

**MINUTES OF THE MEETING**

**I. Members of the Authority present:**

- James V. Gorman, Chairman, Fort Monmouth Economic Revitalization Authority (FMERA) - **V**
- Robert Ades, Vice Chairman, Public Member – **V**
- Dr. Robert Lucky, Public Member – **V**
- Michael Collins, Assistant Counsel, Authorities Unit, Office of the Governor – **V**
- Lillian Burry, Monmouth County Freeholder – **V**
- Gerald Turning, Mayor of Tinton Falls – **V**
- Michael Mahon, Mayor of Oceanport – **V**
- Dennis Connolly, Mayor of Eatontown – **V**
- Tim Lizura, President and COO, NJ Economic Development Authority (NJEDA) – **V**
- John Raue, Senior Policy Advisor to the Commissioner, NJ Department of Labor & Workforce Development (DOL)
- Kenneth J. Kloo, Director, Site Remediation Program, NJ Department of Environmental Protection (DEP)
- Gina Fischetti, Chief Counsel, Local Planning Services, NJ Department of Community Affairs (DCA)
- Jonathan Lowy, Regional Manager, Government and Community Relations, NJ Transit (NJT) (via phone)

**V - Denotes Voting Member**

**Members Not Present**

**Also present:**

- Bruce Steadman, Executive Director, FMERA
- Gabriel Chacon, Deputy Attorney General (DAG)
- FMERA staff

**II.**

The meeting was called to order by Chairman James V. Gorman at 7:02 p.m. who led the meeting in the Pledge of Allegiance.

In accordance with the Open Public Meetings Act, FMERA Secretary Bruce Steadman announced that notice of the meeting was sent to the Asbury Park Press and the Star Ledger at least 48 hours prior to the meeting, that a meeting notice has been duly posted on the Secretary of State's bulletin board at the State House, and the FMERA and the NJEDA websites.

The first item of business was the approval of the February 26<sup>th</sup> meeting minutes. A motion was made to approve the minutes by Tim Lizura and seconded by Michael Collins.

Motion to Approve: TIM LIZURA Second: MICHAEL COLLINS

AYes: 8

Lillian Burry abstained from voting stating she was not at the February 26<sup>th</sup> meeting.

### III. WELCOME

Chairman James V. Gorman welcomed attendees to the meeting. Mr. Gorman stated that copies of the Board package were available at the door, and in response to public comment the Board package was posted to the FMERA website in the afternoon to give the public the opportunity to review the information in advance of the meeting.

Mr. Gorman stated that this month the Supreme Court ruled that the courts will take over the regulation of affordable housing in New Jersey through its Council on Affordable Housing (COAH) decision. Mr. Gorman asked that DAG Gabriel Chacon be prepared to assist the members of the Board on the COAH decision. Mr. Gorman stated that the meeting agenda called for the public to receive reports from the Staff Advisory Committees and the Statutory Committee meetings. Mr. Gorman stated that the reports are provided to allow for public input and transparency in the conduct of the Authority's effort to implement the Reuse Plan. Mr. Gorman stated that there is one board action: consideration of approval of Historic Preservation Design Guidelines for the Fort Monmouth Historic Resources in the Boroughs of Eatontown and Oceanport, NJ.

The Chairman went on to state that there will be two public comment periods at the meeting based on the Authority's public meeting protocol. The Chairman reiterated his request for the public's cooperation in keeping comments as brief as possible. The Chairman continued by stating that in his role as Chairman he is required to conduct an orderly meeting and complete the meeting agenda in a reasonable time period. The Chairman concluded by stating that FMERA continues to welcome the public's constructive comments and ideas.

### IV. SECRETARY'S REPORT

Bruce Steadman stated that he had nothing to report.

### V. TREASURER'S REPORT

Jennifer Lepore, Senior Finance Officer, stated that a new federal grant application is being prepared to support the Authority's operations for July 1, 2015 through June 30, 2016. The funds being requested are consistent with the 2015 budget approved by the Board. The External Auditors will report on the Authority's financial statements and accompanying notes, as well as internal controls and compliance in accordance with Government Auditing Standards and OMB Circular A-133. At the Audit Committee's next meeting, the Auditors will report their findings and based on the Committee's recommendation, the 2014 Comprehensive Annual Report including the audited financial statements will be forwarded to the Board for their review in April.

Jonathan Lowy dialed in at 7:14p.m., due to a previous meeting.

### VI. PUBLIC COMMENT REGARDING BOARD ACTION ITEMS [3 minutes re: Agenda Items]

Tom Mahedy of Wall Township stated that the public should be more involved and have oversight of the Historic Preservation Guidelines. Mr. Mahedy asserted that non-for profit organizations expressed interest in the historical buildings and they were not permitted to tour the buildings, but could put in a proposal based on a drive by bus tour, while corporations were given the red carpet treatment. Mr. Mahedy asserted that there is no transparency or truth to the redevelopment.

## VII. EXECUTIVE DIRECTOR'S REPORT

Rick Harrison, Director of Facilities Planning stated that FMERA and the Army have been holding discussions since 2012 on the future transfer of the balance of the Main Post, to be accomplished under a Phase 2 Memorandum of Agreement (MOA). After receiving support from the Board for the proposed terms negotiated by FMERA staff and Army representatives for the Authority's acquisition of the balance of the Main Post, staff submitted the Phase 2 Economic Development Conveyance (EDC) application on July 1, 2014, and it is currently under review by the Army. A draft Phase 2 MOA is currently under review by staff and the Army. The Army has provided a draft Finding of Suitability to Transfer (FOST), an environmental review required before transfer, and it is currently under review by staff and the NJ Department of Environmental Protection (NJDEP). FMERA has had frequent internal meetings and conference calls with our Special BRAC Counsel to discuss comments for the Army on the FOST and the MOA as well as weekly conference calls with the Army to discuss progress. FMERA's goal is to seek approval from the Board to execute the Phase 2 MOA with the Army this summer.

Mr. Harrison gave the following summary of the status of RFPs and contracts that FMERA has issued:

### Auctioneer

There was a presentation and a handout at February's Board meeting regarding the results of the 5 auctions held to date. Additional auctions of Phase 1 property will start up next month. The auctioneer's staff are busy cataloging and staging the items and buildings for the next auctions. FMERA staff is also beginning to plan for auctions of Phase 2 items once the Phase 2 property transfers. A public, community-focused, small-lot auction is planned for the fall.

### Utilities

FMERA continues to plan upgrades to utility systems and is working with the public utilities and our subcontractors to ensure required utilities are safe and operational. FMERA expects to execute an agreement with JCP&L within the next couple of weeks to take-over the CWA substation and distribution system. FMERA is also in the process of transferring the CWA sanitary sewer meter to Tinton Falls and lastly, FMERA is starting to plan and engineer new water mains for the main post.

### Suneagles

Promised improvements to the course are well along as the operator prepares for the golf season. FMERA approved new fees that will go up slightly this coming season – the average increase is \$2.00. FMERA continues to address significant maintenance issues at Gibbs Hall.

### Property Management/Maintenance

Our property management/maintenance team, Chenega Operations Services, has been quite busy keeping our property presentable and secure, for both marketing purposes and keeping employees and tenants safe and comfortable. The cold, snowy winter has been, and unfortunately continues to be, challenging and is keeping the team busy repairing leaks, frozen pipes, boilers and plowing.

### Marina

The Marina operator and potential purchaser have had two meetings and exchanged correspondence with the NJDEP on the Notice of Violation that was reported on at the last meeting. They have engaged an environmental engineer and law firm knowledgeable with these issues who have participated in these meetings and correspondence. They are moving expeditiously to resolve the issues and hope to open for business this spring. Two of the three violations relate to existing conditions which we are working with the Army on. The remaining violation requires that the marina operator submit a CAFRA Application regarding the construction which enclosed the outside deck area. The application is in progress and should be submitted by the end of the month. The operator, FMERA, the NJDEP and the Army are working cooperatively and hope to have the violations resolved expeditiously so that the marina can open this spring.

Dave Nuse, Director of Real Estate Development stated that FMERA has increased its activity level in 2015, with 9 Requests for Offers to Purchase currently open.

In Tinton Falls, FMERA has 3 RFOTPs currently posted on our website. They include:

- Building 2525, an 86,000 sf office building completely renovated in 1999, with a due date of March 30<sup>th</sup>;
- Parcel F-3, the 3.5 acre gas station and convenience store site on Hope Road, with a due date of April 7<sup>th</sup>;
- and the former Child Development Center, a 20,000 sf facility built in 1996 that's suitable for day care, preschool or office use. That RFOTP is due April 27<sup>th</sup>.

FMERA currently has proposals for three Tinton Falls properties: the Satellite Drive Parcel, a 1.5 acre building lot zoned for office, research or institutional use; the Charles Wood Fire Station; and Parcel F-2, the proposed Veterans Housing site. FMERA did not receive any responses on Parcel F-1, the site including the Myer Center and the Night Vision Lab.

FMERA currently is in negotiations with prospective redevelopers on four other parcels in Tinton Falls:

- Parcel C, a mixed use town center project consisting of 243 units of housing and approximately 50,000 sf of retail space, and Parcel C1, comprised of 45 single family homes, both in exclusive negotiations with Lennar Corporation through the end of this month;
- Fabrication Shops, 45,000 sf of light industrial and flex space, where we're in negotiations with Pinebrook Commerce Center LLC;
- The Pistol Range, where the Board has selected Kiely Realty LLC as purchaser.

In Eatontown, FMERA has 2 open RFOTPs on our website,

- Howard Commons site on Pinebrook Road, zoned for 275 townhouses and up to 15,000 sf of retail space, with a due date of April 6<sup>th</sup>;
- The expanded Parcel B, the mixed-use town center property fronting Route 35, calling for up to 250,000 sf of retail space and 302 housing units on about 77 acres, with proposals due on May 21<sup>st</sup>.

FMERA also plans to issue an RFOTP later this year for Suneagles Golf Course, which includes a 10-acre section zoned for construction of a new hotel/conference center.

In Oceanport, FMERA has 4 open RFOTPs listed on our website, for:

- Russel Hall, the 40,000 sf former Garrison Headquarters building, with a due date of April 13<sup>th</sup>;
- Main Post Chapel, a 16,000 sf facility that includes a 600-seat sanctuary, with proposals due April 20<sup>th</sup>;
- Nurses Quarters, a 24-unit residential complex on Main Street adjacent to the former Patterson Army Hospital, due May 11<sup>th</sup>;
- And the 16,000 sf former recreation building on Brewer Avenue known as the Dance Hall, which is projected for commercial reuse; due June 10<sup>th</sup>.

In addition, FMERA is currently in negotiations on 3 parcels in Oceanport:

- the Officer Housing Parcel, consisting of 117 historic housing units;
- the Fitness Center;
- and the Marina.

The public is encouraged to visit our website, [www.fortmonmouthredevelopment.com](http://www.fortmonmouthredevelopment.com), for more information and to obtain copies of our RFOTPs. Thank you.

## Marketing Update

Candice Valente, Communication and Planning Officer stated that FMERA continues to work with our marketing consultant, Weblinx, Inc., on the refinement of the FMERA brand and the redesign of our website. FMERA is on target to launch our newly designed website before next month's meeting of the Board. FMERA also continues to work with Cushman & Wakefield to market the Fort property. FMERA and Cushman conduct, on average, a half dozen tours per week. Cushman has updated their marketing flyers and created new flyers for the Chapel, Dance Hall, Child Development Center and Nurses Quarters. In addition, Cushman and FMERA will be co-hosting a pre-proposal conference for Parcel B on March 24<sup>th</sup>.

Please be sure to take a copy of the two press releases available at the door today, one issued by the NJEDA and the other to be issued by Cushman's Communications team on March 19<sup>th</sup>, both highlighting FMERA's latest RFOTPs. FMERA encourages members of the public to sign up for our monthly digital newsletters on our website or by emailing [FMERAinfo@njeda.com](mailto:FMERAinfo@njeda.com).

Bruce Steadman gave an update on the Action Items for Next Month.

- Continued work with the NJDEP to identify and resolve environmental issues of concern.
- Continued meetings and tours with interested prospective employers and investors.
- Continued outreach to our stakeholders in the 3 host municipalities, the County and others.
- Continued collaboration with the NJEDA Trenton office on marketing and business development opportunities
- Continued ongoing meetings with NJNG, TRWRA, JCP&L and NJ American Water.
- Continued meetings with the DAGs and their continued support with several projects.

Mr. Steadman announced with mixed emotions the retirement of Beverlee Akerblom, as FMERA's Director of Finance and Administration. Beverlee has been a tireless and committed member of the FMERPA and FMERA teams and did a great job establishing a relationship with the Office of Economic Adjustment (OEA), and the Army. Beverlee was very well respected within the BRAC circles and established the solid foundation for FMERA's excellent financial reputation. Mr. Steadman wished Beverlee well in the next chapter in life.

Lillian Burry stated that she has worked with Beverlee since FMERPA and found her to be nothing but highly professional and very dependable and a person you could feel very comfortable with knowing she was doing a good job. Ms. Burry wished Beverlee the very best in the next chapter of her life.

Lillian Burry asked if there will be a ribbon cutting for AcuteCare. Mr. Steadman stated that AcuteCare will be having a more formal event sometime in the Spring, and staff would alert the Board as to when.

## VIII. COMMITTEE REPORTS

### a) AUDIT COMMITTEE (ROBERT ADES, CHAIRMAN):

Robert Ades stated that the Committee did not meet this month.

### b) REAL ESTATE COMMITTEE (JAMES V. GORMAN, CHAIRMAN):

Chairman Gorman stated that the Committee met on February 10<sup>th</sup> and discussed the following:

- Discussion regarding an ongoing monitoring mechanism of the open space inventory currently in preparation by Phillips Preiss Grygiel (PPG). Staff will provide the Committee with periodic inventory of the open space at the Fort and the Reuse Plan's requirement for open space. Staff's presentation was approved by the Committee and management procedures will be discussed at the April meeting.
- Discussion regarding Parcel C and C1 with Lennar Corporation. Lennar has asked to reduce the bid price due to the increased costs associated with prevailing wage requirements. Staff was advised to

discuss Lennar's new proposal with the Army, which will receive the majority of the sales proceeds. Staff will update the Committee on the discussions with the Army at the April meeting.

- Discussion regarding modification to the Sales Regulations to address the length of the exclusive negotiations period. Discussion regarding the Leasing Regulations that could address the difficulty to secure leases quickly for businesses that require more flexibility. The AG's office was requested to provide guidance at the April meeting.
- Update on the progress with the Army regarding the Phase 2 MOA. The MOA draft has turned over to the Army Corps of Engineers for their review.
- Update on the Marina
- Update on Parcel F-1
- Update on Parcel B
- Update on the Fitness Center
- Update on Officers Housing
- Update on the 8 open RFOTPs

c) ENVIRONMENTAL STAFF ADVISORY COMMITTEE (KENNETH J. KLOO, CHAIRMAN):

Kenneth J. Kloo stated that the Committee met on March 9<sup>th</sup> and discussed the following:

- FMERA staff opened the meeting with summaries for a small sample of outstanding issues to be resolved by the Army prior to FMERA's acquisition of the Phase 2 parcels. These issues will not be carve-outs, but must be addressed prior to closing with the Army. The Committee discussed these issues, and the DEP Case Manager provided input as to the current status of these items.
- FMERA staff provided a summary of potentially remaining underground heating oil tanks, both residential and non-residential. The DEP Case Manager noted these tanks have been part of an ongoing discussion with the Army. Committee members discussed strategies for identifying the remaining tanks and FMERA's options for creating an escrow account for any remediation of the possible tanks as part of ongoing Phase 2 negotiations with the Army.
- DEP representatives provided additional background information and an update on the U.S. Geological Survey (USGS) well located within the FTMM-5 landfill. Due to a lack of information on well construction, the location of the well in a former landfill, and the future security and development potential of the site, the USGS and DEP agree that the well should be sealed and abandoned. As owner of the well, the Army will be responsible for the well closure.
- FMERA staff provided a summary of DEP violations received by the operator of the Marina in Oceanport. Three violations were noted, including the requirement to submit a CAFRA permit application. The operator is currently in the process of submitting an application for the CAFRA permit and will work with the DEP to address all violations, 2 of which date back to Army ownership.
- FMERA staff updated the Committee on remediation planned by Conrail for its property along Main Street in Oceanport which provides a right-of-way for a high-power transmission line and high-pressure gas line. Conrail's current plan contemplates remediation to residential standards for that property, but remediation only to non-residential standards for a similar, adjacent parcel on the Fort. FMERA is working with the Deputy Attorney General's Office and Conrail to determine if all remediation can be performed to meet residential standards, as the surrounding property is planned for future residential development in FMERA's Reuse and Redevelopment Plan.
- The Committee chair encouraged Committee members to bring questions or concerns on environmental matters at the Fort directly to him or the DEP Case Manager. He reminded members that as representatives of their municipality or business sector, they are responsible for ensuring that, to the best of their ability, any public statements or postings on social media relative to Fort Monmouth and FMERA are true and accurate.

d) HISTORICAL PRESERVATION STAFF ADVISORY COMMITTEE (ROBERT ADES, CHAIRMAN):

Robert Ades stated that the Committee met on March 4<sup>th</sup> and discussed the following:

- Discussion and review of the Historic Preservation Design Guidelines. The Committee reviewed the changes and edits that were discussed with PPG from the previous Committee meeting. The Committee reached a consensus and agreed to present the Guidelines at tonight's meeting for approval of the Board.

Mr. Steadman stated that the guidelines process has been laid out in the FMERA Statute and the Programmatic Agreement that the Army signed with the State Historic Preservation office. Mr. Steadman stated that PPG drafted the guidelines based on their experience with historic structures, and that PPG did an extensive inventory with input from a broad range of individuals, including the developer of the Officers Housing, two Committee members who are architects, and one who was formerly with the State Historic Preservation office. Mr. Steadman stated that there was also input from the AG Office and a courtesy review from Oceanport's engineer.

Lillian Burry asked if the buildings within the historic area are part of a historic district and are they included in the national historic register. Mr. Steadman stated that the historic district has been mapped and has been nominated, to be added to the register and once nominated, it is considered to be part of the register.

Lillian Burry asked if there is a review committee that reviews the developer's plans. Mr. Steadman stated that the FMERA statute states that Historical Staff Advisory Committee (HSAC) serves as the Historic Commission. Mr. Steadman stated that FMERA completes a Mandatory Conceptual Review (MCR) which includes an environmental / open space review and a historic review before the Borough's technical review. The historic review is to confirm that the developer is consistent with the Historic Guidelines.

e) HOUSING STAFF ADVISORY COMMITTEE (GINA FISCHETTI - CHAIRWOMAN):

Gina Fischetti stated that the Committee met on March 11<sup>th</sup> and discussed the following:

- Discussion regarding the recent COAH decision and the determination to allow municipalities to proceed in the courts regarding affordable housing.
- Discussion regarding Officers Housing and a status update on RPM's development of the property. RPM has applied for HFMA funding. The Northern portion of the property will be 68 For Sale units and the Southern portion will be 48 rental units with 28 for affordable housing.
- Discussion regarding Howard Commons and the reissuance of the RFOTP. The timeline between the issuance of the RFOTP and closing with the developer will reflect the urgency to demolish the existing buildings. There have been changes to the RFOTP which will accept alternate proposals regarding the types of housing to be developed in response to input from Eatontown.
- Discussion regarding Permanent Supportive Housing.
- Discussion regarding Parcel B and the reissuance of the RFOTP. The RFOTP includes additional acreage for development. FMERA continues to market the property to prospective developers.
- Update on upcoming RFOTPs which include housing: the Nurses Quarters in Oceanport and Parcel F-2 (Veterans Housing) in Tinton Falls.

f) VETERANS STAFF ADVISORY COMMITTEE (FREEHOLDER LILLIAN BURRY, CHAIRWOMAN):

Lillian Burry stated that the Committee did not meet this month.

IX. BOARD ACTIONS

A) The first item before the consideration of approval of Historic Preservation Design Guidelines for the Fort Monmouth Historic Resources in the Boroughs of Eatontown and Oceanport, NJ.

Candice Valente read the resolution which is attached hereto and marked Exhibit 1.

A motion was made to approve by Robert Ades and was seconded by Tim Lizura.

Motion to Approve: ROBERT ADES Second: TIM LIZURA  
AYes 9

Mayor Mahon asked if it would be appropriate at the final review for the Borough's Planning Board to adopt the guidelines. Gabriel Chacon stated that the review is completed by the HSAC and is then incorporated in the MCR which is then presented to the Local Planning Boards. Mr. Chacon stated that the guidelines by FMERA perspective do not have to be adopted by the Boroughs.

X. OTHER ITEMS

Robert Ades read a personal resolution which is attached hereto.

A motion was made to approve by Robert Ades and was seconded by Lillian Burry.

Lillian Burry asked if the resolution is dependent on the Governor's approval and was answered yes.

Robert Lucky asked what the downside would be or who might take action against the Board.

DAG Chacon recommended that the Board enter into Executive Session to discuss legal ramifications and to get legal advice.

A motion to enter into Executive Session was made by Tim Lizura and seconded by Michael Collins.

Motion to Enter into Exclusive Negotiations: TIM LIZURA Second: MICHAEL COLLINS  
AYes 9

The Board adjourned the Public Session of the meeting and entered into Executive Session – OPMA Exemption N.J.S.A. 10:4-12b(5) and (7).

There being no further business in Executive Session, a motion was made to go back into public session by Robert Lucky seconded by Mayor Mahon and unanimously approved by all voting members present.

The Board returned to public session.

Chairman Gorman stated that the motion will be tabled until the next Board meeting pending further legal advice and review.

XI. PUBLIC COMMENT REGARDING ANY FMERA BUSINESS [5 minutes re: any FMERA business]

Bob English of Eatontown quoted the Cushman & Wakefield news release by stating "to date, 500 acres have been transferred to FMERA and nearly 1,000 jobs have been created as a result". Mr. English asked where are the 1,000 jobs created

Mr. English asked if the purchase price can be renegotiated by Lennar during the Exclusive Negotiations period.



Mr. English asked if a Hotel / Conference Center is still being proposed on the golf course, and if housing were proposed would the development count against Eatontown's affordable housing obligation.

Mr. English asked if there was a conflict for the Attorney General's office to advise FMERA and the State of New Jersey regarding the MOU for the Megill Housing to the Department of Human Services. Mr. English stated that it would have been beneficial to have hired non-conflicting outside council.

Mr. Mahedy asserted that when he was a member of the ESAC he was forced to sign a confidential agreement or he would be sued or forced off the Committee. Mr. Mahedy asserted that the Veteran Housing is being developed on contaminated industrial area. Mr. Mahedy asserted that the clinic should have been given to Veterans as there were political ties to AcuteCare.

Dave Nuse answered Mr. English by stating that the 1,000 jobs created are attributable to CommVault and AcuteCare and the 1,000 jobs are a mix of job attraction and job creation.

Mr. Steadman answered Mr. English by stating that there are gating mechanisms for the redevelopment, including the RFOTP process and the due diligence of FMERA and the developer. Upon Lennar completing the due diligence they advised FMERA that they would not be profitable due to the prevailing wage requirement, therefore they asked for a price reduction which they may do in the Exclusive Negotiations Period. However, FMERA does not have to agree to such requests.

Dave Nuse answered Mr. English by stating that there has been interest for a Hotel / Conference Center on the golf course. Mr. Nuse stated that if Eatontown's 577 housing units are utilized for Parcel B and Howard Commons that would rule out housing on the golf course, unless the FMERA Board and the Borough supported housing on that site.

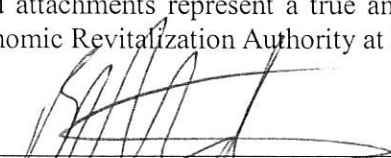
Mr. Steadman stated that if proposals are received for the golf course that do not include or are not acceptable for hotel or conference, then there may be a reissuance of the RFOTP to determine what the market indicates for golf course housing or other use.

Mr. Steadman answered Mr. English by stating that FMERA consulted with the Attorney General's office for counsel on the type of agreement to be approved with the Department of Human Services and that the AG office was only acting on FMERA's behalf.

Mr. Steadman stated that there was nothing fraudulent regarding the auctions and that the auction process has been discussed at previous meetings. Mr. Steadman stated that when the makeup of the Advisory Committees was re-established 3 years ago, the Committees were formed with the best cross section of people with experience and firsthand knowledge of each of the categorical sections of the Committees of which Mr. Mahedy did not have the necessary experience and credentials.

There being no further business, on a motion by Robert Ades seconded by Gerald Turning and unanimously approved by all voting members present, the meeting was adjourned at 8:45p.m.

Certification: The foregoing and attachments represent a true and complete summary of the actions taken by the Fort Monmouth Economic Revitalization Authority at its Board Meeting.

  
Bruce Steadman - Secretary

**ADOPTED**  
**March 18, 2015**

Resolution Regarding  
**Approval of Historic Preservation Design Guidelines for the Fort Monmouth Historic Resources in the Boroughs of Eatontown and Oceanport, NJ**

**WHEREAS**, on June 2013, the Fort Monmouth Economic Revitalization Authority (FMERA) adopted land use regulations and development and design guidelines consistent with and in furtherance of the Fort Monmouth Reuse and Redevelopment Plan (Reuse Plan); and

**WHEREAS**, the FMERA Act and Land Use Rules state that the Historic Preservation Advisory Committee (Committee) shall be the exclusive historic preservation commission for all land use matters and approvals within Fort Monmouth; and

**WHEREAS**, the Committee is tasked with reviewing the applications for Mandatory Conceptual Review (MCR) and building permits for historic properties as listed in the Programmatic Agreement between the U.S. Army and the New Jersey State Historic Preservation Officer; and

**WHEREAS**, FMERA staff worked with the contract planners, Phillips Preiss Grygiel (PPG), to draft historic preservation design guidelines to assist the Committee; and

**WHEREAS**, the proposed guidelines include the buildings deemed contributing in the National Register of Historic Places nomination for the Fort Monmouth Historic District in Oceanport; and

**WHEREAS**, the proposed guidelines will thus assist staff in its MCR review of any building and historic resource in both the Programmatic Agreement and the National Register of Historic Places nomination and will serve as a resource for property owners, architects, designers, builders, and developers; and

**WHEREAS**, the Committee has reviewed and discussed the Historic Preservation Design Guidelines for the Fort Monmouth Historic Resources in the Boroughs of Eatontown and Oceanport, NJ, and the Committee recommends Board approval.

**THEREFORE, BE IT RESOLVED THAT:**

1. For the reasons expressed in the attached memorandum, the Authority approves the Historic Preservation Design Guidelines for the Fort Monmouth Historic Resources in the Boroughs of Eatontown and Oceanport, NJ.

2. This resolution shall take effect immediately, but no action authorized herein shall have force and effect until 10 days, Saturdays, Sundays, and public holidays

excepted, after a copy of the minutes of the Authority meeting at which this resolution was adopted has been delivered to the Governor of the State of New Jersey for his approval, unless during such 10-day period the Governor of the State of New Jersey shall approve the same, in which case such action shall become effective upon such approval, as provided by the Act.

ATTACHMENT

Dated: March 18, 2015

**EXHIBIT 1**

Resolution Regarding  
Clarification of the Prevailing Wage Rate Clause C.52:27I-31 in the Act  
establishing the Fort Monmouth Economic Revitalization Authority (FMERA)

**WHEREAS**, the mission of FMERA is a coordinated and comprehensive economic revitalization of Fort Monmouth.

**WHEREAS**, the Board of FMERA is the ultimate authority in all matters.

**WHEREAS**, N.J. Public policy as stated in 34:11-56.25 states:  
"It is declared to be the public policy of this State to establish a prevailing wage level for workmen engaged in public works in order to....."

**WHEREAS**, Prevailing Wage is defined at *N.J.S.A. 34:11-56.26* as applying only to when to public work to be done on a property or premises owned by a public body or leased or to be leased by a public body.

**THEREFORE, BE IT RESOLVED THAT:**

1. The FMERA staff is directed to insert a statement in every appropriate RFOTP and other documents that prevailing wages are not applicable to non-public companies in that request.
2. This resolution shall take place immediately, but no action authorized herein shall have full force and effect until 10 days, Saturdays, Sundays and public holidays excepted, after a copy of the minutes of the authority meeting at which this resolution was adopted has been delivered to the Governor of the State of New Jersey for his approval, unless during such 10-day period the Governor of the State of New Jersey shall approve the same, in which case such action shall become effective upon such approval, as provided by the Act.

Dated: March 10, 2015