			12,100						
700	Recruiting Center	Office	Office	unknown									
NA	Credit Union	Bank	Bank	unknown									
814	Recreation Support facility	same	same	8,863		8,863							8,863
1007	Commissary	Commissary	Retail, Community Center	53,700			53,700				53,700		
1150 - 1152	Vail Hall	Communications Center	same	36,483		36,483			36,483				
1206 - 1207	Mallette Hall	CECOM HQ, Auditorium	Eatontown Municipal Bldg	57,386		57,386							57,386
1208 - 1210	CECOM Labs	Ops, Office, Labs	Incubator Space	345,120		345,120		172,560	172,560				
1215	Theater	Auditorium	Theater	18,883		18,883							18,883
1230	Field House Athletic Bubble	Field house	same - relocated off Fort	20,629		20,629						20,629	
2000	Gibbs Hall	Officers Open Dining	Golf Clubhouse	37,125		37,125							37,125
2018	Golf Course Restaurant	Officers Open Dining	Restaurant	3,205		3,205					3,205		
2290	Child Development Center	daycare	same	19,600	19,600							19,600	
2502 - 2504, 2506,2507	Shops	Machine Shops	Fabrication Shops	42,752	42,752								42,752
2525	Administration Building	Office Space	same	86,719	86,719			86,719					
2539 - 2540	Lab Testing Buildings	R&D	same	15,756	15,756				15,756				
2560	Firehouse	same	same	10,070	10,070								10,070
2566	Youth Center	Teen Youth Center	Community Rec. Center	19,636	19,636							19,636	
2567	Gas Station	Gs Station	same	1,335	3,000						1,335		
2627	Gun Range/Fire Training Center	Training	same	11,110	11,110								11,110
2700	Myer Center	HQ/Labs	Data Center or State NOI	673,540	673,540			336,770	336,770				
2705	Network Systems Building	Labs, Testing	same	47,592	47,592				47,592				
2707	RDTE&E Labs	Labs, Testing	same	26,476	26,476				26,476				
Total Reuse Area excluding residential				2,079,061	956,251	545,293	579,182	816,168	635,637	31,322	108,089	73,460	237,509

Residential Building Reuse Index

Residential Building Reuse Index

Historic Housing Location	Building Number	Interim (I), Permanent (P)	Total Square Footage	Tinton Falls Square Footage	Eatontown Square Footage	Oceanport Square Footage	Tinton Falls Total Buildings	Total Units	Eatontown Total Buildings	Total Units	Oceanport Total Buildings	Total Units	Grand Total Buildings	Grand Total Units
Historic Housing														
Hemp Hill Housing	B2231-2240, 2260	P	40,700	40,700			11	22					11	22
Megill Housing	B2022-2030	P	33,300		33,300		9	18					9	18
Gosslin Housing	B234-258	P	126,288			126,288					25	45	25	45
Russell/Allen Avenue Housing	B211-319	P	282,496			282,496					19	32	19	32
Russell/Carty Avenue Apartments	B261-270, 328, 360	P	151,643			151,643					13	36	13	36
Barker Circle	B205, 207, 287	P	117,301			117,301					3	75	3	75
Gardner Hall Housing	B271	P	20,007			20,007					1	15	1	15
Non Historic Housing Location														
Main Street	B1077,1078	P	18,655			18,655					2	24	2	24
Total			790,390	40,700	33,300	716,390	20	40	-	-	63	227	83	267

Note: Square Footages exclude garages and out buildings

3.3 Existing Buildings & Facilities Review

As part of the planning process, the condition of buildings and facilities throughout Fort Monmouth was reviewed through data collection and on-site surveys. The facility survey involved a review of available existing data and a field survey of representative buildings located throughout Fort Monmouth, selected based on the following criteria:

- Permanency – Nothing originally built as a temporary structure was surveyed.
- Reuse Potential – Buildings assumed to have potential for reuse based on their existing use and condition were identified for survey.
- Size - Except for housing, only buildings over 10,000 square feet were surveyed.
- Historical significance – All eligible structures, or representative examples, were surveyed.
- Known interest in re-use – All structures for which there is a Notice of Interest (“NOI”) were surveyed.

Refer to Section 7.0 Historic Preservation Guidelines for additional information regarding reuse of existing buildings.

Based upon the review of existing conditions approximately 2,000,000 square feet of non-residential buildings and 800,000 square feet residential buildings are proposed for reuse. A summary matrix of residential and non-residential buildings is provided on page 3-10. The selection of facilities for reuse is subject to change pending completion of FMERPA’s NOI review and decision-making process.

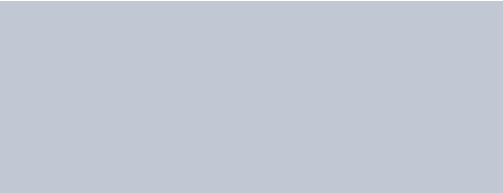


3.4 Circulation Plan

As development of the Reuse Area progresses and anticipated growth in the surrounding communities occurs, the need for a clear and reliable transportation Plan would become increasingly important. In order to accommodate and manage this growth, significant improvements would be required. The first step in this process is the identification of both improvements to the existing roadway infrastructure and the management of transportation via improved linkages to transit facilities, thereby minimizing the demand placed on the road network.

This Circulation Element provides a framework for the transportation network improvements and is supplemented by a full report titled “Future Traffic Conditions and Analysis.” This report provides a detailed analysis of roadway capacities and service levels as well as suggests improvements to the infrastructure to make the system both financially feasible and operationally acceptable.

The Circulation Element identifies a circulation network for the movement within the entire Reuse Area. The circulation system includes the internal network of roadways, bus/jitney stops and routes, trails, and sidewalks as well as the external network of freeways, arterials, transit stops and routes, and bicycle and pedestrian routes. The Circulation Element and Land Use Element are interconnected in that the Land Use Plan could not function without proper circulation and handling capacity.



Site Access

The Fort is currently a secure installation; therefore, direct access into the site is only available through three designated gates, with the remaining interior roadways terminated at dead ends at the perimeter of the site. Enhanced mobility is a critical factor in the redevelopment and reuse of Fort Monmouth. The opening of the Reuse Area to public traffic, following Fort Monmouth’s closure in 2011, would provide an opportunity to greatly enhance east-west and north-south mobility throughout the communities. Under existing conditions, non-military vehicles must circumnavigate the secure site along State Routes 35 and 36, Hope Road, Tinton Avenue, Broad Street, Main Street, Oceanport Avenue, and Sycamore Avenue. During the A.M. and P.M. peak hours, key intersections throughout the area experience poor level of service resulting in travel delays. The reopening of the security gates to allow private vehicle travel throughout the Reuse Area provides an opportunity to enhance local and regional mobility.

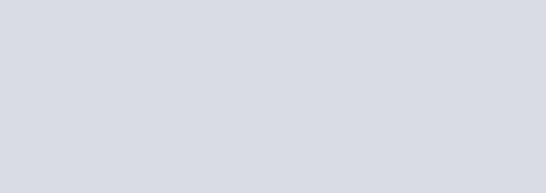
Transportation Analysis

In order to enhance area mobility, support redevelopment and reuse of the site, and improve access to recreational facilities and open space, the Plan for on-Fort mobility must address the goals identified to the right.



Transportation Circulation Improvement Goals:

1. Open all security gates and remove all barricades to permit free access to the entire Reuse Area.
2. Open and extend adjacent neighborhood roadways into the Fort to provide mobility options to area residents.
3. Upgrade existing on-Fort roadways to meet State, County and or municipal regulations and standards as may be applicable, while maintaining the character of roadways within the Historic districts.
4. Supplement existing on-Fort roads with new east west and north-south connections through the Fort.
5. Provide for the inclusion of a jitney bus service loop linking all areas of the Fort to the Little Silver train station and to local bus service on Route 35.
6. Provide enhanced bus and jitney connectivity through the provision of safe and efficient intermodal stations and stops.
7. Provide alternative mobility strategies including multi-purpose trails, bikeways and an extensive pedestrian sidewalk system.
8. Improve off-Fort mobility through the improvement of key interchanges, intersections and roadways leading to Fort Monmouth.



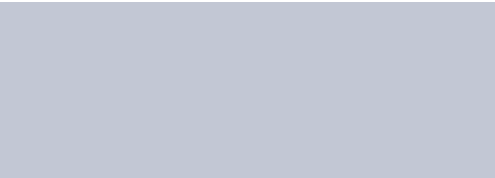
1. Open all security gates and remove all barricades to permit free access to the entire Reuse Area.

Today, primary access to the Main Post occurs at three gates: The main gate at Route 35 and Tinton Avenue in Eatontown, and two main gates located on Oceanport Avenue in Oceanport. A secondary gate (Nicodemus Gate) located on Broad Street in Eatontown provides limited access to military personnel only. Tertiary gates located along Main Street in Oceanport are closed to all traffic. The Charles Wood Area is accessed at primary gates located on Tinton Avenue and Hope Road. This Reuse Plan proposes all gates be opened to public traffic and interior roadways be extended outward into the communities following the closure of Fort Monmouth in 2011.

2. Open and extend neighborhood streets.

Vehicular mobility through the Oceanport and Eatontown Reuse Areas can be further enhanced through the extension of streets currently abutting and terminating at the perimeter of the Reuse Area. Specifically, the opening of roadways would occur along Broad Street in Eatontown and Main Street in Oceanport. Further traffic and engineering assessment of streets recommended to be extended would be required in the next stage of planning to confirm feasibility and assess neighborhood impacts.

Existing closed gates on Main Street should be reopened and aligned with neighborhood streets. Stephenson Avenue adjacent to the Patterson Army Health Clinic may be aligned with Whitehall Court. The Razor Avenue gate should be realigned with Wolf Hill Avenue thereby providing enhanced north-south access to Eatontown Boulevard and Route 36. Additional new roads extending Monmouth Park Place and Center Street warrant further study in the next phases of planning.



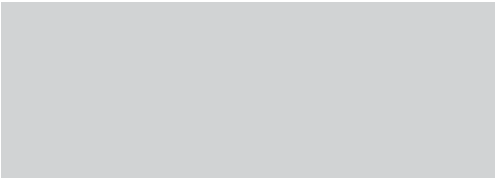
Similarly, access to the Tinton Falls and western Eatontown Reuse Areas may be enhanced through the addition of a limited number of new intersections along Hope Road and Tinton Avenue. The two existing gates on Hope Road (Laboratory Road and Corregidor Road) should be opened to afford access adjacent to the Youth Center and the Child Development Center, respectively. An additional entrance from Hope Road warrants evaluation at Hemp Hill Road. Assessments of traffic signal progression along Hope Road would be part of future site planning efforts.

Additional access points from Tinton Avenue must consider the roadway's scenic designation, the location of Monmouth Regional High School, and residential uses. Consideration of realigning Norman J. Field Way and Municipal Drive (Pearl Harbor Way) should be considered to address traffic flow and safety. The Bataan Avenue gate and the potential for the extension of Guam Lane to Tinton Avenue should be evaluated in the next phase of work.

3. Upgrade existing on-Fort roadways to meet State, County, and/or municipal regulations and standards.

The following Street Typology Diagram and Street Cross Sections illustrate the proposed system of existing and new roadways that would form the Reuse Area's street network to enhance vehicular mobility. Existing roads would require upgrading to New Jersey Department of Transportation (NJ DOT) standards for lane width, shoulders, curbs, drainage, and other criteria. All new roads would be constructed to the standards of the governing agencies and R.S.I.S.

The following summarize some of the recommended roadway improvements. As previously stated, the rationale for the recommended improvements is based on planning experience as well as the "Future Traffic Considerations and Analysis" report.

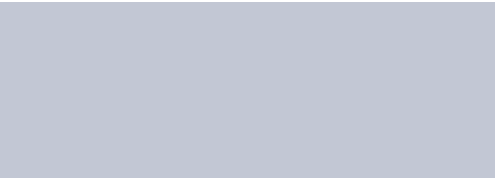


Avenue of Memories – extends from the existing main gate at Tinton Avenue and Route 35, through the Historic District to Oceanport Avenue. Enhancement of this corridor is the most important interior improvement that can be made to enhance east-west vehicular mobility. Avenue of Memories would be a four-lane undivided roadway extending to Wilson Avenue at the Historic District.

Avenue of Memories/Saltzman Avenue and Sherril Avenue – would form a one-way pair through the Historic District to preserve the historic width of streets and the mature allees of trees lining them. Avenue of Memories and Saltzman Avenue would provide two lanes of travel eastbound, while Sherril Avenue would provide two lanes of travel westbound.

Razor Drive/North Drive – are proposed to be realigned to provide north-south access between Route 35 in Eatontown and Main Street in Oceanport. The proposed alignment is anticipated to primarily be a two-lane configuration with center turning lanes provided at development clusters in the vicinity of the commissary, Green Industry Cluster, and Lifestyle Town Center. The intersection of Route 35 and North Avenue is anticipated to provide right-in/right-out movements only to expedite traffic flows.

Main Post Historic District's Existing Streets – are to be maintained in their current configuration and alignment unless safety issues are identified in further studies. To the greatest extent practical, the existing roadway network should be retained and upgraded to meet the circulation needs of the planned redevelopment, thereby taking advantage of existing roadway and utility infrastructure. Given the clustering approach to the redevelopment strategy, a number of roads would be abandoned and demolished. Most notable among these is the removal of Alexander Avenue, Nicodemus Avenue, and Malterer Avenue in the area of the existing



motor pool. Their removal would facilitate the creation of a large public park and recreation area, provide for the day lighting of the tributary to Oceanport Creek, and facilitate the establishment of wetland buffers to protect the water and habitat resources of the creek.

Additional improvements in the immediate vicinity of the Reuse Area, as identified in the full Transportation Report, include:

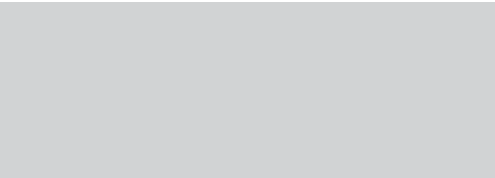
Route 36 and Hope Road - potential modifications include the separation of nearly all turning movements with the creation of new jughandles ramps on the east side of the intersection on State-owned lands, and the addition of a new off-ramp from the northbound Garden State Parkway (GSP).

Hope Road and Tinton Avenue- potential modifications include the reconfiguration of all intersection approaches to match the northbound Hope Road approach to Tinton Avenue, configured with two through lanes and one left-turn lane.

Route 35 and Tinton Avenue – in order to continue to serve as the main entrance to the area, as the gateway to the Reuse Area, additional roadway capacity is required. Potential modifications include three through lanes and exclusive left- and right-turn lanes on northbound Route 35; a double left-turn lane into the site, one through lane, and one shared through/right-turn lane on southbound Route 35. Exiting, potential modifications include a double left-turn, one through lane, and one right-turn lane into the site; and two through lanes and one left-turn lane on the eastbound Tinton Avenue approach.

Fort Monmouth Street Typologies and Sections

The Street Typology Map and Street Cross-Sections document the planning team's



recommendations for roadway improvements. The street sections are based in part on the character of existing internal streets and governing agency standards. The planning process included ground truthing of the site's roadways via measuring existing streets and photographically documenting existing conditions. Consideration of maintaining historic character, building to street relationships, and preserving significant street trees was given during the preparation of recommended street sections.

The physical location of streets and street types is illustrated in the Street Typology Map. Corresponding street sections identify the proposed right-of-way, pavement width, street use, parking, sidewalks, tree planting, bio-swale integration and other elements of the streets. All utilities should be placed underground or in rear alleys. Any proposed roadway improvements must maintain the integrity of the Fort Monmouth street typologies and corresponding sections.

Pedestrian Network

In addition to vehicular traffic, the proposed street network accommodates and promotes pedestrian circulation with extensive sidewalk coverage throughout the entire Reuse Area. The existing street system has a fragmented and incomplete network of sidewalks that would be addressed in the Final Plan. As redevelopment and infill takes place throughout the Reuse Area, existing sidewalk upgrades would be undertaken.

The Pedestrian Network Diagram illustrates the proposed integrated sidewalk system that links all components of the Reuse Plan. All street sections are recommended to be developed with sidewalks on both sides of the street to promote pedestrian mobility and contribute to community place-making. Minimum widths of sidewalks are recommended at 5 feet in Residential and Office/R&D clusters. Main Street or retail sidewalks are recommended at a minimum 15-foot width, with 20 feet preferred, to permit outdoor dining and display.

Multi-Purpose/Bicycle Routes

The provision of a comprehensive network of multi-purpose trails and bikeways throughout the Reuse Area is essential to creating a vibrant

live-work environment. The Recreation Plan illustrates the conceptual alignment of the trail and pedestrian systems. The multi-purpose trail system is intended to link all development clusters to the Blue-Greenway system of open spaces and to other centers of activity. Multi-purpose trails are recommended to be planned throughout the Blue-Greenway and provide two-way circulation throughout. Multi-purpose trails shall be a minimum of 10 feet wide, and striped and marked in accordance with prevailing standards.

A combination of bicycle routes, lanes within roadbeds (striping and marking), and paths separated from vehicular traffic designed to NJ DOT's Bicycle Compatible Roadways and Bikeways Planning and Design Guidelines (April, 1996), New Jersey Bicycle Manual and Bicycle Plan ,and American Association of State Highway and Transportation Officials (AASHTO) standards is encouraged. To the greatest extent feasible, on-road bicycle dedicated Class 1 or 2 lanes and dedicated paths are to be employed to minimize vehicular conflicts. Bikeways are to have logical connections to surrounding neighborhoods, schools, and existing and proposed Monmouth County bikeways.

All multi-purpose and bicycle trails shall provide convenient and safe connection to public transportation systems (bus and jitney) to promote intermodal trips. Trailheads, intermodal transit stops, open spaces, and neighborhood clusters are to provide bicycle facilities including secure bicycle parking, trail maps, drinking fountains, and publicly accessible restrooms.

SIDEWALK IMPROVEMENTS

- handicapped- access ramps at all intersection approaches
- installation of tactile surfaces (ADA)
- provision of adequate widths for ADA

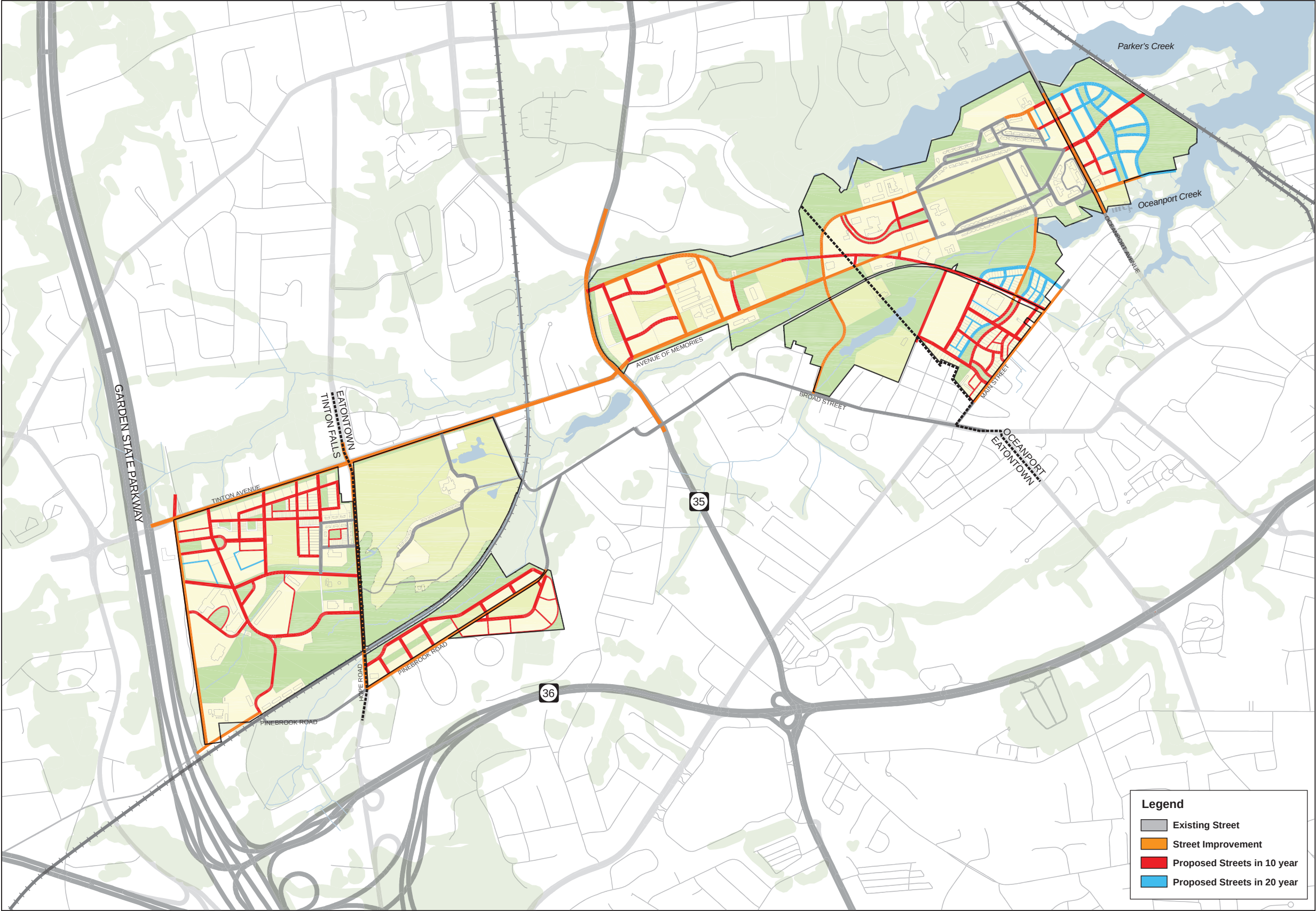


Transit Service

Transit service is a critical component of the Transportation Element as it reduces congestion on roadways, reduces the need for a costly and inefficient expansion of infrastructure, and contributes to the sustainability concept encouraged. Transit service options explored as part of this planning effort focused on rail, bus, and jitney services.

A jitney service is proposed for internal circulation, access to the external roadway network, connection to local bus service on Route 35 and regional rail service at the Little Silver Train Station. The jitney service proposed encircles the entire Reuse Area, accessing all three municipalities. The route has drop-off locations, with two key spots that provide connections to bus service, providing access to a larger regional transit network.

Extensive dialogue has taken place between FMERPA, the consulting team, and New Jersey Transit and State representatives with regard to the potential for the provision of rail stations to access the regions core urban areas. At this time no rail station improvements are planned for Fort Monmouth. Provision for their addition has been made through the reservation of land on or adjacent to the post along the New Jersey coast line in Oceanport and in the southwest corner of Tinton Falls.

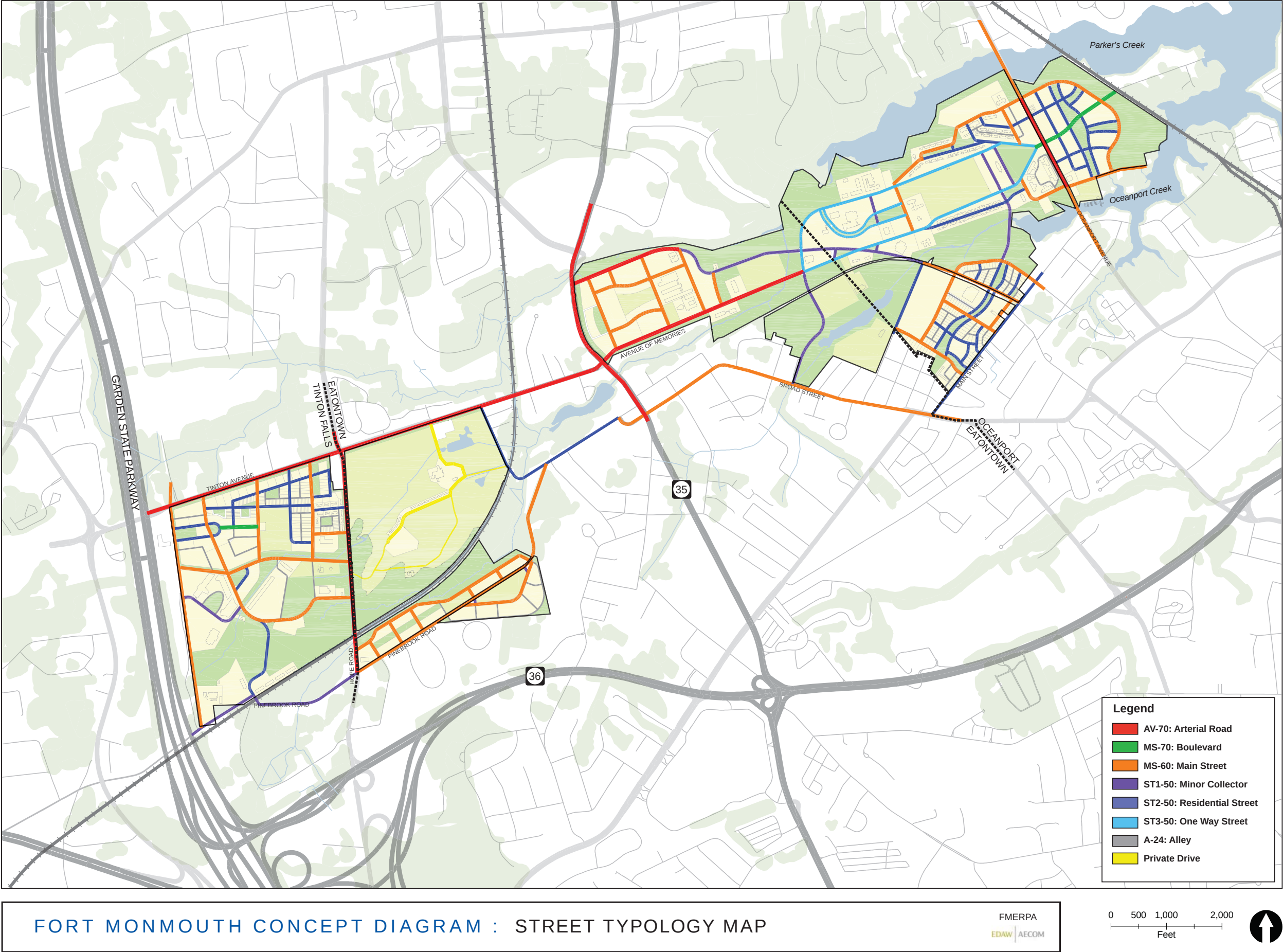


FORT MONMOUTH CONCEPT DIAGRAM : STREET PHASING PLAN

FMRPA
EDAW | AECOM

0 500 1,000 2,000
Feet

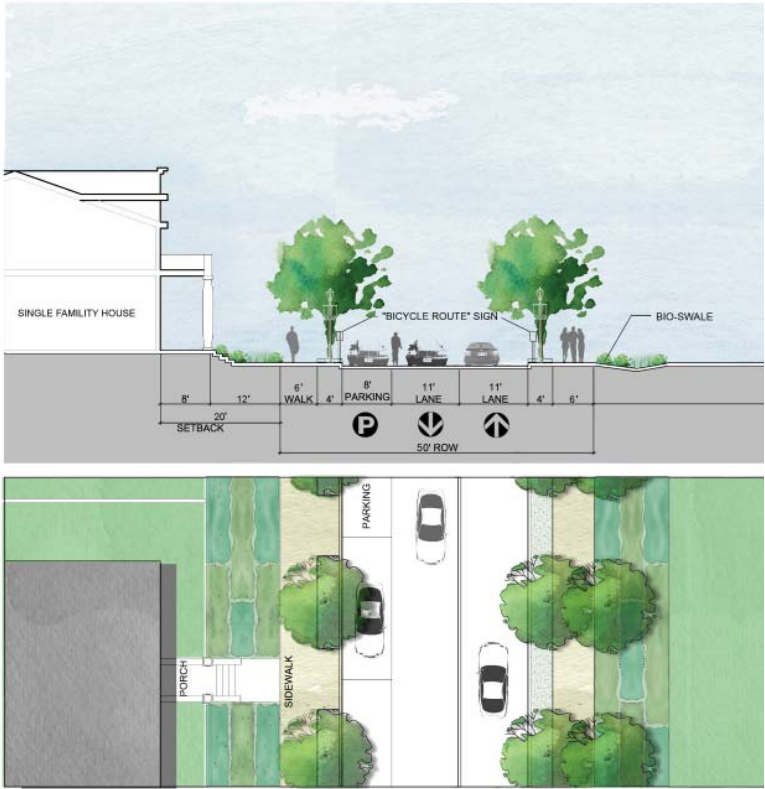




Street Typology Sections

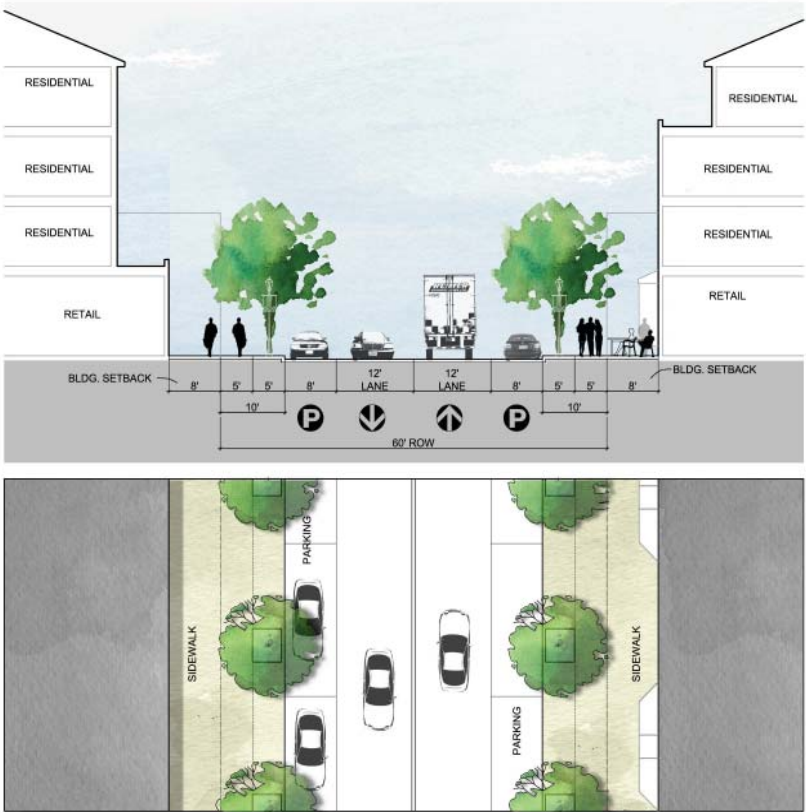


A - 24	PARKING ALLEY
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ST2 - 50	CRESCENT DRIVE
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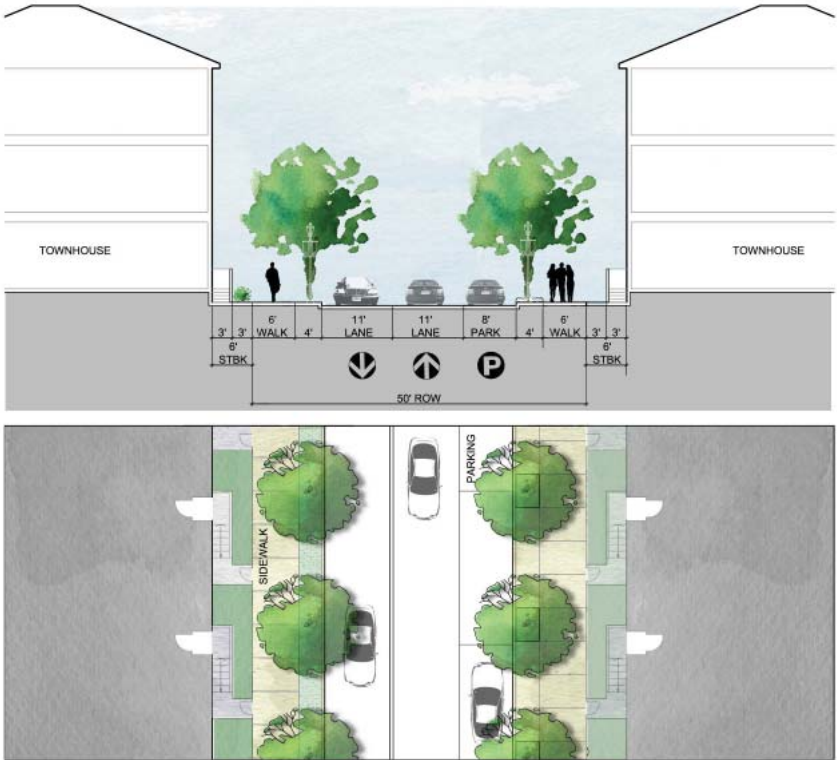
1/8"=1'-0"



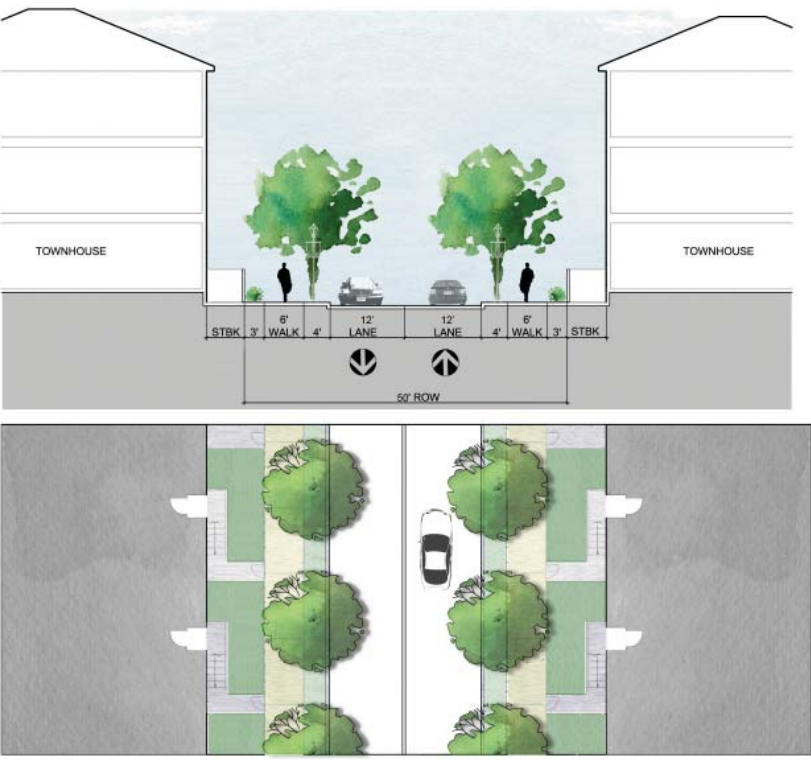
MS - 60	MAIN STREET RETAIL / RESIDENTIAL
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1/8"=1'-0"

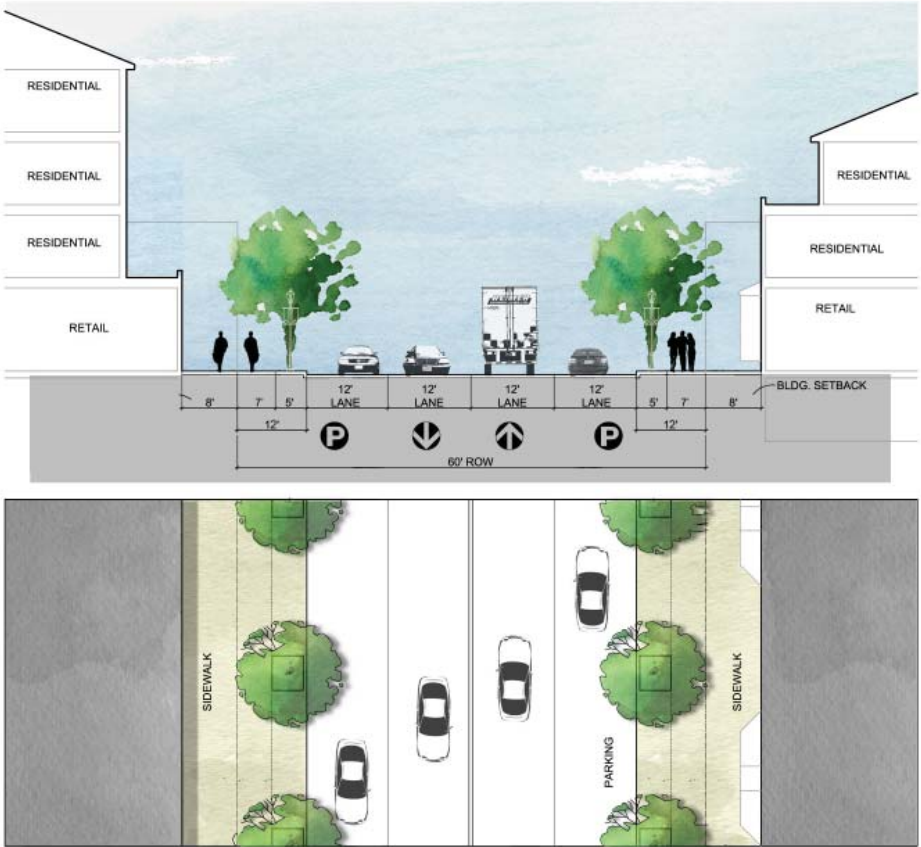
Street Typology Sections



ST2 - 50 RESIDENTIAL STREET DOUBLE LOADED



ST1 - 50 MINOR COLLECTOR ROAD



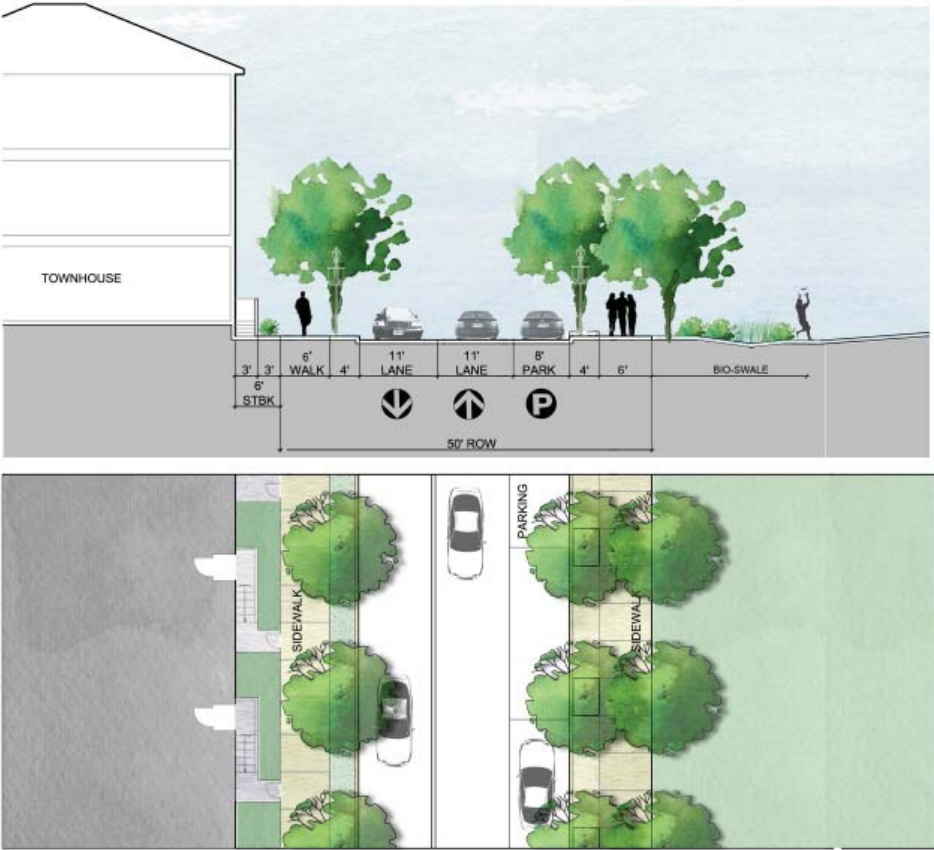
AV - 70 ARTERIAL ROAD / MAIN AVENUE



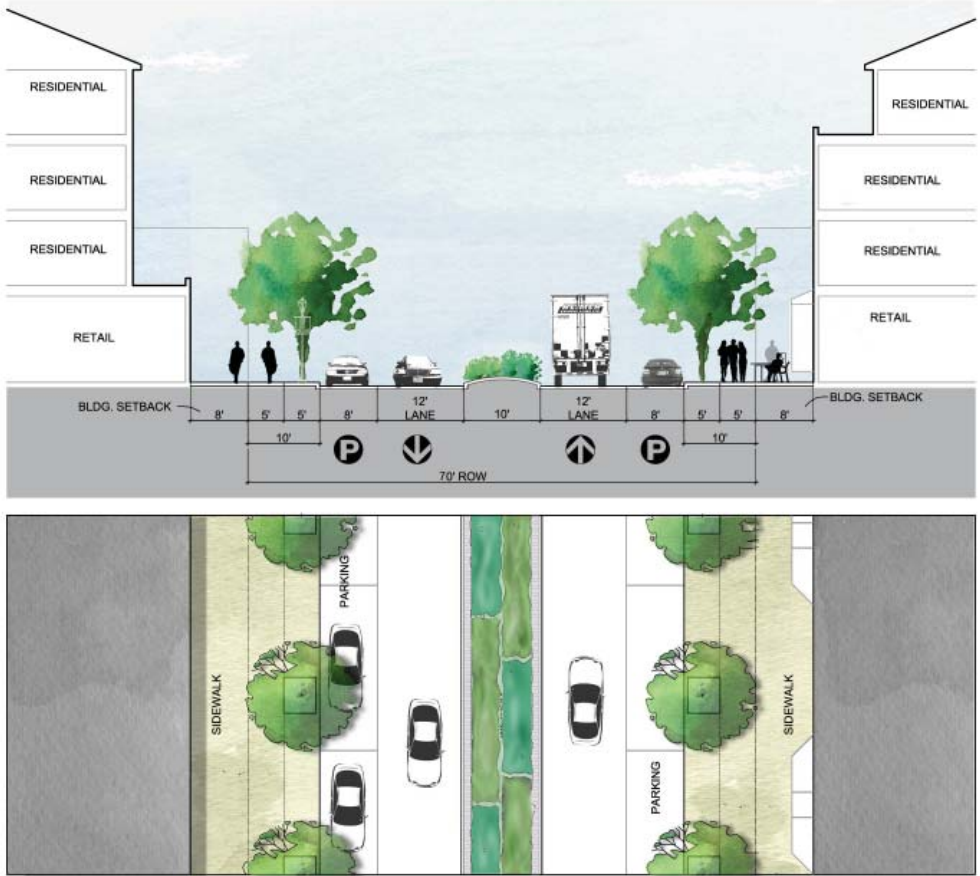
Street Typology Sections



ST3 - 50 | ONE WAY STREET (WILSON AVE. / E. AVE OF MEMORIES)

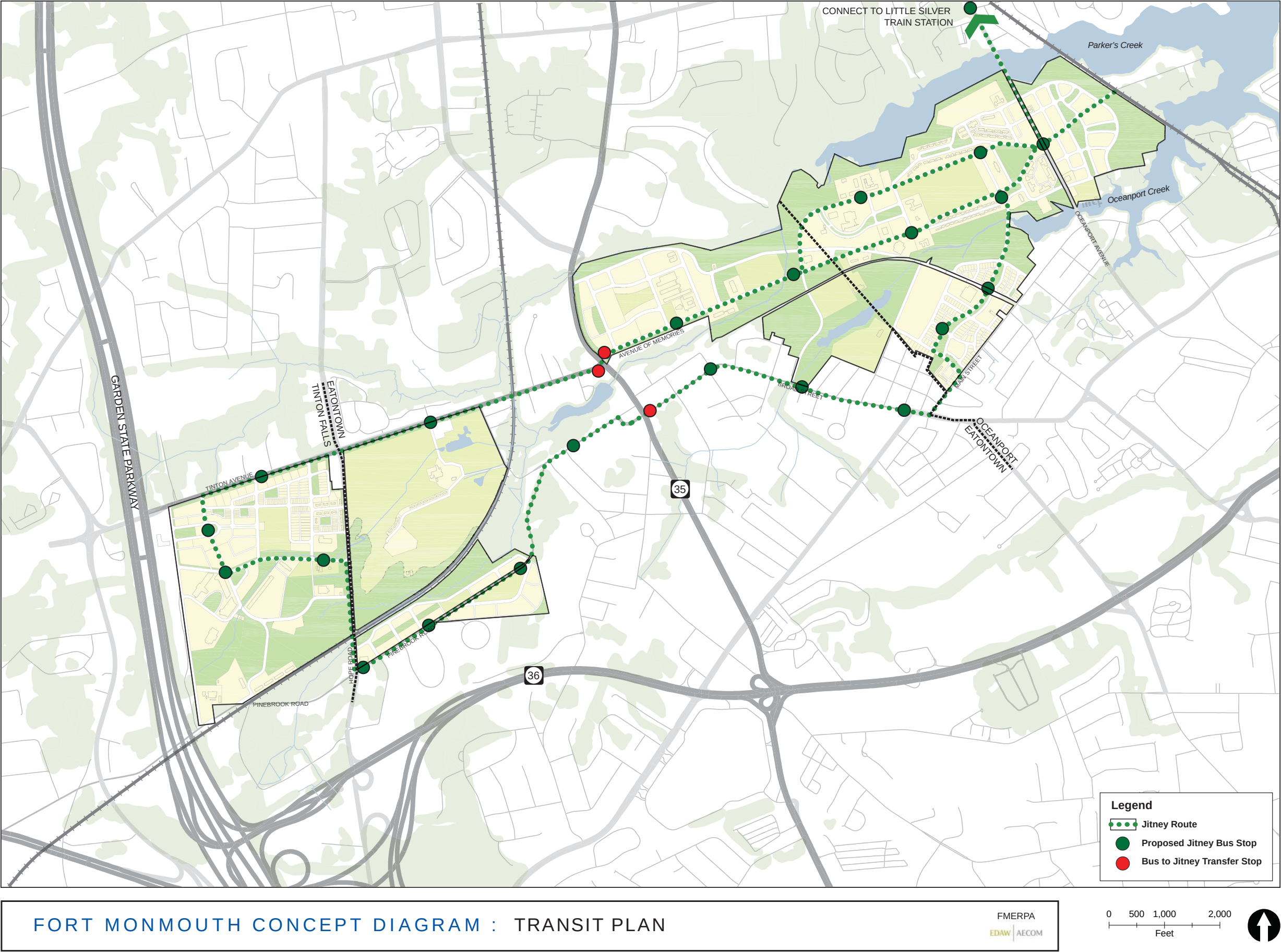


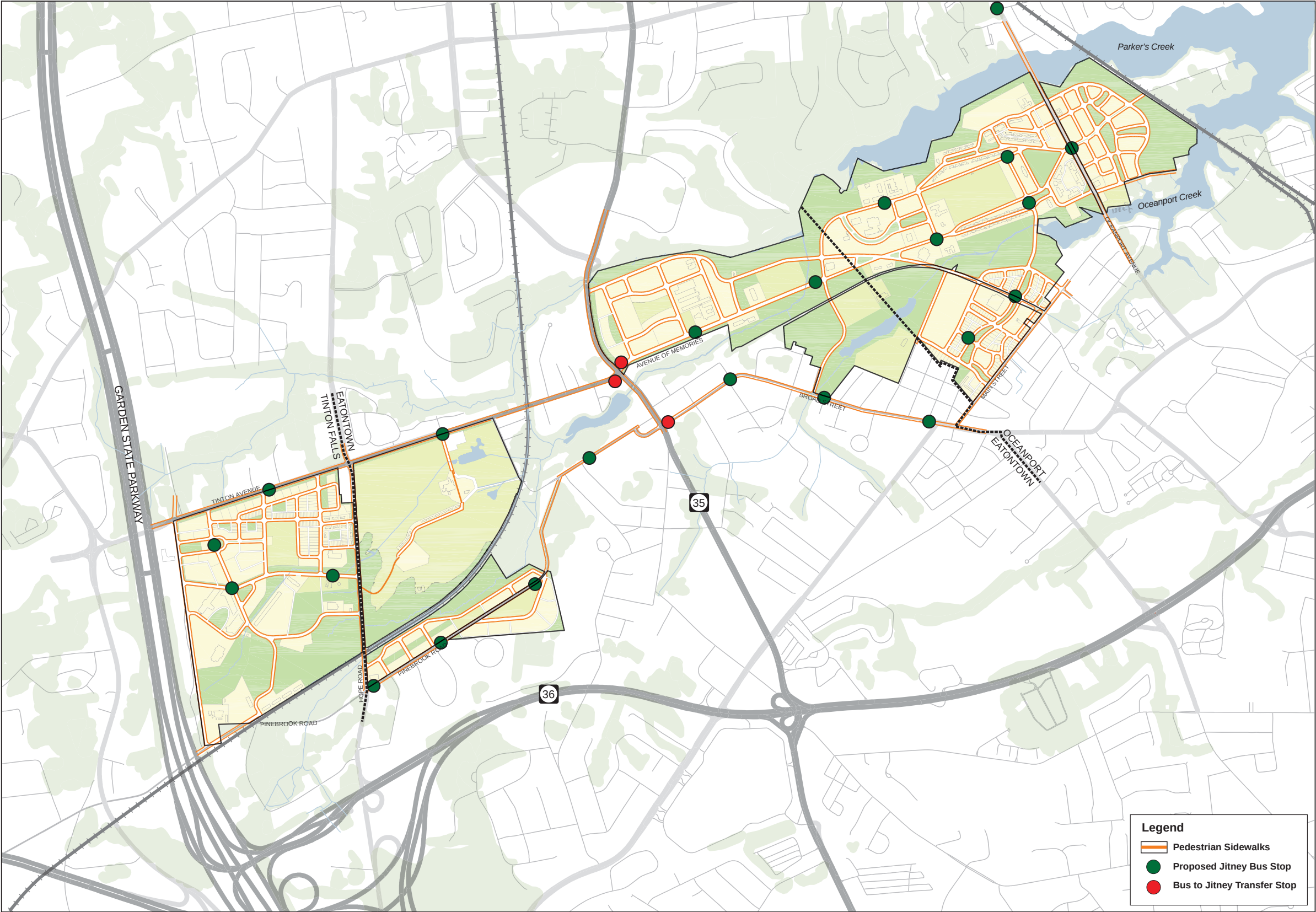
ST-50 | PARK SOUTH STREET / VILLAGE GREEN



MS - 70 | BOULEVARD RETAIL / RESIDENTIAL

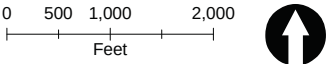


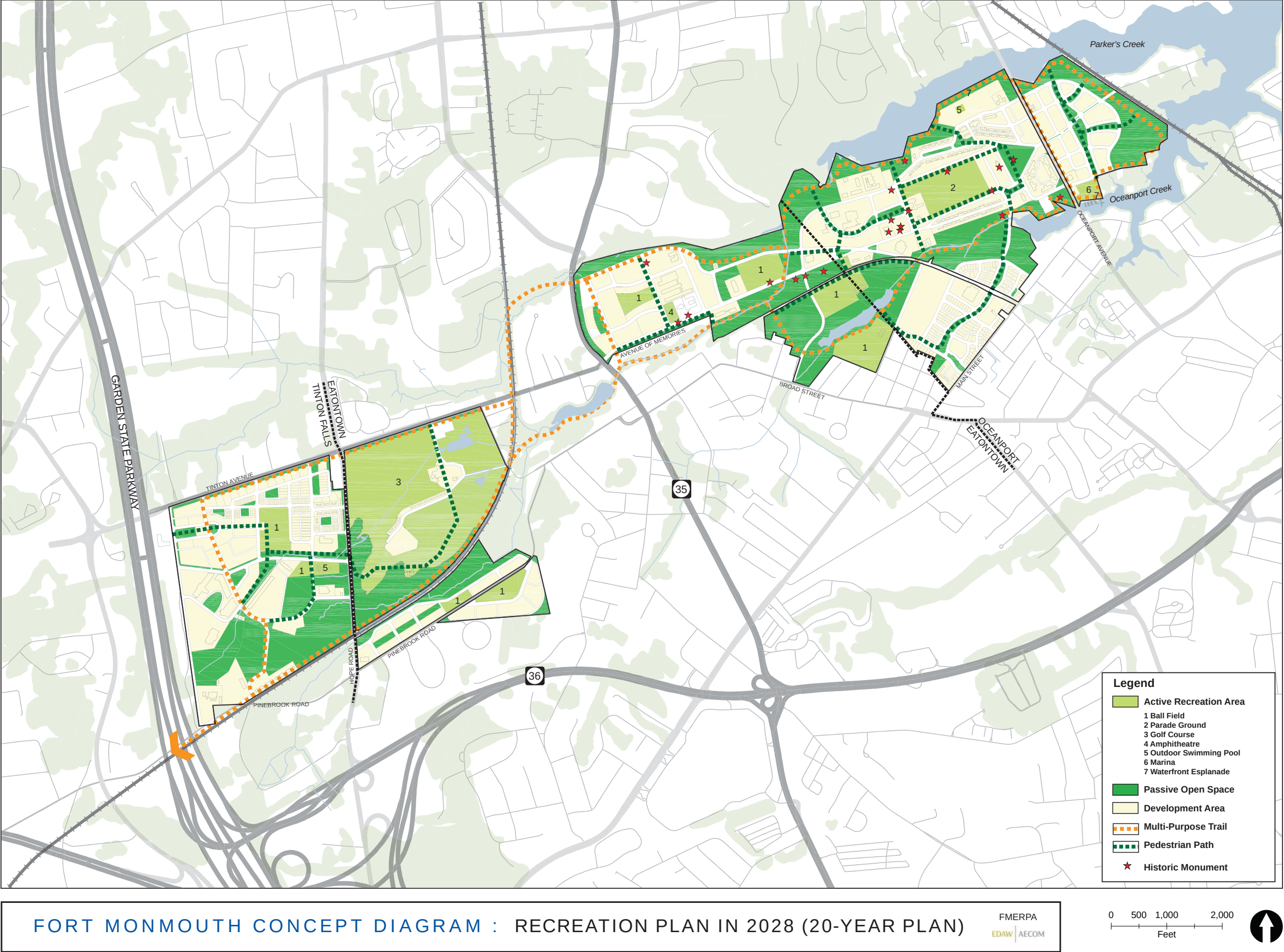




FORT MONMOUTH CONCEPT DIAGRAM : PEDESTRIAN NETWORK PLAN

FMRPA
EDAW | AECOM





4.0 KEY AREA PLANS AND SUSTAINABILITY



4.0 Key Area Plans and Sustainability

4.1 Introduction

Fort Monmouth Reuse and Redevelopment Plan

The Plan for Fort Monmouth creates a framework that is focused on enhancing real estate reuse and development velocity to address the creation of replacement and new jobs and return the region to economic vitality as expeditiously as possible. At the same time the Plan seeks to balance development with the protection and enhancement of natural resources and establish Fort Monmouth as a model for holistic sustainable redevelopment. The Plan proposes the attraction of high technology industries; development of mixed-income neighborhoods; creation of mixed-use, neighborhood centers in each of the Boroughs; provision for enhanced mobility; and the creation of an extensive open space network of ecological and recreational parks. The mix of proposed uses was determined based upon extensive market analysis, development of a robust economic revitalization strategy, and continuous dialogue with the State of New Jersey, Monmouth County, Eatontown, Oceanport, Tinton Falls, and special interest representatives. The Plan results in an opportunity to best balance the needs of all interested parties into an achievable vision for Fort Monmouth's future.

Land Use

The mix of land uses proposed in the 20-year Plan is presented in the table on page 3-12. The mix, while focusing on high technology industry attraction, is deliberately broad to accelerate redevelopment and provide for the creation of a broad range of jobs and housing typologies

to meet the needs of a demographically diverse population left behind by the relocation of the mission. The inclusion of office, research and development, business service, incubator business, light manufacturing, retail, market rate and affordable housing, homeless housing, and civic/institutional space reflects FMERPA's commitment to diversity and the need for short, medium, and long-term economic opportunity.

The Plan reflects the redevelopment of five development clusters within the Fort Monmouth reuse and redevelopment area. In response to infrastructure availability and increasing ecological sensitivity, the highest intensity of development is proposed to occur in the Charles Wood area of Tinton Falls, with a reduction in density across the Fort from west to east. Within this density transect each cluster of development is proposed to be mixed-use in nature providing for job creation, residency, entertainment, and recreation, and thereby promoting healthy lifestyles where residents can choose to walk or bicycle to work and shop. The mixed-use centers are set within an extensive Blue-Greenbelt open space network that comprises approximately 45% of the Fort's land area.

The land use program seeks to leverage the Fort's existing architectural and infrastructure assets as one of the tools to accelerate reuse and redevelopment. Over two million square feet of non-residential and approximately nine hundred thousand square feet of residential buildings are proposed for adaptive reuse. Many of these assets are historic resources, but more importantly many of the structures are enhanced by high-tech infrastructure and highly specialized research and communications equipment making them attractive for reuse in the early phases of plan

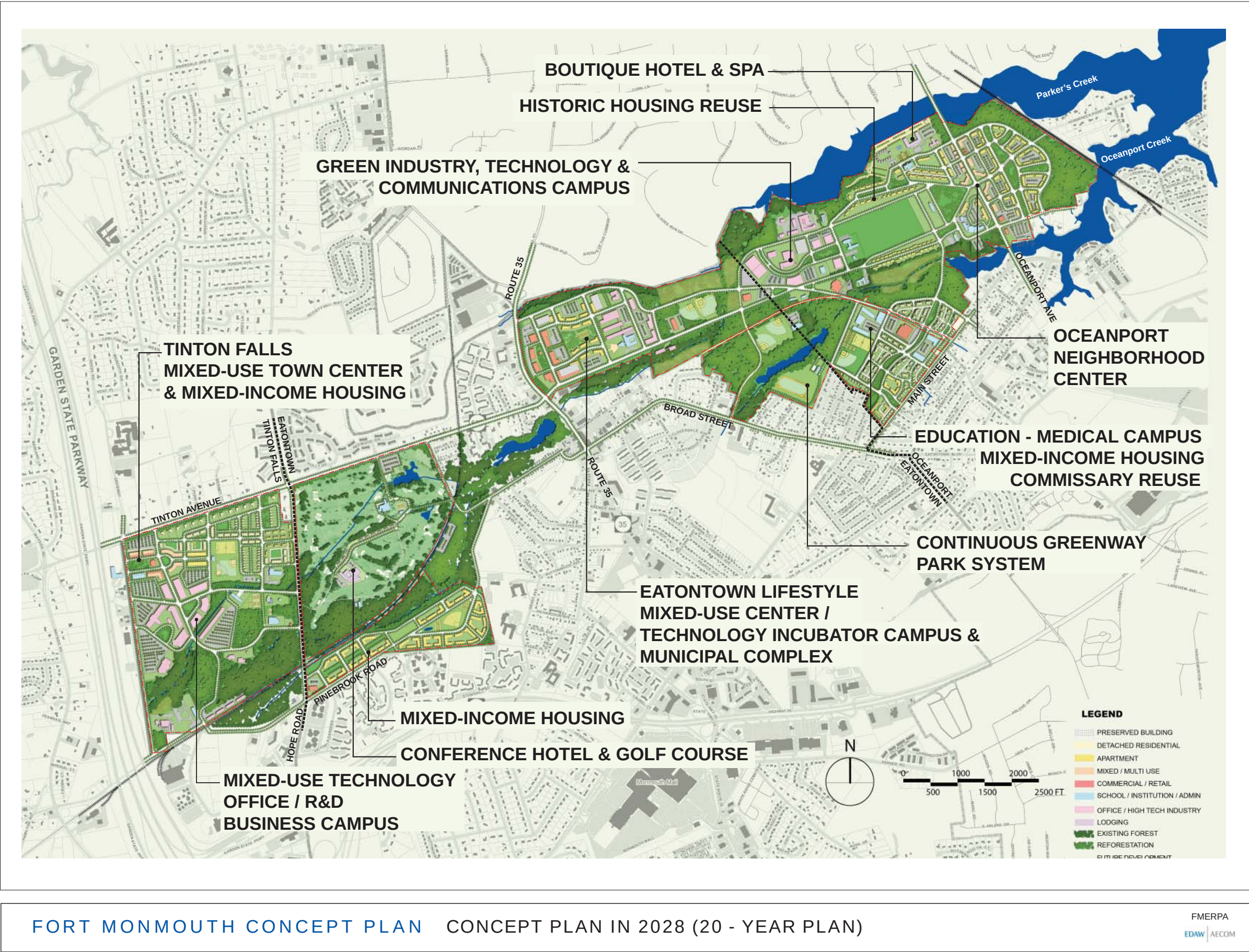
implementation. Refer to page 3-12 for the reuse and redevelopment program summary.

Land Use Allocation

Description	Acres	Percentage of Site
Recreation/Open Space	503.52	44.74%
Commercial Office/High Tech/R&D	105.54	9.38%
Business Services/Retail	35.20	3.13%
Hospitality/ Conference Center	16.02	1.42%
Government/Civic/Institutional	51.78	4.60%
Residential/Mixed-Use	151.61	13.47%
Educational	19.82	1.76%
Medical/Health Care	2.89	0.26%
Roads & Right-of-Ways	241.98	21.50%

The following illustrate the preliminary Key Area Plans developed within the three Borough Reuse Areas. Key Area Plans are close-up, more detailed views of certain land use areas that are viewed as either particularly important to the Plan or key components to the area's growth.

The Area Plans and their development programs have evolved throughout the planning process as a result of public and stakeholder feedback obtained from the Final Draft Plan presentation, mitigation measures identified for the purpose of offsetting potential impacts, refinement of community impacts and revenue sharing strategies, and the iterative nature of the planning process in general.



4.2 Key Area Plans

TINTON FALLS REUSE AREA

Tinton Falls Town Center

The major redevelopment node located within Tinton Falls is a mixed-use retail town center, professional office/research and development and residential neighborhood organized around public open spaces located south of Tinton Avenue. This mixed-use town center provides an extension of the existing Tinton Falls Municipal Center located immediately to the west of the Tinton Falls Reuse Area. This two block mixed-use civic square is comprised of up to 80,000 square feet of convenience retail, shops, restaurants, and professional offices, with potential for above-retail apartments. This new mixed-use town center would link the employment center with the Borough’s Municipal center to the west and proposed residential neighborhood to the east. The southwest corner of the square is proposed to be set aside for the future development of a 27,000 square foot Tinton Falls Public Library. Those within an approximately one-quarter mile radius would be treated with an array of amenities within walking distance.

This 2.5 acre civic square is intended to be used as a passive recreational area, an area for community events such as a farmers market, nighttime summer music, and outdoor theatrical events.

Mixed Income Residential

The transition from the mixed use node to the adjacent residential area to the east progresses with tree lined streets reaching towards the neighborhood’s recreational area. This 12 acre park is home to the neighborhood’s Field House, ballfields and playgrounds. A neighborhood of 288 mixed-income residences are planned surrounding the park. Along Tinton Avenue, behind the tree lined greenway fourteen (14) large lot detached homes are planned in keeping with the character across the scenic street. The remaining homes include reuse of the attached twenty-two (22) unit Hemphill residences, thirty-nine (39)

small lot detached homes, eighty-three (83) townhouse/rowhouses, and one hundred thirty (130) 3-story apartments. Access to the other sections of the Tinton Falls Reuse Area is also afforded by an easy stroll to the jitney stop, which also leads to connections beyond the Reuse Area’s “boundary line.”

High Tech Industry

The central feature of the Office/High Tech Industry node is the reused Myer Center, transformed into a modern multi-tenant corporate facility that may potentially house a financial/insurance company data recovery center, general office space, and technological communications research and development companies. The Myer Center is proposed to be modified as three separate facilities to enhance absorption and make it more operationally efficient. Additional study would be required in future phases of development as potential tenants are identified. The business center provides a mix of Class A general office space, high-tech research and development space, and incubator space in new and renovated buildings. In combination with the proposed reuse of Building 2525 and future construction, a total of 839,817 gross square feet is envisioned. This reuse node is expected to serve as one of the primary economic engines for the Reuse area, generating tax revenue and employment opportunities.

This reuse node is also complemented by a central green within an open courtyard. Tree lined roadways and an interconnected sidewalk system also link the area to the general Reuse Area and provide a pedestrian friendly character throughout. Extensive parking areas are also provided adjacent to the Garden State Parkway, taking advantage of existing impervious surface area and infrastructure. These parking areas are recommended to have landscape islands incorporating shade trees and bio-swales at 120 foot spacing throughout the lots.

Fire & Police Training Center and the Fabrication Shops

In the southwest quadrant of the Tinton Falls Reuse Area the existing fire and police training facilities are proposed to be conveyed for their continued use in training State, county, and local firefighters and law enforcement officers. The metal fabrication shops, Buildings 2502 – 2507, located along the railroad right-of-way are ideally suited to private sector company reuse and comprised of 42,752 square feet in five structures.

Civic Uses and Public Open Space

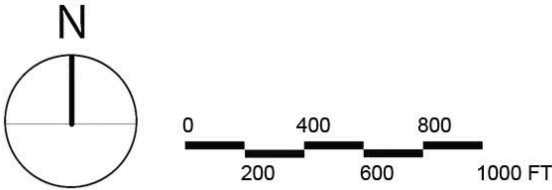
The existing civic uses along Hope Road are proposed to remain and include the Early Child Development Center, Pool and Park Complex, and the Teen Center converted to a community recreation center. All development areas within the Tinton Falls Reuse area are proposed to be connected to a continuous 99-acre greenbelt. The greenbelt is part of the Fort-wide “Blue-Green” belt system of parks and open space. It would serve as a passive and active recreational amenity and serve the function of preserving and protecting the wetland resources in this area of the Fort. Approximately 22 acres of active recreation, 77 acres of passive recreation and 3.25 miles of trails in Tinton Falls.

The bicycle and pedestrian trail network would enable the public to engage nature while offering modal choices that enhance mobility throughout this live-work-play development cluster. During the redevelopment process further investigation of enhancing and restoring habitats, integrating stormwater best management practices, and creating program linkages to area public schools should be explored.



TINTON FALLS AREA PLAN ENLARGEMENT

- 1. Large Lot Detached Housing
- 2. Small Lot Detached Housing
- 3. Townhouse
- 4. Mixed-Income Apartments
- 5. Hemphill Housing
- 6. Firehouse
- 7. Mixed-Use Town Center, Bandshell & Town Green
- 8. Library
- 9. Child Care
- 10. Municipal Use
- 11. Teen Center
- 12. Myers Center Reuse
- 13. Mixed-Use Technology Business Campus
- 14. Fire & Police Training Center
- 15. Fabrication Shops
- 16. Gas Station
- 17. Pool
- 18. Field House & Ball Fields
- 19. Wetland Preservation Park
- 20. Pulse Power Building R & D
- 21. Existing Tinton Falls Municipal Complex
- 22. Geothermal Wells





Artistic Rendering of Tinton Falls Community Center

Artist: Thomas W. Schaller

EATONTOWN REUSE AREA

The western portion of the Eatontown Reuse Area is composed of two Key Areas: the Suneagles Golf Course and associated facilities and the former Howard Commons residential area to the south.

Golf Course and Conference Facilities

As previously discussed, the existing golf course (approximately 129 acres) is to be preserved due to its historic and cultural value. The area would also remain as open space as a result of a perpetual easement requested by Monmouth County through an NOI or another mechanism. The golf course is proposed to remain a public facility and would provide perpetual access to retired veterans who currently enjoy the facility. Gibbs Halls (B2000) would also be retained as a Clubhouse/Pro-shop and would be used as part of the conference and banquet facility. This facility already operates as a dining/catering facility; however, due to the age and condition of the equipment, extensive improvements would likely be required to meet current market demands and improve the capacity of the dining facility. The 150 room hotel and conference center is located on the site of the Megill Housing neighborhood. The facility would be geared toward guests for longer stays and those on business retreats. The unique setting within the Suneagles golf course in combination with a 20,000 square-foot conference and meeting facility would differentiate it in the marketplace. Local transit services should be provided to the New Jersey shore, area parks, and the proposed Oceanport boutique hotel, spa and wellness center.

Mixed Income Housing

The Howard Commons reuse area is intended to provide mixed-income housing, with an emphasis on affordable and workforce housing, for civil servants such as fire and safety and education professionals. This Residential node is focused on attracting income-restricted residents through the

provision of higher density housing units that would also help Eatontown meet COAH requirements generated by the Fort’s redevelopment. The 275 units would include apartment style housing along a linear green space. Convenience retail (12,530 sf) would also be provided to the west.

Located to the east of the lifestyle center, a total of 302 mixed-income apartments are envisioned to take on several different formats: above retail small apartments, and 3-story apartment buildings. A total of 577 mixed-income housing units are proposed in Eatontown.

Lifestyle Center/Eatontown Gateway

The design intent of the Lifestyle Town Center located along Route 35 is to create an exciting gateway to the eastern Reuse Areas. This major town center is envisioned as a multi-use area that serves the residences located in proximity to the area as well as the population beyond due to the center’s accessibility along Route 35. The center includes 150,000 square feet of retail, restaurants, entertainment venues, residences, and other uses in a “lifestyle format” that creates a vibrant pedestrian environment. The retail may be comprised of a mix of national, regional and local retailers, boutiques, restaurants and a specialty food market in a “Main “Street” format. Shared parking for the retail and adjacent mixed-income apartments is proposed to be located over the existing geothermal field. All development within this node is proposed to preserve the geothermal fields through the location of open space or surface parking over the fields..

Eatontown Municipal Center

The 57,386 square foot Mallette Hall (B1207) with its auditorium and outdoor amphitheater are proposed as the new home for the Eatontown Municipal Complex. Given the anticipated redevelopment of the existing downtown and the desirability of municipal functions being at the center of the Post’s redevelopment, this use would contribute to the vitality of the node.

Professional’s Row and Incubator Business Center

The CECOM Labs (B1208, 1209, 1210) totaling 345,122 square feet are proposed for two reuse purposes: provision of incubator office space and a professional’s row in approximately even measures. The incubator office space supported by State of New Jersey initiatives and programs would offer an ideal location for start-up companies as they develop their businesses. The Professional’s Row is envisioned as a desirable location for the county’s growing professional service industry including architects and engineers, legal professionals, and financial and accounting practices among others. Projected future growth of these industries and incubator businesses may be met through the development of new facilities east of the CECOM labs on the edge of the central park. A total of up to 140,000 additional square feet of additional office/R&D space may be realized over the 20-year build out.

Specialized Reuse Buildings

Vail Hall (B1150, 1152), located to the south of Mallette Hall, currently operates as the communications hub for Fort Monmouth. Future reuse is anticipated to take advantage of the specialized communications infrastructure and be attractive to the communications industry including potential reuse by wireless service providers.

Building 1215, the theater building, with its auditorium and 18,883 square feet of space, may be suitable for a not-for-profit theater or arts group. Further investigation of its reuse potential is warranted. The “state of the art” Bowling Center is located along the common border with Oceanport and is proposed to remain a privately operated bowling alley.

Public Open Space

To the west of the Lifestyle Incubator Business Center extending to the Oceanport borough line, a central park of more than 100-acres is proposed. The park includes both active

recreation fields and passive areas for strolling, biking and enjoying nature.

The bikeway and pedestrian trail system would traverse the park connecting adjacent residential, commercial and retail zones to promote mobility. Additional trail connections to the existing downtown and area parks should be explored by the municipality.

The landfill to the north edge of the park is proposed to be clean up to recreational standards in accordance with NJDEP guidelines. The passive areas play an important role in re-establishing the ecological function and productivity by reconnecting the Parker’s and Oceanport Creek tributaries across the Post. Reforestation and specialized habitat typologies along with wetland buffer enhancement should be incorporated into the parks design at later stages of redevelopment.

All post open spaces should be designed to include best management practices for the treatment of stormwater including bio-infiltration and recharge as well as constructed wetland filters to enhance water quality and protect groundwater resources.

A total of 314 acres of public open space is proposed in Eatontown, including the golf course. Approximately 31 acres of active recreation, 154 areas of passive recreation and 7 miles of trails are proposed.

EATONTOWN: HOWARD COMMONS AREA
PLAN ENLARGEMENT

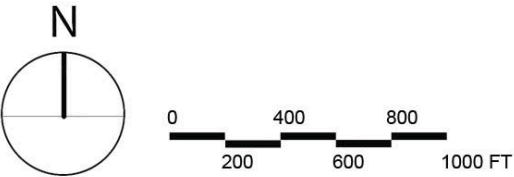


- 1. Suneagles Golf Course
Main Entrance & Parking
- 2. Gibbs Hall - Clubhouse & Catering
- 3. Conference Center & Hotel
- 4. Restaurant
- 5. Ball Fields
- 6. Convenience Retail
- 7. Mixed Income Housing
- 8. Community Center & Pool
- 9. Wetland Preservation Park



EATONTOWN: ROUTE 35 AREA
PLAN ENLARGEMENT

- 1. Lifestyle Town Center
- 2. Mixed-Income Apartments
- 3. Parking Structure
- 4. Incubator & Professional Services
- 5. Eatontown Municipal Building
- 6. Office Space
- 7. Auditorium / Theatre
- 8. Bowling Center
- 9. Cell Tower
- 10. Amphitheatre
- 11. Ball Fields / Recreation
- 12. Wetland Preservation Park
- 13. Office / R & D Space
- 14. Local Bus to Jitney Transfer Station
- 15. Geothermal Field





Artistic Rendering of Eatontown Lifestyle Center

Artist: Thomas W. Schaller

OCEANPORT REUSE AREA

High-Tech and Green Industry Campus

The High Tech and Green Industry Campus located in the central portion of the Reuse Area and the westernmost portion of the Oceanport Reuse Area, includes R&D facilities where cutting edge research and development activities can take place, furthering the State of New Jersey’s initiative to promote sustainability, renewable energy, and attract biotechnology and nanotechnology companies to Fort Monmouth. A total of 400,000 square feet of high-tech R&D space is proposed at build out. This campus provides an opportunity to leverage existing high tech facilities, infrastructure, and the intellectual capital of a skilled area work force.

The intention of the Green Industry campus is multi-purpose:

- 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 activities, further supporting NJ’s High-tech Economic Development initiatives
- To leverage existing intellectual capital in area to further the development of sustainable energy technologies

This campus is to become the area’s main knowledge center. The campus would leverage the high tech infrastructure already existing within the McAfee Center (B688) and would capitalize on the civic amenities afforded by the library and recreation center. The 97,000 square foot McAfee Center is proposed to be adaptively reused by a high-tech communications research company who can employ the highly specialized equipment. The building is a skiff and contains an anechoic chamber for specialized radio frequency research.

Squier Hall (B283) at 76,583 square feet is currently used for administrative purposes, is suitable for similar reuse, and is readily adaptable to educational purposes. To the south of the technology cluster, Armstong Hall (B551) presents another opportunity for educational reuse or the potential for an environmental center. Programs to educate visitors as well as the undertaking of environmental/ecological research experiments in the adjacent tidal and terrestrial areas could be envisioned.

Existing in-kind building reuse is proposed for the Library (B502), Chapel (B500), the Counseling Center (B501), and Fitness Center (B114). A linear central park provides a front for all of the buildings in the cluster and provides a greenway linkage between the Parade and the perimeter Blue-Greenbelt open space system.

Historic Oceanport Neighborhood Center

The vision for the Oceanport Historic Housing area is the preservation of historic housing to showcase the cultural value and history of the post. The housing flanking both sides of the Parade Ground is a contributing element to this historic district and is worthy of reuse in today’s residential market. The Parade Ground would continue to provide a central expanse of green space and character-defining feature of the Historic Housing Neighborhood. Although no permanent structures are to be placed on the Parade Ground, the large open space would be used for active recreation such as youth sporting league games and special events.

A total of 117 historic residential units are proposed for reuse in the Historic Main Post area. The 45 Gosselin residences have been identified for potential university faculty and married student housing. Gardner Hall (B271) is suitable for mixed-income apartments. The spacious 68 Russel/Allen and Russel/Carty residences at 3,700 to over 6,000 square feet would be attractive to the for sale, single-family, high-end home buyer.

Limited improvements would be done on the historic housing due to the restriction on alterations to the structures. Narrow tree lined streets would continue to provide character to

the area and provide connections to the larger Reuse Area. The natural areas alongside the housing would remain and would be reforested as appropriate.

Three of the Barker Circle buildings (B205, 207, 287) are proposed for reuse as mixed-income housing, while the remaining two buildings (B206, 208) are proposed for a new Oceanport Municipal Center adjacent to the firehouse. With the addition of a large meeting room a total of 50,000 square feet of space could be made available.

Russell Hall (B286), the 76,978 square foot Garrison Headquarters located at the eastern end of the Parade, would be conveyed to FEMA for their headquarters. A total of 8 acres have been requested including the parking lot and heliport located adjacent to the building.

Parker’s Creek Boutique Hotel and Spa

A unique boutique hotel and wellness spa is envisioned along Parker’s Creek. This boutique 75 room hotel and spa would include limited lodging facilities oriented toward those looking for a restorative getaway in a luxurious setting. The area is a complement to the medical campus to the south, further acknowledging the contribution of nature and outdoors to human health.

Public access to the waterfront would be maintained and encouraged by shoreline improvements and a riverfront promenade. The promenade would encourage bird watching and nature observation as well as fishing. Docking and direct access to the water would not be provided.

Education/Medical Campus

The Patterson Army Health Clinic is proposed to be replaced with a new 60,000 square foot joint veterans and community health care clinic. The new clinic would be supported by a 20,000 square foot professional medical office building with the potential addition of professional medical offices to create a “wellness campus” totaling 80,000 square feet. This medical campus would provide services to area veterans and residents. The center

would also be improved to allow for medical research activities. During the next phase of work, additional analysis of the reuse feasibility of the clinic should be explored. The extensive green space would be preserved and improved, acknowledging the contribution of the natural element to wellness.

The Educational component includes a 15 acre site for future school development to meet Oceanport’s needs. The site is sized to accommodate between 400 and 450 students complete with academic space, parking, ballfields, tennis courts, and flexible outdoor recreational space.

Residential

Townhouses and small lot detached residences are proposed in the area of the school to complement existing Main Street residences south of the Post. A total of 159 townhouses and small cottage type homes are proposed on lots ranging from 3,000 to 7,500 square feet.

Public Open Space

In addition to the proposed school’s active recreational element, a linear greenway connects the Educational Medical Campus and residences to the Fort wide Blue-Greenbelt system and the nearby track and football complex.

Oceanport Village Center

The traditional Main Street town center is located along Oceanport Avenue and provides an additional opportunity for the creation of a gateway into the Reuse Area. This gateway area includes a smaller scale walkable Main Street, with vehicular access provided by Oceanport Avenue. Constructed of traditionally scaled blocks and lined with a mix of specialty and convenience retail, restaurants, small professional offices, and potentially art galleries, Oceanport Avenue would be transformed into the civic hub of the Borough. The existing Credit Union is proposed to remain and the southern end of the avenue anchored by a new waterfront restaurant adjacent to the public boat ramp and marina. Single rows of trees would line

the streets activated by the first floor retail and outdoor cafes. This small scale walkable village would be inviting to local start up businesses and cafes. The opportunity for an upscale organic restaurant to be located at the western edge exists where it would be afforded a grand view of the vast green space to the west.

Enhancement of the marina is proposed to incorporate a public promenade and gateway pocket park just east of the bridge over Oceanport Creek. The public boat ramp and parking areas are proposed to remain and the marina support facility enhanced.

Oceanport Village Center Residences

To achieve a traditional two to three story Main Street character, mixed-income apartments are proposed above the Oceanport Avenue retail uses. To the east of the Avenue, nine blocks of 3 story mixed-income apartments are proposed within a generous greenway framework. A total of 309 units are proposed with parking located internal to the blocks. Finished floor elevations in this area of the redevelopment would require additional analysis to ensure they are constructed above the floodplain. A total of 740 residential units are proposed in Oceanport in the current plan.

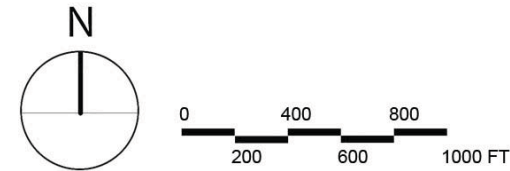
Public Open Space

A total of 173 acres of public open space is proposed in Oceanport Borough. Approximately 28 acres of active recreation, 145 acres of passive recreation, and 7 miles of trails are proposed. A significant portion of this open space is proposed to be developed as ecological buffers to Parker’s and Oceanport Creeks and in keeping with CAFRA regulations. These buffers would be critical to the protection of water quality and habitats along the creek’s edges. Residences proposed east of Oceanport Avenue have been set back significantly from the creeks in response to the FEMA mapped 100 year floodplain creating a significant buffer between the Horseneck Point residences and the proposed development.



OCEANPORT MAIN POST AREA
PLAN ENLARGEMENT

- 1. Small Lot Detached Housing
- 2. Mixed-Income Apartments
- 3. Townhouse
- 4. Historic District Housing
- 5. Boutique Hotel & Spa
- 6. Parade Ground
- 7. Retail & Professional Office
- 8. Credit Union
- 9. Marina, Restaurant & Public Boat Ramp
- 10. Oceanport Municipal Complex & Mixed-Income Apartments
- 11. FEMA Office & Property
- 12. Green Industry Campus
- 13. Chapel
- 14. Fitness Center
- 15. Museum / Art Center
- 16. Retail Center
- 17. Medical Center & Medical Offices
- 18. New School
- 19. Ball Fields
- 20. Lane Hall Community Center
- 21. McAfee Center Reuse / Communication R & D
- 22. Library
- 23. Day Center
- 24. Allison Hall Offices
- 25. Office Educational Reuse
- 26. Educational Reuse
- 27. Waterfront Esplanade
- 28. WWII Barracks - Retail Reuse
- 29. Permanent Supportive Housing
- 30. County Shelter
- 31. Wetland Preservation Park
- 32. Geothermal Wells
- 33. Cell Tower





Artistic Rendering of Oceanport Avenue

Artist: Thomas W. Schaller

4.3 SUSTAINABILITY

The Fort Monmouth Opportunity

The redevelopment of Fort Monmouth presents an unprecedented opportunity in the State of New Jersey to develop a model sustainable technology community. Sustainable developments are those which fulfill present and future needs (WECD, 1987) while only using and not harming renewable resources and unique human-environmental systems of a site: air, water, land, energy, and human ecology and/or those of other off-site sustainable systems (Rosenbaum 1993 and Viera 1993). The redevelopment of Fort Monmouth, consistent with state of the art sustainable practices, provides the opportunity to advance the State’s sustainable policies and capitalize on the robust green building toolbox available through New Jersey State Agencies.

State policies and programs are evolving and remain very dynamic in nature with new programs being developed continuously. Governor Corzine has placed global warming and energy issues at the forefront noting they are not just problems to be solved, but also that there is an economic opportunity to be capitalized upon. In conjunction with an energy use reduction goal of 20 percent by 2020 and the development of the State’s Energy Master Plan in 2007, the Governor signed Executive Order 54 calling for a 20 percent reduction in greenhouse gas emissions to 1990 levels by 2020 and an 80 percent reduction of 2006 greenhouse gas levels by 2050. The goals are linked to New Jersey’s Renewable Portfolio Standard adopted by the New Jersey Board of Public Utilities (BPU) that requires 20 percent of the State’s electricity come from renewable sources by the year 2020. Along with the BPU program, many of the State’s agencies, including the New Jersey Department of Environmental Protection (NJDEP), Housing and Mortgage Finance Agency (HMFA), New Jersey Department of Transportation (NJDOT), and the New Jersey Department of Community Affairs (NJCA), offer a variety of financial incentives in the form of grant

and loan programs that support sustainable community development.

NJDEP’s Office of Planning and Sustainable Communities (OPSC) defines a sustainable community as one that manages and stewards its natural resources and environmental assets such that their value is preserved, restored, and enhanced for present and future generations; and such stewardship complements the community’s effort to foster economic and social health. A listing of programs offered by OPSC is provided below and additional information about the programs can be accessed at www.nj.gov/dep/opsc.

New Jersey Department of Environmental Protection

- Green Acres Grants and Loans
 - Green Communities Challenge Grant
 - Urban & Community Forestry Program
- Shore Protection Grants and Loans
- Recreational Trails Development & Maintenance
- Historic Preservation Certified Local Government Grants (CLG)
- 1992 Dam Restoration and Inland Water Projects Loan Program
- Environmental Infrastructure Financing Program
- Pinelands Infrastructure Trust Financing Program
- Combined Sewer Overflow Planning & Design Grants
- Drinking Water State Revolving Fund Program
- Municipal Recycling Tonnage Grant Program
- Solid Waste Services Grants
- Local Tire Management Program Fund Grants

- Nonpoint Source Pollution Control and Management Implementation Grants
- Water Quality Planning Pass-Through Grant Program
- Hazardous Discharge Site Remediation Fund (HDSRF)
- New Jersey Clean Communities

Other State Agency Programs

- Board of Public Utilities (BPU) - Clean Energy Funding
- Department of Agriculture - Farmland Preservation
- Department of Community Affairs - Smart Growth Planning
- Department of Community Affairs “HMFA Green Future & SUNLIT Programs”
- Department of Transportation “Transit Village Initiative”
- Safe Routes to School Program
- The Regional Greenhouse Gas Initiative (RGGI or “ReGGie”)

A Comprehensive and Integrated Sustainability Approach

Fort Monmouth’s 1,126 acres and approximately five million square feet of buildings located between ecologically sensitive Parker’s and Oceanport Creeks, with existing alternative geothermal energy infrastructure and adjacency to regional transit, presents an exciting opportunity to create a comprehensive and integrated approach to sustainable development. The consulting team recommends that during the next phases of plan implementation, further consideration of establishing measurable guidelines for sustainable development be explored. These guidelines may include recognized US Green Building Council’s (USGBC) Leadership in Energy and Environmental Design (LEED) rating

standards potentially including LEED for New Construction, LEED for Commercial Interiors, and LEED for Existing Buildings. The USGBC is developing future programs that may be available before 2011 including LEED for Neighborhood Developments (LEED–ND), LEED for Homes, LEED for Schools, Retail, Healthcare, Laboratories, and Multi-building Campuses.

While LEED is the currently accepted standard by which green development is measured, best management practices are evolving beyond LEED. The Fort Monmouth Reuse and Redevelopment Plan embraces smart growth principles and endorses the adoption of Transit Oriented Development (TOD) principles within recognized capital and policy constraints. As the plan evolves, there are ten broad focus areas that should be considered in developing sustainability guidelines for redevelopment. The focus areas include:

1. Site Planning and Landscape
2. Stormwater Management
3. Air Quality
4. Infrastructure
5. Energy
6. Transportation and Connectivity
7. Green Buildings and Reuse
8. Community and Quality of Life
9. Construction Management
10. Operations and Maintenance

In adopting a comprehensive approach, Fort Monmouth can promote and advocate for best management practices, including environmental remediation, ecological restoration and protection, green infrastructure, architectural design, construction, and site planning, as well as the ongoing sustainable management of these buildings. The land use plan envisions the development of a mixed-use community that includes high-tech and general office space, residential, retail, school, hotel, convention center, community space, open space, and access to transit alternatives. The following Sustainable Strategies Summary Matrix identifies vision statements, potential

strategies, and sample goals to address each of the ten focus areas identified above.

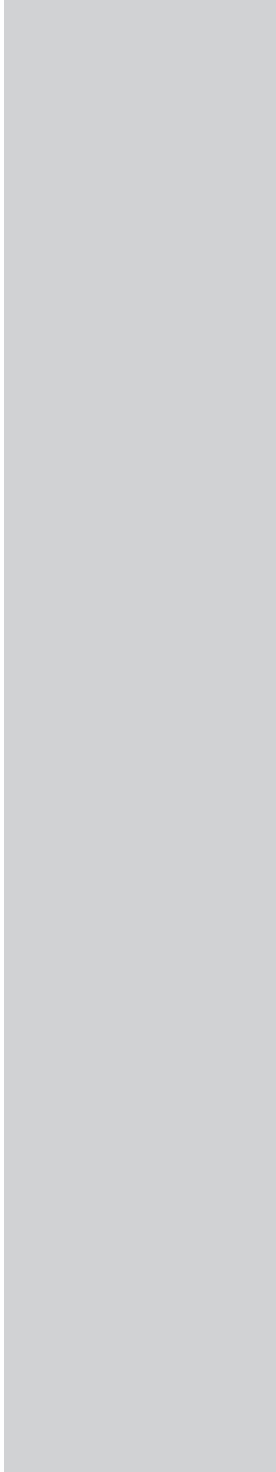
The development and adoption of sustainability guidelines should be undertaken by the implementation LRA as the project moves forward, as well as a thorough and measured analysis of market receptivity, life cycle costs, and benefits.

SUSTAINABLE STRATEGIES MATRIX

Focus Area	Vision	Potential Strategies	Potential Goals & Targets
Site Planning and Landscape	Fort Monmouth will be a mixed-use, compact, clustered, and walkable community. The build-out will include massing and orientation of built structures to create quality open spaces, frame access and views and optimize passive solar design. The clustered design will be linked by a Blue-Greenway network of open spaces that interconnect the creeks with existing and new open space between the Garden State Parkway and Horseneck Point to create a continuous ecological resource and multi-purpose trail network. Reforestation of significant portions of the property is recommended to enhance habitat diversity and connectivity and enhance carbon sequestration.	S-1 Landfill Remediation & Phyto-Remediation S-2 Waterfront Climate Adaptation S-3 Wetland Preservation & Restoration S-4 Mixed-Use Land Use Clustering S-5 Interconnected Open Space Plan S-6 Green Infrastructure Streetscape Design S-7 Multi-modal Site Circulation S-8 Density Ratio Enhancement S-9 Native Plant, Water Efficient Landscaping S-10 Biodiversity Strategies S-11 Reforestation – Carbon Sequestration S-12 Habitat Enhancement S-13 Designed Experimentation	1. Landfill reclamation will be done on-site with in-situ remediation schemes utilizing phyto-remediation, along with NJDEP approved capping strategies. 2. At least 1,500 residential units will be developed on the site at an average density of 4 dwelling units per acre. 3. 75% or more of the project’s blocks will be designed for appropriate solar orientation. 4. A minimum of 45% of the site will be allocated to open space. 5. The site will be developed as a pilot study for sustainability, flood control system, and a native plant center. 6. The site will be integrated with the Parkers & Oceanport Creek estuaries and existing park network. 7. The existing wetlands at Fort Monmouth will be preserved and enhanced and buffers established. 8. Fort Monmouth will integrate appropriate climate adaptation strategies to address sea level change and other climate issues. 9. Employ conservation easements and deed restrictions to protect open space and ecological resources.
Stormwater Management	Fort Monmouth should utilize progressive, sustainable, and robust water management practices that are fully integrated into the site, neighborhood and adjacent land uses. High quality open spaces will provide ecosystem services such as stormwater retention, water filtration and urban cooling through shade vegetation. The Suneagles Golf Course presents an opportunity to address stormwater and dam issues in the western portion of the fort. The system will be designed to include collection, sequential treatment, storage and on-site reuse, capable of handling future climate scenarios and adaptable for continued monitoring and upgrades.	SW-1 Erosion & Sedimentation Control SW-2 Controlled Paving Strategies SW-3 Stormwater Runoff & Water Quality SW-4 Water Recycling & Reuse SW-5 Flood Control SW-6 Stormwater Adaptive Management	1. Develop erosion control strategies utilizing bioengineering approaches and temporary detention basins 2. Increase the scale of the constructed hydrology & habitat system to 1.5 times the current size for flood treatment and control 3. Implement a comprehensive stormwater management plan that infiltrates, reuses, or evapo-transpirates runoff from small storms (or 90% of all storms) 4. Treat 100% of stormwater collected from these storms on-site via constructed wetlands and other stormwater treatment systems 5. Recycle 25% wastewater to be used for irrigation and other appropriate uses
Air Quality	Air quality at Fort Monmouth may be improved by promoting cleaner fuels for on-site energy generation, controlling transport emissions, implementing vehicle reduction strategies, and planting an abundance of trees. Best practice technologies and sustainable management plans will address air quality issues during the design, construction, operation and maintenance stages of Fort Monmouth redevelopment.	AQ-1 Tree Planting Initiative & Reforestation AQ-2 Air Quality Monitoring AQ-3 Building Emissions AQ-4 Transportation Emissions AQ-5 On-Site Power Generation Emissions	1. Undertake a tree planting-reforestation program 2. Install an air quality monitoring program 3. Construction and Maintenance Vehicles will be low emitting 4. Energy systems and components will be Energy Star compliant 5. Renewable or Alternative Fuels for Power Generation will be used

Focus Area	Vision	Potential Strategies	Potential Goals & Targets
Energy	An energy master plan should determine the strategy for Fort Monmouth to meet its own energy demands and reduce dependence on the electrical grid. Energy generated on-site will be sourced from cleaner and alternative fuels and renewable technologies. The attractions of green industries including Photo-voltaic and Hydrogen Fuel Cell companies working within a closed loop system presents a unique opportunity. Energy loads from buildings and infrastructure will be reduced through design and coupled with optimized energy management, will lower the overall carbon footprint.	E-1 Energy Master Plan E-2 Integrated Design E-3 District Heating & Cooling E-4 On-Site Energy Generation E-5 Combined Heat & Power E-6 On-Site Renewable Energy E-7 Green Power E-8 Peak Shaving E-9 Infrastructure Energy Efficiency E-10 Greenhouse Gases & Carbon Footprint	1. Develop on-site energy generation system with the capacity to supply all of the annual electrical and thermal energy consumption. 2. Incorporate on-site renewable energy technologies to provide a minimum of 5% electrical and 25% thermal consumption. 3. A minimum of 5% of any electricity purchased from the utility will be supplied by Green Power. 4. Incorporate a district heating and cooling system that will connect to all buildings and meets 100% of the thermal load.
Transportation and Connectivity	Fort Monmouth will be connected to all activity centers within the site and to the surrounding communities, by emphasizing walking, cycling, and encouraging the use of public transit. A proposed Shuttle Bus will link all areas of the Fort to regional rail service and the potential for rail station development in the Charles Wood Area should continue to be explored. Pedestrian-oriented streets and a continuous bicycle network will reduce vehicle-dependency and promote a healthy lifestyle.	T-1 Transportation Demand Management Plan T-2 Pedestrian-Oriented Streets T-3 Bicycle – Multi-Purpose Trail Network T-4 Promote Electric Vehicle Use T-5 Parking Control T-6 Shared Parking T-7 Shuttle Bus, Van, & Car Share Programs T-8 Promoting Public Transit	1. All residents, employees and visitors to Fort Monmouth will be within a 10-minute walk of public transportation. 2. Bicycle routes will connect throughout the entire site and extend to existing and proposed bicycle networks. 3. Bicycle parking will be provided throughout the site. 4. Shared parking will be employed throughout the Fort. 5. Carpooling, car sharing, fuel efficient vehicles, and NEV's will be given priority parking. 6. A shuttle bus will connect enhanced public transit systems surrounding the Fort with all development clusters. 7. Existing street networks will be extended through the fort to enhance mobility and relieve congestion.
Green Buildings	All buildings at Fort Monmouth should be designed to the highest green building standards, integrating best management practices and LEED criteria. Design will pay particular attention to acoustics, improved indoor environmental quality, daylighting, and energy and water efficiency. All buildings should be commissioned to ensure optimum system performance. A showcase building, open to the public, will demonstrate the sustainability features implemented.	GB-1 LEED Certification GB-2 Building Orientation GB-3 Universal Accessibility GB-4 Daylighting GB-5 Energy Performance GB-6 Green Roofs GB-7 Indoor Environmental Quality GB-8 Acoustics GB-9 Building Materials GB-10 Water Efficiency & Wastewater Management GB-11 Commissioning GB-12 Sustainability Showcase Building	1. Maximize the adaptive reuse of existing buildings and infrastructure. 2. At least 40% of the square footage of buildings should be LEED Silver certified and 10% LEED Gold certified. The remaining buildings should meet the equivalent of LEED certified standards. 3. At least 75% of the stand-alone building frontages will be designed & oriented for optimal solar orientation. 4. A modeled energy performance target of at least 20% or better will be achieved for residential buildings and 25% or better for commercial and institutional buildings. 5. Buildings must maximize daylighting for at least 95% of all occupied spaces, 75% of interior spaces, and views for 90% occupied spaces. 6. Source 20% of the building materials with recycled content and 20% of the materials locally. 7. Specify 50% Forest Stewardship Council (FSC) certified wood for all interior finish woodwork. 8. Specify rapidly renewable materials for 5% of the total value of building materials. 9. At least 50% of the exposed new building roof areas should be green roofs. 10. Buildings will meet the following criteria for water and wastewater: Consume 50% less potable water, treat 100% of the wastewater on-site for 75% of the buildings, recycle at least 50% of the grey water from buildings

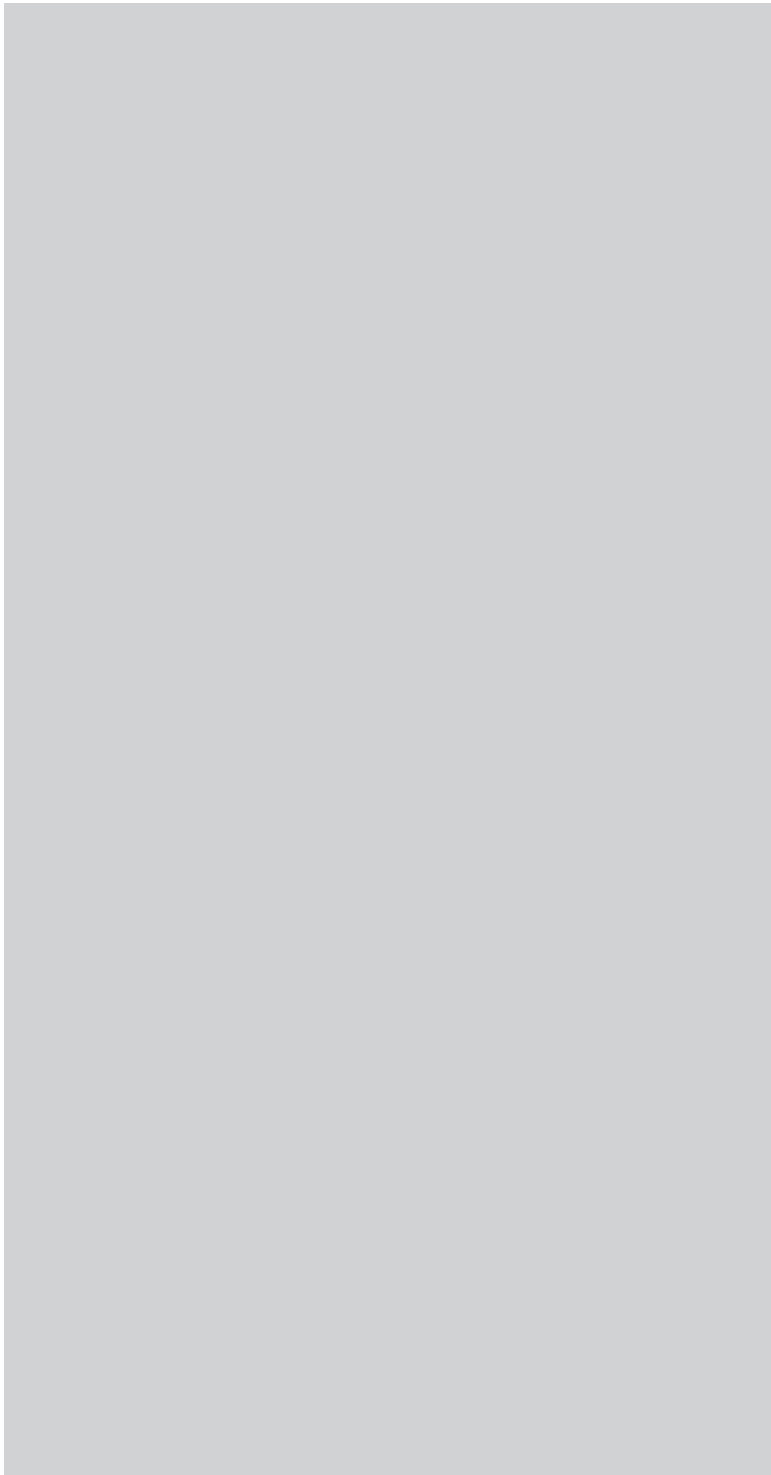
Focus Area	Vision	Potential Strategies	Potential Goals & Targets
Construction Management	During construction, Fort Monmouth will be a safe, clean, and environmentally responsible site that demonstrates progressive and sustainable construction best management practices with regard to energy use, air and water pollution, and construction waste. Construction activities will be sensitive to the local ecology and surrounding neighborhoods.	CM-1 Energy & Water Use CM-2 Construction Waste Management CM-3 Low-Emitting Construction Vehicles CM-4 Sustainable Wood in Temporary Construction Practices CM-5 Environmental Training CM-6 Air, Water, & Noise Pollution CM-7 Ecology in Construction Zone CM-8 Site Cleanliness CM-9 Communication & Community Involvement	1. Monitor, report and target CO2 emissions arising from construction activities. 2. Separate and recycle demolition debris and reuse on site. 3. Divert 90% of construction and demolition waste from landfills. 4. Train all site personnel on sustainable development issues. 5. Utilize energy efficient construction and site equipment. 6. Operate a clean and considerate construction site.
Operations and Maintenance	Fort Monmouth will be managed by trained operation and maintenance staff who are familiar with green building systems, cleaning products, materials, and equipment to ensure a safe and clean environment. Waste will be reduced through the implementation of recycling and composting initiatives. Residents and business owners will be guided with a manual on day-to-day indoor sustainable living.	OM-1 Building & Home User Guide OM-2 Retail Sustainability Guidelines OM-3 Green Purchasing Guidelines OM-4 Facilities Management Training OM-5 Recycling and Composting OM-6 Management Plans OM-7 Landscape Maintenance	1. Each residential and commercial unit shall include a Building User Guide, that includes green purchasing guidelines. 2. All retail tenants must adhere to sustainability guidelines for the fit-out of their space. 3. Fort Monmouth must recycle 50% of its total waste stream.



5.0 INFRASTRUCTURE PLAN



5.0 Infrastructure Plan



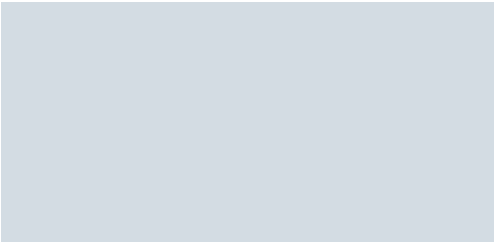
5.1 Anticipated Development

The anticipated development provided in the Fort Monmouth Reuse and Redevelopment Plan was used to project the demands for the various utilities serving the area. The Reuse and Redevelopment Program is summarized on Page 3-12. Based on the Plan, Utility demands were calculated for gas, electric, water and wastewater based on the development summary provided. The demands were projected by development type in square feet (SF), within each of the three

municipalities, and for 10 Year and 20 Year periods.

Projected utility demands were submitted to the appropriate utility company to review and provide:

- Input on the ability of the utility company to meet projected demands,
- An analysis of system improvements and upgrades needed to meet projected demands,
- Cost estimates associated with identified system improvements, and
- The utility company’s policy with respect to a potential cost-sharing program.



A summary of the utility demand analyses along with the responses of the respective utility companies follows.

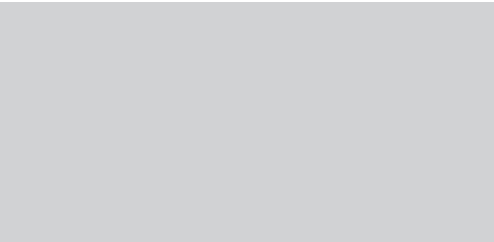
5.2 Utility Systems

Gas Utility

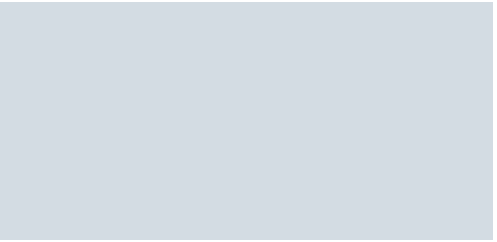
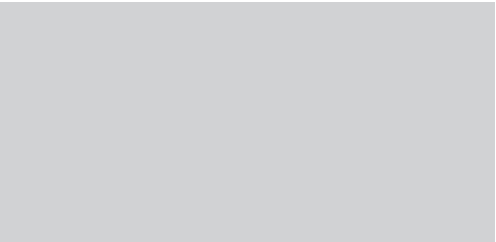
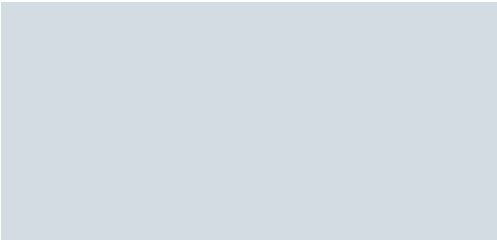
New Jersey Natural Gas (NJNG) currently provides service to and throughout the Fort Monmouth facilities, as this is the only utility that was previously privatized. The anticipated natural gas demand associated with the projected development is approximately 151,000 cubic feet per hour (CFH) for the 10 Year Plan and 68,000 CFH for the 20 Year Plan periods, for a total demand of approximately 219,000 CFH. Approximately 80% of the estimated gross natural gas demand for the total build-out is required for Office/R&D and Residential components of the Plan.

Adequacy of Existing System

NJNG, on the basis of their system model for the proposed development, responded that the existing system can support the 10 Year (until 2018) additional load in Tinton Falls, Eatontown, and Oceanport Reuse Areas. However, by the end of the 20 Year Plan (2028) the model projects some weakness in the



Eatontown, Belmar, and Spring Lake sections of their service area. <i>System Improvements</i> NJNG projects that some minimal system improvements may be needed in the Red Bank, Fairhaven, and Rumson areas for the 10 Year Plan. By the end of the 20 Year Plan period, however, substantial system improvements will be required in the Tinton Falls, Eatontown, Oceanport, Belmar, and Spring Lake sections. Currently, NJNG performs system improvements as a part of their standard maintenance procedures to support existing and new customers. <i>Costs</i> Based on current tariff and standard operating procedures, NJNG plans to provide new gas main services to serve the proposed redevelopment under a Firm Rate free of charge, as long as the cost to serve equals or is less than ten times the margin. In other words, per the current procedures, NJNG would forgo ten years’ margin, not making any money on a gas main extension until year eleven. The work associated with the potential system improvements is not typically charged to a customer, rather it is absorbed by the rate base. In the case of the proposed redevelopment, this would be the norm. For example, the Franklin line (transmission main that serves the Fort Monmouth area) is currently being replaced and this cost is	covered in the transportation charges that all customers pay. Hence, such an improvement substantially increases the amount of gas that can flow to support the proposed Reuse Areas as well as any other projects in the area. <i>Comments/Suggestions</i> NJNG requires a detailed Final Reuse Plan in order to further refine its gas distribution system model, which in turn would enable NJNG to project itemized distribution improvements and related costs. Based on the initial forecasts, NJNG deems adequate the potential to handle the projected redevelopment per the 10 Year Plan, and costs associated with the 20 Year projected redevelopment need to be investigated further as they are more likely to impact the development process. Electric Utility Electricity is currently supplied to Fort Monmouth by Jersey Central Power & Light (JCP&L). The anticipated electric demand associated with the projected redevelopment is approximately 30,000 Kilowatts (KW) for the 10 Year Plan and 14,000 KW for the 20 Year Plan periods, for a total demand of approximately 44,000 KW. Approximately 77% of the estimated gross electric demand for the total build-out is required for Office/R&D and Residential components of the Reuse Plan. <i>Adequacy of Existing System</i> Annual consumption of electricity by Fort Monmouth is currently approximately 20,000 KW. Approximately 90 Uninterruptible Power	Supply (UPS) systems and 51 emergency generators are located in various buildings throughout the facility. The electricity is distributed through a series of transformers located throughout the Fort area, and there is concern about the feasibility of the existing system to handle the projected demands. <i>System Improvements</i> Upon review of the projected demands, JCP&L reported that, typically, customer-owned facilities do not meet JCP&L standards and are not reused by JCP&L. Further, JCP&L indicated that additional capacity, if required, would be determined when the Final Reuse Plan and specific site plans and loading impacts are developed and submitted for review. Area requirements are dynamic and time-sensitive, so available capacity, service proposals, and associated costs could be affected by the timing of applications and installations. Capacity is not reserved. Depending upon the magnitude of new loads, coupled with regional load requirements, significant infrastructure improvements may be required outside of the Reuse Area. These improvements may require existing transmission circuits to be rebuilt, upgraded, or replaced. The full impact of the development on JCP&L, and the need for improvements, would be determined by an Initial Load Study (ILS), which requires a well-defined redevelopment proposal and timeline, including detailed locations of proposed loads. JCP&L indicated that new substations would be required
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within the Reuse Areas; however, these could be on existing substation sites. Easements or conveyance of property would also be required.

Costs

JCP&L provided the following cost information and assumptions:

• Primary/Secondary Distribution (6 – 12.5kV Overhead Feeders)	\$5,400,000
• Transmission (Relocation of existing Transmission, Rebuild existing line)	\$2,100,000
• Substation (2 Substations – high side 34.5kV)	\$4,700,000
Subtotal	\$12,200,000
Tax Gross up (23.97%)	\$ 3,000,000
Total	\$15,200,000

NOTE:

1. Cost estimates are not based upon a planning study. Costs are 2008 dollars.

2. The municipalities of Oceanport, Eatontown, and Tinton Falls may require by ordinance that electric distribution be done underground. Costs associated would require detailed study at later stages of implementation.

Assumptions:

1. All JCP&L facilities are overhead, except for transformers larger than 300kVA.
2. All three phase underground commercial services are installed and owned by the company/customer requesting service.
3. Overhead line extensions are along existing roads.
4. Distribution costs were developed utilizing a per foot cost estimate that reflected the existing system denoted in the base maps that were provided. It needs to be noted, however,

the actual build-out of the system may be significantly different.

5. Smart Growth designations would be granted for the area, thus line extension costs to the developer/customer would be refundable, predicated on meeting revenue requirements.
6. JCP&L facilities are not in a designated wetland area, which would require permitting and additional engineering costs.
7. The rough distribution design has capacity to serve approximately 42 MW of load.
8. The existing transmission, presently, can support 20 MW of load. Any increase beyond the 20 MW would require a full planning study that incorporates the review of the Fort Monmouth load projection, in conjunction with the loading impacts from surrounding communities and the County.

This is a detailed study that requires a non-refundable fee.

9. The new JCP&L substations would require an acre of property. If bulk (115kV or 230kV) transmission is required to support the redevelopment, the substation footprint is a minimum of 2 acres, and the associated costs are substantially greater than noted above.

10. There are no single customers with loads exceeding 2,500kVA. Customers exceeding 2,500kVA may be required to accept transmission service and provide their own transformation and regulation.

Comments/Suggestions

JCP&L requires a detailed Final Reuse Plan in order to further refine its electrical distribution system needs, and provide reliable conclusions on its ability to meet projected demands and at what cost. JCP&L has also been requested to provide costs for an underground distribution system within the Fort property.

Water Utility

New Jersey American Water (NJAW) currently provides service to and throughout the Fort Monmouth facilities. The anticipated water demand associated with the projected development is approximately 1,000,000 gallons per day (gpd) for the 10 Year Plan and 670,000 gpd for the 20 Year Plan periods, for a total demand of approximately 1,670,000 gpd. Approximately 75 % of the estimated gross water demand for the total build-out is required for Office/R&D and Residential components of the development.

Adequacy of Existing System

The Main Post and Charles Wood Area have had some water quality problems throughout the years, primarily due to the system’s age. Presently, the system is presumed to be in fairly reliable condition, with adequate quality; however, it may be preferable for a developer, or NJAW, to install a new water distribution system rather than replacing and/or repairing the existing one. In fact, NJAW has indicated that a majority of the

water system piping has reached its useful life, and the proposed development would require installation of new water mains, sized to meet demand. NJAW does currently have several large diameter water mains adjacent to the Fort property that may be able to adequately service the property; however, NJAW makes no guarantee that the allocation required would be available at the time of application/development.

System Improvements

NJAW has indicated that the development Plan extends into a time frame where water allocation would potentially be a problem unless several long-term projects are completed. However, NJAW has not provided any further detail, plans, or reports on potential improvements.

Costs

NJAW currently anticipates that all on-site piping would have to be replaced to meet the demands and/or layout of the proposed development. These costs would be paid for by the developer, with the potential for eligibility for refund depending on then-current Smart Growth development programs. NJAW has not provided any estimates for the potential improvements.

Comments/Suggestions

The maintenance and repair of the existing water distribution system would be complex and costly. It may be advantageous to utilize the existing storage tanks located in the Reuse Area. Potential use of any aquifer to supplement water service would be subject to the approval of the New Jersey Department of Environmental Protection.

Additional follow-up with NJAW’s Developer Services Department would be required. They have indicated that a formal application, including at least a concept design of the on-site system, would be required for NJAW to initiate its Developer Services Service Extension review process.

Wastewater

Wastewater from Fort Monmouth currently flows to Two Rivers Water Reclamation Authority (TRWRA) wastewater lift/metering stations, and is then pumped to the TRWRA’s wastewater treatment plant located in Monmouth Beach on the Shrewsbury River. Currently, TRWRA is under a self-imposed ban on new sewer connections for an anticipated two year period as of July 2007.

The anticipated wastewater output associated with the projected development is approximately 1,000,000 (gpd) per the 10 Year Plan and 670,000 gpd per the 20 Year Plan periods, with a total output of approximately 1,670,000 gpd. Approximately 75 % of the estimated gross wastewater output from the total build-out would result from the Office/R&D and Residential components of the development. Considering the addition of infiltration/inflow, the gross quantity of wastewater to be treated is estimated at 1, 750,000 gpd.

Adequacy of Existing System

For the year 2007, the total metered flow discharged from both the Main Post and Charles Wood Areas was 142 million gallons, although Fort Monmouth was charged for 204 million gallons due to the required minimum charges. This current arrangement resulted in Fort Monmouth being charged for 62 million gallons of wastewater discharge above its actual usage.

The TRWRA’s treatment plant located on the Shrewsbury River is permitted to treat 13.83 mgd on average per month. The constraint in the system, however, is the TRWRA’s main wastewater pump station. From March to May of 2007, it was observed that the pump station was operating above its capacity, and it was this overloading of the pump station that resulted in the sewer connection ban.

In consultation with FMERPA, the TRWRA has indicated that a more detailed analysis of the existing on-site wastewater piping system is necessary to ascertain the condition of the system, the severity of the infiltration/ inflow, and the feasibility of repair versus

replacement of the piping. To this end, FMERPA has assembled a subcommittee of the Infrastructure Advisory Committee, with representatives from each of the three towns, the TRWRA, and the Garrison office of Fort Monmouth. This subcommittee has been charged with developing a Request for Proposals (RFP) for engineering services to perform an in-depth assessment of the existing wastewater system piping. The portions of the system to be assessed and the methods of testing are still being evaluated. It is anticipated that the engineering services would be scheduled for the spring of 2009. FMERPA has secured federal funds to undertake these services.

System Improvements

It can be inferred from the above projected demand estimates and the capacity of the TRWRA treatment plant that the treatment plant itself could adequately handle the additional wastewater flows projected by the Reuse Plans. The existing pump station, however, would have to be replaced to match the capacity of the treatment plant. The TRWRA recently completed a \$45 million upgrade of the treatment plant; hence, it is anticipated that funding the replacement of the existing pump station is a major concern for the TRWRA.

The results of the detailed analysis of the existing on-site wastewater system would also serve to determine recommendations regarding the extent, magnitude, and cost of repair and/or replacement of the existing system.

Costs

The TRWRA stated that the existing pump station cannot be expanded and would have to be replaced to provide the additional capacity. The TRWRA has selected a new location on the site of the TRWRA treatment plant. The TRWRA estimates the cost to construct the new pump station between \$25 and \$35 million dollars.

Comments/Suggestions

The existing TRWRA treatment plant is adequate to handle the future wastewater

needs of the proposed redevelopment of Fort Monmouth. The constraint lies in the inadequacy of the existing pump station to pump the current wastewater flows to the treatment plant, much less the additional demands of future development. Based on the construction schedule of the proposed redevelopment, it would appear that there is adequate time for the TRWRA to construct a new pump station. Discussions between the TRWRA and FMERPA should proceed.

Telephone

Verizon did not provide any details on their ability to handle the demands of the redevelopment of Fort Monmouth; however, they did state that all the costs associated with any upgrades to the existing systems required and installation of new infrastructure would be at the expense of the developer. Verizon further stated that they would require more detailed concept redevelopment Plans before they could proceed with a feasibility analysis and cost breakdown of their distribution systems, as well as a “letter of intent” for payment of all of their costs to perform the analysis. Through FMERPA, assistance has been solicited from a representative of the New Jersey Board of Public Utilities (NJBPU) to seek a greater level of cooperation from Verizon on the condition of the existing telephone system, the potential for system improvements, and costs for meeting the proposed development demands on the Fort property.

6.0 ENVIRONMENTAL REMEDIALATION GUIDELINES



6.0 Environmental Remediation Guidelines

This section of the Plan provides an overview of recommendations related to environmental cleanup. Please refer to Technical Memorandum: Environmental Conditions (September 2007) for the history and current conditions of the site.

6.1 Environmental Conditions

Research and development activities and associated support activities that have occurred at Fort Monmouth during its over 80 years of operation have resulted in the generation of a number of wastes. Prior to recognition of Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) and the Resource Conservation and Recovery Act (RCRA), disposal of some wastes occurred on site instead of being transported off-site and handled by the proper authorities. Due to this common practice, the Installation Restoration Program (IRP) was developed by the DoD to comply with federal guidelines for managing and controlling past hazardous waste disposal actions. The IRP is intended to address the cleanup and environmental impacts of contamination and damage resulting from past, not current, activities. The DoD is the lead federal agency responsible for conducting environmental investigations and implementing the final cleanup plans at a military base under the IRP.

As a result of Fort Monmouth’s history of research and development (R&D) activity, known and potential environmental concerns identified to date include:

- 43 IRP sites (26 are considered No Further Action (NFA) sites, 17 are still active)
- Petroleum Hydrocarbons Releases resulting from Underground Storage Tanks

- (USTs) and Above-ground Storage Tanks (ASTs)
- Munitions and Explosives of Concern (MECs)(1 active range)
- Potential Radiological Contamination
- Underground Utilities
- Asbestos and Lead-Based Paint
- Polychlorinated Biphenyl (PCB)-Impacted Equipment, Storage, Spills, and Disposal Areas
- Pesticide and Herbicide Storage Areas, Mixing Areas, and Site-Wide Application

Note: Additional detail and background information is provided in the referenced Technical Memorandum

It should be noted that many of the potential environmental concerns do not pose environmental constraints; however, field investigation and remediation would be necessary to ensure that environmental risk is managed as property transfer proceeds.

The current quantitative environmental information has been used to help guide reuse planning activities, including identification of appropriate locations of each land uses depending on level of contamination, budgeting considerations, potential schedule impacts, and potential land use controls. Final remediation requirements would be determined by the New Jersey Department of Environmental Protection and would include consideration of the future land use proposed for the individual areas. Critical environmental constraints were honored during the Plan development. In other words, prime development locations do not conflict with IRP site restrictions. In order to further reduce the level of contamination on the site, administrative controls, engineering controls,

and additional investigation may be used to mitigate contamination or reduce minor environmental constraints.

Due to the potential for other environmental contamination, not previously detected, to exist throughout the installation, use of a Materials Management Plan and a Health and Safety Plan during construction activities is strongly recommended. If potentially contaminated soil, sediment, or water is observed during construction or renovation activities, the procedures outlined in the Materials Management Plan should be followed.

6.2 Property Reuse Constraints

While there would clearly be environmental remediation efforts within the Reuse Areas continuing well into the future, this Plan has been developed so that none of the proposed land uses are subject to critical constraints from the environmental sites. The Plan development process has been completed in concert with this evaluation of environmental conditions and, as a result, any severe constraints resulting from environmental conditions have already been identified and avoided. The following figure on page 6-4 shows the known environmental conditions combined with the current reuse Plan and illustrates the compatible reuse proposed for critical environmental sites such as the landfills.

As the property transfer proceeds and the disposition strategy is refined, it is critical that the stakeholders continue to be aware of engineering constraints imposed by the remaining environmental conditions. Issues such as potential vapor intrusion into new or existing structures from contaminated groundwater would require minimal additional engineering and construction costs that must be factored into any future transfer strategy. The continuing investigation and remediation activities performed by the Army would also continue to refine the understanding and consideration of any future engineering constraints resulting from environmental

conditions. FMERPA or its successor must remain vigilant in monitoring the progress of the Army’s efforts and the resulting improved understanding of the environmental conditions within the Reuse Areas.

This section, including environmental concerns and cleanup requirements would be updated once the Final Plan is determined based on the data that is available at this time.

6.3 Remediation Requirements

Because of the proactive approach taken by Fort Monmouth staff in identifying, investigating, and remediating the IRP sites at the installation, future remediation requirements should be straightforward to formulate. Ultimate remediation requirements would be coordinated with and determined by the NJDEP with future property use as one of the criteria considered for formulating appropriate remediation requirements. The environmental data gaps are limited at the site; therefore, the only critical remaining issue that must be resolved is the finalization of the redevelopment components. The current Plan has been developed so as to avoid critical conflicts between the selected land use and the existing environmental conditions. Thus, environmental remediation is not a prerequisite for any redevelopment activity proposed. There are likely situations where a remediation effort could benefit from concurrent performance of a development activity or where a concurrent remediation effort would be required to be protective of human health. However, this type of aggressive scheduling cannot be completed until a disposition strategy and schedule are complete.

6.4 Remediation Timeframe and Responsibilities

The Base Closure & Realignment (BRAC) Acts of 1988 and 1990 provide a number of specific legal requirements that must be met when a military base is closed and transferred to a different owner, such as

FMERPA. Specifically, the US Army is responsible for either transferring clean property or for paying for the investigation and cleanup of environmental contamination in soil, sediment, groundwater, and surface water necessary to protect human health and the environment.

It is important to understand that there are two different environmental remediation scenarios allowed under the BRAC law that create both opportunity and complexity in the planning of property disposition. Without BRAC, the Army would be required to transfer property only after it had satisfied the provisions of CERCLA. While this routine approach remains one of the possible scenarios, the BRAC provisions make it possible for the Army to transfer the remediation responsibility to the new property owner prior to satisfying the CERCLA requirements. This process is referred to as Early Transfer or accelerated transfer and involves a negotiation process whereby the Army agrees to provide funds for the necessary environmental remediation.

The flexibility allowed by BRAC means that the timing of the environmental remediation of the Reuse Areas can be adjusted to address the community’s needs as identified in the reuse planning process. For example, a highly desirable property that is determined to represent economic benefit to the community and is contaminated could be a candidate for transfer prior to remediation. This Early Transfer places more control in the hands of the community for ensuring that the remediation goals meet the land use needs identified by the community as opposed to those imposed by the Army. In cases where a specific parcel is not as economically critical, or the transfer schedule is not short, the Army could proceed with remediation on their schedule and transfer the property along with the NJDEP approval of a completed remedy sufficient to protect human health and the environment under the planned land use scenario.

This inter-related nature of the environmental responsibilities under BRAC make the determination of a remediation schedule prior to finalization of a disposition strategy and

associated schedule problematic. Further complication arises from the fact that the FMERPA would identify development schedule constraints that are unknown to the Army, and are driven by economic factors that are not of concern to the Army, and that are likely to change over time. These schedule requirements must also be taken into consideration when developing a timeframe and establishing whom the responsible party is with respect to remediation as part of the disposition implementation.

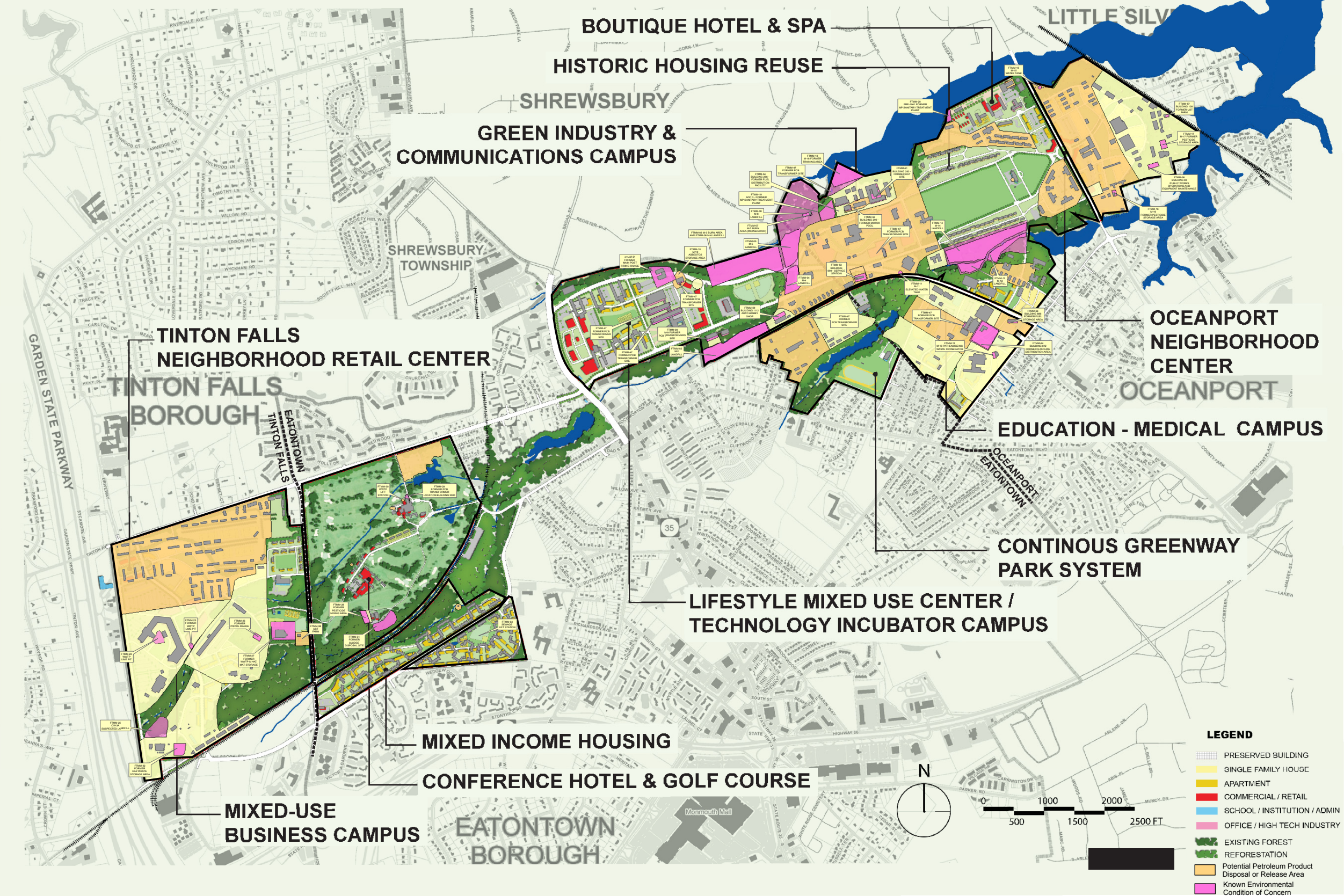
The degree of remediation that is eventually achieved is also of great concern to the community and is closely related to the land use proposed for the transferred property. Environmental remediation is intended to reduce or eliminate ecological or human health risk that could be created by environmental contaminants. Risk (ecological or human health) is characterized by considering a variety of factors that have the potential to contribute to that risk including, at the basic level, the type and concentration of contaminants and the magnitude of exposure for both ecological and human receptors. Residential use creates more exposure than recreational use because people spend more time on average in and around their homes than walking in a park. Because regulatory cleanup criteria are driven by an evaluation of the risk that is created on a site specific basis, it is critical that land use be identified prior to establishing these cleanup criteria. For example, the cleanup criteria for a landfill that is planned to be used as open space would be much less restrictive than for a landfill planned for residential use. This process is straightforward and well understood; however, it is not possible to finalize the cleanup criteria for any specific site within the Reuse Areas until the Plan and disposition strategy is finalized.

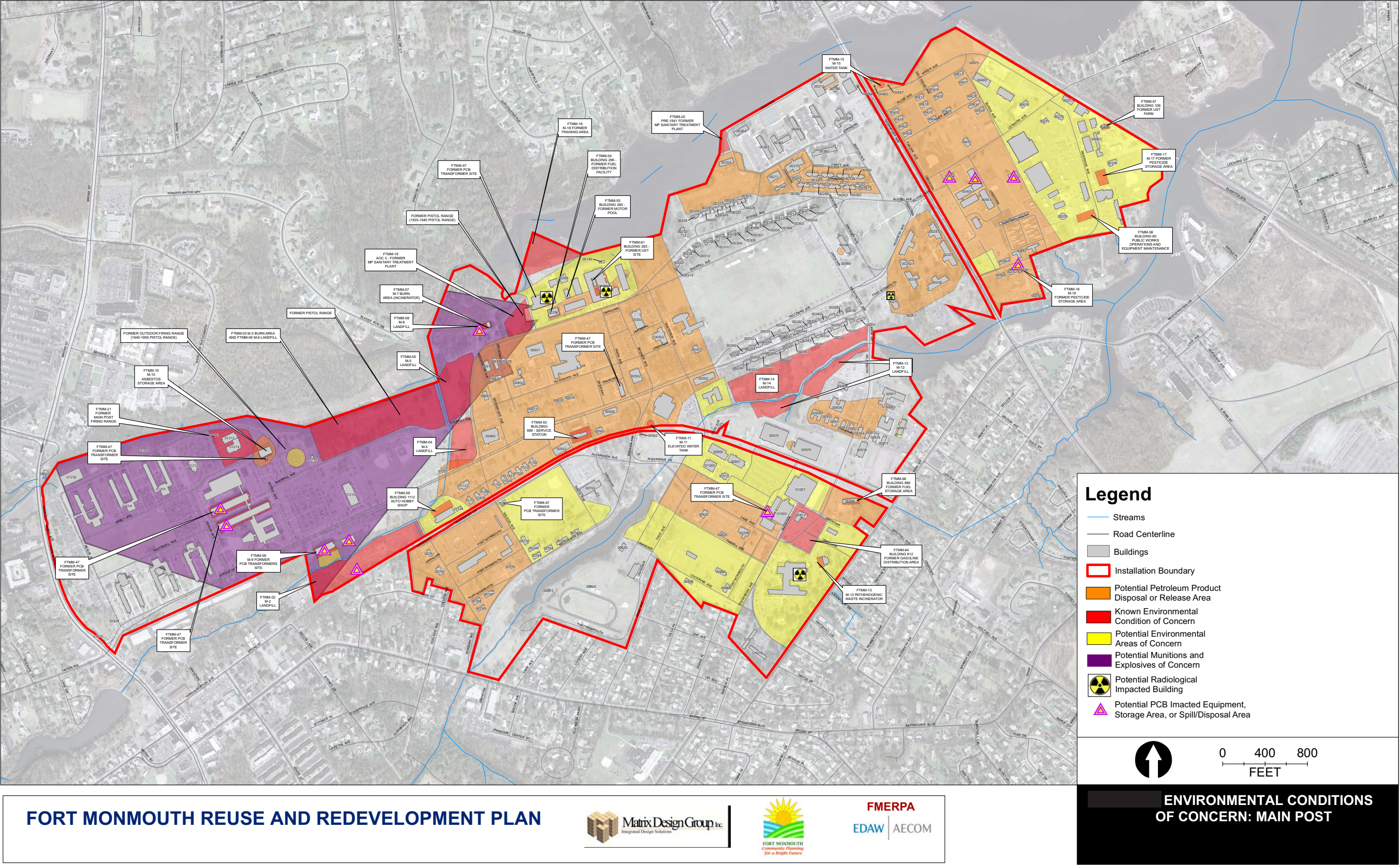
Finally, the cost of environmental remediation is also dependent upon the finalization of the Plan. The Early Transfer includes a detailed negotiation process where FMERPA or its successor would study the environmental conditions associated with any specific Early Transfer properties and, in cooperation with NJDEP, forecast the required remediation efforts. The Army and the community would

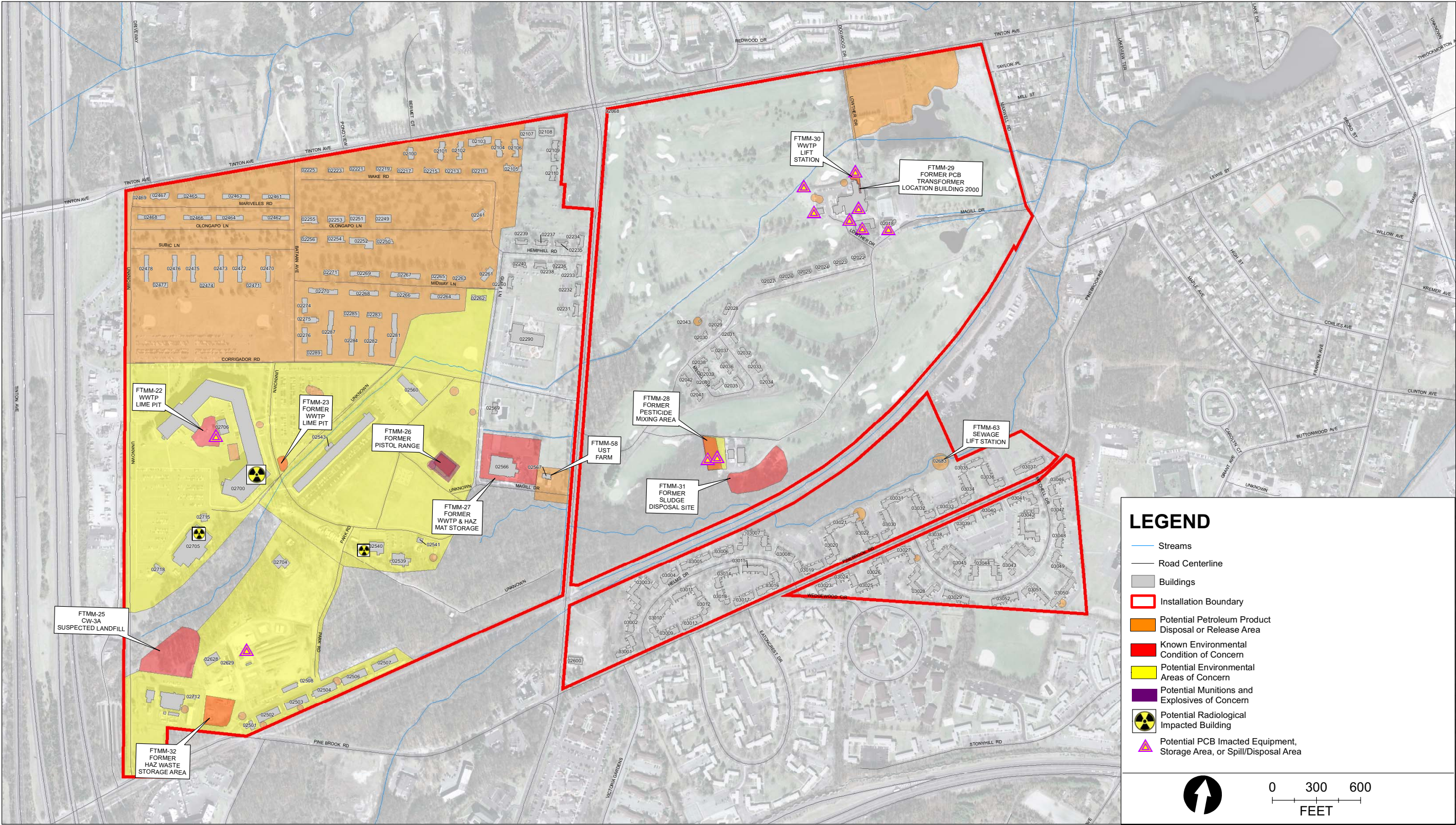
then agree to a transfer including funding that would allow FMERPA to achieve the regulatory criteria and obtain clean closure for each site. Although the simplest example of funding the remediation is for the Army to provide a grant in the negotiated amount, there are other approaches that may be attractive at Fort Monmouth. For example, because of the value of a specific parcel, the Army may prefer to discount the purchase price for a specific parcel by an amount commensurate with the remediation cost. In the end however, these alternatives are variations on the theme of Army funded remediation in support of an Early Transfer.

Any properties that remain in the Army’s hands as part of the disposition strategy would proceed through cleanup to clean closure under the Army’s direct supervision and using funds separate from any direct community involvement. FMERPA would continue to be able to comment on the costs, schedule, and cleanup criteria for these properties but would lack any direct influence on the Army’s process or progress.

Because of these identified interrelated factors, it is impossible to establish a clear timeframe regarding remediation of the Reuse Areas or to establish responsibilities beyond the general understanding that the Army is ultimately responsible under law. Once the Reuse Plan is adopted, and a strategy and schedule is in place, a more detailed environmental remediation timeframe and responsibility matrix can be developed.







FORT MONMOUTH REUSE AND REDEVELOPMENT PLAN



FIGURE 2: ENVIRONMENTAL CONDITIONS OF CONCERN: CHARLES WOOD

7.0 HISTORIC PRESERVATION GUIDELINES



7.0 Historic Preservation Guidelines

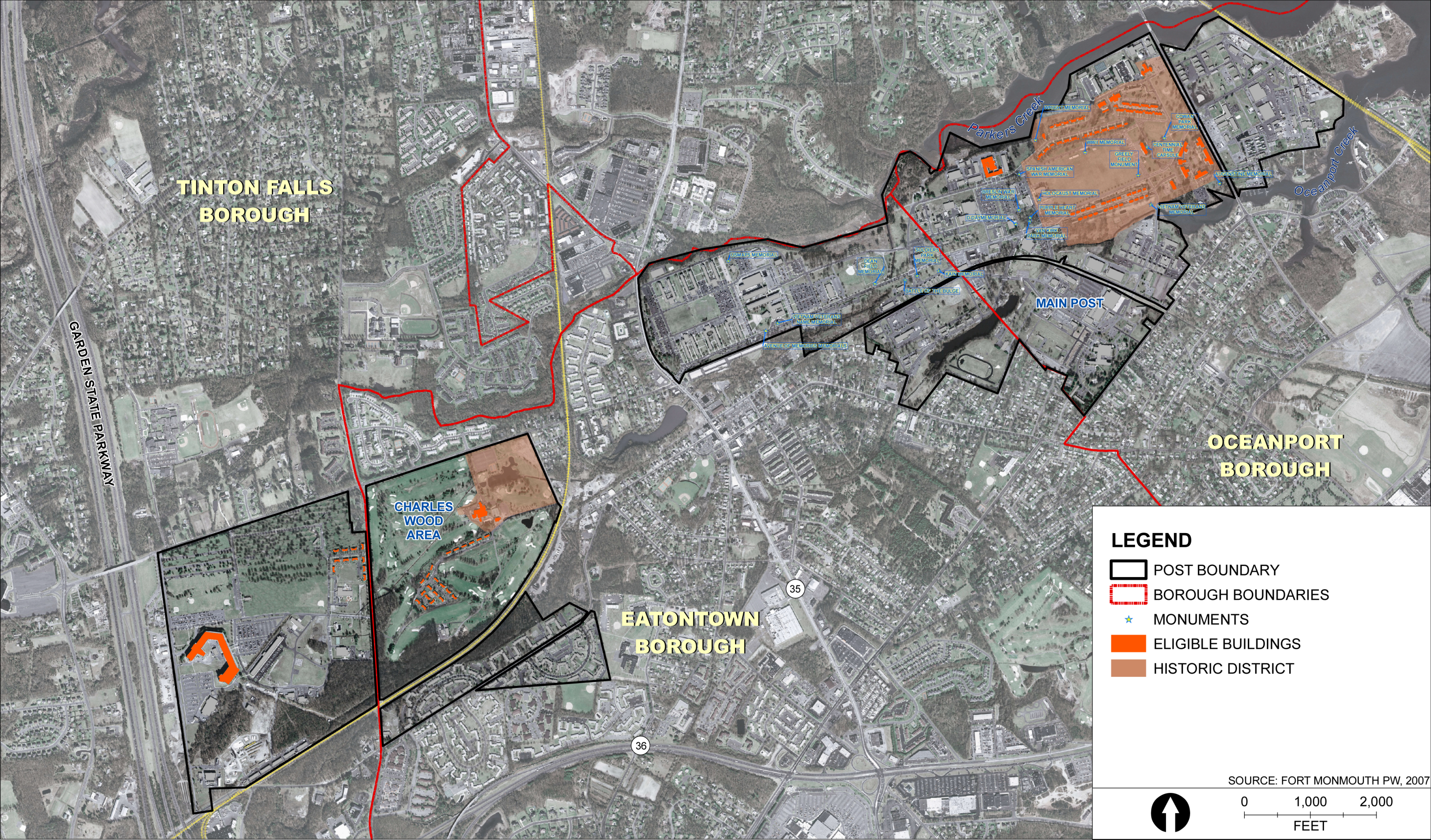
7.1 Historic Resources Overview

The buildings within Fort Monmouth display a wide range of design characteristics and uses including residential, educational, commercial, office, and industrial. These buildings were developed over time in different architectural styles in response to the needs of the garrison and its mission. They have been generally well maintained by the Army, but vary individually in condition and their adaptability to civilian uses.

Based upon the buildings’ architectural merit, their association with significant events in American history such as World War II and the Cold War, or both, it has been determined that there are nearly 100 buildings eligible for the State and National Register of Historic Places.

Historic preservation guidelines for the buildings determined to have historic significance are based on the latest revisions of The Secretary of Interior’s Standards for Rehabilitation, published by the United States Department of Interior. This document defines the various levels of preservation treatment; which are: preservation, restoration, rehabilitation, and reconstruction; and gives guidelines for the treatment depending on the circumstances.





FORT MONMOUTH REUSE AND REDEVELOPMENT PLAN



FMRPA
EDAW | AECOM
AUGUST 2007

**FORT MONMOUTH POTENTIAL
HISTORIC AND CULTURAL CONSTRAINTS**

7.1.1 Historic Resources to be Retained

Through a series of buildings surveys and consultations with stakeholders, several buildings were either identified to be physically retained or their history and cultural value be retained through mitigation measures such as documentation and educational showpieces and displays.

HISTORIC DISTRICTS

Three historic districts within Fort Monmouth have been determined as eligible for listing on the National Register of Historic Places by the NJ State Historic Preservation Office.

Fort Monmouth Historic District, Main Post

The largest of the districts is the Fort Monmouth Historic District, which comprises 94 resources that date from the late 1920s through the mid-1930s, with one exception (the WWII Memorial, dating to 1952.)

The resources included in the Fort Monmouth Historic District are largely of brick construction, and represent a range of uses, including offices and administrative functions, family housing, garages, and a fire station. The Parade Ground (and associated WWII Memorial) is also located within the district boundaries.



Russel Hall, Building 286, the garrison headquarters, at the east end of the Parade Ground (Photo courtesy of FMERPA)

Camp Charles Wood Historic District

The Camp Charles Wood Historic District contains far fewer structures but is nearly as large as the Fort Monmouth Historic District in area. The focal point of the district is Gibbs Hall (Building 2000), a 1926, Tudor Revival style golf clubhouse that was originally constructed as the Suneagles Country Club. Gibbs Hall (Building 2000) and its accompanying outbuildings (Buildings 2001, 2018, 2019, and 2020), as well as the surrounding golf course (originally designed by A. W. Tillinghast, a well-known golf course architect) are contained within the historic district.



Gibbs Hall, Building 2000

Camp Charles Wood Residential Historic District

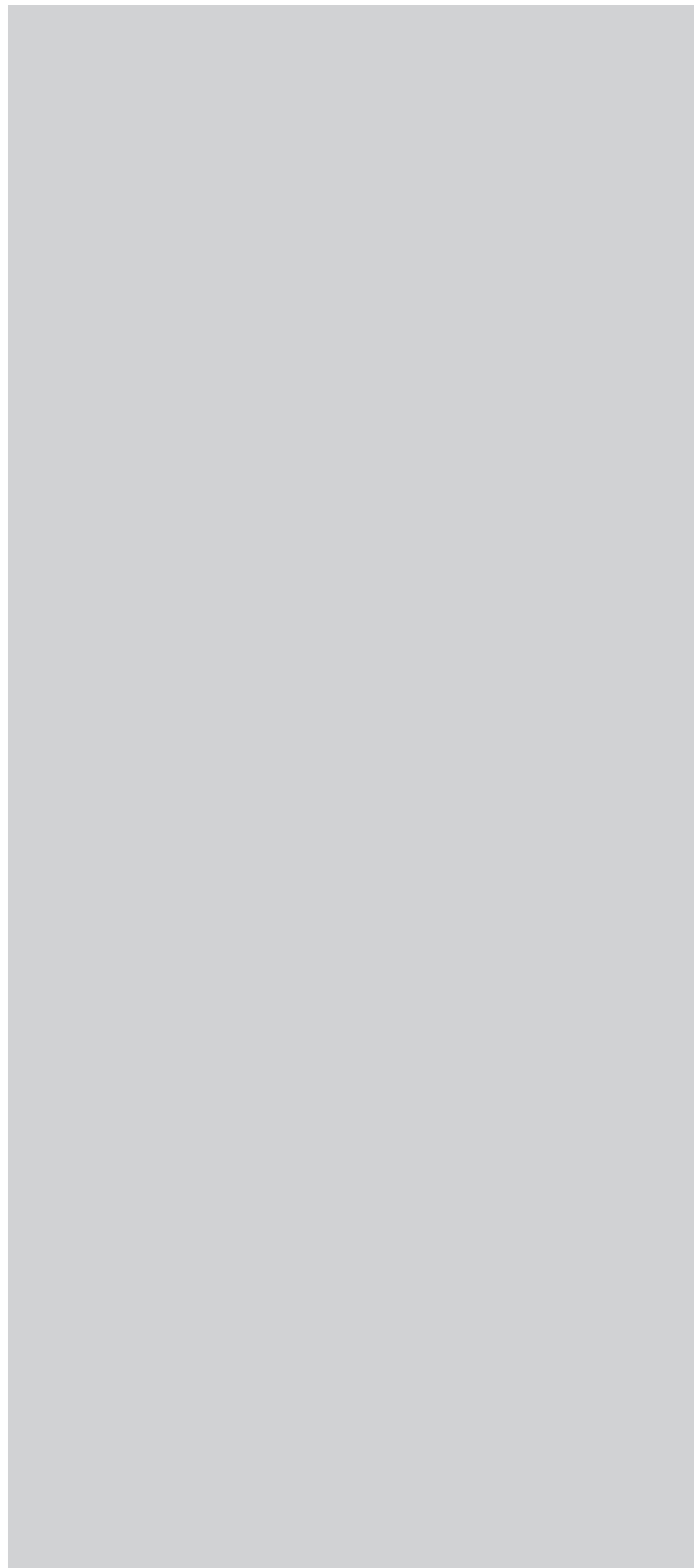
A Residential Historic District located to the east side of Hope Road at the center of the Charles Wood portion of the base includes a total of 32 housing units, constructed circa 1949 to 1955. The buildings were constructed as duplexes and represent the earliest housing to be constructed in the Camp Charles Wood area. As such, they are significant for their association with the post-World War II efforts of Fort Monmouth, which focused on communications research and development. The NJ State Historic Preservation Officer has determined that this housing is not eligible for listing in the National Register at this time.



Megill Circle housing in Camp Charles Wood Residential Historic District

HISTORIC STRUCTURES

In addition to Historic Districts, several historic buildings have been identified for retention or interpretation.



Squier Hall (Building 283)

- Eligible for individual listing on the National Register
- Constructed in 1935 as research laboratories and training facilities
- Exterior of the building is original; interiors have been renovated



Myer Center (Building 2700)

- Eligible for listing on the National Register
- Associated with the Cold War and the development of military electronics
- Local landmark; highly visible from the Garden State Parkway



World War II Temporary Wood Structures

- Many one- and two- story wood frame buildings were constructed for barracks and training facilities as part of Fort Monmouth expansion during World War II
- A large number of these structures have been demolished
- Significant part of the World War II era at Fort Monmouth



Dymaxion Deployment Units (on roof, as seen from the ground)

- Designed in 1940 as inexpensive, temporary housing for Army during World War II
- Concept design based on the functional style of the grain bin
- Constructed of corrugated steel

MONUMENTS AND MEMORIALS

One of the goals of the Historical Preservation Advisory Committee has been the documentation and preservation of the existing memorials and markers dispersed throughout Fort Monmouth. The twenty memorials identified range from such large-scale, architectural works as the World War II Memorial at the edge of the Parade Ground (Greely Field) to the markers that line the Avenue of Memories.

Only one memorial is located on Camp Charles Wood (Constitution Plaza at the Myer Center); the remaining nineteen are all found on the Main Post. The majority of the memorials were installed in the 1950s, although the collection grew over the next several decades.



World War II Memorial

7.1.2 Recommended Reuse Options

HISTORIC DISTRICTS

Fort Monmouth Historic District, Main Post

The resources included in the Fort Monmouth Main Post Historic District are, of the three identified historic districts, the most diverse in terms of style and use. Its significance is both historic and architectural; the Fort Monmouth Historic District stands as a physical reminder of Fort Monmouth’s early years of development as an Army post. As such, the physical arrangement of this district is of extreme importance and should be respected when new construction is being considered. The open space – the parade ground – at the core of the district should be maintained as one of the most important character defining elements of the district. Similarly, the arrangement of the residential buildings at the edge of the parade ground, and the termination of the ground at its east end in the imposing Art Deco Style Russel Hall (Building 286), are key design elements. In considering new construction within or adjacent to this district, key design considerations would include symmetry, scale (two to three stories), material (brick or other masonry), and details such as door and window openings.

Housing Flanking Parade Ground

Reuse Recommendations

The detached and double housing units surrounding the Parade Ground are well-suited for re-use as housing. They range from modest to substantial in scale, and would suit a variety of markets without significant modifications.

Recommended Treatments

The recommended treatment for these buildings is Preservation. They are currently

in good condition, and would remain so with standard maintenance. They do not require any significant alterations for continued use as housing.

Barker Circle

The buildings known as Barker Circle were originally constructed for barrack-type housing. The plans of these buildings do not readily adapt to traditional civilian housing forms, but they are suitable for adaptation to office use or loft-type housing.

Fire House

The firehouse facing the Parade Ground at Barker Circle should be re-used as a firehouse.

Recommended Treatments

The recommended treatment for the firehouse is Rehabilitation. It would need some improvements to accommodate modern emergency equipment, but its essential character-defining features may be retained with compatible new doors and windows.



Aerial view of Barker Circle from the southeast. The fire house is at the upper center of the complex



Colonnaded Facade at Barker Circle



Family Housing Surrounding the Parade Grounds

Recommended Treatments

Rehabilitation is the recommended treatment for these buildings. Because they have been previously altered, further alterations which do not detract from the character-defining features of the original work are appropriate.

These buildings would require complete interior renovation including mechanical and electrical systems, as well as upgrades to comply with the NJ Barrier-Free Subcode. Structural improvements are also required at the porches.

Kaplan Hall

Kaplan Hall was built as a theatre for Fort Monmouth, and has been adapted to serve as a museum. It is recommended that it remain a museum or other civic use.

Recommended Treatments

Preservation is recommended for Kaplan Hall. While the building would require some improvements for energy efficiency and barrier-free access, there is no need for substantial alteration that would constitute an adverse impact to adapt to a new use.

Gardner Hall and Guest House

To the north of the housing at the northern edge of the Parade Ground are two buildings, Gardner Hall and the Guest House, currently serving as short-term housing for visitors and temporary duty personnel at the Fort. These low, hip-roofed buildings are contributing elements in the Fort Monmouth Historic District, and should be retained for re-use as housing.

Recommended Treatments

These buildings would require Rehabilitation to adapt to a different housing use. Their exterior character-defining features such as the overhanging roofs and porches should be retained. Provision for barrier-free access would be required. If one of these buildings is demolished, mitigation would be required under Section 106 of the National Historic Preservation Act.

Allison Hall

Allison Hall was built as the hospital for Fort Monmouth. It is a sound building that has been renovated several times to serve as office space. It can be adapted again to continue to serve as office space for new tenants.

Recommended Treatments

Allison Hall would require rehabilitation to continue as office space. The interior would require improvements to comply with NJ Building Codes, including barrier-free access. Some original interior features, such as metal moldings and transoms at interior door frames, should be retained in any rehabilitation.

Parade Ground

The Parade Ground is the primary character-defining feature of the Fort Monmouth Historic District. It is remarkable in its scale, and provides a gracious setting for the housing that lines its edges. It should remain an unobstructed green space for the use of the community.

Recommended Treatments

Preservation is the recommended treatment for the Parade Ground. Existing plantings and walks should be preserved, and additional walks or paths added as needed for the new community. No structures or landscaping should be erected on the Parade Ground; it should remain an open lawn.

Russel Hall

Russel Hall dominates the Parade Ground, and is the anchor of the entrance to Fort Monmouth. This Art Deco brick building would remain in the hands of the US government, and would continue to be used for office space.

Recommended Treatments

Russel Hall would continue to be preserved by the US government.

Chapel

The Chapel is a non-contributing element of the Fort Monmouth Historic District based on National Register of Historic Places criteria. It is, however, harmonious in scale and design with the other buildings surrounding the Parade Ground, and should be retained as a religious structure.

Recommended Treatments

The Chapel may be preserved, rehabilitated, or demolished. Changes required for a new use would be suitable as long as they do not adversely affect other contributing elements of the Historic District. New construction should follow the guidelines for new construction.

Antennae

Several antennae remain at the northeast corner of the Fort Monmouth Historic District as a reminder of the Fort's role in development of communications technology during the Cold War. These structures would be relocated by the Army when they leave Fort Monmouth.

Recommended Treatments

Because these antennas relate directly to the historic significance of Fort Monmouth, they should be documented prior to removal as part of mitigation of the adverse impact on the Fort Monmouth Historic District.



Gardner Hall



Antennas in domes at the northeast corner of Fort Monmouth. Allison Hall is to the left, above the parking lot.



The Parade Ground from the east. Russel Hall and the Chapel sit at either end of the open space. The World War II Memorial is the only structure within the Parade Ground.

Camp Charles Wood Historic District, Gibbs Hall and Suneagles Golf Course

Reuse Recommendation

The focal point of the Camp Charles Wood Historic District is Gibbs Hall (Building 2000), a 1926, Tudor Revival style golf clubhouse that was originally constructed as the Suneagles Country Club. New construction within or adjacent to this district would need to respect the scale and style of Gibbs Hall as well as its primacy in the district. Gibbs Hall should be re-used in keeping with its original design intent and current use as a clubhouse and restaurant. The building has a commercial kitchen and dining rooms that are conducive to reuse. General dining areas are also available, although the banquet capabilities are small in scale.

Recommended Treatments

Gibbs Hall requires preservation and minor rehabilitation to address current building conditions and make interior upgrades to suit expanded usage. Rehabilitation should retain original features and materials at both

the interior and exterior, including fireplaces, ornamental plaster, and copper trim.

Other Historic Structures

Squier Hall

Reuse Recommendations

Squier Hall (Building 283) is currently used as office space and would be most appropriately reused as office space. Its layout is irregular, although most wings have double-loaded corridors.

Recommended Treatments

The exterior of the building should be preserved, and any necessary repairs performed. The interior may be rehabilitated with new plan layouts and finishes as required to meet the needs of a new user. Barrier-free access and energy conservation should also be improved.

Dymaxion Deployment Units

Reuse Recommendations

The Dymaxion Deployment Units should be removed from the roof of the Myer Center,

and located where they can be used and/or interpreted to the public. They would not be suitable for re-use as housing, their original function, but could be used for retail or welcome space.

Recommended Treatments

Because of their significance and rarity, the Dymaxion Deployment Units should be restored to their original condition after relocation.

Myer Center

Reuse Recommendations

The Albert J. Myer Center is a sound building constructed for telecommunications research purposes. It has a plan layout of two corridors defining two perimeter zones and an interior zone, corresponding to the layout of steel and concrete masonry unit piers. The building has high floor-to-floor heights and a relatively flexible plan, making it suitable for continued use for communications and electronics research.

Recommended Treatments

The Myer Center would need significant modernization to building systems and

finishes for use for new tenants. It would also require development of a strategy to subdivide the building for phased occupancy, taking into account exiting, vertical transportation, and services such as HVAC and rest rooms. Because of limited original interior character-defining features, interior treatments would require little regulation.

At the exterior, a Rehabilitation approach should be employed. The existing building skin is not original, and the narrow strip windows present an austere appearance. The windows and wall cladding could be modified to create a more human scale for the building, and to be more in character with its original appearance.

World War II Temporary Structures

Reuse Recommendations

Throughout Fort Monmouth are temporary wood structures related to the expansion of the Fort during World War II. Because they were hastily built and not intended for permanent use, these structures all require substantial upgrades for energy efficiency and code compliance for adaptation to permanent use. As a result of a programmatic agreement concerning temporary structures



Gibbs Hall



Fireplace with ornamental over-mantle at interior lobby of Gibbs Hall



Squier Hall

nationwide, none of these structures are required to be retained. Because they represent a significant period of the history of Fort Monmouth, however, relocation and re-use of a small number of these structures for seasonal recreational or specialty retail use is recommended.

Recommended Treatments

The World War II structures should be relocated as needed, and placed on new foundations. Rehabilitation should include removal of later accretions, new roofing and siding similar in character to the original, rehabilitation of existing wood windows, installation of building systems required for new uses, and barrier-free access.

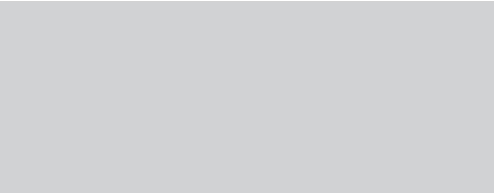
MONUMENTS AND MEMORIALS

Reuse Recommendations

The monuments and memorials should remain in place where their settings remain intact. Where a change in setting is necessary, the memorial should be relocated to a compatible location.

Recommended Treatments

As a number of these monuments and memorials have reached fifty years of age, an assessment of their condition by a professional conservator is recommended. This assessment should include a prioritized list of recommendations for restoration and maintenance, and also provide associated costs for the work outlined. Such an assessment is particularly important for the large-scale memorials and/or those with a structural component, such as the World War II Memorial, the Augenstine Memorial, or the Spanish American War Memorial, all of which date to the early 1950s.



The Dymaxion Deployment Unit should be placed on a concrete foundation, and all materials restored to their original condition.



The Myer Center from the west. The Dymaxion Deployment Unit is on the roof beyond, near the chimney stack.

7.2 Effects on Historic Structures and Recommended Mitigation Measures

This chapter outlines the potential effects to the historic structures of Fort Monmouth that would be realized in both the 10-Year and 20-Year Concept Plans. In general, potential effects can include both direct physical effects, such as demolition or alteration, and indirect effects, such as the introduction of new buildings or site features in close proximity that are out of character with a property or that alter its historic setting and context.

Main Post

The Main Post has a large collection of buildings, many incorporated within an eligible historic district, that are appropriate for preservation and reuse. The administrative and residential buildings on the Main Post have been well maintained and are in sound condition, and both the 10- and 20-Year Concept Plans show retention and reuse of the majority of these buildings. In fact, few physical changes to the existing buildings or their physical setting are anticipated within the eligible Fort Monmouth Historic District, and many buildings would continue to serve the same or similar use.

The buildings that comprise Barker Circle would remain, but plans show these buildings being adapted for use as municipal offices and residential reuse. The adaptive use of the buildings is considered to be a direct effect, but one that can be mitigated through design consultation with the NJSHPO.

The 20-Year Concept Plan also shows new construction to the north of Allison Hall (Building 209), a building that was originally constructed as a hospital but was later converted for office use. This new construction may visually alter the surrounding area, resulting in an indirect effect on the eligible resource (Fort Monmouth Historic District). New construction would need to be sensitive to the historic buildings in close proximity, such as Allison Hall, and the adjacent historic district, and designs should be developed in consultation with the NJSHPO and local historic preservation commissions.

Similarly, while the 10-Year Concept Plan shows no immediate changes to the Register-eligible Squier Hall (Building 283), the 20-Year Concept Plan provides for the growth and development of a new high tech green industry “center” immediately to the south of Squier Hall. This new construction would visually alter the surrounding area, resulting in an indirect effect on the eligible resource (Squier Hall). New construction would need to be sensitive to the historic building and to the general physical context.

Camp Charles Wood

The creation of a new hotel and conference center to the west of Gibbs Hall (Building 2000) is shown on the 10-Year Concept Plan. This new construction constitutes an indirect effect on National Register eligible resources. The new conference center would have an indirect effect on Gibbs Hall and its associated resources, as it would be within the viewshed of the Register-eligible building and

would alter their physical context. Mitigation should include documentation of the entire Megill Circle complex and its landscape, and consultation with the NJSHPO and local historic preservation commissions regarding design of new construction.

The Myer Center (Building 2700-01) is an approximately 675,000 square foot, open hexagon plan research facility built in the 1950s. The Myer Center, which has been identified as an individually eligible building, dominates the western section of the Charles Wood area. The 10-Year Concept Plan shows partial demolition of the Myer Center, and its reuse as a commercial / general office / data center, with additional new construction to be completed as part of the 20-Year Concept Plan. These Plans constitute a direct effect on the Register-eligible building. Mitigation should include documentation of the structure, interpretation of its history, and design consultation regarding alterations and adjacent construction.



Myer Center courtyard

7.3 Guidelines for Preservation and New Construction

Preservation

The Secretary of Interior’s Standards for the Treatment of Historic Properties [http://www.nps.gov/history/hps/tps/standguide] define four categories of treatment for historic structures, each of which involves varying degrees of retention of historic materials.

Preservation

Preservation is defined as “the act or process of applying measures necessary to sustain the existing form, integrity, and materials of a historic property.” This treatment requires the retention of the greatest amount of historic fabric, including the features that illustrate the building’s evolution over time.

Restoration

Restoration is defined as “the process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of removal of features from other periods in its history and reconstruction of features from the restoration period.” In restoration, material authenticity is often sacrificed, as certain materials may be removed or missing features rebuilt to depict a single period.

Rehabilitation

The broadest category in the Secretary of Interior’s Standards is rehabilitation. This is defined as “the act of process of making possible a compatible use for the property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.” Projects in this category may range from building renovation for similar uses, restoration of landmark public buildings that do not involve a change of use, to the adaptation of historic structures for uses other than the original. As in Preservation, a large amount of material fabric is retained

in Rehabilitation, as more than one period in the building may be represented. However, there may be less material authenticity due to the fact that alterations and additions for a new use are often required in this treatment category. Often, these projects involve very extensive renovations to HVAC, electrical, fire protection, plumbing, and security systems; while allowing the original design and materials of historic spaces to be preserved.

Reconstruction

Reconstruction is defined as “the act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location.” A reconstruction has the least authenticity of historic materials, since it depicts a single period in history using new materials, and is often based solely on archeology or other documentary evidence.

It is anticipated and recommended that the majority of the work on historic buildings at Fort Monmouth would be in the area of Rehabilitation. The monuments and memorials would be in the Preservation category, and the Family Houses on the Parade Ground would also be in the area of Preservation as they would serve for their original use. Restoration of buildings to a given historic time period is not anticipated, as the resources evolved over time and were utilized through many historic periods. Reconstruction or the creation of exact replicas of historic structures or sites is not anticipated or recommended in the Plan.

Modifications to existing structures should be designed to ensure minimal loss or removal of distinctive or character defining features, such as:

- Scale and massing of exterior walls
- Fenestration
- Decorative masonry details
- Decorative wood trim
- Roof shapes
- Special roofs and roof trim
- Porticos and porches

- Ornamental metals
- Dormers
- Shutters
- Decorative chimneys
- Landscape entrance elements

New Construction

The design of new buildings, as well as the design of building additions, within or adjacent to the defined historic districts or individually eligible buildings must be treated sensitively in order to preserve the historic character of the districts, each of which possesses its own identity and sense of place, and the significant landmarks. New buildings should respect not only the built context, but also the character of the landscape and streetscape.

Additional archaeological investigation that incorporates a program of subsurface testing is recommended to complement the information that has already been gathered on Fort Monmouth’s above-ground resources and present a more complete picture of the cultural resources associated with the development of this site. It is important to complete archaeological investigations prior to the commencement of any new building on the Fort Monmouth property.

Compatible new construction can be achieved through an understanding and respect for a variety of design principles, including: setback, orientation, scale, proportion, massing, height, materials, and roof shape. In addition, the location and design of landscape features – trees, driveways, sidewalks, and even outbuildings – contribute to the character of the historic district or the setting of the significant building and should be considered throughout the planning process.

Generally:

- Modifications to existing structures should be designed to ensure minimal loss or removal of distinctive or character-defining features;
- The design of additions or new structures should be of a size and scale that is in keeping with the size and scale of the historic structure or structures; and

- The creation of exact replicas of existing historic structures is not recommended.

7.4 Section 106 Process

7.4.1 Consultation

In considering the future of Fort Monmouth’s historic resources, FMERPA (Fort Monmouth Economic Revitalization Planning Authority), acting on behalf of the Army, is required to participate in the Section 106 review process. Section 106 review (which refers to Section 106 of the National Historic Preservation Act of 1966) requires federal agencies to consult with the State Historic Preservation Officer prior to implementing projects that impact historic properties, and ensures that private citizens and local governments have an opportunity to participate in the preservation planning process.

The Section 106 review process requires the project team to work with the New Jersey Historic Preservation Office to reach a consensus regarding the eligibility of the resources and then to evaluate the effect of the proposed projects on those resources. Consultation with the SHPO typically results in a Memorandum of Agreement (MOA) or Programmatic Agreement (PA), which outlines the means by which the effects on historic resources would be mitigated.

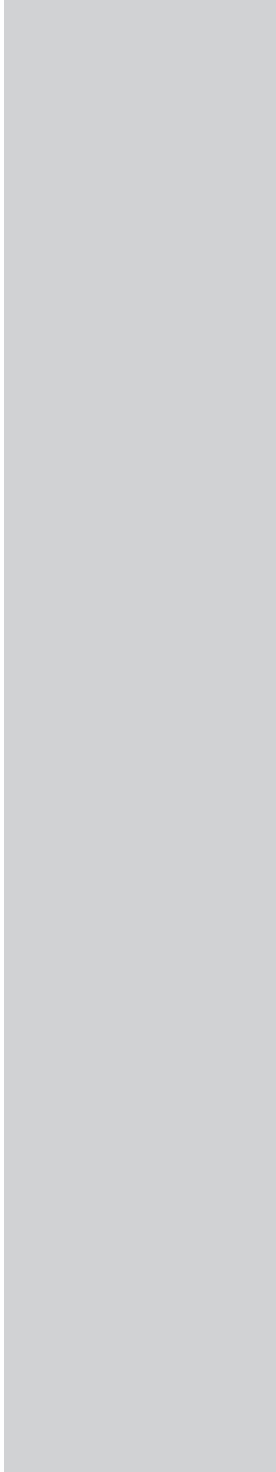
The historic preservation review process mandated by Section 106 is outlined in regulations issued by the Advisory Council on Historic Preservation (ACHP). Revised regulations, “Protection of Historic Properties,” (36 CFR Part 800), became effective January 11, 2001.

7.4.2 Mitigation

As mandated by Section 106 of the NHPA of 1966, FMERPA is participating in an ongoing consultation process with the NJ SHPO with respect to potential impacts on historic resources. As part of this consultation process, measures are being developed to avoid or minimize any significant adverse impacts – both direct and indirect – to historic resources.

Mitigation options may include:

- Ongoing consultation with NJ SHPO with respect to the design of project elements that would physically alter a historic resource or that could affect its context or setting.
- Documentation of historic resources and landscapes prior to their removal or alteration, ideally performed while the buildings and landscapes maintain the current degree of historic integrity. The level and type of documentation should be determined in consultation with the NJ SHPO.
- Additional study of the property. For instance, archaeological investigation that incorporates a program of subsurface testing could complement the information that has already been gathered on Fort Monmouth’s above-ground resources, and would present a more complete picture of the cultural resources associated with the development of this important site.
- Public dissemination of the importance and historical significance of Fort Monmouth and its attendant resources, such as the development of a website, walking tour, publication, or permanent on-site exhibition.



8.0 COMMUNITY IMPACTS



8.0 Community Impacts

8.1 Overview

Economics Research Associates (ERA) has conducted a net fiscal impact analysis for the preliminary redevelopment program for Fort Monmouth. The analysis focuses primarily on the impacts to the municipal operating budgets of the three boroughs that encompass the Fort: Eatontown, Oceanport and Tinton Falls, as well as impacts to the local and regional school operating budgets. As part of our analysis, ERA met with Administrators or Chief Financial Officers for each of the Boroughs to discuss cost allocation methodologies and tax and equalization rates, and interviewed local assessors regarding valuation methodologies.

ERA provides our findings, expressed in constant 2008 dollars, in this memorandum report. These findings are based on the proposed plan concept as currently envisioned. As such, the estimates of fiscal costs and revenues are subject to modification as the proposed plan concept continues to evolve.

The proposed uses in the redevelopment program, by jurisdiction, are summarized in the following table (Note: the 20-year plan is additive to the 10-year plan).

8.2 Summary of Findings

ERA’s analysis concludes that the proposed physical development plan will generally result in positive fiscal impacts for the jurisdictions analyzed. The net fiscal impact to the municipal operating, local school district, and regional high school district funds are generally favorable as summarized below in Table 2.

Table 1: Proposed Redevelopment Program

	Eatontown		Oceanport		Tinton Falls	
	10-Year Plan	20-Year Plan	10-Year Plan	20-Year Plan	10-Year Plan	20-Year Plan
Office and R&D Space (SF)	174,533	397,072	437,119	200,000	664,817	225,000
Retail Space (SF)	165,735	-	112,550	34,000	48,000	32,000
Hotel / Conference Center Space (SF)	254,400	-	-	70,000	-	-
Residential Units	275	302	294	418	288	-
Civic Uses Space (SF)	76,611	-	359,709	-	88,416	-

Source: EDAP; Economics Research Associates, 2008.

Table 2: Summary of Net Fiscal Impacts

	Municipal Use Fund		Local District K-8 School Fund		Regional 9-12 High School Fund	
	Year 10	Year 20	Year 10	Year 20	Year 10	Year 20
EATONTOWN						
Real Property Tax Revenues	\$948,000	\$1,904,000	\$1,143,000	\$2,295,000	\$669,000	\$1,343,000
Hotel Tax	\$162,000	\$162,000				
Estimated Public Service Costs	(\$580,000)	(\$1,099,000)	(\$97,000)	(\$246,000)	(\$32,000)	(\$113,000)
Net Fiscal Impact	\$530,000	\$967,000	\$1,046,000	\$2,049,000	\$637,000	\$1,230,000
OCEANPORT						
Real Property Tax Revenues	\$749,000	\$1,302,000	\$1,254,000	\$2,178,000	\$572,000	\$993,000
Hotel Tax	\$0	\$75,000				
Estimated Public Service Costs	(\$742,000)	(\$1,330,000)	(\$402,000)	(\$554,000)	(\$298,000)	(\$391,000)
Net Fiscal Impact	\$7,000	\$47,000	\$852,000	\$1,624,000	\$274,000	\$602,000
TINTON FALLS						
Real Property Tax Revenues	\$837,000	\$1,028,000	\$1,526,000	\$1,876,000	\$874,000	\$1,075,000
Estimated Public Service Costs	(\$430,000)	(\$482,000)	(\$294,000)	(\$294,000)	(\$139,000)	(\$139,000)
Net Fiscal Impact	\$407,000	\$546,000	\$1,232,000	\$1,582,000	\$735,000	\$936,000

Source: Economics Research Associates, 2008.

8.3 Methodology

The two primary components of a net fiscal impact analysis include revenue generation and cost allocation, which are each discussed in their respective sections below.

Revenue Generation

The majority of non-State and non-Federal funding for municipal operations is generated through property taxes, for each of the three subject jurisdictions. Other sources of revenue include hotel taxes, which have been incorporated in this analysis, as well as fines and fees, which have been excluded from this analysis, since they generally cover the costs of services provided by the municipal government, and are therefore considered “revenue neutral”.

According to discussions with local tax assessors, the most common method for valuing commercial property, or other property where rent is collected, is the income approach to valuation. The income approach applies a capitalization rate to the estimated net operating income of a given property. Generally, the land value is built into the resulting property value, unless there is a large amount of developable land in addition to the land already improved. ERA valued for-sale residential property using a sales comparables approach.

Eatontown and Oceanport were reassessed within the last few years, while Tinton Falls has been recently reassessed. Therefore, we have assumed that assessed values will reflect actual market values for property tax generation. The property tax levies, per \$100 in assessed value, that were incorporated into this analysis, were from the Monmouth County Board of Taxation General Rate Certification Schedule for 2007 for Eatontown and Oceanport, while the Tinton Falls levies are based on 2008 estimates, provided by the Borough Chief Financial Officer, since the recent

revaluation has rendered the 2007 Tinton Falls approved rates inappropriate for this analysis. The tax levies incorporated are summarized in Table 3 below.

Comparables

ERA relied on Hanley Wood Market Intelligence data to develop sales comparable assumptions for the proposed for-sale residential units. Comparables were obtained for multiple unit types within 19 area developments. New townhouse units generally range from the mid \$400,000s to the mid \$500,000s, with a few upper end units in Tinton Falls selling for around the \$900,000 pricepoint. ERA assumed a townhouse value of \$450,000.

Other than a few developments with price ranges from \$1.0 to \$4.0 million dollars, most of the single family homes on the market are in the \$500,000 to \$900,000 price range with the greatest numbers in the \$600,000 to \$800,000 range. Therefore, ERA assumed \$600,000 values for the small lot single family units and \$800,000 for the large lot single family developments.

Blended average sales prices (and rents, discussed below) were developed to account for COAH low- and moderate-income housing requirements, as shown in the table below.

The golf course and gas station were also valued using a comparables approach, due to a lack of sufficient operating inputs to determine net operating income. The comparables are of actual assessed value, as determined through the Monmouth County online assessment database. The assessed values were adjusted to actual market value using the ratio of assessed value to true value, as indicated in the 2007 Director’s Table of Equalized Valuations (for use in 2008), as shown in the following two tables.

Table 3: Tax Levies per \$100 in Assessed Value

	Eatontown	Oceanport	Tinton Falls
District School Budget	0.569	0.522	0.644
Regional School Budget	0.333	0.238	0.369
Local Municipal Purposes	0.472	0.312	0.353

Source: EDAW; Economics Research Associates, 2008.

Table 4: Market Rate and Affordable Housing Blended Values

Tenure	Planned Units	Target HH Income	Pct Income to Hsg	Affordable Rent / Sales Price	Market Rate Comparable	Percent Affordable	Blended Average Rent / Sales Price
Existing Rental Apartments	22	\$ 31,712	30%	\$ 793	\$ 1,100	20%	\$ 1,040
New Rental Apartments	495	\$ 38,055	30%	\$ 951	\$ 2,100	20%	\$ 1,870
For Sale Attached	385	\$ 43,974	30%	\$ 181,588	\$ 450,000	20%	\$ 396,300
Single Family Small Lot	315	\$ 43,974	30%	\$ 181,588	\$ 600,000	20%	\$ 516,300
Single Family Large Lot	14	\$ 55,814	30%	\$ 230,481	\$ 800,000	20%	\$ 686,100

Source: Economics Research Associates, 2008.

Table 5: Golf Course Assessment Comparables

Golf Course	Acreage	Total Assmnt	% Market	Market	Assmnt / Ac
Bel-Aire	81.90	\$ 9,551,300	56.46%	\$ 16,916,932	\$ 206,556
Howell Park	285.55	\$ 7,792,500	97.20%	\$ 8,016,975	\$ 28,076
Charleston Springs	594.25	\$ 8,939,900	64.72%	\$ 13,813,195	\$ 23,245
Pine Brook	60.49	\$ 3,024,500	98.24%	\$ 3,078,685	\$ 50,896
Hominy Hill	179.80	\$ 6,564,100	41.72%	\$ 15,733,701	\$ 87,507
Shark River	292.81	\$ 12,632,200	74.19%	\$ 17,026,823	\$ 58,150
Average:					\$ 75,738

Source: Monmouth County, NJ; Economics Research Associates, 2008.

Table 6: Gas Station Assessment Comparables

Gas Station	Street	Municipality	Assessment	% of Market	Market
BP	20 Main St	Asbury Park	\$ 685,700	30.43%	\$ 2,253,368
BP	264 Hwy 35	Eatontown	\$ 631,900	102.97%	\$ 613,674
Exxon	Hwy 35 & Wyckoff	Eatontown	\$ 1,225,000	102.97%	\$ 1,189,667
Exxon	Hwy 35 & Tinton	Eatontown	\$ 800,000	102.97%	\$ 776,925
Getty	Hwy 35	Eatontown	\$ 1,395,000	102.97%	\$ 1,354,764
Exxon	4211 Rt 9	Freehold	\$ 1,307,200	47.06%	\$ 2,777,731
Fast Fuel	238 Jerseyville Ave	Freehold	\$ 359,900	47.06%	\$ 764,768
Sun	3541 Rt 9	Freehold	\$ 401,300	47.06%	\$ 852,741
Exxon	963 Hwy 36	Hazlet	\$ 359,900	40.04%	\$ 898,851
Exxon	3328 Hwy 35	Hazlet	\$ 459,700	40.04%	\$ 1,148,102
Sunoco	210 Hwy 36	Hazlet	\$ 366,600	40.04%	\$ 915,584
Exxon	46 Main St	Holmdel	\$ 1,050,000	100.27%	\$ 1,047,173
Exxon	639 Hwy 9	Howell	\$ 1,178,000	97.20%	\$ 1,211,934
Getty	Broad & Hwy 36	Keyport	\$ 304,600	41.90%	\$ 726,969
Exxon	Branch & Sycamore	Little Silver	\$ 545,900	75.46%	\$ 723,430
Sun	1075 Norwood Ave	Long Branch	\$ 897,100	102.12%	\$ 878,476
Average:					\$ 1,133,385

Source: Tax Board, Monmouth County, NJ; Economics Research Associates, 2008.

Net Operating Income

The income approach to valuation is driven largely by anticipated rents and expenses.

Office and retail space rental rates are based on Costar rent data for a five mile radius around the Fort. Average per square foot (PSF) rents for the following uses (and classes) are as follows:

☉ Office Class A & B = \$21.13 (generally ranging from \$18.00 to \$26.00 PSF)

☉ Office Class C = \$19.52 (generally ranging from \$16.00 to \$24.00 PSF)

☉ Retail = \$26.72 (generally ranging from \$16.00 to \$28.00 PSF)

For most proposed uses, ERA applied the lower end of the rent spectrum to the existing structures that will remain, and higher anticipated rents to planned new buildings. McAfee Center and Suneagles restaurant are exceptions.

Based on the predominance of triple net leases in the Costar data, it was assumed that all expenses would be passed through to the tenants for the commercial uses.

According to Reis apartment market data, the average asking rent in the Central New Jersey Shore submarket is approximately \$1,100 per month overall, while at those properties constructed after 1999, average asking rents are over \$2,100.

For apartment operating expenses, ERA assumed \$4,800 per unit annually, based on ULI’s “Dollars and Cents of Multifamily Housing”, for garden apartments in the New York-Newark-Edison market area.

Detailed valuation calculations, and resulting property taxes, for each of the proposed uses at Fort Monmouth can be found in the Appendix (provided under separate cover), with the exception of the hotel uses, which are described below.

Hotel

Estimates of stabilized year net operating income and financial statements are presented according to the Uniform System of Accounts for lodging properties. It is assumed that the conference center hotel will contain 150 rooms and the waterfront hotel will contain 75 rooms. To derive the projected net operating income for both the conference center hotel and the waterfront hotel, ERA utilized market-based occupancy and rate projections from the prior ERA study regarding the market demand for lodging facilities at Fort Monmouth. ERA assumes an average annual occupancy of 68% for both properties and an average daily rate (ADR) of \$145 for the conference hotel and \$135 for the waterfront hotel. Rooms revenue is assumed to account for 60.9 percent and 62.2 percent of total revenue for the conference and waterfront hotels respectively. Estimated stabilized total revenue is \$8.86 million for the conference hotel and \$4.04 million for the waterfront hotel.

Expenses are estimated on a fixed and variable basis. Variable expense ratios are derived from the PKF annual lodging report and the STR HOST study. Fixed salary expenses were assumed from average wages for New Jersey for various positions according to the Bureau of Labor Statistics. A staffing plan was completed assuming an industry standard 1.5 employees per room for full service upscale properties. Fixed utility expenses were assumed from utilization estimates provided by the EPA and usage charges estimates provided by the New Jersey Natural Gas Company and PPL electric company. Estimated stabilized year net operating income is \$1.72 million for the conference hotel and \$800,000 for the waterfront hotel.

Table 7: Conference Hotel Net Revenue Estimate

	Amount	Percent	PAR ¹	POR ²
Revenue				
Rooms	\$ 5,398,350	60.9%	\$ 35,989	\$ 145.00
Food	2,308,260	26.1%	\$ 15,388	\$ 62.00
Beverage	558,450	6.3%	\$ 3,723	\$ 15.00
Rentals and Other Income	148,920	1.7%	\$ 993	\$ 4.00
Telecommunications	74,460	0.8%	\$ 496	\$ 2.00
Other Departments	372,300	4.2%	\$ 2,482	\$ 10.00
Total Revenue	\$ 8,860,740	100.0%	\$ 118,143	\$ 238.00
Departmental Expenses				
Rooms	\$ 1,534,556	28.4%	\$ 10,230	\$ 41.22
Food and Beverage	1,793,010	77.7%	\$ 11,953	\$ 48.16
Telecommunications	72,944	98.0%	\$ 486	\$ 1.96
Other	385,055	103.4%	\$ 2,567	\$ 10.34
Total Departmental Expenses	\$ 3,785,565	42.7%	\$ 25,237	\$ 101.68
Gross Operating Profit				
	\$ 5,075,175	57.3%	\$ 33,834	\$ 136.32
Undistributed Operating Expenses				
Administrative & General	\$ 819,060	9.2%	\$ 5,460	\$ 22.00
Franchise Fees	88,607	1.0%	\$ 591	\$ 2.38
Marketing	611,391	6.9%	\$ 4,076	\$ 16.42
Property Operation and Maintenance	446,760	5.0%	\$ 2,978	\$ 12.00
Utilities	478,480	5.4%	\$ 3,190	\$ 12.85
Management Fee	292,404	3.3%	\$ 1,949	\$ 7.85
Insurance	135,000	1.5%	\$ 900	\$ 3.63
Other	44,304	0.5%	\$ 295	\$ 1.19
Total Undistributed Operating Expenses	\$ 2,916,007	32.9%	\$ 19,440	\$ 78.32
Income before Reserve				
	\$ 2,159,168	24.4%	\$ 14,394	\$ 58.00
Replacement Reserve	\$ 443,037	5.0%	\$ 2,954	\$ 11.90
EBITDA	\$ 1,716,131	19.4%	\$ 11,441	\$ 46.10

Source: Economics Research Associates, 2008
1/: PAR: Per Available Room. This denotes revenue and cost per hotel room.
2/: POR: Per Occupied Room. This denotes revenue and cost per annual occupied rooms.
Note: Stabilized year estimates exclude inflation.

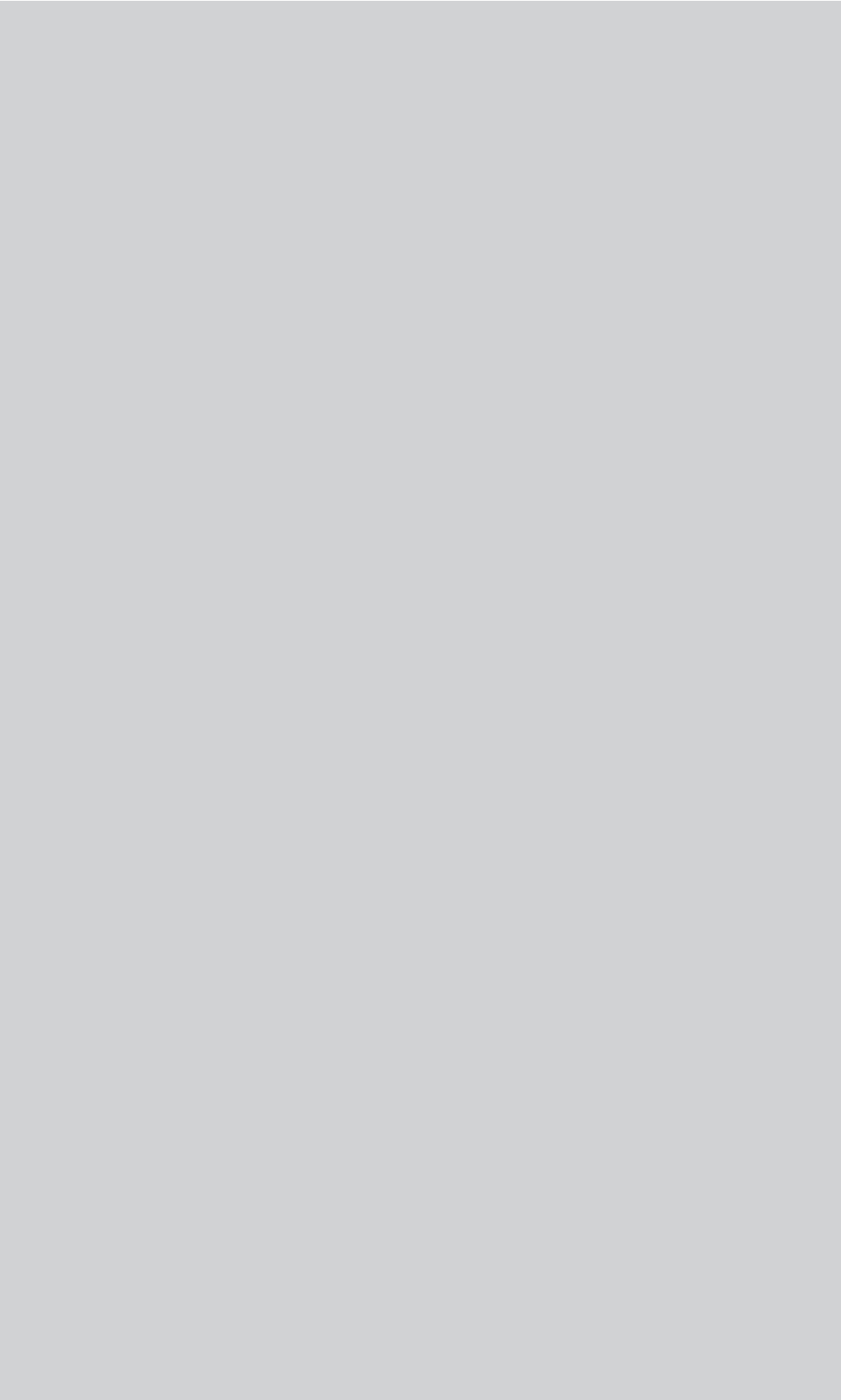


Table 8: Waterfront Hotel Net Revenue Estimate

	Amount	Percent	PAR ¹	POR ²
Revenue				
Rooms	\$ 2,513,025	62.2%	\$ 33,507	\$ 135.00
Food	1,023,825	25.3%	13,651	55.00
Beverage	279,225	6.9%	3,723	15.00
Rentals and Other Income	74,460	1.8%	993	4.00
Telecommunications	37,230	0.9%	496	2.00
Other Departments	111,690	2.8%	1,489	6.00
Total Revenue	\$ 4,039,455	100.0%	\$ 53,859	\$ 217.00
Departmental Expenses				
Rooms	\$ 665,737	26.5%	\$ 8,876	\$ 35.76
Food and Beverage	721,928	70.5%	9,626	38.78
Telecommunications	25,316	68.0%	338	1.36
Other	232,326	208.0%	3,098	12.48
Total Departmental Expenses	\$ 1,645,307	40.7%	\$ 21,937	\$ 88.39
Gross Operating Profit	\$ 2,394,148	59.3%	\$ 31,922	\$ 128.61
Undistributed Operating Expenses				
Administrative & General	\$ 372,300	9.2%	\$ 4,964	\$ 20.00
Franchise Fees	40,395	1.0%	539	2.17
Marketing	278,722	6.9%	3,716	14.97
Property Operation and Maintenance	186,150	4.6%	2,482	10.00
Utilities	239,240	5.9%	3,190	12.85
Management Fee	137,341	3.4%	1,831	7.38
Insurance	75,000	1.9%	1,000	4.03
Other	40,395	1.0%	539	2.17
Total Undistributed Operating Expenses	\$ 1,369,543	33.9%	\$ 18,261	\$ 73.57
Income before Reserve	\$ 1,024,606	25.4%	\$ 13,661	\$ 55.04
Replacement Reserve	\$ 201,973	5.0%	\$ 2,693	10.85
EBITDA	\$ 822,633	20.4%	\$ 10,968	\$ 44.19

Source: Economics Research Associates, 2008
1/: PAR: Per Available Room. This denotes revenue and cost per hotel room.
2/: POR: Per Occupied Room. This denotes revenue and cost per annual occupied rooms.
Note: Stabilized year estimates exclude inflation.

Table 9: Local Hotel Tax Estimate

Municipality / Facility	Year 10 Room Revenue	Year 20 Room Revenue	Year 10 Local Hotel Tax Revenue (@3%)	Year 20 Local Hotel Tax Revenue (@3%)
Eatontown				
Conference Hotel	\$ 5,398,350	\$ 5,398,350	\$ 161,951	\$ 161,951
Oceanport				
Waterfront Hotel	\$ -	\$ 2,513,025	\$ -	\$ 75,391

Source: Economics Research Associates, 2008.

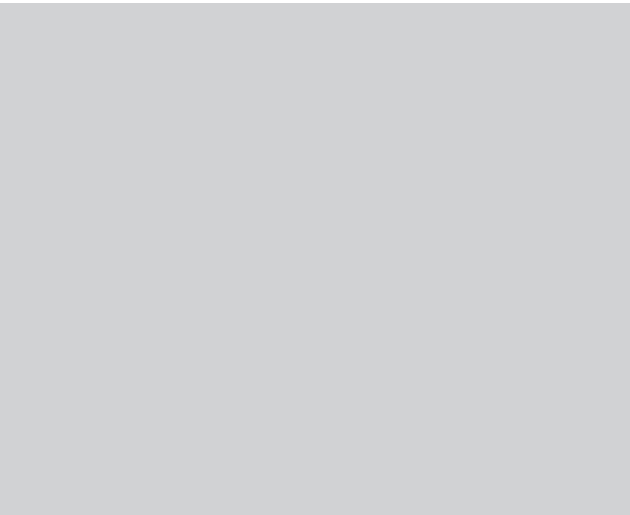
Public Service Cost Allocation Methodology

Based on public service cost methodologies published by the International City/County Management Association (ICMA) and The Fiscal Impact Handbook (Burchell and Listokin, 1983), ERA relied upon the per capita marginal cost approach to estimating the potential incremental public service costs that could result from reversion of the Fort Monmouth base to the jurisdictions of Oceanport, Tinton Falls, and Eatontown. ERA's cost factors include municipal operating costs and public school education costs only.

The marginal cost approach projects the fiscal impact of the proposed redevelopment by calculating the current average cost per resident, employee, or public school child, respectively, and subsequently applying the factors as impact costs to the proposed growth increment based on detailed demographic profiles of the proposed plan land uses.

The per capita marginal cost approach to fiscal cost estimates requires the following inputs:

- Estimates of the new residents, employees, and public school children that would result from the proposed redevelopment
- Analysis of the fixed (staffing) and variable (materials) costs of the local jurisdictions General Fund operations.
- Estimates of the cost per public school child (net of State and Federal transfers) to both the local District



School (elementary and middle schools) and the Regional High School District.

- Ratio of total residential property assessed value to total commercial property assessed value as the basis for allocating public service costs to new residents and employees.

ERA provides a summary of the underlying data sources, assumptions, and other factors that support an estimate of the potential incremental public service costs that could result in Year 10 and Year 20 of the proposed Fort Monmouth redevelopment in the following section.

Population, Households, and Employment

ERA relied upon proprietary 2008 data reported by ESRI Business Information Solutions, a demographic and economic forecasting company to develop estimates of current residential and commercial populations in each jurisdiction. For the purpose of estimating average household size as the basis for projecting new residents resulting from the proposed housing program, ERA assumed the current average household size reported for all unit types. ERA considers this approach to be conservative because multifamily housing units typically are associated with smaller than average household size. As such, the estimated new residential population and residential public service costs are likely overstated. A summary of ERA's residential population estimates in Year 10 and Year 20 of buildout is provided in the following table.

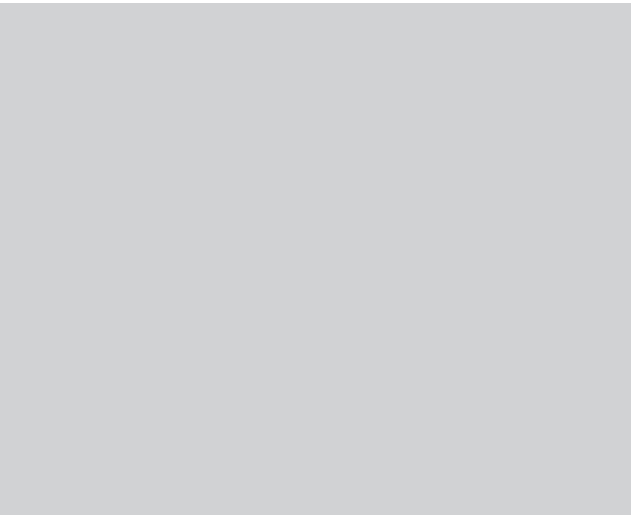


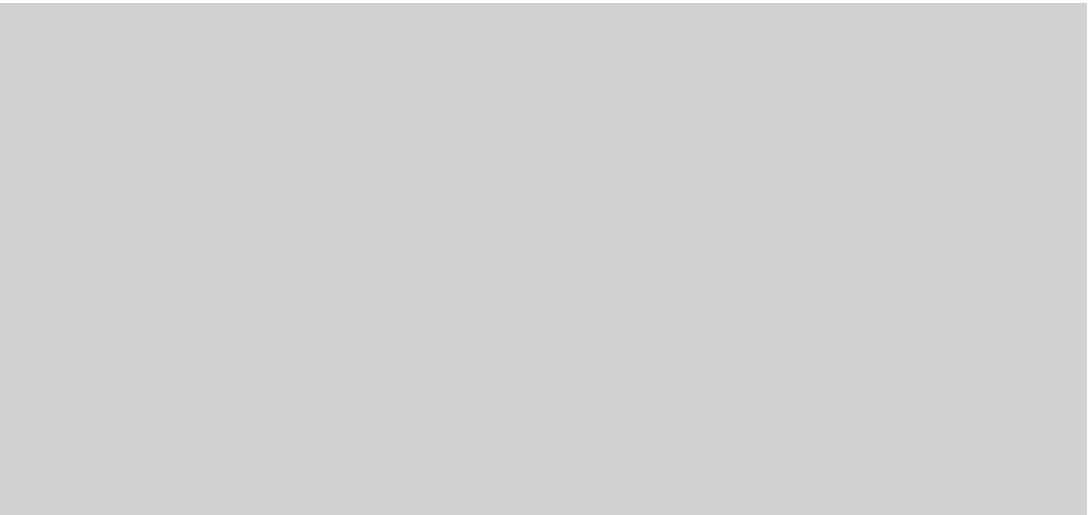
Table 10: Estimated Residential Population

EATONTOWN	Housing Units			Persons /	New Residents		
	Year 10	Year 20	Total	HH	Year 10	Year 20	Total
Townhouse/Rowhouse	0	302	302	2.34	-	707	707
Garden Apartments - Howard Commons	275	0	275	2.34	644	-	644
Total	275	302	577		644	707	1,350

OCEANPORT	Housing Units			Persons /	New Residents		
	Year 10	Year 20	Total	HH	Year 10	Year 20	Total
Gardner Hall Residential	15	0	15	2.69	40	-	35
Historic District 1-Family	117	0	117	2.69	315	-	274
1-Family Small Lot	80	79	159	2.69	215	213	372
Apartments	60	309	369	2.69	161	831	863
Oceanport Ave Apartments	30	30	60	2.69	81	81	140
Total	302	418	720		812	1,124	1,685

TINTON FALLS	Housing Units			Persons /	New Residents		
	Year 10	Year 20	Total	HH	Year 10	Year 20	Total
Hemp Hill Housing	22	0	22	2.49	55	-	55
1-Family Small Lot	39	0	39	2.49	97	-	97
1-Family Large Lot	14	0	14	2.49	35	-	35
Townhouse/Rowhouse	83	0	83	2.49	207	-	207
Apartments	130	0	130	2.49	324	-	324
Total	288	0	288		717	0	717
Grand Total	865	720	1,585		2,173	1,831	3,752

Source: Boroughs of Oceanport, Eatontown, and Tinton Falls; ESRI Business Information Solutions; Economics Research Associates, 2008.



Employment Generation Factors

ERA's estimates of new employment that would be created by the reuse of existing commercial buildings and the construction of new commercial property is based on employment generation factors published by ULI-the Urban Land Institute's Dollar and Cents of Shopping Centers and ULI's Dollars and Cents Multifamily Housing. A summary of the employment generation factors and projected employment yield associated with the proposed plan is located in Appendix Table B-1.

Local Fund "Appropriations" (Operating) Cost Factors

ERA evaluated the standard form New Jersey 2008 Municipal Budget for each jurisdiction that will be impacted by the reversion of the Fort Monmouth site to the localities. For the purpose of calculating per capita marginal cost factors, ERA focused on the "Current Fund – Appropriations" (operating) budgets for FY2008 as the basis for estimating the potential incremental costs associated with providing municipal services to current and projected residents and employees. Specifically, ERA included 100 percent of the "Current Fund – Appropriation" costs detailed on budget sheets 12 through budget sheet 17 (refer to Appendix B-2 for detailed summary of appropriations line items included in the public service cost analysis).

ERA determined that typically, more than 50 percent of each Borough's operating budget is dedicated to staffing and wage costs. However, based on interviews with the Chief Financial Officers or Borough Administrators of each of the localities, ERA

concluded that the residential and commercial uses proposed by the Fort Monmouth plan would not require a significant increase in current municipal staffing levels. Based on ERA's experience in similar communities, ERA applied a cost burden factor of 20 percent to salaries and wages. ERA determined that other annual ongoing expenses (variable operating costs) would be directly impacted by an increase in residential and commercial activity in each jurisdiction. ERA applied a cost burden factor of 100 percent to these expenses, such as utilities, equipment repair and maintenance, machinery supplies, and motor fuel.

Finally, ERA evaluated the relative cost burden of residential and commercial populations in each jurisdiction. This step is typically calculated by evaluating the relationship between the total assessed value of residential versus commercial property. ERA obtained estimates from each jurisdiction regarding the relative weight of the residential and commercial values as the basis for performing the allocation calculations detailed in the following series of tables. (Note: ERA will update this analysis to reflect actual assessed values as more accurate and up to date assumptions are made available.)

The estimated residential cost value was then divided by total residential population to yield the residential per capita public service cost value and the estimated commercial cost value was then divided by the total commercial population to yield the estimated commercial per capita cost value, as defined by the proposed development program outlined in the appendix to this report. These values were then multiplied by the estimated new residential and commercial populations that are expected to result from the proposed Fort Monmouth plan to develop the total public service cost impact to each jurisdiction.

Table 11: Per Capita Public Service Cost Estimates – Eatontown

EATONTOWN		2008 Resident s	2008 Employees	Total Population Served
Persons		14,156	13,702	27,858
% of Total		51%	49%	100%
		Value Impacted by New Residents/Employees		
Current Fund Appropriations (2008)		%		
Total Salaries	\$ 8,534,044	20%	\$ 1,706,809	
Total Other Expenses	\$ 6,268,278	100%	\$ 6,268,278	
Total Operating Appropriations	\$ 14,802,322		\$ 7,975,087	
Per Capita Fund Appropriations (2008)		Resident ial Property	Commercial Property	Total
		\$ 7,975,087	\$ 7,975,087	
Assessed Value Ratio		65%	35%	100%
Current Fund Appropriations Impacted by New Residents/Employees		\$ 5,183,806	\$ 2,791,280	\$ 7,975,087
Persons		14,156	13,702	27,858
Per Capita Public Service Cost		\$ 366	\$ 204	

Source: Borough of Eatontown; ESRI Business Information Solutions; Economics Research Associates, 2008.

Table 12: Per Capita Public Service Cost Estimates –Oceanport

OCEANPORT		2008 Residents	2008 Employees	Total Population Served
Persons		5,864	2,508	8,372
% of Total		70%	30%	100%
		Value Impacted by New Residents/Employees		
Current Fund Appropriations (2008)		%		
Total Salaries	\$ 2,675,584	20%	\$ 535,117	
Total Other Expenses	\$ 2,317,664	100%	\$ 2,317,664	
Total Operating Appropriations	\$ 4,993,248		\$ 2,852,781	
Per Capita Fund Appropriations (2008)		Resident ial Property	Commercial Property	Total
		\$ 2,852,781	\$ 2,852,781	
Assessed Value Ratio		75%	25%	100%
Current Fund Appropriations Impacted by New Residents/Employees		\$ 2,139,586	\$ 713,195	\$ 2,852,781
Persons		5,864	2,508	8,372
Per Capita Public Service Cost		\$ 365	\$ 284	

Source: Borough of Oceanport; ESRI Business Information Solutions; Economics Research Associates, 2008.

Table 13: Per Capita Public Service Cost Estimates –Tinton Falls

TINTON FALLS		2008 Residents	2008 Employees	Total Population Served
Persons		16,909	6,857	23,766
% of Total		71%	29%	100%
		Value Impacted by New Residents/Employees		
Current Fund Appropriations (2008)		%		
Total Salaries	9729087	20%	\$ 1,945,817	
Total Other Expenses	5967695	100%	\$ 5,967,695	
Total Operating Appropriations	\$ 15,696,782		\$ 7,913,512	
Per Capita Fund Appropriations (2008)		Resident ial Property	Commercial Property	Total
		\$ 5,967,695	\$ 5,967,695	
Assessed Value Ratio		75%	25%	100%
Current Fund Appropriations Impacted by New Residents/Employees		\$ 4,475,771	\$ 1,491,924	\$ 5,967,695
Persons		16,909	6,857	23,766
Per Capita Public Service Cost		\$ 265	\$ 218	

Source: Borough of Tinton Falls; ESRI Business Information Solutions; Economics Research Associates, 2008.

Utility Fund Expenditures

Based on discussions with individual jurisdictions, the majority of new residential and commercial property will likely be served by fee-based public utility services. Accordingly, these items are considered “revenue neutral” and are excluded from the analysis.

Civic Uses

The proposed Fort Monmouth plan includes a variety of civic uses that are proposed to revert to the Boroughs or non-profit uses, or be sold for private operation. For those uses that are intended for continued public use, existing and proposed properties may require upfront capital investment for acquisition or renovation. Costs estimates for the majority of these properties were not available. ERA concludes that an estimate of the one-time capital cost impact to the Boroughs will require further evaluation. A summary of the civic uses as currently allocated to each jurisdiction follows.

Eatontown

- Eatontown Municipal Center Malette Hall
- Public Theater
- Gibbs Hall Suneagles Golf Club (Acres)
- Fort Monmouth Jitney Bus

Oceanport

- Barker Circle Oceanport Municipal Complex
- Kaplan Hall Museum
- Public Marina
- Counseling Center
- Library

- Armstrong Hall Education Building
- Lane Hall Community Conference Center
- Recreation Support Building
- Fire/Emergency Services Station
- Chapel
- VA - Community Medical Center

- Main Post Office
- Middle School (450 students, 16-acres)

Tinton Falls

- Child Development Center
- Recreation Center (formerly Teen Center)
- Fire/Emergency Services Station
- Community Pool/Tennis Center(s)
- Fire & Police Training Academy

- Library

Public School Education Estimates

Public school education costs are based on current costs per pupil reported by local and regional school district budgets. Public school child generation factors are based on the Quick Guide to New Jersey Residential and Demographic Multipliers (Listokin, Bloustein School of Planning and Public Policy, November 2006). Note that ERA includes only local costs per pupil (net of costs funded by State and Federal sources). The following series of tables summarizes ERA’s assumptions regarding the potential cost of public school education that could result from new school children living within the Fort Monmouth site.

Table 14: Estimated Current Fund – Appropriations (Operating) Costs FY2008

EATONTOWN			Per Capita Cost		Total Estimated Cost				
	Year 10	Year 20	Total			Year 10	Year 20	Total	
New Residents	644	707	1,350	\$	366	\$	235,644	\$ 258,780	\$ 494,424
New Employees	1,689	1,277	2,966	\$	204	\$	344,122	\$ 260,179	\$ 604,300
Total	2,333	1,984	4,317		\$	579,766	\$ 518,959	\$ 1,098,725	

OCEANPORT			Per Capita Cost		Total Estimated Cost				
	Year 10	Year 20	Total			Year 10	Year 20	Total	
New Residents	812	1,124	1,937	\$	365	\$	296,411	\$ 410,265	\$ 706,676
New Employees	1,568	625	2,193	\$	284	\$	445,985	\$ 177,716	\$ 623,701
Total	2,381	1,749	4,130		\$	742,397	\$ 587,981	\$ 1,330,377	

TINTON FALLS			Per Capita Cost		Total Estimated Cost				
	Year 10	Year 20	Total			Year 10	Year 20	Total	
New Residents	717	0	717	\$	265	\$	189,820	\$ -	\$ 262,603
New Employees	1,103	239	1,342	\$	218	\$	239,940	\$ 52,001	\$ 273,339
Total	1,820	239	2,059		\$	429,760	\$ 52,001	\$ 535,943	

TOTAL PROJECT SITE								
New Residents	2,173	1,831	4,004		\$	721,876	\$ 669,045	\$ 1,390,921
New Employees	4,360	2,141	6,501		\$	1,030,047	\$ 489,895	\$ 1,519,942

Source: Boroughs of Oceanport, Eatontown, and Tinton Falls; ESRI Business Information Solutions; Economics Research Associates, 2008.

Table 15: Estimated Local Cost per Pupil

	Proposed 2008-2009 /1							
	Eatontown				Oceanport			
	Year 10		Year 20		Year 10		Year 20	
	Year 10		Year 20		Year 10		Year 20	
Revenues: Local Tax Levy	\$	12,859,451	\$	7,256,612	\$	17,580,444	\$	19,164,921
Total Revenue	\$	23,248,071	\$	9,818,293	\$	28,243,300	\$	26,910,338
Local Tax Levy as % of Total /2	55%		74%		62%		71%	
Per Pupil Cost Estimate	\$	14,874	\$	11,142	\$	14,126	\$	17,882
Estimated Local Cost Per Pupil /3	\$	8,227	\$	8,235	\$	8,793	\$	12,735

/1 Eatontown, Oceanport, and Tinton Falls School District Budgets, 2008.

/2 ERA estimate, 2008.

/3 ERA estimate, 2008.

Source: Economics Research Associates, 2008.

Table 16: Local School District Student Generation Estimates (K-8)

EATONTOWN	Housing Units			Pupils / HH	New Public School Children		
	Year 10	Year 20	Total		Year 10	Year 20	Total
Townhouse/Rowhouse	0	302	302	0.059999	-	18	18
Garden Apartments - Howard Commons	275	0	275	0.0429994	12	-	12
Total	275	302	577		12	18	30
OCEANPORT	Housing Units			Pupils / HH	New Public School Children		
	Year 10	Year 20	Total		Year 10	Year 20	Total
Gardner Hall Residential	15	0	15	0.037	1	-	1
Historic District 1-Family	117	0	117	0.3159934	37	-	37
1-Family Small Lot	80	79	159	0.3159934	5	5	10
Apartments	60	309	369	0.037	2	11	14
Oceanport Ave Apartments	30	30	60	0.037	1	1	2
Total	302	418	720		46	17	63
TINTON FALLS	Housing Units			Pupils / HH	New Public School Children		
	Year 10	Year 20	Total		Year 10	Year 20	Total
Hemp Hill Housing	22	0	22	0.3159934	7	-	7
1-Family Small Lot	39	0	39	0.3159934	12	-	12
1-Family Large Lot	14	0	14	0.3159934	4	-	4
Townhouse/Rowhouse	83	0	83	0.059999	5	-	5
Apartments	130	0	130	0.037	5	-	5
Total	288	0	288		33	0	33
Grand Total	865	720	1,585		91	35	126

Basis for Proposed Student Generation Factors: A Quick Guide to New Jersey Residential and Demographic Multipliers, Listokin / Rutgers Bloustein School of Planning and Public Policy, November 2006.

Listokin	Elementary	Junior High	High School	Total
	K-6	7-9	10-12	
Single-Family Detached	0.25	0.099	0.074	0.423
Single-Family Attached	0.05	0.015	0.016	0.081
Multifamily Rental	0.037	0.009	0.006	0.052

Adjusted	Elementary	Junior High	High School	Total
	K-6	7-8	9-12	
Single-Family Detached	0.25	0.066	0.107	0.423
Single-Family Attached	0.05	0.010	0.021	0.081
Multifamily Rental	0.037	0.006	0.009	0.052

Source: Boroughs of Oceanport, Eatontown, and Tinton Falls; ESRI Business Information Solutions; Economics Research Associates, 2008.

Table 17: Regional High School District Student Generation Estimates (10-12)

EATONTOWN	Housing Units			Pupils / HH	New Public School Children		
	Year 10	Year 20	Total		Year 10	Year 20	Total
Townhouse/Rowhouse	0	302	302	0.0209995	-	6	6
Garden Apartments - Howard Commons	275	0	275	0.0089997	2	-	2
Total	275	302	577		2	6	9
OCEANPORT	Housing Units			Pupils / HH	New Public School Children		
	Year 10	Year 20	Total		Year 10	Year 20	Total
Gardner Hall Residential	15	0	15	0.0089997	0	-	0
Historic District 1-Family	117	0	117	0.1069967	13	-	13
1-Family Small Lot	80	79	159	0.1069967	2	2	3
Apartments	60	309	369	0.0089997	1	3	3
Oceanport Ave Apartments	30	30	60	0.0089997	0	0	1
Total	302	418	720		15	5	20
TINTON FALLS	Housing Units			Pupils / HH	New Public School Children		
	Year 10	Year 20	Total		Year 10	Year 20	Total
Hemp Hill Housing	22	0	22	0.1069967	2	-	2
1-Family Small Lot	39	0	39	0.1069967	4	-	4
1-Family Large Lot	14	0	14	0.1069967	1	-	1
Townhouse/Rowhouse	83	0	83	0.0209995	2	-	2
Apartments	130	0	130	0.0089997	1	-	1
Total	288	0	288		11	0	11
Grand Total	865	720	1,585		29	11	40

Basis for Proposed Student Generation Factors: A Quick Guide to New Jersey Residential and Demographic Multipliers, Listokin / Rutgers Bloustein School of Planning and Public Policy, November 2006.

Listokin	Elementary	Junior High	High School	Total
	K-6	7-9	10-12	
Single-Family Detached	0.250	0.099	0.074	0.423
Single-Family Attached	0.050	0.015	0.016	0.081
Multifamily Rental	0.037	0.009	0.006	0.052

Adjusted	Elementary	Junior High	High School	Total
	K-6	7-8	9-12	
Single-Family Detached	0.250	0.066	0.107	0.423
Single-Family Attached	0.050	0.010	0.021	0.081
Multifamily Rental	0.037	0.006	0.009	0.052

Source: Boroughs of Oceanport, Eatontown, and Tinton Falls; ESRI Business Information Solutions; Economics Research Associates, 2008.

Table 18: Estimated Public School Education Costs at Buildout

EATONTOWN	Public School Children			Per Capita Cost		Total Estimated Cost			
	Year 10	Year 20	Total			Year 10	Year 20	Total	
Local School District	12	18	30	\$	8,227	\$	97,288	\$ 149,078	\$ 246,366
Regional High School	2	6	9	\$	12,735	\$	31,518	\$ 80,764	\$ 112,283
Total	14	24	39			\$	128,806	\$ 229,843	\$ 358,649

OCEANPORT	Public School Children			Per Capita Cost		Total Estimated Cost					
	Year 10	Year 20	Total			Year 10	Year 20	Total			
Local School District	46	17	63	\$	8,806	\$	402,061	\$	152,198	\$	554,260
Regional High School	15	5	20	\$	19,658	\$	297,688	\$	92,585	\$	390,274
Total	61	22	83			\$	699,750	\$	244,784	\$	944,534

TINTON FALLS	Public School Children			Per Capita Cost		Total Estimated Cost				
	Year 10	Year 20	Total			Year 10	Year 20	Total		
Local School District	33	0	33	\$	8,793	\$	294,470	\$	294,470	
Regional High School	11	0	11	\$	12,735	\$	139,293	\$	139,293	
Total	44	0	44		\$	433,763	\$	-	\$	433,763

Source: Boroughs of Oceanport, Eatontown, and Tinton Falls; A Quick Guide to New Jersey Residential Demographic Multipliers, Bloustein School of Planning and Public Policy (Listokin), 2008; ESRI Business Information Solutions; Economics Research Associates, 2008.

8.4 Conclusion

ERA’s analysis concludes that the proposed physical development Plan would generally result in positive fiscal impacts for the jurisdictions analyzed. The net fiscal impact to the municipal operating, local school district, and regional high school district funds are generally quite favorable.

8.5 Appendix

Appendix Table A-1: Fort Monmouth Property Tax Generation

Existing Building Number	DESCRIPTION	10 Year Plan	20 Year Plan	Year 10 Assessed Value	Year 20 Assessed Value	Year 10 Municipal Use Property Tax Revenue	Year 20 Municipal Use Property Tax Revenue	Year 10 District School Property Tax Revenue	Year 20 District School Property Tax Revenue	Year 10 Regional High School Property Tax Revenue	Year 20 Regional High School Property Tax Revenue
EATONTOWN						0.472	0.472	0.569	0.569	0.333	0.333
OFFICE/RESEARCH AND DEVELOPMENT											
1150-1152	Vail Hall Communication Center	36,483	-	\$ 7,798,241	\$ 7,798,241	\$ 36,808	\$ 36,808	\$ 44,372	\$ 44,372	\$ 25,968	\$ 25,968
1208-1210	CECOM Incubator & Professional Office	138,050	157,072	\$ 29,508,188	\$ 63,082,328	\$ 139,279	\$ 297,749	\$ 167,902	\$ 358,938	\$ 98,262	\$ 210,064
New	Technology Flex Office	-	190,000	\$ -	\$ 49,162,500	\$ -	\$ 232,047	\$ -	\$ 279,735	\$ -	\$ 163,711
Total Office/R&D Space		174,533	347,072								
RETAIL											
689	Bowling Alley	17,599	-	\$ 31,713,398	\$ 31,713,398	\$ 149,687	\$ 149,687	\$ 180,449	\$ 180,449	\$ 105,606	\$ 105,606
2,018	Suneagles Restaurant	3,205	-	\$ 901,406	\$ 901,406	\$ 4,255	\$ 4,255	\$ 5,129	\$ 5,129	\$ 3,002	\$ 3,002
New	Neighborhood Convenience Retail	12,530	-	\$ 3,524,063	\$ 3,524,063	\$ 16,634	\$ 16,634	\$ 20,052	\$ 20,052	\$ 11,735	\$ 11,735
New	Lifestyle Town Center Retail	150,000	-	\$ 42,187,500	\$ 42,187,500	\$ 199,125	\$ 199,125	\$ 240,047	\$ 240,047	\$ 140,484	\$ 140,484
Total Retail Space		165,735	-								
HOSPITALITY/CONFERENCE CENTER (assume 750 SF per room)											
B2022-B2042	Conference Hotel Residential	14,400	-	\$ 1,292,146	\$ 1,372,905	\$ 6,099	\$ 6,480	\$ 7,352	\$ 7,812	\$ 4,303	\$ 4,572
New	Conference Hotel	225,000	-	\$ 20,189,776	\$ 20,189,776	\$ 95,296	\$ 95,296	\$ 114,880	\$ 114,880	\$ 67,232	\$ 67,232
New	Conference Center	15,000	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Hotel/Conference Center		254,400	-								
RESIDENTIAL (assume 1,500 SF per unit)											
New	Townhouse/Rowhouse	-	302	\$ -	\$ 119,682,600	\$ -	\$ 564,902	\$ -	\$ 680,994	\$ -	\$ 398,543
New	Garden Apartments - Howard Commons	275	-	\$ 52,923,750	\$ 52,923,750	\$ 249,800	\$ 249,800	\$ 301,136	\$ 301,136	\$ 176,236	\$ 176,236
Total Mixed Income		275	302								
CIVIC											
B1206-1207	Eatontown Municipal Center Malette Hall	57,386	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1,215	Public Theater	18,883	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Golf Course	Gibbs Hall Suneagles Golf Club	142	-	\$ 10,800,360	\$ 10,800,360	\$ 50,978	\$ 50,978	\$ 61,454	\$ 61,454	\$ 35,965	\$ 35,965
New	Fort Monmouth Jitney Bus	200	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Civic		76,611	-			\$ 947,959	\$ 1,903,759	\$ 1,142,773	\$ 2,294,998	\$ 668,793	\$ 1,343,118
OCEANPORT						0.312	0.312	0.522	0.522	0.238	0.238
OFFICE/RESEARCH AND DEVELOPMENT											
173-174	Lab Testing, Office	6,388	-	\$ 1,365,435	\$ 1,365,435	\$ 4,260	\$ 4,260	\$ 7,128	\$ 7,128	\$ 3,250	\$ 3,250
209	Allison Hall Office	36,665	-	\$ 7,837,144	\$ 7,837,144	\$ 24,452	\$ 24,452	\$ 40,910	\$ 40,910	\$ 18,652	\$ 18,652
281	Professional Office	2,544	-	\$ 543,780	\$ 543,780	\$ 1,697	\$ 1,697	\$ 2,839	\$ 2,839	\$ 1,294	\$ 1,294
283	Squier Hall Office/Education	76,538	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
286	Russel Hall Garrison Headquarters	76,978	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
289, 290, 291, 295	General Office	21,006	-	\$ 4,490,033	\$ 4,490,033	\$ 14,009	\$ 14,009	\$ 23,438	\$ 23,438	\$ 10,686	\$ 10,686
600	McAfee Center	97,000	-	\$ 25,098,750	\$ 25,098,750	\$ 78,308	\$ 78,308	\$ 131,015	\$ 131,015	\$ 59,735	\$ 59,735
New	Green Industry Cluster	200,000	200,000	\$ 51,750,000	\$ 103,500,000	\$ 161,460	\$ 322,920	\$ 270,135	\$ 540,270	\$ 123,165	\$ 246,330
New	Medical Office Building	20,000	-	\$ 5,175,000	\$ 5,175,000	\$ 16,146	\$ 16,146	\$ 27,014	\$ 27,014	\$ 12,317	\$ 12,317
Total Office/R&D Space		537,119	200,000								
RETAIL											
114	Fitness Center	32,250	-	\$ 5,805,000	\$ 5,805,000	\$ 18,112	\$ 18,112	\$ 30,302	\$ 30,302	\$ 13,816	\$ 13,816
B450	Public Marina	2,600	-	\$ 2,698,000	\$ 2,698,000	\$ 8,418	\$ 8,418	\$ 14,084	\$ 14,084	\$ 6,421	\$ 6,421
1007	Commissary Retail Center	53,700	-	\$ 9,666,000	\$ 9,666,000	\$ 30,158	\$ 30,158	\$ 50,457	\$ 50,457	\$ 23,005	\$ 23,005
New	Neighborhood Convenience Retail	19,000	19,000	\$ 5,343,750	\$ 10,687,500	\$ 16,673	\$ 33,345	\$ 27,894	\$ 55,789	\$ 12,718	\$ 25,436
New	Waterfront Retail	-	9,000	\$ -	\$ 2,531,250	\$ -	\$ 7,898	\$ -	\$ 13,213	\$ -	\$ 6,024
New	Waterfront Boutique Hotel Retail	-	3,000	\$ -	\$ 843,750	\$ -	\$ 2,633	\$ -	\$ 4,404	\$ -	\$ 2,008
New	Spa	-	3,000	\$ -	\$ 843,750	\$ -	\$ 2,633	\$ -	\$ 4,404	\$ -	\$ 2,008
	Credit Union	5,000	-	\$ 1,406,250	\$ 1,406,250	\$ 4,388	\$ 4,388	\$ 7,341	\$ 7,341	\$ 3,347	\$ 3,347
Total Retail Space		112,550	34,000								
HOSPITALITY/CONFERENCE CENTER (assume 750 SF per room)											
New	Waterfront Hotel	-	70,000	\$ -	\$ 9,678,033	\$ -	\$ 30,195	\$ -	\$ 50,519	\$ -	\$ 23,034
Total Hotel/Conference Center		-	70,000								

Appendix Table A-1: Fort Monmouth Property Tax Generation (Continued)

Existing Building Number	DESCRIPTION	10 Year Plan	20 Year Plan	Year 10 Assessed		Year 20 Assessed	Year 10	Year 20	Year 10 District	Year 20 District	Year 10 Regional	Year 20 Regional	
				Value	Value		Municipal Use Property Tax Revenue	Municipal Use Property Tax Revenue			School Property Tax Revenue	School Property Tax Revenue	High School Property Tax Revenue
RESIDENTIAL (assume 1,500 SF per unit)													
271	Gardner Hall Residential	15	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
0	Historic District 1-Family	117	-	\$ 60,407,100	\$ 60,407,100	\$ 188,470	\$ 188,470	\$ 315,325	\$ 315,325	\$ 143,769	\$ 143,769	\$ 143,769	
New	1-Family Small Lot	80	79	\$ 41,304,000	\$ 82,091,700	\$ 128,868	\$ 256,126	\$ 215,607	\$ 428,519	\$ 98,304	\$ 195,378	\$ 195,378	
New	Apartments	60	309	\$ 11,547,000	\$ 71,014,050	\$ 36,027	\$ 221,564	\$ 60,275	\$ 370,693	\$ 27,482	\$ 169,013	\$ 169,013	
New	Oceanport Ave Apartments	30	30	\$ 5,773,500	\$ 11,547,000	\$ 18,013	\$ 36,027	\$ 30,138	\$ 60,275	\$ 13,741	\$ 27,482	\$ 27,482	
Total Mixed Income		302	418										
CIVIC													
206, 208	Barker Circle Oceanport Municipal Complex	76,776	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
275	Kaplan Hall Museum	7,432	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
501	Counseling Center	2,832	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
502	Library	10,650	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
551	Armstrong Hall Education Building	13,595	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
702	Lane Hall Community Conference Center	12,100	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
814	Recreation Support Building	8,863	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
B2560 or 282	Fire/Emergency Services Station	6,089	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
B500	Chapel	16,372	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
B1075 PAHC	VA - Community Medical Center	60,000	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
New	Middle School (450 students, 16-acres)	145,000	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total Civic		359,709	-			\$ 749,458	\$ 1,301,756	\$ 1,253,900	\$ 2,177,938	\$ 571,702	\$ 993,006		
TINTON FALLS							0.353	0.353	0.644	0.644	0.369	0.369	
OFFICE/RESEARCH AND DEVELOPMENT													
2502-2507	Shops/Warehouses	42,752	-										
2525	Administrative Offices	86,719	-	\$ 18,536,186	\$ 18,536,186	\$ 65,433	\$ 65,433	\$ 119,373	\$ 119,373	\$ 68,399	\$ 68,399	\$ 68,399	
2539- 2540	Lab Testing Buildings	15,756	-	\$ 3,367,845	\$ 3,367,845	\$ 11,888	\$ 11,888	\$ 21,689	\$ 21,689	\$ 12,427	\$ 12,427	\$ 12,427	
2700 Myers Center	Data Recovery Center _ Reconfigured	445,522	-	\$ 95,230,328	\$ 95,230,328	\$ 336,163	\$ 336,163	\$ 613,283	\$ 613,283	\$ 351,400	\$ 351,400	\$ 351,400	
2705	Testing Lab	47,592	-	\$ 10,172,790	\$ 10,172,790	\$ 35,910	\$ 35,910	\$ 65,513	\$ 65,513	\$ 37,538	\$ 37,538	\$ 37,538	
2707	RDT&E Lab	26,476	-	\$ 5,659,245	\$ 5,659,245	\$ 19,977	\$ 19,977	\$ 36,446	\$ 36,446	\$ 20,883	\$ 20,883	\$ 20,883	
New	Office/Research & Development	-	175,000	\$ -	\$ 45,281,250	\$ -	\$ 159,843	\$ -	\$ 291,611	\$ -	\$ 167,088	\$ 167,088	
Total Office/R&D Space		664,817	175,000										
RETAIL													
2567	Gas Station	1	-	\$ 1,100,000	\$ 1,100,000	\$ 3,883	\$ 3,883	\$ 7,084	\$ 7,084	\$ 4,059	\$ 4,059	\$ 4,059	
New	Neighborhood Convenience Retail	48,000	32,000	\$ 13,500,000	\$ 22,500,000	\$ 47,655	\$ 79,425	\$ 86,940	\$ 144,900	\$ 49,815	\$ 83,025	\$ 83,025	
Total Retail Space		48,001	32,000										
RESIDENTIAL (assume 1,500 SF per unit)													
B2231-2240,2260	Hemp Hill Housing	22	-	\$ 1,768,800	\$ 1,768,800	\$ 6,244	\$ 6,244	\$ 11,391	\$ 11,391	\$ 6,527	\$ 6,527	\$ 6,527	
New	1-Family Small Lot	39	-	\$ 20,135,700	\$ 20,135,700	\$ 71,079	\$ 71,079	\$ 129,674	\$ 129,674	\$ 74,301	\$ 74,301	\$ 74,301	
New	1-Family Large Lot	14	-	\$ 9,605,400	\$ 9,605,400	\$ 33,907	\$ 33,907	\$ 61,859	\$ 61,859	\$ 35,444	\$ 35,444	\$ 35,444	
New	Townhouse/Rowhouse	83	-	\$ 32,892,900	\$ 32,892,900	\$ 116,112	\$ 116,112	\$ 211,830	\$ 211,830	\$ 121,375	\$ 121,375	\$ 121,375	
New	Apartments	130	-	\$ 25,018,500	\$ 25,018,500	\$ 88,315	\$ 88,315	\$ 161,119	\$ 161,119	\$ 92,318	\$ 92,318	\$ 92,318	
Total Mixed Income		288	-										
CIVIC													
B2290	Child Development Center	19,600	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
2566	Youth Center	19,636	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
B2560 or 282	Fire/Emergency Services Station	10,070	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
B2569	Community Pool/Tennis Center(s)	1,000	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
B2707, 2709, 2713	Fire & Police Training Academy	11,110	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
New	Library	27,000	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total Civic		88,416	-			\$ 836,567	\$ 1,028,179	\$ 1,526,201	\$ 1,875,772	\$ 874,485	\$ 1,074,782		

Source: Economics Research Associates, 2008.

Appendix Table A-2: Fort Monmouth Assessed Value

Existing Building Number	DESCRIPTION	Interim Use (I);	Likely User	10 Year Plan	20 Year Plan	Valuation Method	Year 10 Market Value	Year 20 Market Value	Assessed Value to	Year 10 Assessed Value	Year 20 Assessed Value
		Permanent Reuse (P)							Ratio		
EATONTOWN											
OFFICE/RESEARCH AND DEVELOPMENT											
1150-1152	Vail Hall Communication Center	P	FP	36,483		I	\$ 7,798,241	\$ 7,798,241	100%	\$ 7,798,241	\$ 7,798,241
1208-1210	CECOM Incubator & Professional Office	P	FP	138,050	157,072	I	\$ 29,508,188	\$ 63,082,328	100%	\$ 29,508,188	\$ 63,082,328
New	Technology Flex Office	P	FP		190,000	I	\$ -	\$ 49,162,500	100%	\$ -	\$ 49,162,500
Total Office/R&D Space				174,533	347,072					\$ -	\$ -
										\$ -	\$ -
RETAIL											
										\$ -	\$ -
689	Bowling Alley	P	FP	17,599		I	\$ 31,713,398	\$ 31,713,398	100%	\$ 31,713,398	\$ 31,713,398
2018	Suneagles Restaurant	P	FP	3,205		I	\$ 901,406	\$ 901,406	100%	\$ 901,406	\$ 901,406
New	Neighborhood Convenience Retail	P	FP	12,530		I	\$ 3,524,063	\$ 3,524,063	100%	\$ 3,524,063	\$ 3,524,063
New	Lifestyle Town Center Retail	P	FP	150,000		I	\$ 42,187,500	\$ 42,187,500	100%	\$ 42,187,500	\$ 42,187,500
Total Retail Space				165,735	-						
HOSPITALITY/CONFERENCE CENTER (assume 750 SF per room)											
B2022-B2042	Conference Hotel Residential	P	FP	14,400		I	\$ 1,292,146	\$ 1,372,905	100%	\$ 1,292,146	\$ 1,372,905
New	Conference Hotel	P	FP	225,000		I	\$ 20,189,776	\$ 20,189,776	100%	\$ 20,189,776	\$ 20,189,776
New	Conference Center	P	FP	15,000		I	\$ -	\$ -	100%	\$ -	\$ -
Total Hotel/Conference Center				254,400	-						
RESIDENTIAL (assume 1,500 SF per unit)											
New	Townhouse/Rowhouse	P	FP		302	C	\$ -	\$ 119,682,600	100%	\$ -	\$ 119,682,600
New	Garden Apartments - Howard Commons	P	FP	275		I	\$ 52,923,750	\$ 52,923,750	100%	\$ 52,923,750	\$ 52,923,750
Total Mixed Income				275	302						
CIVIC											
B1206-1207	Eatontown Municipal Center Malette Hall	P	BO	57,386		N	\$ -	\$ -	100%	\$ -	\$ -
1215	Public Theater	P	NP	18,883		N	\$ -	\$ -	100%	\$ -	\$ -
Golf Course	Gibbs Hall Suneagles Golf Club	P	FP	142.11		C	\$ 10,800,360	\$ 10,800,360	100%	\$ 10,800,360	\$ 10,800,360
New	Fort Monmouth Jitney Bus	P	NP	200		N	\$ -	\$ -	100%	\$ -	\$ -
Total Civic				76,611	-						
OCEANPORT											
OFFICE/RESEARCH AND DEVELOPMENT											
173-174	Lab Testing, Office	P	FP	6,388		I	\$ 1,365,435	\$ 1,365,435	100%	\$ 1,365,435	\$ 1,365,435
209	Allison Hall Office	P	FP	36,665		I	\$ 7,837,144	\$ 7,837,144	100%	\$ 7,837,144	\$ 7,837,144
281	Professional Office	P	FP	2,544		I	\$ 543,780	\$ 543,780	100%	\$ 543,780	\$ 543,780
283	Squier Hall Office/Education	P	FP	76,538		N	\$ -	\$ -	100%	\$ -	\$ -
286	Russel Hall Garrison Headquarters	P	NP	76,978		N	\$ -	\$ -	100%	\$ -	\$ -
289, 290, 291, 295	General Office	P	FP	21,006		I	\$ 4,490,033	\$ 4,490,033	100%	\$ 4,490,033	\$ 4,490,033
600	McAfee Center	P	FP	97,000		I	\$ 25,098,750	\$ 25,098,750	100%	\$ 25,098,750	\$ 25,098,750
New	Green Industry Cluster	P	FP	200,000	200,000	I	\$ 51,750,000	\$ 103,500,000	100%	\$ 51,750,000	\$ 103,500,000
New	Medical Office Building	P	FP	20,000		I	\$ 5,175,000	\$ 5,175,000	100%	\$ 5,175,000	\$ 5,175,000
Total Office/R&D Space				537,119	200,000						
RETAIL											
114	Fitness Center	P	FP	32,250		I	\$ 5,805,000	\$ 5,805,000	100%	\$ 5,805,000	\$ 5,805,000
B450	Public Marina	P	FP	2,600		C	\$ 2,698,000	\$ 2,698,000	100%	\$ 2,698,000	\$ 2,698,000
1007	Commissary Retail Center	P	FP	53,700		I	\$ 9,666,000	\$ 9,666,000	100%	\$ 9,666,000	\$ 9,666,000
New	Neighborhood Convenience Retail	P	FP	19,000	19,000	I	\$ 5,343,750	\$ 10,687,500	100%	\$ 5,343,750	\$ 10,687,500
New	Waterfront Retail	P	FP		9,000	I	\$ -	\$ 2,531,250	100%	\$ -	\$ 2,531,250
New	Waterfront Boutique Hotel Retail	P	FP		3,000	I	\$ -	\$ 843,750	100%	\$ -	\$ 843,750
New	Spa	P	FP		3,000	I	\$ -	\$ 843,750	100%	\$ -	\$ 843,750
	Credit Union	P	FP	5,000		I	\$ 1,406,250	\$ 1,406,250	100%	\$ 1,406,250	\$ 1,406,250
Total Retail Space				112,550	34,000						
HOSPITALITY/CONFERENCE CENTER (assume 750 SF per room)											
New	Waterfront Hotel	P	FP		70,000	I	\$ -	\$ 9,678,033	100%	\$ -	\$ 9,678,033
Total Hotel/Conference Center				-	70,000						

Appendix Table A-2: Fort Monmouth Assessed Value (Continued)

		Interim Use (I);								Assessed Value to		
Existing Building Number	DESCRIPTION	Permanent Reuse (P)	Likely User	10 Year Plan	20 Year Plan	Valuation Method	Year 10 Market Value	Year 20 Market Value	Ratio	Market Value	Year 10 Assessed Value	Year 20 Assessed Value
RESIDENTIAL (assume 1,500 SF per unit)												
271	Gardner Hall Residential	P	FP	15		N	\$ -	\$ -	100%	\$ -	\$ -	\$ -
	Historic District 1-Family	P	FP	117		C	\$ 60,407,100	\$ 60,407,100	100%	\$ 60,407,100	\$ 60,407,100	\$ 60,407,100
New	1-Family Small Lot	P	FP	80	79	C	\$ 41,304,000	\$ 82,091,700	100%	\$ 41,304,000	\$ 82,091,700	\$ 82,091,700
New	Apartments	P	FP	60	309	I	\$ 11,547,000	\$ 71,014,050	100%	\$ 11,547,000	\$ 71,014,050	\$ 71,014,050
New	Oceanport Ave Apartments	P	FP	30	30	I	\$ 5,773,500	\$ 11,547,000	100%	\$ 5,773,500	\$ 11,547,000	\$ 11,547,000
Total Mixed Income				287	418							
CIVIC												
206, 208	Barker Circle Oceanport Municipal Complex	P	BO	76,776		N	\$ -	\$ -	100%	\$ -	\$ -	\$ -
275	Kaplan Hall Museum	P	NP	7,432		N	\$ -	\$ -	100%	\$ -	\$ -	\$ -
501	Counseling Center	P	NP	2,832		N	\$ -	\$ -	100%	\$ -	\$ -	\$ -
502	Library	P	CO	10,650		N	\$ -	\$ -	100%	\$ -	\$ -	\$ -
551	Armstrong Hall Education Building	P	NP	13,595		N	\$ -	\$ -	100%	\$ -	\$ -	\$ -
702	Lane Hall Community Conference Center	P	CO	12,100		N	\$ -	\$ -	100%	\$ -	\$ -	\$ -
814	Recreation Support Building	P	CO	8,863		N	\$ -	\$ -	100%	\$ -	\$ -	\$ -
B2560 or 282	Fire/Emergency Services Station	P	BO	6,089		N	\$ -	\$ -	100%	\$ -	\$ -	\$ -
B500	Chapel	P	NP	16,372		N	\$ -	\$ -	100%	\$ -	\$ -	\$ -
B1075 PAHC	VA - Community Medical Center	P	FE	60,000		N	\$ -	\$ -	100%	\$ -	\$ -	\$ -
New	Middle School (450 students, 16-acres)	P	SD	145,000		N	\$ -	\$ -	100%	\$ -	\$ -	\$ -
Total Civic				359,709	-							
TINTON FALLS												
OFFICE/RESEARCH AND DEVELOPMENT												
2502-2507	Shops/Warehouses	I	NP	42,752		I	\$ -	\$ -	100%	\$ -	\$ -	\$ -
2525	Administrative Offices	P	FP	86,719		I	\$ 18,536,186	\$ 18,536,186	100%	\$ 18,536,186	\$ 18,536,186	\$ 18,536,186
2539- 2540	Lab Testing Buildings	P	FP	15,756		I	\$ 3,367,845	\$ 3,367,845	100%	\$ 3,367,845	\$ 3,367,845	\$ 3,367,845
2700 Myers Center	Data Recovery Center _ Reconfigured	P	FP	445,522		I	\$ 95,230,328	\$ 95,230,328	100%	\$ 95,230,328	\$ 95,230,328	\$ 95,230,328
2705	Testing Lab	P	FP	47,592		I	\$ 10,172,790	\$ 10,172,790	100%	\$ 10,172,790	\$ 10,172,790	\$ 10,172,790
2707	RDT&E Lab	P	FP	26,476		I	\$ 5,659,245	\$ 5,659,245	100%	\$ 5,659,245	\$ 5,659,245	\$ 5,659,245
New	Office/Research & Development	P	FP		175,000	I	\$ -	\$ 45,281,250	100%	\$ -	\$ 45,281,250	\$ 45,281,250
Total Office/R&D Space				664,817	175,000							
RETAIL												
2567	Gas Station	P	FP	1		C	\$ 1,100,000	\$ 1,100,000	100%	\$ 1,100,000	\$ 1,100,000	\$ 1,100,000
New	Neighborhood Convenience Retail	P	FP	48,000	32,000	I	\$ 13,500,000	\$ 22,500,000	100%	\$ 13,500,000	\$ 22,500,000	\$ 22,500,000
Total Retail Space				48,001	32,000							
RESIDENTIAL (assume 1,500 SF per unit)												
B2231-2240,2260	Hemp Hill Housing	P	FP	22		I	\$ 1,768,800	\$ 1,768,800	100%	\$ 1,768,800	\$ 1,768,800	\$ 1,768,800
New	1-Family Small Lot	P	FP	39		C	\$ 20,135,700	\$ 20,135,700	100%	\$ 20,135,700	\$ 20,135,700	\$ 20,135,700
New	1-Family Large Lot	P	FP	14		C	\$ 9,605,400	\$ 9,605,400	100%	\$ 9,605,400	\$ 9,605,400	\$ 9,605,400
New	Townhouse/Rowhouse	P	FP	83		C	\$ 32,892,900	\$ 32,892,900	100%	\$ 32,892,900	\$ 32,892,900	\$ 32,892,900
New	Apartments	P	FP	130		I	\$ 25,018,500	\$ 25,018,500	100%	\$ 25,018,500	\$ 25,018,500	\$ 25,018,500
Total Mixed Income				288	-							
CIVIC												
B2290	Child Development Center	P	SD	19,600		N	\$ -	\$ -	100%	\$ -	\$ -	\$ -
2,566	Youth Center	P	SD	19,636		N	\$ -	\$ -	100%	\$ -	\$ -	\$ -
B2560 or 282	Fire/Emergency Services Station	P	FD	10,070		N	\$ -	\$ -	100%	\$ -	\$ -	\$ -
B2569	Community Pool/Tennis Center(s)	P	BO	1,000		N	\$ -	\$ -	100%	\$ -	\$ -	\$ -
B2707, 2709, 2713	Fire & Police Training Academy	P	BO	11,110		N	\$ -	\$ -	100%	\$ -	\$ -	\$ -
New	Library	P	BO	27,000		N	\$ -	\$ -	100%	\$ -	\$ -	\$ -
Total Civic				88,416	-							

Source: EDAW; Economics Research Associates, 2008.

Likely Users:
BO = Borough
CO = County
FD = Fire District
SD = School District
FP = For Profit
NP = Non Profit

Valuation Method:
C = Comparables
I = Income
R = Replacement
N = Not Valued

Appendix Table A-3: Fort Monmouth Valuation - Income Approach

Existing Building Number	DESCRIPTION	10 Year Plan	20 Year Plan	Price / Rent	Pricing Unit	Occu-pancy	Year 10 Rental Income	Year 20 Rental Income	Rent Type	Op Ex	Op Ex Units	Year 10 Total Op Ex	Year 20 Total Op Ex	Year 10 NOI	Year 20 NOI	Cap Rate	Year 10 Market Value	Year 20 Market Value
EATONTOWN																		
OFFICE/RESEARCH AND DEVELOPMENT																		
1150-1152	Vail Hall Communication Center	36,483	-	\$ 19.00	SF / Ann	90%	\$ 623,859	\$ 623,859	NNN	\$ -	NA	\$ -	\$ -	\$ 623,859	\$ 623,859	8.0%	\$ 7,798,241	\$ 7,798,241
1208-1210	CECOM Incubator & Professional Office	138,050	157,072	\$ 19.00	SF / Ann	90%	\$ 2,360,655	\$ 5,046,586	NNN	\$ -	NA	\$ -	\$ -	\$ 2,360,655	\$ 5,046,586	8.0%	\$ 29,508,188	\$ 63,082,328
New	Technology Flex Office	-	190,000	\$ 23.00	SF / Ann	90%	\$ -	\$ 3,933,000	NNN	\$ -	NA	\$ -	\$ -	\$ -	\$ 3,933,000	8.0%	\$ -	\$ 49,162,500
Total Office/R&D Space		174,533	347,072															
RETAIL																		
689	Bowling Alley	17,599	-	\$ 16.00	SF / Ann	901%	\$ 2,537,072	\$ 2,537,072	NNN	\$ -	NA	\$ -	\$ -	\$ 2,537,072	\$ 2,537,072	8.0%	\$ 31,713,398	\$ 31,713,398
2018	Suneagles Restaurant	3,205	-	\$ 25.00	SF / Ann	90%	\$ 72,113	\$ 72,113	NNN	\$ -	NA	\$ -	\$ -	\$ 72,113	\$ 72,113	8.0%	\$ 901,406	\$ 901,406
New	Neighborhood Convenience Retail	12,530	-	\$ 25.00	SF / Ann	90%	\$ 281,925	\$ 281,925	NNN	\$ -	NA	\$ -	\$ -	\$ 281,925	\$ 281,925	8.0%	\$ 3,524,063	\$ 3,524,063
New	Lifestyle Town Center Retail	150,000	-	\$ 25.00	SF / Ann	90%	\$ 3,375,000	\$ 3,375,000	NNN	\$ -	NA	\$ -	\$ -	\$ 3,375,000	\$ 3,375,000	8.0%	\$ 42,187,500	\$ 42,187,500
Total Retail Space		165,735	-															
HOSPITALITY/CONFERENCE CENTER (assume 750 SF per room)																		
B2022-B2042	Conference Hotel Residential	14,400	-					See Hotel Income Calculation Sheets						\$ 109,832	\$ 109,832	8.0%	\$ 1,372,905	\$ 1,372,905
New	Conference Hotel	225,000	-					See Hotel Income Calculation Sheets (includes conference center value)						\$ 1,716,131	\$ 1,716,131	8.5%	\$ 20,189,776	\$ 20,189,776
New	Conference Center	15,000	-					See Hotel Income Calculation Sheets						\$ -	\$ -	8.5%	\$ -	\$ -
Total Hotel/Conference Center		254,400	-															
RESIDENTIAL (assume 1,500 SF per unit)																		
New	Garden Apartments - Howard Commons	275	-	\$ 1,870	Unit / Mo	90%	\$ 5,553,900	\$ 5,553,900	FS	\$ 4,800	Unit	\$ 1,320,000	\$ 1,320,000	\$ 4,233,900	\$ 4,233,900	8.0%	\$ 52,923,750	\$ 52,923,750
Total Mixed Income		275	-															
CIVIC																		
Total Civic		-	-															
OCEANPORT																		
OFFICE/RESEARCH AND DEVELOPMENT																		
173-174	Lab Testing, Office	6,388	-	\$ 19.00	SF / Ann	90%	\$ 109,235	\$ 109,235	NNN	\$ -	NA	\$ -	\$ -	\$ 109,235	\$ 109,235	8.0%	\$ 1,365,435	\$ 1,365,435
209	Allison Hall Office	36,665	-	\$ 19.00	SF / Ann	90%	\$ 626,972	\$ 626,972	NNN	\$ -	NA	\$ -	\$ -	\$ 626,972	\$ 626,972	8.0%	\$ 7,837,144	\$ 7,837,144
281	Professional Office	2,544	-	\$ 19.00	SF / Ann	90%	\$ 43,502	\$ 43,502	NNN	\$ -	NA	\$ -	\$ -	\$ 43,502	\$ 43,502	8.0%	\$ 543,780	\$ 543,780
289, 290, 291, 295	General Office	21,006	-	\$ 19.00	SF / Ann	90%	\$ 359,203	\$ 359,203	NNN	\$ -	NA	\$ -	\$ -	\$ 359,203	\$ 359,203	8.0%	\$ 4,490,033	\$ 4,490,033
600	McAfee Center	97,000	-	\$ 23.00	SF / Ann	90%	\$ 2,007,900	\$ 2,007,900	NNN	\$ -	NA	\$ -	\$ -	\$ 2,007,900	\$ 2,007,900	8.0%	\$ 25,098,750	\$ 25,098,750
New	Green Industry Cluster	200,000	200,000	\$ 23.00	SF / Ann	90%	\$ 4,140,000	\$ 8,280,000	NNN	\$ -	NA	\$ -	\$ -	\$ 4,140,000	\$ 8,280,000	8.0%	\$ 51,750,000	\$ 103,500,000
New	Medical Office Building	20,000	-	\$ 23.00	SF / Ann	90%	\$ 414,000	\$ 414,000	NNN	\$ -	NA	\$ -	\$ -	\$ 414,000	\$ 414,000	8.0%	\$ 5,175,000	\$ 5,175,000
Total Office/R&D Space		383,603	200,000															
RETAIL																		
114	Fitness Center	32,250	-	\$ 16.00	SF / Ann	90%	\$ 464,400	\$ 464,400	NNN	\$ -	NA	\$ -	\$ -	\$ 464,400	\$ 464,400	8.0%	\$ 5,805,000	\$ 5,805,000
1007	Commissary Retail Center	53,700	-	\$ 16.00	SF / Ann	90%	\$ 773,280	\$ 773,280	NNN	\$ -	NA	\$ -	\$ -	\$ 773,280	\$ 773,280	8.0%	\$ 9,666,000	\$ 9,666,000
New	Neighborhood Convenience Retail	19,000	19,000	\$ 25.00	SF / Ann	90%	\$ 427,500	\$ 855,000	NNN	\$ -	NA	\$ -	\$ -	\$ 427,500	\$ 855,000	8.0%	\$ 5,343,750	\$ 10,687,500
New	Waterfront Retail	-	9,000	\$ 25.00	SF / Ann	90%	\$ -	\$ 202,500	NNN	\$ -	NA	\$ -	\$ -	\$ -	\$ 202,500	8.0%	\$ -	\$ 2,531,250
New	Waterfront Boutique Hotel Retail	-	3,000	\$ 25.00	SF / Ann	90%	\$ -	\$ 67,500	NNN	\$ -	NA	\$ -	\$ -	\$ -	\$ 67,500	8.0%	\$ -	\$ 843,750
New	Spa	-	3,000	\$ 25.00	SF / Ann	90%	\$ -	\$ 67,500	NNN	\$ -	NA	\$ -	\$ -	\$ -	\$ 67,500	8.0%	\$ -	\$ 843,750
0	Credit Union	5,000	-	\$ 25.00	SF / Ann	90%	\$ 112,500	\$ 112,500	NNN	\$ -	NA	\$ -	\$ -	\$ 112,500	\$ 112,500	8.0%	\$ 1,406,250	\$ 1,406,250
Total Retail Space		109,950	34,000															
HOSPITALITY/CONFERENCE CENTER (assume 750 SF per room)																		
New	Waterfront Hotel	-	70,000					See Hotel Income Calculation Sheets						\$ -	\$ 822,633	8.5%	\$ -	\$ 9,678,033
Total Hotel/Conference Center		-	70,000															

Appendix Table A-3: Fort Monmouth Valuation - Income Approach (Continued)

[illegible]

Source: Costar office, flex, and retail rent data; Reis apartment market data; ULI Dollars and Cents of Multifamily Housing; Economics Research Associates, 2008.

Appendix Table A-4: Fort Monmouth Valuation - Comparables Approach

Existing Building Number	DESCRIPTION	10 Year Plan	20 Year Plan	Price / Rent	Pricing Unit	Year 10 Market Value	Year 20 Market Value
EATONTOWN							
OFFICE/RESEARCH AND DEVELOPMENT							
Total Office/R&D Space							
RETAIL							
Total Retail Space							
HOSPITALITY/CONFERENCE CENTER (assume 750 SF per room)							
Total Hotel/Conference Center							
RESIDENTIAL (assume 1,500 SF per unit)							
New	Townhouse/Rowhouse	-	302	\$ 396,300	Unit	\$ -	\$ 119,682,600
Total Mixed Income							
CIVIC							
Golf Course	Gibbs Hall Suneagles Golf Club	142.11	-	\$ 76,000	Acre	\$ 10,800,360	\$ 10,800,360
Total Civic							
OCEANPORT							
OFFICE/RESEARCH AND DEVELOPMENT							
Total Office/R&D Space							
RETAIL							
B450	Public Marina	71	-	\$ 38,000	Slip	\$ 2,698,000	\$ 2,698,000
Total Retail Space							
HOSPITALITY/CONFERENCE CENTER (assume 750 SF per room)							
Total Hotel/Conference Center							

Existing Building Number	DESCRIPTION	10 Year Plan	20 Year Plan	Price / Rent	Pricing Unit	Year 10 Market Value	Year 20 Market Value
RESIDENTIAL (assume 1,500 SF per unit)							
New	- Historic District 1-Family	117	-	\$ 516,300	Unit	\$ 60,407,100	\$ 60,407,100
	1-Family Small Lot	80	79	\$ 516,300	Unit	\$ 41,304,000	\$ 82,091,700
Total Mixed Income							
CIVIC							
Total Civic							
TINTON FALLS							
OFFICE/RESEARCH AND DEVELOPMENT							
Total Office/R&D Space							
RETAIL							
2567	Gas Station	1	-	\$ 1,100,000	Unit	\$ 1,100,000	\$ 1,100,000
Total Retail Space							
RESIDENTIAL (assume 1,500 SF per unit)							
New	1-Family Small Lot	39	-	\$ 516,300	Unit	\$ 20,135,700	\$ 20,135,700
New	1-Family Large Lot	14	-	\$ 686,100	Unit	\$ 9,605,400	\$ 9,605,400
New	Townhouse/Rowhouse	83	-	\$ 396,300	Unit	\$ 32,892,900	\$ 32,892,900
Total Mixed Income							
CIVIC							
Total Civic							

Source: Hanley Wood Market Intelligence; Monmouth County tax assessor online database; Economics Research Associates, 2008.

Appendix B-1: Fort Monmouth Employment Generation Analysis

				Total Estimated Employees		
Existing Building Number	DESCRIPTION	10 Year Plan	20 Year Plan	Employment Factor / SF / 1	10 Year Plan	20 Year Plan
EATONTOWN						
OFFICE/RESEARCH AND DEVELOPMENT						
1150-1152	Vail Hall Communication Center	36,483	-	275	133	-
1208-1210	CECOM Incubator & Professional Office	138,050	157,072	275	502	571
New	Technology Flex Office	-	190,000	275	-	691
Total Office/R&D Space		174,533	347,072		635	1,262
RETAIL						
689	Bowling Alley	17,599	-	1500	12	-
2018	Suneagles Restaurant	3,205	-	400	8	-
New	Neighborhood Convenience Retail	12,530	-	400	31	-
New	Lifestyle Town Center Retail	150,000	-	400	375	-
Total Retail Space		183,334	-		414	-
HOSPITALITY/CONFERENCE CENTER (assume 750 SF per room)						
		Employees per Room				
B2022-B2042	Conference Hotel Residential	14,400	-	1.5	29	-
New	Conference Hotel	225,000	-	1.5	450	-
New	Conference Center	15,000	-	1.5	30	-
Total Hotel/Conference Center		254,400	-	5	509	-
RESIDENTIAL (assume 1,500 SF per unit)						
New	Townhouse/Rowhouse	-	302	0.05	-	15
New	Garden Apartments - Howard Commons	275	-	0.05	14	-
Total Mixed Income		275	302	0	14	15
CIVIC						
B1206-1207	Eatontown Municipal Center Malette Hall	57,386	-	750	77	-
1215	Public Theater	18,883	-	750	25	-
Golf Course	Gibbs Hall Suneagles Golf Club (Acres)	142	-	16	16	-
New	Fort Monmouth Jitney Bus	200	-	N/A	N/A	N/A
Total Civic		76,611	-		118	-
TOTAL					1,689	1,277
OCEANPORT						
OFFICE/RESEARCH AND DEVELOPMENT						
173-174	Lab Testing, Office	6,388	-	500	13	-
209	Allison Hall Office	36,665	-	500	73	-
281	Professional Office	2,544	-	275	9	-
283	Squier Hall Office/Education	76,538	-	500	153	-
286	Russel Hall Garrison Headquarters	76,978	-	500	154	-
289, 290, 291, 295	General Office	21,006	-	275	76	-
600	McAfee Center	97,000	-	500	194	-
New	Green Industry Cluster	200,000	200,000	500	400	400
New	Medical Office Building	20,000	-	375	53	-
Total Office/R&D Space		537,119	200,000		1,126	400
RETAIL						
114	Fitness Center	32,250	-	500	65	-
B450	Public Marina	2,600	-	NA		
1007	Commissary Retail Center	53,700	-	500	107	-
New	Neighborhood Convenience Retail	19,000	19,000	500	38	38
New	Waterfront Retail	-	9,000	500	-	18
New	Waterfront Boutique Hotel Retail	-	3,000	500	-	6
New	Spa	-	3,000	500	-	6
	Credit Union	5,000	-	500	10	-
Total Retail Space		112,550	34,000		220	68
HOSPITALITY/CONFERENCE CENTER (assume 750 SF per room)						
		Employees per Room				
New	Waterfront Hotel	-	70,000	1.50	-	140
Total Hotel/Conference Center		-	70,000		-	140

Appendix B-1: Fort Monmouth Employment Generation Analysis

					Total Estimated Employees	
Existing Building Number	DESCRIPTION	10 Year Plan	20 Year Plan	Employment Factor / SF /1	10 Year Plan	20 Year Plan
<i>RESIDENTIAL (assume 1,500 SF per unit)</i>		<i>Employees / Unit</i>				
271	Gardner Hall Residential	15	-	0.05	1	-
	Historic District 1-Family	117	-	N/A	N/A	N/A
New	1-Family Small Lot	80	79	N/A	N/A	N/A
New	Apartments	60	309	0.05	3	15
New	Oceanport Ave Apartments	30	30	0.05	2	2
Total Mixed Income		302	418		5	17
<i>CIVIC</i>						
206,208	Barker Circle Oceanport Municipal Complex	76,776	-	NA	-	-
275	Kaplan Hall Museum	7,432	-	NA	1	-
501	Counseling Center	2,832	-	500	6	-
502	Library	10,650	-	500	21	-
551	Armstrong Hall Education Building	13,595	-	500	27	-
702	Lane Hall Community Conference Center	12,100	-	500	24	-
814	Recreation Support Building	8,863	-	500	18	-
B2560 or 282	Fire/Emergency Services Station	6,089	-	N/A		
B500	Chapel	16,372	-	N/A		
B1075 PAHC	VA - Community Medical Center	60,000	-	500	120	-
New	Middle School (450 students, 16-acres)	145,000	-	N/A		
Total Civic		359,709	-		217	-
TOTAL					1,568	625
TINTON FALLS						
<i>OFFICE/RESEARCH AND DEVELOPMENT</i>						
2502-2507	Shops/Warehouses	42,752	-	500	86	-
2525	Administrative Offices	86,719	-	275	315	-
2539- 2540	Lab Testing Buildings	15,756	-	500	32	-
2700 Myers Center	Data Recovery Center _ Reconfigured	445,522	-	1000	446	-
2705	Testing Lab	47,592	-	1000	48	-
2707	RDT&E Lab	26,476	-	1000	26	-
New	Office/Research & Development	-	175,000	1000	-	175
Total Office/R&D Space		664,817	175,000		952	175
<i>RETAIL</i>						
2567	Gas Station	1	-	N/A	5	
New	Neighborhood Convenience Retail	48,000	32,000	500	96	64
Total Retail Space		48,001	32,000	500	101	64
<i>RESIDENTIAL (assume 1,500 SF per unit)</i>		<i>Employees / Unit</i>				
B2231-2240,2260	Hemp Hill Housing	22	-	0.05	1	-
New	1-Family Small Lot	39	-	N/A	N/A	N/A
New	1-Family Large Lot	14	-	N/A	N/A	N/A
New	Townhouse/Rowhouse	83	-	N/A	N/A	N/A
New	Apartments	130	-	0.05	7	-
Total Mixed Income		288	-	0	8	-
<i>CIVIC</i>						
B2290	Child Development Center	19,600	-	1000	20	-
2,566	Youth Center	19,636	-	1,000	20	-
B2560 or 282	Fire/Emergency Services Station	10,070	-	N/A		
B2569	Community Pool/Tennis Center(s)	1,000	-	N/A		
B2707, 2709, 2713	Fire & Police Training Academy	11,110	-	N/A		
New	Library	27,000	-	9000	3	-
Total Civic		88,416	-	11,000	42	-
TOTAL					1,103	239

1/ ULI Dollars & Cents of Shopping Centers, 2007; ULI Dollars & Cents of Multifamily Housing, 2006.
2/ Bowling Proprietors Association of America, 2008; US Bureau of Labor Statistics, Recreation Occupations, 2008.
Source: Economics Research Associates, 2008.

Appendix Table B-2: Current Fund Appropriations Included in Public Service Cost Analysis

General Appropriations
Borough Council
Office of the Mayor
Municipal Clerk
Office of the Tax Assessor
Division of Administration
Human Resources
Division of Central Services
Division of Engineering
Historical Sites Office
Division of Law
Division of Central Maintenance
Division of Streets
Division of Sanitation
Division of Buildings and Grounds
Maintenance of Parks
Shade Tree
Community Services Act
Police
Division of Emergency Managements
Prosecutor
Division of Finance
Division of Revenue
Division of Health
Environmental Health Sciences
Contribution to Social Services Agencies
Alliance Program
Division of Recreation
Municipal Library
Division of Housing
Division of Planning
Division of Code Enforcement
Division of Fire Prevention
Animal Control Services
Municipal Court
Public Defender
Public Employees Occupational Safety and Health Act
Insurance
State Uniform Construction Code
Utilities
Accumulated Leave Compensation

Source: FY2008 Municipal Budget Summary, Sheet 12 through Sheet 17; Economics Research Associates, 2008.

9.0 ZONING & LAND USE IMPACTS



9.0 Zoning & Land Use Impacts

9.1 Statement Of Goals and Objectives

The following Goals and Objectives have been developed to guide the preparation of this plan:

To create a “green community” model where sustainable redevelopment at Fort Monmouth balances the economic, environmental and social triple bottom line within the limits of available resources.

To plan for beneficial redevelopment that improves and reinforces the quality of life in the constituent municipalities consistent with State, County & Municipal planning policy, by

- Creating Mixed-Use Live/Work/Leisure Centers;
- Linking centers & increasing local and regional mobility with connected transit infrastructure serving the region and the Fort;
- Enhancing auto mobility and redevelopment capacity with targeted roadway improvements;
- Establishing a continuous Blue – Greenbelt combining active and passive open space, wildlife habitat, riparian corridors and wetlands;
- Enhancing bicycle & pedestrian mobility throughout the Fort and adjoining areas utilizing the Blue - Greenbelt to maximize linkages; and
- Eliminating perceived Fort boundaries and connecting proposed and existing land uses to reintegrate the Fort to the communities

To promote the efficient and comprehensive conversion and revitalization of Fort Monmouth and leverage existing Fort Monmouth assets, by

- Reusing, adapting, replacing or upgrading the Fort Monmouth buildings
- Stabilizing and growing the high-tech workforce in the region and managing job replacement & employee training
- Retaining jobs and creating new employment and other business opportunities
- Attracting and supporting NJ growth industries (Communications, renewable energy, life science, nanotech, stem cell, homeland security)

To promote a balance of land uses and varied housing types (including Homeless, COAH & Workforce housing) that meets regional needs and promotes municipal fiscal health.

9.1.1 Current Local Land Use Policies

Eatontown

A July 23, 2007 update of the Eatontown Master Plan incorporated the results and recommendations of Borough planning studies on the reuse of Fort Monmouth and the future of the downtown Village area of the Borough. The Planning Board also updated the statement of relationship of the Borough plan to the plans of adjoining municipalities, the County and the State. Two of the goals of the Master Plan that relate to Fort Monmouth included:

- To design and implement the road plan of the Borough to facilitate the movement of residents from one quadrant to others without using Routes 35 and 36 or the Route 35/Route 36 intersection; to discourage traffic from outside the Borough from using streets internal to residential areas; and, to assure that adequate parking is provided by all new developments.

- To support the commercial and industrial attractiveness of the Borough by facilitating continued viability of existing commercial development along Routes 35 and 36, and additional and upgraded development on vacant land within existing commercial areas.

As part of the reuse and redevelopment of Fort Monmouth for civilian activity, the Borough Master Plan recommends the following:

- a. Relocate the Borough municipal complex onto Fort Monmouth to reoccupy the Fort Monmouth Life Cycle Management Building as the new Borough municipal complex.
- b. Adopt the recommendations of the Howard Commons Reuse Study prepared February 2003 by Kise, Straw and Kolodner. The Howard Commons study is appended to the Borough Master Plan and adopted by reference as the Borough plan for the reuse of the Howard Commons area of Fort Monmouth.
- c. Endorse the public benefit conveyance of surplus property at Fort Monmouth for park and recreation purposes as recommended by Monmouth County in the County notice of intent dated February 14, 2007.

The Land Use Plan identified Federal government lands at Fort Monmouth as the “Fort Monmouth Reuse Planning Area” on the Master Plan map. These lands are included in the zone plan as part of the P-1 zone for public use.

The Land Use Plan recommends that the Howard Commons Area of Fort Monmouth be redeveloped and reused in accordance with the recommendations of the Howard Commons Reuse Study prepared February 2003 by Kise, Kolodner, and Straw. The Howard Commons planning area is shown on the Borough Master Plan map and the Howard

Commons Reuse Study is appended to and adopted as part of this Borough Master Plan.

The Eatontown plan also recommends that the Fort Monmouth reuse plan should provide for the relocation of the Borough municipal complex from Broad Street into the Fort Monmouth Life Cycle Management Building. The Borough Master Plan map shows the location of

the Life Cycle Management Building as the proposed location of the Borough municipal building.

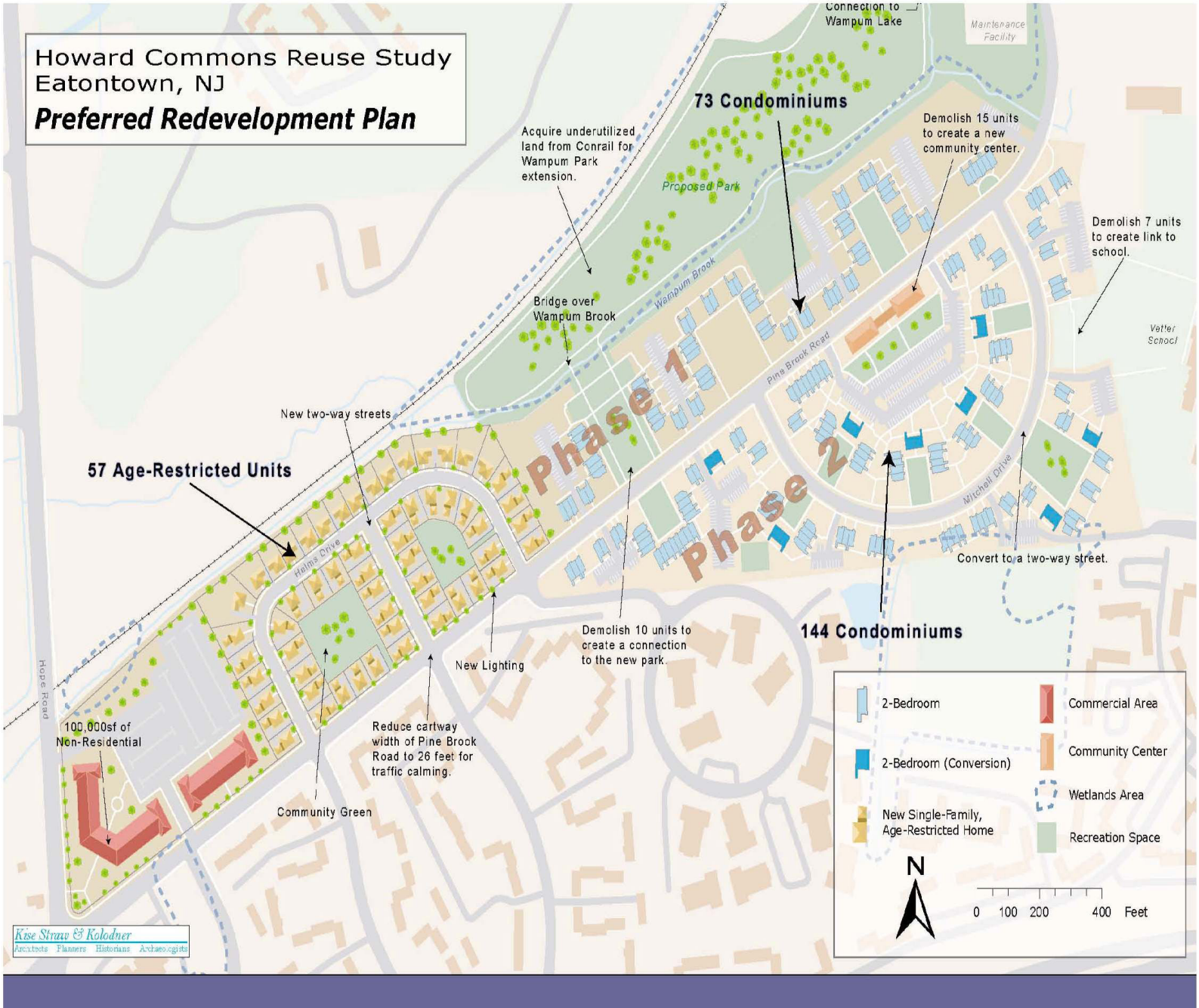
Eatontown advances the concept that the Fort Monmouth reuse plan should provide for reuse of land within the base as park and recreation land as recommended by the February 14, 2007 notice of public interest by Monmouth County for the conveyance of surplus

property for park and recreation use. Three recreation parcels are located in Eatontown, including Husky Brook Lake and the football complex; Lefetra Creek, Parkers Creek and Mill Creek, the baseball/ softball fields and bowling center; and the base golf course.

The Borough Master Plan map shows the location of the proposed Fort Monmouth Park and recreation land.

A description of the proposed use of each of the three open space and recreation parcels is included in the Borough's Open Space, Recreation, and Conservation Plan Element.

The Eatontown plan also recommends that Tinton Avenue (CR 537) should be extended as a through street across the base from Route 35 eastward to Oceanport.



Oceanport

From Fort to Village: A Vision for Oceanport's Fort Monmouth is a plan for redevelopment of the Ft. Monmouth property in Oceanport. Intended as a demonstration of the principles of smart growth set forth in the New Jersey State Development and Redevelopment Plan, new development would be compact, walkable and bikeable.

Natural features of the site including wetlands and waterfronts would be preserved and upgraded, and new development would conserve energy by being designed in accordance with the LEED standards for neighborhood development.

Two of the goals of the Oceanport Plan that relate to Fort Monmouth include:

- Creating employment opportunities and commercial ratables is one of Oceanport's major objectives. The existing McAfee Center is one of the most modern office space structures on the base and would lend itself to the conversion to commercial office space.



Overall Concept Plan

- The creation of a series of public space that integrate all of these elements together in order to produce a community framework that embodies sustainable principles of community development. These components would be comprised of existing natural areas as well as built areas.

From Fort to Village finds that the open spaces within Fort Monmouth are largely based on the existing unique natural attributes. These include the coastal fringes, freshwater wetlands, and stream corridors associated with Parker's and Oceanport Creeks, branches of the Shrewsbury River. Areas identified as bald eagle habitat and the existing marina are integral to this network, which also includes the existing ponds and recreational lands, as well as those open lands identified for public benefit conveyance by Monmouth County Parks. Oceanport's plan envisions the integration of existing contaminated lands within the open space network, where they may be contained while contributing to the framework of open spaces.

The following is a summary of the specific recommendations of the Oceanport Vision Plan:

- a. The open space requested by the Monmouth County Parks Department, including the historic parade ground and the environmentally sensitive land along Oceanport Creek and Parker's Creek, would become dedicated public property. This land would serve as open space for both the Fort development and surrounding neighborhoods.
- b. The Fort Monmouth Historic District would be preserved and structures within the district would be restored and reused in accordance with the Secretary of the Interior Standards.
- c. The 98 acres between Oceanport Avenue and the NJ Transit tracks would be developed as a mixed-use, small scale, walkable village. Oceanport Avenue



would be developed as a boulevard and provide the major North-South traffic route for Oceanport development.

- d. The Patterson Medical Center would be maintained as a veterans health facility and the land close to the Center would be developed with a mix of health care providers and professional offices. This area would also provide sites for an elementary and a middle school located next to County open space.
- e. The Oceanport Board of Education has requested the conveyance of the McAfee Center. If it is not used by the B.O.E., then McAfee Center and the surrounding property are seen as well suited to be developed as an office campus.
- f. The 28 acres along Parker's Creek is a prime waterfront development site that calls for the highest design quality with a unique resort hotel, spa, and/or conference facility.
- g. Redevelopment of Ft. Monmouth would require the creation of an east-west arterial street in order to connect the proposed development areas with Rt. 35 and the regional highway system. The new east-west street should be designed to be compatible with the historic district and connect with Oceanport Avenue.

- h. The vision plan envisions that there would be a jitney or small bus system connecting the various development centers at the Fort with the Little Silver train station. Since jitneys are generally small-capacity vehicles that follow a service route, but can divert to pick up and drop off passengers, the jitney would serve as an important link to the NJ Transit rail system. Such a system would also allow commuters from outside the area to access jobs located within the redevelopment area.



Medical Office Park Concept Plan

Tinton Falls

Public land parcels represent the single largest land category, including 3,249 acres or nearly 33% of Tinton Falls’s total land area. The three largest publicly-owned sites - Naval Weapons Station Earle (approximately 1200 acres), Fort Monmouth (approximately 170 acres), and the Monmouth County Reclamation Center (approximately 900 acres) – are dominant land uses in Tinton Falls, with other publicly-owned parcels such as schools and open space scattered throughout the Borough.

One of the goals of the Tinton Falls Master Plan is to ensure the most appropriate reuse of Fort Monmouth. The Borough’s objectives for land use include being actively involved in the planning process for the redevelopment of Fort Monmouth in order to ensure the most appropriate and beneficial reuse of the site.

Goals for housing include the objective of fully integrating affordable housing throughout the Borough, both within development projects and geographically throughout Tinton Falls.

Tinton Falls land use policies regarding Fort Monmouth are summarized below.

- a. Fort Monmouth would become private land under statutory provisions that give the Borough limited ability to regulate the land use of the parcel. However, Tinton Falls sees this property as the last and best opportunity to create something special for the Borough, and seeks to advance its vision for the ultimate development of the site.

This vision is graphically shown on the Concept Plan map for Fort Monmouth that assumes a variety of uses, some public, some of which may be private. For example, the County may have an interest in the Fire Academy and other public uses on the site. The remainder of the site should be carefully developed, if it becomes available.

- b. Sensitivity to the development of Tinton Avenue West is a principal concern.
 - The properties to the north of Tinton Avenue adjacent to Fort Monmouth are within the Borough’s RA Residential Agricultural designation, the lowest intensity zone within the Borough. The roadway is also designed as a scenic corridor by the County.
 - The uses of Fort Monmouth lands along the Tinton Avenue frontage should be restricted to either very low intensity uses or buffering along the road. New curb cuts and



significant traffic generators should not be located adjacent to Tinton Avenue.

- The central core of the Fort Monmouth site has great potential to serve as Tinton Falls’ Town Center and the Borough hopes to create a new “Main Street” development running westward from Hope Road and terminating at the municipal complex adjacent to the Parkway. Along this Main Street and on the balance of the tract, a compact mixed-use, walking scale community could be developed. The Town Center should include a substantial commercial component as well as residential development, entertainment uses, and well defined public spaces

including a possible new Library.

- Linkages to the neighborhoods of Tinton Falls should be carefully considered. The Town Center should also accommodate affordable housing. Consideration should be given to development of a hotel.
- A significant open space component should be included which can also connect the activity centers within the site and preserve the site’s environmental features.

9.1.2 Comparison of Fort Monmouth Concept Plan and Local Plans The following analysis identifies by municipality how the proposed concept reuse plan for Fort Monmouth compares with the local plans described above. Oceanport (Proceeding from east to west on concept plan) a. Concurrence 1. Medium density housing between NJ Transit line and Oceanport Ave. 2. The land areas along Oceanport Creek and Parker’s Creek would be developed as natural open spaces 3. Marina 4. Mixed use retail/housing around Oceanport Ave. 5. Historic Parade Ground and surrounding structures preserved 6. Mixed Use resort/cottage retail along Parkers Creek (Borough refers to it as Riverfront Resort Development area) 7. Ecotech Park or McAfee Corporate Center - agreement except for name b. Open 1. Municipal Complex - Borough plan includes it as part of the mixed-use area, while the FMERPA plan locates this facility at Barker Circle, where the Borough plan indicates University residences and fire station or municipal uses 2. Paterson Army Health Clinic, school - Oceanport proposes townhouses and professional offices (medical) while FMERPA Plan calls for a medical office	building, apartments, townhouses and a limited number of detached small lot homes. 3. Homeless accommodations 4. The FMERPA Plan calls for single-family detached housing across the street from similar housing on Main Street. 5. Thoroughbred training and stabling facility (Oceanport Resolution #R-08-97 adopted June 19, 2008) Eatontown a. Concurrence 1. Howard Commons Area – this area is intended for housing in both Borough’s and FMERPA’s concept plans. 2. Relocate Borough administrative offices to the Mallette Hall. 3. Tinton Avenue (CR 537) should be extended as a through street across the base from Route 35 eastward to Oceanport 4. Open space areas b. No Comments or acknowledgement 1. Hotel and conference center 2. Commercial incubator, community center retail and housing in Master Plan (there is a town center identified in the Howard Commons report) 3. Homeless accommodations c. Open 1. Howard Commons Area – type of housing - FMERPA Plan calls for courtyard apartments and is silent on ownership and age restriction, while the Borough plan calls for age-restricted housing and condominiums	Tinton Falls a. Concurrence 1. Town Center “Main Street” is identified in FMERPA Plan and Borough’s concept plan 2. Commercial/general office 3. Open space to the east b. Open 1. Homeless accomodations

9.2 Municipal Zoning Initiatives related to Fort Monmouth

The FMERPA plan development process would include public meetings with municipalities regarding the plan, which would provide a forum for communicating municipal positions on the base redevelopment. A formal procedure mandated as part of the FMERPA planning process requires a review of the draft FMERPA plan by municipal planning boards and comparison to the municipal Master Plan:

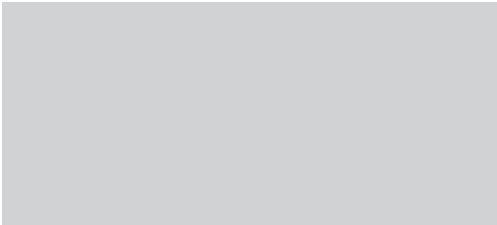
C.52:27I-15 Submission of proposed plan to constituent municipalities.

15. Prior to the adoption of the plan, or revision or amendment thereto, the authority shall transmit a copy of the proposed plan to the planning board of each constituent municipality. Within 45 days after referral, each planning board shall transmit to the authority a report containing its recommendation concerning the plan. This report shall include an identification of any provisions in the proposed plan that are inconsistent with the master plan and recommendations concerning these inconsistencies and any other matters as the board deems appropriate.

The host municipalities have indicated the following local zoning preferences for implementation and their implications:

Eatontown

Pending the finalization of a reuse plan for Fort Monmouth and the adoption of a redevelopment plan for Eatontown Village, no other zone changes are being



recommended at this time to implement the land use element.

Oceanport

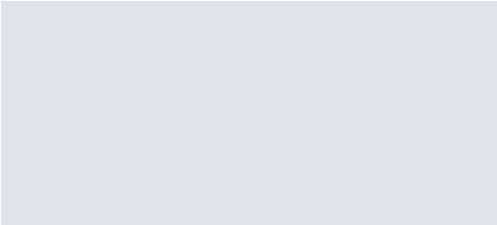
With the completion of the *Fort to Village Plan: A Vision for Oceanport's Fort Monmouth*, Oceanport has articulated its vision for the redevelopment of the 419 acres of Fort Monmouth that lie within its boundaries. However, this plan does not represent the end of the process. As FMERPA proceeds through the development of the plan for the Fort, the *Fort to Village Plan* may be used by Oceanport to inform the FMERPA plan process and other regional and state planning initiatives.

The inclusion of the *Fort to Village Plan* in the local Master Plan would provide that the required referral and review by the Planning Board would capture the principles and concepts contained in the Concept Plan. Ultimately, the entire Master Plan should be updated to reflect the vision for Fort Monmouth.

Tinton Falls

Tinton Falls includes most lands on Fort Monmouth within the IOP Industrial/Office Park Districts (IOP-10, IOP-15, IOP-20, IOP-25, IOP-35, and IOP-50). The IOP zones permitted and conditional uses are as follows:

- 1. Permitted uses include offices; hotels and motels; research facilities; hospital; veterinary hospitals; utilities; restaurants; restaurants with bar; manufacturing; fabrication and assembly operations; agricultural uses but not “farms”; tennis courts, gymnasiums, weight rooms and exercise centers; instructional centers; golf courses, parks,

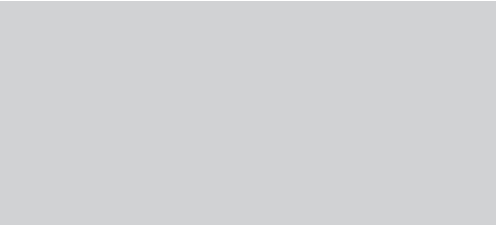


and other open space uses; elementary, middle, and high schools offering academic instruction with curriculums approved by the elementary and/or regional boards of education; retail/warehouse uses, lumber yards, and home improvement centers; Borough uses; child care centers; automobile car wash in the IOP- 15, IOP-20 and IOP-25 districts; utility services; a continuing care retirement community (CCRC) under the provisions of a general development plan and certain requirements; and an active adult community in the IOP-35 zone.

- 2. Conditional uses include automobile service stations; permitted office, research, hospital, warehousing, manufacturing, fabrication and assembly operations shall be permitted limited accessory and incidental to retail outlets; warehousing; residence inns; outdoor equipment storage; commercial radio and other communications towers; a limited recycling operation in the IOP-20 district only; and assisted living residences.

The majority of the IOP zones are located in the center of the Borough, including lands at Fort Monmouth and Naval Weapons Station Earle. Several other smaller IOP zones are located in different sections of the Borough.

The Open Space Government Use designation represents a new land use category for Tinton Falls. This designation includes the County Park south of Route 33 and the County-owned parcels on the east side of Wayside Road. This category also includes those large publicly-held parcels including Fort Monmouth, Naval Weapons Station Earle, and the County Reclamation Center. The intent of this designation is to allow the existing activities on the properties as a

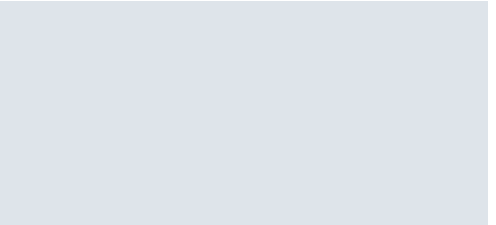


matter of right while not committing to a specific zone assuming the properties become available for development.

It is recommended that the Borough give some thought to the ultimate disposition of these properties if they become available for development. For example, that portion of Earle located within Tinton Falls is an extremely valuable property from an open space perspective. It includes an extensive habitat suitable for rare and endangered species and would make an excellent open space tract. The landfill would ultimately close and could serve as an industrial park property or a portion might be used for intensive active outdoor recreation. The County should prepare a reuse Plan for the landfill’s ultimate closure.

9.3 Monmouth County Plans

The Monmouth County Planning Board approach to planning is a reflection of the County Enabling legislation in New Jersey. Not having direct land use control, the County has assumed a leadership position by advocating for good planning at the municipal level, as well as preparing functional plans in cooperation with other County agencies. The following is a synopsis of the several plans the County has prepared.



Monmouth County Growth Management Guide

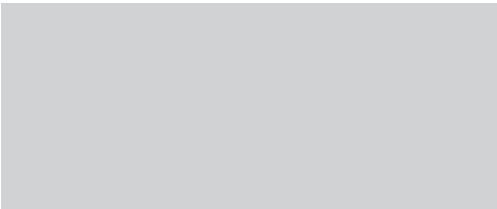
The Growth Management Guide was adopted by the Planning Board in December 1995. With a structure similar to the SDRP, outlining a series of goals, objectives, and policies in ten categories, the plan addresses air resources, centers, comprehensive planning, economic development, farmland preservation and agriculture development, historic, cultural, natural and scenic resources, housing, solid waste, transportation, and water resources.

Each of the categories has a goal with several objectives and related policies. The municipalities in Monmouth County use this document to address the statutory requirement of reviewing adjacent municipal plans, County plans, and the SDRP.

Monmouth County Open Space Plan

The Monmouth County Open Space Plan, adopted by the Monmouth County Planning Board, as an element of the Monmouth County Growth Management Guide in August 2006, specifically mentions the acquisition of a portion of the Fort Monmouth property as a new County park site. To fulfill this acquisition,

Monmouth County filed a Notice of Interest for park and recreation lands within Fort Monmouth property. The County subsequently filed an application to the National Park Service’s Federal Lands to Park Program for a Public Benefit Conveyance, which was endorsed by the three host communities of Eatontown, Oceanport and Tinton Falls, and is consistent with their local land use



policies and the current Fort Monmouth Reuse and Redevelopment Plan. This application was approved by the National Park Service on July 26, 2008. Conveyance of the requested property will be pursued as disposition and conveyance strategies are developed in conjunction with approval of the Reuse Plan.

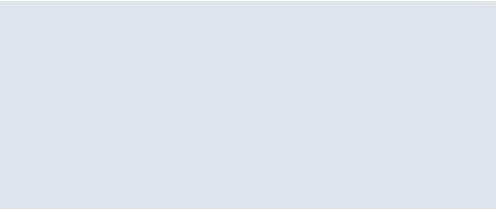
Coastal Monmouth Plan

The Coastal Monmouth Plan (CMP) is a two-year regional planning effort that would create a vision for the future of the Monmouth County, NJ Atlantic Coastal Region, which spans over 27 miles of the New Jersey shoreline. Covering the region as a whole as well as each of the 30 municipalities within the study area (including Oceanport and Eatontown), the Plan’s purpose is to help the communities prepare, collectively and individually, for sustainable growth, while protecting environmental resources and maintaining their unique coastal character.

The project started in the fall of 2006 and would be completed in the fall of 2008, with the Boroughs of Eatontown and Oceanport as two of the participants.

The Plan has several purposes:

- a. To establish a set of planning alternatives to help coastal municipalities manage their remaining development potential, conserve open space, explore redevelopment opportunities and address the impacts of future growth on infrastructure, the natural environment, and the overall quality of life.
- b. To formulate a plan that would be adopted as an element for the Monmouth



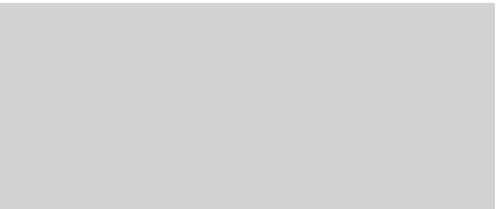
County Growth Management Guide.

- c. To formulate a regional plan suitable for endorsement by the New Jersey State Planning Commission. (Project is receiving funding from the Department of Community Affairs).

The Plan would examine the region’s land development pattern and identify the present and future capacity for growth to support economic development. Using demographic, socioeconomic and land use data, it would evaluate a set of planning alternatives to help the area guide future growth and conservation efforts. An Implementation Agenda would provide a strategic framework for municipalities, the County, and State agencies to follow in order to carry out identified strategies necessary to meet the vision of the Coastal Monmouth Region.

On March 15, 2007 the second meeting of the Coastal Regional Collaborative convened at Brookdale Community College, in the Student Life Center. Approximately 55 municipal representatives, stakeholders, and government agency officials from Monmouth County communities met. One of the announcements was that Freeholder Burry had asked the Monmouth County Planning Board to coordinate planning activities (of the study) with the Fort Monmouth Redevelopment Commission.

On May 30, 2007 a one-on-one meeting was conducted by the County with representatives from Neptune Township, Eatontown, and Ocean Township. The meeting took place at the Neptune City Borough Community Center. On June 13, 2007 a meeting was held with municipal representatives from Oceanport.

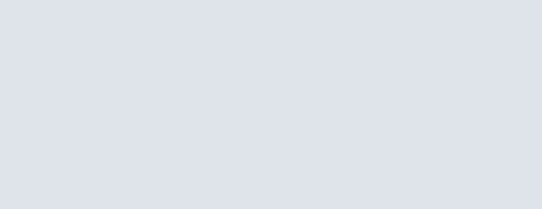


Monmouth County staff view redevelopment of the Fort as a regional issue, due to implications for vehicle traffic. The only definitive discussion items with the municipalities have been the need to maintain the Emergency Management Facility and the need to provide as much open space as possible. The County’s involvement in the planning process would continue and evolve as the next steps occur.

9.4 New Jersey State Development and Redevelopment Plan

The New Jersey State Development and Redevelopment Plan (SDRP) is an outgrowth of the State Planning Act which was signed into law January 2, 1985. The SDRP was first adopted on June 12, 1992. It was revised and readopted on March 1, 2001 and presently is in the process of being reconsidered for readoption.

The purpose of the SDRP is to provide a vision for the future that would preserve and enhance the quality of life for all residents of New Jersey. The SDRP is the result of a cross-acceptance process that includes officials from counties, municipalities and the citizens of New Jersey in numerous public assemblies, discussing all of the major aspects of the Plan - its goals, strategies, policies, and application. This process ensures that the Plan belongs to the citizens of New Jersey, whose hopes and visions have shaped it.



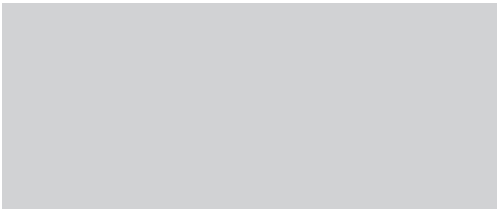
Within the State Planning Act, the Legislature declared that the purpose of the SDRP is to:

Coordinate planning activities and establish Statewide planning objectives in the following areas: land use, housing, economic development, transportation, natural resource conservation, agriculture and farmland retention, recreation, urban and suburban redevelopment, historic preservation, public facilities and services, and intergovernmental coordination (N.J.S.A. 52:18A-200(f))

The objectives of the SDRP are outlined in its statewide goals and strategies, as follows:

1. Revitalize the State’s Cities and Towns

- Protect, preserve, and develop the valuable human and economic assets in cities, towns, and other urban areas. Plan to improve their livability and sustainability by investing public resources in accordance with current plans which are consistent with the provisions of the State Plan. Leverage private investments in jobs and housing; provide comprehensive public services at lower costs and higher quality; and improve the natural and built environment. Incorporate ecological design through mechanisms such as solar access for heating and power generation. Level the playing field in such areas as financing services, infrastructure, and regulation. Reduce the barriers which limit mobility and access of city residents, particularly the poor and minorities, to jobs, housing, services, and open space within the region. Build on the assets of cities and towns such as their labor force, available land and buildings, strategic location, and diverse populations.

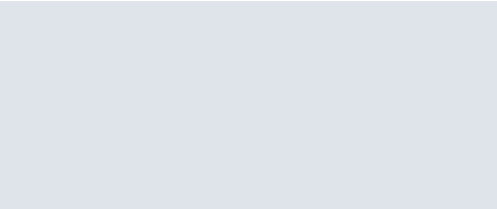


2. Conserve the State’s Natural Resources and Systems

- Conserve the state’s natural resources and systems as capital assets of the public by promoting ecologically sound development and redevelopment in the Metropolitan and Suburban Planning Areas, accommodating environmentally designed development and redevelopment in Centers in the Fringe, Rural and Environmentally Sensitive Planning Areas, and by restoring the integrity of natural systems in areas where they have been degraded or damaged. Plan, design, invest in and manage the development and redevelopment of Centers and the use of land, water, soil, plant, and animal resources to maintain biodiversity and the viability of ecological systems. Maximize the ability of natural systems to control runoff and flooding, and to improve air and water quality and supply.

3. Promote Beneficial Economic Growth Development and Renewal for All Residents of New Jersey

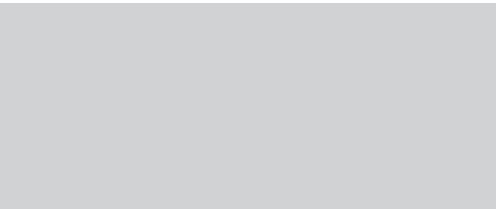
- Promote socially and ecologically beneficial economic growth, development and renewal, and improve both the quality of life and the standard of living of New Jersey residents, particularly the poor and minorities, through partnerships and collaborative planning with the private sector. Capitalize on the state’s strengths—its entrepreneurship, skilled labor, cultural diversity, diversified economy and environment, strategic location and logistical excellence—and make the state more competitive through infrastructure and public services cost savings and



regulatory streamlining resulting from comprehensive and coordinated planning. Retain and expand businesses, and encourage new, environmentally sustainable businesses in Centers and areas with existing infrastructure. Encourage economic growth in locations and ways that are both fiscally and environmentally sound. Promote the food and agricultural industry throughout New Jersey through coordinated planning, regulations, investments and incentive programs—both in Centers to retain and encourage new businesses and in the Environs to preserve large contiguous areas of farmland.

4. Protect the Environment, Prevent and Clean-Up Pollution

- Develop standards of performance and create incentives to prevent and reduce pollution and toxic emissions at the source, in order to conserve resources and protect public health. Promote the development of businesses that provide goods and services that eliminate pollution and toxic emissions or reduce resource depletion. Actively pursue public/private partnerships, the latest technology, and strict enforcement to prevent toxic emissions and clean up polluted air, land, and water without shifting pollutants from one medium to another; from one geographic location to another; or from one generation to another. Promote ecologically designed development and redevelopment in the Metropolitan and Suburban Planning Areas and accommodate ecologically designed development in Centers in the Fringe, Rural, and Environmentally Sensitive Planning Areas, to reduce automobile usage; land, water and energy



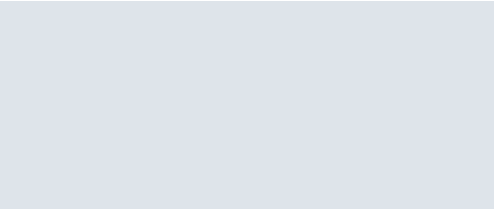
consumption; and to minimize impacts on public health and biological systems, water and air quality. Plant and maintain trees and native vegetation. Reduce waste and reuse and recycle.

5. Provide Adequate Public Services at a Reasonable Cost

- Provide infrastructure and related services more efficiently by supporting investments based on comprehensive planning and by providing financial incentives for jurisdictions that cooperate in supplying public infrastructure and shared services. Encourage the use of infrastructure needs assessments and life-cycle costing. Reduce demands for infrastructure investment by using public and private markets to manage peak demands, applying alternative management and financing approaches, using resource conserving technologies and information systems to provide and manage public facilities and services, and purchasing land and easements to prevent development, protect flood plains and sustain agriculture where appropriate.

6. Provide Housing at a Reasonable Cost

- Provide adequate housing at a reasonable cost through public/private partnerships that create and maintain a broad choice of attractive, affordable, ecologically designed housing, particularly for those most in need. Create and maintain housing in the Metropolitan and Suburban Planning Areas and in Centers in the Fringe, Rural, and Environmentally Sensitive Planning Areas, at densities which support transit and reduce commuting time and costs, and at locations easily accessible, preferably on foot, to employment,



retail, services, and cultural, civic, and recreational opportunities. Support regional and community-based housing initiatives and remove unnecessary regulatory and financial barriers to the delivery of housing at appropriate locations.

7. Preserve and Enhance Areas with Historic, Cultural, Scenic, Open Space, and Recreational Values

- Enhance, preserve and use historic, cultural, scenic, open space, and recreational assets by collaborative planning, design, investment, and management techniques. Locate and design development and redevelopment and supporting infrastructure to improve access to and protect these sites. Support the important role of the arts in contributing to community life and civic beauty.

8. Ensure Sound and Integrated Planning and Implementation Statewide

- Use the State Plan and the Plan Endorsement process as a guide to achieve comprehensive, coordinated, long-term planning based on capacity analysis and citizen participation; and to integrate planning with investment, program, and regulatory land-use decisions at all levels of government and the private sector, in an efficient, effective, and equitable manner. Ensure that all development, redevelopment, revitalization, or conservation efforts support State Planning Goals and are consistent with the Statewide Policies and State Plan Policy Map of the State Plan.

These objectives are to be achieved through a series of statewide policies addressing equity, comprehensive planning, public investment priorities, infrastructure investments, economic development, urban revitalization, transportation, historic, cultural and scenic resources, air resources, water resources, open lands and natural systems, energy resources, waste, recycling and brownfields, agriculture, coastal resources, planning established

by state statute (Meadowlands, Pinelands and Highlands), special resource areas, and design.

These statewide objectives are applied through the State Plan Policy Map which is divided into six (6) planning areas and five (5) levels of Centers. The planning areas, which do not coincide with municipal boundaries, attempt to address growth in terms of its character, location, and magnitude. The planning areas are:

1. **Metropolitan Planning Area** - The communities within the Metropolitan Planning Area have many things in common: mature settlement patterns resulting in a diminished supply of vacant land; infrastructure systems that generally are beyond or approaching their reasonable life expectancy; the need to rehabilitate housing to meet ever changing market standards; the recognition that redevelopment is, or would be in the not-too-distant future, the predominant form of growth; and a growing realization of the need to regionalize an increasing number of services and systems in light of growing fiscal constraints.
2. **Suburban Planning Area** - The Suburban Planning Area is generally located adjacent to the more densely developed Metropolitan Planning Area, but can be distinguished from it by a lack of high intensity urban form, by the availability of developable land, and by a more dispersed and fragmented pattern of predominantly low-density development. These areas are or would be served by regional infrastructure, except that, outside of Centers and major transportation corridors, there is limited, if any, availability of alternative modes of transportation to the automobile. These areas have generally been designated for growth in municipal Master Plans. As development expands, these services would become increasingly available if planned properly.
3. **Fringe Planning Area** - The Fringe Planning Area is a predominantly rural landscape (not prime agricultural

or environmentally sensitive land) with scattered small communities and free-standing residential, commercial, and industrial development. Large investments in water and sewer and local road networks have not occurred and circulation is primarily provided by state and county highways supplemented by locally-maintained roads. Investments in water and sewer are mainly in existing or proposed Centers.

4. **Rural Planning Area** - The open lands of the Rural Planning Area include most of New Jersey's prime farmland, which has the greatest potential of sustaining continued agricultural activities in the future. They also include wooded tracts, lands with one or more environmentally sensitive features, and rural towns and villages.

4B. **Rural/Environmentally Sensitive Planning Area** - Some lands in the Rural Planning Area (PA4) have one or more environmentally sensitive features qualifying for delineation as Rural/Environmentally Sensitive (PA4B). This sub-area contains valuable ecosystems or wildlife habitats. Rural/Environmentally Sensitive Planning Areas are supportive of agriculture and other related economic development efforts that ensure diversity within New Jersey. Any development or redevelopment planned in the Rural/Environmentally Sensitive Area should respect the natural resources and environmentally sensitive features of the area.

5. **Environmentally Sensitive Planning Area** - The Environmentally Sensitive Planning Area contains large contiguous land areas with valuable ecosystems, geological features and wildlife habitats. The Environmentally Sensitive Planning Area is highly vulnerable to damage of many sorts from new development in the Environs, including fragmentation of landscapes, degradation of aquifers and potable water, habitat destruction, extinction of plant and animal species and destruction of other irreplaceable resources which

are vital for the preservation of the ecological integrity of New Jersey's natural resources.

Centers are the SDRP's preferred vehicle for accommodating growth. Center-based development patterns are superior to sprawl for a number of reasons (see sidebar on page 231). A Center's compact form is considerably more efficient than sprawl, providing opportunities for cost savings across a wide range of factors. Compact form also translates into significant land savings. A Center's development form and structure, designed to accommodate diversity, is also more flexible than single-use, single-purpose sprawl, allowing Centers to evolve and adapt over time, in response to changing conditions and markets. Centers promote community, protect the environment, provide enhanced cultural and aesthetic experiences, and offer residents a superior quality of life. The five types of centers are:

Urban Center- Generally the largest Centers, offering the most diverse mix of industry, commerce, services, residences and cultural facilities (Newark, Jersey City, Atlantic City, Camden)
Regional Centers - A compact mix of residential, commercial and public uses, serving a large surrounding area and developed at an intensity that makes public transportation feasible. (Red Bank, Eatontown, Long Branch).

Towns - Traditional Centers of commerce or government throughout New Jersey, with diverse residential neighborhoods served by a mixed-use Core offering locally oriented goods and services (Freehold, Highland Park, Matawan, Atlantic Highlands)

Villages - Primarily residential places that offer a small Core with limited public facilities, consumer services and community activities (Englishtown, Pine Brook, Hance Park)

Hamlets- Small-scale, compact residential settlements organized around a

community focal point, such as a house of worship, luncheonette, small park or a civic building (Adelphia, Imlaystown)

The SDRP is shaped through a Cross-Acceptance process that involves all stakeholders. In the State Planning Act Cross-Acceptance is the prescribed method for advancing the goals and vision of the SDRP. According to the Act it is:

“a process of comparison of planning policies among governmental levels with the purpose of attaining compatibility between local, county and State plans. The process is designed to result in a written statement of agreement or disagreement and areas requiring modification by parties to the cross acceptance.” (N.J.S.A. 52:18A-202.b.)

This description has been embodied in rules which in turn have led to a process of comparison and identification of issues and recommendations by the counties such as Monmouth on behalf of its municipalities. It then proceeds to series of negotiations where agreements, disagreements, and issues which require further discussion are identified or are resolved in the process of Plan Endorsement. The agreed upon issues result in revisions or modifications to the SDRP and the points of disagreement and further issues in need of refinement move forward into the final phase of Cross-Acceptance, the issue resolution phase.

Implementation of SDRP is carried out by State agencies, regional entities, Counties, and municipalities. State agencies do it by not only participating in the Cross-Acceptance process but also by incorporating the SDRP’s policies and provisions into their functional plans such as transportation, water supply, and wastewater management. Along with regional agencies, State agencies use the policies of the SDRP in their public investments and in their regulatory programs, such the Coastal Area Facilities Review Act (CAFRA) which utilizes the State Plan Policy Map to regulate

impervious surface.

On April 28, 2004 the State Planning Commission approved the release of the Preliminary State Development and Redevelopment Plan (State Plan) and the Preliminary State Plan Policy Map. This action launched the third round of Cross-Acceptance. At the same time a revised State Plan Policy Map was also released. Both documents did not impact Fort Monmouth.

As 2008 progresses, the Cross-Acceptance process is in the final phase. Monmouth County’s negotiation with the State Planning Commission concluded with a public hearing on August 21, 2007. Nine agreements between the State Planning Commission and the County were reached which involved Tinton Falls, but none of them impacted Fort Monmouth. The State Planning Commission is now in the process of preparing a Final Draft Plan.

Municipalities and counties can implement the policies and provisions of the SDRP informally or formally. The formal process is called Plan Endorsement. It ensures that municipal, County, regional, and State Agency plans are consistent with the State Development and Redevelopment Plan and with each other. An endorsed plan entitles municipalities and counties to a higher priority for available funding, streamlined permit reviews, and coordinated state agency services. Priority is given to county and regional strategic plans.

In Monmouth County several regional initiatives have been advanced by the County Planning Board. The most advanced is the Western Monmouth Development Plan which involves Howell, Freehold, Marlboro and Manalapan Townships, Freehold, Englishtown and Farmingdale. Other Monmouth County efforts have resulted in pre-petition meetings for the Coastal Region Plan involving Allenhurst, Little Silver, Rumson, Asbury Park,

Loch Arbour, Sea Bright, Avon, Long Branch, Sea Girt, Belmar, Manasquan, Shrewsbury Borough, Bradley Beach Monmouth Beach, Shrewsbury Township, Brielle, Neptune City, South Belmar, Deal, Neptune Township, Spring Lake, Eatontown, Ocean Township, Spring Lake Heights, Fair Haven, Oceanport, Wall, Interlaken, Red Bank, and West Long Branch.

A pre-petition meeting was also held for the Bayshore Plan involving Atlantic Highlands, Aberdeen Township, Hazlet, Holmdel Township, Keansburg, Highlands, Keyport, Matawan, Middletown, and Union Beach.

It is anticipated that upon completion of the Coastal Monmouth Plan it would be filed with the State Planning Commission for Plan Endorsement.

It is recommended that each of the Fort Monmouth municipalities petition the State Planning Commission for Plan Endorsement, particularly since the FMERPA Plan recommends a new center in each of the three municipalities. Eatontown held a pre-petition meeting for Plan Endorsement with the Office of Smart Growth and other State agencies on November 20, 2007. Oceanport, which falls within the CAFRA zone, would be required to work with the Office of Smart Growth and NJDEP to designate the Town Center within the Borough.

9.5 Fair Housing Considerations

Existing Housing on Fort Monmouth

According to the official report from the Garrison, the existing complement of housing on Fort Monmouth is less than 1,000 dwelling units. Table 9-1 shows additional detail.

Council on Affordable Housing

Affordable housing is an important part of a balanced land use plan. Yet defining the dimensions of affordable housing need is difficult. The range of below market rate housing options serves a clientele that spans from the homeless to households spending an inordinate amount of income on housing (cost burden), but it also includes the workforce housing needed to assure that New Jersey can remain competitive in attracting and retaining industry. New Jersey is a national leader in defining the affordable housing obligations of its municipalities. Home to the Mount Laurel doctrine, a pronouncement of New Jersey’s Supreme Court that identified the constitutional obligation, municipalities are held accountable to assure that the zoning governing lands within their borders provides a realistic opportunity for the creation of the municipality’s fair share of the affordable housing need in the region.

New Jersey has codified the Mount Laurel decisions through the Fair Housing Act and Administrative Code regulations of the Council on Affordable Housing (COAH). Charged with calculating and disaggregating affordable housing needs in the state, COAH has on several occasions promulgated substantive and procedural rules governing the production of affordable housing. In their initial iteration, the COAH rules calculated regional housing need for rehabilitation of substandard units occupied by lower income households and for the construction of new units to meet regional needs. “Fair share” assignments were made on a municipality by municipality basis requiring a minimum, that local zoning provide a realistic opportunity to accommodate these units. In subsequent iterations of the rules, referred to as the Second Round and Third Round rules, the calculated need assessments were reexamined and adjusted. In the Third Round rules a new concept was included which is referred to as “growth

share”. The Third Round rules continue assignment of rehabilitation need, prior round recalculated need, and the new growth share element. The Third Round rules were effective December 20,2004 and amended on May 15, 2006. These rules projected that the Statewide need for housing affordable to low- and moderate-income households approximated roughly 53,000 dwelling units.

New Jersey’s Appellate Division concluded in January 2007 that the initial Third Round rules were flawed and directed COAH to remedy certain defects and promulgate revised rules. Among the criticisms by the Appellate Division was its finding that the rules would not realistically accomplish the identified need and in fact understated the extent of such need.

In the initial Third Round rules, growth share required the production of an affordable unit for every eight new market rate dwelling units. Affordable housing obligations also accrued from job creation, and the original Third Round rules required one affordable unit for every 25 jobs, with the calculation of jobs based on floor area by building use group, a typology used by the New Jersey Department of Community Affairs in its administration of the Uniform Construction Code.

After revisiting the need calculations, COAH proposed a target of 115,666 affordable units statewide by the year 2018 and modified several of the terms of the growth share provision. Most notably, the affordable housing production requirements doubled from one affordable unit per eight market-rate dwelling units (one affordable among 9 total units) to one affordable unit per four market-rate dwelling units (one affordable among 9 total units). A fifth market unit is provided as the presumptive compensatory benefit in return for construction of one affordable housing unit.

Table 9-1: Existing Housing

Neighborhood	# Units	Total Occupied	% Occupied	Total Vacant	Vacant Ready	Vacant Not Ready
Russel/Allen	32	27	84.38%	5	4	1
Russel/Carty	36	31	86.11%	5	5	0
Megill	42	37	88.10%	5	1	4
Hope/Hemphill/Guam Ln	22	20	90.91%	2	2	0
Gosselin	45	45	100.00%	0	0	0
Howard Commons	486	0	0.00%	486	0	486
TOTALS:	663	160	24.13%	503	12	491
Lodging Buildings:						
361, 362, 363, 364, 270*, 271, 1077, 1078	251					
Total w/lodging	914					
Dorm Rooms* @ Prep School	71					
Total w/lodging and Dormitory Rooms	985					
<i>*Dormitory Rooms and Building 270 units do not have individual kitchens or kitchenettes.</i>						
<i>216 Includes both sides of double units (19 double units)</i>						
<i>1, 3, 5, 7 Gosselin Avenue-Quarters not renovated</i>						

Application of the growth share concept has also been modified in NJAC 5:97 et seq., with jobs gained from non-residential space accruing an obligation for one affordable unit for every 16 jobs.

Additionally, where demolished dwelling units were previously subtracted from the growth share obligation under the initial Third Round rules, such residential reconstruction would be considered a new unit with a growth share obligation, despite the fact that the net number of dwelling units has not increased with the removal and replacement of an existing dwelling.

While New Jersey has long been heralded as a leader in the production of affordable housing, the prescriptive nature of the COAH rules essentially constitutes

an unfunded mandate of significant complexity. This would serve as a significant disincentive to developing housing or employment-generating non-residential uses in New Jersey, particularly when similar burdens are not imposed by border states.

On May 6, 2008, COAH adopted N.J.A.C. 5:97, which became effective on June 2, 2008. In consideration of the extensive public comments, COAH also proposed amendments to N.J.A.C. 5:97, which were published on June 16, 2008 with a public comment period extending to August 15, 2008. The proposed rule also recalculated the housing need by municipality, producing the third set of affordable housing assignments that municipalities have had to address in the Third Round.

Prospects for redevelopment at Fort Monmouth received a boost on July 17, 2008, when Governor Corzine signed the latest amendment to the Fair Housing Act (A-500/S-1783) making FMERPA one of the regional planning entities whose jurisdiction is called out for special COAH treatment. As a result of this legislation, COAH is convening a working group including mayors of the host towns to address key issues related to the method of calculating affordable housing obligations. This will be particularly important to FMERPA’s ability to adopt and implement a viable reuse plan for robust redevelopment.

Recognizing that COAH’s presumptive affordable housing set-aside (at least 20 percent of the residential units) could interfere with the economic feasibility of the redevelopment of Fort Monmouth,

the Act now provides potential adjustments of the COAH obligation, which can mitigate the dire circumstances surrounding the Fort closing. This could be essential to an economically viable plan, especially since municipal compliance options are changing at a time when municipal affordable housing obligations have increased dramatically. The elimination of the Regional Contribution Agreement (RCA), a key COAH compliance mechanism that allowed municipalities to fund affordable housing construction outside their jurisdiction, puts new pressure on the State’s remaining vacant lands and municipal resources.

A statewide commercial development fee (2.5% of value), which became effective upon signing by the Governor, now provides the uniform mechanism whereby commercial developers can discharge the affordable housing obligation they create for the municipality. As Fort Monmouth’s closing impacts the host municipalities and the regional economy, prospects for timely and efficient redevelopment will depend on the economics of the plan, and a unique approach to the COAH mandate, as envisioned in the Fair Housing Act, will be essential.

As FMERPA examines the affordable housing responsibilities affecting the Fort Monmouth lands, several facts must be recognized:

1. Currently, due to its existence as a federally-owned property, Fort Monmouth accrues no affordable housing obligation according to the Fair Housing Act and the COAH rules. Any responsibility for accomodating future affordable housing needs resides with the municipality to which the housing obligation would be assigned or within which growth occurs. However, the Reuse Plan accomodates the future possibility of affordable housing units in each of the three host municipalities on the Fort Monmouth property.

2. The US Department of Housing and Urban Development has prioritized the reuse of military installations closed through the Base Realignment and Closing Commission procedure for housing of the homeless. This is a burden not imposed by the State of New Jersey and not quantified by any government agency. The Corporation for Supportive Housing conducted a HUD mandated Point In Time Survey on January 29, 2008 under contract to the New Jersey Housing and Mortgage Finance Agency (HMFA). This survey identified 452 homeless persons in Monmouth County, representing 6% of the Statewide total.

3. The proposed redevelopment at Fort Monmouth would be substantially impacted by the cost implications of the proposed COAH rules, although the uncertain nature of the final rule provisions makes this impact difficult to accurately predict.

In summary, the impact of COAH’s affordable housing requirements to the host municipalities, as they relate to Fort Monmouth’s redevelopment, is not possible to predict accurately at this time. However, with the recent adoption of N.J.A.C. 5:97, and with amendments currently proposed, the effective rules and the proposed amendments result in the following COAH-assigned municipal affordable housing obligations.

Eatontown

• Under the original Third Round rules Eatontown’s total fair share obligation was comprised of a municipality’s rehabilitation share, the total remaining obligation from prior rounds, and the growth share. As indicated in Appendix C of N.J.A.C. 5:94, Eatontown’s rehabilitation share was 12 units, and Eatontown’s total remaining obligation from prior rounds was 503 units. Eatontown’s growth share obligation was 69 units.

• Under the newly effective N.J.A.C. 5:97, Eatontown’s rehabilitation share is 32 units, and Eatontown’s total remaining obligation from prior rounds is 504 units. Eatontown’s growth share obligation is 429 units.

• Under the proposed amendments to N.J.A.C. 5:97 the only change is in the growth share, which is proposed to increase to 491 units.

Table 9-2: Housing Rules

Municipal Fair Share	Rehabilitation	Prior Round Obligation	Growth Share
Eatontown			
Original Round 3 (N.J.A.C. 5:94)	12	503	69
Effective rules N.J.A.C. 5:97	32	504	429
Proposed amendments	32	504	491
Oceanport			
Original Round 3 (N.J.A.C. 5:94)	0	157	26
Effective rules N.J.A.C. 5:97	0	149	43
Proposed amendments	0	149	53
Tinton Falls			
Original Round 3 (N.J.A.C. 5:94)	0	655	178
Effective rules N.J.A.C. 5:97	26	622	555
Proposed amendments	26	622	494

Source: Banisch Associates, Inc.

Oceanport

- As indicated in Appendix C of N.J.A.C. 5:94, Oceanport’s original Third Round rehabilitation share was 0, the total remaining obligation from prior rounds was 157 units and the growth share obligation was 26 units.
- Under N.J.A.C. 5:97 as recently adopted, Oceanport’s rehabilitation share is 0 units, Oceanport’s total remaining obligation from prior rounds is 149 units and the growth share obligation is 43 units.
- Under the proposed amendments Oceanport’s growth share obligation would increase to 53 units.

Tinton Falls

- As indicated in Appendix C of N.J.A.C. 5:94, Tinton Falls’ initial Third Round rehabilitation share was 0, the total remaining obligation from prior rounds was 655 units, and the Tinton Falls’ growth share obligation was 178 units.
- Under N.J.A.C. 5:97, Tinton Falls’ rehabilitation share is 26 units, the total remaining obligation from prior rounds is 622 units, and Tinton Falls’ growth share obligation is 555 units.
- Under the proposed amendments, Tinton Falls’ growth share would decrease to 494 units

Housing for the Homeless

According to the Base Closure Community Redevelopment and Homeless Assistance Act of 1994 (Pub. L. 103-421) (“Homeless Assistance Act”), State and local governments, representatives of the homeless, and other interested parties may submit to the local redevelopment authority a notice of the interest in the buildings or property, or any portion thereof. The local redevelopment authority can negotiate with qualified homeless providers to accommodate some of the needs of the homeless on the base.

The redevelopment authority shall, in preparing the reuse and redevelopment plan, consider these interests to assist the homeless in the use of the buildings and property at the installation that are expressed in the notices of interest submitted to the redevelopment authority.

While there are no numerical requirements stipulated in the Homeless Assistance Act, the property at Fort Monmouth would accommodate a variety of opportunities to serve the homeless, which would be required in order to receive HUD approval of FMERPA’s reuse plan.

The accommodations that are supported by FMERPA and being submitted to HUD are:

1. Building 501, currently the Counseling Center is recommended to be conveyed to Family Promise, a faith-based non-profit organization, for use as a day center for up to 10 homeless families. As no families would be in residence at this location, there would be no additional burden on the local school district.
2. A single adult shelter to house up to 40 homeless single adults. This shelter is currently located on Fort Monmouth in Buildings 417 and 421. As these buildings are currently in the FEMA designated flood plain and the shelter is not appropriately located in their current location for the development planned for that area of the Fort Monmouth, a new shelter is proposed to be built to the east of Squier Hall. Should it become necessary to vacate the current facilities before the new shelter is built, facilities would need to be made available in the interim. As no children would be in residence at this shelter, there would be no additional burden on the local school district.
3. Building 270, a lodging facility is recommended to be conveyed to the Affordable Housing Alliance as part of a Permanent Supportive Housing Bank. This building is proposed to house an assisted living, Single Room Occupancy (SRO)

program. This facility would consist of a minimum of 16 bedroom units. As no families would be in residence at this location, there would be no additional burden on the local school district.

4. A total of 40 single family units for permanent supportive housing are recommended to be conveyed to the Affordable Housing Alliance as part of a Permanent Supportive Housing Bank. These units would be located at scattered sites within the housing units planned for the Eatontown and Tinton Falls reuse areas. It is proposed that these units consist of two - 4 bedroom units, eight – 3 bedroom units, twenty – 2 bedroom units and ten – 1 bedroom units.

5. Additionally, 180 Turning Lives Around, Inc. would be acquiring and constructing an expanded, replacement, safe house for victims of domestic violence and their children at an off-site property located within the Fort Monmouth Region. FMERPA is recommending that a monetary accommodation in the amount of \$4.5 million be given to 180 Turning Lives Around, Inc. to help fund the acquisition and construction of this new safe house at an off-site location.

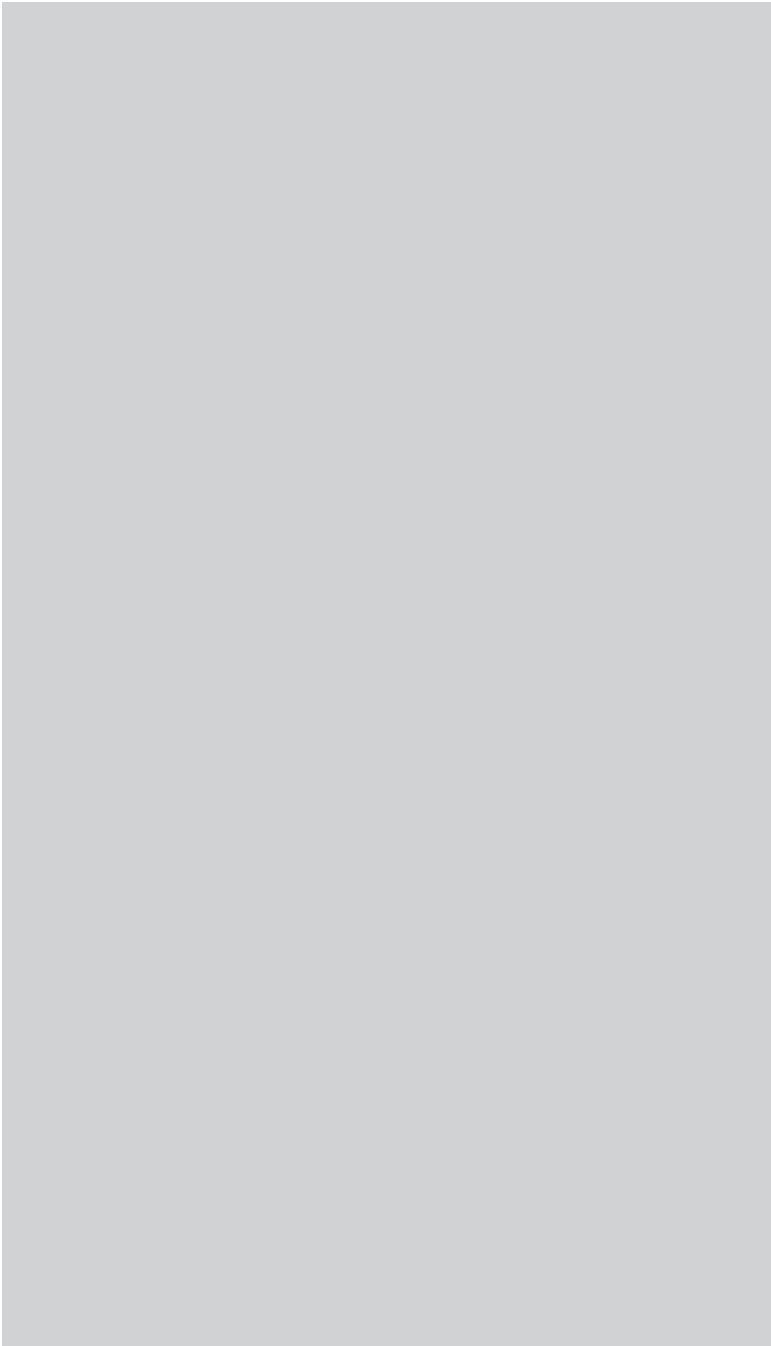
Although not a homeless accommodation, FMERPA would also be recommending conveyance of land to accommodate a Public Benefit Conveyance Notice of Interest request, for Self-Help Housing.

10.0 NEXT STEPS: IMPLEMENTING THE VISION



10.0

Next Steps: Implementing the Vision



The vision for the reuse and redevelopment of Fort Monmouth calls for the creation of a Sustainable Technology Community composed of activity zones designed to energize the site and blend with the fabric of the host communities, while also respecting existing neighborhood character. This Plan has been developed in cooperation with the host municipalities and Monmouth County, who have identified local objectives, and is documented in the preceding chapters of this Plan through diagrams, plans, illustrations, text, and tabular data.

This chapter identifies the necessary steps for realizing the Fort’s transformation into a built Sustainable Technology Community. The planning process for reaching the desired results for the Reuse Areas does not end with the completion of this Plan. Additional review and analysis would need to occur prior to the formal adoption of a preferred Final Reuse Plan. The following steps are necessary to finalize the Plan and begin the process of implementation.

10.1 Implementation

1. RESOLVE COAH OBLIGATIONS

The revised Third Round COAH rules, outlining municipal affordable housing obligations, were up for adoption in June 2008. FMERPA commented on the proposed rule, asking whether the affordable housing obligation related to Fort Monmouth could be met by the host municipalities on a regional rather than individual basis. FMERPA and the Boroughs are involved in ongoing discussions to clarify the COAH obligation for the redevelopment of Fort Monmouth and the three municipalities.

2. FINALIZE COMMUNITY IMPACT ANALYSIS

The multi-disciplinary planning team and FMERPA have held extensive discussions with the communities regarding the assessment. Fully analyzing, developing, understanding, and building consensus on the potential impacts of the area’s reuse and redevelopment are critical to the Plan’s adoption by FMERPA with support of the local municipalities. Coordination between FMERPA, the planning team, and the community will continue beyond the release of this Final Plan.

3. EXPLORE POTENTIAL BENEFITS OF A REVENUE SHARING MODEL OR INTER-LOCAL AGREEMENTS

A model for Revenue and Cost Sharing that provides a win-win-win scenario for the three Boroughs can only be developed with a full understanding of the community impacts of redevelopment and reuse. During this ongoing phase of work, a range of sharing structures should be explored. These could include formation of an oversight entity, or the establishment of a series of inter-local agreements between the Boroughs to provide the required services in an efficient manner.

4. ADOPT THE REUSE CONCEPT PLAN

This Reuse Plan is intended to serve as a guiding document to FMERPA and other regulatory authorities as the Reuse Plan is evaluated. FMERPA should adopt the Reuse Concept Plan, understanding that the Final Reuse Plan would continue to evolve. The adoption of the Reuse Concept Plan sends an important message to community members and state and local officials that FMERPA supports the Reuse Plan and planning essentials set forth in the Plan.

5. PROMOTE THE REUSE PLAN

FMERPA should continue to review the Plan with the host municipalities and other public and private stakeholders. This would enable FMERPA to maintain a level of public involvement and continually receive, and incorporate into the planning process, valuable public input, a crucial process for building consensus and setting the stage for successful implementation. To communicate the vision for the Reuse Areas, a variety of media should be engaged including brochures, websites, and print and televised media. These vehicles would allow FMERPA to promote the Plan, and make it a tool for transformation of Fort Monmouth that “learns” how to evolve in response to changing economic and other circumstances. To aid this process, the State, municipalities, and FMERPA should develop a communications strategy and allocate funds to ensure the sustained promotion of the Plan.

6. COLLABORATE

The strength and viability of the Plan would rely on multi-level partnerships. These should include partnerships between the State of New Jersey, Monmouth County, and the host and adjacent Boroughs, the Department of the Army, the Department of Housing and Urban Development (HUD), local advocates, and the redevelopment community.

The Reuse Plan is just one component of the larger BRAC process. Additional review of the Plan is necessary and the Final Reuse Plan should incorporate the requirements of NJDEP regarding cleanup, the implications of newly-adopted COAH requirements, compliance with the NJ SHPO requirements, and the HUD Homeless Screening Process.

7. ADOPT ZONING AND A FORM-BASED CODE

The Fort Monmouth Implementation Local Redevelopment Authority (LRA) should adopt a Form-Based Code to guide the redevelopment process. The Code should be referred to the three Boroughs as required by N.J.S.A. 52-27I-14.

A Form-Based Code would allow as-of-right development of the property in conformance with standards designed to achieve the stated vision of the Reuse Area, and eliminate the guessing game often associated with conventional zoning. Recognizing that the Reuse Area would continue to contain valuable historic resources, the Form-Based Code would include mechanisms for the proper maintenance of historic structures and a strict review process for new development. Appropriate regulations that are supportive of community-endorsed policies can encourage reuse and redevelopment by providing transparency, clarity, and certainty. By establishing clear standards that support the Boroughs’ vision, a Form-Based Code would provide a visual guide to design character, helping FMERPA and the communities assure that reuse and redevelopment would occur in a desirable fashion

8. ESTABLISH THE OFFICE OF THE POST ARCHITECT

FMERPA’s Implementation LRA should establish the Office of the Post’s Architect and establish the position of Post Architect. This professional should have a full understanding of the principles that underpin the Reuse Plan, as well as a comprehensive understanding of the historical significance and heritage of Fort Monmouth. The Post Architect should oversee the application of the Fort’s zoning and form-based code. The Post Architect in concert with the LRA and local authorities would review development and building plans for compliance with regulating ordinances and provide design guidance as the Plan evolves over time.

9. EVALUATE STAFFING NEEDS OF THE IMPLEMENTATION LRA

At the conclusion of the Planning LRA’s duties, an Implementation LRA should be formed to oversee the reuse and redevelopment of the Post. Consideration of the specialized staffing needs should be undertaken in the near future. A staffing Plan should be developed to address Post promotion and marketing, day to day operations, implementation of the reuse

Plan, economic development policies and incentives, environmental protection, historic preservation, maintenance of facilities and infrastructure, legal counsel, ongoing public communications, and administrative support.

10. MAINTAIN INFRASTRUCTURE

Resources need to be made available to insure that infrastructure repairs are met by Federal Authorities while they still control the property. Some infrastructure demands would be met by market forces and user fees, while other services would require ongoing support of the LRA, Boroughs, or County such as police and fire protection, maintenance of streets, roads, bridges and parks. Returning infrastructure in working condition to the appropriate authority is critical to early success of the Plan. Additional investigation of how the utility infrastructure would be operated is warranted as it could provide revenue to the LRA in support of future reuse.

11. BEGIN ENVIRONMENTAL CLEAN-UP

Fort Monmouth clean-up before reversion is critical. The Implementation LRA should analyze the options for clean-up and remediation of contaminated areas of the Post. Discussion with the federal government to further understand clean-up funding availability and timetables should be undertaken. Alternative approaches to federal clean-up including privatization for the clean-up process warrant exploration.

12. PURSUE FUNDING MECHANISMS

To achieve the goals for reuse of Fort Monmouth, discussions should be entered into with Federal, State, County, and Borough representatives to further explore a variety of funding mechanisms. Key funding sources used at other base closings include:

- Bonds and private debt
- Federal, State, County and Local Government Appropriations
- Federal and State grants
- Local Redevelopment Authority revenues.

Additional funding sources for reuse and redevelopment include private foundation

grants, private investment capital, tax credits, impact fees, business improvement districts, and special assessment districts. The format of real estate transactions would also have an impact on the degree to which funding would be needed from public sources. Short- and long-term leases and rental opportunities, as well as the sale of structures and property can assist with lessening the financial impact of the maintenance and upkeep of the property.

13. ATTAIN SHPO APPROVAL OF HISTORIC DISTRICT(S)

The LRA should hire a Historic Preservation Consultant to prepare the necessary studies and reports for SHPO in support of the creation of historic districts at the Post. These analyses should also prepare a plan for the long-term maintenance and protection of the Post’s valuable heritage resources.

14. PRO-ACTIVELY MARKET FORT MONMOUTH

Additional plans and strategies would be required in the years ahead to properly market and position Fort Monmouth. The Implementation LRA should further detail and implement a marketing strategy to attract businesses, residents, institutions, and visitors to Fort Monmouth. This strategy should focus on the branding and identity of Fort Monmouth as a Sustainable Technology Community, where heritage tourism, protected open spaces and economic vitality are combined for a desirable quality of life and beneficial future as these areas formerly behind the fence become reintegrated into the fabric of the boroughs.

10.2 Impact Statement

The County of Monmouth and the communities contiguous to Fort Monmouth have long enjoyed a communal relationship with both the employees and the military personnel at the Fort. This social and economic interaction has been an essential fiber in the fabric of this Central New Jersey region. The strength of this fabric has been severely diminished as a result of the 2005 BRAC decision to close Fort Monmouth.

The impact of this decision cuts across a myriad of social and economic issues, many of which are being addressed through the creation of the Fort Monmouth Reuse and Redevelopment Plan and the associated economic, social, and infrastructure studies that support the Plan. In order for this region to continue to prosper following the Fort closure as dictated by the BRAC decision, careful and measured execution of a robust economic revitalization strategy is mandatory. This should be carried out in concert with addressing the obvious needs for affordable housing and the homeless continuum. The uncertainty that these elements bring to the residents of the three host communities of Tinton Falls, Eatontown, and Oceanport, which are already reeling from the economic downturn and one of the most severe tax burdens in the country, is further aggravated by the enormity of the prospective infrastructure costs that their towns face.

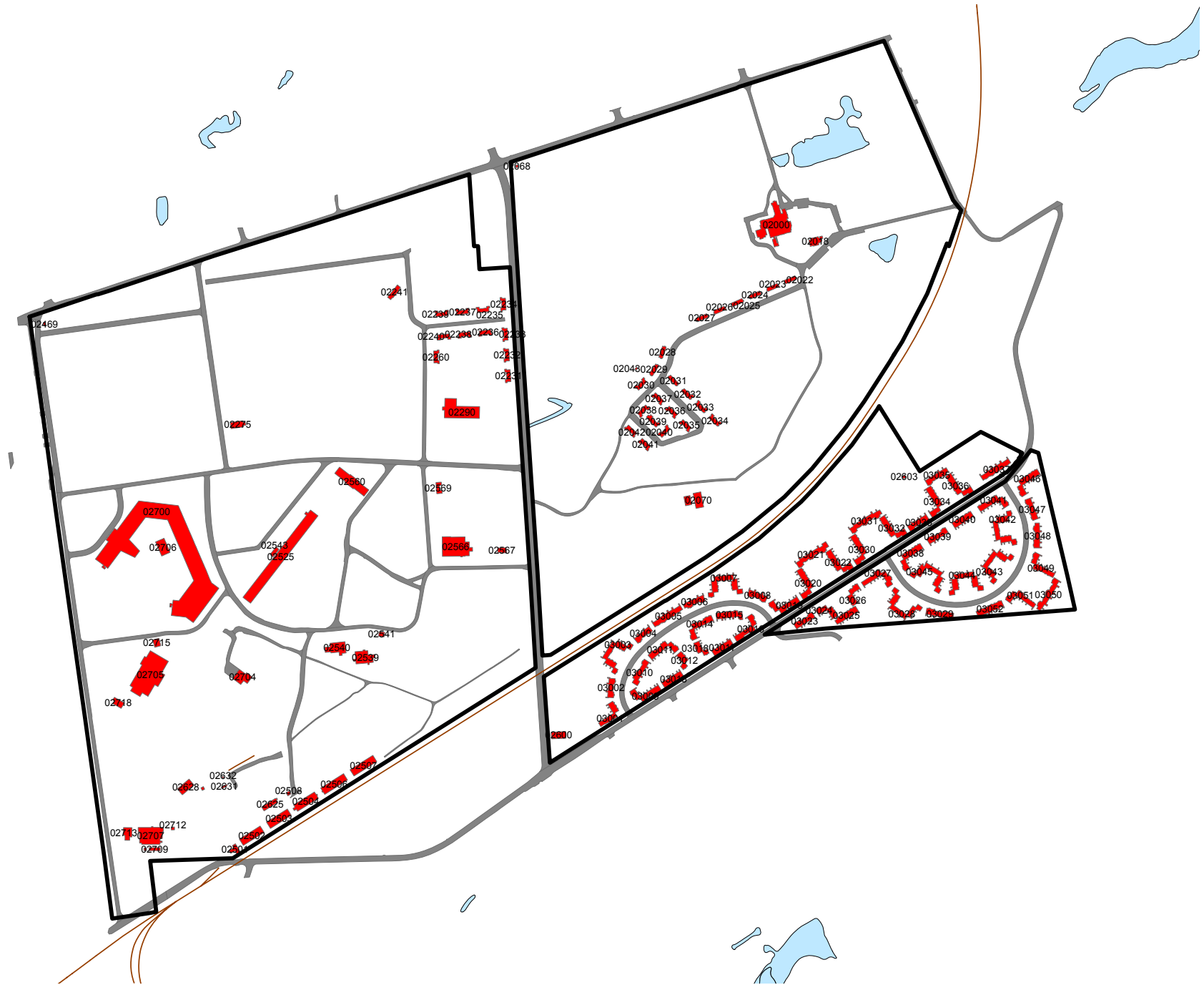
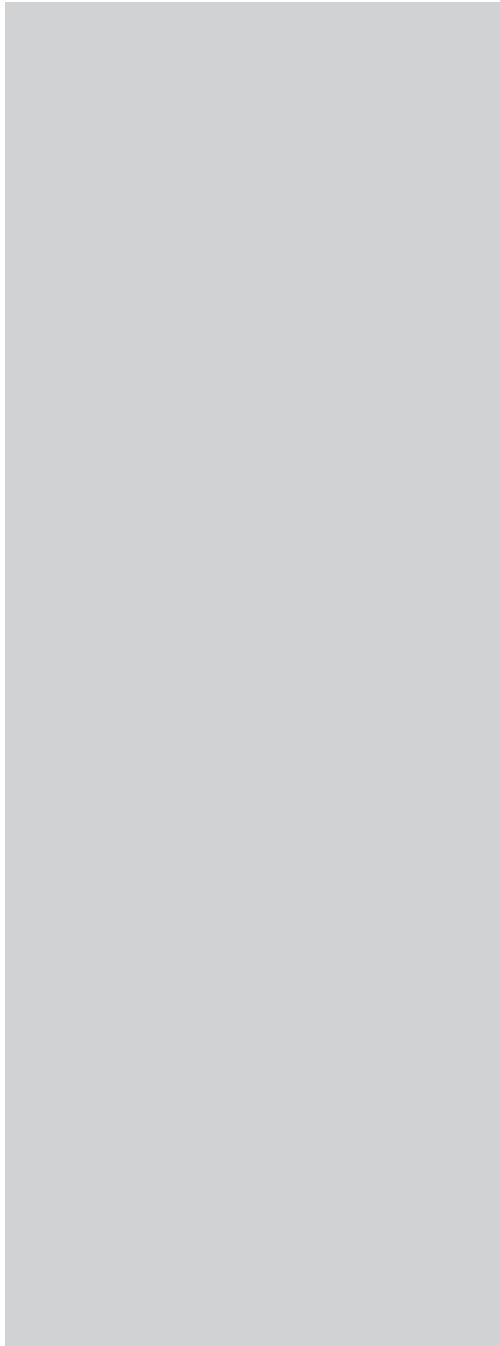
While the Plan itself, as a land use concept, enjoys the support of a majority of the area’s people, much of the skepticism of its execution is centered around the cost and the time to execute the Plan. Necessary improvements to essential components such as electrical service, potable water, sewerage treatment, sludge removal and treatment, local and regional traffic mitigation, and public transportation availability will require extensive funding, very little if any of which will be available from an already deficit ridden State. Without the necessary funding from private or federal sources to address these essential components, the Plan, regardless of its enormous upside potential, may fail. And failure is not an option.

Therefore, we look forward to addressing this Plan, its potential contributions to the revitalization of the region, and its attendant needs, with our colleagues at the Department of the Army.

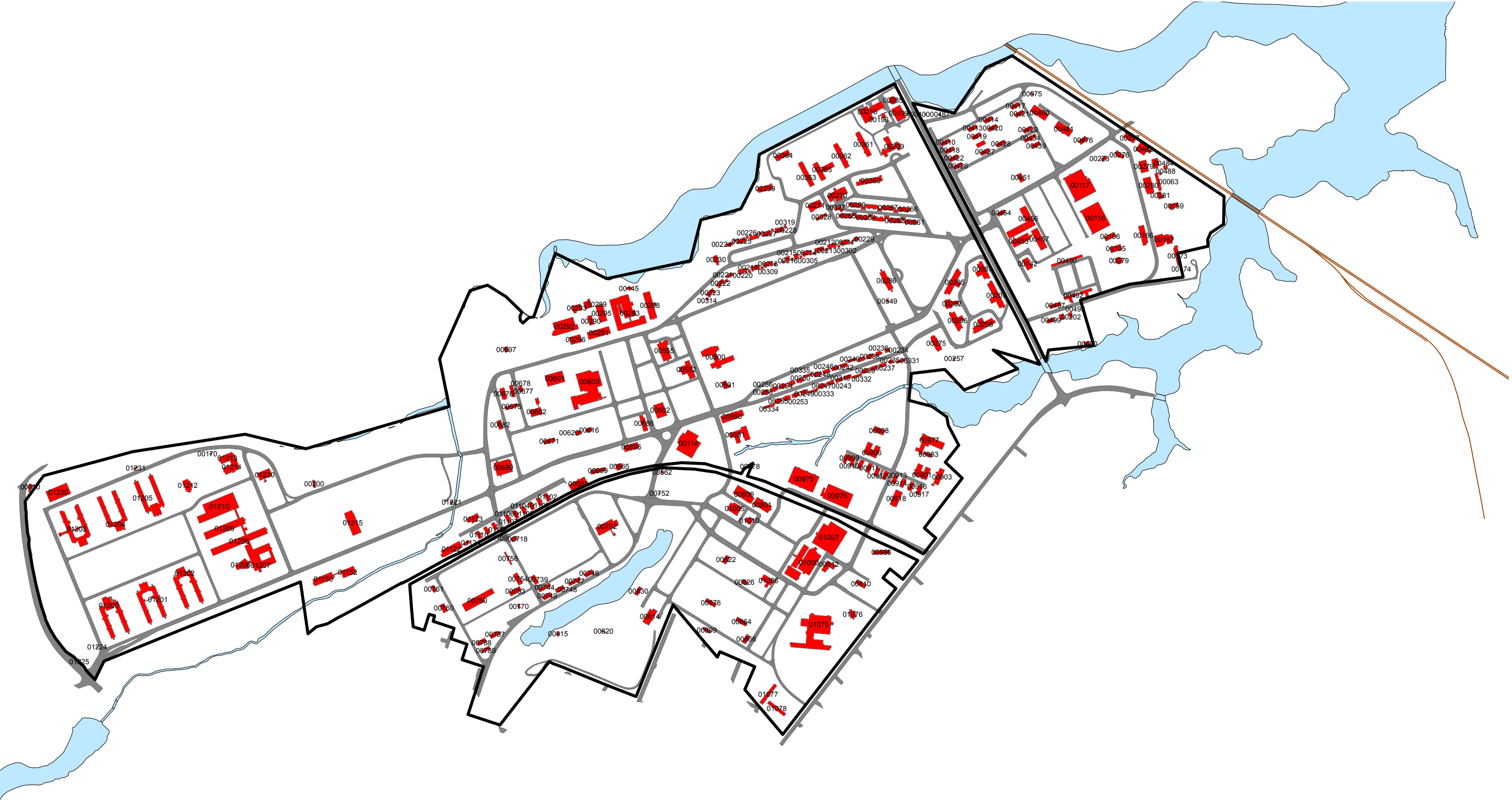
11.0 Existing Buildings Plan and Index



11.0 Existing Buildings Index and Plan



Existing Fort Monmouth Building Key Plan: Charles Woods Area



Existing Fort Monmouth Building Key plan: Main Post Area

Building Number	Permanent/Temporary	Building/Property Description		Gross Square Ft.	Year Built
00001	P	SOFTBALL FIELD			1969.0
00002	P	SOFTBALL FIELD			1969.0
00004	T	WASH PLAT ORG			1941.0
00055	P	LD/UNLD DOC/RMP			1955.0
00063	T	STORAGE GP INST	SF	3696.0	1940.0
00072	P	OPEN STR INST	SY	9852.0	1943.0
00073	P	POL PIPE ABV			1974.0
00075	P	SCALE HOUSE	SF	450.0	1969.0
00077	T	REC PIER/PLAT			1968.0
00079	P	STR SHED GP INS	SF	3600.0	1982.0
00082	P	LD/UNLD DOC/RMP			1971.0
00091	P	CHLORINATOR FAC			1990.0
00091	P	WTR SUP/TRT BLD	SF	196.0	
00100	P	FLAGPOLE			1939.0
00101	T	HEAT PLANT OIL			1943.0
00101	T	HEAT PLT BLDG	SF	494.0	
00105	T	STORAGE GP INST	SF	4800.0	1943.0
00106	T	STORAGE GP INST	SF	4050.0	1943.0
00110	S	STR SHED GP INS	SF	49.0	1955.0
00112	S	MISC SHED	SF	160.0	1955.0
00113	P	BASEBALL FIELD			1956.0
00114	P	PHYS FIT CTR	SF	32250.0	1952.0
00115	P	MON/MEMORIALS			1952.0
00116	P	STORAGE GP INST	SF	40951.0	1943.0
00117	P	STORAGE GP INST	SF	43920.0	1943.0
00118	P	ACCESS CNT FAC	SF	123.0	1955.0
00119	P	SEW/WST WTR TRT	SF	89.0	1952.0
00120	P	INFO SYS FAC	SF	60.0	1958.0
00120	P	MISC SHED	SF	140.0	
00121	P	FLAM MAT STR IN	SF	200.0	1990.0
00122	P	FLAM MAT STR IN	SF	2885.0	1990.0
00123	P	FLAM MAT STR IN	SF	200.0	1990.0
00124	P	ACCESS CNT FAC	SF	45.0	1981.0
00125	P	INFO SYS FAC	SF	432.0	2001.0
00142	P	BOX/CRATE SHOP	SF	6316.0	1922.0
00145	S	STORAGE GP INST	SF	905.0	1941.0
00159	S	STORAGE GP INST	SF	3438.0	1941.0
00166	P	ENG/HOUSING MNT	SF	4810.0	1942.0
00166	P	ADMIN GEN PURP	SF	3455.0	
00167	P	ADMIN GEN PURP	SF	13570.0	1942.0
00168	P	REC SHELTER	SF	500.0	1996.0
00169	P	CENT WASH BLDG	SF	170.0	1998.0
00173	P	LAB/TST BLDG GP	SF	1800.0	1974.0
00173	P	ADMIN GEN PURP	SF	3806.0	
00174	P	STORAGE GP INST	SF	782.0	1995.0

00200	S	XMITTER BLDG	SF	1280.0	1958.0
00201	T	PLT/UTIL BLDG	SF	218.0	1943.0
00203	P	COURT AREA			1973.0
00205	P	ENLISTED UPH	SF	41376.0	1927.0
00206	P	ADMIN GEN PURP	SF	31392.0	1927.0
00207	P	ENLISTED UPH	SF	43872.0	1927.0
00208	P	ENLISTED UPH	SF	36384.0	1927.0
00209	P	ADMIN GEN PURP	SF	36665.0	1928.0
00210	P	COMMO EQ BLDG	SF	29296.0	1975.0
00211	P	FH COL	SF	6834.0	1929.0
00212	P	FH COL	SF	6834.0	1929.0
00213	P	FH COL	SF	6834.0	1929.0
00214	P	FH COL	SF	6428.0	1932.0
00215	P	FH COL	SF	3396.0	1931.0
00216	P	FH COL	SF	3496.0	1931.0
00217	P	SEWAGE LFT STAT			1975.0
00218	P	FH COL	SF	6743.0	1932.0
00219	P	FH COL	SF	6743.0	1932.0
00220	P	FH COL	SF	6743.0	1935.0
00221	P	FH GENERAL OFF	SF	3108.0	1931.0
00222	P	FH COL	SF	6743.0	1935.0
00223	P	FH COL	SF	6743.0	1935.0
00224	P	FH GENERAL OFF	SF	3108.0	1931.0
00225	P	FH COL	SF	6743.0	1932.0
00226	P	FH COL	SF	6743.0	1932.0
00227	P	FH COL	SF	6743.0	1932.0
00228	P	FH COL	SF	6743.0	1932.0
00229	P	FH COL	SF	3020.0	1931.0
00230	P	FH GENERAL OFF	SF	5273.0	1936.0
00233	P	FH SR NCO	SF	4724.0	1929.0
00234	P	FH SR NCO	SF	3780.0	1931.0
00235	P	FH SR NCO	SF	6024.0	1931.0
00236	P	FH SR NCO	SF	3780.0	1931.0
00237	P	FH SR NCO	SF	6024.0	1931.0
00238	P	FH SR NCO	SF	5592.0	1931.0
00239	P	FH SR NCO	SF	6024.0	1931.0
00240	P	FH SR NCO	SF	5592.0	1932.0
00241	P	FH SR NCO	SF	5592.0	1932.0
00242	P	FH SR NCO	SF	5592.0	1932.0
00243	P	FH SR NCO	SF	5592.0	1932.0
00244	P	FH SR NCO	SF	5592.0	1932.0
00245	P	FH SR NCO	SF	5592.0	1932.0
00246	P	FH SR NCO	SF	5592.0	1932.0
00247	P	FH SR NCO	SF	5592.0	1934.0
00248	P	FH SR NCO	SF	5592.0	1934.0
00249	P	FH SR NCO	SF	5592.0	1934.0
00250	P	FH SR NCO	SF	5592.0	1934.0
00251	P	FH SR NCO	SF	5592.0	1934.0
00252	P	FH SR NCO	SF	5592.0	1934.0
00253	P	FH SR NCO	SF	5592.0	1934.0
00254	P	FH SR NCO	SF	5592.0	1934.0

00255	P	FH SR NCO	SF	5592.0	1934.0
00256	P	FH SR NCO	SF	5592.0	1934.0
00257	P	SEWAGE LFT STAT			1930.0
00258	P	FH SR NCO	SF	5592.0	1934.0
00259	P	PVT/ORG CLUB	SF	6182.0	1938.0
00260	P	SEWAGE LFT STAT			1930.0
00261	P	FH LTC/MAJ	SF	11856.0	1930.0
00262	P	FH LTC/MAJ	SF	11856.0	1930.0
00263	P	FH LTC/MAJ	SF	12656.0	1930.0
00264	P	FH LTC/MAJ	SF	12656.0	1931.0
00265	P	FH LTC/MAJ	SF	12656.0	1932.0
00266	P	FH LTC/MAJ	SF	12656.0	1932.0
00267	P	FH LTC/MAJ	SF	11856.0	1931.0
00268	P	FH LTC/MAJ	SF	12656.0	1931.0
00269	P	FH LTC/MAJ	SF	12656.0	1930.0
00270	P	ADMIN GEN PURP	SF	3000.0	1930.0
00270	P	ARMY LODGING	SF	11315.0	
00271	P	UOQ MILITARY	SF	20007.0	1934.0
00272	P	COURT AREA			1969.0
00273	P	VEH FUEL MOGAS			1991.0
00273	P	FUEL/POL BLDG	SF	72.0	
00273	P	MOGAS STR UNGD			
00275	P	MUSEUM SPT BLDG	SF	7432.0	1934.0
00276	P	ADMIN GEN PURP	SF	2744.0	1953.0
00277	P	ADMIN GEN PURP	SF	12600.0	1951.0
00279	P	ENG/HOUSING MNT	SF	7168.0	1934.0
00280	P	ENG/HOUSING MNT	SF	9936.0	1934.0
00281	P	ENG/HOUSING MNT	SF	2544.0	1934.0
00282	P	FIRE STATION	SF	6089.0	1935.0
00283	P	ADMIN GEN PURP	SF	73994.0	1935.0
00283	P	AUDITORIUM GP	SF	2544.0	
00284	T	STORAGE GP INST	SF	357.0	1940.0
00286	P	ADMIN GEN PURP	SF	42300.0	1936.0
00287	P	ENLISTED UPH	SF	32053.0	1940.0
00288	S	ADMIN GEN PURP	SF	15038.0	1941.0
00291	P	ADMIN GEN PURP	SF	12006.0	1966.0
00292	S	STORAGE GP INST	SF	13440.0	1944.0
00292	S	ADMIN GEN PURP	SF	17600.0	
00293	P	LAB/TST BLDG GP	SF	4217.0	1943.0
00295	P	ADMIN GEN PURP	SF	9000.0	1969.0
00296	P	ADMIN GEN PURP	SF	5996.0	1970.0
00301	P	GARAGE FAM HS	SF	412.0	1932.0
00302	P	GARAGE FAM HS	SF	412.0	1932.0
00303	P	GARAGE FAM HS	SF	412.0	1932.0
00304	P	GARAGE FAM HS	SF	412.0	1932.0
00305	P	GARAGE FAM HS	SF	412.0	1932.0
00306	P	GARAGE FAM HS	SF	412.0	1932.0
00307	P	GARAGE FAM HS	SF	412.0	1932.0
00308	P	GARAGE FAM HS	SF	412.0	1932.0
00309	P	GARAGE FAM HS	SF	412.0	1932.0
00310	P	GARAGE FAM HS	SF	412.0	1932.0

00312	P	GARAGE FAM HS	SF	499.0	1951.0
00313	P	GARAGE FAM HS	SF	412.0	1932.0
00314	P	GARAGE FAM HS	SF	412.0	1932.0
00315	P	GARAGE FAM HS	SF	412.0	1932.0
00316	P	GARAGE FAM HS	SF	412.0	1932.0
00317	P	GARAGE FAM HS	SF	412.0	1932.0
00318	P	GARAGE FAM HS	SF	412.0	1932.0
00319	P	GARAGE FAM HS	SF	412.0	1932.0
00320	P	GARAGE FAM HS	SF	847.0	1934.0
00321	P	GARAGE FAM HS	SF	847.0	1934.0
00322	P	GARAGE FAM HS	SF	847.0	1934.0
00323	P	GARAGE FAM HS	SF	847.0	1934.0
00324	P	GARAGE FAM HS	SF	847.0	1934.0
00325	P	GARAGE FAM HS	SF	847.0	1934.0
00326	P	GARAGE FAM HS	SF	847.0	1934.0
00327	P	GARAGE FAM HS	SF	1851.0	1934.0
00328	P	GARAGE FAM HS	SF	2409.0	1937.0
00331	P	GARAGE FAM HS	SF	1600.0	1934.0
00332	P	GARAGE FAM HS	SF	1600.0	1934.0
00333	P	GARAGE FAM HS	SF	1600.0	1934.0
00334	P	GARAGE FAM HS	SF	2000.0	1934.0
00335	P	GARAGE FAM HS	SF	1600.0	1934.0
00336	P	GARAGE FAM HS	SF	1600.0	1934.0
00340	P	PLAYGROUND GP			1985.0
00341	P	PLAYGROUND GP			1985.0
00342	P	PLAYGROUND GP			1985.0
00360	P	ARMY LODGING	SF	23415.0	1956.0
00361	P	ENLISTED UPH	SF	27160.0	1965.0
00362	P	ENLISTED UPH	SF	27140.0	1965.0
00363	P	ARMY LODGING	SF	27137.0	1968.0
00364	P	ARMY LODGING	SF	10720.0	1971.0
00365	P	ARMY LODGING	SF	34313.0	1991.0
00366	P	SEWAGE LFT STAT			1992.0
00367	P	SEWAGE LFT STAT			1992.0
00400	P	SEWAGE LFT STAT			1940.0
00402	P	PLAYGROUND GP			1985.0
00410	T	TT OFF QTRS	SF	4720.0	1940.0
00413	T	TT OFF QTRS	SF	4720.0	1940.0
00414	T	STORAGE GP INST	SF	4720.0	1940.0
00417	T	HOMELESS SHELTR	SF	4720.0	1940.0
00418	T	TT OFF QTRS	SF	4720.0	1940.0
00419	T	STORAGE GP INST	SF	2360.0	1941.0
00419	T	ADMIN GEN PURP	SF	2360.0	
00420	T	ADMIN GEN PURP	SF	4720.0	1940.0
00421	T	HOMELESS SHELTR	SF	4720.0	1941.0
00422	T	ADMIN GEN PURP	SF	2360.0	1940.0
00422	T	PVT/ORG CLUB	SF	2360.0	
00423	T	ADMIN GEN PURP	SF	4720.0	1941.0
00426	T	PVT/ORG CLUB	SF	4720.0	1940.0
00427	T	ADMIN GEN PURP	SF	4720.0	1941.0
00428	T	ADMIN GEN PURP	SF	4720.0	1941.0

00429	T	ADMIN GEN PURP	SF	4720.0	1941.0
00434	T	PVT/ORG CLUB	SF	2888.0	1941.0
00439	T	ADMIN GEN PURP	SF	4720.0	1941.0
00450	P	BOAT HOUSE	SF	2600.0	1986.0
00451	P	PO MAIN	SF	5013.0	1988.0
00454	P	ADMIN GEN PURP	SF	2135.0	1939.0
00476	P	STORAGE GP INST	SF	3016.0	1985.0
00480	S	STORAGE GP INST	SF	9267.0	1941.0
00481	S	STORAGE GP INST	SF	9267.0	1941.0
00482	T	HAZ MAT STR INS	SF	9267.0	1941.0
00484	S	ENG/HOUSING MNT	SF	3817.0	1941.0
00486	P	WAT STR TK POT			1941.0
00487	P	PUMP STAT POT			1943.0
00487	P	WTR SUP/TRT BLD	SF	196.0	
00488	P	DRUM RECON PLT	SF	900.0	1997.0
00490	P	STORAGE GP INST	SF	6069.0	1939.0
00490	P	TRALR PARK BLDG	SF	5269.0	
00491	P	SEWAGE LFT STAT			1951.0
00494	T	CHLORINATOR FAC			1940.0
00494	T	WTR SUP/TRT BLD	SF	131.0	
00497	P	STORAGE GP INST	SF	3000.0	1940.0
00498	P	ADMIN GEN PURP	SF	1223.0	1939.0
00499	P	COURTROOM	SF	2040.0	1939.0
00500	P	CHAPEL	SF	16372.0	1962.0
00501	P	ADMIN GEN PURP	SF	2832.0	1969.0
00502	P	LIBRARY MAIN	SF	10650.0	1974.0
00549	P	STANDBY GEN			1950.0
00549	P	PWR PLT BLDG	SF	352.0	
00550	S	ADMIN GEN PURP	SF	11767.0	1941.0
00551	P	ORG CLASSROOM	SF	8595.0	1942.0
00551	P	ACES FAC	SF	5000.0	
00552	S	RECREATION CTR	SF	16420.0	1941.0
00553	P	PUMP STAT POT			1943.0
00553	P	WTR SUP/TRT BLD	SF	64.0	
00555	S	ADMIN GEN PURP	SF	18967.0	1941.0
00557	P	WAT STR TK POT			1943.0
00562	T	PLT/UTIL BLDG	SF	332.0	1941.0
00563	S	ADMIN GEN PURP	SF	8894.0	1941.0
00600	P	SCIF	SF	44492.0	1997.0
00600	P	COMMO EQ BLDG	SF	45000.0	
00601	P	ORG STR BLDG	SF	16000.0	1997.0
00602	P	ORG STR BLDG	SF	6000.0	1997.0
00616	P	CO HQ BLDG	SF	1520.0	1967.0
00620	P	CO HQ BLDG	SF	1520.0	1967.0
00671	P	CIDC FLD OPS BD	SF	3020.0	1967.0
00675	S	ADMIN GEN PURP	SF	2892.0	1941.0
00676	S	ADMIN GEN PURP	SF	3663.0	1941.0
00677	S	ADMIN GEN PURP	SF	2592.0	1941.0
00678	P	ADMIN GEN PURP	SF	1520.0	1967.0
00682	S	MARS STATION	SF	4720.0	1941.0
00686	S	THRIFT SHOP	SF	5929.0	1957.0

00689	P	BOWLING CENTER	SF	17599.0	1967.0
00699	P	EXCH AUTO SER	SF	1769.0	1953.0
00702	P	CMTY/CONF CTR	SF	12100.0	1983.0
00750	P	VEH FUEL MOGAS			1987.0
00750	P	VEH MAINT SHOP	SF	14391.0	
00752	P	SEWAGE LFT STAT			1941.0
00753	P	STORAGE GP INST	SF	4311.0	1987.0
00754	P	STORAGE GP INST	SF	4320.0	1987.0
00755	P	ACCESS CNT FAC	SF	112.0	1987.0
00756	P	STORAGE GP INST	SF	1260.0	1992.0
00760	P	STORAGE GP INST	SF	3012.0	1988.0
00761	P	STORAGE GP INST	SF	1800.0	1988.0
00770	P	STORAGE GP INST	SF	570.0	1989.0
00787	S	ADMIN GEN PURP	SF	5314.0	1941.0
00788	S	ORG CLASSROOM	SF	4720.0	1941.0
00789	S	ADMIN GEN PURP	SF	2000.0	1941.0
00792	S	INFO SYS FAC	SF	49.0	1956.0
00793	P	CHLORINATOR FAC			1984.0
00793	P	WTR SUP/TRT BLD	SF	131.0	
00800	S	ORG CLASSROOM	SF	5964.0	1942.0
00800	S	ADMIN GEN PURP	SF	9000.0	
00801	S	REC EQ CHECKOUT	SF	9267.0	1941.0
00803	P	MULTI ATH FIELD			1954.0
00810	S	VET FACILITY	SF	3222.0	1941.0
00812	S	ACS CTR	SF	5563.0	1941.0
00814	P	REC SPT FAC	SF	8863.0	1966.0
00815	P	REC SHELTER	SF	500.0	1972.0
00816	P	RUNNING TRACK			1954.0
00817	P	GRANDSTAN/BLEAC			1988.0
00818	P	GRANDSTAN/BLEAC			1988.0
00819	P	GRANDSTAN/BLEAC			1988.0
00820	P	GRANDSTAN/BLEAC			1988.0
00822	P	EXCHANGE CAFE	SF	2525.0	1989.0
00826	P	ADMIN GEN PURP	SF	1520.0	1967.0
00830	P	REC/PICNIC AREA	AC	2856.0	1990.0
00886	S	STORAGE GP INST	SF	4608.0	1943.0
00900	T	STORAGE GP INST	SF	3393.0	1941.0
00901	S	ADMIN GEN PURP	SF	12897.0	1941.0
00903	T	HEAT PLANT OIL			1943.0
00903	T	HEAT PLT BLDG	SF	296.0	
00904	T	HEAT PLANT OIL			1946.0
00904	T	HEAT PLT BLDG	SF	236.0	
00906	S	COMMO EQ BLDG	SF	11102.0	1942.0
00909	S	ADMIN GEN PURP	SF	5269.0	1942.0
00910	S	ADMIN GEN PURP	SF	4720.0	1943.0
00911	S	ADMIN GEN PURP	SF	4720.0	1943.0
00912	S	ADMIN GEN PURP	SF	4720.0	1943.0
00913	S	ADMIN GEN PURP	SF	4720.0	1943.0
00914	S	ADMIN GEN PURP	SF	4720.0	1943.0
00915	S	ADMIN GEN PURP	SF	4720.0	1943.0
00916	S	ADMIN GEN PURP	SF	4720.0	1943.0

00917	S	ADMIN GEN PURP	SF	4720.0	1943.0
00918	P	ADMIN GEN PURP	SF	8570.0	1967.0
00919	T	HEAT PLANT OIL			1943.0
00919	T	HEAT PLT BLDG	SF	296.0	
00920	S	ACCESS CNT FAC	SF	64.0	1981.0
00921	T	HEAT PLANT OIL			1943.0
00921	T	HEAT PLT BLDG	SF	385.0	
00922	T	HEAT PLANT OIL			1943.0
00922	T	HEAT PLT BLDG	SF	296.0	
00949	P	SEWAGE LFT STAT			1943.0
00952	P	PLT/UTIL BLDG	SF	86.0	1946.0
00953	P	PLT/UTIL BLDG	SF	86.0	1946.0
00975	P	STORAGE GP INST	SF	36000.0	1954.0
00976	P	COLD STR INST	SF	13440.0	1954.0
00976	P	STORAGE GP INST	SF	13440.0	
00977	P	POLICE/MP STA	SF	18675.0	1953.0
00978	P	SUB/SWIT STA BD	SF	988.0	1954.0
00979	P	SEWAGE LFT STAT		0.0	1954.0
00983	P	WK ANIMAL BLDG	SF	1924.0	1977.0
01000	P	EXCH MAIN STORE	SF	28904.0	1970.0
01001	P	EXCH SER OUTLET	SF	9018.0	1970.0
01002	P	EXCH SER OUTLET	SF	3162.0	1970.0
01003	P	EXCH SER OUTLET	SF	4542.0	1970.0
01005	P	PO MAIN	SF	7645.0	1971.0
01006	P	BANK	SF	5100.0	1975.0
01007	P	COMMISSARY	SF	53700.0	1998.0
01010	P	ACS CTR	SF	2600.0	1970.0
01074	P	CHLORINATOR FAC			1984.0
01074	P	WTR SUP/TRT BLD	SF	131.0	1984.0
01075	P	MED WAREHOUSE	SF	700.0	1961.0
01075	P	DENTAL CLINIC	SF	2800.0	
01075	P	HEALTH CLINIC	SF	114157.0	
01077	P	UOQ MILITARY	SF	9282.0	1962.0
01078	P	UOQ MILITARY	SF	9373.0	1962.0
01102	S	STORAGE GP INST	SF	4130.0	1942.0
01103	S	ADMIN GEN PURP	SF	4130.0	1942.0
01104	S	ADMIN GEN PURP	SF	4130.0	1942.0
01105	S	ADMIN GEN PURP	SF	2065.0	1942.0
01105	S	PVT/ORG CLUB	SF	2065.0	
01106	S	PVT/ORG CLUB	SF	4130.0	1942.0
01107	S	ADMIN GEN PURP	SF	2065.0	1942.0
01107	S	PVT/ORG CLUB	SF	2065.0	
01108	S	CIDC FLD OPS BD	SF	4130.0	1942.0
01109	S	ORG CLASSROOM	SF	4130.0	1942.0
01110	S	PVT/ORG CLUB	SF	4130.0	1942.0
01122	P	AUTO SKILL CTR	SF	11624.0	1971.0
01123	P	ADMIN GEN PURP	SF	5400.0	1976.0
01124	P	MWR CAR WASH	SF	1092.0	1994.0
0114A	P	SEWAGE LFT STAT			1960.0
01150	P	COMMO CTR	SF	36483.0	1952.0
01152	P	INFO PROC CTR	SF	7200.0	1971.0

01200	P	ADMIN GEN PURP	SF	84878.0	1953.0
01201	P	EMERG OPNS CNTR	SF	14764.0	1953.0
01201	P	ADMIN GEN PURP	SF	73114.0	
01202	P	ADMIN GEN PURP	SF	84878.0	1953.0
01203	P	INFO PROC CTR	SF	83438.0	1953.0
01204	P	GEN INST BLDG	SF	30537.0	1953.0
01204	P	LAB INST	SF	1643.0	
01204	P	AUTO-AID INST	SF	5416.0	
01204	P	ENLISTED UPH	SF	34902.0	
01204	P	MISC FAC DET	SF	9500.0	
01204	P	AUDITORIUM GP	SF	6683.0	
01205	P	ENLISTED UPH	SF	76857.0	1953.0
01205	P	DINING FACILITY	SF	6683.0	
01206	P	AUDITORIUM GP	SF	9256.0	1953.0
01207	P	ADMIN GEN PURP	SF	57386.0	1953.0
01208	P	EMERG OPNS CNTR	SF	1423.0	1953.0
01208	P	ADMIN GEN PURP	SF	126641.0	
01209	P	LAB/TST BLDG GP	SF	23124.0	1953.0
01209	P	ADMIN GEN PURP	SF	69372.0	
01209	P	ORG STR BLDG	SF	600.0	
01210	P	COMMO EQ BLDG	SF	23780.0	1953.0
01210	P	ADMIN GEN PURP	SF	61732.0	
01210	P	LAB/TST BLDG GP	SF	30866.0	
01210	P	FST FD/SNK BAR	SF	496.0	
01211	P	OUTDOOR THEATER			1953.0
01212	P	ADMIN GEN PURP	SF	6029.0	1960.0
01213	P	ADMIN GEN PURP	SF	9205.0	1967.0
01214	P	ADMIN GEN PURP	SF	7685.0	1967.0
01215	P	AUDITORIUM GP	SF	18883.0	1968.0
01220	P	HEAT PLANT OIL			1953.0
01220	P	HEAT PLT BLDG	SF	9011.0	
01221	P	SEWAGE LFT STAT			1953.0
01222	P	ACCESS CNT FAC	SF	45.0	1957.0
01223	P	MISC SHED	SF	72.0	1963.0
01224	P	MISC SHED	SF	72.0	1967.0
01226	P	INFO STAND			1993.0
01231	P	SUBSTATION			1994.0
01232	P	IMPROVED LANDS	AC	6.94	2005.0
0170D	P	SEWAGE LFT STAT			1950.0
02000	P	OFF OPEN DINING	SF	37125.0	1942.0
02001	P	COURT AREA			1942.0
02002	P	COURT AREA			1968.0
02017	P	SEW/WST WTR TRT	SF	123.0	1943.0
02018	P	OFF OPEN DINING	SF	3205.0	1942.0
02020	P	OD SWIM POOL			1942.0
02021	P	SEW/WST WTR TRT	SF	178.0	1983.0
02022	P	FH COL	SF	3700.0	1951.0
02023	P	FH COL	SF	3700.0	1949.0
02024	P	FH COL	SF	3700.0	1949.0
02025	P	FH COL	SF	3700.0	1949.0
02026	P	FH COL	SF	3700.0	1949.0

00200	S	XMITTER BLDG	SF	1280.0	1958.0
00201	T	PLT/UTIL BLDG	SF	218.0	1943.0
00203	P	COURT AREA			1973.0
00205	P	ENLISTED UPH	SF	41376.0	1927.0
00206	P	ADMIN GEN PURP	SF	31392.0	1927.0
00207	P	ENLISTED UPH	SF	43872.0	1927.0
00208	P	ENLISTED UPH	SF	36384.0	1927.0
00209	P	ADMIN GEN PURP	SF	36665.0	1928.0
00210	P	COMMO EQ BLDG	SF	29296.0	1975.0
00211	P	FH COL	SF	6834.0	1929.0
00212	P	FH COL	SF	6834.0	1929.0
00213	P	FH COL	SF	6834.0	1929.0
00214	P	FH COL	SF	6428.0	1932.0
00215	P	FH COL	SF	3396.0	1931.0
00216	P	FH COL	SF	3496.0	1931.0
00217	P	SEWAGE LFT STAT			1975.0
00218	P	FH COL	SF	6743.0	1932.0
00219	P	FH COL	SF	6743.0	1932.0
00220	P	FH COL	SF	6743.0	1935.0
00221	P	FH GENERAL OFF	SF	3108.0	1931.0
00222	P	FH COL	SF	6743.0	1935.0
00223	P	FH COL	SF	6743.0	1935.0
00224	P	FH GENERAL OFF	SF	3108.0	1931.0
00225	P	FH COL	SF	6743.0	1932.0
00226	P	FH COL	SF	6743.0	1932.0
00227	P	FH COL	SF	6743.0	1932.0
00228	P	FH COL	SF	6743.0	1932.0
00229	P	FH COL	SF	3020.0	1931.0
00230	P	FH GENERAL OFF	SF	5273.0	1936.0
00233	P	FH SR NCO	SF	4724.0	1929.0
00234	P	FH SR NCO	SF	3780.0	1931.0
00235	P	FH SR NCO	SF	6024.0	1931.0
00236	P	FH SR NCO	SF	3780.0	1931.0
00237	P	FH SR NCO	SF	6024.0	1931.0
00238	P	FH SR NCO	SF	5592.0	1931.0
00239	P	FH SR NCO	SF	6024.0	1931.0
00240	P	FH SR NCO	SF	5592.0	1932.0
00241	P	FH SR NCO	SF	5592.0	1932.0
00242	P	FH SR NCO	SF	5592.0	1932.0
00243	P	FH SR NCO	SF	5592.0	1932.0
00244	P	FH SR NCO	SF	5592.0	1932.0
00245	P	FH SR NCO	SF	5592.0	1932.0
00246	P	FH SR NCO	SF	5592.0	1932.0
00247	P	FH SR NCO	SF	5592.0	1934.0
00248	P	FH SR NCO	SF	5592.0	1934.0
00249	P	FH SR NCO	SF	5592.0	1934.0
00250	P	FH SR NCO	SF	5592.0	1934.0
00251	P	FH SR NCO	SF	5592.0	1934.0
00252	P	FH SR NCO	SF	5592.0	1934.0
00253	P	FH SR NCO	SF	5592.0	1934.0
00254	P	FH SR NCO	SF	5592.0	1934.0

02027	P	FH COL	SF	3700.0	1949.0
02028	P	FH COL	SF	3700.0	1949.0
02029	P	FH LTC/MAJ	SF	3700.0	1949.0
02030	P	FH LTC/MAJ	SF	3700.0	1949.0
02031	P	FH LTC/MAJ	SF	3700.0	1949.0
02032	P	FH LTC/MAJ	SF	3700.0	1949.0
02033	P	FH LTC/MAJ	SF	3700.0	1949.0
02034	P	FH LTC/MAJ	SF	3700.0	1949.0
02035	P	FH LTC/MAJ	SF	3700.0	1949.0
02036	P	FH LTC/MAJ	SF	3700.0	1949.0
02037	P	FH LTC/MAJ	SF	3700.0	1949.0
02038	P	FH LTC/MAJ	SF	3700.0	1951.0
02039	P	FH LTC/MAJ	SF	3700.0	1951.0
02040	P	FH LTC/MAJ	SF	3700.0	1951.0
02041	P	FH LTC/MAJ	SF	3700.0	1951.0
02042	P	FH LTC/MAJ	SF	3700.0	1951.0
02043	P	SEW/WST WTR TRT	SF	110.0	1948.0
02046	P	CENT WASH BLDG	SF	170.0	1998.0
02068	P	CHLORINATOR FAC			1953.0
02070	P	STORAGE GP INST	SF	5000.0	1991.0
02071	P	STORAGE GP INST	SF	2400.0	1999.0
0210A	P	SEWAGE LFT STAT			1975.0
02231	P	FH LTC/MAJ	SF	3700.0	1955.0
02232	P	FH LTC/MAJ	SF	3700.0	1955.0
02233	P	FH LTC/MAJ	SF	3700.0	1955.0
02234	P	FH LTC/MAJ	SF	3700.0	1955.0
02235	P	FH LTC/MAJ	SF	3700.0	1955.0
02236	P	FH LTC/MAJ	SF	3700.0	1955.0
02237	P	FH LTC/MAJ	SF	3700.0	1955.0
02238	P	FH LTC/MAJ	SF	3700.0	1955.0
02239	P	FH LTC/MAJ	SF	3700.0	1955.0
02240	P	FH LTC/MAJ	SF	3700.0	1955.0
02241	P	ACS CTR	SF	4692.0	1960.0
02260	P	FH LTC/MAJ	SF	3700.0	1955.0
02275	S	CHAPEL	SF	3279.0	1942.0
02290	P	CDC UNDER 6 YRS	SF	19600.0	1996.0
02291	P	SEWAGE LFT STAT			1995.0
02292	P	IMHOFF TANK			1996.0
02300	P	PLAYGROUND GP			1985.0
02469	P	PLT/UTIL BLDG	SF	140.0	1954.0
02501	P	ORG CLASSROOM	SF	1440.0	1942.0
02502	P	PREC MACH SHOP	SF	7680.0	1942.0
02503	P	PREC MACH SHOP	SF	7680.0	1942.0
02504	P	PREC MACH SHOP	SF	7936.0	1942.0
02506	P	PREC MACH SHOP	SF	10944.0	1942.0
02507	P	STORAGE GP INST	SF	8512.0	1942.0
02508	P	SEP TOIL/SHOWER	SF	480.0	1942.0
02510	P	CHLORINATOR FAC			1953.0
02510	P	WTR SUP/TRT BLD	SF	196.0	
02525	P	ADMIN GEN PURP	SF	86400.0	1942.0
02535	T	LAB/TST BLDG GP	SF	738.0	1942.0

03002	P	FH JR NCO/ENL	SF	7240.0	1953.0
03003	P	FH JR NCO/ENL	SF	19064.0	1953.0
03004	P	FH JR NCO/ENL	SF	7367.0	1953.0
03005	P	FH JR NCO/ENL	SF	12324.0	1953.0
03006	P	FH JR NCO/ENL	SF	7367.0	1953.0
03007	P	FH JR NCO/ENL	SF	14064.0	1953.0
03008	P	FH JR NCO/ENL	SF	7240.0	1953.0
03009	P	FH JR NCO/ENL	SF	12268.0	1953.0
03010	P	FH JR NCO/ENL	SF	9058.0	1953.0
03011	P	FH JR NCO/ENL	SF	12268.0	1953.0
03012	P	FH JR NCO/ENL	SF	6363.0	1953.0
03013	P	FH JR NCO/ENL	SF	8704.0	1953.0
03014	P	FH JR NCO/ENL	SF	12268.0	1953.0
03015	P	FH JR NCO/ENL	SF	9058.0	1953.0
03016	P	FH JR NCO/ENL	SF	12268.0	1953.0
03017	P	FH JR NCO/ENL	SF	8704.0	1953.0
03018	P	FH JR NCO/ENL	SF	6210.0	1953.0
03019	P	FH JR NCO/ENL	SF	12268.0	1953.0
03020	P	FH JR NCO/ENL	SF	12658.0	1953.0
03021	P	FH JR NCO/ENL	SF	13048.0	1953.0
03022	P	FH JR NCO/ENL	SF	12658.0	1953.0
03023	P	FH JR NCO/ENL	SF	7540.0	1953.0
03024	P	FH JR NCO/ENL	SF	7681.0	1953.0
03025	P	FH JR NCO/ENL	SF	8063.0	1953.0
03026	P	FH JR NCO/ENL	SF	7681.0	1953.0
03027	P	FH JR NCO/ENL	SF	12374.0	1953.0
03028	P	FH JR NCO/ENL	SF	18620.0	1953.0
03029	P	FH JR NCO/ENL	SF	9430.0	1953.0
03030	P	FH JR NCO/ENL	SF	12658.0	1953.0
03031	P	FH JR NCO/ENL	SF	12324.0	1953.0
03032	P	FH JR NCO/ENL	SF	12658.0	1953.0
03033	P	FH JR NCO/ENL	SF	8340.0	1953.0
03034	P	FH JR NCO/ENL	SF	12905.0	1953.0
03035	P	FH JR NCO/ENL	SF	9058.0	1953.0
03036	P	FH JR NCO/ENL	SF	12905.0	1953.0
03037	P	FH JR NCO/ENL	SF	12324.0	1953.0
03038	P	FH JR NCO/ENL	SF	12905.0	1953.0
03039	P	FH JR NCO/ENL	SF	8340.0	1953.0
03040	P	FH JR NCO/ENL	SF	8804.0	1953.0
03041	P	FH SR NCO	SF	12268.0	1953.0
03042	P	FH SR NCO	SF	19488.0	1953.0
03043	P	FH SR NCO	SF	19488.0	1953.0
03044	P	FH SR NCO	SF	19488.0	1953.0
03045	P	FH SR NCO	SF	19488.0	1953.0
03046	P	FH JR NCO/ENL	SF	11344.0	1953.0
03047	P	FH JR NCO/ENL	SF	7540.0	1953.0
03048	P	FH JR NCO/ENL	SF	8028.0	1953.0
03049	P	FH JR NCO/ENL	SF	11344.0	1953.0
03050	P	FH JR NCO/ENL	SF	13048.0	1953.0
03051	P	FH JR NCO/ENL	SF	11344.0	1953.0
03052	P	FH JR NCO/ENL	SF	9430.0	1953.0

03300	P	PLAYGROUND GP			1985.0
03301	P	PLAYGROUND GP			1985.0
03302	P	PLAYGROUND GP			1985.0
03303	P	PLAYGROUND GP			1985.0
03304	P	PLAYGROUND GP			1985.0
03305	P	PLAYGROUND GP			1985.0
03306	P	PLAYGROUND GP			1985.0
10000	P	SOFTBALL FIELD			1960.0
11130	P	RW LAND PAD PAV	SY	2100.0	1955.0
1204A	P	HEAT PLT GEO			2005.0
1205A	P	HEAT PLT GEO			2005.0
12300	S	PE TNG BUILDING	SF	20000.0	2004.0
13510	P	COMMO LINES UNG			1954.0
13511	P	COMMO LINES UNG			1954.0
13512	P	COMMO LINES UNG			1954.0
15410	P	BULKHEADS			1953.0
17980	P	PARADE/DRIL FLD	AC	25.0	1917.0
17981	P	PARADE/DRIL FLD	AC	7.0	1952.0
2018A	P	SEWAGE LFT STAT			1960.0
2302A	T	STR SHED GP INS	SF	247.0	1945.0
2542A	P	PLT/UTIL BLDG	SF	264.0	1951.0
71310	S	TRAILER SITES			1943.0
75011	P	GOLF CSE 18-HOL	AC	152.0	1942.0
75028	P	OD ROLL RINK			1966.0
81230	P	EXT LIGHTING			1965.0
81231	P	EXT LIGHTING			1968.0
81240	P	OH ELECT LINES			1962.0
81260	P	TRANSFORMERS			1967.0
81261	P	TRANSFORMERS			1968.0
81262	P	TRANSFORMERS			1968.0
81263	P	TRANSFORMERS			1970.0
81291	P	UNG ELECT LINES			1962.0
81293	P	OH ELECT LINES			1942.0
81294	S	TRANSFORMERS			1943.0
81360	P	TRANSFORMERS			1977.0
81392	P	SUBSTATION			1953.0
82211	P	HOT WATER LINES			1958.0
82240	P	STEAM LINES			1953.0
83210	P	SANITARY SEWER			1940.0
83211	P	SANITARY SEWER			1943.0
84210	P	WATER DIST POT			1943.0
84291	P	WATER DIST POT			1943.0
85113	T	ROADS, UNPAVED	SY	15091.0	1962.0
85114	P	TA ROADS PAVED	SY	96105.0	1943.0
85115	T	TA ROADS UNPAVE	SY	28051.0	1943.0
85211	P	SIDEWALKS PVD	SY	64049.0	1956.0
85213	S	SIDEWALKS PVD	SY	53762.0	1959.0
85214	P	NONORG PK PAVD	SY	84474.0	1943.0
85215	P	NONORG PK PAVD	SY	169676.0	1962.0
85216	S	NONORG PK PAVD	SY	434353.0	1960.0
85217	P	SIDEWALKS PVD	SY	6530.0	1943.0

85218	P	SIDEWALKS PVD	SY	42424.0	1943.0
85219	S	NONORG PK PAVD	SY	99290.0	1943.0
85220	S	SIDEWALKS PVD	SY	4959.0	1943.0
87110	P	STORM SEWER			1962.0
87111	P	STORM SEWER			1943.0
87112	P	DRAINAGE DITCH			1943.0
87131	P	IRRIGATION FAC			1969.0
87210	P	FENCING/WALLS			1962.0
87251	P	ENTRANCE GATE			1962.0
88010	P	FIRE ALARM SYS			1943.0
88011	P	FIRE ALARM SYS			1943.0
88040	P	INTRU ALM SYS			1970.0
91110	P	LAND HELD PUR	AC	636.1	1940.0
91111	P	LAND HELD PUR	AC	489.5	1942.0

