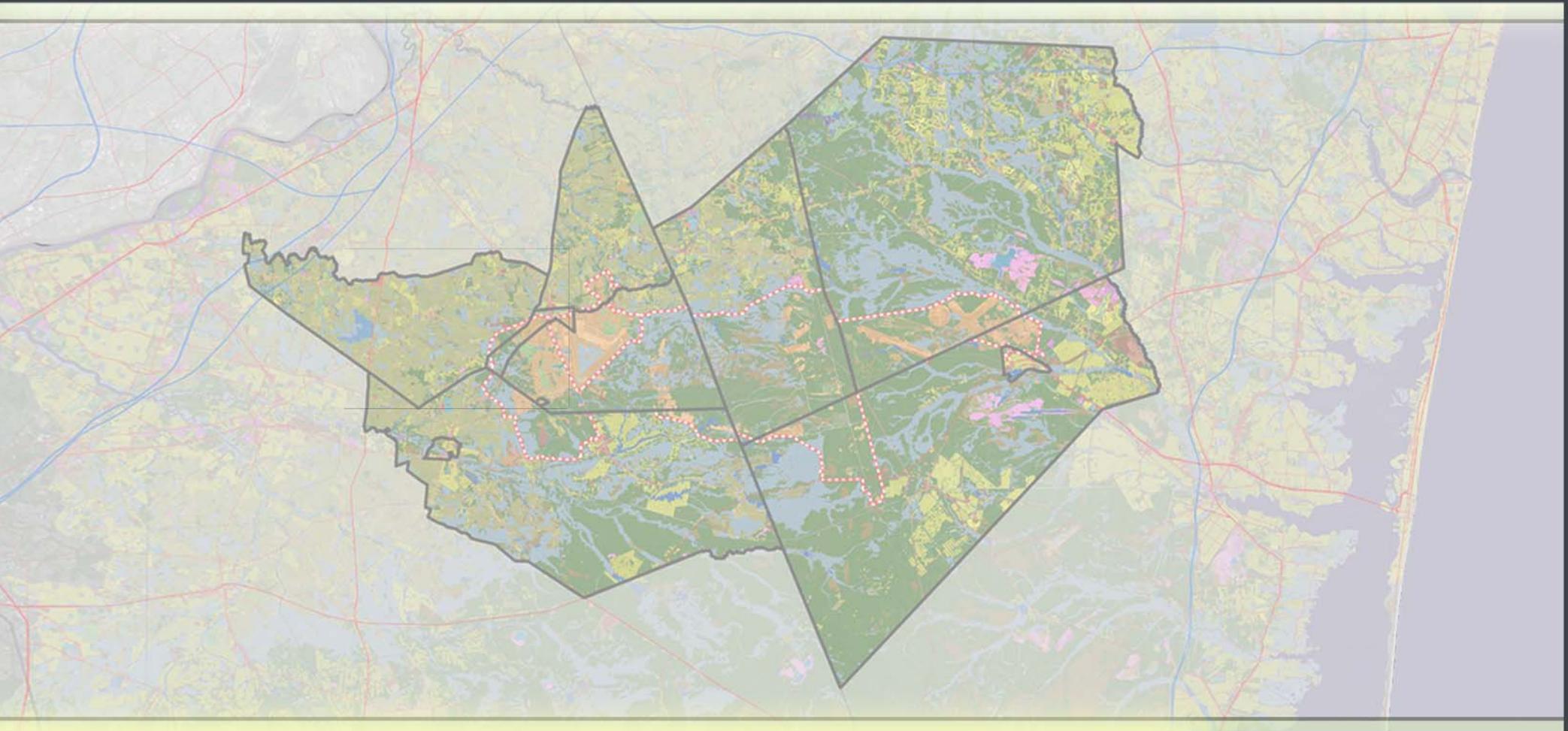


Joint Base McGuire-Dix-Lakehurst

Joint Land Use Study for Counties of Ocean and Burlington



Section 4 - JLUS Process

Fort Dix and McGuire AFB made a presentation for the local need for a JLUS to the DoD Office of Economic Adjustment (OEA) in the late 1990's but no JLUS was initiated, perhaps due to the non-availability of local funding or local interest. DoD OEA representatives visited the military commands and county government after dialogue began to include NAES Lakehurst in 2004.

In 2006, recognizing the imminent establishment of the Joint Base, Ocean County agreed to sponsor the JLUS and was awarded \$270,000 from the OEA and provided a matching \$30,000 to retain the services of a consultant to develop and implement a year-long Joint Land Use Study. Ocean County and Burlington County agreed to participate in the JLUS, intending to identify and mitigate possible land use conflicts with the Joint Base.

Planning for the Joint Base JLUS began in August of 2007. A meeting was held to give notice to interested officials that Ocean County had received the JLUS grant award from the DoD OEA. During this meeting, representatives of the counties, communities and military began the process of selecting policy committee members, determining strategies for the study process, and creating a draft request for proposal for the consultant selection process.

On February 21, 2008 Paulus, Sokolowski, and Sartor, LLC (PS&S) services were retained, along with their two sub-consultants, Sabre Systems and HR&A to perform the Joint Base McGuire-Dix-Lakehurst JLUS. The JLUS began for the consultant team in March of 2008, commencing with a kick-off meeting attended by representatives of Ocean and Burlington Counties and the OEA.

Policy Committee Meetings and Public Outreach

Policy and Technical Committees

Policy and Technical Committees were created to help guide the yearlong study and to provide feedback during the JLUS. The Policy Committee for the Joint Base McGuire-Dix-Lakehurst study comprised of military representation from NAES Lakehurst, Fort Dix, and McGuire Air Force Base, elected and appointed officials from each participating local government including the two counties and the ten surrounding municipalities, and senior representatives from the Pinelands Commission, the Office of Smart Growth, and the State Agriculture Development

Committee. Also in attendance at the JLUS Policy and Technical Committee meetings were the Department of Defense Office of Economic Adjustment JLUS Project Manager, and representatives of Congressman Saxton, Congressman Smith, and Congressman Adler.

The Policy Committee met with the consultant team six times throughout the study process. Each meeting detailed the progress of the study and included committee participation. Table 4.1 outlines the committee meeting dates and key discussion topics. Full accounts of the policy committee meeting minutes are included in this document's appendices (13.3).

The Technical Committee met twice during the study process. The first technical committee meeting was held on April 17, 2008. The first technical committee meeting had a large attendance, with over 32 committee members. At this meeting, many of the attendees requested individual meetings to thoroughly discuss their municipality's unique circumstances. Therefore, individual meetings with the ten participating towns were held to enable discernment of the timeline of development in the towns and summarize current planning issues. Municipal meetings and a meeting with the Pinelands Commission were held during May and June of 2008. Similarly, meetings were held with the leadership of all three military bases.

Section 4 - JLUS Process

Table 4.1 Municipal and Pinelands Commission Meeting Dates and Participants

Meeting Dates	Municipality	Meeting Participants
May 13, 2008	Pemberton Borough (Burlington County)	Mayor Lyman Simpkins, Elizabeth McLoughlin and Brandi Bartolomeo - PS&S, Khara Ford - Burlington County Office of Economic Development and Regional Planning
May 13, 2008	North Hanover Township (Burlington County)	Mayor Mike Moscatiello, Deputy Mayor Bill Tilton, Elizabeth McLoughlin and Brandi Bartolomeo - PS&S, Mark Remsa and Dave Hojsak - Burlington County Office of Economic Development and Regional Planning
May 14, 2008	Wrightstown Borough (Burlington County)	Mayor Thomas Harper, Ellen Thorne – Township Clerk, Brian Sperling - Council President, Kathy Packowski - Triad Associates, Dave Hojsak - Burlington County Office of Economic Development and Regional Planning, Rick Ragan-Ragan Design Group, Elizabeth McLoughlin and Brandi Bartolomeo - PS&S
May 14, 2008	Plumsted Township (Ocean County)	Mayor Ron Dancer, Elizabeth McLoughlin and Brandi Bartolomeo - PS&S, Erika Stahl – Ocean County Department of Planning
May 15, 2008	Pinelands Commission	Susan Grogan and Larry Liggett – Pinelands Commission, Erika Stahl and Stacy Perrine – Ocean County Department of Planning, Dave Hojsak - Burlington County Office of Economic Development and Regional Planning, Elizabeth McLoughlin and Brandi Bartolomeo - PS&S
May 15, 2008	Jackson Township (Ocean County)	Dan Burke – Township Engineer, Anna Wainright- Town Planner from Remington Vernick and Vena Engineers, Erika Stahl and Stacy Perrine – Ocean County Department of Planning, Elizabeth McLoughlin and Brandi Bartolomeo - PS&S
May 15, 2008	Pemberton Township (Burlington County)	Mayor David Patriarca, Michael R. Gorman - Superintendent of Schools, Dave Hojsak - Burlington County Office of Economic Development and Regional Planning, Rick Ragan and Owen McCabe-Ragan Design Group, Brett Ingram- Adams, Rehmann & Heggen Associates, Inc., Elizabeth McLoughlin and Brandi Bartolomeo - PS&S
May 20, 2008	New Hanover Township (Burlington County)	Mayor Dennis Roehr, William Castner, Paul Peterla, Joseph Sulla, Ken Hopkins, Dave Frank, Adele Gianaris - New Hanover Land Use Board, Brandi Bartolomeo - PS&S
June 23, 2008	Manchester Township (Ocean County)	Mayor Michael Fressola, Ken Vanderziel, Council member, Tom Thomas – Thomas Associates, Al Yodakis – T&M Associates , Bill Chandler, Township Engineer-DPW, Erika Stahl and Stacy Perrine – Ocean County Department of Planning, Elizabeth McLoughlin and Brandi Bartolomeo - PS&S
June 23, 2008	Springfield Township (Burlington County)	Councilman Dick Toone, Dave Hojsak - Burlington County Office of Economic Development and Regional Planning, Elizabeth McLoughlin and Brandi Bartolomeo - PS&S
June 23, 2008	Lakehurst Borough (Ocean County)	Mayor Tim Borsetti, Sid Hooper, Glenn McComas, Harry Robbins, James Davis, Pat Ford, Steven Oglesby - Lakehurst Borough Council, Erika Stahl and Stacy Perrine – Ocean County Department of Planning, Elizabeth McLoughlin and Brandi Bartolomeo - PS&S

Table 4.2 Military Meeting Dates and Participants

Meeting Dates	Activity	Meeting Participants
March 27 , 2008	Naval Air Engineering Station Lakehurst	Captain Philip Beachy, USN, CO, NAES; Captain J.C.Harding, USN, XO, NAES; Thomas Szallai, NAES Business Development Officer; Dennis Blazak, NAES Environmental Director; Eric Raaum NAES Planning Engineer; Charles Mink, Sabre Systems; Bret Gordon, Sabre Systems
June 2, 2008	Fort Dix	Colonel Ronald Thaxton, USAR, Installation Commander, Fort Dix; LTC Roger Cotton, USAR, Deputy Commander, Fort Dix; David Peckam, Fort Dix Director Public Works; Charles Mink, Sabre Systems; Bret Gordon, Sabre Systems
June 12, 2008	McGuire Air Force Base	Colonel Balan Aayar, USAF, Installation Commander, McGuire AFB; Colonel Michael Polhemus, USAF; Christopher Archer; Charles Mink, Sabre Systems; Bret Gordon, Sabre Systems
June 26, 2008	New Jersey Department of Military and Veterans Affairs	Edward Sain, Director of Installations; Major Tracy Phillips; Jill Ann Prior; Anthony Carlucci; Charles Mink, Sabre Systems; Bret Gordon, Sabre Systems

Table 4.3 Policy Meeting Dates and Topics

Meeting	Date	Key Discussion Topics
1st Policy Committee Meeting (Prior to Consultant Selection)	October, 2007	Study timeline and objectives
2nd Policy Committee Meeting (Prior to Consultant Selection)	January, 2008	Consultant Team Selection
3rd Policy Committee Meeting	March 31, 2008	Introduction and Request for Information
4th Policy Committee Meeting	May 29, 2008	Overview of Municipality and Base interviews and summary of data received
5th Policy Committee Meeting	July 29, 2008	JLUS website, review of developable lands, summary of further municipal and Base interviews
6th Policy Committee Meeting	October 29, 2008	Summary of Open Houses, results from public surveys, overview of economic analysis
7th Policy Committee Meeting	December 18, 2008	Overview of noise and accident potential zones analysis
8th Policy Committee Meeting	March 10, 2008	Presentation of draft report, review and discussion of findings and recommendations

Section 4 - JLUS Process

Public Outreach

Public participation has been well-integrated into JLUS objectives, and several channels for public involvement and input were established for this study. The program included provision of information regarding the goals and objectives of the JLUS, and creation of communication channels that enabled members of the public to provide input regarding the JLUS, important issues and specific concerns. The public outreach mechanisms included creation of a JLUS website, fliers for hand out, advertising in local publications, cable television programming, a survey program, public open houses, and a public hearing.

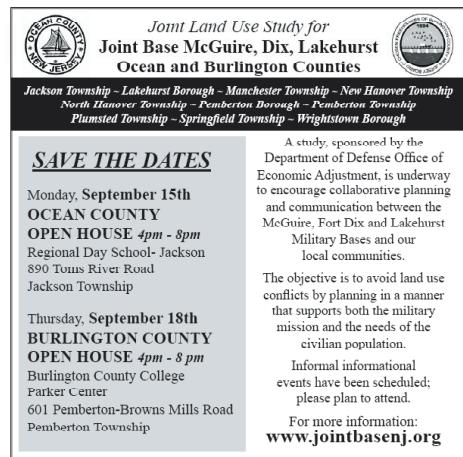
From the beginning of the study, a website was created that had both public and committee member access. The public website was online from June 2008 and hosted information defining what a Joint Land Use Study was, a "JLUS in the News" element, an interactive public survey, and a dynamic Mapper. Throughout the course of the JLUS study documents were made available as they were released by the Policy Committee. The JLUS website address is www.jointbasenj.org and will host the entire final document and supporting materials for a period of two years.

In September of 2008, two public open houses were held with invitations to the public in Ocean and Burlington Counties. Save the Date ads were placed in the local newspapers and added to online community calendar events. Advertisement fliers were sent to the municipalities and the Pinelands Commission to handout to members of the public. A video presentation

was created and was aired on local cable systems in August and September. The JLUS team implemented an open house program to allow for a longer period of time that people could stop by and would be able to review materials and ask questions of the consultant team and military base representatives. With an open house format, participants are invited to come and go any time during the meeting, review available materials, and ask questions. The September open houses were held at central locations in Ocean and Burlington County. The Ocean County Open House was held

on September 15th, 2008 at the Regional Day School in Jackson Township. The Burlington County Open House was held on September 18th, 2008 at the Parker Center of Burlington County College in Pemberton Township. An overview of the JLUS program was presented and each municipality had displays that included an overview map with roads and local neighborhoods, composite zoning, environmental constraints, and preserved lands within a two mile buffer from Base boundaries. A looping video of the "Base Next Door" was played at each event. The "Base Next Door" is a video montage of the JLUS program created by the Department of Defense, Office of Economic Adjustment. An introduction and a closing were added to the "Base Next Door" video by Ocean County Freeholder Kelly and Burlington County Freeholder Donnelly welcoming the public to the open houses and encouraging them to give feedback to the JLUS team. At each open house there was tri-base representation and displays. McGuire AFB, Fort Dix, and NAES Lakehurst each brought presentations and displays that explained their military missions. Personnel representing each base were in attendance and available for questions. This representation by each base allowed one-on-one communication with members of the public.

The members of the public were given an opportunity to complete JLUS surveys during the open houses. Hard Copy and online survey stations were available. Attendees were asked to fill out a survey to voice their opinion on the Bases, the JLUS, and their effects on the Bases on their community. An interactive online JLUS map station was available for the attendees' use as well. The interactive map displayed the Base boundaries and municipality specific mapping layers overlaid onto Google maps satellite imagery. An address search function was included so that a user could add in their address information and see their proximity to the Base boundaries. A measuring tool was included in the map to measure distance to mapped features.



Save the Date Ad

**Joint Land Use Study for
Joint Base McGuire, Dix, Lakehurst
Ocean and Burlington Counties**

The three military bases in New Jersey; Naval Air Engineering Station Lakehurst, Fort Dix and McGuire Air Force Base will soon be formally joined as Joint Base McGuire, Dix, Lakehurst.

A study is underway to encourage collaborative planning and communication between the bases and local communities. The objective is to avoid land use conflicts and to plan in a manner that supports both the military mission and the needs of the civilian population.

You're invited to attend our informal informational events, you will find displays, videos, and our team, which will be on hand to answer any questions and receive your input.

Monday, September 15, 2008, 4pm-8pm
OCEAN COUNTY OPEN HOUSE
Regional Day School - Jackson
890 Toms River Road, Jackson Township

Thursday, September 18, 2008, 4pm-8pm
BURLINGTON COUNTY OPEN HOUSE
Burlington County College, Parker Center
601 Pemberton-Browns Mills Road, Pemberton Township

For more information:
www.jointbasenj.org



Open House Flier

The Joint Land Use Study is overseen by the Department of Defense Office of Economic Adjustment and the counties of Ocean and Burlington. Elected and appointed officials from the municipalities of the study area are participating in the planning process.

By having Base representation and an informal atmosphere, attendees had direct access to add their comments or ask questions. Approximately 120 residents attended the open houses. Of the municipalities involved in the study, Pemberton and Jackson Township had the most attendees.

In March of 2009, a public hearing was held at the Primary School in New Egypt for interested members of the public. The consultant team presented the study elements and findings and held a question and answer session. The questions asked and the responses given were posted to the JLUS website for public viewing. Applicable comments and suggestions regarding the draft report were incorporated into the final version.

Public Surveys

The opportunity of residents within the JLUS area to participate was a key objective in the JLUS program. Public survey forms were accessible through the JLUS website, and were also available to attendees at the Open Houses. The survey forms could be completed online, as well as "hard copy" survey forms. The JLUS website survey function was active for a period of four months. Survey responses were tracked for the submission source (e.g., web-based or paper-based respondent). Most of the responses were received in association with an Open House event, with approximately 50 responses to the survey collected. Hard copy surveys that were filled out at the open houses were added into the web-based system by the JLUS consultant team. Of these responses received during the Open Houses, 55% were from residents of Pemberton Township in Burlington County. The survey was designed to solicit information and opinion and was not designed to produce statistically meaningful data that would be representative of the local populations. While the survey data cannot be considered representative of the JLUS study area population, the information and opinion gathered was rich in detail regarding those individuals that chose to participate in the survey.

The survey data indicates support for the presence of the military installation as an asset to the community (80% positive), and also identifies certain issues and concerns regarding the ongoing operation of the base. The issues include:

- Military aircraft operations, with greater concern for nighttime activities
- Military vehicles operating on local roads

- Road closure attributable to base security

Greater than 50% of the respondents indicated their communities were minimally-impacted to moderately-impacted by military planes overhead, military planes taking off and landing, military trucks and vehicles on local roads, road closures, and general and nighttime military noise. The survey data indicate that more respondents selected "No impact" for the survey issues than "Greatly impacted" by these issues for their own households and for their communities. The survey results are presented in charts contained in Appendix 13-3.

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