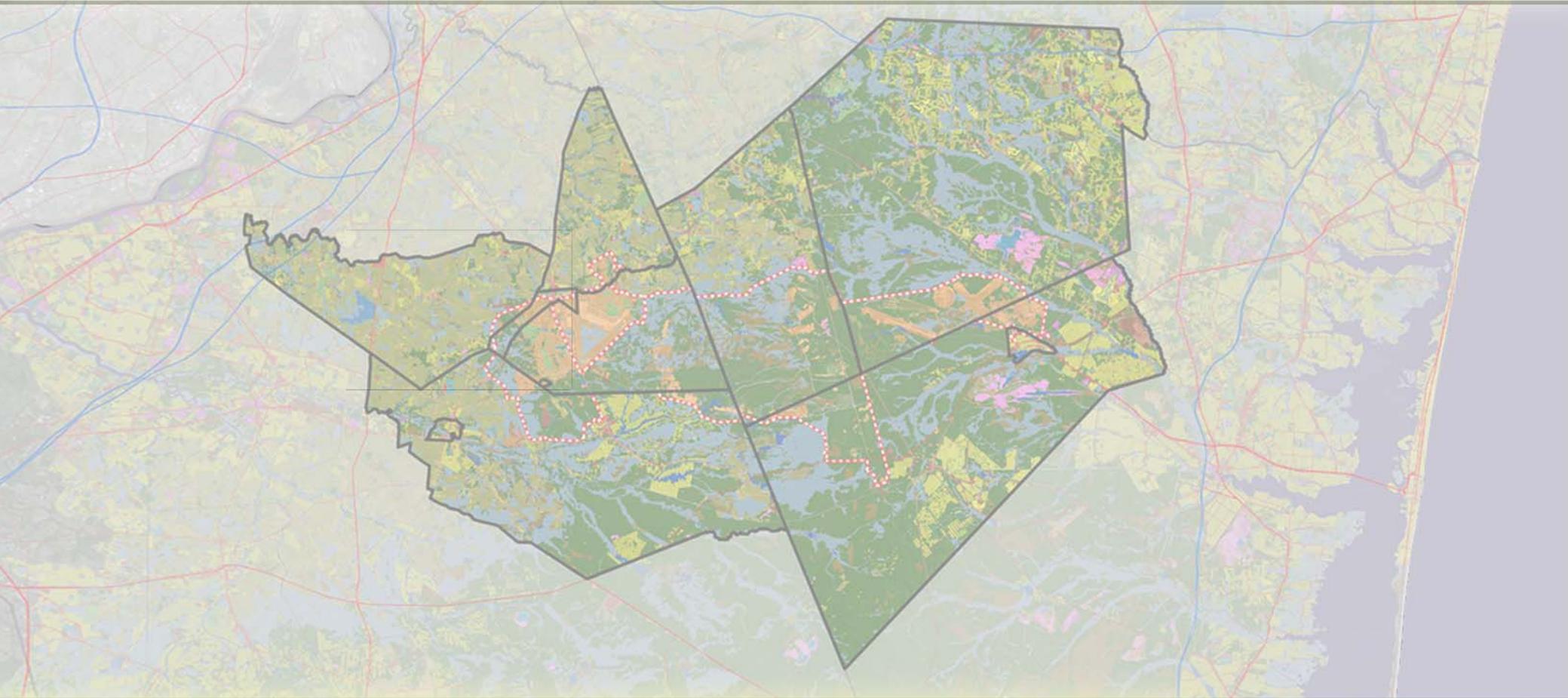


Joint Base McGuire-Dix-Lakehurst Joint Land Use Study for Counties of Ocean and Burlington



Section 1 - Background and Purpose of the Study

Ocean and Burlington counties of New Jersey have a rich heritage of supporting the military and military installations. The contribution of the military and its federal workforce to the economy of each county is very significant. In fact, the Naval Air Engineering Station Lakehurst and McGuire AFB/Fort Dix are Ocean and Burlington counties' largest employers respectively. The number of veterans that have served from World War II through the current Global War on Terrorism in the two counties is impressive. The operation of these bases also has an influence on the surrounding communities, including creation of demand for housing, services, infrastructure, and transportation systems, and causes noticeable effects from aircraft and base activities. The relationship between the local, county, and federal governments is a synergy that needs to be nurtured and developed in the best interests of all parties.

The history and mission of each base is a source of pride for the surrounding communities:

Naval Air Engineering Station Lakehurst is a United States Naval Station located three miles west of the central business district of Lakehurst Borough. The base also includes lands within Manchester Township and Jackson Township in Ocean County, New Jersey. The installation's history dates back to 1915 when the Russian Imperial Army operated an ammunition proving ground there. Naval Air Engineering Station (NAES) Lakehurst serves as the critical link between air Navy and sea Navy and is also home to the Naval Air Warfare Center (NAWC), Aircraft Division. NAES Lakehurst is responsible for development and testing of the catapults that launch the aircraft from the Navy's carriers; the landing aids that guide them back to the ship; the arresting gear that recovers them on the deck; and all of the support equipment to move, service, and maintain aircraft. This equipment assures that fixed and vertical wing aircraft operate safely and effectively from aircraft carriers, air capable ships and expeditionary airfields. In addition to NAWC, NAES Lakehurst hosts over twenty other tenant organizations.



McGuire Air Force Base is a United States Air Force Base located in parts of New Hanover Township, Wrightstown



Borough and North Hanover Township, in Burlington County, New Jersey. McGuire Air Force Base is comprised of the 305th AMW, the 514th AMW (AFRC), the 108th Air Refueling Wing (NJANG) and other tenant units that combine to form Team McGuire, which provides responsive, combat-readiness, mobility and expeditionary capability around the world. First known as Rudd Field, and established as a part of the Army in 1937, the base transferred to the Air Force in 1949. The base is named in honor of Major Thomas B. McGuire, Jr., the second leading American Air Ace of World War II and posthumous recipient of the Medal of Honor.

Fort Dix is a United States Army installation located in parts of New Hanover Township, Pemberton Township, Wrightstown Borough, and Springfield Township, in Burlington County, New Jersey and parts of Plumsted Township and Manchester Township in Ocean County. Fort Dix is a U.S. Forces Command (FORSCOM) Power Projection Platform for the Northeastern United States under the command and control of the U.S. Army Reserve



Command. Primary missions include being a center of excellence for training, mobilizing and deploying Army Reserve and National Guard units, and providing regional base operations support to on-post and off-post active and reserve component units of all services. Fort Dix originally named Camp Dix was created in 1917 as a training and staging area for troops during WW I and has been heavily utilized for troop training and mobilization for WW II, the Vietnam War and modern era conflicts.

In 2005, the Base Realignment and Closure (BRAC) Commission approved the realignment of 25 military installations across the country into 12 Joint Bases. The purpose of the BRAC is to consolidate installation management functions, streamline processes and achieve efficiency across redundant requirements. NAES Lakehurst, McGuire Air Force Base and Fort Dix will combine to form a Joint Base that extends 20 miles from east to west, encompassing 42,000 acres and employing 22,000 people. It will form the nation's only tri-service Joint Base. The Air Force will assume the lead for the installation management of Joint Base McGuire-Dix-Lakehurst. A summary of the histories and current operations at NAES Lakehurst, McGuire Air Force Base and Fort Dix are provided in Section 5.0 of this document.

Section 1 - Background and Purpose of the Study

Burlington and Ocean counties are the two largest counties in the state. Despite a large growth in population and employment, both counties maintain a vast amount of protected open space that enables management of future projected demand for land use of the area. This protected open space coupled with a cooperative approach with the military will encourage planning for compatible land use to prevent incompatible encroachment, and facilitate the continued operation of the military installations. This synergism is especially important in light of the increase in mission requirements at the three bases. As a result of Base Realignment and Closure (BRAC) 2005, McGuire Air Force Base (AFB) will absorb a number of aviation units from Naval Air Station (NAS) Joint Reserve Base (JRB) Willow Grove, PA (slated for closure no later than 2011). Additionally, Fort Dix was designated Joint Pre-Deployment Mobilization Site Dix/McGuire/Lakehurst. Although not BRAC related, Naval Air Engineering Station (NAES) Lakehurst will see an increase in mission requirements in support of the Air Force and New Jersey National Guard with the constructed Air Force C-17 assault landing strip, a National Guard Consolidated Logistics and Training Facility and a National Guard helicopter aviation facility. These new requirements will increase the number of personnel on each base, with an associated increase in potential noise-generating activity in and around each base.

In 1985, the Department of Defense (DoD) initiated the Joint Land Use Study (JLUS) program to create a participatory, community-based framework for land use planning around military installations. The objectives of the JLUS program are two-fold:

- To encourage cooperative land use planning between military installations and the surrounding community and
- To seek ways to reduce the operational impacts of military bases on adjacent land.

The JLUS process encourages residents, local decision-makers and installation representatives to study issues of compatibility in an open forum, balancing both military and civilian interests. Because the development of land use plans is a function of local government, DoD's JLUS program does not seek to create land use plans but instead presents information and land use recommendations that can be used by local government to in their preparation of land use plans. JLUS studies and their recommendations are also intended to guide local government in their implementation of appropriate land use controls around military installations.

This is the first JLUS for McGuire Air Force Base, Fort Dix or NAES Lakehurst. Prior to this

JLUS, each base has interacted with the municipalities in a different manner. Over the years the measure of cooperation and dialogue between the municipalities and the military installations has varied, subject to the influence and relative involvement of successive leadership. For instance, representatives of the military installations have sometimes directly participated in municipal planning initiatives, while at other times this involvement was absent. Military community outreach was also inconsistent with respect to sharing information regarding short term and long term mission changes. With the imminent establishment of Joint Base McGuire-Dix-Lakehurst the importance of open, shared communication takes on a new level of significance. Within the near term (i.e. October 2009) the Joint Base will speak with one voice and operate with common practices. This change should improve communication and serve as a catalyst for improved community relations with proactive initiatives and planning goals that will be shared and understood. The potential benefits of this JLUS can be maximized as its implementation time frame is nearly coincident with the establishment of the Joint Base.