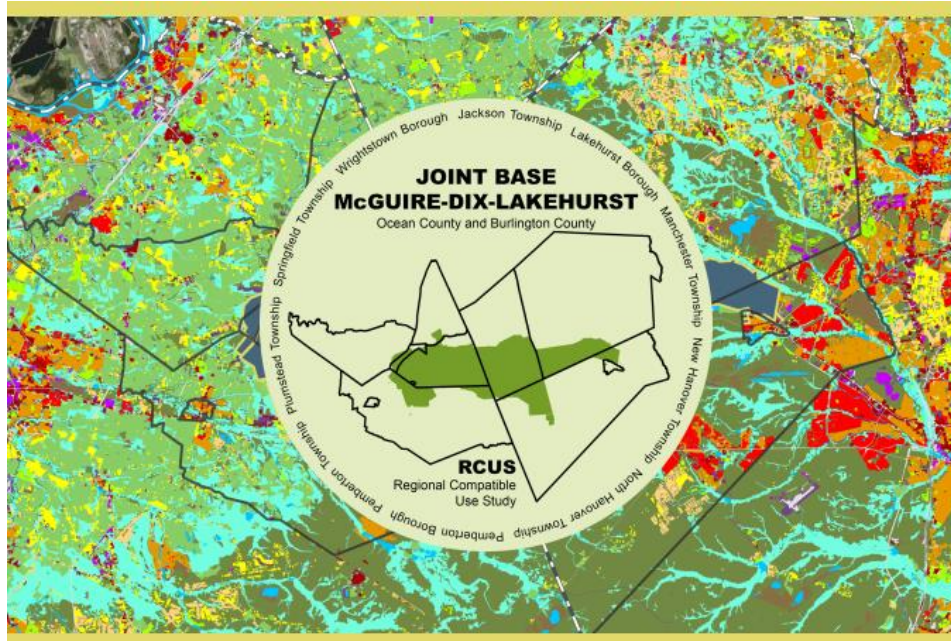


Regional Compatible Use Plan For Joint Base McGuire-Dix-Lakehurst

Ocean County and Burlington County, New Jersey
May 2023



Implementation Guide

Prepared for:

Ocean County Department of Planning
129 Hooper Avenue
Toms River, NJ 08754

And

Burlington County Bridge Commission
Economic Development and Regional Planning
1900 Briggs Road
Mount Laurel, NJ 08054

Regional Compatible Use Study For Joint Base McGuire-Dix-Lakehurst Ocean County and Burlington County, New Jersey

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Burlington County Bridge Commission
Economic Development and Regional Planning
1900 Briggs Road
Mount Laurel, NJ 08054

Prepared by:

Paulus, Sokolowski and Sartor LLC
3 Mountainview Road
Warren, NJ 07059

With

JG Planning LLC
114 Hacklebarney Road
Long Valley, NJ 07853

And

MCFA
70 Tanner Street
Haddonfield, NJ 08033

This study was prepared under contract with the County of Ocean with financial support from the Office of Local Defense Community Cooperation, Department of Defense. The content reflects the views of the County of Ocean and does not necessarily reflect the views of the Office of Local Defense Community Cooperation.

Regional Compatible Use Plan for Joint Base McGuire-Dix-Lakehurst
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APPENDICES

Appendix A: 2023 RCUS Chapter 11: Compatibility Analysis Findings and Recommendations

1.0 **REGIONAL COMPATIBLE USE PLAN OVERVIEW**

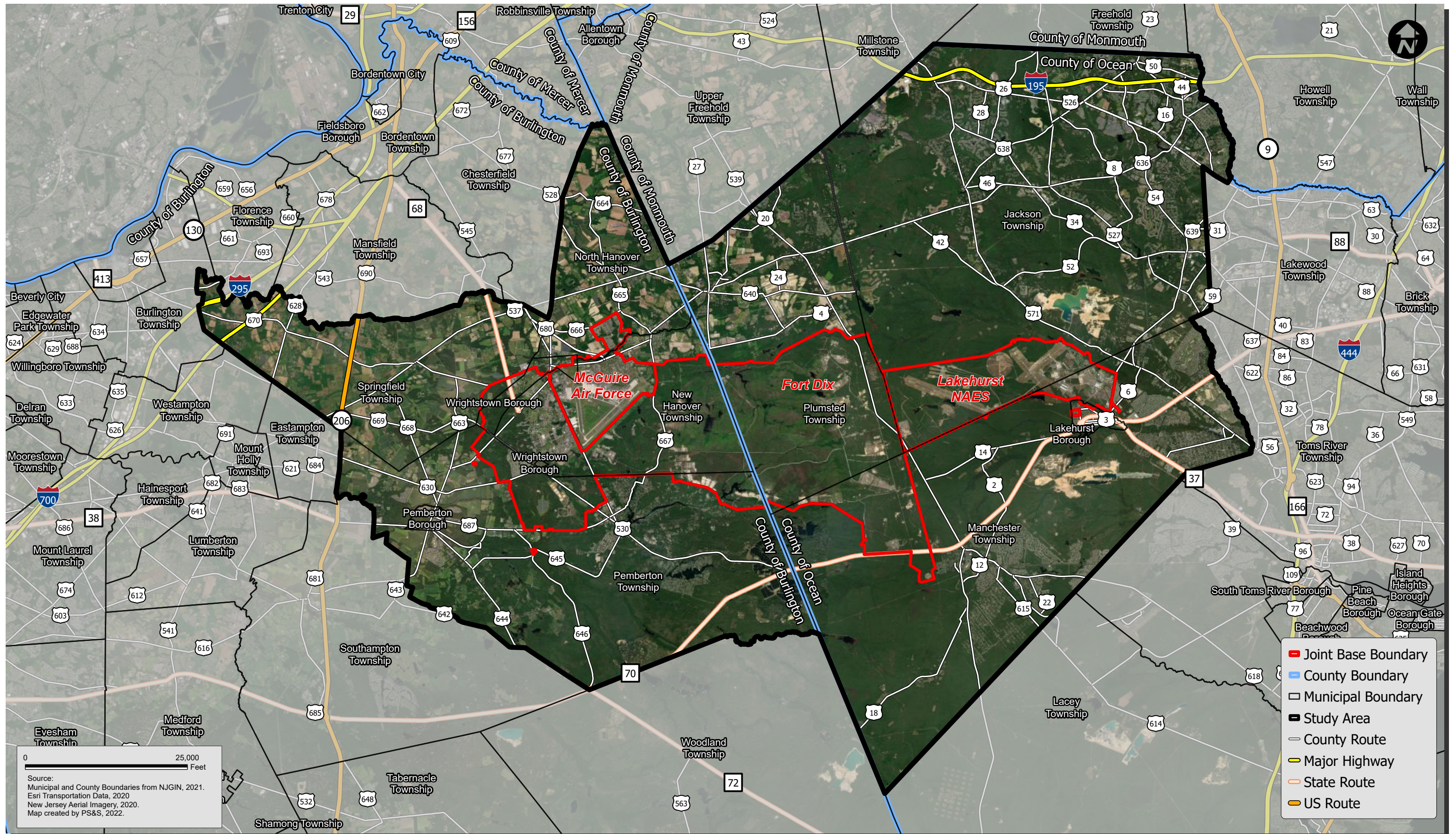
1.1 **Study Area**

The Joint Base McGuire-Dix-Lakehurst RCUS (Study Area) encompasses the following 10 host municipalities of the Joint Base:

- Ocean County - Jackson Township, Lakehurst Borough, Manchester Township, and Plumsted Township.
- Burlington County - New Hanover Township, North Hanover Township, Pemberton Township, Pemberton Borough, Springfield Township, Wrightstown Borough

A map of the Study Area is shown in Figure 1.1. The Study Area extends to the political boundary of each RCUS municipality.

Figure 1.1 - Overall Study Area



0 25,000 Feet

Source:
 Municipal and County Boundaries from NJGIN, 2021.
 Esri Transportation Data, 2020.
 New Jersey Aerial Imagery, 2020.
 Map created by PS&S, 2022.

- ▬ Joint Base Boundary
- ▬ County Boundary
- Municipal Boundary
- Study Area
- ▬ County Route
- ▬ Major Highway
- ▬ State Route
- ▬ US Route

1.2 Purpose and Background

The County of Ocean, New Jersey was awarded a Military Installation Sustainability (MIS) Program Grant from the U.S. Department of Defense Office of Local Defense Community Cooperation (OLDCC) for a Regional Compatible Use Study (RCUS). The Military Installation Sustainability Program provides technical and financial assistance to states and local governments to analyze and implement actions necessary to foster, protect, and enhance military installation sustainability. This program encompasses the previous Compatible Use/Joint Land Use Study program as well as the recently authorized Installation Resiliency Authority. This study was prepared under contract with the County of Ocean with financial support from the Office of Local Defense Community Cooperation, Department of Defense.

The RCUS continues the processes and successful programs initiated in the JB MDL Joint Land Use Study (JLUS) adopted in 2009, while providing greater detail for identifying specific land uses and levels of potential conflict, along with recommendations for reduction of potential conflict. The RCUS includes additional tools and resources to support compatible uses and lists funding sources for beneficial programs.

1.3 Military Planning Framework

As described by the OLDCC, the purpose of program is to prevent incompatible development and/or other man-made or natural installation resiliency activities likely to impair the continued operational utility of a Department of Defense installation, in this case Joint Base McGuire-Dix-Lakehurst (JB MDL). The program enables states and local governments to assist installations to optimize their mission and sustain their installation and enhances the long-term readiness and military value of the power projection platform. The OLDCC encourages communities to keep current with Compatible Use Studies, including conduct of new studies or updating studies that are greater than five years old. This RCUS includes review of the previous JLUS information and recommendations, and new information obtained through mapping analyses and interviews with base and municipal representatives and involved agencies.

1.4 Benefits of Compatible Land Use Planning

Compatibility of land uses that surround a military installation is characterized as the ability to maintain and grow military missions within the existing and planned land use pattern of the civilian areas. The RCUS uses information gathering and mapping techniques, participation of community stakeholders, and representation from the military installation and surrounding communities to identify existing and proposed conditions and activities on both sides of the fence line, assess resiliency and energy capabilities, natural and man-made hazards and risks, and develop a framework for identification and resolution of issues that can potentially affect mission capabilities.

Protecting the ongoing viability and ability to conduct a wide variety of military, homeland security, and state and local law enforcement training and disaster response activities and capabilities at JB MDL is important to the flexibility and availability of JB MDL to support current and future operations. Failure to promote development of compatible land uses in sensitive noise and/or safety zones could create future challenges and limitations to military operations. Implementation of the RCUS recommendations that form the foundation of the RCUP will support JB MDL's four primary operational and economic benefits:

- **Unique Military and Joint Services Mission Capabilities** – JB MDL is the DOD's only tri-services base and is home to significant operations and capabilities in support to the Air Force, Army, Navy, Marine Corps, National Guard and Reserve Components, the U.S. Coast Guard, other Department of Homeland Security Agencies, Federal Emergency Management Agency (FEMA), and the NJ State Police.
- **Largest DOD Employment Center in New Jersey** – JB MDL is the largest DOD employer and second largest employer overall in the State of New Jersey, second only to the state government. Over 44,000 individuals, including military personnel, civilians, and their families, live and work on or near JB MDL.
- **Disaster Response and Recovery Center** – JB MDL serves as the primary disaster response and recovery operations center for the State of New Jersey communities and supports major metropolitan areas of New York City, Philadelphia, and Wilmington.
- **Significant Economic Engine for Local Communities** – The 44,000+ military personnel, civilians, and their families, who live and work on or near JB MDL generate an estimated annual economic impact of \$6.9+ billion in the region. JB MDL is a major purchaser (\$3 billion in Fiscal Year 2021) of goods and services of benefit to businesses in Burlington and Ocean Counties. The combined annual

payroll of military and civilian personnel at JB MDL in 2021 was more than \$1 billion.

The RCUS presents an opportunity to advance and grow upon the positive results of the previously completed JLUS and continue the long tradition of good relations between the JB MDL and host communities. A focus on planning for compatible land use around JB MDL ensures that local communities can continue to grow and develop while mitigating or avoiding potential problems from development of sensitive land uses in areas impacted by military operations.

The 2009 JLUS led to the adoption and successful application of compatible use strategies and land conservation actions that have helped reduce conflicts between JB MDL operations and impacts to land uses surrounding the base. Since the JLUS was adopted in 2009, more than 85,000 acres of land in the vicinity of JB MDL has been preserved from urban development through leveraging a wide variety of conservation programs and tools. Preserved and open space lands in the vicinity of JB MDL support the mitigation of mission impacts, such as noise and safety, and prevention of community development encroaching on military activities. Existing preservation programs include the DOD's Readiness and Environmental Protection Integration (REPI) program, Natural Lands Trust, Farmlands Preservation Program, County Parks, Green Acres Program, and Pinelands Commission Permanent Land Protection.

JB MDL has used REPI in partnership with the State of New Jersey, New Jersey Pinelands Commission, Burlington and Ocean Counties, and municipalities to preserve 9,192 acres of critical land areas in sensitive military operations zones impacted by noise and/or safety concerns. Conservation and preservation efforts focused on lands within a 2-mile buffer of the installation boundaries. Of particular concern were lands within and around the Accident Potential Zones (APZ), particularly Clear Zones (CZ) associated with Joint Base runways. Limiting development in these zones allows for improved military operational benefits including improved night flying capabilities, operational safety, and mission protection. Local communities enjoy the preservation of natural resources, open space, wildlife habitats, and advancement of regional planning.

For the 2009 JLUS, a two-mile buffer zone around the perimeter of JB MDL was the focus of compatible land use investigations and planning recommendations. For the 2023 RCUS

and RCUP, compatible land use investigations and planning recommendations are focused on further protection of key noise and/or safety zones as established by the Air Force. These are the primary areas of interest for promoting land use compatibility with military operations from JB MDL. These are also the areas where proactive land use management policies by local communities will have the greatest impact on quality of life for existing and future residents.

1.5 Key Issues

JB MDL aircraft and artillery ranges operations are crucial functions that support the military as well as state and local disaster response, recovery and law enforcement training missions located there. These operations, however, do present noise and safety considerations to some areas outside of the JB MDL boundaries. Concerns result from the frequency, type and schedule of aircraft operations. Concerns also include the schedule and intensity of noise resulting from the firing of small and large caliber munitions at training ranges. Potential impacts and desirability of future development potential in high noise or aircraft safety zones do present an impact on development potential in local communities. Conversely, unmanaged encroachment of incompatible land uses into key JB MDL noise and safety zones can present a challenge to the long-term viability and flexibility of JB MDL. A preponderance of incompatible land uses located in key noise and/or safety zones could threaten the Base's future operating status. The reduction of investment, downsizing, or closure of JB MDL could result if encroachment of incompatible land uses is not managed pro-actively.

Local communities also want to maximize economic benefits and opportunities from their proximity to JB MDL, the second largest employer in the State of New Jersey. Local communities want to know how they can better capitalize on the significant investments and spending made by JB MDL for new construction projects and goods and services. Local businesses want to better benefit and serve the significant daily population of JB MDL. At the same time, local communities want to minimize negative economic and traffic impacts resulting from operational factors such as gate closures and the routing of delivery vehicles through communities.

Local communities and JB MDL can continue to manage these concerns and avoid future problems by collaborative and proactive planning and development policies. These policies should support the common interests of community quality of life and a viable major military base and regional employment center of statewide importance. Collaborative planning policies should encourage the location of compatible land uses in areas where noise or safety concerns may impact sensitive land uses, such as residential dwellings. JB MDL and local communities should also collaborate on opportunities to increase physical and economic access to the large daily civilian and military employment population by local community businesses. Federal, state and local funding sources can be used to support workforce training and development to support key Science, Technology, Engineering and Mathematics (STEM) and specialized requirements of the key Research and Development (R&D) testing and evaluation missions who operate at JB MDL. Federal, state and local funding sources can also be leveraged to support key energy resiliency, transportation infrastructure, and environmental remediation projects of benefit to both JB MDL and local communities.

1.6 Key Recommendations

The table on the following pages presents a summary overview of concerns and opportunities by specific issues for local communities and JB MDL. The table offers prescriptive options, actions and funding sources to pursue goals and opportunities identified in the RCUS.

Table ES.1: Key Recommendations

Issue	Opportunity/Need	Recommended Implementation Action
<p style="text-align: center;">Energy Supply Resiliency and Distribution Redundancy</p>	<p>Improve energy supply and distribution infrastructure redundancy to JB MDL and local communities</p>	<ul style="list-style-type: none"> • JB MDL – Identify opportunities and land area for additional grid-connected public/private financed renewable energy generation projects • Counties – Apply for OLDCC Defense Community Infrastructure Pilot (DCIP) grants to support electric power supply, distribution or storage infrastructure of benefit to JB MDL and communities • Host Municipalities – Identify opportunities for improvement to energy and utility infrastructure • Local Utilities – Explore public/private funding and investor partnerships with JB MDL and the Air Force for new major power generation projects on JB MDL lands • State Authorities – Explore opportunities for inter-connection of utility supply infrastructure between the two JB MDL providers, JB MDL and local communities as feasible • Air Force – Support and facilitate the execution of key energy supply and distribution public/private partnership projects promoted by industry
<p style="text-align: center;">Local Employment Growth and Workforce Development</p>	<p>Increase local employment opportunities through skilled workforce development training to support key RDT&E JB MDL mission jobs</p>	<ul style="list-style-type: none"> • Counties – Apply for OLDCC Defense Manufacturing Community Support Program grant to help fund start up program for an advanced STEM and applied science workforce development program/center in collaboration with STEM educator partners • Host Municipalities – Support establishment of local training centers and programs • STEM Educators – Establish a collaboration consortium between industry, academia and JB MDL missions to provide advanced STEM and applied sciences workforce development training for High School and Community College students in electronics, machine learning and other critical skills of benefit to JB MDL missions and to provide a pipeline of key talent needed by those missions • JB MDL – Work with key RDT&E missions to identify skills training needed to supply a pipeline of intern, research associate and full time employment candidates needed to support key mission requirements
<p style="text-align: center;">Manage Wildlife Area Impacts</p>	<p>Wetlands and water bodies attract waterfowl which is considered incompatible in CZ, APZ I and II zones due to bird air strike hazards</p>	<ul style="list-style-type: none"> • JB MDL/Counties – Continue to pursue funding tools such as REPI, Sentinel Landscape, Nature Conservancy, and other state and federal conservation easement tools to acquire or conserve key CZ and APZ I areas from expansion or encroachment of incompatible land uses • Host Municipalities – Reinforce use of wildlife management measures on water bodies and lawn areas used by migratory waterfowl • NJ DEP and USACE – Limit expansion of existing water bodies and wetland areas in critical APZ I, II and III zones and avoid the permitting or introduction of new water bodies and wetlands in these zone

Table ES.1: Key Recommendations

Issue	Opportunity/Need	Recommended Implementation Action
Transportation Access	Transportation access routes to JB MDL can have a negative impact on local communities	<ul style="list-style-type: none"> • Counties and Communities – Explore opportunities for local funding to improve transportation routes and signing for commercial vehicles serving JB MDL to avoid impacts on residential areas and/or harden local roadways to better support truck traffic • Counties and NJ DOT – Pursue OLDCC project funding under Defense Community Infrastructure Pilot (DCIP) grants and/or Federal Highway Administration Defense Access Road funding programs for design and construction of new commercial delivery access routes to JB MDL • JB MDL – Improve directional signage and publicize instructions for contractor and delivery vehicles
Local Business Development	Support opportunities for local businesses to grow or create new opportunities to sale goods and services to JB MDL	<ul style="list-style-type: none"> • Counties and Communities - Apply for OLDCC Defense Manufacturing Community Support Program grant and other state funding grants to help existing businesses and establish new local small and medium size companies enter the defense supply sector. Needs could include enhancement of cybersecurity requirements needed to support defense contracting and expansion of products, services and technologies offerings of interest to and purchase from JB MDL missions • JB MDL – Expand “Doing business with JB MDL” information and Point of Contact, review gate staffing hours and personnel to facilitate trips on and off base
Reduce Current Incompatible Uses	Work to reduce existing land use compatibility concerns in CZ and APZ I areas	<ul style="list-style-type: none"> • JB MDL, Communities and Counties – Consider use of tools such as: 1. Outright purchase and expansion of base boundary (Air Force guidelines for CZ), 2. Purchase of conservations easement (use REPI or other applicable funding tools) to support relocation of residences in incompatible zones • Communities and Counties – Explore tools such as transfer of development rights to reduce the likelihood of developing or expanding incompatible land uses such as certain residential uses in APZ I and/or support relocation of incompatible residential uses to areas where such use is compatible
Regulatory Plans for Land Use Compatibility	Avoid the expansion of land uses that are incompatible in NZ and APZ zones and reduce future instances of negative impacts to residential areas from JB MDL operations	<ul style="list-style-type: none"> • Communities and Counties - Avoid designation, approval or expansion of land uses that are sensitive to noise and/or safety concerns in noise and/or safety areas where such uses would be considered incompatible • Communities and Counties – Consider changing zoning and planning documents to support RCUS recommendations for areas where currently allowable uses would be considered incompatible uses with JB MDL operations • Communities and Counties - Adopt planning policy framework and guidelines that consider land use compatibility with JB MDL operations in their future land use planning, zoning and development review processes • NJ Planning Office – Adopt RCUS recommendations and RCUP planning collaboration framework as an overlay planning guideline for APZ and NZ areas. • NJ DOT - Consider prioritizing state infrastructure investment support to communities and counties who enshrine RCUS and RCUP recommendations in their planning documents

Table ES.1: Key Recommendations

Issue	Opportunity/Need	Recommended Implementation Action
Support Development Costs for Beneficial Land use	Support the reduction in costs for the development of infrastructure to encourage development of housing and employment development beneficial to JB MDL	<ul style="list-style-type: none"> • State, Counties and Communities – Leverage infrastructure funding tools, grants and tax relief, benefit district or abatement tools to support development of quality housing and employment uses of benefit to JB MDL and local communities, a particular focus should be on exploring opportunities to write down risk and development costs to provide multi-family housing that can meet unaccompanied military personnel’s housing assistance allowances • Counties – Consider applying for OLDCC Defense Community Infrastructure Pilot (DCIP) grants to assist with land acquisition and the development of infrastructure to support quality multi-family housing development near JB MDL and to include agreements with developers to set aside the majority of units to be available to unaccompanied military personnel’s housing at rent levels consistent with their housing assistance allowances
Access to JB MDL	Opening of more JB MDL gates is desired by communities but limited due to resource constraints	<ul style="list-style-type: none"> • Communities – Explore opportunities to enter into inter-governmental agreements with JB MDL to allow for cost-sharing strategies and to fund security personnel during desired morning, noon and evening hours of operation to increase access to and from JB MDL and local communities at gates that are currently closed
Communications	Good communication between JB MDL and Communities will help support collaborative planning goals	<ul style="list-style-type: none"> • JB MDL – Support collaborative planning and development review and provide guidance with regard to compatibility of proposed projects with mission requirements • Communities and Counties – Sign on to a collaborative planning compact that helps implement RCUS recommendations through the RCUP implementation

2.0 RCUP IMPLEMENTATION PLAN

2.1 RCUP Implementation Committee

2.1.1 Objectives

The JB MDL Regional Compatible Use Study contains elements that are common to other community planning efforts, including:

- Planning and data gathering for the host communities and JB MDL operations, and identification of current issues and opportunities associated with Base operations,
- Recommendations to mitigate land use conflicts and expand beneficial effects to the communities for ongoing JB MDL operations, and
- Provide a forum for the host communities, JB MDL and involved agencies to cooperatively evaluate recommendations identified in the RCUS, identify new opportunities to manage land use and operational issues, and implement beneficial initiatives.

The RCUS includes listing of key issues relating to JB MDL operations and effects on existing land uses and future development in the host communities, as well as the potential effect of growth in the areas adjacent to the base to long-term viability and mission capabilities. The RCUS also identifies opportunities for pro-active processes and controls to limit potential incompatible land uses, reduce negative effects of on the communities, and enhance social and economic benefits from JB MDL operations.

The RCUS becomes an actionable plan through the active participation of the RCUP Implementation Committee. The Implementation Committee will be comprised of the membership of the RCUS Policy Committee. These members include the RCUS Project Management team from Ocean County and Burlington County, Ocean County and Burlington County Commissioners and Administrators, elected representatives from the ten JB MDL host municipalities, JB MDL military representatives, New Jersey State Agencies, and U.S. Congressional Representatives. Given the transition of elected representatives, agency staff and military assignments that can occur over time, the membership of the

Implementation Committee is based on the positions that the members hold in their respective organizations.

The RCUP will be guided by the Implementation Committee through collaboration to establish procedures including setting meeting schedules, reviewing the recommendations within the RCUP, prioritizing the recommendations for action or refinement, monitoring new conditions and evolving requirements in the planning area and in turn making new recommendations, maintaining effective communications among the committee members, local jurisdictions, and stakeholder groups, and carrying out the chosen beneficial recommendations.

2.1.2 **Membership**

The initial Implementation Committee includes the members of the RCUS Policy Committee. As noted above, membership on the committee is position-based, including elected Burlington County and Ocean County Commissioners; Congressional Representatives of NJ Districts that include the JB MDL; Mayors of the host communities and their designees; Burlington and Ocean County Planners; JB MDL Commanders, Planners, Public Affairs representatives, and Business Office representatives; and representatives from New Jersey agencies including Office of Planning Advocacy, Pinelands Commission, Department of Community Affairs, Department of Military and Veteran Affairs, Defense Enhancement Coalition, and New Jersey Armed Forces and Veterans Council.

Table 1.2: JB MDL Compatible Use Study - Policy Committee	
JB MDL COMPATIBLE USE STUDY – POLICY COMMITTEE	
Ocean County Representatives	
Joseph H. Vicari, Director	Ocean County Board of Commissioners
Gary Quinn, Deputy Director	Ocean County Board of Commissioners
Barbara Jo Crea, Commissioner, Planning Liaison	Ocean County Board of Commissioners
Virginia E. Haines, Commissioner	Ocean County Board of Commissioners
John P. Kelly, Commissioner, Military Liaison	Ocean County Board of Commissioners
Mayor Robert Bowen	Township of Plumsted
Mayor Robert Arace	Township of Manchester
Mayor Michael Reina	Township of Jackson
Mayor Harry Robbins	Borough of Lakehurst
Anthony Agliata, Director	Ocean County Planning Department
Mark Villinger, Supervising Planner	Ocean County Planning Department
Timothy Gleason, Assistant Planner	Ocean County Planning Department
Burlington County Representatives	
Felicia Hopson, Director	Burlington County Board of Commissioners

Daniel J. O'Connell	Burlington County Board of Commissioners
Eve Cullinan, County Administrator	Burlington County
Mayor Christopher Doyle	North Hanover Township
Mayor Anthony Marinello	Springfield Township
Deputy Mayor David Frank	Springfield Township
Mayor Harold Griffin	Pemberton Borough
Mayor Jack K. Tompkins	Pemberton Township
Mayor Paul D. Peterla	New Hanover Township
Mayor Donald Cottrell	Wrightstown Borough
Tom J. Stanuikynas, Supervising Planner	Burlington County Engineering Department
Rob Wells, Director of Economic Development	Burlington County Bridge Commission
Mary Pat Robbie, Resource Conservation Director	Department of Resource Conservation
Edward Fox	Environmental Resolutions, Inc
Military Representatives	
U.S. Air Force Col. Wes Adams, JB MDL Commander and 87 th Air Base Wing Commander	JB MDL - 87 th Air Base Wing
U.S. Army Col. Jon Brierton, Deputy Commander - Army; ASA-Dix Commander	JB MDL - ASA-Dix
U.S. Navy Capt. Frank Ingargiola, Deputy Commander - Navy; NSA-Lakehurst Commander	JB MDL - NSA-Lakehurst
U.S. Air Force Col. Scott Wiederholt, 305 th AMW Commander	305 th Air Mobility Wing
Mike Polhemus, 305 th AMW Director of Staffing	305 th Air Mobility Wing
U.S. Air Force Capt. Mayrem Morales, Chief of Public Affairs	87 th Air Base Wing
Shaun Eagan, Chief, Mission Partner Support	87 th Air Base Wing
Philip Mohacsi, Chief, EC Program Management	USAF Expeditionary Center
Carl Champion, Supervisory Environmental Engineer	787 th Civil Engineering Squadron / CEIE (Environmental)
Matthew Bell, Chief, Portfolio Optimization	787 th Civil Engineering Squadron (CES) / CENP (Optimization)
Douglas Miller, Chief, Planning	787 th Civil Engineering Squadron / CENPL (Planning)
John Olson, Community Planner	787 th Civil Engineering Squadron / CENPL (Planning)
P. Conrad Smith, Community Planner	787 th Civil Engineering Squadron / CENPL (Planning)
Debbie Hoffman	JB MDL Business Office
Willie Vigil	JB MDL Business Office

Table 1.2 (Continued): JB MDL Compatible Use Study - Policy Committee	
JB MDL COMPATIBLE USE STUDY – POLICY COMMITTEE	
Agency Representatives	
Donna Rendeiro, Executive Director	NJ Business Action Center
Lisa Avichal, Area Planner	NJ Business Action Center
Dennis Blazak	NJ Armed Forces and Veterans Council
Susan R. Grogan, Director of Planning/ Acting Executive Director	New Jersey Pinelands Commission
Brad Lanue, Resource Planner	New Jersey Pinelands Commission
Sean Thompson, Director of Local Planning Services	New Jersey Department of Community Affairs
Lieutenant Colonel Viviene McNamara, Director, Construction and Facilities Management	Department of Military & Veterans Affairs
Colonel Lisa J. Hou, Interim Adjutant General	Department of Military & Veterans Affairs
Terry Dearden, Government Relations	Department of Military & Veterans Affairs
Emil Kaunitz	Defense Enhancement Coalition
David McKeon	Defense Enhancement Coalition
Michael Warner	Defense Enhancement Coalition
Congressional Representatives	
Honorable Andy Kim	United States Congressman (NJ-03)
Honorable Christopher H. Smith	United States Congressman (NJ-04)
Ben Giovine, District Director	US Congressman Andy Kim's Office
Jeff Sagnip, Policy Director	US Congressman Christopher H. Smith's Office

2.2 RCUP Charter

2.2.1 Purpose

The JB MDL Regional Compatible Use Plan Implementation Committee is formed to provide review and enactment of beneficial RCUP recommendations and maintain communication among designated representatives of Burlington and Ocean Counties, the JB MDL host municipalities, State of New Jersey agencies, United States Congressional Representatives and JB MDL military units and administration, monitor and respond to evolving issues to support JB MDL viability and operational capacity, and guide decision-making and other initiatives to support long-term compatibility and sustainability planning.

2.2.2 Committee Membership and Structure

The Supervising Planner of the Ocean County Planning Department and Supervising Planner of the Burlington County Engineering Department will be co-chairs of the Implementation Committee with responsibility for scheduling and conducting meetings. The current membership of the Implementation Committee is shown on Table 1.2. To reflect the potential succession of membership the Implementation Committee includes persons currently holding the following elected or appointed positions, or positions held by direct employment of a Municipal, County, State of New Jersey, or United States agency:

- Burlington County Commissioner
- Ocean County Commissioner
- Mayor: Township of Jackson, Township of Lakehurst, Township of Manchester, Township of Plumsted, Township of New Hanover, Township of North Hanover, Borough of Pemberton, Township of Pemberton, Township of Springfield, Borough of Wrightstown (Mayors may selected other individuals to represent their municipality on the Committee)
- United States Congressman (NJ-03) and designated representative
- United States Congressman (NJ-04) and designated representative
- JB MDL representatives are designated by the Base or unit Commander.

2.2.3 Authority

The Implementation Committee is convened to provide a forum for review of land use compatibility issues and development of recommendations to manage incompatible land use encroachment on JB MDL missions, facilitate effective communication among the JB MDL, County and Municipal representatives and involved Agencies, and enhance Community and Economic Benefits that are derived from ongoing operation of JB MDL and has no other expressed or implied power or authority.

2.2.4 Committee Meetings

The Policy Committee meeting on May 18, 2023, will initialize the Implementation Committee meeting program. The initial RCUP includes Quarterly meetings, to be held in the second month of each Quarter (February, May, August, November); the meeting schedule may be adjusted subject to majority agreement by the Implementation Committee. Meetings may be held in person or virtually using web-enabled meeting solutions.

2.2.5 Subcommittees

The JB MDL Implementation Committee may establish subcommittees to enable focused assessment and planning for specific topics. The following suggestions for subcommittees are derived from the RCUP General Study Area Recommendations:

- Communication and Coordination
- JB MDL Operations and Community Interface
- Land Use Planning Compatibility Review
- Energy and Infrastructure
- Community and Economic Development
- Grant Programs
- Environment/Natural Resources

3.0 RCUP RESOURCES

3.1 RCUP Mapping Tool

A JB MDL informational GIS tool was created to provide access to mapped information for the Compatible Use Study area. This mapping tool is hosted on the Ocean County Department of Planning Military Initiatives website. The link below and the QR code provides access to the mapping tool.

<https://psands.maps.arcgis.com/apps/webappviewer/index.html?id=2667b6edd784488ea0010736c7a1ecd1>



The RCUS Mapping Tool includes the following layers:

- APZ Zoning Compatibility
- APZ Land Use Compatibility
- Schools (public, private, charter)
- Sewer Service Areas
- Purveyor Service Areas
- Pinelands Management Areas
- Pinelands National Reserve
- Pinelands Boundary
- Overburdened Communities under the New Jersey Environmental Justice Law
 - New Jersey – Open Space
 - Preserved Farmland of New Jersey
 - RCUS Date – Gates
 - RCUS Data – Land Use (2015)

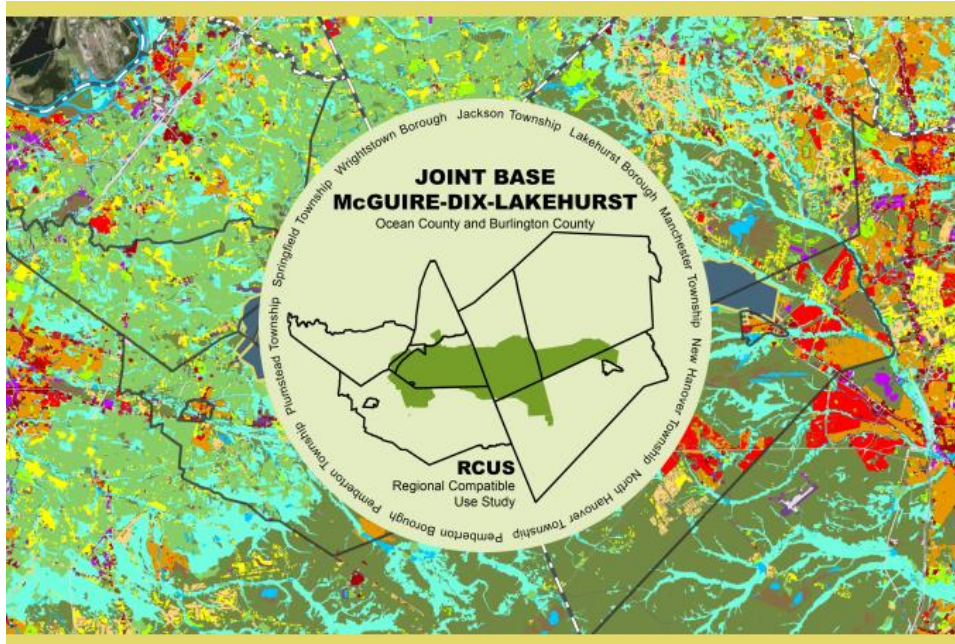
- RCUS Data – Existing Land Use
- RCUS Data – Future Land Use
- RCUS Data – Land Management Zone
- RCUS Data – Noise Incident
- RCUS Data – Noise Zone
- RCUS Data – Air Accident Zone
- RCUS Data – Airfield Imaginary Surface
- Tax Parcels within Study Area
- Joint Base Boundary
- Municipalities
- County Boundary
- Study Area
- Joint Base Buffers
- Tax Parcel
- Municipal Boundary
- NJ 2020 Color Imagery

The JB MDL Mapping Tool includes a search feature that enables finding specific locations and identifying specific attributes of that location. Examples of the use of this tool include review by Land Use Boards for potential incompatible use assessment, and identification of areas that have elevated noise levels attributable to base operations for selection of noise reduction measures for new construction or siting of new facilities.

3.2 RCUS Website

A link to a downloadable copy of the 2023 JB MDL Regional Compatible Land Use Study is provided below:

<https://planning.co.ocean.nj.us/frmCEMilitary>



Regional Compatible Use Plan For Joint Base McGuire-Dix-Lakehurst Implementation Guide

Appendix A

2023 RCUS Chapter 11: Compatibility Analysis
Findings and Recommendations

11.0 THE REGIONAL COMPATIBLE USE PLAN (RCUP)

11.1 INTRODUCTION

The 2009 Joint Land Use Study (JLUS) document provided a strong foundation for improving land use compatibility within the host communities. Since the development of the plan, a number of important steps and actions have been taken by Joint Base McGuire-Dix-Lakehurst (JB MDL), the counties and municipalities to reduce, minimize, and avoid exacerbating conflicts in existing land use and creating new conflicts as future development occurs in the various municipalities that surround JB MDL.

The Regional Compatibility Use Study (RCUS) presents an update of the 2009 JLUS general recommended actions to reflect new or changed conditions (such as new Air Installation Compatibility Use Zones (AICUZ) study findings) as well as new programs and remedies available to build upon the land use compatibility efforts made to date. In implementing the JLUS recommendations, RCUS municipalities have taken substantive actions to manage incompatible zoning, including adopting zoning provisions that restrict incompatible development on undeveloped property.

The 2009 JLUS developed a framework for implementation of recommendations beneficial to the host communities and counties. Numerous initiatives and community needs were identified during the study, including area-wide and community-specific Recommended JLUS Strategies. The JLUS resulted in the formation of a Policy Implementation Committee and other important planning initiatives: a Communication & Coordination Manual, a Transportation Mobility Study, Regional Wastewater & Growth Management Study, and Readiness and Environmental Protection Initiative (REPI) program funding of land acquisition.

The JLUS marked a significant milestone for the realignment of the three military bases into the JB MDL and commitment of the base, host communities and other involved agencies to support the military missions through compatible land use planning. In keeping with the guidance from the Office of Local Defense Community Cooperation (OLDCC), this RCUS has been prepared to review and update the recommendations for management of potential conflicts.

The RCUS continues the processes and successful programs initiated by the JLUS, while adding refinement and increased granularity in areas of potential land use conflicts. The RCUS includes additional tools and resources to support compatible uses and identifies funding sources for beneficial programs. The RCUS Recommendations are organized into Land Use and Zoning, Coordination and Communication, Infrastructure and Utilities, Safety, Natural Resources, Community Development, and Implementation Actions.

Chapter 11.2 presents recommended actions for each specific municipality regarding land use and zoning. The Land Use and Zoning Recommendations are summarized for each RCUS municipality to enable access to the specific recommendations for each community. The Compatible Land Use Recommendations tables include summaries of land use categories, location of each land use type in relation to mapped operational and hazard zones (i.e., Clear Zones, Noise Zones and Accident Potential Zones), the area in acres of each land use type within the mapped zone and set of applicable recommendations.

11.2 OCEAN COUNTY LAND USE AND ZONING RECOMMENDATIONS

11.2.1 Jackson Township

Tables 11.1 and 11.2 provide recommendations regarding compatibility of noise and aircraft accident potential zones associated with airfields, ranges, and training areas at JB MDL Lakehurst and Dix Areas within Jackson Township.

Table 11.1: Jackson Township Compatible Land Use Recommendations				
Existing Land Use	Compatibility	Location	Area (Acres)	Recommendations
Residential	Incompatible	NZ II APZ I	28	<ul style="list-style-type: none"> Consider actions such as transfer of development rights or applying for OLDCC grants to support the ultimate conversion or relocation of existing residential uses to <i>Compatible</i> uses and prohibit the further development or redevelopment of residential uses
Residential	Compatible with Restrictions	APZ II	4	<ul style="list-style-type: none"> Existing uses are likely considered <i>Compatible with Restrictions</i> Jurisdiction should work with JB MDL if there is a significant change in use in the future to avoid or minimize potential land use compatibility concerns
Commercial and Services	Compatible with Restrictions	NZ II APZ I	4	
Recreational	Compatible with Restrictions	APZ II	36	<ul style="list-style-type: none"> Work with JB MDL to ensure there are no obstruction concerns or concerns related to night-time aircraft operations if, for example, recreation areas contain lighted ballfields
Other Agriculture	Compatible with Restrictions	APZ I APZ II	6	<ul style="list-style-type: none"> Area of use is small, and operations would not likely raise any concerns
Wetland	Incompatible	CZ APZ I APZ II	748	<ul style="list-style-type: none"> Avoid the potential for increased impacts to aircraft operations from waterfowl by preventing the expansion or creation of wetland banking and bodies of water in these zones per Air Force guidance unless contacting the JB MDL airfield manager, FAA, and/or a Qualified Airport Wildlife Biologist to advise In CZ, consider acquisition of land by JB MDL
Barren Land	Compatible with Restrictions	NZ II	47	<ul style="list-style-type: none"> Redevelopment for residential purposes should be avoided Collaborative development review of any new development proposal with JB MDL is recommended to avoid or minimize potential conflicts

Figure 11.1: Land Use within Noise Zones and APZs in Jackson Township

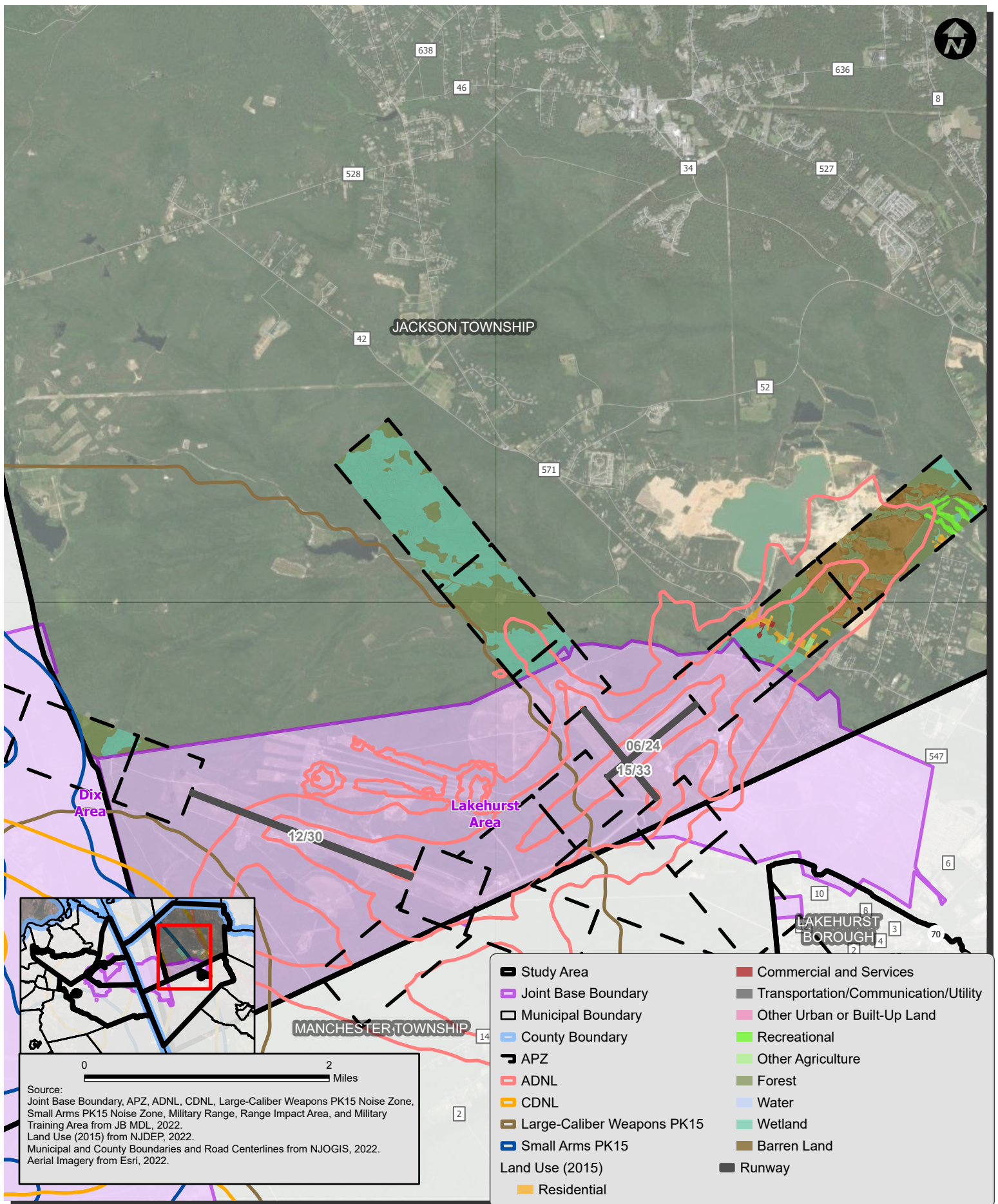
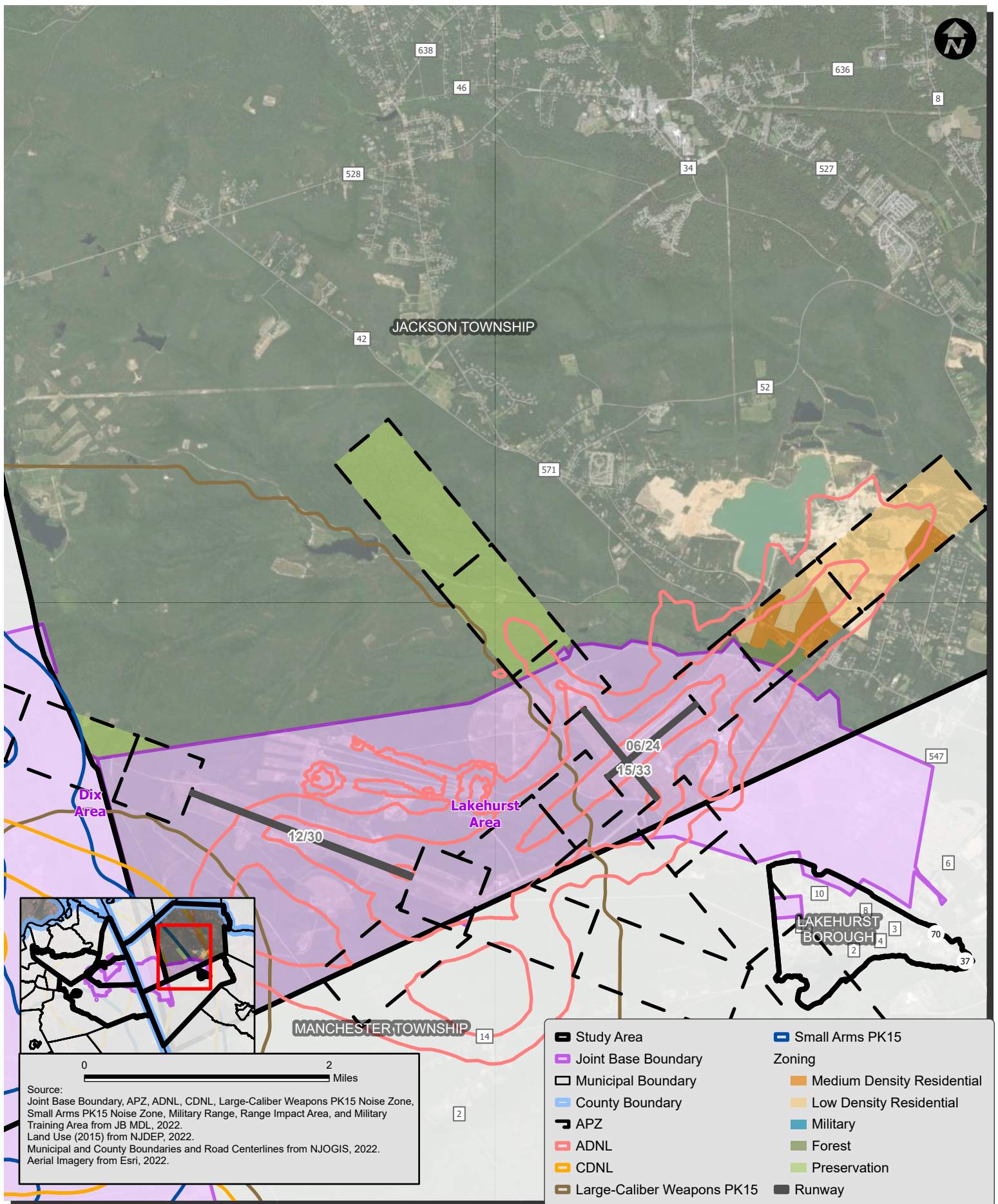


Table 11.2: Jackson Township Compatible Zoning Recommendations				
Zoning of Unbuilt Area	Compatibility	Location	Area (Acres)	Recommendations
Medium Density Residential	Compatible with Restrictions	NZ II APZ I APZ II	176	<ul style="list-style-type: none"> • For land in all zones, collaborative development review with JB MDL is recommended for all residential and non-residential development proposals allowed in this zoning category • Work with JB MDL to require appropriate noise abatement considerations in construction of new residential units • Mitigate potential effects of new residential uses on unbuilt land zoned for residential uses through one or more of the following tools: <ul style="list-style-type: none"> ○ Overlay zoning or deed restriction mechanism to limit development of <i>Incompatible</i> uses in these zones ○ Leveraging REPI or other funding programs to buy conservation easements or incentivize development elsewhere (e.g. utility development through Defense Communities Infrastructure Program) on these properties ○ Rezoning undeveloped land to exclude residential uses in these areas
Low Density Residential	Compatible with Restrictions	NZ II APZ I	144	
Preservation	Compatible with Restrictions	NZ II CZ APZ I APZ II	942	<ul style="list-style-type: none"> • For CZ, consider the acquisition of land by JB MDL • Leveraging REPI or other funding programs to buy conservation easements on these properties • Jurisdiction should work with JB MDL on development review if there is a proposed change in use in the future to avoid or minimize potential land use compatibility concerns
Forest	Compatible with Restrictions	NZ II CZ APZ I	68	

Figure 11.2: Zoning within Noise Zones and APZs in Jackson Township

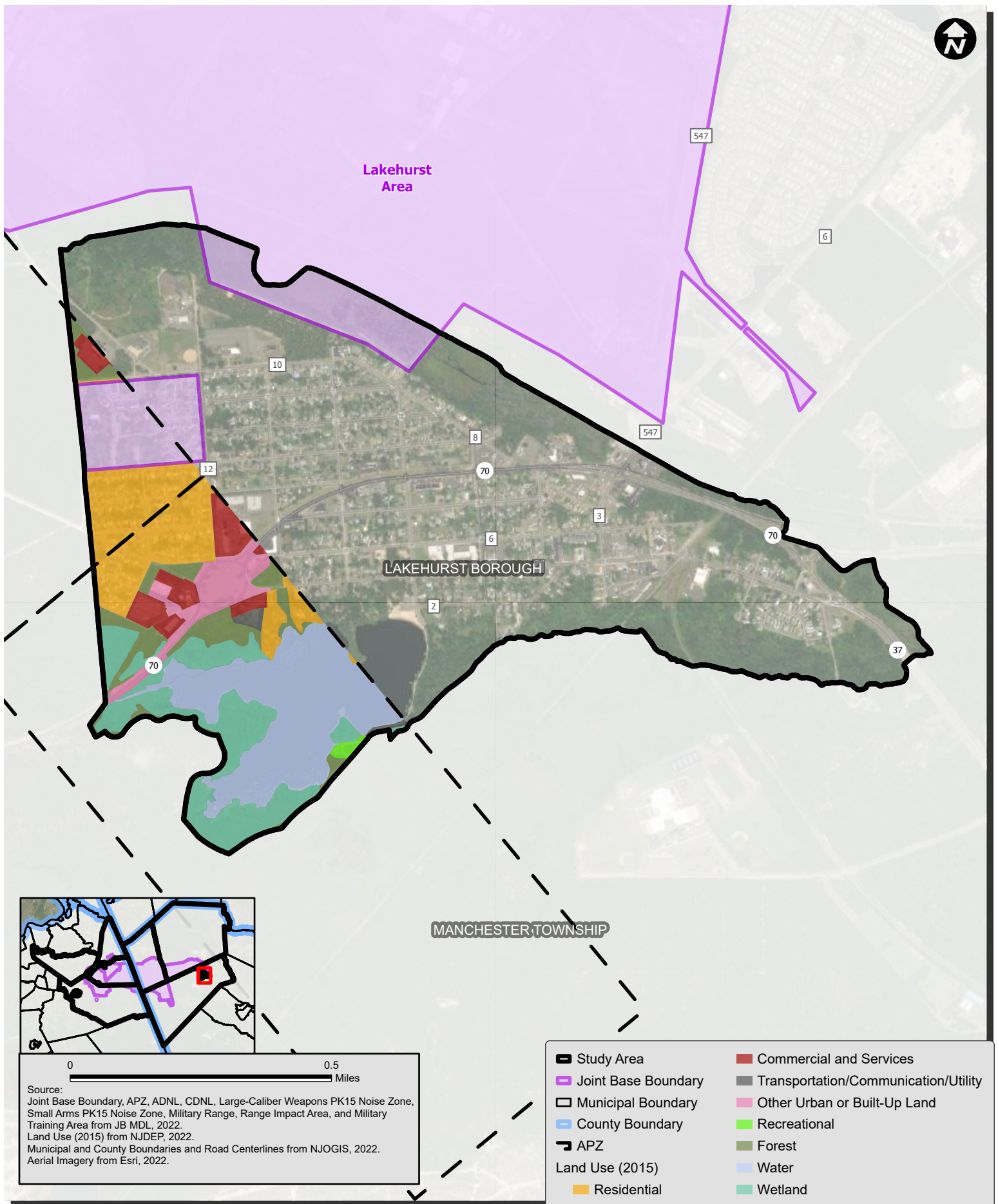


11.2.2 Lakehurst Borough

Table 11.3 and 11.4 provide recommendations regarding compatibility of aircraft accident potential zones associated with airfields at JB MDL Lakehurst Area within Lakehurst Borough.

Table 11.3: Lakehurst Borough Compatible Land Use Recommendations				
Existing Land Use	Compatibility	Location	Area (Acres)	Recommendations
Residential	Incompatible	APZ I	16	<ul style="list-style-type: none"> Consider actions such as transfer of development rights or applying for OLDCC grants to support the ultimate conversion or relocation of existing residential uses to Compatible uses and prohibit the further development or redevelopment of residential uses
Residential	Compatible with Restrictions	APZ II	23	<ul style="list-style-type: none"> Existing uses are likely considered <i>Compatible with Restrictions</i> Expansion or changes in development should be reviewed collaboratively with JB MDL Jurisdiction should work with JB MDL if there is a significant change in use in the future to avoid or minimize potential land use compatibility concerns
Commercial and Services	Compatible with Restrictions	APZ II	13	
Recreational	Compatible with Restrictions	APZ II	1	
Water	Incompatible	APZ II	48	<ul style="list-style-type: none"> Avoid the potential for increased impacts to aircraft operations from waterfowl by preventing the expansion or creation of wetland banking and bodies of water in these zones per Air Force guidance unless contacting the JB MDL airfield manager, FAA, and/or a Qualified Airport Wildlife Biologist to advise
Wetland	Incompatible	APZ II	34	

Figure 11.3: Land Use within Noise Zones and APZs in Lakehurst Borough

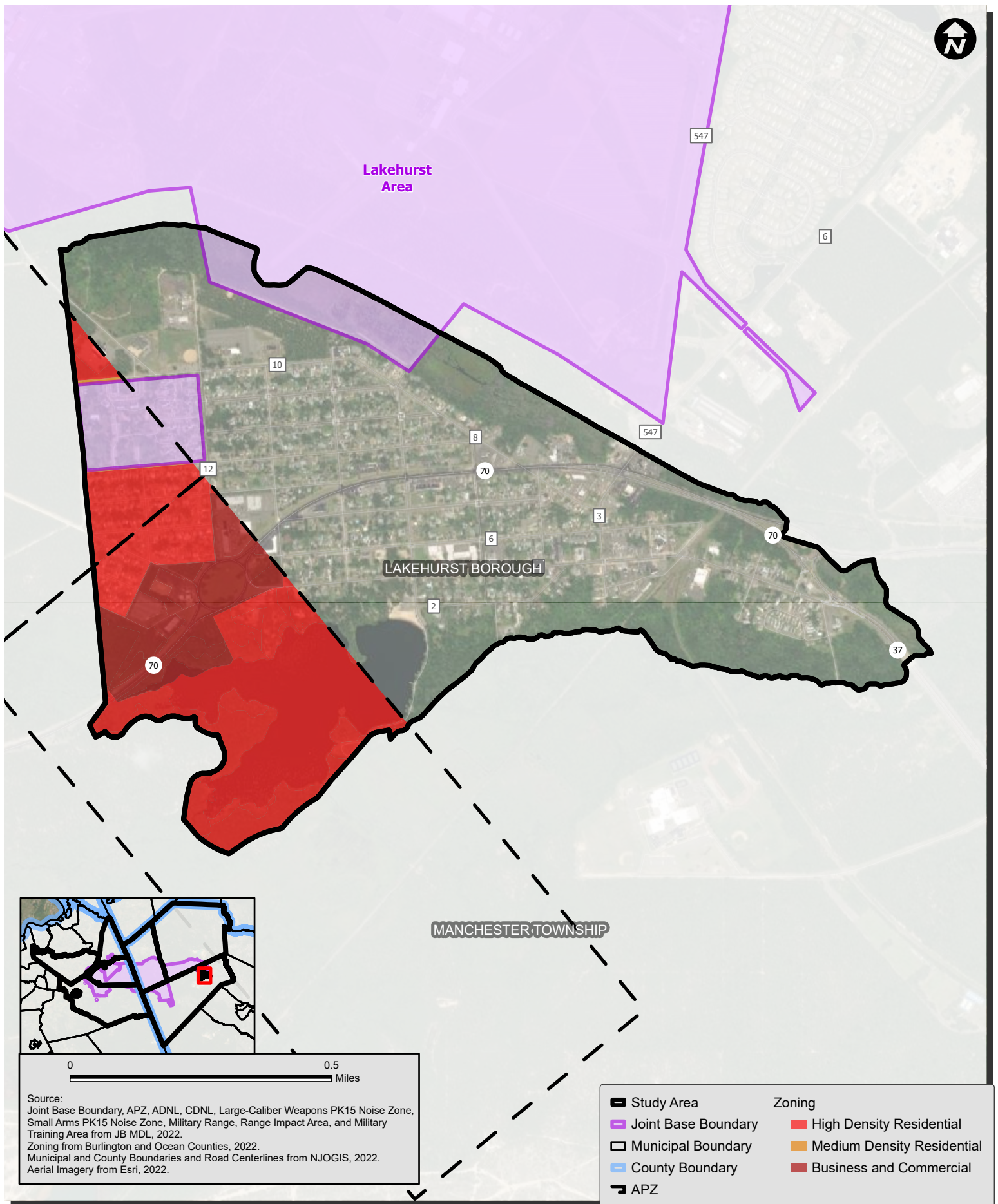


Source:
 Joint Base Boundary, APZ, ADNL, CDNL, Large-Caliber Weapons PK15 Noise Zone, Small Arms PK15 Noise Zone, Military Range, Range Impact Area, and Military Training Area from JB MDL, 2022.
 Land Use (2015) from NJDEP, 2022.
 Municipal and County Boundaries and Road Centerlines from NJOGIS, 2022.
 Aerial Imagery from Esri, 2022.

- Study Area
- Joint Base Boundary
- Municipal Boundary
- County Boundary
- APZ
- Land Use (2015)
Residential
- Commercial and Services
- Transportation/Communication/Utility
- Other Urban or Built-Up Land
- Recreational
- Forest
- Water
- Wetland

Table 11.4: Lakehurst Borough Compatible Zoning Recommendations				
Zoning of Unbuilt Area	Compatibility	Location	Area (Acres)	Recommendations
High Density Residential	Compatible with Restrictions	APZ I APZ II	123	<ul style="list-style-type: none"> • For land in all zones, collaborative development review with JB MDL is recommended for all residential and non-residential development proposals allowed in this zoning category • Work with JB MDL to require appropriate noise abatement considerations in construction of new residential units • Mitigate potential effects of new residential uses on unbuilt land zoned for residential uses through one or more of the following tools: <ul style="list-style-type: none"> ○ Overlay zoning or deed restriction mechanism to limit development of <i>Incompatible</i> uses in these zones ○ Leveraging REPI or other funding programs to buy conservation easements or incentivize development elsewhere (e.g. utility development through Defense Communities Infrastructure Program) on these properties ○ Rezoning undeveloped land to exclude residential uses in these areas
Medium Density Residential	Compatible with Restrictions	APZ I	1	
Business and Commercial	Compatible with Restrictions	APZ II	41	<ul style="list-style-type: none"> • Collaborative development review of proposals with JB MDL is recommended to avoid or minimize potential conflicts

Figure 11.4: Zoning within Noise Zones and APZs in Lakehurst Borough



11.2.3 Manchester Township

Table 11.5 and 11.6 provide recommendations regarding compatibility of noise and aircraft accident potential zones associated with airfields, ranges, and training areas at JB MDL Lakehurst and Dix Areas within Manchester Township.

Table 11.5: Manchester Township Compatible Use Recommendations				
Existing Land Use	Compatibility	Location	Area (Acres)	Recommendations
Residential	Incompatible	NZ II APZ I	4	<ul style="list-style-type: none"> Consider actions such as transfer of development rights or applying for OLDCC grants to support the ultimate conversion or relocation of existing residential uses to Compatible uses and prohibit the further development or redevelopment of residential uses
Residential	Compatible with Restrictions	APZ II	2	<ul style="list-style-type: none"> Area of use is small and no concerns with existing uses are anticipated Jurisdiction should work with JB MDL if there is a significant change in use in the future to avoid or minimize potential land use compatibility concerns
Commercial and Services	Compatible with Restrictions	NZ II APZ II	4	
Transportation/Communication/Utility	Compatible with Restrictions	NZ II NZ III APZ I	10	
Livestock Farming	Compatible with Restrictions	APZ II	4	
Crop Farming	Compatible with Restrictions	NZ II CZ APZ II APZ III	105	<ul style="list-style-type: none"> Jurisdiction should consider adoption and enforcement of dust controls and protection of wind erosion that could obscure visibility for aircraft on approach or takeoff from runways
Other Agriculture	Compatible with Restrictions	APZ I APZ II	12	<ul style="list-style-type: none"> Any future rezoning and development of this land should be limited to uses that are considered <i>Compatible</i> land uses in the zone located In CZ, consider the acquisition of land by JB MDL
Water	Incompatible	CZ APZ I APZ II	25	<ul style="list-style-type: none"> Avoid the potential for increased impacts to aircraft operations from waterfowl by preventing the expansion or creation of wetland banking and bodies of water in these zones per Air Force guidance unless contacting the JB MDL airfield manager, FAA, and/or a Qualified Airport Wildlife Biologist to advise In CZ, consider acquisition of land by JB MDL
Wetland	Incompatible	CZ APZ I APZ II	452	

Figure 11.5: Land Use within Noise Zones and APZs in Manchester Township

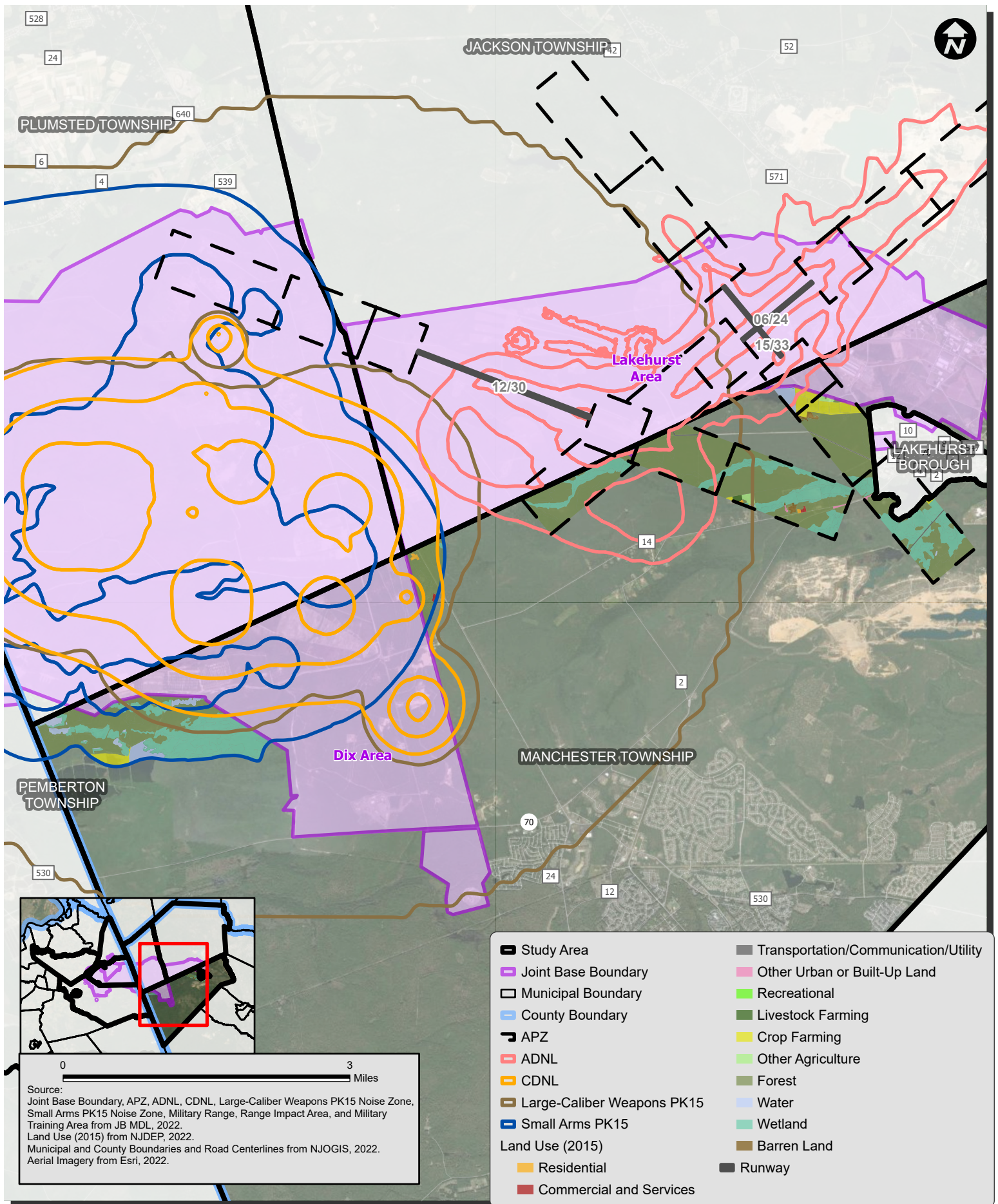
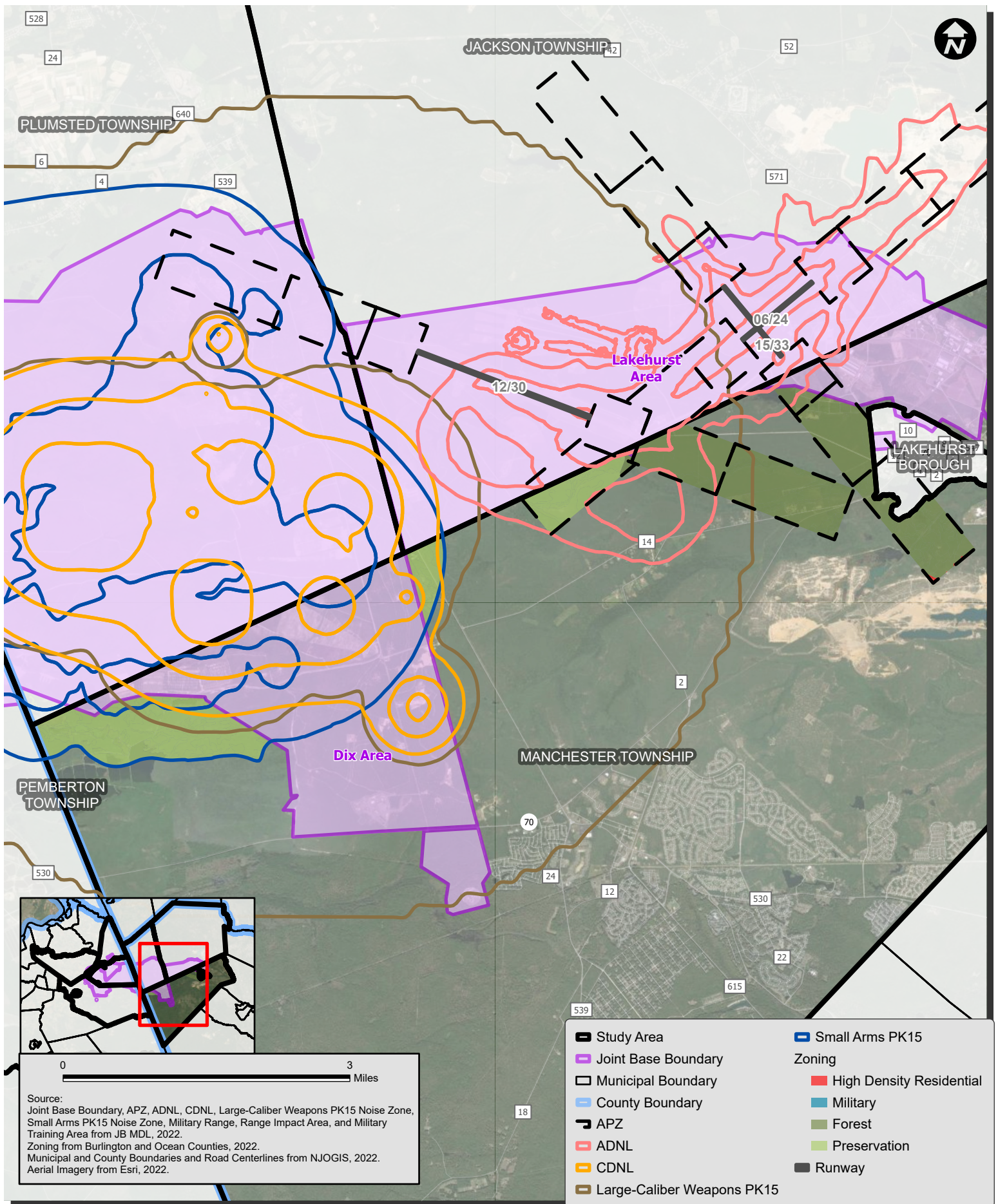


Table 11.6: Manchester Township Compatible Zoning Recommendations				
Zoning of Unbuilt Area	Compatibility	Location	Area (Acres)	Recommendations
High Density Residential	Compatible with Restrictions	APZ II	4	<ul style="list-style-type: none"> • For land in all zones, collaborative development review with JB MDL is recommended for all residential and non-residential development proposals allowed in this zoning category • Work with JB MDL to require appropriate noise abatement considerations in construction of new residential units • Mitigate potential effects of new residential uses on unbuilt land zoned for residential uses through one or more of the following tools: <ul style="list-style-type: none"> ○ Overlay zoning or deed restriction mechanism to limit development of <i>Incompatible</i> uses in these zones ○ Leveraging REPI or other funding programs to buy conservation easements or incentivize development elsewhere (e.g. utility development through Defense Communities Infrastructure Program) on these properties ○ Rezoning undeveloped land to exclude residential uses in these areas
Preservation	Compatible with Restrictions	CZ APZ I APZ II	1272	<ul style="list-style-type: none"> • For CZ, consider the acquisition of land by JB MDL • Leveraging REPI or other funding programs to buy conservation easements on these properties • Jurisdiction should work with JB MDL on development review if there is a proposed change in use in the future to avoid or minimize potential land use compatibility concerns
Forest	Compatible with Restrictions	NZ II CZ APZ I APZ II	1504	

Figure 11.6: Zoning within Noise Zones and APZs in Manchester Township



Source:
 Joint Base Boundary, APZ, ADNL, CDNL, Large-Caliber Weapons PK15 Noise Zone,
 Small Arms PK15 Noise Zone, Military Range, Range Impact Area, and Military
 Training Area from JB MDL, 2022.
 Zoning from Burlington and Ocean Counties, 2022.
 Municipal and County Boundaries and Road Centerlines from NJOGIS, 2022.
 Aerial Imagery from Esri, 2022.

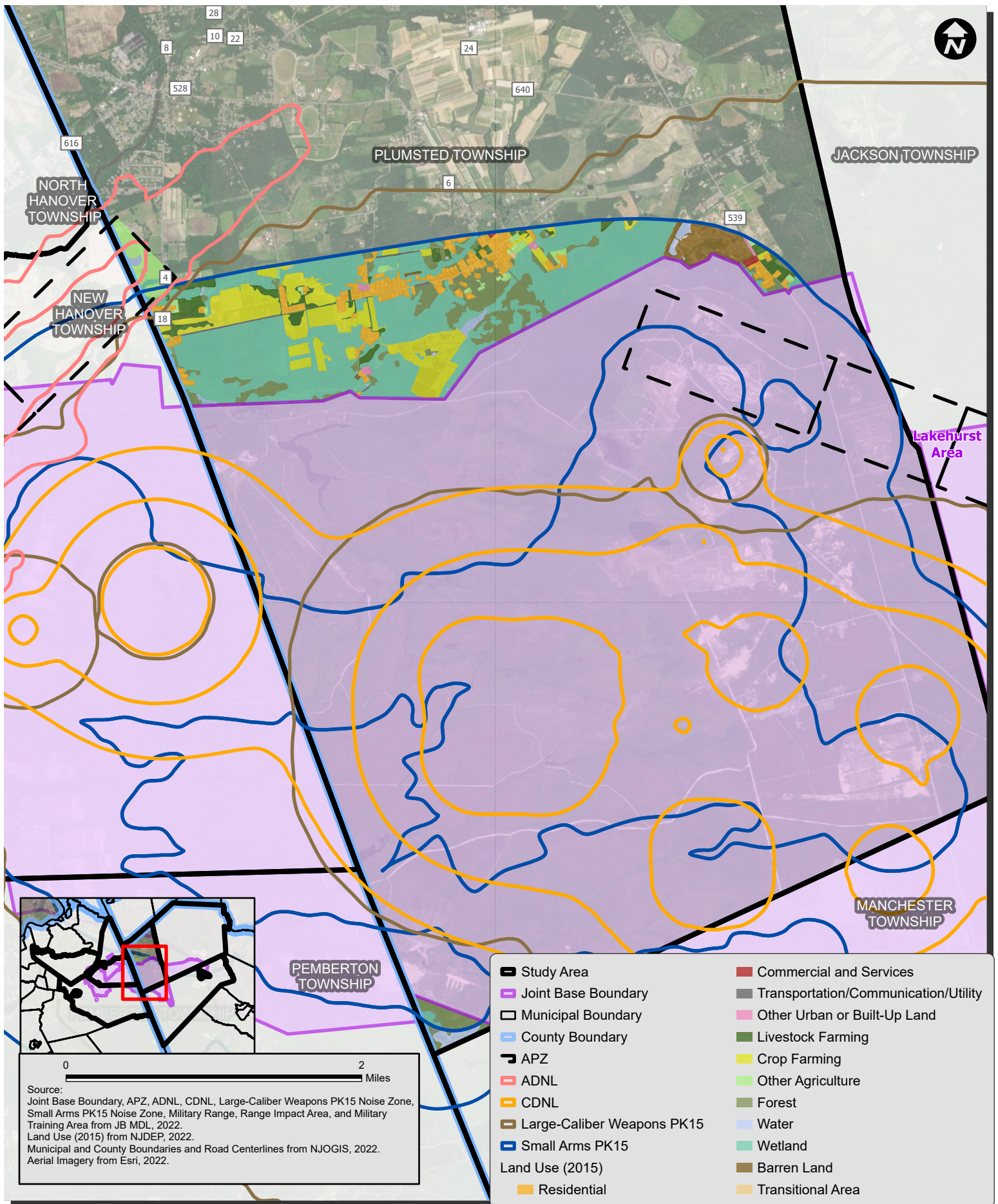
- | | |
|----------------------------|--------------------------|
| Study Area | Small Arms PK15 |
| Joint Base Boundary | Zoning |
| Municipal Boundary | High Density Residential |
| County Boundary | Military |
| APZ | Forest |
| ADNL | Preservation |
| CDNL | Runway |
| Large-Caliber Weapons PK15 | |

11.2.4 Plumsted Township

Tables 11.7 and 11.8 provide recommendations regarding compatibility of noise and aircraft accident potential zones associated with airfields, ranges, and training areas at JB MDL Dix Area within Plumsted Township.

Table 11.7: Plumsted Township Compatible Land Use Recommendations				
Existing Land Use	Compatibility	Location	Area (Acres)	Recommendations
Residential	Incompatible	NZ II	174	<ul style="list-style-type: none"> Consider actions such as transfer of development rights or applying for OLDCC grants to support the ultimate conversion or relocation of existing residential uses to Compatible uses and prohibit the further development or redevelopment of residential uses
Commercial and Services	Compatible with Restrictions	NZ II	4	<ul style="list-style-type: none"> Existing uses are likely considered Compatible with Restrictions Jurisdiction should work with JB MDL if there is a significant change in use in the future to avoid or minimize potential land use compatibility concerns
Transportation/Communication/Utility	Compatible with Restrictions	NZ II	10	
Other Urban or Built-Up Land	Compatible with Restrictions	NZ II	8	
Livestock Farming	Compatible with Restrictions	NZ II	99	<ul style="list-style-type: none"> Jurisdiction should consider adoption and enforcement of dust controls and protection of wind erosion that could obscure visibility for aircraft on approach or takeoff from runways Any future rezoning and development of this land should be limited to uses that are considered <i>Compatible</i> land uses in the zone located
Crop Farming	Compatible with Restrictions	NZ II APZ II	296	
Other Agriculture	Compatible with Restrictions	NZ II	81	
Water	Incompatible	APZ II	3	<ul style="list-style-type: none"> Avoid the potential for increased impacts to aircraft operations from waterfowl by preventing the expansion or creation of wetland banking and bodies of water in these zones per Air Force guidance unless contacting the JB MDL airfield manager, FAA, and/or a Qualified Airport Wildlife Biologist to advise
Wetland	Incompatible	APZ II	7	
Transitional Area	Compatible with Restrictions	NZ II	1	<ul style="list-style-type: none"> Jurisdiction should work with JB MDL on development review if there is a proposed change in use in the future to avoid or minimize potential land use compatibility concerns

Figure 11.7: Land Use within Noise Zones and APZs in Plumsted Township



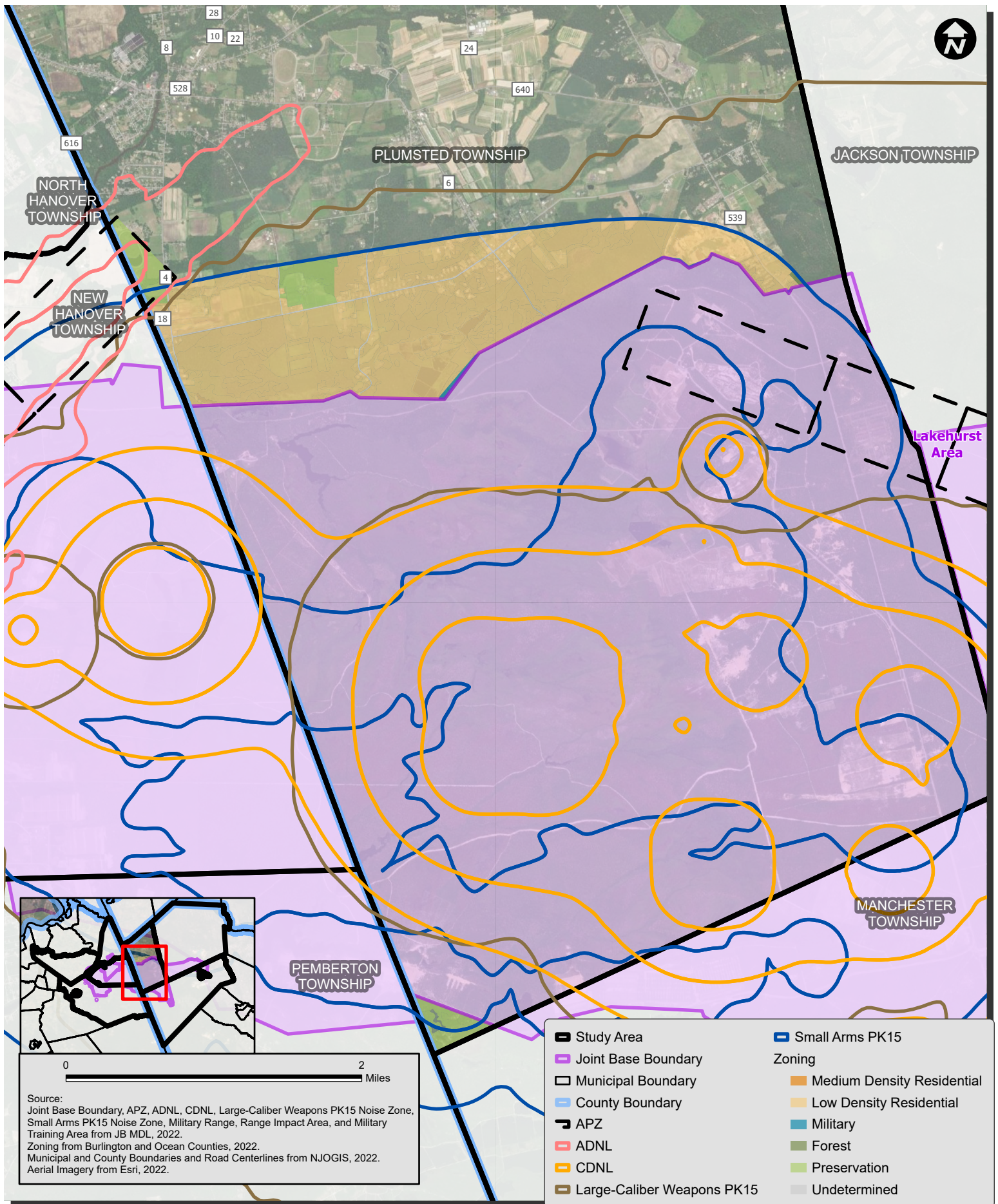
Source:
 Joint Base Boundary, APZ, ADNL, CDNL, Large-Caliber Weapons PK15 Noise Zone, Small Arms PK15 Noise Zone, Military Range, Range Impact Area, and Military Training Area from JB MDL, 2022.
 Land Use (2015) from NJDEP, 2022.
 Municipal and County Boundaries and Road Centerlines from NJOGIS, 2022.
 Aerial Imagery from Esri, 2022.

- | | |
|--|---|
| <ul style="list-style-type: none"> Study Area Joint Base Boundary Municipal Boundary County Boundary APZ ADNL CDNL Large-Caliber Weapons PK15 Small Arms PK15 Land Use (2015) Residential | <ul style="list-style-type: none"> Commercial and Services Transportation/Communication/Utility Other Urban or Built-Up Land Livestock Farming Crop Farming Other Agriculture Forest Water Wetland Barren Land Transitional Area |
|--|---|

Table 11.8: Plumsted Township Compatible Zoning Recommendations

Zoning of Unbuilt Area	Compatibility	Location	Area (Acres)	Recommendations
Low Density Residential	Compatible with Restrictions	NZ II	1743	<ul style="list-style-type: none"> • For land in all zones, collaborative development review with JB MDL is recommended for all residential and non-residential development proposals allowed in this zoning category • Work with JB MDL to require appropriate noise abatement considerations in construction of new residential units • Mitigate potential effects of new residential uses on unbuilt land zoned for residential uses through one or more of the following tools: <ul style="list-style-type: none"> ○ Overlay zoning or deed restriction mechanism to limit development of <i>Incompatible</i> uses in these zones ○ Leveraging REPI or other funding programs to buy conservation easements or incentivize development elsewhere (e.g. utility development through Defense Communities Infrastructure Program) on these properties ○ Rezoning undeveloped land to exclude residential uses in these areas
Preservation	Compatible with Restrictions	NZ II APZ I APZ II	144	<ul style="list-style-type: none"> • Jurisdiction should work with JB MDL on development review if there is a proposed change in use in the future to avoid or minimize potential land use compatibility concerns
Forest	Compatible with Restrictions	NZ II	3	

Figure 11.8: Zoning within Noise Zones and APZs in Plumsted Township



Source:
 Joint Base Boundary, APZ, ADNL, CDNL, Large-Caliber Weapons PK15 Noise Zone,
 Small Arms PK15 Noise Zone, Military Range, Range Impact Area, and Military
 Training Area from JB MDL, 2022.
 Zoning from Burlington and Ocean Counties, 2022.
 Municipal and County Boundaries and Road Centerlines from NJOGIS, 2022.
 Aerial Imagery from Esri, 2022.

- | | |
|----------------------------|----------------------------|
| Study Area | Small Arms PK15 |
| Joint Base Boundary | Zoning |
| Municipal Boundary | Medium Density Residential |
| County Boundary | Low Density Residential |
| APZ | Military |
| ADNL | Forest |
| CDNL | Preservation |
| Large-Caliber Weapons PK15 | Undetermined |

11.3 BURLINGTON COUNTY LAND USE AND ZONING RECOMMENDATIONS

11.3.1 New Hanover Township

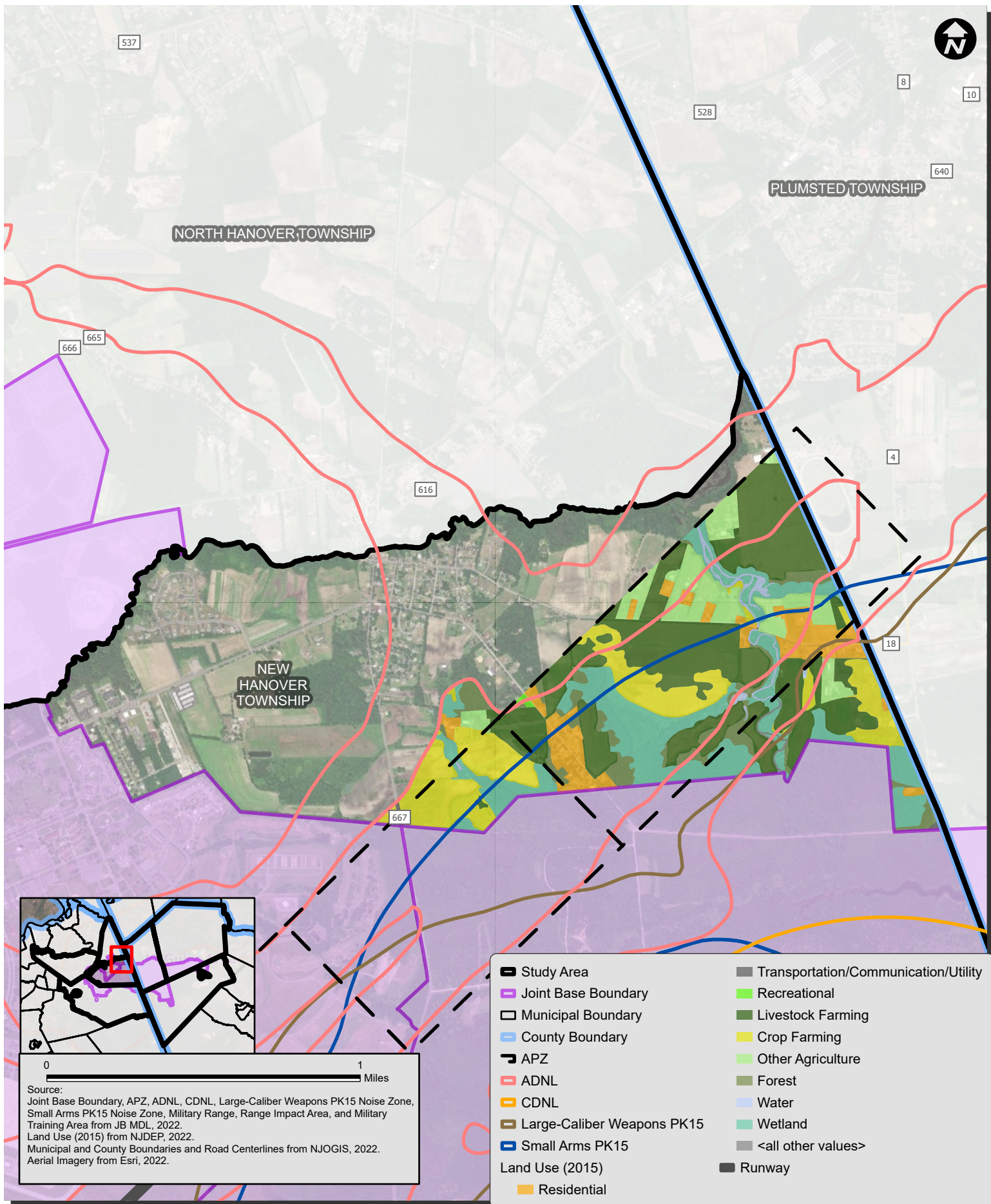
Tables 11.9 and 11.10 provide recommendations regarding compatibility of noise and aircraft accident potential zones associated with airfields, ranges, and training areas at JB MDL McGuire and Dix Areas within New Hanover Township.

Table 11.9: New Hanover Township Compatible Land Use Recommendations				
Existing Land Use	Compatibility	Location	Area (Acres)	Recommendations
Residential	Incompatible	NZ II APZ I	50	<ul style="list-style-type: none"> Consider actions such as transfer of development rights or applying for OLDCC grants to support the ultimate conversion or relocation of existing residential uses to Compatible uses and prohibit the further development or redevelopment of residential uses
Residential	Compatible with Restrictions	APZ II	3	<ul style="list-style-type: none"> Area of use is small and there are no concerns with the current use at this time Jurisdiction should work with JB MDL if there is a significant change in use in the future to avoid or minimize potential land use compatibility concerns
Transportation/ Communication/ Utility	Compatible with Restrictions	NZ II	1	
Recreational	Compatible with Restrictions	NZ II APZ II	1	
Livestock Farming	Compatible with Restrictions	APZ I APZ II	97	<ul style="list-style-type: none"> Jurisdiction should consider adoption and enforcement of dust controls and protection of wind erosion that could obscure visibility for aircraft on approach or takeoff from runways Any future rezoning and development of this land should be limited to uses that are considered <i>Compatible</i> land uses in the zone located
Crop Farming	Compatible with Restrictions	NZ II APZ I APZ II	91	
Other Agriculture	Compatible with Restrictions	NZ II APZ I APZ II	54	
Water	Incompatible	APZ II	8	<ul style="list-style-type: none"> Avoid the potential for increased impacts to aircraft operations from waterfowl by preventing the expansion or creation of wetland banking and bodies of water in these zones per Air Force guidance unless contacting the JB MDL airfield manager, FAA, and/or a Qualified Airport Wildlife Biologist to advise
Wetland	Incompatible	APZ I APZ II	82	

Figure 11.9: Land Use within Noise Zones and APZs in New Hanover Township



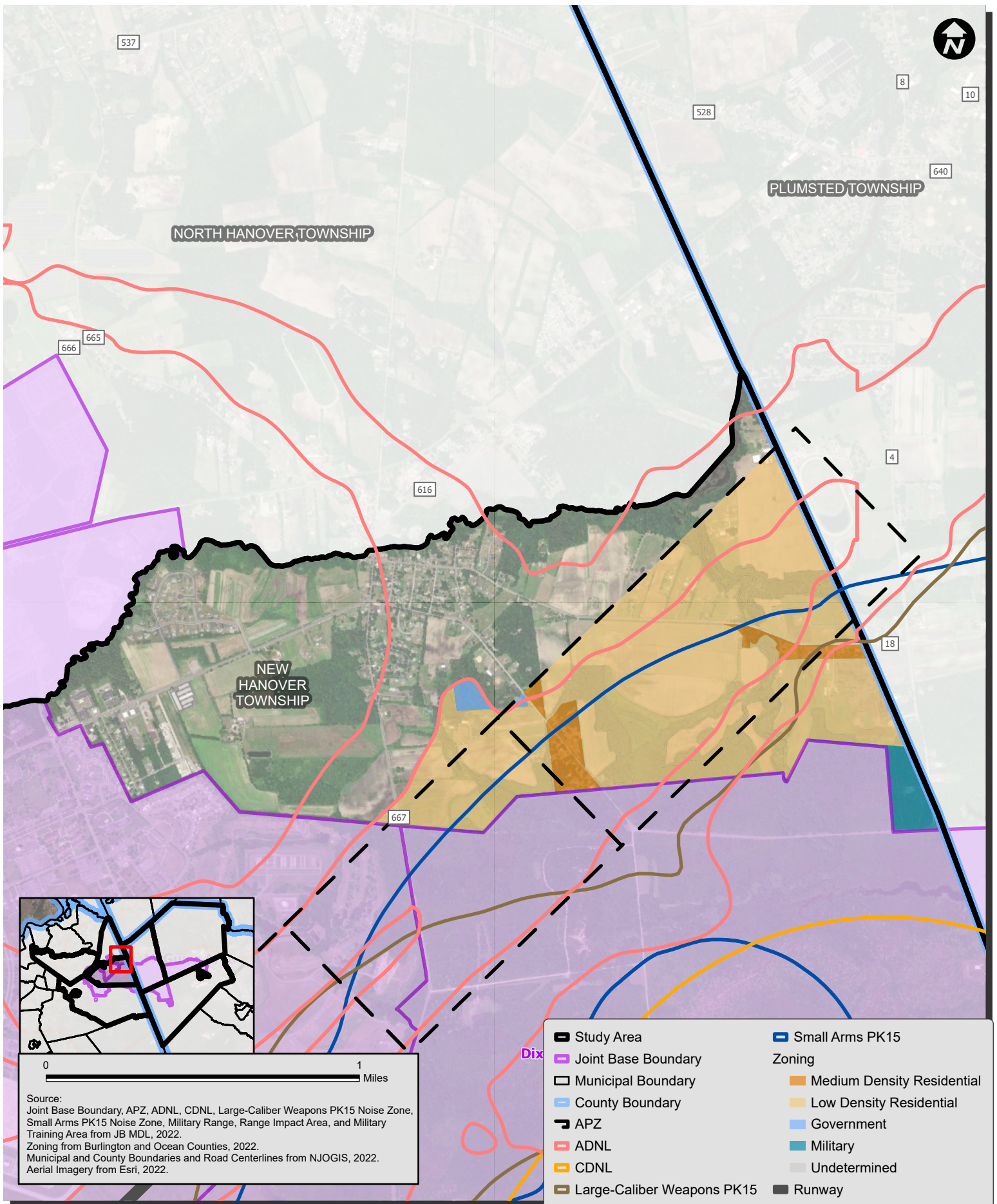
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Source:
 Joint Base Boundary, APZ, ADNL, CDNL, Large-Caliber Weapons PK15 Noise Zone, Small Arms PK15 Noise Zone, Military Range, Range Impact Area, and Military Training Area from JB MDL, 2022.
 Land Use (2015) from NJDEP, 2022.
 Municipal and County Boundaries and Road Centerlines from NJOGIS, 2022.
 Aerial Imagery from Esri, 2022.

Table 11.10: New Hanover Township Compatible Zoning Recommendations				
Zoning of Unbuilt Area	Compatibility	Location	Area (Acres)	Recommendations
Medium Density Residential	Compatible with Restrictions	NZ II APZ I APZ II	33	<ul style="list-style-type: none"> • For land in all zones, collaborative development review with JB MDL is recommended for all residential and non-residential development proposals allowed in this zoning category • Work with JB MDL to require appropriate noise abatement considerations in construction of new residential units • Mitigate potential effects of new residential uses on unbuilt land zoned for residential uses through one or more of the following tools: <ul style="list-style-type: none"> ○ Overlay zoning or deed restriction mechanism to limit development of <i>Incompatible</i> uses in these zones ○ Leveraging REPI or other funding programs to buy conservation easements or incentivize development elsewhere (e.g. utility development through Defense Communities Infrastructure Program) on these properties ○ Rezoning undeveloped land to exclude residential uses in these areas
Low Density Residential	Compatible with Restrictions	NZ II APZ I APZ II	172	
Government	Compatible with Restrictions	NZ II	5	<ul style="list-style-type: none"> • Collaborative development review of proposals with JB MDL is recommended to avoid or minimize potential conflicts

Figure 11.10: Zoning within Noise Zones and APZs in New Hanover Township



11.3.2 North Hanover Township

Tables 11.11 and 11.12 provide recommendations regarding compatibility of noise and aircraft accident potential zones associated with airfields at JB MDL McGuire Area within North Hanover Township.

Table 11.11: North Hanover Township Compatible Land Use Recommendations				
Existing Land Use	Compatibility	Location	Area (Acres)	Recommendations
Residential	Incompatible	NZ II APZ I	15	<ul style="list-style-type: none"> Consider actions such as transfer of development rights or applying for OLDCC grants to support the ultimate conversion or relocation of existing residential uses to Compatible uses and prohibit the further development or redevelopment of residential uses
Residential	Compatible with Restrictions	APZ II	59	<ul style="list-style-type: none"> Existing uses are likely considered <i>Compatible with Restrictions</i> Jurisdiction should work with JB MDL if there is a significant change in use in the future to avoid or minimize potential land use compatibility concerns
Commercial and Services	Compatible with Restrictions	APZ II	2	
Transportation/Communication/Utility	Compatible with Restrictions	APZ I	11	
Livestock Farming	Compatible with Restrictions	APZ I APZ II	307	<ul style="list-style-type: none"> Jurisdiction should consider adoption and enforcement of dust controls and protection of wind erosion that could obscure visibility for aircraft on approach or takeoff from runways Any future rezoning and development of this land should be limited to uses that are considered <i>Compatible</i> land uses in the zone located
Crop Farming	Compatible with Restrictions	APZ I APZ II	113	
Other Agriculture	Compatible with Restrictions	APZ I APZ II	35	
Water	Incompatible	APZ II	5	<ul style="list-style-type: none"> Avoid the potential for increased impacts to aircraft operations from waterfowl by preventing the expansion or creation of wetland banking and bodies of water in these zones per Air Force guidance unless contacting the JB MDL airfield manager, FAA, and/or a Qualified Airport Wildlife Biologist to advise
Wetland	Incompatible	APZ I APZ II	62	

Figure 11.11: Land Use within Noise Zones and APZs in North Hanover Township



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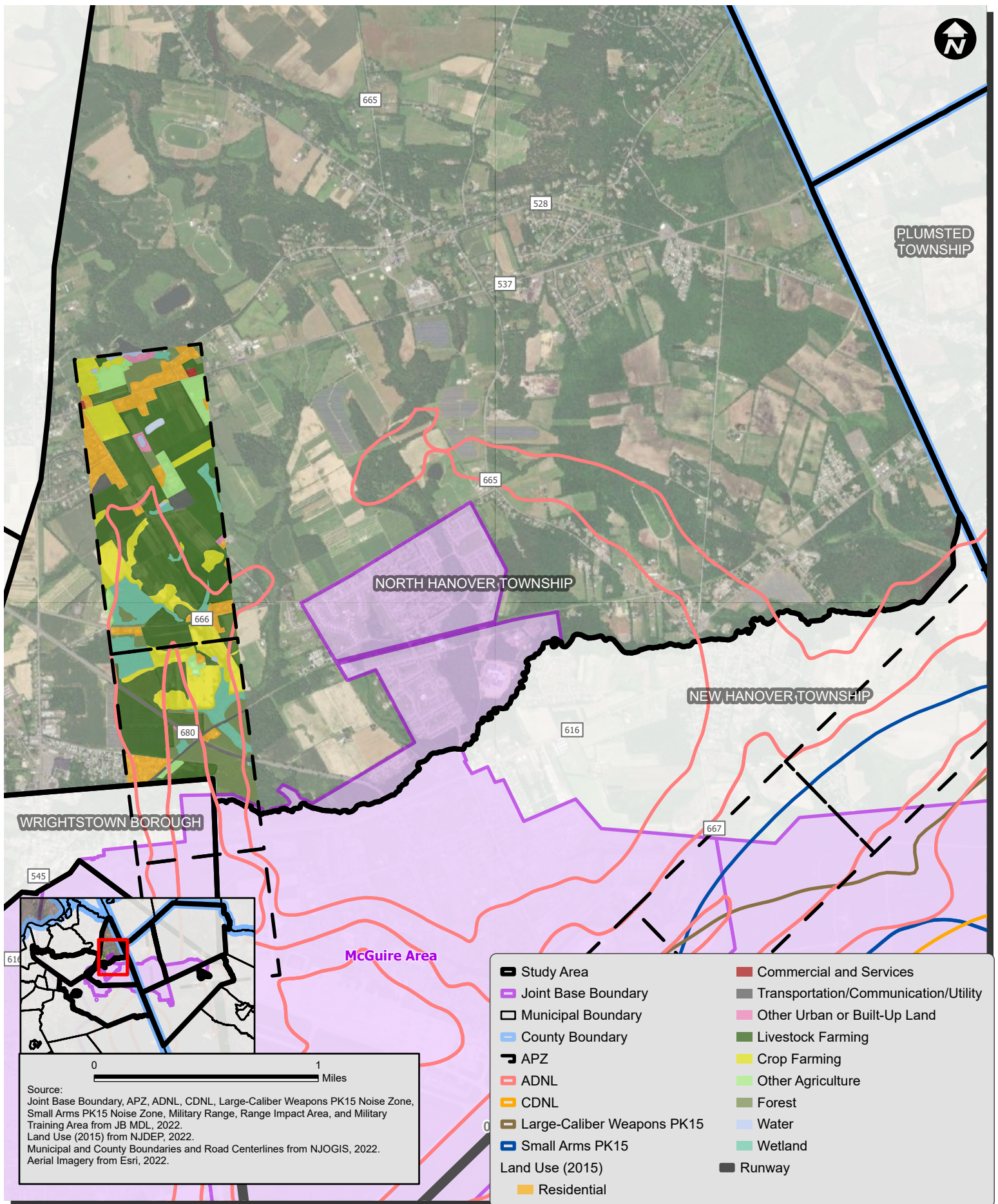


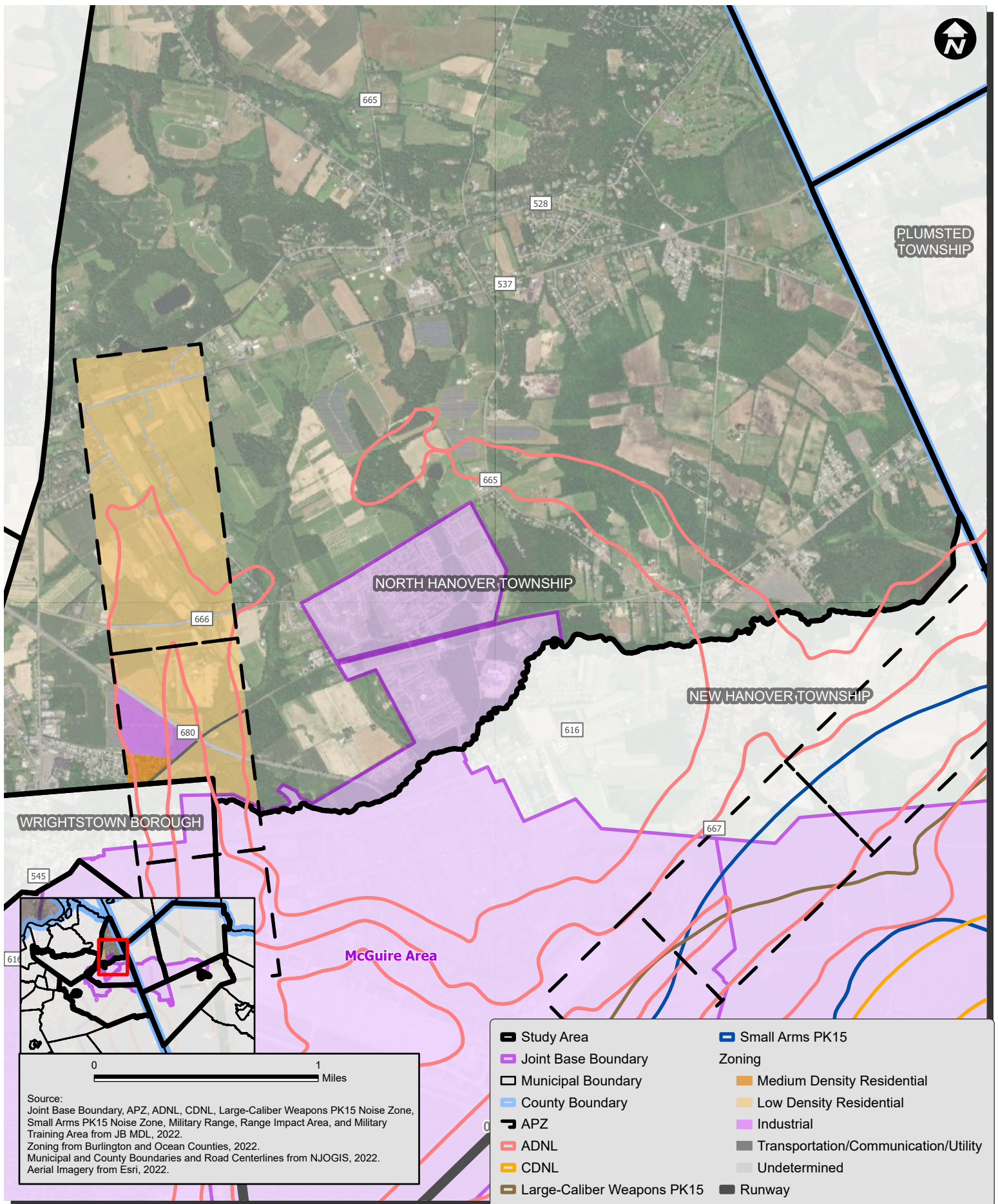
Table 11.12: North Hanover Township Compatible Zoning Recommendations

Zoning of Unbuilt Area	Compatibility	Location	Area (Acres)	Recommendations
Medium Density Residential	Compatible with Restrictions	NZ II APZ I	13	<ul style="list-style-type: none"> • For land in all zones, collaborative development review with JB MDL is recommended for all residential and non-residential development proposals allowed in this zoning category • Work with JB MDL to require appropriate noise abatement considerations in construction of new residential units • Mitigate potential effects of new residential uses on unbuilt land zoned for residential uses through one or more of the following tools: <ul style="list-style-type: none"> ○ Overlay zoning or deed restriction mechanism to limit development of <i>Incompatible</i> uses in these zones ○ Leveraging REPI or other funding programs to buy conservation easements or incentivize development elsewhere (e.g. utility development through Defense Communities Infrastructure Program) on these properties ○ Rezoning undeveloped land to exclude residential uses in these areas
Low Density Residential	Compatible with Restrictions	NZ II APZ I	167	
Industrial	Compatible with Restrictions	NZ II APZ I	38	<ul style="list-style-type: none"> • Collaborative development review of proposals with JB MDL is recommended to avoid or minimize potential conflicts
Transportation/ Communication/ Utility	Compatible with Restrictions	NZ II APZ I	5	<ul style="list-style-type: none"> • Collaborative development review of proposals with JB MDL is recommended to avoid or minimize potential conflicts

Figure 11.12: Zoning within Noise Zones and APZs in North Hanover Township



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11.3.3 Pemberton Borough

Pemberton Borough does not contain any noise or accident potential zones at JB MDL and therefore do not have subsequent compatibility recommendations.

11.3.4 Pemberton Township

Table 11.13 and 11.14 provide recommendations regarding compatibility of noise and aircraft accident potential zones associated with airfields, ranges, and training areas at JB MDL Dix Area within Pemberton Township.

Table 11.13: Pemberton Township Compatible Land Use Recommendations				
Existing Land Use	Compatibility	Location	Area (Acres)	Recommendations
Residential	Incompatible	NZ II NZ III APZ I	381	<ul style="list-style-type: none"> Consider actions such as transfer of development rights or applying for OLDCC grants to support the ultimate conversion or relocation of existing residential uses to Compatible uses and prohibit the further development or redevelopment of residential uses
Residential	Compatible with Restrictions	APZ II	57	<ul style="list-style-type: none"> Existing uses are likely considered <i>Compatible with Restrictions</i> Jurisdiction should work with JB MDL if there is a significant change in use in the future to avoid or minimize potential land use compatibility concerns
Commercial and Services	Compatible with Restrictions	APZ I APZ II	27	
Transportation/Communication/Utility	Compatible with Restrictions	NZ II	3	
Recreational	Incompatible	NZ II	2	
Crop Farming	Compatible with Restrictions	NZ II	1	<ul style="list-style-type: none"> Jurisdiction should consider adoption and enforcement of dust controls and protection of wind erosion that could obscure visibility for aircraft on approach or takeoff from JB MDL runways Any future rezoning and development of this land should be limited to uses that are considered <i>Compatible</i> land uses in the zone located
Other Agriculture	Compatible with Restrictions	NZ II NZ III	4	<ul style="list-style-type: none"> Area of use is small, and operations would not likely raise any concerns
Water	Incompatible	APZ II	4	<ul style="list-style-type: none"> Avoid the potential for increased impacts to aircraft operations from waterfowl by preventing the expansion or creation of wetland banking and bodies of water in these zones per Air Force guidance unless contacting the JB MDL airfield manager, FAA, and/or a Qualified Airport Wildlife Biologist to advise
Wetland	Incompatible	APZ I APZ II	64	

Table 11.13: Pemberton Township Compatible Land Use Recommendations				
Existing Land Use	Compatibility	Location	Area (Acres)	Recommendations
Barren Land	Compatible with Restrictions	NZ II	3	<ul style="list-style-type: none"> • Redevelopment for residential purposes should be avoided • Collaborative development review of any new development proposal with JB MDL is recommended to avoid or minimize potential conflicts

Figure 11.13: Land Use within Noise Zones and APZs in Pemberton Township

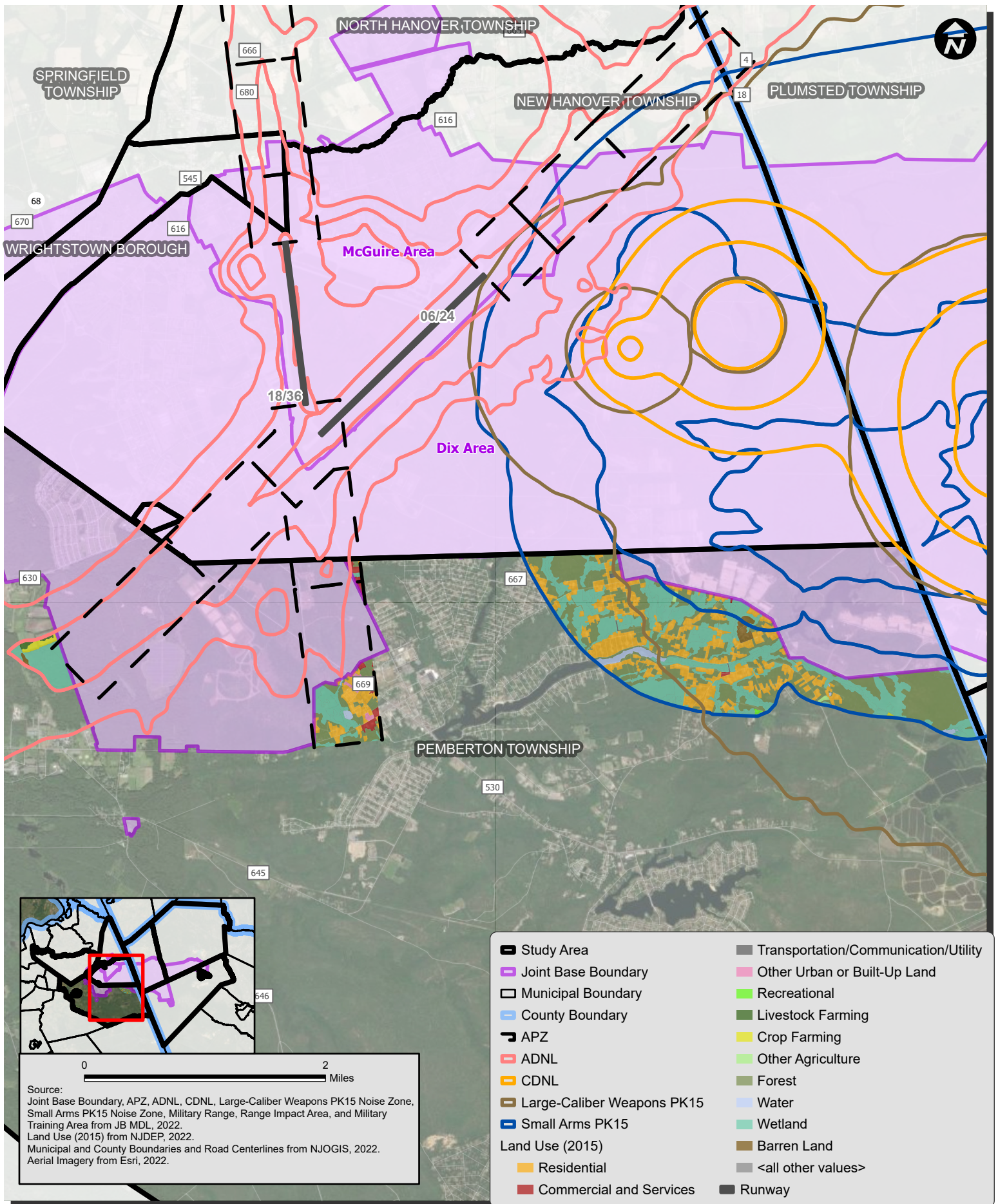
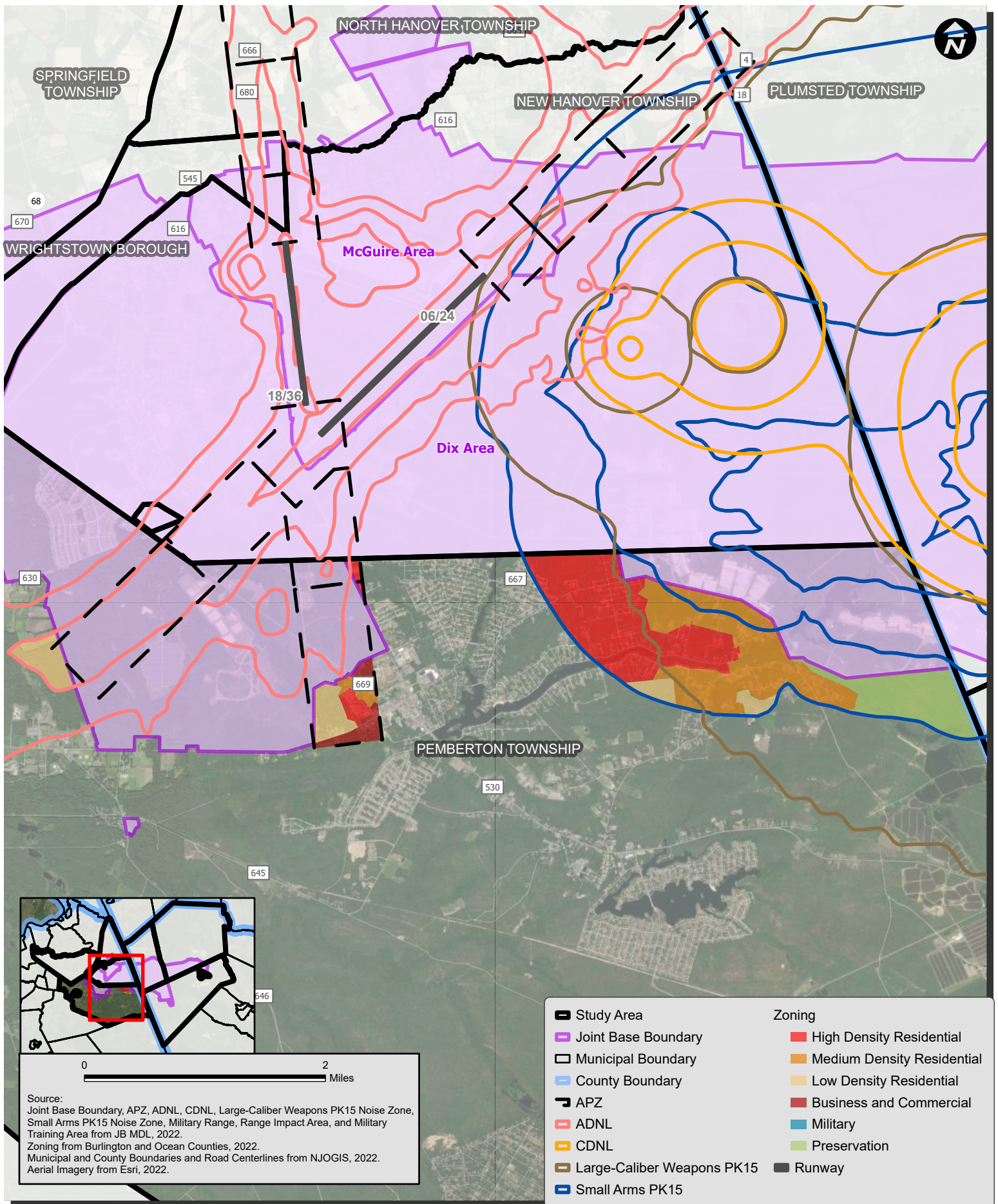


Table 11.14: Pemberton Township Compatible Zoning Recommendations				
Zoning of Unbuilt Area	Compatibility	Location	Area (Acres)	Recommendations
High Density Residential	Compatible with Restrictions	NZ II APZ I	648	<ul style="list-style-type: none"> For land in all zones, collaborative development review with JB MDL is recommended for all residential and non-residential development proposals allowed in this zoning category Work with JB MDL to require appropriate noise abatement considerations in construction of new residential units Mitigate potential effects of new residential uses on unbuilt land zoned for residential uses through one or more of the following tools: <ul style="list-style-type: none"> Overlay zoning or deed restriction mechanism to limit development of <i>Incompatible</i> uses in these zones Leveraging REPI or other funding programs to buy conservation easements or incentivize development elsewhere (e.g. utility development through Defense Communities Infrastructure Program) on these properties Rezoning undeveloped land to exclude residential uses in these areas
Medium Density Residential	Compatible with Restrictions	NZ II NZ III	579	
Low Density Residential	Compatible with Restrictions	NZ II	153	
Business and Commercial	Compatible with Restrictions	APZ II	67	<ul style="list-style-type: none"> Collaborative development review of proposals with JB MDL is recommended to avoid or minimize potential conflicts
Preservation	Compatible with Restrictions	NZ II	280	<ul style="list-style-type: none"> Jurisdiction should work with JB MDL on development review if there is a proposed change in use in the future to avoid or minimize potential land use compatibility concerns

Figure 11.14: Zoning within Noise Zones and APZs in Pemberton Township



11.3.5 Springfield Township

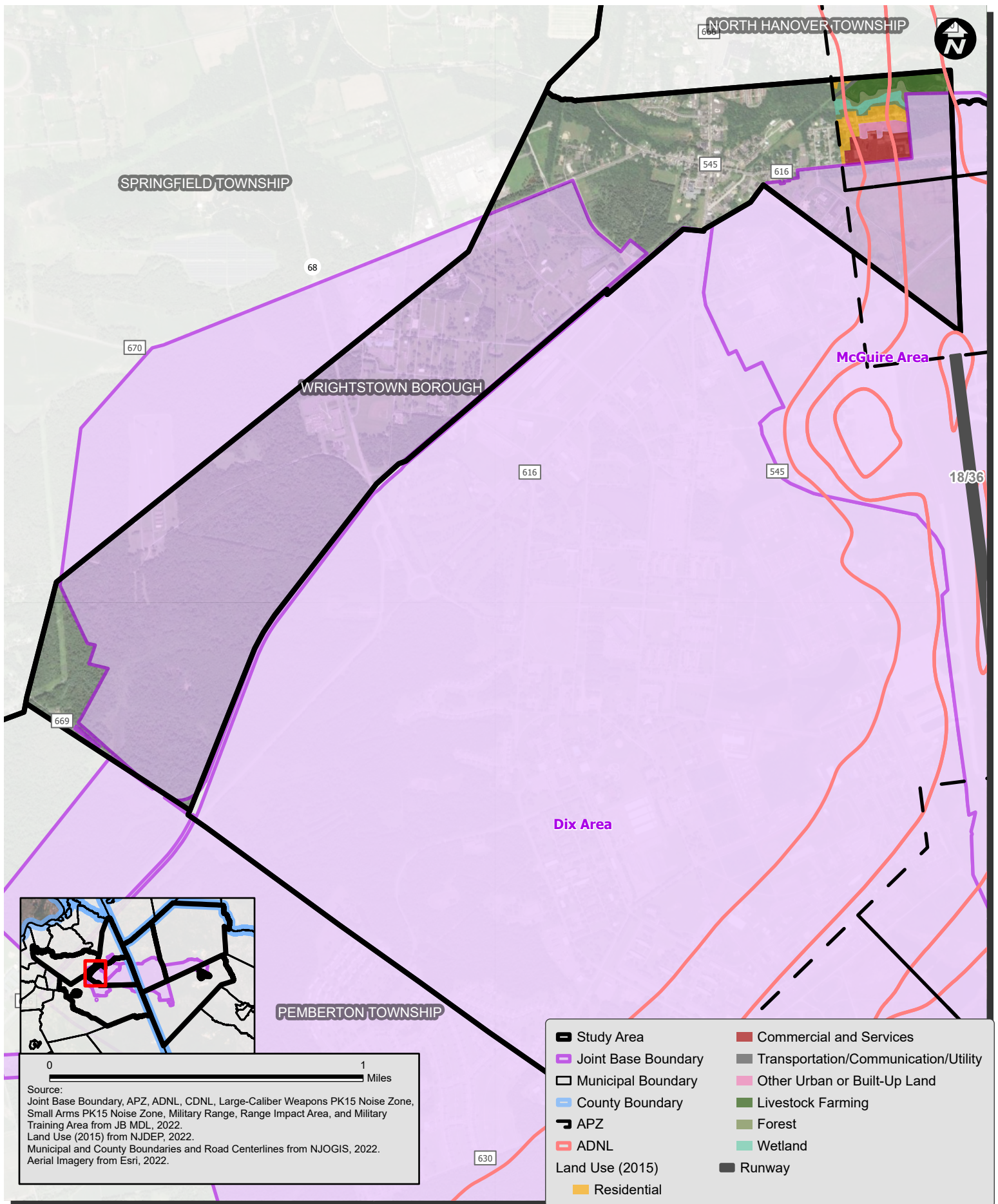
Springfield Township does not contain any noise or accident potential zones at JB MDL and therefore do not have subsequent compatibility recommendations.

11.3.6 Wrightstown Borough

Table 11.15 and 11.16 provide recommendations regarding compatibility of noise and aircraft accident potential zones associated with airfields at JB MDL Dix Area within Wrightstown Township.

Table 11.15: Wrightstown Borough Compatible Land Use Recommendations				
Existing Land Use	Compatibility	Location	Area (Acres)	Recommendations
Residential	Incompatible	NZ II APZ I	10	<ul style="list-style-type: none"> Consider actions such as transfer of development rights or applying for OLDCC grants to support the ultimate conversion or relocation of existing residential uses to Compatible uses and prohibit the further development or redevelopment of residential uses
Commercial and Services	Compatible with Restrictions	NZ II APZ I	12	<ul style="list-style-type: none"> Existing uses are likely considered <i>Compatible with Restrictions</i> Jurisdiction should work with JB MDL if there is a significant change in use in the future to avoid or minimize potential land use compatibility concerns
Transportation/ Communication/ Utility	Compatible with Restrictions	APZ I	1	
Livestock Farming	Compatible with Restrictions	APZ I	5	<ul style="list-style-type: none"> Jurisdiction should consider adoption and enforcement of dust controls and protection of wind erosion that could obscure visibility for aircraft on approach or takeoff from runways Any future rezoning and development of this land should be limited to uses that are considered <i>Compatible</i> land uses in the zone located
Wetland	Incompatible	APZ II	4	<ul style="list-style-type: none"> Avoid the potential for increased impacts to aircraft operations from waterfowl by preventing the expansion or creation of wetland banking and bodies of water in these zones per Air Force guidance unless contacting the JB MDL airfield manager, FAA, and/or a Qualified Airport Wildlife Biologist to advise

Figure 11.15: Land Use within Noise Zones and APZs in Wrightstown Borough

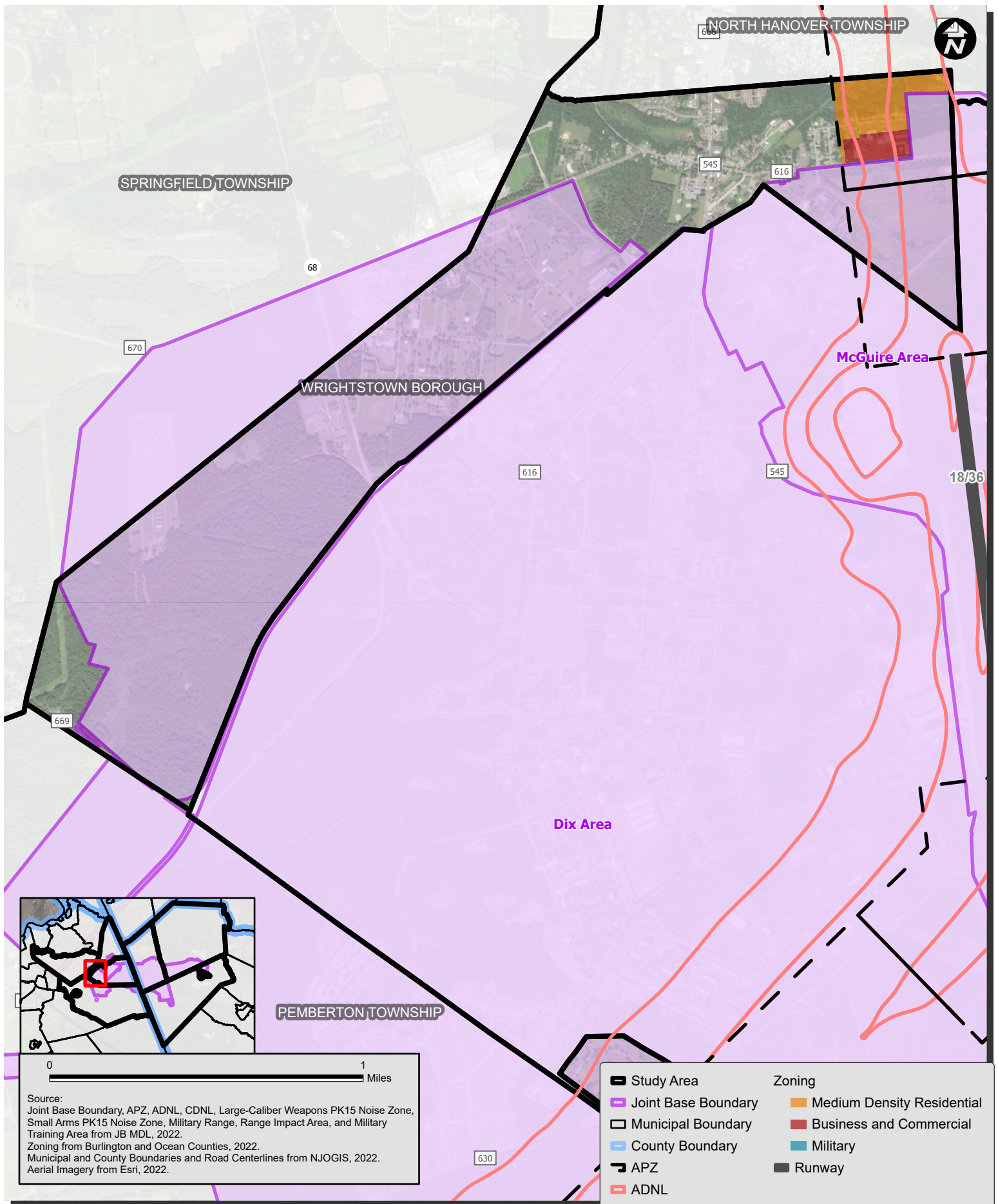


Source:
 Joint Base Boundary, APZ, ADNL, CDNL, Large-Caliber Weapons PK15 Noise Zone, Small Arms PK15 Noise Zone, Military Range, Range Impact Area, and Military Training Area from JB MDL, 2022.
 Land Use (2015) from NJDEP, 2022.
 Municipal and County Boundaries and Road Centerlines from NJOGIS, 2022.
 Aerial Imagery from Esri, 2022.

Table 11.16: Wrightstown Borough Compatible Land Use Recommendations

Zoning of Unbuilt Area	Compatibility	Location	Area (Acres)	Recommendations
Medium Density Residential	Compatible with Restrictions	NZ II APZ I	34	<ul style="list-style-type: none"> • For land in all zones, collaborative development review with JB MDL is recommended for all residential and non-residential development proposals allowed in this zoning category • Work with JB MDL to require appropriate noise abatement considerations in construction of new residential units • Mitigate potential effects of new residential uses on unbuilt land zoned for residential uses through one or more of the following tools: <ul style="list-style-type: none"> ○ Overlay zoning or deed restriction mechanism to limit development of <i>Incompatible</i> uses in these zones ○ Leveraging REPI or other funding programs to buy conservation easements or incentivize development elsewhere (e.g. utility development through Defense Communities Infrastructure Program) on these properties ○ Rezoning undeveloped land to exclude residential uses in these areas
Business and Commercial	Compatible with Restrictions	NZ II APZ I	12	<ul style="list-style-type: none"> • Collaborative development review of proposals with JB MDL is recommended to avoid or minimize potential conflicts

Figure 11.16: Zoning within Noise Zones and APZs in Wrightstown Borough



11.4 GENERAL STUDY AREA RECOMMENDATIONS

Table 11.17 General Study Area Recommendations												
ID	Recommendation Description	Applicable Location										
		Counties	Jackson Twp	Lakehurst Boro	Manchester Twp	Plumsted Twp	New Hanover Twp	North Hanover Twp	Pemberton Boro	Pemberton Twp	Springfield Twp	Wrightstown Boro
Land Use and Zoning (LZ)												
LZ-1	Identify priority lands for potential acquisition by JB MDL		X			X	X	X	X	X	X	X
LZ-2	Identify opportunities to implement transfer of development rights		X	X	X	X	X	X	X	X	X	X
LZ-4	Require deed notice on properties within the noise and safety zones		X	X		X	X	X		X		X
LZ-5	Revise building codes to include noise attenuation measures		X	X		X	X			X		X
LZ-6	Continue outreach programming on Bird Aircraft Strike Hazard (BASH)		X		X	X	X	X		X		
LZ-7	Implement a Process for JB MDL to Receive Notice of Development Applications		X	X	X	X	X	X		X		X
LZ-8	Implement Noise Zone Overlay Zoning Districts		X	X	X	X	X	X		X		X
LZ-9	Implement APZ Overlay Zoning Districts		X	X	X	X	X	X		X		X
LZ-10	Document compliance with the FAA review process		X	X	X	X	X	X	X	X	a	X
LZ-11	Document compliance with The Clearinghouse review process		X	X	X	X	X	X	X	X	a	X
LZ-12	Encourage local development projects within the HAFZ to engage with JB MDL		X	X	X	X	X	X	X	X	a	X
LZ-13	Develop and publicize a location to send local development projects to JB MDL	X										
LZ-14	Utilize REPI as a land use management tool	X	X	X	X	X	X	X	X	X	X	X
Communication and Coordination (CC)												
CC-1	Execute an RCUS Implementation Charter and Committee	X	X	X	X	X	X	X	X	X	X	X
CC-2	Coordinate resiliency efforts	X										

ID	Recommendation Description	Applicable Location										
		Counties	Jackson Twp	Lakehurst Boro	Manchester Twp	Plumsted Twp	New Hanover Twp	North Hanover Twp	Pemberton Boro	Pemberton Twp	Springfield Twp	Wrightstown Boro
Infrastructure (I)												
I-1	Evaluate a public-private partnership to fund gate manning and operation	X								X		X
I-2	Improve wayfinding around JB MDL gates	X										X
I-3	PFAS contamination concerns	X			X							
I-4	Identify opportunities for additional grid-connected public/private financed renewable generation projects	X										
Safety (S)												
S-1	Adopt ordinances regulating the use of UAS		X	X	X	X	X	X	X	X	X	X
S-2	Conduct outreach programming about UAS		X	X	X	X	X	X	X	X	X	X
S-3	Conduct outreach programming on UXOs	X					X	X				X
Natural Resources (NR)												
NR-1	Continue to identify target areas for preservation	X	X		X							
NR-2	Join the Sentinel Landscape Partnership Program	X										
Community Development (CD)												
CD-1	Explore opportunities to improve housing opportunities for military personnel	X	X	X	X		X		X	X		X
CD-2	Adopt JB MDL RCUS recommendations as guidance for local development		X	X	X	X	X	X	X	X	X	X
CD-3	Update master plans and future development plans		X	X	X	X	X	X	X	X	X	X
CD-4	Increase local employment opportunities through skilled workforce development training	X	X	X	X	X	X	X	X	X	X	X
CD-5	Explore opportunities to utilize Office of Local Defense Community Cooperation (OLDCC) grants	X	X	X	X	X	X	X	X	X	X	X
CD-6	Explore opportunities to utilize state and local grants	X	X	X	X	X	X	X	X	X	X	X
CD-7	Monitor new opportunities for partnerships and cooperation for new and expanded mission (i.e., ERMCC)	X	X	X	X	X	X	X	X	X	X	X

11.4.1 Mitigation Strategies for Incompatible Land Use

LZ-1 Identify priority lands for potential acquisition by JB MDL		
Level of Concern	Location	Schedule
HIGH	APZ CZs	Ongoing
Under DODI 4165.57, "Air Installations Compatible Use Zones", military bases with airfields, and therefore APZ CZs, are to be acquired by an installation, where possible. JB MDL to work with RCUS Municipalities and Counties to determine the feasibility for transfer of these lands to prevent <i>Incompatible</i> uses.		

LZ-2 Identify opportunities to implement transfer of development rights		
Level of Concern	Location	Schedule
MEDIUM	All RCUS Municipalities	Long-Term
A Transfer of Development Rights (TDR) program would provide a method for an owner of property within AICUZ noise or safety zones to sell development rights to the owner of a property outside such zones. Municipal Land Use Law (MLUL) enables counties and municipalities to work together to establish TDR programs. Moreover, New Jersey municipalities can also establish zoning provisions that allow development clustering on discontinuous properties which can also be used to create a form of TDR.		

LZ-3 Continue to evaluate and adjust flight paths to avoid sensitive land uses		
Level of Concern	Location	Schedule
MEDIUM	All RCUS Municipalities	Ongoing
The RCUS Team recommends that JB MDL continue their efforts to avoid flying over sensitive land uses such as housing units. According to the 2022 AICUZ Study, the installation evaluates and updates flight tracks regularly for this purpose.		

LZ-4 Require deed notice on properties within the noise and safety zones		
Level of Concern	Location	Schedule
HIGH	All RCUS Municipalities	Short-Term
While some RCUS towns have deed notice provisions related to JB MDL, the RCUS Study Team recommends that all Municipalities require property owners to disclose if properties are located within in the AICUZ noise and safety zones when those properties are marketed for sale or rent. This provides prospective owners or renters the ability to identify potential impacts to the property prior to acquisition or lease of the property. Property transactions recorded with the County Clerk should include a deed disclosures or notification. For rental properties, these should take the form of disclosures in rental agreements between owners and tenants. In addition, planning and zoning board approval resolutions for land development applications within in the AICUZ noise and safety zones should include a provision requiring that structures be constructed to meet current noise attenuation codes.		

LZ-5 Revise building codes to include noise attenuation measures		
Level of Concern	Location	Schedule
HIGH	All RCUS Municipalities	Short-Term
The RCUS Study Team recommends that RCUS Municipalities update their building codes as necessary to require compliance with current noise attenuation measures for existing and future development. In 2022, the FAA published "AC 150/5000-9B - Guidelines for Sound Insulation of Structures Exposed to Aircraft Noise", which includes recommendations for residential and non-residential buildings. Approving resolutions for land development applications should require that structures be constructed to meet current noise attenuation codes. The inclusion of noise attenuation measures in the development of future projects is more cost-effective than having to undertake post-construction measures.		

LZ-6 Continue outreach programming on Bird Aircraft Strike Hazard (BASH)		
Level of Concern	Location	Schedule
MEDIUM	RCUS municipalities	Ongoing
The RCUS Study Team recommends that JB MDL regularly engage with the public and RCUS Municipalities on the causes of Bird Aircraft Strike Hazard (BASH). Important stakeholders include agricultural and industrial landowners, whose land uses attract wildlife. Outreach programming should be a dialogue between JB MDL and partners to coordinate mission and public activities.		

LZ-7 Implement a Process for JB MDL to Receive Notice of Development Applications		
Level of Concern	Location	Schedule
HIGH	All RCUS Municipalities	Short-Term
The RCUS Study Team recommends that local municipal planners will amend application checklists to include a requirement to provide notice of an application to JB MDL designee(s). JB MDL planners can then identify applications of interest, review those applications, and provide comments to the municipal planners or interact with the applicants directly.		

LZ-8 Implement Noise Zone Overlay Zoning Districts		
Level of Concern	Location	Schedule
MEDIUM	All RCUS Municipalities	Short-Term
Noise Zone Overlay Zoning Districts can guide compatible planning within JB MDL noise zones. Overlay zoning provisions establish uses that are <i>Compatible with restrictions</i> as Conditional Uses with specific requirements to assure that proposed development meets applicable restrictions. Applicants seeking variances from those provisions would then need to apply to local planning or zoning boards for approval and JB MDL would be noticed of such applications.		

LZ-9 Implement Accident Potential Zone (APZ) Overlay Zoning Districts		
Level of Concern	Location	Schedule
MEDIUM	All RCUS Municipalities	Short-Term
APZ Overlay Zoning Districts can guide compatible development within areas mapped as JB MDL Accident Potential Zones. Overlay zoning provides an alternative to altering or creating zones while also restricting certain land uses or the design of structures. The APZ Overlay District should enforce the application of FAA and Air Force guidelines to prohibit <i>Incompatible</i> land uses and encourage <i>Compatible</i> land uses and require strict application of height limitations.		

LZ-10 Document compliance with the FAA review process		
Level of Concern	Location	Schedule
HIGH	All RCUS Municipalities	Ongoing
The RCUS Study Team recommends that RCUS Municipalities develop ordinances to require compliance to FAA restrictions, as set forth in 14 CFR 77, to activities adjacent to aircraft operations. For example, developers of properties within an APZ, or any construction or alteration that is more than 200 ft AGL at its site, should be required to submit proof of filing of a notice with the FAA regarding the construction. The FAA reviews development plan to assess impacts to aircraft operation procedures and identify mitigation strategies. Mitigation may involve changes to structural designs including but not limited to height, construction materials., and siting. Federal review of "construction and alteration" allows the implementation of mitigation measures earlier on in the project development process.		

LZ-11	Document compliance with The Military Aviation and Installation Assurance Siting Clearinghouse (The Clearinghouse) review process	
Level of Concern	Location	Schedule
HIGH	All RCUS Municipalities	Ongoing
<p>The RCUS Study Team recommends that RCUS Municipalities develop ordinances to enforce compliance of energy-related projects with JB MDL by requiring developers to submit proof of filing notice with The Military Aviation and Installation Assurance Siting Clearinghouse (The Clearinghouse) for informal and formal review. The DOD Clearinghouse supports project development by working partners to ensure compliance and compatibility with military activity. The Clearinghouse formal and informal review requires the same information, but the formal review process requires projects to be filed with the Secretary of Transportation, under Title 49 U.S.C., Section 44718 (Federal Aviation Administration obstruction evaluation process) and addresses all energy projects greater than 199 feet above ground level, proposed for construction within military training routes or special use airspace. The Clearinghouse process also works with developers to mitigate impacts of military activity to the local land uses.</p>		

LZ-12	Encourage local development projects within the Hazard to Aircraft Flight Zone to engage with JB MDL	
Level of Concern	Location	Schedule
HIGH	All RCUS Municipalities	Short-Term, Ongoing
<p>The RCUS Study Team recommends that RCUS Municipalities and JB MDL require local development projects within an APZ, or any construction or alteration that is more than 200 ft AGL at its site, to be submitted to the installation to review for mission compatibility and HAFZ concerns.</p>		

LZ-13	Develop and publicize a location to send local development projects to JB MDL	
Level of Concern	Location	Schedule
HIGH	All RCUS Municipalities	Short-Term
<p>Notification of site plan, zoning and subdivisions applications to the JB MDL planners will enable provision of information regarding potential operational conflicts for review by the Board during decision-making processes.</p>		

LZ-14	Utilize Readiness and Environmental Protection Integration (REPI) as a land use management tool	
Level of Concern	Location	Schedule
MEDIUM	All RCUS Municipalities	Short-Term
<p>Municipalities and Counties as well as JB MDL have successfully utilized REPI to preserve lands which helps to support community goals for farmland preservation and the safety and security of military operations. Several stakeholders expressed an interest in continuing these efforts at properties already identified as targets and those to be identified in the future.</p>		

11.5 COORDINATION AND COMMUNICATION (CC)

11.5.1 Compatibility Concerns and Opportunities

The following recommendations support the further development of standard operating procedures for communication. Strong communication is integral to the continuous efforts to implement RCUS recommendations. Current communication between stakeholders requires improvement as officials in addition to the public

do not know who or how to reach out to with their plans and concerns. To the extent that the protocol for having JB MDL planners involved in the local development review process exists, it is not functioning effectively and needs to be revisited. Current processes are focused on reactive rather than proactive efforts: information is sent to JB MDL when requested. Miscommunication or the lack of contact contributes to adverse effects to both JB MDL and local communities as concerns are viewed as not being heard or addressed. The recommendations below seek to reestablish and enhance communication between RCUS Municipalities and JB MDL.

11.5.2 Recommendations

CC-1	Execute an RCUS Implementation Charter and Committee	
Level of Concern	Location	Schedule
HIGH	RCUS Municipalities	Short-Term
<p>A RCUS Implementation Charter will formally define the organizations involved in the implementation of the RCUS recommendations and their goals. In doing so, it sets forth the guiding principles to establish the RCUS Implementation Committee. By signing the charter, local and regional officials demonstrate their commitment to executing the RCUS recommendations. The main priority of the committee is to seek the ongoing improvement of the compatibility of land uses within the study area. Members of the Policy Committee and Technical Advisory Committee should be invited to join the RCUS Implementation Committee. Other stakeholders instrumental to the committee's success may be identified and added as implementation progresses.</p> <p>The RCUS Implementation Committee should convene regularly after determining the appropriate frequency of meetings. Meetings should include the discussion of RCUS recommendation implementation updates and concerns.</p>		

CC-2	Coordinate resiliency efforts	
Level of Concern	Location	Schedule
MEDIUM	All RCUS Municipalities	Ongoing
<p>The JB MDL planning team, RCUS Municipalities, and Burlington and Ocean County should keep one another informed of the status of energy, security, and other resiliency efforts. Stakeholders may be able to provide assistance to another to support resiliency projects as well as implement mitigation strategies for any impacts. Moreover, all resiliency projects should include informal consultations with the DOD Siting Clearinghouse.</p>		

11.6 INFRASTRUCTURE AND UTILITIES (I)

11.6.1 Compatibility Concerns and Opportunities

Recent gate closures have generated accessibility concerns: increasing commute times and cutting on and off-base populations and resources off from one another.

Another concern is the traffic created by commercial vehicles attempting to enter the installation at the wrong gate. Drivers that miss the commercial gate must reverse out of the entry for other access to reach the commercial gate.

11.6.2 Recommendations

I-1 Evaluate a public-private partnership to fund gate manning and operation		
Level of Concern	Location	Schedule
MEDIUM	All RCUS Municipalities	Short-Term
JB MDL and RCUS municipalities should investigate the feasibility of a public-private partnership funded opening of a gate(s) for limited hours during the day or week. While JB MDL is obligated to mission security requirements first and foremost, the JB MDL planning team is open to conversation about this opportunity.		

I-2 Improve wayfinding around JB MDL gates		
Level of Concern	Location	Schedule
MEDIUM	All RCUS Municipalities	Short-Term
Improvements to wayfinding, such as signs and road markings, will enhance a driver's ability to navigate around the area and prevent congestion near gate entries.		

I-3 Per/Polyfluoroalkyl Substances (PFAS) contamination concerns		
Level of Concern	Location	Schedule
HIGH	All RCUS Municipalities	To be determined
Update communities regarding status of PFAS studies and remediation measures		

I-4 Identify opportunities for additional grid connected public-private financed renewable generation projects		
Level of Concern	Location	Schedule
HIGH	All RCUS Municipalities	To be determined
Ongoing energy resilience projects at JB MDL include efforts that provide energy to the public grid and reduce JB MDL's reliance on off-base energy. Joint efforts to add renewable energy generation in the area will support State Energy Master Plan goals for resiliency and 100% clean energy by 2050.		

11.7 SAFETY (S)

11.7.1 Compatibility Concerns and Opportunities

Unmanned Aircraft Systems (UAS) have become more accessible and available for public, private, and military use. In doing so, public and private use creates

safety and security concerns for JB MDL. Other concerns include the presence of unexploded ordnances (UXOs) off-base.

11.7.2 Recommendations

S-1 Adopt ordinances regulating the use of Unmanned Aircraft Systems (UAS)		
Level of Concern	Location	Schedule
MEDIUM	All RCUS Municipalities	Short-Term
Ordinances regulating the use of unmanned aircraft systems (UAS) disseminate information regarding their use restrictions, supporting the safety of private property, the public, and JB MDL's missions. They should reflect the No-Fly Zone encompassing JB MDL as well as other FAA guidelines.		

S-2 Conduct outreach programming about Unmanned Aircraft Systems (UAS)		
Level of Concern	Location	Schedule
MEDIUM	RCUS Municipalities	Short-Term
JB MDL and the RCUS Municipalities should add information about UAS regulations to the websites. Regulations differ depending on the intended use: recreational, commercial, etc. The FAA B4UFLY app, which maps spaces permitted for and restricted from UAS use, should also be highlighted as a useful tool. Other information should incorporate the requirement to register all UAS with the FAA and receive authorization from the FAA to fly UAS in a controlled airspace.		

S-3 Conduct outreach programming on UXOs		
Level of Concern	Location	Schedule
LOW	All RCUS Municipalities	Medium-Term
The development and implementation of a program to train officials and the public to identify UXOs and the proper procedure for its removal and remediation will help to mitigate against potential dangers to the community. The DOD has developed a website (https://www.denix.osd.mil/uxo/) to support the education of the all stakeholders.		

11.8 NATURAL RESOURCES (NR)

11.8.1 Compatibility Concerns and Opportunities

Various species of wildlife classified as rare, threatened, endangered, and species of concern according to Federal and State resource agencies have been documented on or have the potential to be present on JB MDL.

Preserved and open space also supports the mitigation of mission impacts, such as noise and safety, and prevention of community development encroaching on military activities. Existing preservation programs include REPI, Natural Lands Trust, Farmlands Preservation Program, County Parks, Green Acres Program, and Pinelands Commission Permanent Land Protection.

11.8.2 Recommendations

NR-1	Continue to identify target areas for preservation	
Level of Concern	Location	Schedule
MEDIUM	All RCUS Municipalities	Ongoing
JB MDL and several Municipalities identified goals of expanding upon ongoing efforts to preserve land. RCUS Municipalities, Ocean and Burlington Counties, and JB MDL should continue to update and share their target locations for preservation. Dissemination of target areas for preservation helps RCUS Municipalities and JB MDL to partner and identify appropriate funding opportunities.		

NR-2	Participate in the Sentinel Landscape Partnership Program	
Level of Concern	Location	Schedule
MEDIUM	All RCUS Municipalities	Medium-Term
The Sentinel Landscapes Partnership Program, facilitates cooperation of federal agencies such as the DOD and Department of the Interior, state, county and local agencies and nongovernment organizations to pursue initiatives for preservation of local agriculture, habitats, and natural resources while also supporting the local economy. JB MDL would benefit from the protection of mission readiness by ensuring <i>Compatible</i> land uses adjacent to installation.		

11.9 COMMUNITY DEVELOPMENT (CD)

Many of residents of the RCUS Municipalities have a low/moderate income, as shown in Figure 11.1. Concentrations of individuals within this economic demographic strongly correlate with lack of access to resources and job opportunities. Additionally, higher percentages of the population have low- to moderate-income closer to JB MDL boundaries and, subsequently, the installation's major noise sources. Therefore, increased attention is required to analyze and mitigate potential impacts of JB MDL activities and other recommendations on this vulnerable population.

11.9.1 Compatibility Concerns and Opportunities

The recommendations of the JB MDL are beneficial for local communities throughout New Jersey to guide local development.

11.9.2 Recommendations

CD-1	Explore opportunities to improve housing opportunities for military personnel	
Level of Concern	Location	Schedule
HIGH	All RCUS Municipalities	Short-Term, Ongoing
Stakeholders within the RCUS Study Area can mutually benefit from the development of housing within the region to support economic development within the local area and the mission readiness of JB MDL.		

CD-2	Adopt JB MDL RCUS recommendations as guidance for local development	
Level of Concern	Location	Schedule
MEDIUM	State	Medium-Term
The compatible use guidelines and analytical tools used in this program serve to guide decision-making within JB MDL host communities, including measures to reduce conflict potential.		

CD-3	Update master plans and future development plans	
Level of Concern	Location	Schedule
MEDIUM	All RCUS Municipalities	Medium-Term
The reflection of RCUS findings and recommendations within master plans and future development within the next cycle of updates will further establish stakeholders' commitment to compatibility and dialogue with one another.		

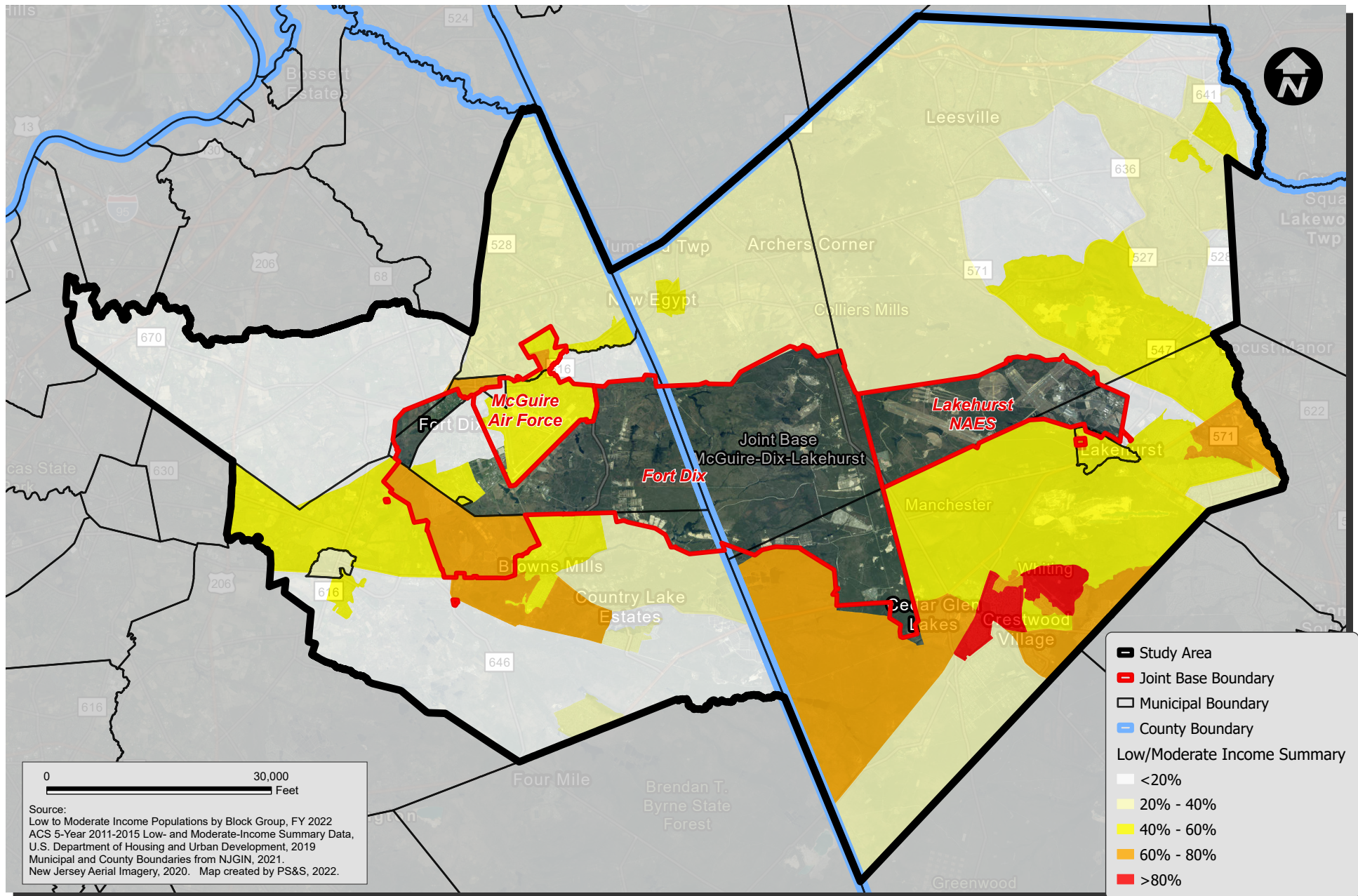
CD-4	Increase local employment opportunities through scaled workforce development training	
Level of Concern	Location	Schedule
MEDIUM	All RCUS Municipalities	Short-Term
One way to support the development of the local economy is through workforce development of varying skill sets and ages. Potential programs include joint efforts to garner interest throughout education centers (high school, colleges, and universities, etc.) in STEM-related fields that can translate to roles in supporting JB MDL missions.		

CD-5	Explore opportunities to utilize Office of Local Defense Community Cooperation (OLDCC) grants	
Level of Concern	Location	Schedule
MEDIUM	All RCUS Municipalities	Short-Term
The DOD's Office of Local Defense Community Cooperation (OLDCC) supports development and planning as it relates to the mission readiness and resiliency of military installations and their surrounding communities. Programs include Construction, Mission Realignment, Diversification & Modernization, Installation Resilience Defense Community Infrastructure Pilot Program (DCIP), Defense Manufacturing Community Support (DMCSP), Intergovernmental and Stakeholder Engagement, and Public Schools on military Installations. Each program has unique purposes, requirements, and grant opportunities. More information about OLDCC grants can be found in Appendix E and their website (https://oldcc.gov/).		

CD-6	Explore opportunities to utilize state and local grants	
Level of Concern	Location	Schedule
MEDIUM	All RCUS Municipalities	Short-Term
State and local grants provide opportunities to support the implementation of RCUS recommendations.		

CD-7	Monitor new opportunities for partnerships and cooperation for new and expanded mission	
Level of Concern	Location	Schedule
MEDIUM	All RCUS Municipalities, Counties and JB MDL	Long-Term
JB MDL to maintain awareness of potential opportunities for cooperation with host communities associated as part of planning for expanding or new missions (i.e., ERMC).		

Figure 11.17 - Low-Moderate Income Summary Within RCUS Municipalities



11.10 RECOMMENDED IMPLEMENTATION ACTIONS

The RCUS is intended to update JLUS programs and initiate the next round of cooperative efforts to enhance compatibility of land uses, foster communication and cooperation among the JB MDL and host communities, and identify opportunities for beneficial programs. The Regional Compatible Use Plan (RCUP) implements the RCUS, and the recommended way to move forward with this plan is to convene an RCUP Implementation Committee. The organization of the RCUP Committee reflects the RCUS stakeholders and include representation from the JB MDL, Ocean County, Burlington County, host municipalities, State and Federal agencies, and Congressional representatives.

The Implementation Plan anticipates creation of a RCUP charter subject to the consent of the RCUP Committee. A RCUP Charter provides the framework for review and implementation of selected recommendations of the RCUS. The RCUP Charter is anticipated to enhance the viability of the RCUP moving forward by laying out the process for stakeholder and community representatives to review RCUS recommendations, support recommendations that are acceptable to the committee, modify or remove recommendations from consideration, and identify new beneficial compatibility measures. The RCUP Charter will also include the RCUP Communications Plan.

The RCUP is dependent upon the active participation of the RCUP Committee, which in turn is reliant upon the support of leadership in the host communities, involved agencies including New Jersey Business Action Center Office of Planning Advocacy (NJOPA), New Jersey Pinelands Commission, New Jersey Department of Community Affairs (DCA), Department of Military & Veterans Affairs (DMVA), and JB MDL. It is recommended that mayors of host municipalities, Ocean County Board of Commissioners, Burlington County Commissioners, JB MDL Base Commander provide resolutions or similar documentation in support of the objectives of the RCUP. The Committee membership should be authorized by the municipal, county, involved agency, and JB MDL command to participate on the committee and guide the process for review and acceptance of the RCUP recommendations. The RCUP anticipates that participation of RCUS committee from NJOPA, Pinelands Commission, DCA and DMVA will continue throughout the RCUP implementation. The composition of the committee should include representatives that

have a defined role in their community or agency, whether by virtue of being an elected representative, holding an appointment, or being directly employed.

A primary objective of the RCUP Committee is to be informed of new developments in the communities and on the JB MDL, and adaptively respond in a manner consistent with the RCUP objectives to support compatible land uses. Regular meetings by the RCUP Committee will enable monitoring of new activities and necessary updates of the RCUP.

Table 11.18: Recommended Implementation Action Summary		
Issue	Opportunity/Need	Recommended Implementation Action
Energy Supply Resiliency and Distribution Redundancy	Improve energy supply and distribution infrastructure redundancy to JB MDL and local communities	<ul style="list-style-type: none"> • JB MDL – Identify opportunities and land area for additional grid-connected public/private financed renewable energy generation projects • Counties – Apply for OLDCC Defense Community Infrastructure Pilot (DCIP) grants to support electric power supply, distribution or storage infrastructure of benefit to JB MDL and communities • Host Municipalities – Identify opportunities for improvement to energy and utility infrastructure • Local Utilities – Explore public/private funding and investor partnerships with JB MDL and the Air Force for new major power generation projects on JB MDL lands • State Authorities – Explore opportunities for inter-connection of utility supply infrastructure between the two JB MDL providers, JB MDL and local communities as feasible • Air Force – Support and facilitate the execution of key energy supply and distribution public/private partnership projects promoted by industry
Local Employment Growth and Workforce Development	Increase local employment opportunities through skilled workforce development training to support key RDT&E JB MDL mission jobs	<ul style="list-style-type: none"> • Counties – Apply for OLDCC Defense Manufacturing Community Support Program grant to help fund start up program for an advanced STEM and applied science workforce development program/center in collaboration with STEM educator partners • Host Municipalities – Support establishment of local training centers and programs • STEM Educators – Establish a collaboration consortium between industry, academia and JB MDL missions to provide advanced STEM and applied sciences workforce development training for High School and Community College students in electronics, machine learning and other critical skills of benefit to JB MDL missions and to provide a pipeline of key talent needed by those missions • JB MDL – Work with key RDT&E missions to identify skills training needed to supply a pipeline of intern, research associate and full time employment candidates needed to support key mission requirements

Table 11.18: Recommended Implementation Action Summary

Issue	Opportunity/Need	Recommended Implementation Action
Manage Wildlife Area Impacts	Wetlands and water bodies attract waterfowl which is considered incompatible in CZ, APZ I and II zones due to bird air strike hazards	<ul style="list-style-type: none"> • JB MDL/Counties – Continue to pursue funding tools such as REPI, Sentinel Landscape, Nature Conservancy, and other state and federal conservation easement tools to acquire or conserve key CZ and APZ I areas from expansion or encroachment of incompatible land uses • Host Municipalities – Reinforce use of wildlife management measures on water bodies and lawn areas used by migratory waterfowl • NJ DEP and USACE – Limit expansion of existing water bodies and wetland areas in critical APZ I, II and III zones and avoid the permitting or introduction of new water bodies and wetlands in these zone
Transportation Access	Transportation access routes to JB MDL can have a negative impact on local communities	<ul style="list-style-type: none"> • Counties and Communities – Explore opportunities for local funding to improve transportation routes and signing for commercial vehicles serving JB MDL to avoid impacts on residential areas and/or harden local roadways to better support truck traffic • Counties and NJ DOT – Pursue OLDCC project funding under Defense Community Infrastructure Pilot (DCIP) grants and/or Federal Highway Administration Defense Access Road funding programs for design and construction of new commercial delivery access routes to JB MDL • JB MDL – Improve directional signage and publicize instructions for contractor and delivery vehicles
Local Business Development	Support opportunities for local businesses to grow or create new opportunities to sale goods and services to JB MDL	<ul style="list-style-type: none"> • Counties and Communities - Apply for OLDCC Defense Manufacturing Community Support Program grant and other state funding grants to help existing businesses and establish new local small and medium size companies enter the defense supply sector. Needs could include enhancement of cybersecurity requirements needed to support defense contracting and expansion of products, services and technologies offerings of interest to and purchase from JB MDL missions • JB MDL – Expand “Doing business with JB MDL” information and Point of Contact, review gate staffing hours and personnel to facilitate trips on and off base
Reduce Current Incompatible Uses	Work to reduce existing land use compatibility concerns in CZ and APZ I areas	<ul style="list-style-type: none"> • JB MDL, Communities and Counties – Consider use of tools such as: 1. Outright purchase and expansion of base boundary (Air Force guidelines for CZ), 2. Purchase of conservations easement (use REPI or other applicable funding tools) to support relocation of residences in incompatible zones • Communities and Counties – Explore tools such as transfer of development rights to reduce the likelihood of developing or expanding incompatible land uses such as certain residential uses in APZ I and/or support relocation of incompatible residential uses to areas where such use is compatible

Table 11.18: Recommended Implementation Action Summary

Issue	Opportunity/Need	Recommended Implementation Action
Regulatory Plans for Land Use Compatibility	Avoid the expansion of land uses that are incompatible in NZ and APZ zones and reduce future instances of negative impacts to residential areas from JB MDL operations	<ul style="list-style-type: none"> • Communities and Counties - Avoid designation, approval or expansion of land uses that are sensitive to noise and/or safety concerns in noise and/or safety areas where such uses would be considered incompatible • Communities and Counties – Consider changing zoning and planning documents to support RCUS recommendations for areas where currently allowable uses would be considered incompatible uses with JB MDL operations • Communities and Counties - Adopt planning policy framework and guidelines that consider land use compatibility with JB MDL operations in their future land use planning, zoning and development review processes • NJ Planning Office – Adopt RCUS recommendations and RCUP planning collaboration framework as an overlay planning guideline for APZ and NZ areas. • NJ DOT - Consider prioritizing state infrastructure investment support to communities and counties who enshrine RCUS and RCUP recommendations in their planning documents
Support Development Costs for Beneficial Land use	Support the reduction in costs for the development of infrastructure to encourage development of housing and employment development beneficial to JB MDL	<ul style="list-style-type: none"> • State, Counties and Communities – Leverage infrastructure funding tools, grants and tax relief, benefit district or abatement tools to support development of quality housing and employment uses of benefit to JB MDL and local communities, a particular focus should be on exploring opportunities to write down risk and development costs to provide multi-family housing that can meet unaccompanied military personnel’s housing assistance allowances • Counties – Consider applying for OLDCC Defense Community Infrastructure Pilot (DCIP) grants to assist with land acquisition and the development of infrastructure to support quality multi-family housing development near JB MDL and to include agreements with developers to set aside the majority of units to be available to unaccompanied military personnel’s housing at rent levels consistent with their housing assistance allowances
Access to JB MDL	Opening of more JB MDL gates is desired by communities but limited due to resource constraints	<ul style="list-style-type: none"> • Communities – Explore opportunities to enter into inter-governmental agreements with JB MDL to allow for cost-sharing strategies and to fund security personnel during desired morning, noon and evening hours of operation to increase access to and from JB MDL and local communities at gates that are currently closed
Communications	Good communication between JB MDL and Communities will help support collaborative planning goals	<ul style="list-style-type: none"> • JB MDL – Support collaborative planning and development review and provide guidance with regard to compatibility of proposed projects with mission requirements • Communities and Counties – Sign on to a collaborative planning compact that helps implement RCUS recommendations through the RCUP implementation