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DRAFT **2008 Master Plan Amendment**

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1. INTRODUCTION

Fort Monmouth has been a well recognized local and regional presence for 90 years. As a communications hub, it has served as the home of the United States Army Communications and Electronics Command (CECOM). However, the army has determined that Fort Monmouth is no longer a necessary part of their infrastructure and the Fort was slated for closure as part of the 2005 Base Realignment and Closure Commission recommendations. On November 9th 2005, those recommendations became law, requiring that the process of closing Fort Monmouth shall be completed by September 15, 2011.

In order to facilitate this process, the Governor created the Fort Monmouth Economic Revitalization Planning Authority (FMERPA) on April 28, 2006. FMERPA is a local redevelopment authority comprised of a group of elected officials and citizens designated by the State of New Jersey and recognized by the Secretary of Defense that will develop a reuse plan for Fort Monmouth when it closes in 2011. Among the purposes of FMERPA (pursuant to P.L.2006, c.16 C.52:271-1 et seq.) is:

...to develop a comprehensive conversion and revitalization plan for the territory encompassed by Fort Monmouth in a manner that will promote, develop, encourage, and maintain employment, commerce, economic development, and the public welfare; conserve the natural resources of the State; and advance the general prosperity and economic welfare of the people in the affected communities and the entire State by cooperating and acting in conjunction with other organizations, public and private, to promote and advance the economic use of the facilities located at Fort Monmouth.

Additionally, FMERPA's plan

...shall supersede applicable provisions of the development regulations of the constituent municipalities or constitute an overlay district within the project area.

Thus, the State of New Jersey has given FMERPA the power to comprehensively plan, create zoning and author development regulations for the lands within Fort Monmouth.

The Borough of Oceanport recognized that there is the potential for tremendous impacts resonating from the regulations contained within the FMERPA plan. While FMERPA will undertake the development of the re-use plan on behalf of the Department of Defense and the State, Oceanport has taken the initiative at the local level in the creation



of a vision plan for the re-use of the 419 acres of the Fort that lies within its boundaries. This process has resulted in a plan that represents a community vision that is based on a consensus of Borough stakeholders and is intended to be used to advocate Oceanport's position as FMERPA develops its own. With the completion of *From Fort to Village: A Vision for Oceanport's Fort Monmouth*, Oceanport has articulated its vision for the redevelopment of the 419 acres of Fort Monmouth that lies within its boundaries.

A more formal procedure is mandated toward the end of the FMERPA planning process, which requires a review of the draft FMERPA plan by Oceanport's Planning Board with respect to the municipal Master Plan:

C.52:27l-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.***

Accordingly, *From Fort to Village: A Vision for Oceanport's Fort Monmouth*, is to be appended to the Borough's Master Plan, so that the required referral and review by the Planning Board will capture the principles and concepts contained therein.

This plan amendment updates the Borough's master plan to reflect the community's vision for Fort Monmouth. More specifically, this amendment to the 1974 Oceanport Comprehensive Master Plan consists of an update to the Objectives, Land Use Plan Element, Thorofare (Circulation) Plan Element, and Community Facilities Element to incorporate recommendations from the 2008 *From Fort to Village* Fort Monmouth vision plan. In addition, it provides an update to the 2005 Housing Plan Element. It is the intent of the Planning Board that this amendment shall supersede the 1974 Master Plan in the event of any inconsistencies which may exist among these documents. Finally, the complete March 2008 *From Fort to Village: A Vision for Oceanport's Fort*



Monmouth plan shall be added, in its entirety, as an appendix to the Master Plan of the Borough of Oceanport.

2. OBJECTIVES

1. Section 6, entitled “Objectives”, of the 1974 Comprehensive Master Plan shall be revised so that the following objectives specifically relating to the area identified as Fort Monmouth on the Land Use Plan are appended as a new subsection D-Fort Monmouth Objectives:

Fort Monmouth Objectives

1. Open space shall be a key component of any redevelopment. Existing open space should be preserved for both the Fort development and surrounding neighborhoods.
2. The Ft. Monmouth Historic District should be preserved and structures within the district should be restored and reused in accordance with the Secretary of the Interior Standards.
3. The area between Oceanport Avenue and the NJ Transit Railroad Line should be developed as a mixed-use, small scale, walkable village.
4. The Patterson Medical Center should be maintained as a healthcare facility encompassed by a mix of health care providers and professional offices.
5. The McAfee Center and the surrounding property are well suited to be developed as an office campus or should be used by the Oceanport Board of Education.
6. The 28 acres along Parker’s Creek is a prime waterfront development site which should be developed to the highest design standards.
7. Redevelopment of Ft. Monmouth should include 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.
8. Oceanport Avenue should be improved to provide access to new development and to enhance traffic circulation.



3. LAND USE PLAN ELEMENT

1. Section 7, entitled “Land Use Plan”, of the 1974 Comprehensive Master Plan is revised so that the following goals and recommendations specifically relating to the area currently encompassed by Fort Monmouth are appended thereto:

Village Center

The area between Oceanport Avenue and the NJ Transit rail line should be zoned to allow for a Village Center. Land development standards should facilitate the creation of an attractive, walkable, mixed-use, transit-oriented village. Vehicular access to the area will be provided by Oceanport Avenue, which should be redesigned as a boulevard with a central island. A “village main street” should be developed.

Ground floor commercial uses including shops, restaurants and service outlets should be located along Oceanport Avenue and the new Main Street. The land areas along Oceanport Creek and Parker’s Creek should be preserved as natural open spaces with pathways and native vegetation. The design principles exhibited for the Village Center in *From Fort to Village: A Vision for Oceanport’s Fort Monmouth* should be established within the land development regulations.

The zoning in this area should allow for mixed use 2-4 story structures that would contain retail space on the ground floor with residences above. All parking should be contained within the development blocks and not be visible from the public streets.

In addition to housing and retail uses, the zoning for this area should allow the construction of office, civic and cultural facilities. These uses should be located along Oceanport Avenue, Village Main Street and around plazas areas.

Patterson Medical Center Area

The area surrounding the Patterson Medical Center should be zoned to allow a mixed-use medical office park comprised of small scale professional buildings which would be suitable for a wide variety of out patient health care providers. These buildings should be organized around a passive park area which will be an amenity for both workers and patients. Space for a new middle and elementary



school should be provided in this area. It is anticipated that the balance of the Patterson Medical Office park site would include townhouses; the zoning for this area should contain the flexibility to permit all of these uses. The zoning and development regulations for this area should adhere to the design principles exhibited in *From Fort to Village: A Vision for Oceanport's Fort Monmouth* plan.

McAfee Corporate Campus Area

The existing McAfee Center may be converted to commercial office space. Should the Board of Education not utilize McAfee, then it should be retained and the land in this area zoned to allow private office and/or research uses. The land around the center should be developed as a corporate office campus closely tied to the adjoining property in Eatontown. Three-level parking structures should be permitted for employees and visitors in the center of the development blocks. The zoning and development regulations for this area should adhere to the design principles exhibited in *From Fort to Village: A Vision for Oceanport's Fort Monmouth* plan.

Riverfront Resort Area

Oceanport's goals for the area north of the Historic District adjacent to Parker's Creek are to (1) utilize existing buildings in the Historic District, (2) maintain public access to the waterfront and (3) support proposed retail development in the Village area. This area should be zoned to permit typical hotels and hotel facilities such as conference rooms, banquet halls, as well as spas, retreat cottages, and/or health facilities. The zoning and development regulations for this area should adhere to the design principles exhibited in *From Fort to Village: A Vision for Oceanport's Fort Monmouth* plan.

Historic District Area

The 100 acres in the center of the Ft. Monmouth property in Oceanport is the historic core of the military base. Located in this area are the commanding officer's quarters, officer's housing, bachelor quarters, Barker Circle Barracks and other support structures. The buildings in the historic district are organized around a large lawn parade which is a significant feature of this area. In July 1984, the Fort Monmouth Historic District was officially designated eligible for the National Register of Historic Places.



The Commanding Officers Quarters and the Officer's housing are handsome brick structures built during 1927-1937. These buildings should be renovated into attractive single family housing.

The 4 story Barker Circle Barracks located along Oceanport Avenue are unique due to their narrow building width and grouping around a central courtyard. These structures may be suited to be converted to some type of institutional housing, such as college dormitories. Students living in the Barker Circle buildings would be within walking distance of the shops and restaurants in the Village and have easy access to the jitney. The Village retail operators would benefit from having the students as customers.

As an alternative to a new municipal complex, Barker Circle buildings may be adapted to municipal functions. Zoning for this area should seek to preserve the historic character of the area while allowing for flexibility and permitting the range of uses specified above. The zoning and development regulations for this area should adhere to the design principles exhibited in *From Fort to Village: A Vision for Oceanport's Fort Monmouth* plan.

4. THOROFARE (CIRCULATION) PLAN ELEMENT

- i. Section 8, entitled "Thorofare Plan", of the 1974 *Comprehensive Master Plan* is revised so that the following objectives specifically relating to the area currently encompassed by Fort Monmouth are appended to this section:

Fort Monmouth Circulation

Overall, the roadway network surrounding Fort Monmouth can accommodate the existing traffic with the exception of the intersection of Sycamore Ave and Branch Ave/Oceanport Ave located in Little Silver, but will not be sufficient as volumes increase. Proposed redevelopment will require improvements or upgrades to circulation elements surrounding the base and the requirements will be increasingly necessary as the intensity of development increases. Different types of users, such as shopping traffic created by retail development, and commuters created by residential development, affect traffic flows at different times. Therefore, detailed recommendations of proposed improvements must ultimately be based on a traffic



needs assessment of actual proposed uses. However, the following key elements should be addressed in some manner with increased development:

1. **Intersection Improvements:** Key intersections will need improvements with any redevelopment or new development. The most critical intersections will be Sycamore Ave and Branch Ave/Oceanport Ave located in Little Silver and Main Street and Eatontown Boulevard.
 2. **East – West Connector Road:** With any significant retail, commercial, or residential development on the base, a new east-west route through the base will be necessary. Currently no good means of traveling east-west exists in this area.
 3. **Bridge Reconstruction:** As any redevelopment would occur along Oceanport Avenue, the road should be modified into a boulevard which may contain traffic calming elements. Oceanport Avenue should be designed to facilitate local traffic, but not become a high speed thruway. Eventually, the two bridges on Oceanport Avenue will become constriction points. Widening of these two bridges will ultimately be necessary once new traffic volumes reach a certain level.
2. Section 8, entitled “Thorofare Plan”, of the 1974 *Comprehensive Master Plan* is revised so that the following language specifically relating to Oceanport Avenue is appended to subsection 1 – Secondary Arterial:

Oceanport Avenue should be improved to provide access to new development and enhance through traffic circulation in a manner consistent with the *From Fort to Village, A Vision for Oceanport’s Fort Monmouth* plan.



5. COMMUNITY FACILITIES PLAN ELEMENT

1. Section 9, entitled “Community Facilities Plan” of the 1974 *Comprehensive Master Plan* is revised so that the following language replaces subsection B.1-Public Buildings-Borough Center:

The Borough’s existing municipal Building is over 35 years old and houses the library, police department, and all borough offices. The plan for Fort Monmouth identifies part of the Village Center area on the west side of Oceanport Avenue that may be home to a new municipal building and/or community space. As an alternative to a new municipal complex, Barker Circle buildings may be adapted to municipal functions. Locating Borough government in the Village Center helps to attract people to the area and adds to the diversity of uses that will make the Village Center a vibrant place. The Borough should undertake an assessment of its current and future facilities needs and determine how to best integrate them with any new space available in Fort Monmouth.

2. Section 9, entitled “Community Facilities Plan” of the 1974 *Comprehensive Master Plan* is revised so that the following objectives specifically relating to the area currently encompassed by Fort Monmouth are appended to subsection B.3-Public Buildings-Schools:

It is estimated that proposed residential development on the Oceanport section of the Fort could produce between 70-80 public school children over the next 10-15 years. To address the potential need for another elementary and middle school, approximately 20 acres adjacent to the open space and stream corridor in Patterson Medical Office Park Area should be reserved for schools sites. Much needed new playfields are planned along with the school facilities. The developer(s) of the Fort property in Oceanport should be required to donate the school sites to the municipality as part of any plan approval.



3. Section 9, entitled “Community Facilities Plan” of the 1974 Comprehensive Master is revised so that the following objectives specifically relating to the area currently encompassed by Fort Monmouth are appended as a new subsection D-Fort Monmouth Open Space:

Fort Monmouth Open Space

Green infrastructure within Fort Monmouth includes open space, recreation, stormwater management and wildlife habitat areas. The objectives include the creation of a series of public spaces that integrate all of these elements together in order to produce a community framework that embodies sustainable principles of community development. These components should be comprised of existing natural areas as well as built areas.

Coastal Meadows and Stream Corridors

Fort Monmouth is a peninsula at a fork in the Shrewsbury River. The edges of the Fort that abut the two arms of the Shrewsbury-Oceanport and Parker’s Creeks- will form strong open space elements that will serve multiple functions. The coastal meadows should be located adjacent to the village center district as dramatic community open space. Pedestrian paths will be woven through the edges of this open space, connecting to the larger path system, the street network and engaging the water’s edge. Stormwater management elements should be incorporated within the meadows to capture runoff from adjacent streets and development sites. Native plantings of trees, shrubs and grasses will be utilized to blend the landforms into a series of rational elements. As the plantings mature, they will blend with the existing vegetation of the coastal fringe to create a substantial stretch of wildlife habitat which will buffer the river itself and also facilitate wildlife retention within the site.

Village Square

Two public squares are proposed as focal points of the village center redevelopment district. A village square will be developed at the mixed-use hub of the Village Center district at its intersection with Oceanport Avenue.



Neighborhood Parks

Formal, neighborhood parks should be developed in close proximity to development within each of the redevelopment districts. These will be integrated within each district so that they are fronted by active uses. The design of these formal open spaces should incorporate high quality, durable materials that will stand up to generations of users. Designs should rely on basic principles of urban park design, including providing ample shade and opportunities for a plethora of passive pursuits.

Waterfront Walkway

An existing bulkhead along Parker's Creek may be developed with a more formal waterfront walkway. This area does not exhibit the softer, coastal fringe character as is evident on the eastern end of the Fort. The waterfront walkway should be wide enough to facilitate continuous pedestrian access and to permit maintenance and emergency vehicle access.

Active Recreation

Active recreation should be provided within those lands identified by the Monmouth County Parks Department within the public benefit conveyance request, as appropriate. This includes lands that may be used within the suggested school location. Recreational fields associated with a new school may also be used by the community. It also includes the existing marina, located on the Oceanport Creek.

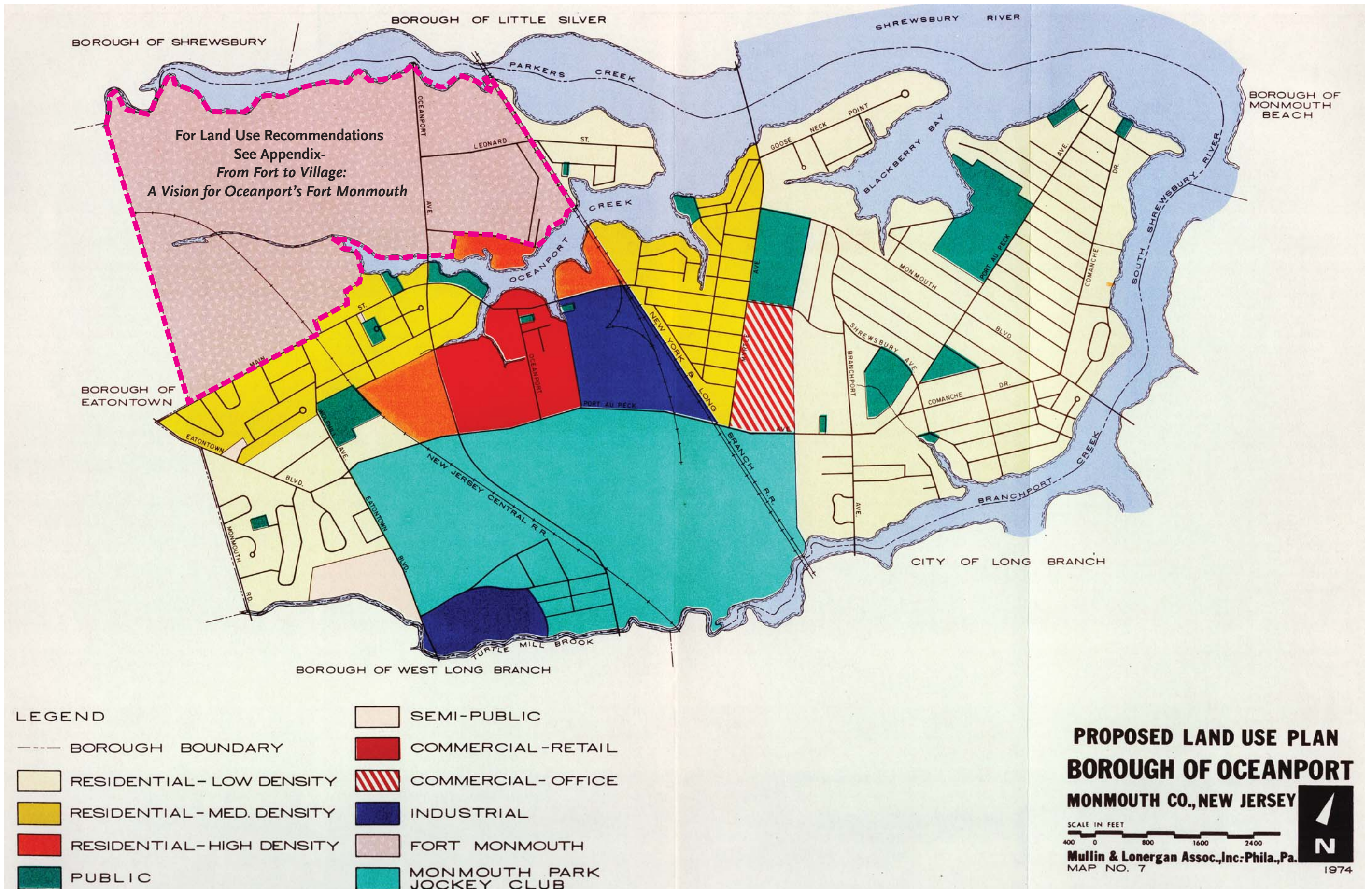


6. HOUSING PLAN ELEMENT

- I. Section I, entitled “Zoning Analysis” of the 2005 *Housing Plan Element and Affordable Housing Compliance Plan* is revised so that the following language specifically relating to the area currently encompassed by Fort Monmouth is appended to the subsection entitled “Anticipated Land Use Patterns” on p. 29:

It is anticipated that development/redevelopment at Fort Monmouth will generate an affordable housing obligation for the Borough. It is recommended that any obligations generated by the redevelopment of Fort Monmouth be accommodated on Fort Monmouth lands in a manner consistent with the *From Fort to Village: A Vision for Oceanport's Fort Monmouth* plan with all costs associated with such obligations borne by the redeveloper(s). Affordable housing at Fort Monmouth should be provided through inclusionary housing and not through exclusively low and moderate income developments. Any affordable housing provided should count towards the maximum allowable density and should not allow a developer to exceed the densities described in the plan. Affordable housing provided must meet the requirements of the Council on Affordable Housing (COAH) pursuant to N.J.S.A. 5:94 et seq. and the Uniform Housing Affordability Controls at N.J.A.C. 5:80-26.1 et seq. It is also conceivable that a portion of Oceanport's growth share from outside of the Fort Monmouth property could be accommodated within the Fort Monmouth property.

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Draft Land Use Plan Amendment

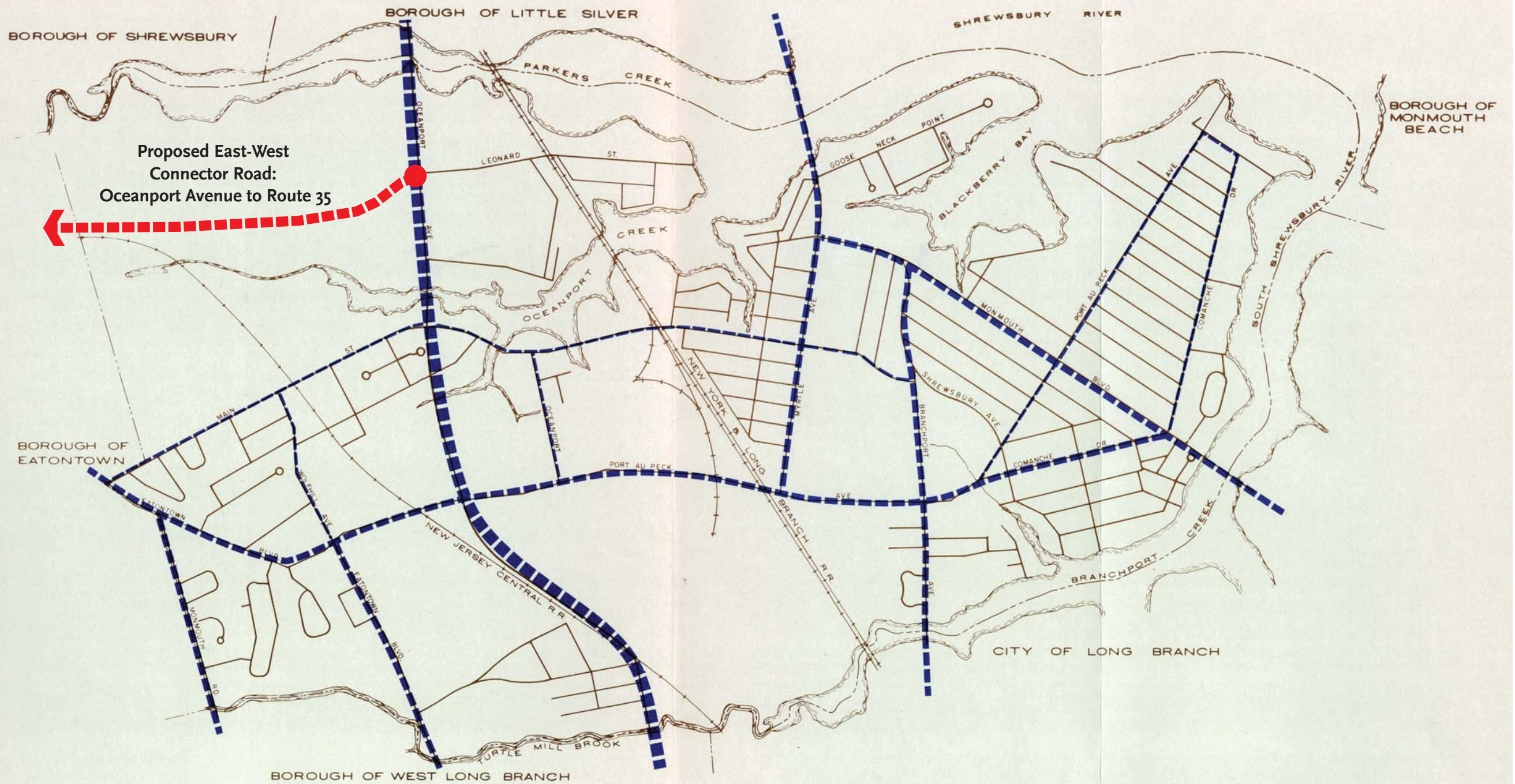
Oceanport Borough, Monmouth County, NJ April 2008



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LEGEND

- BOROUGH BOUNDARY
- SECONDARY ARTERIAL
- MAJOR COLLECTOR
- LOCAL COLLECTOR
- LOCAL RESIDENTIAL

PROPOSED THOROUGHFARE PLAN BOROUGH OF OCEANPORT MONMOUTH CO., NEW JERSEY

SCALE IN FEET
400 0 800 1600 2400
Mullin & Loneragan Assoc., Inc.: Phila., Pa.
MAP NO. 8

1974

Draft Circulation Plan Amendment

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