Business Development vs. The Environment

Creating a Sustainable Land Use Plan

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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
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 spatial 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
Lakehurst, New Jersey

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Lakehurst, New Jersey

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Lakehurst, New Jersey

Ecologically Sensitive Areas
Naval Air Engineering Station
Lakehurst, New Jersey
Figure 27
Proposed Land Use (long range)
Naval Air Engineering Station
Lakehurst, New Jersey
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.
Developable Parcels

Naval Air Engineering Station
Lakehurst, New Jersey

Figure 28

Developable Parcels

Level 1 (Preferred, open space)
Level 2 (Forested, unconstrained)
Level 3 (Existing or future use identified)
Proposed 421st Phoenix Readiness Regional Training Ground

Area = 268.6 acres
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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