

NWS EARLE JOINT LAND USE STUDY

EXECUTIVE SUMMARY



What is a Joint Land Use Study?

A Joint Land Use Study (JLUS) is a cooperative planning effort conducted as a joint venture between active military installation(s) and surrounding JLUS Partners – in the case of NWS Earle, the County of Monmouth received funding and was the lead agency, with participation from the 5 local municipalities which comprise NWS Earle land area and the other 8 municipalities on the perimeter of the MIA, also state and federal agencies, organizations, and the public. All parties were brought together and

interviewed to identify and address compatibility issues. The NWS Earle JLUS was funded through a grant from the Department of Defense, Office of Economic Adjustment and was developed under the guidance of three main objectives:

UNDERSTANDING. Increase communication and understanding between the military and JLUS Partners about the economic and physical relationship between NWS Earle and its neighbors.

COLLABORATION. Promote collaborative planning between the JLUS Partners in order to facilitate a consistent approach in addressing compatibility issues.

ACTIONS. Develop applicable recommendations that will increase compatibility of land uses within the Military Influence Area and improve future storm resiliency.

Collaborative Planning

The JLUS planning process was designed to create a locally relevant study that builds consensus and obtains support from the stakeholders involved. The public was provided the opportunity for feedback both at the JLUS Open Houses and with the distribution of information through the project website.

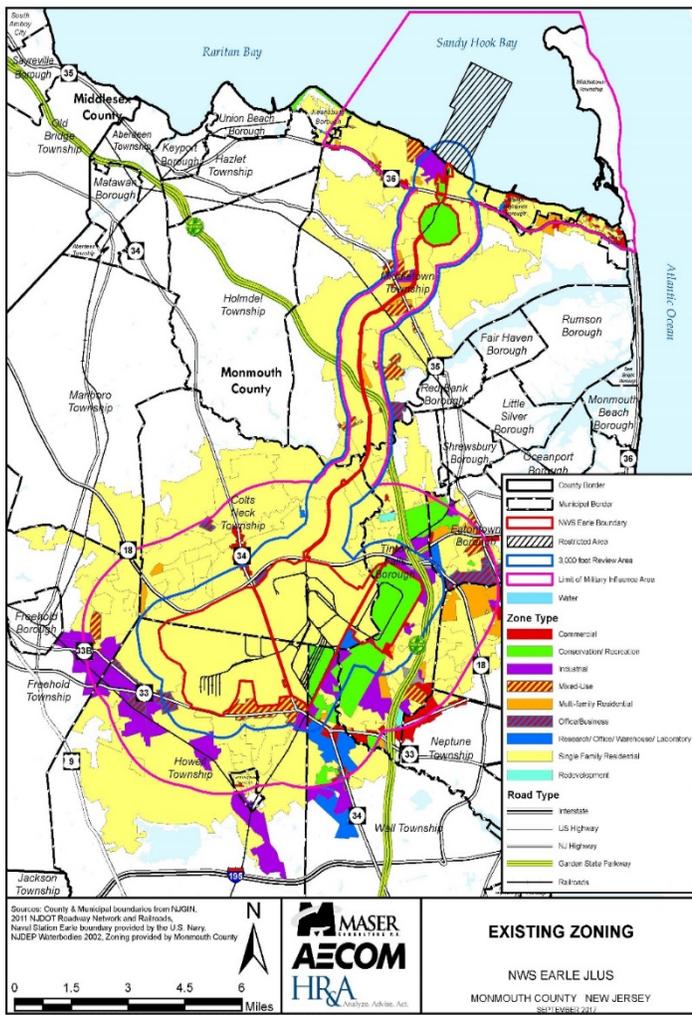
The development of the project was also guided by two main committee groups composed of JLUS Partner representatives and with numerous meetings with a variety of regional stakeholders.

Policy Committee - Provided project oversight, guidance, and decision-making approval of the study design, policy recommendations, and draft and final JLUS documents.

General Advisory Committee (GAC) - Assisted in the identification and assessment of technical issues, provided regional and local knowledge that informed the planning process and feedback on report recommendations, and assisted in the development and evaluation of implementation strategies and tools.

Technical Working Groups - Formed with local stakeholders and interest groups, these groups focused on specific issues.

The partnership between the County and local municipalities throughout the planning process ensures that the resulting report reflects a viable and sustainable mission for the base, established in cooperation with local communities through open communication with the base, and an understanding that the base provides positive economic impact to the regional economy.



Military Influence Areas (MIA)

NWS Earle has defined a Military Influence Area (MIA) around the base. This MIA is a geographical planning tool that delineates where military operations may impact local communities and, conversely, where local activities may affect the installation's ability to carry out its mission. The Navy monitors land use, transportation, regulatory, and economic activities within this area to identify and avoid potential incompatibilities between NWS Earle and its neighbors.

Land Use Compatibility

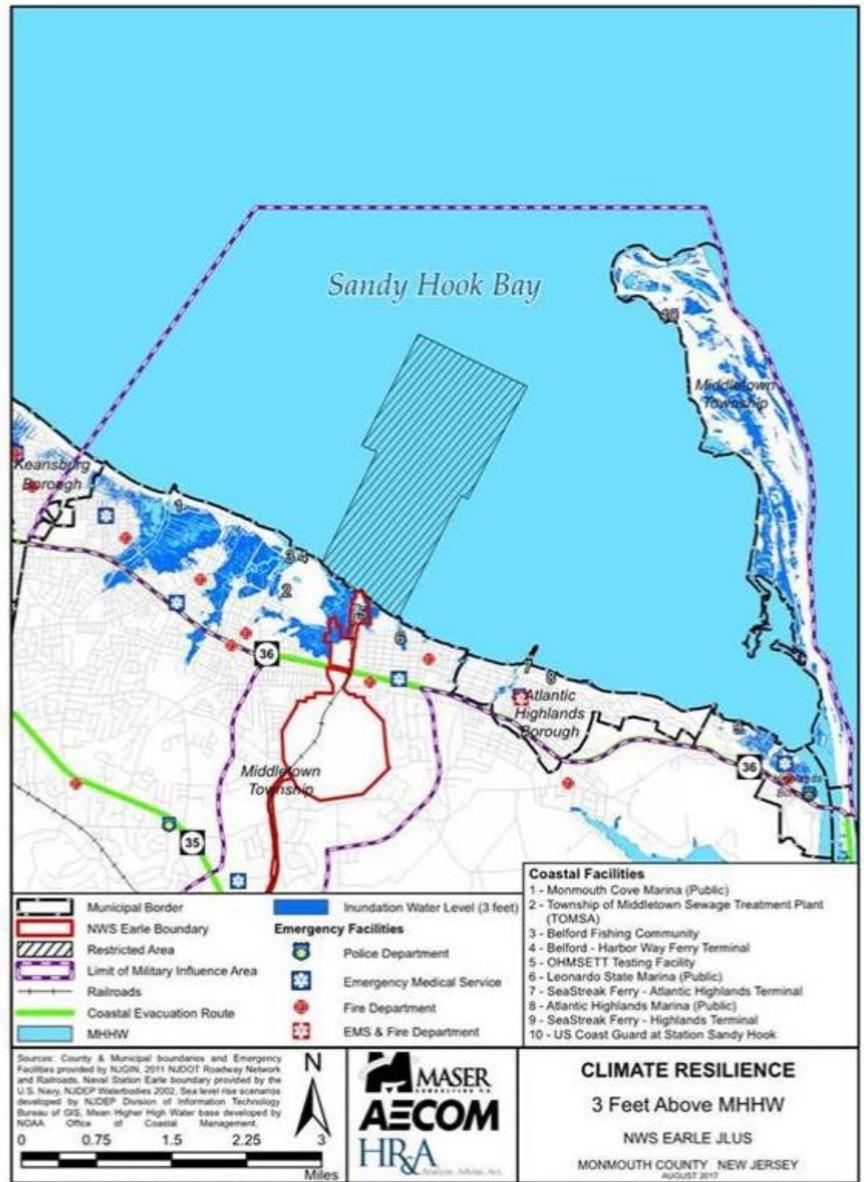
Compatibility guidelines discourage land uses that concentrate large numbers of people (such as multifamily dwellings, hospitals and medical facilities, educational facilities, hotels, motels and other overnight accommodations) within the MIA. In this case the JLUS partners recommend low density and low intensity land uses such as farms and recreation/conservation lands, to ensure the maximum protection of public safety and property.

Recommendations include:

- Formally recognize 3,000 ft. buffer from NWS Earle boundaries in surrounding jurisdictions planning documents.
- Improve notification processes to share proposed land development submittals and plan amendments.
- Encourage compatible land development and zoning within this buffer.
- Consider implementing applicable land development controls.
- Pursue Readiness and Environmental Protection Integration (REPI) funding to preserve farms and add to the County Park System land preservation program in the MIA and immediately adjacent to the Normandy Road corridor to maintain and expand these compatible uses.
- Continue to educate the general public about the NWS Earle mission and the need to respect security boundaries along Normandy Road, in Sandy Hook Bay, and on Bayshore beaches adjacent to the pier.
- Encourage residential and institutional development to more suitable areas outside the MIA.
- Encourage the NJ Military Ombudsman and the New Jersey Office for Planning Advocacy to discuss the mission of NWS Earle with other state agencies to educate them regarding the need to maintain compatible land uses within in the MIA.

Climate Resiliency and Marine Security

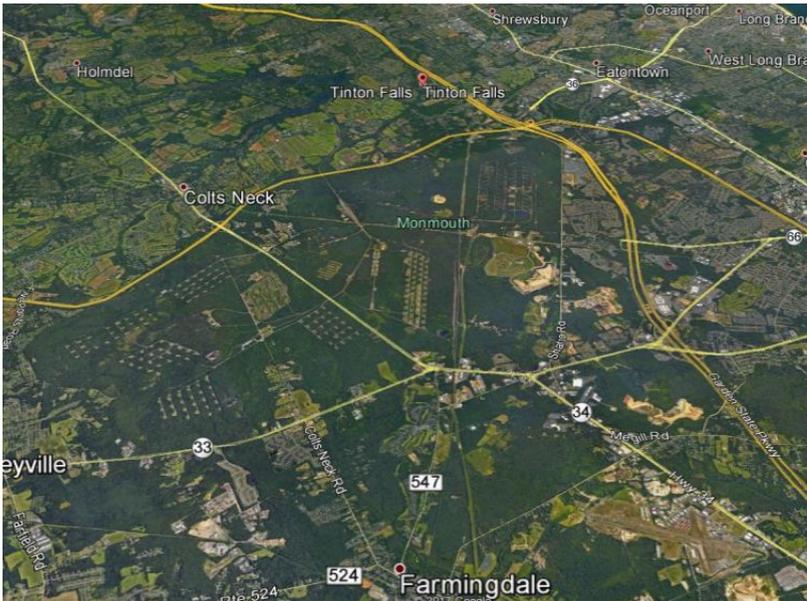
The Pier Complex of NWS Earle extends 2.2 miles into the Sandy Hook Bay making it vulnerable to changing weather conditions and needing of security. NWS Earle suffered \$50 million in damage from Superstorm Sandy, and increased sea level rise (SLR) and frequency of storm events will only exacerbate this problem in the future. A number of federal, state and local efforts are underway to take proactive steps leading towards better resilience of the region's critical assets, including facilities at NWS Earle. However, a multi-jurisdictional approach is needed to ensure that municipalities work together and with NWS Earle to prepare for a future where the base and the region overall are protected from the threats of storms and sea water inundation. Not only will such an approach make for safer communities, but it will ensure that the critical federal assets and marine facilities at NWS Earle are secure and protected for the region and the country.



Recommendations for Resilience and Security include:

- Coordinate efforts for naturalized beach erosion/shoreline protection projects protecting both Navy and community waterfronts.
- Develop Marsh & Dune Restoration Plan, coordinating with partners to determine partner facilities that could be suitable locations.
- Investigate potential joint stormwater management improvement projects.
- Continue to work with partnership projects on resiliency.
- Conduct site specific vulnerability assessments of critical assets.
- Identify water-dependent uses and working waterfront uses and determine future adaptive capacity for storm resiliency & economic sustainability.
- Continue assisting municipalities with Community Rating System (CRS) leveraging of additional and regional resilience efforts.
- Identify critical evacuation/transportation routes vulnerable to storm and nuisance flooding.
- Revise planning documents to reflect SLR and exposure assessment.

Summary Recommendations from the JLUS



In addition to Land Use and Climate Resiliency, a number of recommendations were made in other areas of mutual interest to NWS Earle and the surrounding municipalities. A total of 37 recommendations resulted from the JLUS planning process. These recommendations are grouped into the following categories in an effort to improve military-community compatibility in the region:

- **Communication/Outreach:** Efforts needed to improve communication and coordination between the base and surrounding municipalities.
- **Land Use:** Potential changes to land use planning, affordable housing, farmland preservation and other land-based compatibility measures within the MIA surrounding the base.
- **Economic Development:** Mutually beneficial economic development initiatives in the areas surrounding NWS Earle.
- **Transportation:** Proposed improvements to transportation facilities on land, water (Raritan/Sandy Hook Bay), and air in the region surrounding the base.
- **Utilities:** Joint and mutually beneficial utility system projects.
- **Climate Resilience:** Joint efforts to reduce risk from sea level rise, storm events and localized flooding.
- **Security:** Proposals to improve security around the military facilities and assets at NWS Earle.

This study was prepared under contract with the County of Monmouth, New Jersey, with financial support from the Office of Economic Adjustment (OEA) of the Department of Defense. The content reflects the views of the local planning community and does not necessarily reflect the views of the Office of Economic Adjustment.

This report was completed December 2017

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The NWS Earle JLUS website can be accessed at: <https://co.monmouth.nj.us/page.aspx?ID=4782>