



# Business Development vs. The Environment

## Creating a Sustainable Land Use Plan

**April 9, 2003**

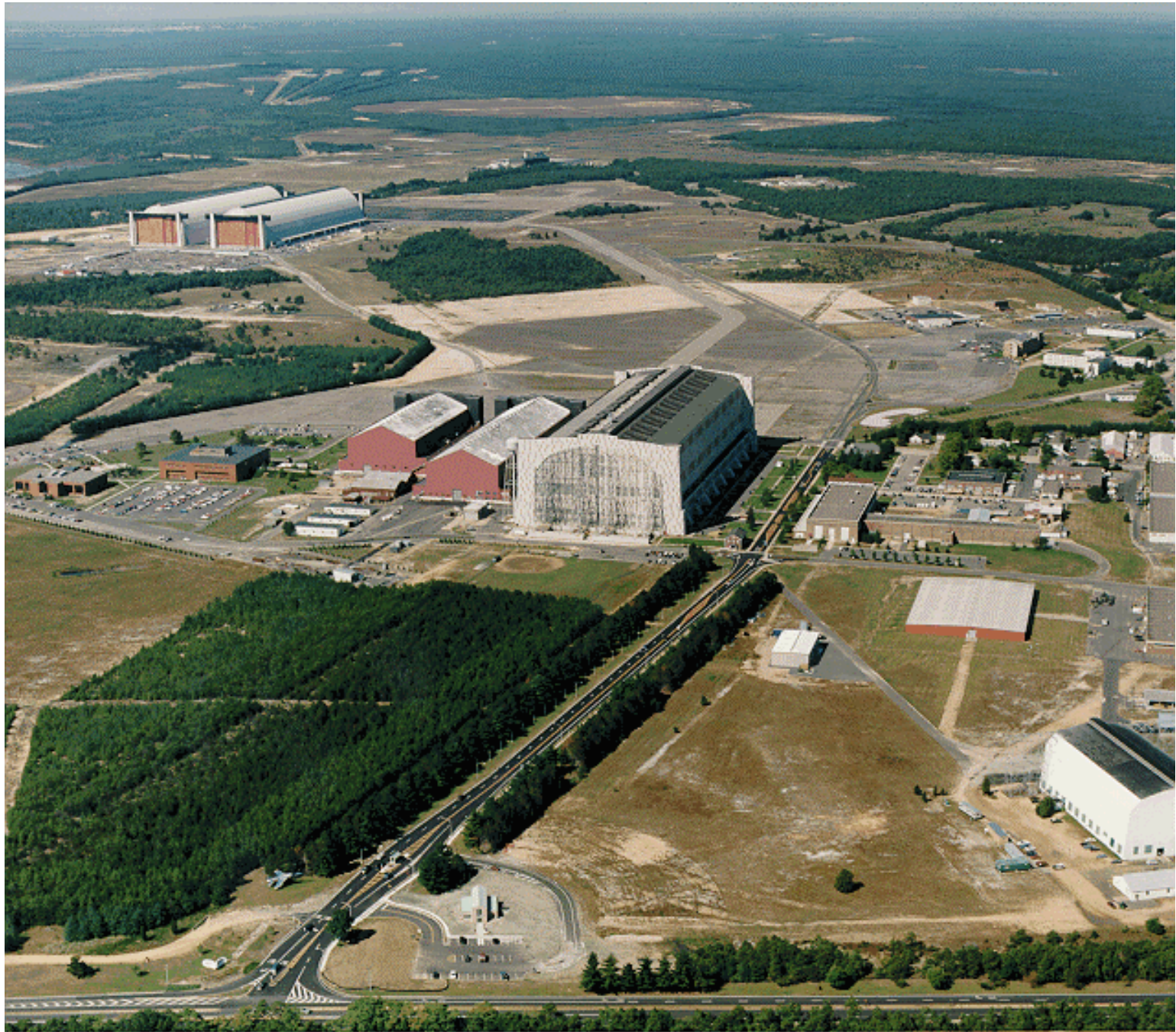
National Defense Industrial Association  
29<sup>th</sup> Environmental and Energy Symposium and  
Exhibition

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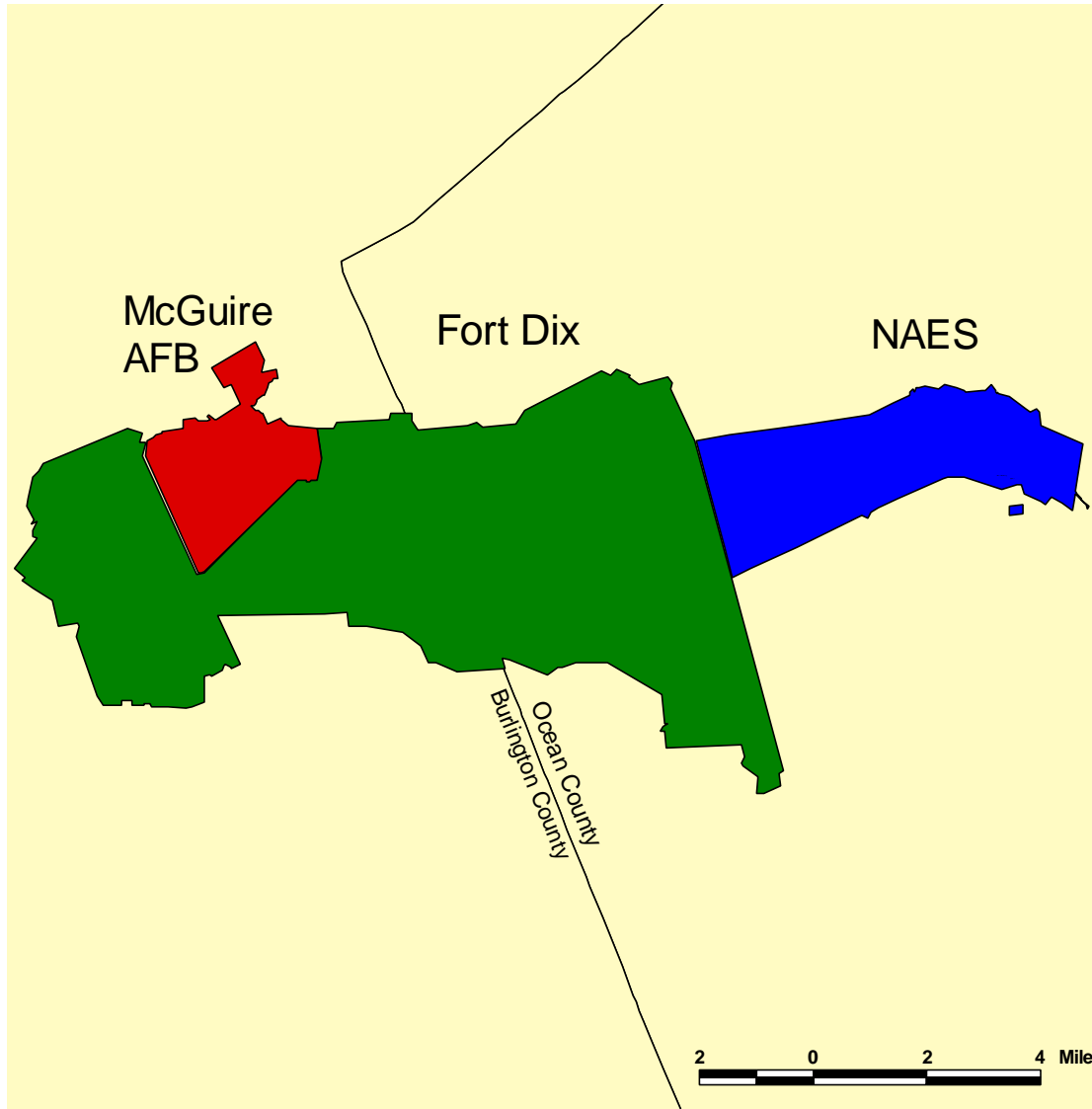
# Background

- NAES covers 7400 acres in ecologically sensitive NJ Pinelands
- Primary mission is engineering, prototyping, manufacture and testing of aircraft launch/recovery systems and support equipment.
- Last Master Plan completed in 1988.
- Business Development Office created after 1995 BRAC



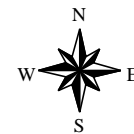
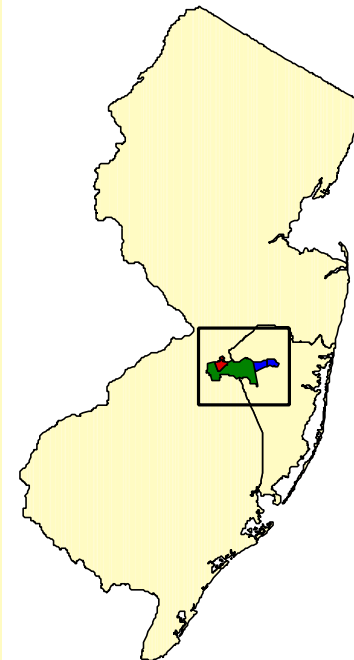
# Business Development Of Goals

- Aimed at expanding and enhancing our mission.
- Pursues joint operations – “NJ Mega Base”
- Builds partnerships to share resources
- Lease available space to offset maintenance costs



# Figure 10 New Jersey Mega-Base

Naval Air Engineering Station  
Lakehurst, New Jersey



# BDO Results

- Successfully leased space - providing over \$1M in maintenance and repair of Station buildings.
- Gained DoD and other government tenants including AF, Army, NJ Army National Guard, Dept of Justice, and NJ State Police
- Potential conflicts arose, both man-made and environmental constraints. No process or integration with other strategic goals.

# Basewide Strategic Goals

- Reduce base maintenance costs
- Sustain our mission by reducing potential encroachment
- Maintain environmental excellence

These are all sustainable development principles: economic, business, social and environmental

# EMS

- Lack of BDO process frequently resulted in significant yearly environmental “aspects” related to new tenant operations.
- Communication lapses could be addressed through ISO 14001
- Environmental needed to offer tools, not just criticism - become a true partner.



# A New Vision Plan

- Would provide BDO with needed tools and information - also provide basis for NEPA analysis/ cumulative impacts
- Update the previous Master Plan and create new zoning plan
- Involve all stakeholders to generate a 20 year outlook
- Comply with Pinelands Comprehensive Management Plan

# Early Concerns

- Would plans be impacted by encroachment?
- Would NJ Pinelands approve proposed projects?
- How would current repair/construction plans fit with our vision?
- Would existing hangar space and runways accommodate future tenants?
- Would latest INRMP surveys conflict with planned actions?

# Approach

- BDO/ Environmental co-wrote Vision Plan, in-house
- Model Installation Focus Group, cross-functional team, shaped zoning and projects
- Used GIS to generate maps, perform spacial analysis

# Vision Planning Principles

- Develop consistent with base zoning and constraints
- Cluster development
- Site new facilities near available utilities, services
- Protect environmentally critical areas, conform to env. laws.
- Abide by LTA historic district, architecture

# Types of

## Man-made

- Unexploded ordnance
- Explosive safety arcs
- AICUZ (aircraft noise, accident potential zones)
- Compatible land use
- Security
- Contaminated sites
- Encroachment
- SHPO

## Natural

- Wetlands and buffers
- Threatened/ endangered species
- Flood-prone areas
- Well-head protection (drinking water)
- Water allocation
- Topography

# Major Updates Since 1988

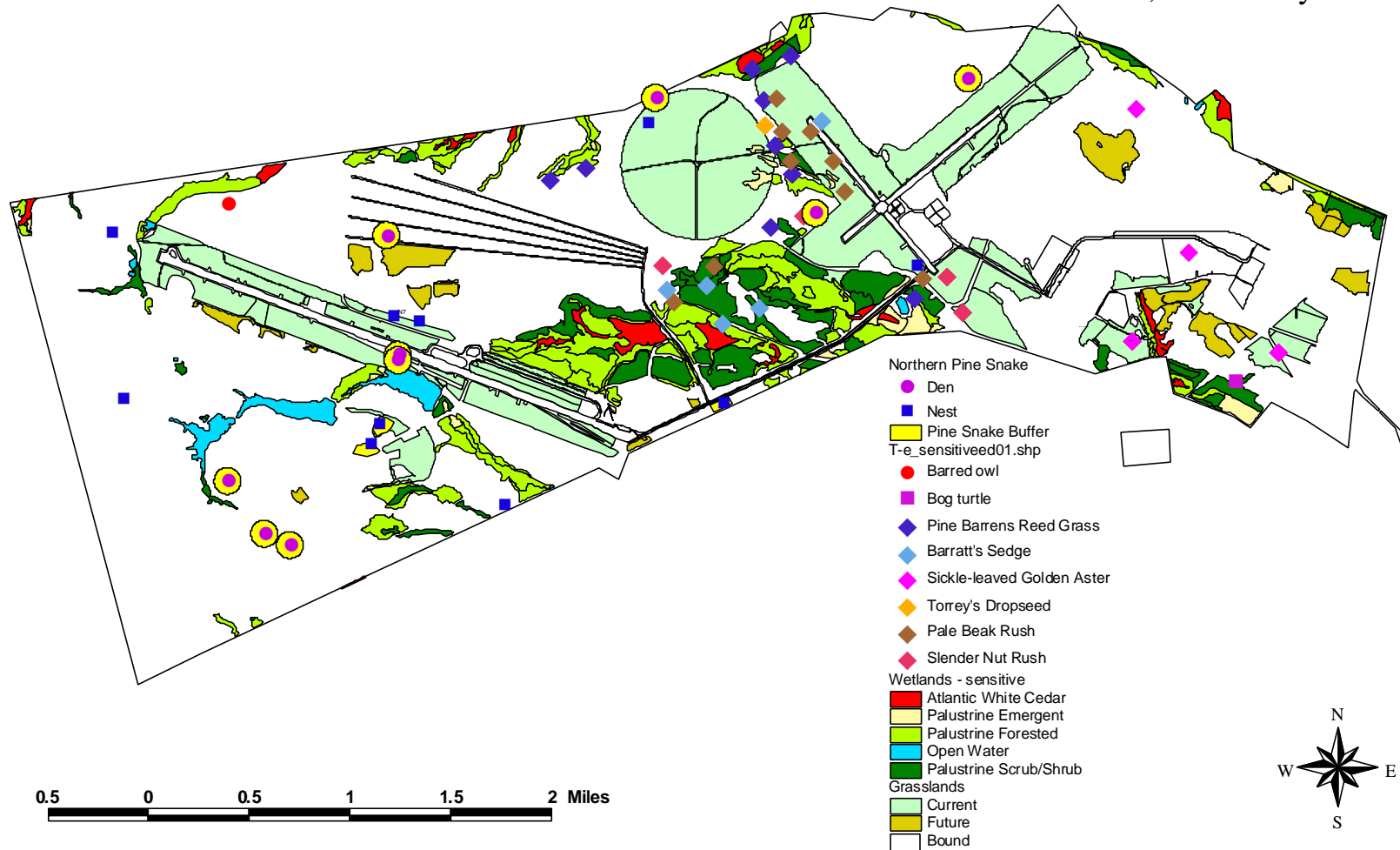
- Well-head protection areas
- Latest UXO caution map
- T&E locations and Grassland Bird Habitat
- Pineland's 300 foot wetlands buffers
- 1994 Cultural Resource Survey, LTA  
Historic District

# Unique Challenges

- Submittal of plan to Pinelands Commission
  - Required elements include: Ecologically sensitive areas, future land use, status of ongoing or planned construction
- INRMP still under development
- Field Training Requests - new mission
  - War games, encampments, air drops

# Figure 21 Ecologically Sensitive Areas

Naval Air Engineering Station  
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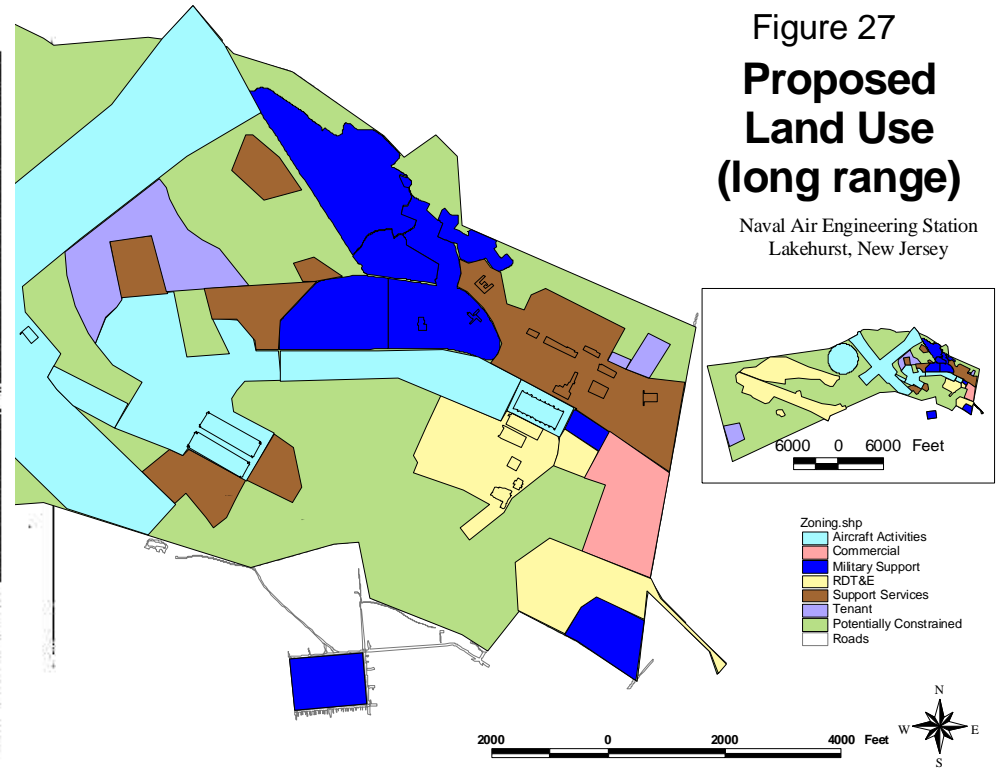
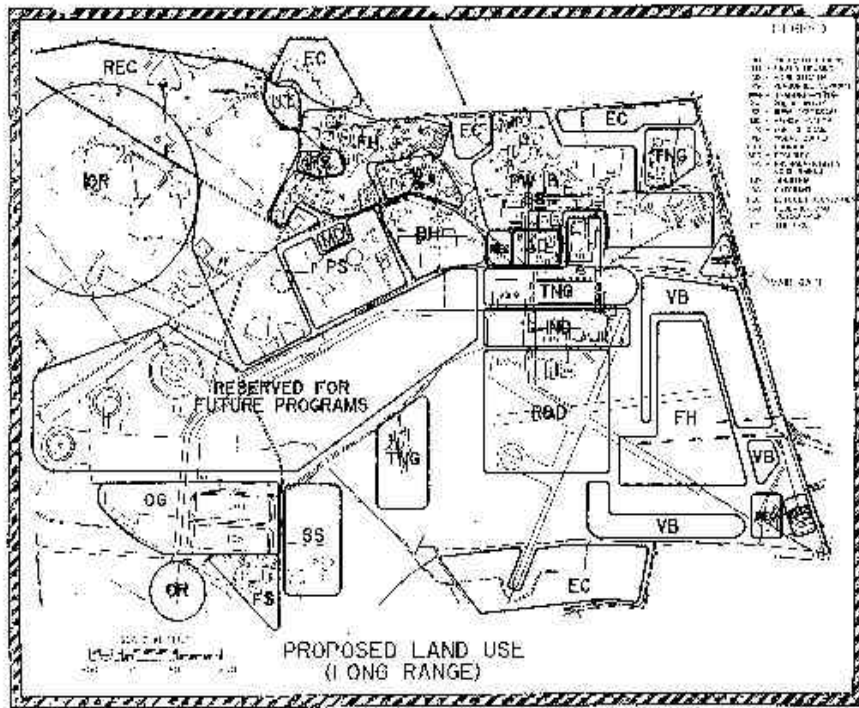




# Zoning Map

1988

2003



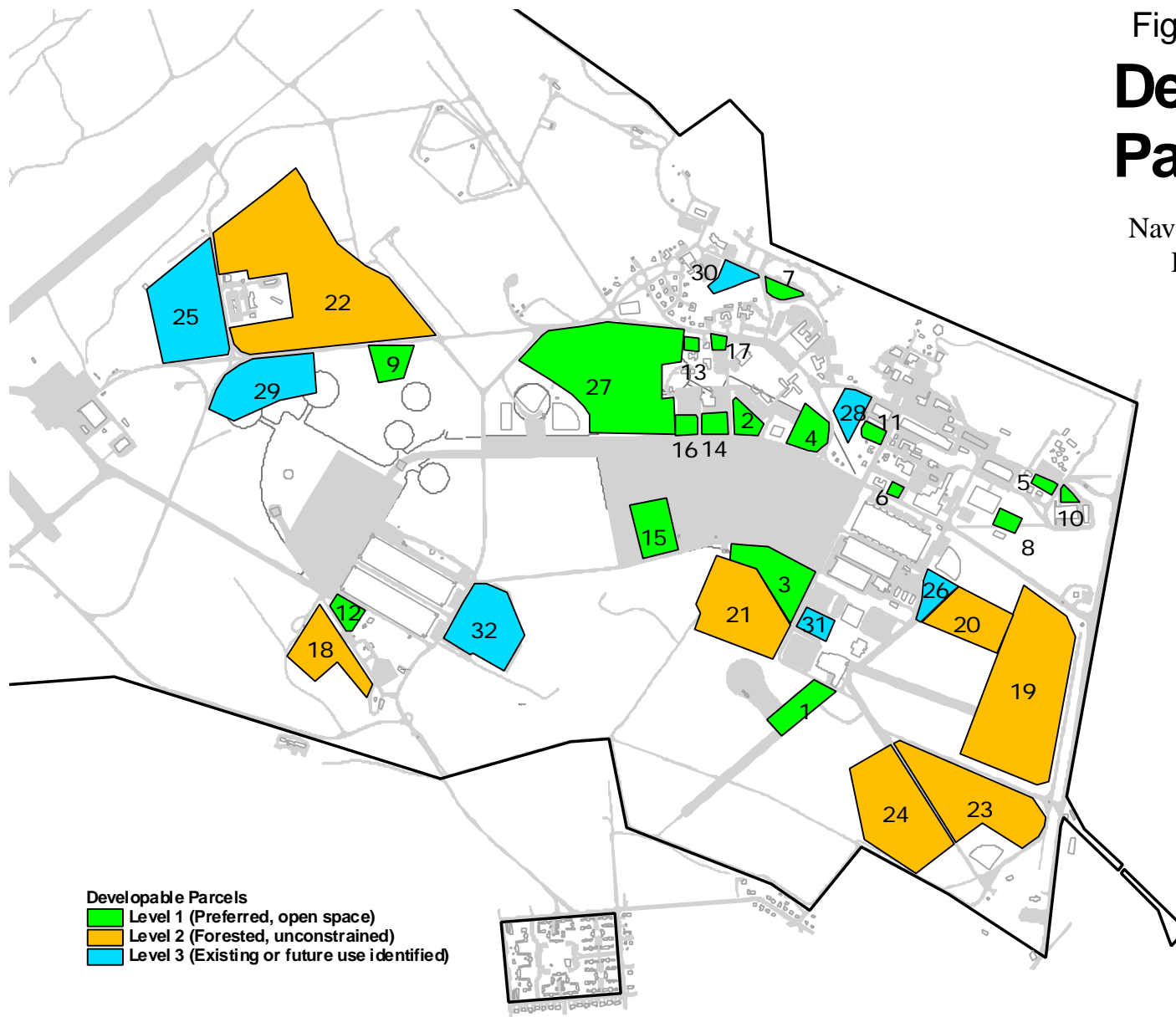
# Developable Land

- Tool generated to assist BDO/Planning
- Readily shows areas which have little to no man-made or environmental constraints
- Nearly 300 acres identified
- Clustered in eastern, most-developed portion of the base.

Figure 28

# Developable Parcels

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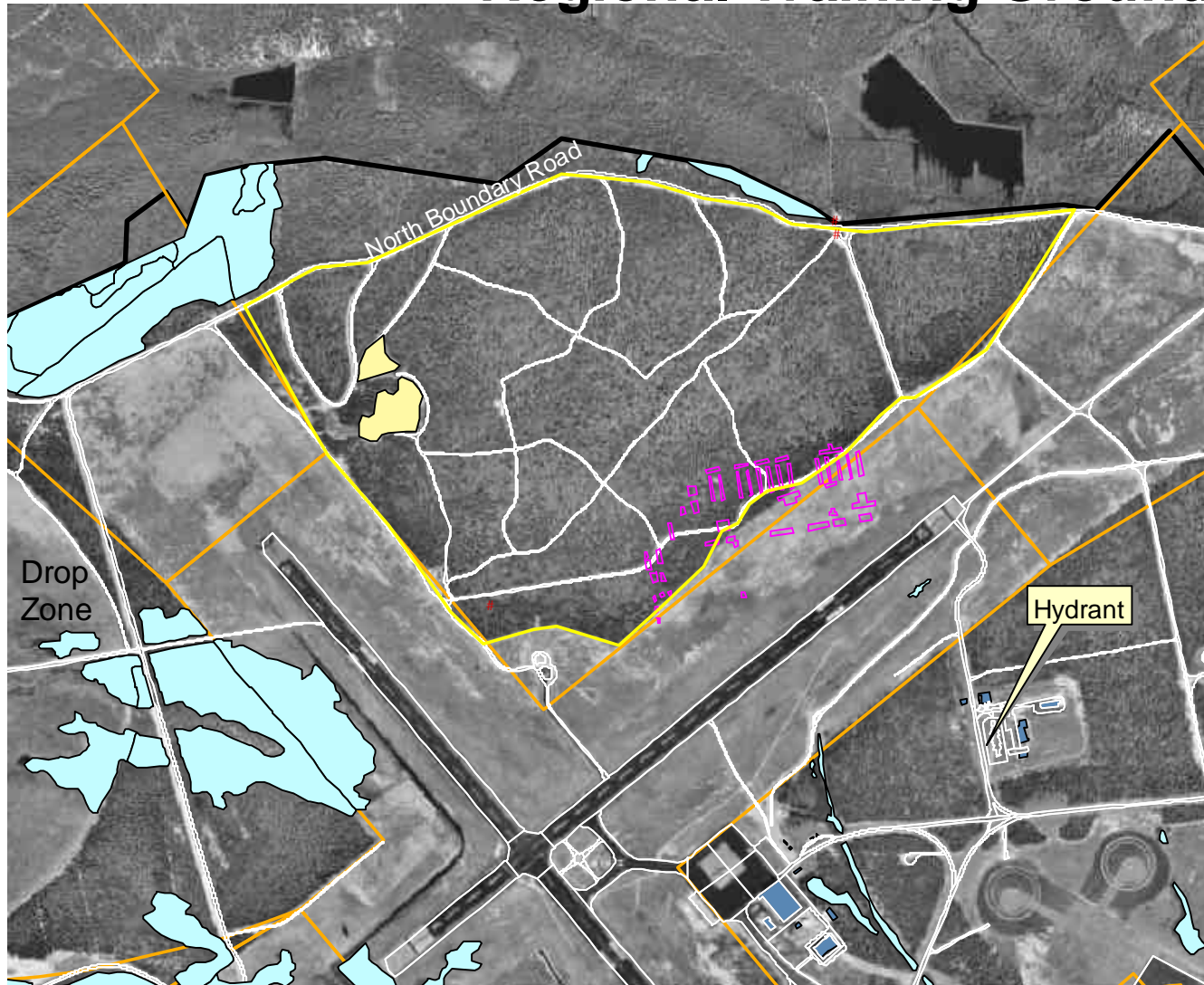
- Developable Parcels**
- Level 1 (Preferred, open space)
  - Level 2 (Forested, unconstrained)
  - Level 3 (Existing or future use identified)

1000 0 1000 2000 Feet



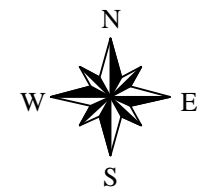
# Proposed 421st Phoenix Readiness Regional Training Ground

Area = 268.6 acres



- # UXO Find
- Field Training Area
- Tenting areas
- Trap range
- open field
- Russian Ruins
- Wetlands98
- Road98
- Building
- Airfield Clear Zone
- Base Boundary

1000 0 1000 2000 3000 Feet



# Status

- Vision Plan completed
- Environmentally sensitive areas preserved
- Developable parcels map used to foster business
- New field training area designated, managed
- Environmental Impact Study awarded
- Joint Land Use Study approved (NJ Mega Base)
- Won 2002 CNO Environmental Planning Award
- High level of communication/coordination between Environmental and BDO

# Closing Thoughts

- Can you have an effective EMS if you don't manage long-term land use?
- Can you have sustainable land use without an EMS type process and plans?
- EMS documentation and plans need to support business (mission) goals to sustain itself. “feed the system”

# Questions?

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