



State of New Jersey

DEPARTMENT OF STATE
BUSINESS ACTION CENTER
OFFICE FOR PLANNING ADVOCACY
PO Box 820
TRENTON, NJ 08625-0820

CHRIS CHRISTIE
Governor

GERRY SCHARFENBERGER, Ph.D.
Director

KIM GUADAGNO
Lieutenant Governor

April 6, 2017

Proposed Map Amendment

The Office for Planning Advocacy has determined that it is appropriate to forward the Eagles Nest Airport map amendment application to the State Planning Commission (SPC) for their determination as to whether this criteria meets the State goals for the creation of a new transportation node. This node would be located at the Eagles Nest Airport in Eagleswood Township. The map amendment would result in the creation of a transportation node on approximately 111.29 acres. The area would consist of Block 34 Lot 1.01, Block 35 Lot 3, Block 36 Lot 13.02, Block 37 Lots 1-3 and 2.02 and 2.03 (formerly 2.01), Block 38 Lots 7 and 9.

Background

The proposed node is made up of multiple parcels with various property owners including Eagleswood Township. The existing use is that of a privately owned public airport which has been in use since 1966. The sole owner of the facility is Peter Weidhorn. The airport property is zoned LB for light business which permits the airport use. All of the properties are located within a CAFRA area. The area being considered for expansion currently contains SGS Environmental Drilling Company and Stafford Forge Business Park LLC along with additional vacant lots, with a portion of which are disturbed. The surrounding properties consist of residential and commercial properties but the majority of the area is undeveloped. The Garden State Parkway is directly to the west of the airport. The proposed node is located in the LB overlay zone and also the R/R-OS zone (Resort/Recreation – Open Space) which also permits the airport use.

The 2007 Land Use Land Cover shows that the Eagles Nest Airport proposed node covers 111.29 and the amount of disturbed land consists of 107 acres. There are currently two

airport hangers and a runway associated with this airport. The proposed expansion will not extend beyond the existing footprint of disturbed land.

Current NJDEP landscape data indicates that the entire property could have a threatened species, the northern pine snake. While it is unlikely that the pine snake would have any habitat in close proximity to an airport but would instead be in the forested area north of the airport which is adjacent to the existing gravel pit, I defer to the DEP's Endangered and Threatened Species Division, for their expert opinion.

The proposed change is located in an area that is already developed and much of the surrounding land has been disturbed. Therefore, it appears that the environmental sensitivity of this area has already been reduced. The airport is also an established economic entity within Eagleswood.

The SPC should be aware that the CAFRA regulations are restricting the expansion of an existing regional employer with infrastructure within a PA 4. The enhancement of this existing airport as a transportation node is consistent with Goal 3 of the New Jersey State Development and Redevelopment Plan (NJDRP), to promote "beneficial economic growth, development and renewal for all residents of New Jersey." Enabling the expansion of this concentrated economic driver will benefit the region and the State. According to the applicant the airport provides economic benefits not just in the revenues it produces but also to help support several businesses on the property. The indirect support it also provides throughout Eagleswood and the surrounding areas amounts to over 17 million dollars yearly.

The following information was considered by staff prior to making this recommendation:

1. Pursuant to Coastal Zone Management (CMZ) rules, any map amendment needs to be independently evaluated and found by the DEP to be consistent with the goals of the Coastal Area Management Program, the CMZ rules and CAFRA.
3. The Municipality and County have been made aware of this proposed amendment and both support the proposed node.
4. DOT and specifically the Aeronautical Division have provided their input.

Justification

Existing designation - CAFRA zone and PA4

New designation – Heavy Industry Transportation Utility Node

The purpose of the proposed node would be to further the NJDRP with regards to Goal 5, which is to provide adequate public facilities and services at a reasonable cost. As stated on page 72 of the NJDRP, the goal is to "Maintain and rehabilitate extremely highly developed and expensive infrastructure networks. The most urbanized state in the United States requires a higher level of public facilities and services to serve its population and visitors and "Our location as a corridor state puts additional strain on our road, rail, sea and airport facilities." A significant amount of funding has been allotted to the Eagles Nest airport by the DOT over the years in order to maintain and upgrade the facility. "The state awarded the grants because the Eagle's Nest Airport serves as an important regional hub said State Department of Transportation spokesman Rick Remington. (<http://archives.californiaaviation.org/ganews/msg10385.html>).

The airport helps serve the needs of the community especially in times of emergency such as Superstorm Sandy when it was used as a National Guard Command Center. The Department of the Air Force utilizes the airport for training purposes and the Atlantic City Coast Guard utilizes the airport routinely for its flight training exercises. The FAA also plans to use the airport for drone training.

The NJDRP recognizes that not all development has taken place in concentrated, mixed-use forms. The existing development within the area subject to this proposed map amendment, as per the NJDRP and the State Planning Rules, is best defined as a “node” and not a “center.” A Node which can exist within “concentrations of employment and economic activity that are not organized in compact, mixed-use forms. These may be Commercial-Manufacturing Nodes or Heavy Industry-Transportation-Utility Nodes” (Page 9).

The applicant has also stated that the airport expansion is necessary to its economic viability. CAFRA regulations prohibit any further expansion of the airport which is located in the PA5 planning area. The enhancement of this airport and the creation of the Node is consistent with Goal 3 of the NJDRP, to promote “beneficial economic growth, development and renewal for all residents of New Jersey”. While the airport is small it is a public airport that is used for emergency purposes and training purposes by various government entities. The airport has also received significant government funding over the years to make necessary improvements and currently employs 70 people.

A resolution was adopted by Eagleswood Township in 2016 supporting this petition for a node at the Eagles Nest airport.

Exhibit A Petition documents from Eagles Nest Airport owner, Mr. Peter Weidhorn

Exhibit B Map of Current and proposed State Plan Policy Map by Geller, Give and Company

Exhibit C Resolution from Eagleswood Township in support of map change

Exhibit D Planning area map by Steve Karp, OPA

Exhibit E Site view and aerial photo

Exhibit F Letter from Department of the Air Force

EAGLES NEST AERODROME, LLC
PO BOX 166
TENNET, NJ 07763
732-740-2510
EAGLESNESTAIRPORT@YAHOO.COM

February 1, 2017

AMENDED

**PETITION TO AMEND THE STATE PLAN POLICY MAP
EAGLES NEST AIRPORT
EAGLESWOOD TOWNSHIP
OCEAN COUNTY, NEW JERSEY**

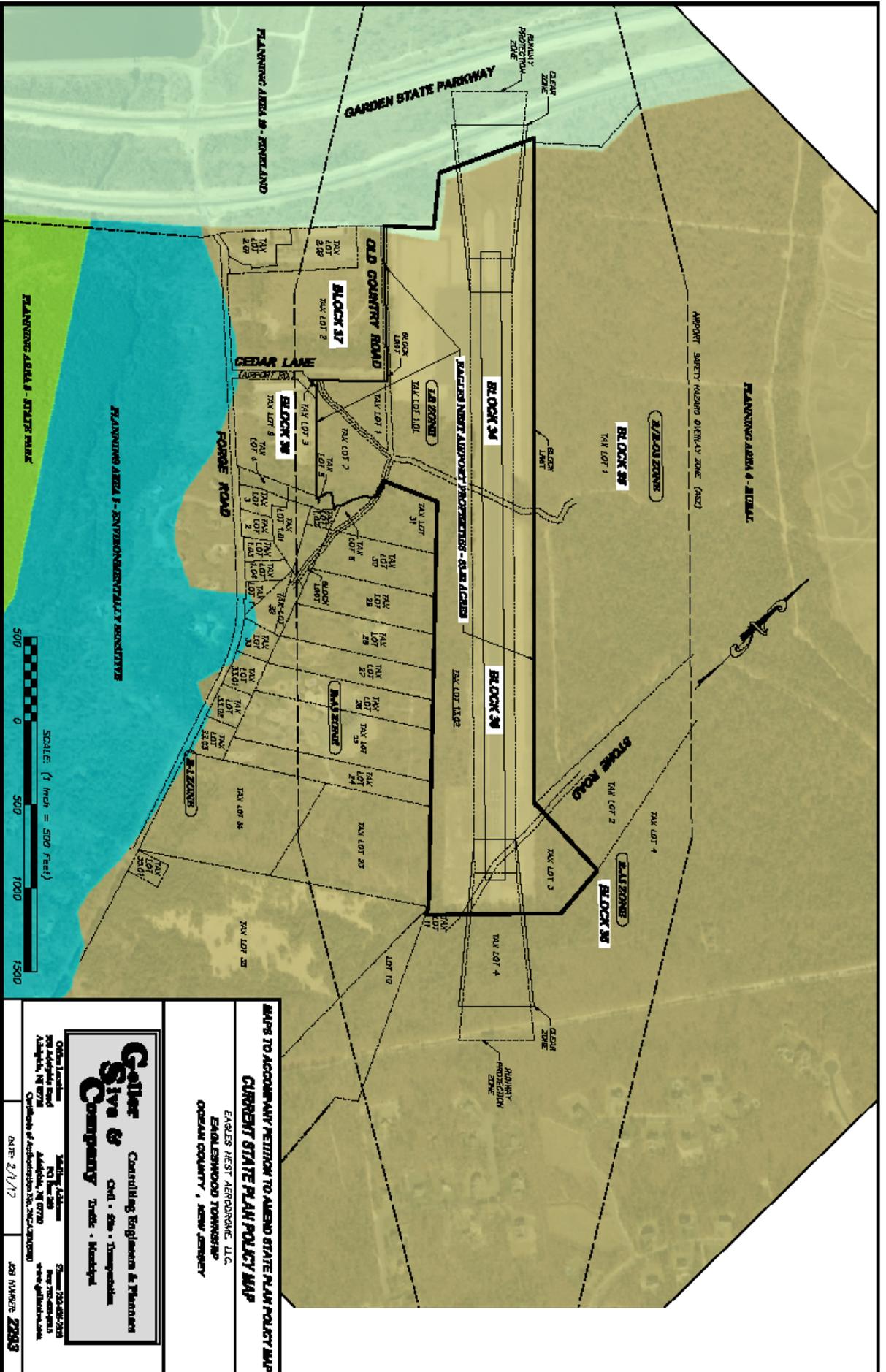
Applicant: Eagles Nest Aerodrome, LLC

Location: 100 Airport Road
At the intersection of Stafford Forge Road and Airport Road
Eagleswood Township, Ocean County NJ

Mailing Address: Eagles Nest Airport or Eagles Nest Airport
100 Airport Road PO Box 166
West Creek, NJ 08092 Tennent, NJ 07763

Sole Member/Managing Member/ 100% Owner:

Eagles Nest Aerodrome, LLC
Peter J Weidhorn
6 Kensington Court
Tenafly, NJ 07670
732-740-2510
eaglesnestairport@yahoo.com

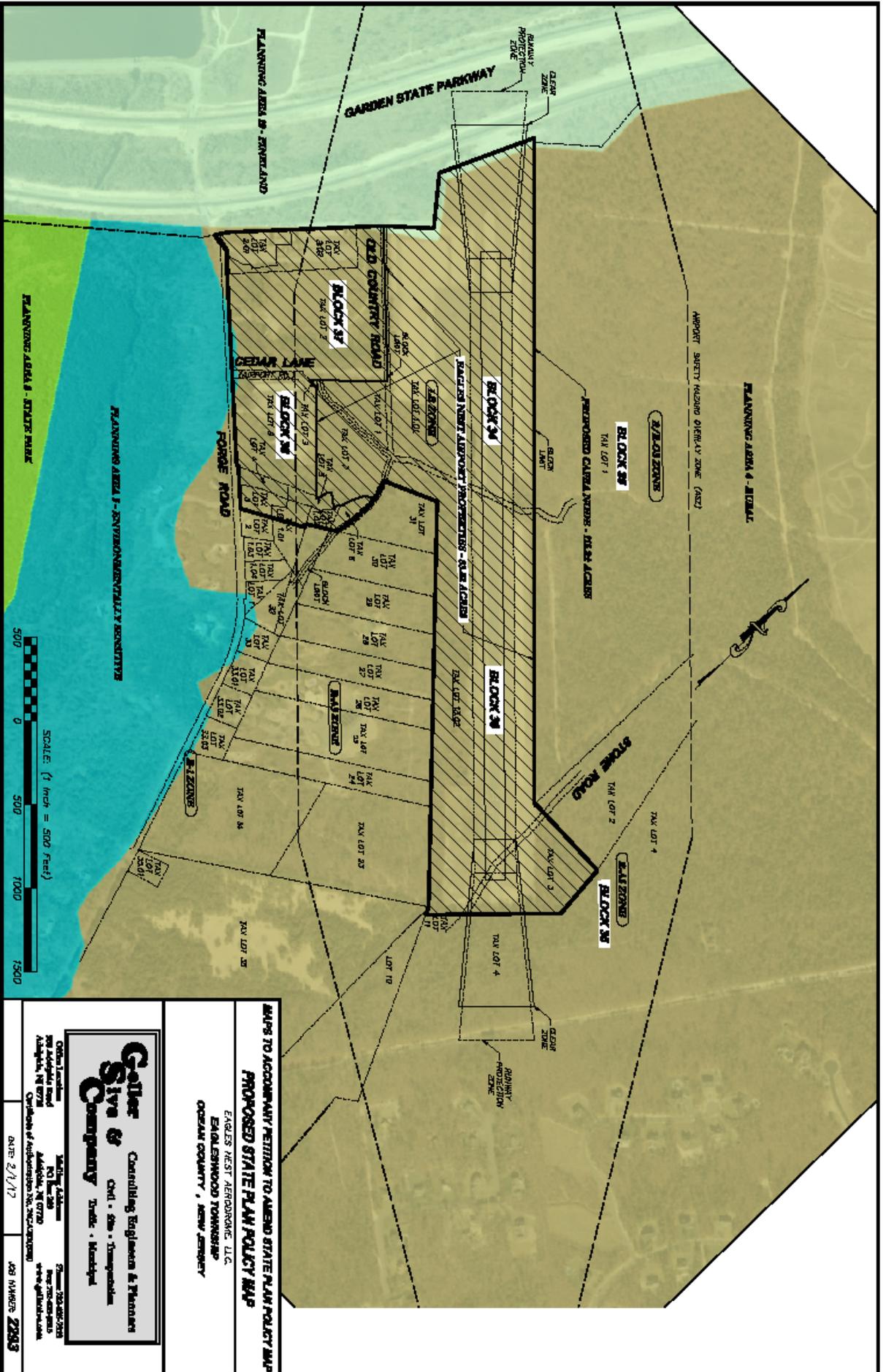


MAPS TO ACCOMPANY PETITION TO AMEND STATE PLAN POLICY MAP
CURRENT STATE PLAN POLICY MAP

ENCLAVE NEXT AERODROME, LLC
 ENGLEWOOD TOWNSHIP
 OCEAN COUNTY, NEW JERSEY

Geller & Givens & Company
 Consulting Engineers & Planners
 Civil • San • Transportation
 Trade • Municipal

Order, Location, and
 No. of Copies of Map
 Address, NJ 07720
 Date: 2/1/17
 Job Number: 22953



MAPS TO ACCOMPANY PETITION TO AMEND STATE PLAN POLICY MAP
PROPOSED STATE PLAN POLICY MAP

ENGLER NEXT AERODROME, LLC
 ENGLEWOOD TOWNSHIP
 OCEAN COUNTY, NEW JERSEY

Geller
Sive &
Company
 Consulting Engineers & Planners
 Civil • San • Transportation
 Trade • Municipal

Order, Location, Meeting Address, No. of Pages, Address, NJ 07720, Date: 2/1/17, Job Number: 2293

RESOLUTION 2016-130

RESOLUTION OF THE TOWNSHIP OF EAGLESWOOD, COUNTY OF OCEAN, STATE OF NEW JERSEY, SUPPORTING THE PETITION TO AMEND THE STATE PLAN POLICY MAP

WHEREAS, a petition has been submitted to amend the State Plan Policy Map in the vicinity of Eagles Nest Airport to the State Planning Commission, Department of State

WHEREAS, the Township Committee desires to support and include the following block and lot numbers of the Township of Eagleswood: Block 34 - Lot 1.01, Block 35 - Lot 3, Block 36 - Lot 13.02, Block 37 - Lots 1, 2, 2.01, 2.02, 2.03, 3, Block 38 - Lot 1.02, 3, 4, 5, 6, 7, 9

WHEREAS, the Township Committee desires to support the designation of the block and lot numbers identified as an Industry Transportation Utility NODE on the State Plan Policy Map

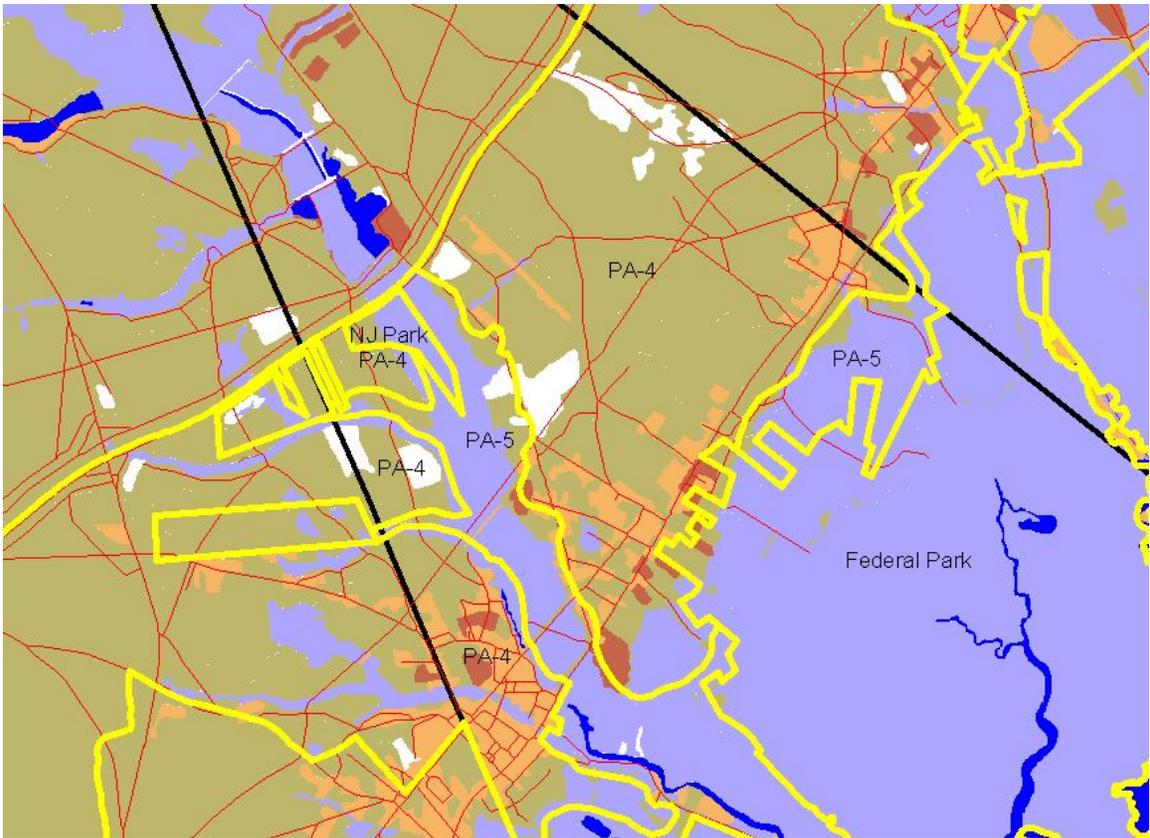
NOW, THEREFORE, BE IT RESOLVED, that the proper officials be authorized to prepare and sign documents related to the NODE petition

CERTIFICATION

I, Cindy Maresca, Acting Municipal Clerk of the Township of Eagleswood, do hereby certify that the foregoing is a true copy of a resolution adopted by the Township Committee of the Township of Eagleswood at a meeting held on the 19th day of December, 2016.

Cindy Maresca
 Cindy Maresca
 Acting Municipal Clerk

COUNCIL	MOTION	2 nd	AYES	NAYS	ABSTAIN	ABSENT	RECUSE
Committee Member Thomas	x		x				
Deputy Mayor Ryan		x	x				
Mayor Pasternak			x				
VOTES			3				





DEPARTMENT OF THE AIR FORCE
AFOSI AFSIA DETACHMENT 1, FORT DIX AIN, NJ

December 20, 2016

Captain Stewart Hawkins
Commander
Detachment 1
5656 Texas Avenue
Fort Dix, NJ 08055

Peter Weidhorn
Eagles Nest Airport Manager
60 Thomas Drive
Manalapan, NJ 07726

Dear Mr. Weidhorn,

Thank you for supporting my units training mission. As the Air Force's only counterintelligence training center, our job is to train Airman with the skills necessary to conduct investigations, operations, and collections in support of counterintelligence and counterterrorism focuses for the Air Force. One of the many disciplines taught at Detachment 1 is conducting security assessments of various locations. Outside of the training environment, these security assessments become written products that are briefed to military commanders allowing them to make more informed decisions at the strategic, operational, and tactical levels of military planning.

Mr. Hayes, the Anti-Terrorism Specialty Team Course Director, has already reached out to you in regards to utilizing your facility. As one of the locations our schoolhouse would use to allow students the opportunity to conduct and write a security assessment for training purposes, the information developed and written products derived from conducting such an assessment are for training purposes only and will not be disseminated beyond the Air Force's Special Investigations Academy, our parent unit and credentialing authority, in accordance with the Privacy Act, Department of Defense Directives and classification restrictions.

All students are members of the United States Air Force Office of Special Investigations. They are credentialed federal agents, similar to an FBI agent, and will identify themselves as such during the activities of their training. They are directed to not interfere with your facilities normal activities and I expect them to be polite and courteous at all times. If you have any questions or issues with any of the students or my staff, please do not hesitate to contact myself at: 513-603-0147 or the Course Director, Mr. Hayes, at: 229-444-3989.

Again, I appreciate your support of this vital training function. It ensures our Airmen are well equipped to provide support and security to military operations worldwide that keep our nation secure.

Stewart Hawkins, Capt, USAF
Commander