

TO: Members of the Board

FROM: Bruce Steadman
Executive Director and Secretary

DATE: May 20, 2015

SUBJECT: Agenda for Board Meeting of the Authority

1. **Call to Order – James V. Gorman, Chairman**
2. **Pledge of Allegiance**
3. **Notice of Public Meeting - Roll Call – Bruce Steadman, Secretary**
4. **Approval of Previous Month’s Board Meeting Minutes**
5. **Approval of Previous Month’s Executive Session Minutes**
6. **Welcome – James V. Gorman, Chairman**
7. **Secretary’s Report**
8. **Treasurer’s Report**
9. **Public Comment Regarding Board Action Items**
10. **Executive Director’s Report:**
 - Update on Meetings with Army Representatives
 - Update on Requests for Proposals (RFPs) and Contracts
 - Update on Requests for Offers to Purchase (RFOTPs)
 - Update on Marketing Effort
 - Action Items for Next Month

11. **Committee Reports**
 - Audit Committee – Chairman TBD
 - Real Estate Committee – James V. Gorman, Chairman
 - Environmental Staff Advisory Committee – Kenneth J. Kloo, Chairman
 - Historical Preservation Staff Advisory Committee – Bruce Steadman, Interim Chairman
 - Housing Staff Advisory Committee – Gina Fischetti, Chairwoman
 - Veterans Staff Advisory Committee – Lillian Burry, Chairwoman

12. **Other Board Actions**
 - Consideration of Approval of the Authority’s Natural Resource Inventory
 - Consideration of Approval of Suggested Implementation of Open Space Inventory for Redevelopment of Fort Monmouth
 - Consideration of Approval of Lease with the Army and Sublease with FM Partners, LLC for the Fitness Center

13. **Executive Session – OPMA EXEMPTION N.J.S.A. 10:4-12b(7):**
 - Discuss Attorney-Client Privilege Matter

14. **Old Business**
 - Tabled Motion

15. **Other Items**

16. **Public Comment Regarding any FMERA Business**
 - Responses to questions submitted online or in writing

17. **Adjournment**

Fort Monmouth Economic Revitalization Authority
Board Meeting
April 15, 2015
FMERA Offices, 502 Brewer Avenue, Oceanport, NJ

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)
- Helene Rubin, Section Chief, Division of Statewide Planning, NJ Department of Transportation (DOT)

V - Denotes Voting Member

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 7:02p.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 March 18th meeting minutes. A motion was made to approve the minutes by Lillian Burry and seconded by Tim Lizura.

Motion to Approve: LILLIAN BURRY Second: TIM LIZURA

AYes: 9

The second item of business was the approval of the March 18th Executive meeting minutes. A motion was made to approve the minutes by Mayor Mahon and seconded by Tim Lizura.

Motion to Approve: MAYOR MAHON Second: TIM LIZURA

AYes: 9

John Raue arrived at 7:05
Mayor Connelly arrived at 7:08

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 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 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 are three board actions: consideration of approval of the Authority's Comprehensive Annual Report for 2014; consideration of approval of a lease with the Army and Sublease with the Oceanport Department of Public Works for the 900 Area; and consideration of approval of a Purchase and Sale Agreement and Redevelopment Agreement with Pinebrook Commerce Center, LLC for Pinebrook Road Commerce Center. Mr. Gorman stated that the Board would be entering into Executive Session to discuss Attorney-Client privilege matters.

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 the agenda has been revised and the Board Action regarding the Officers Housing has been removed. Mr. Steadman welcomed Helene Rubin to the meeting as the new NJ Department of Transportation (NJDOT) representative.

V. TREASURER'S REPORT

Jennifer Lepore, Senior Finance Officer, stated that the Authority's independent accounting firm, Clifton Larson Allen completed the 2014 audit, and reported their findings to the Audit Committee at the April 13, 2015 Committee meeting. The auditors issued an unmodified opinion with regard to the Authority's 2014 financial statements which is their highest opinion. At the meeting, FMERA staff presented the Authority's Annual Report to the Committee, including a financial and operational review of the year. The Annual Report and the audited financial statements serve as FMERA's comprehensive annual report to meet the requirements of Executive Order No. 37 (2006). The Committee reached a consensus and agreed to recommend approval of the Authority's 2014 financials to the Board at tonight's meeting.

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

Tom Mahedy of Wall Township complained that the Army will receive all the proceeds from the sale of the Pinebrook Area Fabrication Shops. Mr. Mahedy stated that the money belongs to the public and the homeless because the Army has already stolen all of the public's money. Mr. Mahedy asserted that the former clinic should go to the homeless and the sick. Mr. Mahedy asserted that the three host municipalities should all be treated the same and not the ones that are involved with the Real Estate Committee. Mr. Mahedy asserted that the auctions are full of fraud and corruption and cash deals and that there were no checks and balances for the auditors to review.

Mr. Steadman stated that FMERA is very proud of the Annual Report and thanked Jennifer Lepore for the outstanding work she did on the report due to Ms. Akerblom's retirement.

Mr. Steadman stated that Mr. Mahedy's erroneous assertions have been addressed at previous meetings.

VII. EXECUTIVE DIRECTOR'S REPORT

Rick Harrison, Director of Facilities Planning stated that as reported at prior meetings, the Phase 2 Economic Development Conveyance application submitted on July 1, 2014, is currently under review by the Army as well as a draft MOA. The Army has provided a draft Finding of Suitability to Transfer (FOST), which has gone through a rigorous review by staff and the State Department of Environmental Protection (DEP). Staff held a conference call yesterday with the principal Army representatives including their environmental consultants and legal team to review our comments. A more in-depth follow-up on our comments is planned. Due to ongoing review of both the FOST and the MOA, our goal now is to seek approval from the Board to execute the Phase 2 MOA with the Army in the spring of this year.

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

Auctioneer

Preparations for the next auctions of Phase 1 property are underway. The next auction will include the Pulse Power building and fire training facilities in Tinton Falls and is planned for April 21, 2015. The subsequent auction, involving 2704, 2705, and 2718 is scheduled for April 29th. That auction will be followed by auctions at Buildings 2539 and 2540 and possibly other facilities. More information on the auction and auction catalogue is available at <http://www.theauctioneersgroup.com/>. Staff is also beginning preparations for auctions of Phase 2 items in the summer of 2015. A public, community-focused, small-lot auction will be planned for the fall.

Utilities

We are continuing to plan for upgrades to utility systems and working with the public utilities and our subcontractors to ensure required utilities are safe and operational. Staff and the Borough of Oceanport Engineer, under a reimbursement agreement between FMERA and the Borough, will be designing and applying for water main extensions from NJ American Water to service the Main Post as development comes on-line. An agreement is imminent with JCP&L to operate and maintain our CWA power system. FMERA continues to study and plan for sanitary sewer upgrades with Tinton Falls, the Eatontown Sewerage Authority, and Two Rivers Water Reclamation Authority.

Suneagles

Due to a brutally cold winter there was limited play and 6 weeks without a round of golf played. The season is now off to a great start. Clean up began end of March and our operator has a new maintenance crew which he claims is the best he has ever hired. They are currently putting in 12 hour days and the feedback from members and players is that the course has not looked this good in years. All bunkers have been edged, fairways fertilized, greens aerated and all leaves have been blown.

They have received a tremendous amount of favorable comments. A new pump has been purchased to drain bunkers after rain. The pump does 185 gallons per minute so all bunkers will be dry. Bunkers have been replenished with sand. Joe's has new a staff; so far they are seeing record breaking days there. The planned upgrade of the First tee box is scheduled for end of April. Suneagles will be hosting a Monmouth County High School Girls Tournament. It should take 3-4 days to complete. The operator believes the course will look and play the best ever.

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 our employees and tenants safe and

comfortable. They are now cleaning up the remnants of the severe winter and starting the transition of the property and facilities to warmer weather mode.

Marina

Finishing touches are underway and the Marina operations will open on May 1st for the season. They are targeting Memorial Day weekend for the opening of the food and beverage operation. The operator will be filing the CAFRA Application within the next two weeks and FMERA believes that documentation that has been recently made available by the Army, will help resolve and end the Notice of Violation issues related to the bulkhead and the Tidelands Resources Permit.

Dave Nuse, Director of Real Estate Development stated that FMERA continues to see an increased level of interest in the Fort and its properties since the beginning of the year. FMERA has responded to that demand by issuing 9 Requests for Offers to Purchase (RFOTP) so far in 2015. FMERA currently has 6 RFOTPs open for proposals. Following is an update:

In Tinton Falls, 1 RFOTP is currently posted on our website, for

- Child Development Center, a 20,000 sf facility built in 1996 that's suitable for day care, preschool or office use. Proposals are due April 27th.

FMERA currently has proposals in hand and under evaluation on five Tinton Falls properties:

- Satellite Drive Parcel, a 1.5 acre building lot
- Charles Wood Fire Station
- Parcel F-2, the proposed Veterans Housing site
- Parcel F-3 the 3.5 acre gas station and convenience store site on Hope Road
- Building 2525, an 86,000 sf office building.

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

- Parcel C, a mixed use town center project to consist of 243 units of housing and approximately 50,000 sf of retail space, and Parcel C1, planned for 45 single family homes, where Lennar Corporation was selected for exclusive negotiations;
- Pistol Range, where the Board has selected Kiely Realty LLC as purchaser;
- Fabrication Shops, 45,000 sf of light industrial and flex space, which is on the Board's agenda this evening for consideration of a sale agreement with the prospective purchaser, Pinebrook Commerce Center LLC.

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, where the due date has been extended to April 20th;
- 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 21st.

FMERA 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 3 open RFOTPs posted on our website, for:

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

FMERA received three proposals on April 13th for Russel Hall, the 40,000 sf former Garrison Headquarters building. Those proposals will be reviewed by an evaluation committee later this month.

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

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

Candice Valente, Communication and Planning Officer stated that FMERA staff is very proud to announce the launching of our new and improved website at the new web address, www.fortmonmouthnj.com. The new site is live and we welcome the Board members and the public to explore the new site and provide any feedback or questions to FMERA. In addition, the meetings handouts and materials feature FMERA's new branding, including a new logo and tagline. FMERA staff will wrap up their work with their marketing consultant, Weblinx, Inc., with an updated newsletter format, as well as additional branding materials. FMERA would like to acknowledge Katie Hodes for all of her work with the marketing consultant to develop new branding and web presence.

FMERA continues to work with Cushman & Wakefield to market the Fort property. FMERA and Cushman conduct, on average, a half a dozen tours per week. Cushman has updated their marketing flyers and created new flyers for the parcels currently out for proposals. In addition, Cushman and FMERA co-hosted a pre-proposal conference for Parcel B on March 24th, which drew over a dozen interested parties.

Please visit our new website, www.fortmonmouthnj.com, to sign up for our monthly newsletter.

Mr. Steadman thanked Katie Hodes and Candice Valente on their outstanding work on the new website.

Mr. Steadman stated that Katie Hodes has resigned from FMERA to be home with her newborn daughter. Mr. Steadman stated that Katie Hodes has done a wonderful job and was instrumental in the early days of FMERA. Katie Hodes was FMERA's liaison with many of the local, state, and federal elected officials in the early days, and responsible for cultivating these relationships. Mr. Steadman stated that Katie was also instrumental on the small business initiative.

Mr. Steadman stated that the Memorandum of Understanding (MOU) with the Department of Human Services regarding the Megill Housing expires on June 30th. There have been no occupants at the Megill Housing under the DHS project. Mr. Steadman stated that the negotiations period has ended with Lennar Corporation for Parcels C & C1 and staff will bring recommendations for the next steps to the May Board Meeting.

Mr. Gorman congratulated the staff on the new website. Mr. Gorman thanked the staff and especially Katie Hodes for the initiative she took on the Pinebrook Commerce Center project in order to bring small businesses to the Fort.

VIII. COMMITTEE REPORTS

a) AUDIT COMMITTEE (ROBERT ADES, CHAIRMAN):

Robert Ades stated that the Committee met on April 13th and discussed the following:

- The Committee was given a presentation by the Authority's auditors, Clifton Larson Allen regarding the results of the 2014 audit. The Auditors stated that there were no material weaknesses or significant deficiencies identified during the audit of the financial statements and the audit of major federal programs resulting in an unmodified opinion (clean audit of the Authority). The Committee reached a consensus and agreed to recommend approval of the Authority's 2014 financials to the Board at tonight's meeting.

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

Chairman Gorman stated that the Committee met on April 7th and discussed the following:

- A presentation and overview by the Authority's planner, Phillips Preiss Grygiel (PPG) regarding the inventory and open space memo for the ongoing purpose of achieving the open space goals during the redevelopment. The Committee asked staff to implement the open space goals as reflected in the Reuse Plan.
- Discussion regarding a lease from the Army and a sublease to the Borough of Oceanport for Buildings 900, 914, 915, 916, and 917 and the associated parking (900 Area) for Oceanport's Department of Public Works. The Committee reached a consensus and agreed to recommend approval to lease the 900 Area from the Army and sublease it to the OPDPW.
- Discussion regarding the Purchase and Sale Agreement and Redevelopment Agreement (PSARA) for the Pinebrook Commerce Center, LLC (PCC) for the Pinebrook Commerce Center, the former Fabrication Shops. The Committee reached a consensus and agreed to recommend approval of the PSARA with PCC for the former Fabrication Shops.
- Discussion regarding RFOTPs for the Main Post Lodging area and Building 601.
- Discussion regarding Prevailing Wage
- Update on Parcels C & C1
- Update on Charles Wood Firehouse
- Update on Parcel F-2
- Update on Building 2525
- Update on Marina

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

Kenneth J. Kloo stated that the Committee met on April 6th and discussed the following:

- FMERA staff opened the meeting with an overview of the Fitness Center parcel in Oceanport. FMERA is currently in negotiations with the prospective purchaser, with a closing expected in the fall of this year, dependent on the execution of a Phase 2 Economic Development Conveyance (EDC) Agreement and closing with the Army. As the prospective purchasers would like to begin construction and secure customers, the Army has prepared a short-form lease to FMERA and FMERA would subsequently sublease the property to the purchaser, effective until closing with the developer. As such, the Army prepared an environmental document known as the Finding of Suitability to Lease (FOSL) for the property.
- FMERA staff reviewed the significant items from the FOSL with the Committee. A No Further Action (NFA) letter was obtained for a steel tank removed at the pump station on the parcel. The Army also removed a steel tank from Building 114 and an NFA is forthcoming for that area. There are potential Unregulated Heating Oil Tanks still on the site and FMERA is working with the Army to secure records documenting the removal of those tanks. The Committee discussed the future demolition of the water tank, the strategy for moving forward with the JCP&L easement on the parcel, and potential asbestos identified in pipe insulation in the building.
- FMERA staff then provided an overview of the Mandatory Conceptual Review for the AcuteCare site in Oceanport, noting that no environmental features will be impacted by the second phase of renovations at the former Patterson Army Clinic.
- FMERA staff summarized the community update received from Two Rivers Water Reclamation Authority. The Army was historically assessed a base fee based on a minimum flow. Water and sewer use has dramatically decreased, consequently, future assessments will be based on actual flow requiring the member municipalities to assume a larger percentage of the assessment.
- FMERA staff also provided an overview of the sanitary sewer pump stations on the Main Post and the ongoing study and discussions with Two Rivers to replace and/or remove pump stations. New upgrades will take advantage of existing topography.

- FMERA staff discussed the options for upgrading the Main Post water lines, which will be based on the phasing of development projects in the Oceanport area. The Committee discussed the existing infrastructure, and FMERA confirmed that the pipes are usable and the Army has provided and will continue to provide will-serve letters for the time being. Upgrading the pipes may be necessary for New Jersey American Water to accept the pipes into their system.
- FMERA staff provided an update on ongoing work at the Marina, including the forthcoming CAFRA permit application.
- FMERA staff noted that preparations continue for the next auction of Phase 1 personal property, currently scheduled for April 21.
- A new member was appointed to fill the real estate professional seat on the Committee. Gail Helfrick, of Brownfield Redevelopment Solutions and who resides in Monmouth County, will replace Leah Yasenchak.

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

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

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

Gina Fischetti stated that the Committee did not meet this month:

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 the Authority's Comprehensive Annual Report for 2014, as required by Executive Order No. 37.

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

A motion was made to approve by Tim Lizura and was seconded by Michael Collins.

Michael Collins stated that he reviewed the annual report and commended the staff on it and recommended that the Board and public review the report.

Motion to Approve: TIM LIZURA Second: MICHAEL COLLINS
AYes 9

- B) The second item before the consideration of approval of a Lease with the Army and Sublease with the Oceanport Department of Public Works for the 900 Area.

Candice Valente read the resolution which is attached hereto and marked Exhibit 2.

A motion was made to approve by Tim Lizura and was seconded by Michael Collins.

Motion to Approve: TIM LIZURA Second: MICHAEL COLLINS
AYes 8

Mayor Mahon abstained from voting stating that he will be signing the sublease on behalf of Oceanport.

C) The third item before the consideration of approval of a Purchase and Sale Agreement and Redevelopment Agreement with Pinebrook Commerce Center, LLC for Pinebrook Road Commerce Center.

Candice Valente read the resolution which is attached hereto and marked Exhibit 3.

A motion was made to approve by Mayor Mahon and was seconded by Robert Lucky

Motion to Approve: MAYOR MAHON Second: ROBERT LUCKY
AYes 9

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

Anthony Talerico of Eatontown asked for the of acreage for each municipality within the Fort.

Bob English of Eatontown asked when is the floor price established for each property. Mr. English asked if a proposal is below the floor price, does the Army keep 100% of the proceeds. Mr. English asked if there was a follow up to the motion made by Robert Ades regarding prevailing wage.

Tom Mahedy of Wall Township asserted that the entire Fort's piping is broken and the water is contaminated. Mr. Mahedy asked what is the protocol for the checks and balances for the cash that the auctioneers have been collecting. Mr. Mahedy asserted that he wanted a list of each person that purchased equipment at the auction as it is public information. Mr. Mahedy complained about the Army's Restoration Advisory Board (RAB). Mr. Mahedy asserted that there is a dump site being built in front of the Veterans parcel. Mr. Mahedy asserted that Kiely Realty Group is receiving an additional \$250,000 upgrade for the Pistol Range and \$25,000 for the water main because of their political contributions.

Mr. Steadman answered Anthony Talerico by stating that the acreage for Tinton Falls is 255.76 acres, Eatontown is 452.24 acres and Oceanport is 418.56 acres.

Mr. Steadman answered Bob English by stating that FMERA and the Army, for the Phase 1 parcels, each get an appraisal of the property and the average of the two appraisals establishes the floor price. The process takes place when FMERA and the Army agree to issue an RFOTP. BRAC law requires the Army to return the proceeds of the sale of the property to the US Treasury. If a community can establish that it has been negatively affected by the closing of the Fort, as FMERA did, then the community can retain a share of the sale proceeds and reinvest it back into the foot print of the property, subject to negotiating the share splits with the Army.

Mr. Steadman stated that the Board will be discussing Mr. Ades' motion in Executive Session.

Mr. Steadman answered Mr. Mahedy by stating that the Army performs monthly and quarterly water testing and posts them on the Army website. FMERA receives a copy of the report which has indicated that the water is suitable for drinking. Mr. Steadman stated that all proper rules and procedures were followed regarding the auctioneer. Mr. Steadman stated that the RAB is an Army entity that includes community stakeholders and it is not a FMERA meeting. Mr. Steadman stated that the Veterans site is not a dump site and a new dump site is not being built at the site, rather, an expanded nearby dump site has been identified. Mr. Steadman stated that Mr. Mahedy's unfounded assertions would not be responded to.

XI.

The next item before the Board was to adjourn the Public Session of the meeting and enter into Executive Session – OPMA Exemption N.J.S.A. 10:4-12b(5) and (7):


A motion was made to enter into Executive Session by Lillian Burry, seconded by Michael Collins and unanimously approved by all voting members present.

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): Attorney Client Privilege Matter.

Due to a health emergency, the Executive Session was called to a close. On a motion by Tim Lizura, seconded by Michael Collins, and unanimously approved by all voting members present, the Board adjourned the Executive Session at 8:19 P.M. and opened the Public Session.

There being no further business, on a motion by Mayor Mahon seconded by Robert Lucky and unanimously approved by all voting members present, the meeting was adjourned at 8:20p.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
April 15, 2015**

Resolution Regarding
**Approval of Fort Monmouth Economic Revitalization Authority 2014 Comprehensive
Annual Report**

WHEREAS, the Legislature enacted the Fort Monmouth Economic Revitalization Authority Act (Act), P.L. 2010, c. 51, to create the Fort Monmouth Economic Revitalization Authority (FMERA or Authority); and

WHEREAS, the Authority selected its independent auditors, Clifton Larson Allen, LLP, pursuant to Executive Order No. 122 (McGreevey); and

WHEREAS, the Authority's independent auditors audited and accepted the Authority's financial statements for January 1, 2014 to December 31, 2014, and issued an unmodified opinion regarding the financial statements; and

WHEREAS, pursuant to Executive Order No. 122 (McGreevey), the Audit Committee reviewed the draft Comprehensive Annual Report for January 1, 2014 to December 31, 2014 and recommends presenting the Members with the Annual Report; and

WHEREAS, pursuant to Executive Order No. 37 (Corzine) the Authority is required to submit its Comprehensive Annual Report for review from its Members.

THEREFORE, BE IT RESOLVED THAT:

1. The Members of the Authority approve the Authority's 2014 Comprehensive Annual Report and approve submitting the Report to the Governor's Authorities Unit and the Federal Audit Clearinghouse and posting it on the Authority's website.

2. The Executive Director and/or any individual authorized to execute documents pursuant to the Operating Authority is authorized to do and perform all acts necessary to effectuate the above.

3. 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.

Dated: April 15, 2015

EXHIBIT 1

**ADOPTED
April 15, 2015**

Resolution Regarding
**Consideration of Authorization for FMERA Staff to Execute a Lease with the Army for the
900 Area and Enter into Sublease with the Oceanport Department of Public Works**

WHEREAS, the Oceanport Department of Public Works (OPDPW) has been operating under inhospitable conditions in their current facility since Superstorm Sandy struck; and

WHEREAS, Buildings 900, 914, 915, 916 and 917 (the 900 Area) and associated parking, are located on an approximately 3 acre parcel in the Oceanport Reuse Area

WHEREAS, FMERA staff has proposed that the Army lease the 900 Area to FMERA for a term of one year, with an option for an additional six month extension at the discretion of FMERA; and

WHEREAS, a sublease of the property to OPDPW will allow for renovations and the occupation of the 900 Area on an interim basis while the Borough arranges for a permanent location, and renovation costs will be offset by Federal Emergency Management Agency assistance; and

WHEREAS, the sublease will be consistent with the lease from the Army, and will not commit FMERA to any renewals beyond the stated term, nor will it commit FMERA to dispose of the property upon sublease expiration to the Borough or any other party; and

WHEREAS, the Borough will insure the property for liability, fire and extended coverage and indemnify and hold FMERA harmless against all claims, and the consideration for the sublease is the operation and maintenance of the property by the Borough, including all utility costs; and

WHEREAS, the Army issued a Draft Finding of Suitability to Lease for the property in January 2015 and the Authority will lease the property through the Army's standard form of short-term lease and sublease the property to the Borough using FMERA's standard form of sublease, with final terms subject to the approval of the Executive Director and the Attorney General's Office; and

WHEREAS, the Real Estate Committee recommends that the Board of Directors authorize FMERA staff to enter into the lease and sublease of the 900 Area.

THEREFORE, BE IT RESOLVED THAT:

1. For the reasons expressed in the attached memorandum, the Authority authorizes FMERA staff to execute a lease with the Army for the 900 Area and to enter into a

sublease with the Oceanport Department of Public Works, subject to review by the Attorney General's Office.

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.

Dated: April 15, 2015

EXHIBIT 2

ADOPTED
April 15, 2015

Resolution Regarding
**Authorization for FMERA to Enter into a Purchase and Sale Agreement and
Redevelopment Agreement with Pinebrook Road Commerce Center, LLC for Pinebrook
Commerce Center**

WHEREAS, the Legislature enacted the Fort Monmouth Economic Revitalization Authority Act (Act), P.L. 2010, c. 51, to create the Fort Monmouth Economic Revitalization Authority (FMERA or Authority); and

WHEREAS, on September 20, 2013 FMERA issued and publically advertised a Request for Offers to Purchase (RFOTP) for Pinebrook Road Commerce Center, the former fabrication shops, with a response date of November 20, 2013; and

WHEREAS, the RFOTP included a 5 acre parcel with an option to acquire an additional 1.5 acre parcel of land for use as parking/storage in the Tinton Falls Reuse Area. The property is currently improved with eight buildings (2501-2504, 2506-2508, and 2625); and

WHEREAS, FMERA received proposals from three bidders, and Pinebrook Commerce Center, LLC (PCC) received the highest technical score and submitted the highest price proposal as well; and

WHEREAS, the Economic Development Conveyance (EDC) Agreement with the Army requires a floor price for the sale of the property and provides that the Army receives 63% of the net proceeds. All three proposals offered a price lower than the floor price, and the Army agreed in the Phase 2 Deal Points Letter to modify the EDC Agreement to allow the sale in exchange for the Army receiving all the net proceeds; and

WHEREAS, at the Authority's May 21, 2014 meeting, the Board authorized FMERA staff to enter into exclusive negotiations with PCC for a purchase agreement pursuant to the RFOTP for Pinebrook Road Commerce Center, per the Authority's Rules for the Sale of Real and Personal Property (Sales Rules); and

WHEREAS, by letter dated October 1, 2014, the Executive Director extended the exclusive negotiating period for an additional thirty (30) days as permitted by the Authority's Sales Rules; and

WHEREAS, the Board approved an initial sixty (60) day extension to the exclusive negotiations period at the November 2014 meeting, and a final sixty (60) day extension to the exclusive negotiations period at the February 2015 meeting; and

WHEREAS, the exclusive negotiations period has resulted in the attached Purchase and Sale Agreement and Redevelopment Agreement (PSARA); and

WHEREAS, the Real Estate Committee has reviewed this transaction and recommends that the PSARA be forwarded to the Board for approval.

THEREFORE, BE IT RESOLVED THAT:

1. The Authority approves the selection of Pinebrook Commerce Center, LLC (PCC) as the purchaser of the Pinebrook Road Commerce Center parcel in Tinton Falls pursuant to the September 20, 2013 Request for Offers to Purchase, on terms substantially consistent to those set forth in the attached memorandum and the attached Purchase and Sale Agreement and Redevelopment Agreement (PSARA) and with final terms acceptable to the Executive Director and the Attorney General's Office, and authorizes the Executive Director to execute the PSARA and take any necessary actions to effectuate the selection of PCC as the purchaser of the Pinebrook Road Commerce Center parcel.

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.

Dated: April 15, 2015

EXHIBIT 3

Fort Monmouth Economic Revitalization Authority (FMERA)
Board Meeting
April 15, 2015
FMERA Office, Oceanport, New Jersey

EXECUTIVE SESSION MINUTES

Members of the Authority present:

- James V. Gorman, Chairman, Fort Monmouth Economic Revitalization Authority (FMERA) -V
- Tim Lizura, President and COO, New Jersey Economic Development Authority (NJEDA) – V
- Michael Collins, Assistant Counsel, Office of the Governor’s Authorities Unit – V
- Robert Ades, Vice Chairman, Public Member - V
- Dennis J. Connelly, Mayor of Eatontown – V
- Gerald Turning, Mayor of Tinton Falls – V
- Michael Mahon, Mayor of Oceanport - V
- Dr. Robert Lucky, Public Member – V
- Lillian Burry, Monmouth County Freeholder - V
- John C. Raue, Senior Policy Advisor, Office of the Commissioner, NJ Department of Labor and Workforce Development
- Kenneth J. Kloo, Director of Division of Remediation Management, NJ Department of Environmental Protection
- Gina Fischetti, Chief Counsel, Local Planning Services, NJ Department of Community Affairs
- Helene Rubin, Section Chief, Community Transportation Planning Assistance, NJ Department of Transportation

V- Denotes Voting Member

Also present:


- Bruce Steadman, Executive Director, FMERA
- FMERA staff

Executive Session – OPMA EXEMPTION N.J.S.A 10:4-12(b)(7): Discuss Attorney-Client Privilege Matter

James V. Gorman, Chairman of the Board, began the Executive Session at 8:10 P.M. Due to a family emergency Deputy Attorney General Gabriel Chacon was not able to attend. Bruce Steadman, Executive Director of FMERA, read the resolution presented as a motion that was tabled at the March meeting of the Board. Vice Chairman Robert Ades, Public Member, stated he planned to maintain his motion to approve the resolution, and Lillian Burry, Monmouth County Freeholder, added that she would maintain her second.

Due to a health emergency, the Executive Session was called to a close. On a motion by Tim Lizura, seconded by Michael Collins, and unanimously approved by all voting members present, the Board adjourned the Executive Session at 8:19 P.M. and opened the Public Session.

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



Bruce Steadman, Secretary

MEMORANDUM

TO: Members of the Board

FROM: Bruce Steadman
Executive Director

DATE: May 20, 2015

SUBJECT: Monthly Status Report

Summary

The following are brief descriptions of the Fort Monmouth Economic Revitalization Authority (FMERA) staff's monthly activities which include an Update on the Comprehensive Annual Report; Update on Meetings with Army Representatives; Update on Requests for Proposals (RFPs) and Other Contracts; Update on Requests for Offers to Purchase (RFOTPs); Update on Marketing Effort; and Action Items for Next Month.

Treasurer's Report

1. 2014 Comprehensive Annual Report of the Authority
The 2014 Comprehensive Annual Report of the Authority, approved by the Board at the April meeting, has been issued, distributed and posted to the Authority's website in accordance with Executive Order No. 37. The Authority's 2014 financial data has been submitted to the Federal Audit Clearinghouse in compliance with OMB Circular A-133 requirements.
2. Grant Application
The grant application to the Office of Economic Adjustment (OEA) in support of the Authority's operations is under review and should be submitted to OEA by the end of the month. The funds being requested are consistent with the budget approved by the Authority's Board for fiscal year 2015 and presented to the State's Office of Management and Budget in support of the Authority's appropriation request.

Executive Director's Report

1. Update on Meetings with Army Representatives
FMERA and the Army have been holding discussions on the future transfer of the balance of the Main Post since March 2014, when the terms of the Phase 2 purchase were finalized, 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 application on July 1, 2014, and it is currently under review by the Army. A draft 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. Due to ongoing review of both the FOST and the MOA, our goal now is to seek approval from the Board to execute the Phase 2 MOA with the Army in the summer of 2015.

2. Update on RFPs and Contracts

The following is a summary of the status of RFPs and Contracts that FMERA has issued:

Auctioneer

There were two auctions held in April. April 21st was an auction at the Pulse Power Building complex and the auctioning of some rail cars that were located in the Fire Training area. This was followed by an auction at building 2705 and 2718 on April 29th. Preliminary results indicate FMERA's revenue after expenses will be around \$45K. Preparations for the next auctions of Phase 1 property are underway. The next auction will include Buildings 2539 and 2540 and possibly other facilities. More information on the auction and auction catalogue is available at <http://www.theauctioneersgroup.com/>. Staff is also beginning preparations for auctions of Phase 2 items in the summer of 2015. A public, community-focused, small-lot auction will be planned for the fall.

Utilities

We are continuing to plan for upgrades to utility systems and working with the public utilities and our subcontractors to ensure required utilities are safe and operational. Staff and the Borough of Oceanport Engineer, under a reimbursement agreement between FMERA and the Borough, will be designing and applying for water main extensions from NJ American Water to service the Main Post as development comes on-line. A draft agreement with JCP&L to own, operate and maintain the CWA power system is under review. We hope to bring it to the Board at the June meeting for approval. We continue to study and plan for sanitary sewer upgrades with Tinton Falls, the Eatontown Sewerage Authority, and Two Rivers Water Reclamation Authority.

Suneagles

Rick Harrison, Director of Facilities Planning, toured the course on May 6th. The fairways look great, the bunkers were all edged and have been replenished with sand and the greens were all aerated. The first tee box was prepped for new sod and additional landscaping. Feedback from members and players is that the course has not looked this good in years. They also found some new drains which they cleared which keep the irrigation pond under control and prevent overflowing onto the course. The operator believes the course will look and play the best ever and the amount of play has been encouraging!

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 our employees and tenants safe and comfortable. They are still cleaning up the remnants of the severe winter and have the transition of the property and facilities to warmer weather mode well under way.

Marina

The Marina opened for operation on May 1st for the season. They are targeting Memorial Day weekend for the opening of the food and beverage operation, however there is still some work to do to get the facility ready. The operator had a pre-application meeting with the DEP on May 12 and will be submitting the CAFRA application in about a week. The notice of violation has been reissued with the two Army related violations being addressed to the Army leaving the third issue regarding the CAFRA application as the one remaining issue to be resolved by our operator/purchaser.

3. Update on RFOTPs

The following is a summary of the status of the RFOTPs issued in the Oceanport Reuse Area:

Officer Housing

FMERA staff issued an RFOTP for the Officer Housing in the Historic District of the former Fort in January 2013, and two proposals were received. The Officer Housing is intended for residential reuse consistent with the Reuse Plan. At the April 2014 meeting of the Authority, the Board approved the recommendation to enter into exclusive negotiations with RPM Development Group in accordance with the Authority's Sales Rules. The Authority approved extensions to the exclusive negotiations period through April 2015. The property is located outside of the Fort's Phase One project area, so FMERA's ability to sell the property is contingent on execution of a Phase 2 EDC Agreement with the Army. At the May 2014 meeting of the Authority, the Board approved FMERA staff entering into a Lease with the Army and a Sublease with RPM for the property, enabling RPM to undertake due diligence and pursue financing and project approvals in advance of FMERA's execution of the Phase 2 EDC Agreement. The portion of the Officer Housing located south of the Parade Grounds has received preliminary major site plan and subdivision approval from the Oceanport Planning Board. Applications for final major site plan approval for the South Post and for preliminary major site plan and subdivision approval for the North Post are currently pending before the Planning Board.

Marina

In October 2013 an RFOTP was issued for the Marina Parcel in Oceanport. The Marina Parcel consists of 3.9 acres located at Oceanport and Riverside Avenues. The Property includes a 71-slip marina and boat launch ramp on Oceanport Creek, a 2,600 sf boat house constructed in 1986 and associated off-street parking. The Reuse Plan contemplates a marina/public boat ramp/restaurant on the property and the reuse of the existing boat house. Proposals were due in January 2014 and two were received. At the

August 2014 meeting of the Authority, the Board approved entering into exclusive negotiations with the one compliant proposer, AP Development Partners, LLC (APDP). FMERA staff released a Request for Proposals (RFP) for a Marina Operator in the interim, and received one proposal from APDP. The operator opened the marina for boat traffic in June 2014 and for refreshments on the July 4th holiday weekend. The operator has met with the NJ DEP's Bureau of Coastal Land Use and Compliance to address a notice of 3 violations. Two of the violations are not related to any action or construction by the operator and the operator believes the Army and NJ DEP will reach a resolution. The remaining violation requires the operator to submit a CAFRA Permit Application for construction along the existing open deck, which is forthcoming. The operator expects these issues to be resolved. Marina operations for the 2015 season have begun and the boat house is expected to open on Memorial Day weekend.

Russel Hall

Russel Hall is a 42,300 sf, four-story administration building located on Sanger Avenue in the Oceanport Reuse Area of the Fort. The property is located outside of the Fort's Phase One project area, so FMERA's ability to sell the property will be contingent on execution of a Phase 2 EDC Agreement with the Army. FMERA staff issued an initial RFOTP for Russel Hall in September 2013, with proposals due in November 2013. At the January 2014 meeting of the Authority, the Board approved the recommendation to enter into exclusive negotiations with the sole proposer, Kiely Realty Group, LLC, in accordance with the Authority's Sales Rules; the Board subsequently approved extending the exclusive negotiations term a total of 75 days. At the May 2014 meeting of the Authority, the Board approved a Lease with the Army and Sublease with Kiely, although the Sublease was never finalized or executed. FMERA and Kiely disagreed over the reactivation of the former heliport, and the Authority voted to end negotiations with Kiely, terminate the RFOTP and issue a new RFOTP at the December 2014 Board meeting. On February 13, 2015 FMERA issued an RFOTP for Russel Hall that includes a 4.6 acre parcel of land and excludes the former heliport. Proposals were due on April 13, 2015 and FMERA received 3 proposals. An evaluation committee is currently scoring the proposals.

Fitness Center

On March 14, 2014 an RFOTP was issued for the Fitness Center in the Oceanport Reuse Area of the Fort. The property consists of 7.75 acres of land and three buildings, as well as all of the fitness equipment located within Building 114. FMERA set \$1,950,000 as the minimum bid amount for the property. Proposals were due May 28, 2014, and one proposal was received. Staff has evaluated the proposal in accordance with the Authority's Sales Rules and is negotiating a purchase agreement with the sole proposer. The property is located outside of the Fort's Phase One project area, so FMERA's ability to sell the property is contingent on execution of a Phase 2 EDC Agreement with the Army. At tonight's meeting, staff will present a recommendation to enter into a Lease with the Army and a Sublease with FM Partners, LLC for the property, so the potential purchasers can begin site work and renovations in advance of a summer 2015 closing with the Army.

Main Post Chapel

In March 2014 an RFOTP was issued for the Main Post Chapel in the Oceanport Reuse Area of the Fort. The property encompasses 5 acres of land and a 16,372 square foot structure, consisting of a 600-seat chapel, an administrative wing, a classroom wing, and a kitchen. The property is located outside of the Fort's Phase One project area, so FMERA's ability to sell the property is contingent on execution of a Phase 2 EDC Agreement with the Army. The Chapel is intended to be reused as a house of worship, per the Authority's Reuse Plan. The Property is in the Oceanport Horseneck Center and the Historic District, although the structure is not considered historic. Proposals were due on May 9, 2014, and two proposals were received. The compliant proposer decided to retract its proposal. As there were no compliant proposals, FMERA proceeded to issue a second RFOTP on February 20, 2015 in accordance with the Authority's Sales Rules. Proposals are now due on June 3, 2015.

Dance Hall

On March 13, 2015, FMERA issued an RFOTP for Building 552, the former recreation center in Oceanport referred to as the Dance Hall. Located on an approximately 4.2 acre parcel, the 16,420 gsf former recreation center was constructed circa-1941, and is adjacent to the Fort's Historic District. The property is located outside of the Fort's Phase One project area, so FMERA's ability to sell the property is contingent on execution of a Phase 2 EDC Agreement with the Army. Although the Reuse Plan contemplates demolition of Building 552, the unique design features of the building and its central location near the planned tech center at the McAfee building, the renovated Officer Housing and Fitness Center, and the Main Post Chapel, lead FMERA staff to believe that the property has great potential for reuse as a restaurant, café, coffee house, microbrewery, gallery and/or performance space, serving small entertainment and recreation uses as it once did when the Fort was in operation. Green space could be maintained in the adjacent park space, which includes two memorials. Although permitted uses include office/research, institutional/civic or open space/recreation, FMERA will review offers that propose alternative uses. Proposals are due on June 10, 2015.

Nurses' Quarters

On March 13, 2015, FMERA issued an RFOTP for the Nurses' Quarters in Oceanport, Buildings 1077 and 1078, located on an approximately 3.75 acre parcel along Main Street and Stephenson Avenue. Built in 1962, the buildings contain 24 one- and two-bedroom units that were formerly used as apartments for Army nurses. The property is located outside of the Fort's Phase One project area, so FMERA's ability to sell the property is contingent on execution of a Phase 2 EDC Agreement with the Army. The Reuse Plan contemplates the reuse of the buildings as mixed-income apartments, but FMERA will review offers that propose alternate uses. Proposals are now due on June 3, 2015.

The following is a summary of the status of the RFOTPs issued in the Eatontown Reuse Area:

Howard Commons

Howard Commons is a 63.67-acre tract on Pinebrook Road in the Fort's Charles Wood Area. The property is currently improved with 486 townhouse units constructed by the Army in 1953, along with a 3,853 sf general purpose building. The Reuse Plan calls for the demolition of the existing improvements and their replacement with 275 dwelling units and approximately 15,000 sf of ancillary retail/commercial space. In accordance with the Reuse Plan, 20% of the new units will be affordable housing qualified. At the January 2014 meeting of the Authority the Board approved a PSARA for Howard Commons with HovWest Land Acquisition, LLC (HovWest). The Authority and HovWest executed the PSARA effective as of May 19, 2014. HovWest exercised its right under the PSARA to withdraw from the project, noting that higher than expected groundwater caused them to make this decision. At the August 2014 meeting of the Authority, the Board approved the termination of the RFOTP process and the issuance of a new RFOTP for Howard Commons, in accordance with the Authority's Sales Rules. Staff issued a new RFOTP for Howard Commons on December 29, 2014. The response date for the new RFOTP has been extended to June 10, 2015.

Parcel B

In March 2013 FMERA publically issued an RFOTP for Parcel B, a 55-acre tract located along the Fort's Route 35 frontage in the Main Post's Eatontown Reuse Area. The Reuse Plan calls for Parcel B to be developed as a high quality lifestyle center, with approximately 150,000 square feet of retail, restaurant, entertainment and other uses in a Main Street format, along with 302 mixed-income apartments. Four proposals were received. At the February 2014 meeting of the Authority, the Board authorized FMERA staff to terminate the RFOTP process without awarding a contract and issue a new RFOTP for Parcel B, in accordance with the Authority's Sales Rules. The new RFOTP for Parcel B will seek proposals that meet the Reuse Plan's goal of creating a lifestyle town center, as an exciting and attractive gateway to the Fort. At the January 2015 meeting, the Board authorized staff to add 12 acres to Parcel B and issue a new RFOTP, which will increase the square footage of retail and/or commercial development on the parcel to 250,000 square feet, while keeping the number of housing units at 302. Additionally, the new RFOTP will add another 12 acres including Mallette Hall as an optional component. On February 20, 2015 FMERA issued the RFOTP for the expanded Parcel B. Proposals are now due on June 10, 2015.

The following is a summary of the status of the RFOTPs issued in the Tinton Falls Reuse Area:

Fabrication Shops (Pinebrook Road Commerce Center at Fort Monmouth)

At the June 2013 meeting of the Authority, the Board approved making the Pinebrook Road Commerce Center (buildings 2501 – 2504, 2506 and 2507, totaling approximately 44,000 sf) available through the offer to purchase process. The five fabrication shops consist of flex (industrial/office) space in varying configurations. There is also a building (building 2501) on site that is well-suited for use as office space. The Parcel is located off of Pinebrook Road in the Tinton Falls Reuse Area of Fort Monmouth. An RFOTP for the

parcel was issued in September 2013, and three proposals were received. At the May 2014 meeting of the Authority, the Board approved the recommendation to enter into exclusive negotiations with the highest ranked proposer, Pinebrook Commerce Center, LLC (PCC), in accordance with the Authority's Sales Rules. The Board approved extensions of the exclusive negotiations period with PCC through April 2015, due to delays in negotiating an acceptable access plan for this section of the Charles Wood Area. At the April 15th meeting of the Authority, the Board approved a PSARA with PCC for the former fabrication shops, which will be executed in the coming days.

Parcels C and C1

In March 2013 FMERA publically issued RFOTPs for Parcels C and C1. Three proposals were received for Parcel C, and three proposals were received for Parcel C1, with some firms submitting multiple scenarios for redevelopment. FMERA staff evaluated the proposals in accordance with the Authority's Sales Rules, and subsequently engaged in discussions with the highest ranked proposers. Parcel C is in the Tinton Falls Reuse Area and is planned as a mixed-use town center. The 39-acre lot can accommodate up to 239 newly constructed residential units, along with up to 107,000 square feet of retail and other commercial development. Parcel C1 is a 12-acre tract also located in the Tinton Falls Reuse Area. In accordance with Reuse Plan amendment #1, the property can accommodate up to 49 newly constructed residential units. At the April 2014 meeting of the Authority, the Board approved the recommendation to enter into exclusive negotiations with Lennar Corporation in accordance with the Authority's Sales Rules. The Authority has approved extensions to the exclusive negotiations period through March 2015.

Parcels V-1 and F-2

Parcel V-1 was a 10-acre tract in the Eatontown section of the former Fort which was put out for bid for the purpose of establishing a Veterans Community. An RFOTP was publically issued for the parcel in September 2013 and two proposals were received in December 2013. Both bidders proposed paying nominal consideration to acquire and redevelop the property into a veterans community. At the June 2014 meeting of the Authority, the Board authorized FMERA staff to terminate the RFOTP process without awarding a contract. At its September 2014 meeting, the Authority approved the issuance of a new RFOTP for a veterans project in the Tinton Falls Reuse Area, on a 15-acre site to be known as Parcel F-2, which includes approximately 8.2 acres of developable land and Buildings 2704 and 2719. The RFOTP for F-2 was issued on December 12, 2014 and proposals were due on March 13, 2015. FMERA has set \$650,000 as the minimum bid amount for the Parcel. One compliant proposal was received and an evaluation team has reviewed the proposal and will be meeting this month.

Pistol Range

In November 2013 an RFOTP was issued for the Pistol Range. The Pistol Range is a one-story 11,110 sf building, equipped with 10 indoor firing lanes, in the Tinton Falls Reuse Area of the former Fort. The range was constructed in 2006. The facility sits on a 1-acre parcel, which represents the minimum lot size needed to accommodate required parking and building set-backs. The RFOTP allowed respondents the option to provide alternate

proposals that included the purchase of additional adjacent land and/or buildings and the use of the property for non-governmental purposes. Proposals were due in February 2014 and five were received. At the May 2014 meeting of the Authority, the Board approved the recommendation to enter into exclusive negotiations with Kiely Realty Group, LLC, the highest ranked proposer, in accordance with the Authority's Sales Rules.

Satellite Road Parcel 1

On August 14, 2014, an RFOTP was issued for a 1.5 acre parcel in the Tinton Falls area of the former Fort, bordering Satellite Road and Fire Line Drive. The property is in the Tinton Falls Tech/Office Campus and permitted uses include office/research, institutional/civic and open space/recreation. Proposals were due on October 17, 2014 and two were received. FMERA staff is currently negotiating with the higher ranked proposer.

Charles Wood Firehouse

In December 2013 an RFOTP was issued for the Charles Wood Firehouse in the Tinton Falls Reuse Area of the Fort. The Firehouse is a 10,000 sf structure on Corregidor Road, built in 2001. The permitted principal land use for the 2.3 acre parcel of land and building is institutional/civic reuse in the Fort's Reuse Plan. Proposals were due on March 20, 2014 and one proposal was received. Subsequently, the one proposer retracted its proposal. FMERA staff issued a second RFOTP on November 14, 2014 in accordance with the Authority's Sales Rules. Proposals were due on January 12, 2015 and two proposals were received. An evaluation team has reviewed the proposals and FMERA staff plans to make a recommendation at a subsequent meeting.

Parcel F-1

On December 5, 2014, FMERA issued an RFOTP for a 38 acre parcel in the Tinton Falls Reuse Area of the former Fort, which contains the 673,450 square foot Myer Center and the 47,592 square foot Night Vision Lab, as well as several support buildings. The Reuse Plan contemplates the renovation and reuse of both the Myer Center and the Lab as part of an office/high tech industry business campus. The RFOTP allowed for either a proposal consistent with the Reuse Plan or an alternate commercial use, including but not limited to sports, entertainment, and/or hospitality uses. This could include the demolition of the two buildings. Proposals were due March 6, 2015 and no proposals were received. FMERA staff is considering the options for reissuing the RFOTP.

Parcel F-3

On February 6, 2015, FMERA issued an RFOTP for a 3.5 acre parcel in the Tinton Falls Reuse Area, containing Building 2567, a 1,335 square foot building constructed in 1970. The building formerly housed a shopette/gas station and the property includes an above ground fuel tank and fuel dispensing island. The Reuse Plan envisions reuse of the property as a gas station, but FMERA will also entertain proposals for other commercial uses or open space/recreational uses. Proposals were due on April 7, 2015 and one proposal was received. An evaluation team has reviewed the proposal and will be meeting this month.

Building 2525

On February 13, 2015, FMERA issued an RFOTP for Building 2525, on a 13.5 acre parcel in the Tinton Falls Reuse Area. Building 2525, an 86,400± square foot office building, was constructed in 1942 and renovated in 1999, and was formerly used as administrative space by the Army. In addition to office/administrative/technology uses, FMERA indicated that it would accept proposals for other uses, excluding residential uses. Proposals were due on March 30, 2015 and one proposal was received. An evaluation team has reviewed the proposal and FMERA staff plans to make a recommendation at a subsequent meeting.

Child Development Center

On February 27, 2015, FMERA issued an RFOTP for Building 2290, the former Child Development Center (CDC), on a 7.4 acre parcel in Tinton Falls adjacent to CommVault's new world headquarters. Built in 1996, the CDC is a 19,600± square foot former daycare center, containing classrooms and a kitchen facility. The Reuse Plan contemplates reuse of the building as a child care/school facility, and permitted uses include institutional/civic and open space/recreation, although FMERA will review proposals for other uses. Proposals are now due on May 27, 2015.

4. Marketing Update

FMERA's new website, www.fortmonmouthnj.com, went live on April 15, 2015. The positive response has been overwhelming. Staff plans to submit the website to the International Economic Development Council's 2015 Excellence in Economic Development Awards, in the category of General Purpose Website. We continue to work with our marketing consultant, Weblinx, Inc., on the refinement of a number of branding and marketing materials.


As always, we continue to work with Cushman & Wakefield (Cushman), the Authority's Master Broker, to market the Fort property. FMERA and Cushman conduct, on average, a half a dozen tours per week. Cushman has updated their marketing flyers and created new flyers for the parcels currently out for proposals. These flyers are distributed by Cushman to real estate brokers and prospects through email blasts, with a new message or property featured weekly. The level of interest in the Fort property remains high.

Please refer to our website, www.fortmonmouthnj.com, for more information.

5. Action Items for Next Month.

- Continued work with the N.J. Department of Environmental Protection 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

6. On behalf of the FMERA team, I want to express our sincere sadness at the passing of Bob Ades. Bob was a tireless and committed Board member, Vice-Chair, and Chairman of the Audit Committee and Historical Staff Advisory Committee. I also want to express our admiration and appreciation of Bob's unflagging devotion to several important FMERA issues, including marketing, technology initiatives, historical preservation, and prevailing wage. Bob was a loved and respected family man, and possessed the highest level of character and integrity. We will certainly miss Bob's presence, but his contributions to FMERA will yield benefits for many years to come.



Approved By: Bruce Steadman

Prepared by: Candice Valente

**ADOPTED
May 20, 2015**

Resolution Regarding
Approval of Natural Resource Inventory

WHEREAS, the Fort Monmouth Economic Revitalization Authority (FMERA) was charged with adopting land use regulations and development and design guidelines consistent with and in furtherance of the Fort Monmouth Reuse and Redevelopment Plan (Reuse Plan), which rules became effective in July 2013; and

WHEREAS, the Land Use Rules state that the Environmental Staff Advisory Committee (Committee) shall be the exclusive environmental commission for all land use matters and approvals within Fort Monmouth; and

WHEREAS, pursuant to the Land Use Rules, FMERA is charged with the preparation of a natural resources inventory, in consideration of the Reuse Plan and the natural resources inventories of the host municipalities, which must be approved the FMERA Board; and

WHEREAS, FMERA's contracted professional planner, Phillips Preiss Grygiel (PPG) prepared the Natural Resource Inventory (NRI) for the former Fort Monmouth Properties, with input from FMERA staff, the Committee and the Attorney General's Office; and

WHEREAS, the NRI will be used by FMERA staff in review of applications for Mandatory Conceptual Review (MCR) of site plan and subdivision applications, pursuant to the Land Use Rules; and

WHEREAS, the NRI contains a list of certain open space to be preserved and other environmental features to be preserved or protected and, if an MCR application involves such an open space to be preserved or other environmental features to be preserved or protected identified in the NRI, the ESAC reviews the proposed project for impacts upon the specifically identified open space or other environmental feature; and

WHEREAS, pursuant to the Land Use Rules, the NRI is to be presented to the Board for its approval for use by staff and the ESAC in their respective review of future development applications; and

WHEREAS, the Real Estate Committee has reviewed and discussed the NRI and the Committee recommends Board approval.

THEREFORE, BE IT RESOLVED THAT:

1. For the reasons expressed in the attached memorandum, the Authority approves the Natural Resource Inventory for the former Fort Monmouth Properties.
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: May 20, 2015

EXHIBIT 1

MEMORANDUM

TO: Members of the Board

FROM: Bruce Steadman
Executive Director

RE: Natural Resource Inventory

DATE: May 20, 2015

Request

I am requesting that the Members of the Board approve the Natural Resource Inventory for the former Fort Monmouth Properties (NRI).

Background

The Fort Monmouth Economic Revitalization Authority (FMERA) was charged with adopting land use regulations and development and design guidelines consistent with and in furtherance of the Fort Monmouth Reuse and Redevelopment Plan (Reuse Plan). The Adopted New Rules, N.J.A.C. 19:31C-3 et seq., Fort Monmouth Economic Revitalization Authority Land Use (Land Use Rules), were approved by the Board in June 2013 and published in July 2013. Pursuant to the Land Use Rules, FMERA is charged with the preparation of a natural resources inventory, in consideration of the Reuse Plan and the natural resources inventories of the host municipalities, which must be approved the FMERA Board.

FMERA's contracted professional planner, Phillips Preiss Grygiel (PPG), prepared the Natural Resource Inventory for the former Fort Monmouth Properties (NRI), with input from FMERA staff, the Environmental Staff Advisory Committee (ESAC) and the Attorney General's Office.

The NRI will be used by FMERA staff in review of applications for Mandatory Conceptual Review (MCR) of site plan and subdivision applications, pursuant to the Land Use Rules. Additionally, the NRI contains a list of certain open space to be preserved and other environmental features to be preserved or protected. If an MCR application involves such an open space to be preserved or other environmental features to be preserved or protected identified in the NRI, the ESAC reviews the proposed project for impacts upon the specifically identified open space or other environmental feature.

In June of 2013, the ESAC reviewed and approved the Environmental Features Checklist (Checklist) to be included in the Mandatory Conceptual Review (MCR) performed by FMERA for all development applications within Fort Monmouth. The Checklist was created to assist in

the review of all development applications for their impact on environmental features inventoried in the NRI or the Reuse Plan, prior to the development of the NRI, per FMERA's Land Use Rules. Since then, FMERA staff has used the Checklist to perform the MCR, and has presented their review to the Committee for each development application submitted to FMERA.

The NRI identifies the open space to be preserved or other environmental features to be preserved or protected as floodplains, wetlands, and habitats of endangered or threatened species. The NRI, however, does not identify specific locations because these features have not been field verified. The identification of any specific locations within a particular project will be obtained from the environmental information in the municipal site plan application, which must be submitted to FMERA as part of the MCR application.

Pursuant to the Land Use Rules, the NRI is to be presented to the Board for its approval for use by Staff and the ESAC in their respective review of future development applications. The Real Estate Committee has reviewed and discussed the NRI and recommends it for approval.

Recommendation

In summary, I am requesting that the Board approve the Natural Resource Inventory for the former Fort Monmouth Properties, in accordance with FMERA's Land Use Rules.



Bruce Steadman
Executive Director

Attachments: Natural Resource Inventory for the former Fort Monmouth Properties (PPG,
November 2013)
Prepared by: Candice Valente

**Natural Resource Inventory for
the former Fort Monmouth Properties
Monmouth County, New Jersey**

Prepared for:
The Fort Monmouth Economic Redevelopment Agency

Prepared by
Phillips Preiss Grygiel LLC
Planning and Real Estate Consultants
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Hoboken, NJ 07030

November 2013

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Chapter 1 Introduction

Statutory Basis

The Fort Monmouth Economic Revitalization Authority (“FMERA” or “the Authority”), pursuant to N.J.S.A. 52:27I-18 et seq. (“the Fort Monmouth Economic Revitalization Authority Act” or “the Act”), is responsible for the efficient redevelopment and reuse of Fort Monmouth which closed in 2011. Pursuant to the Act, the Authority shall appoint an environmental advisory committee which shall for all intents and purposes be the exclusive “environmental commission,” as established pursuant to P.L. 1968, c.245 (C:40:56A-1 et seq.), for all land use matters and approvals within the project area.

Pursuant to N.J.A.C. 19:31C-3.20(e) (“the Fort Monmouth Land Use Rules”), the Authority shall provide to the environmental advisory committee an informational copy of each application for mandatory conceptual review. If the application involves open space to be preserved or other environmental features to be preserved or protected as identified in the natural resources inventory (NRI), the Authority shall request the environmental advisory committee’s review of the application. The NRI shall give due consideration to the *Fort Monmouth Reuse and Redevelopment Plan* and the natural resource inventories, if any, of the host municipalities, and approved by the Authority. A current copy of the NRI shall be kept in the offices of the Authority.

Purpose of a Natural Resource Inventory

The NRI, also known as an environmental resource inventory (ERI), is a compilation of text and visual information about the natural resource characteristics and environmental features of an area.

The NRI is an unbiased report of integrated data. It provides baseline documentation for measuring and evaluating resource protection issues. The NRI is an objective index and description of features and their functions, rather than an interpretation or recommendation. Identifying significant environmental resources is the first step in their protection and preservation. Open space parcels and environmental features to be protected or preserved shall consist of floodplains, wetlands, and habitats of endangered or threatened species. The NRI identifies the general locations of environmental features, however many of these features have not yet been field verified. Thus, at present, the NRI does not identify any specific open space parcels or other environmental features to be protected or preserved. The Authority shall refine the open space parcels and environmental features to be protected or preserved as information becomes available for each proposed redevelopment project and should add to, revise and refine the document as it gains knowledge and more data becomes available.

Data Sources

The NRI provides both visual depictions of natural resources in the form of mapping information and text that describes these resources, their sensitivities and limitations for development. The text has been gathered from existing resources listed at the end of this document.

Existing map sources derived from the New Jersey Department of Environmental Protection GIS (geographic information systems) data provided the basis for establishing the location of natural

resources presented in the NRI. Since the maps were not field verified, the resource mapping presented herein is intended for general planning purposes and should not substitute for site-specific surveys.

Location of Fort Monmouth

The Fort Monmouth property is located near the eastern shore of New Jersey within the Coastal Region of Monmouth County. With its location between New York City to the north and Philadelphia to the southwest, the former Fort property affords easy access to two major metropolitan areas as well as the State's capital, Trenton to the west.

The former Fort Monmouth occupies approximately 1,127 acres within three host municipalities: the Boroughs of Eatontown, Oceanport and Tinton Falls (see *Figure 1, Aerial Photograph of Fort Monmouth*). The former Fort property is separated into two distinct areas on either side of Route 35: the Main Post to the east (~638 acres) and the Charles Wood Area to the west (~489 acres). The Main Post is contained within the Boroughs of Oceanport (~419 acres) and Eatontown (~219 acres), and the Charles Wood Area is contained within the Boroughs of Tinton Falls (~254 acres) and Eatontown (~235 acres). The Charles Wood area is generally bounded by Pearl Harbor Road to the west, Tinton Avenue to the north, Maxwell Road to the east and the Conrail railroad tracks to the south. The area is split nearly in half by Hope Road. The Main Post area is generally bounded by State Highway 35 to the west, Parkers Creek to the north, the New Jersey Transit railroad line to the east, and residential neighborhoods to the south. Approximately 87 acres of the easternmost portion of the Main Post are separated from the rest of the Main Post via Oceanport Avenue.

History of Fort Monmouth and Fort Closure

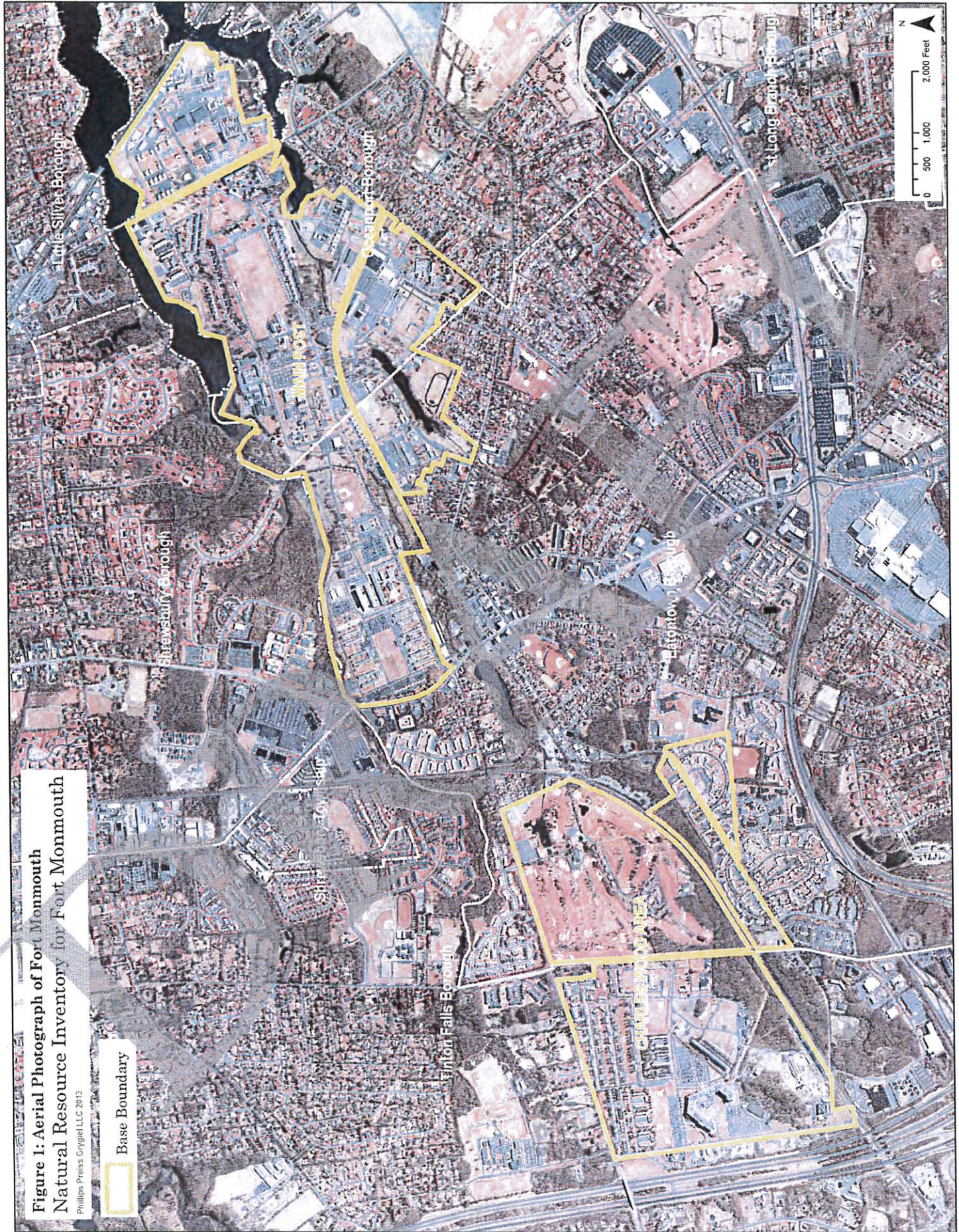
A fort was established at this location in 1917. Prior to this time, the site was home to Monmouth Park Race Track from 1870 to 1917. After being abandoned due to New Jersey's ban on horse betting, the Army began leasing the land from a private owner in 1917 and purchased the land in 1919. The original name of Fort Monmouth was Camp Little Silver in 1917, then renamed Camp Alfred Vail. The Fort was originally established as a temporary facility for training the 1st and 2nd Reserve Signal Battalions, in anticipation of the United States' involvement in World War I. The Chief Signal Officer authorized the purchase of Camp Alfred Vail in 1919 when the Signal Corps School relocated to Camp Vail from Fort Leavenworth that year. In 1925, the installation was granted permanent status and renamed Fort Monmouth, in honor of the soldiers of the American Revolution who died in the Battle of Monmouth.

The primary mission of Fort Monmouth was to provide command, administrative, and logistical support for Headquarters, United States Army, Communications-Electronics Command (CECOM), CECOM is a major subordinate command of the United States Army Material Command (AMC) and was the host activity. At the time of its closure in 2011, Fort Monmouth served as the center for the development of the Army's Command and Control, Communications, Computers, Intelligence, Sensors and Reconnaissance (C4ISR) systems, the primary tenants of the Fort. Much of the Army's research and development of high-tech systems was done at Fort Monmouth, thus various specialized technical facilities were located throughout the Fort. Additional tenant activities that occur on the Fort include the performance of research, development, procurement, and production of electronic material for use by the United States Armed Forces. Other missions included the provision of administrative training and

logistical and related support necessary to transition selected reserve component units into the active force structure in the event of a national emergency.

In 2005, the federal government selected Fort Monmouth for closure as part of the federal Base Realignment and Closure Act (BRAC) Act. On September 15, 2011, the Fort closed. The *Department of Defense Base Structure Report for the Fiscal Year 2010 Baseline* stated that Fort Monmouth included approximately 425 buildings covering over 5 million square feet. Upon the Fort's closure, these buildings were all vacated.

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**Figure 1: Aerial Photograph of Fort Monmouth
Natural Resource Inventory for Fort Monmouth**
Phillips Press Gygiel LLC 2013

Base Boundary

Chapter 2 Climate

The state of New Jersey is located on the eastern coast of the United States, approximately halfway between the Equator and the North Pole. Due to its geographic location, the state is influenced by wet, dry, hot, and cold airstreams, the result of which is variable daily weather.

Despite the state's relatively small size (7,836 square miles), there are distinct differences in climate between the northern and southernmost portions of the state. The Office of the New Jersey State Climatologist identifies five climate zones in the state: The Northern; Central; Pine Barrens; Southwest; and Coastal. The geology, distance from the Atlantic Ocean, and prevailing atmospheric flow patterns produce distinct variations in the daily weather between each of these regions. Fort Monmouth is located within the Coastal Climate Zone and is included in the North Coast Planning Region of Monmouth County (see *Figure 2, New Jersey Climate Zones*).

The Coastal Zone can be characterized by both continental and oceanic influences. When the ocean is warmer than the land surface in the fall and early winter, the Coastal Zone experiences warmer temperatures than that of the state's interior regions; similarly, ocean breezes keep these coastal locales cooler in the spring. The Atlantic Ocean creates a stabilizing influence on temperatures, making the Coastal Zone less prone to seasonal temperature fluctuations and temperature extremes. However, coastal storms, such as nor'easters and tropical storms and hurricanes are of particular concern in this zone; damage can be especially great when strong winds and heavy rains from these types of storms are coupled with times of high tide.

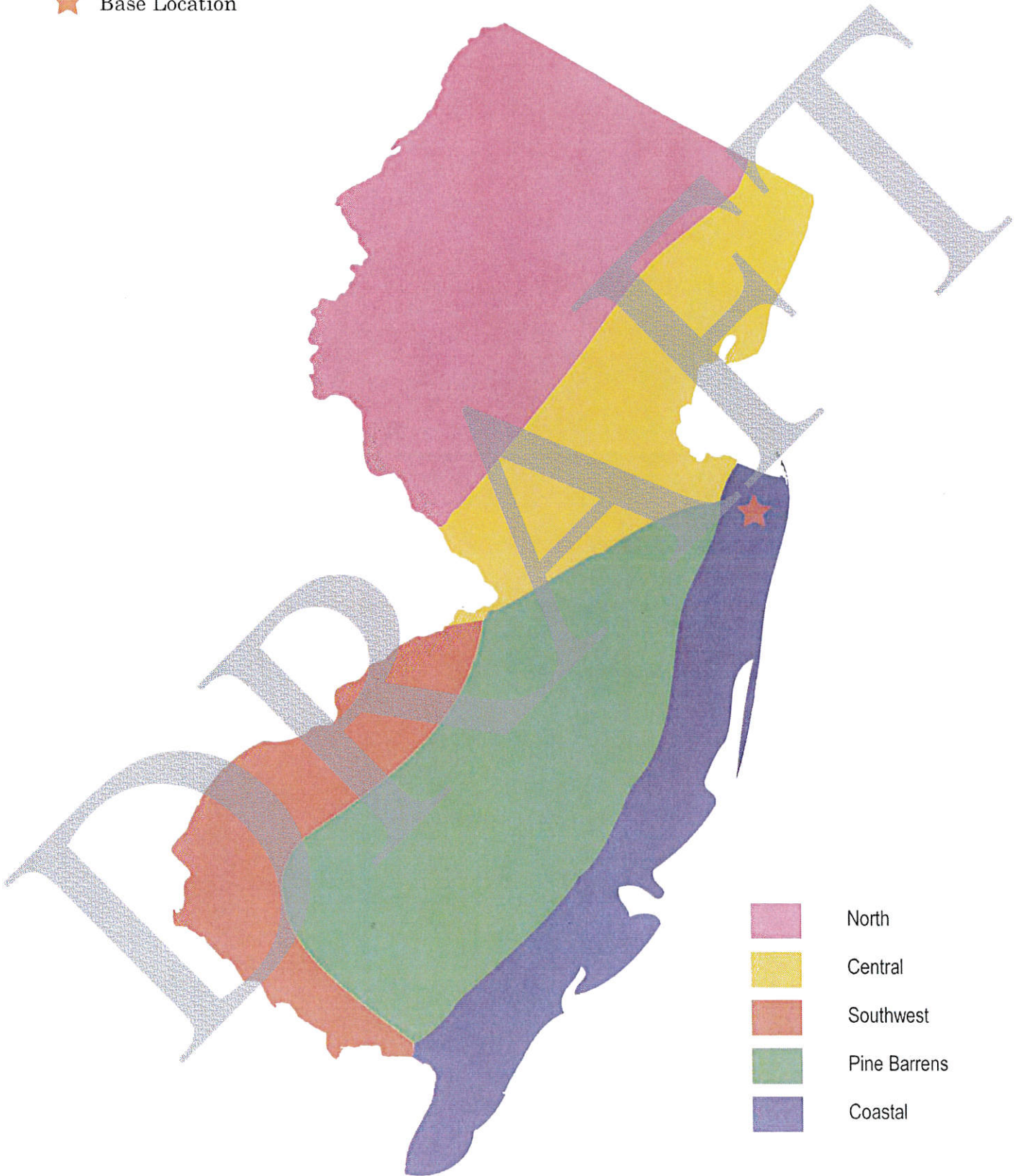
In Monmouth County, the mean annual temperature is approximately 52 degrees Fahrenheit (°F). Winters are moderate, with an average temperature of around 30°F and summers are warm with an average temperature around 70°F, where average minimum and maximum temperatures exceed 60 and 80°F, respectively. The county receives an average of between 40 and 50 inches of precipitation each year; a little over half of the total annual precipitation falls between April and September. The National Oceanic and Atmospheric Administration (NOAA) has a monitoring station in West Long Branch that gathers weather data for the Monmouth coastal area. The Office of the State Climatologist at Rutgers University is responsible for maintaining the weather data collected at this station, and, more generally, provides information on climate trends in New Jersey.

Figure 2: New Jersey Climate Zones

Natural Resource Inventory for Fort Monmouth

Phillips Preiss Grygiel LLC 2013

★ Base Location



Chapter 3 Geology and Topography

New Jersey Coastal Plain

New Jersey is comprised of four major physiographic provinces: the Ridge and Valley, Highlands, Piedmont, and the Atlantic Coastal Plain. The Coastal Plain province can be found in the southern and easternmost portions of New Jersey, extending from Sandy Hook to Cape May and inland to the Delaware River, making up about 60% of the total land area of the state.

The Coastal Plain province is separated into the Inner and Outer Coastal Plain and is part of a larger geologic province in the eastern United States that extends north to Long Island and Cape Cod and south along the coast into Mexico. Fort Monmouth lies within the Outer Coastal Plain. The Outer Coastal Plain consists of unconsolidated Tertiary deposits of sands, silt and gravel. Soils in this province are sandy and have less clay than that of the Inner Coastal Plain, making them more dry and acidic. As a result, these soils retain fewer nutrients than that of the Inner Coastal Plain, making much of the region unsuitable for agriculture. The Pine Barrens, which occupies the center of the Outer Coastal Plain, is characterized as "agriculturally poor," yet rich in species diversity, and remains largely undeveloped even today. Soil differences in the Inner and Outer Coastal Plain may be reflected in the differences between the vegetative communities found in each, including the increased dominance of coniferous (pitch pine) forests in the Outer Coastal Plain.

Fort Monmouth lies primarily within the Hornerstown Formation, and is partially within the Tinton Formation to the north and the Vincentown Formation to the south (see *Figure 3, Geology*). The Hornerstown Formation is comprised of clay and silty clay and is Early Paleocene in age. Coloration ranges from olive, dark brown, black where unweathered, to olive-brown with brown and reddish-brown mottles where weathered. Total thickness of the Hornerstown Formation is 25 to 30 feet. The Tinton Formation is comprised of silty medium-to-coarse and fine-to-medium quartz sand and is Late Cretaceous in age. Coloration ranges from reddish-brown, reddish-yellow, yellowish-brown where weathered, grayish-brown, brown, to olive-brown where weathered. Total thickness of the Tinton Formation is 30 to 40 feet. The Vincentown Formation is comprised of silty medium-to-coarse quartz sand, some fine-to-medium sand and some very coarse sand to very fine pebbles; the lowermost 10 to 20 feet of the formation is silty fine-to-medium sand. It is Late Paleocene in age. Coloration ranges from yellow, reddish-yellow, olive-yellow, to olive-brown. Total thickness of the Vincentown Formation is 180 feet.

Topography

The topography of the Main Post and Charles Wood areas is generally flat, with the exception of short, steep slopes that occur along streams and waterways (see *Figure 4, USGS Topographical Quadrangle*). The land surface at the Main Post ranges in elevation from four feet above mean sea level (ft amsl) in the east at Oceanport Creek to 32 ft amsl at the western end of the Post near Highway 35. The eastern portion of the Main Post is generally 10 ft amsl in elevation. The highest elevations can be found at the M-8 Landfill, located along Parkers Creek, as well as along Lafetra Creek, Mill Creek and Husky Brook.

Elevations within the Charles Wood area range from approximately 27 to 60 ft amsl, the lowest elevations being observed along Wampum Brook near the eastern boundary of the property. Generally, the southwestern corner of the Charles Wood Area is gently rolling and has the greatest relief.

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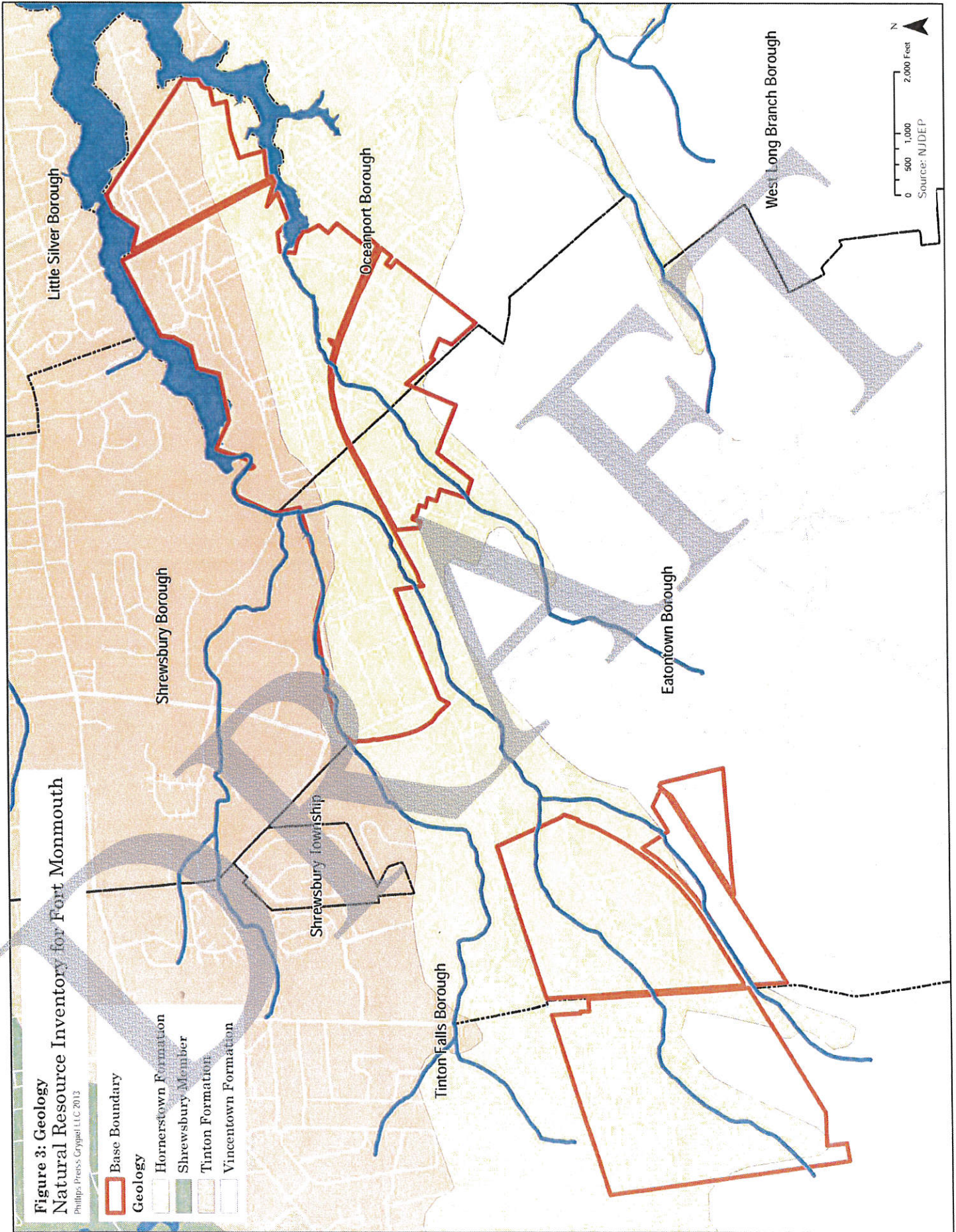


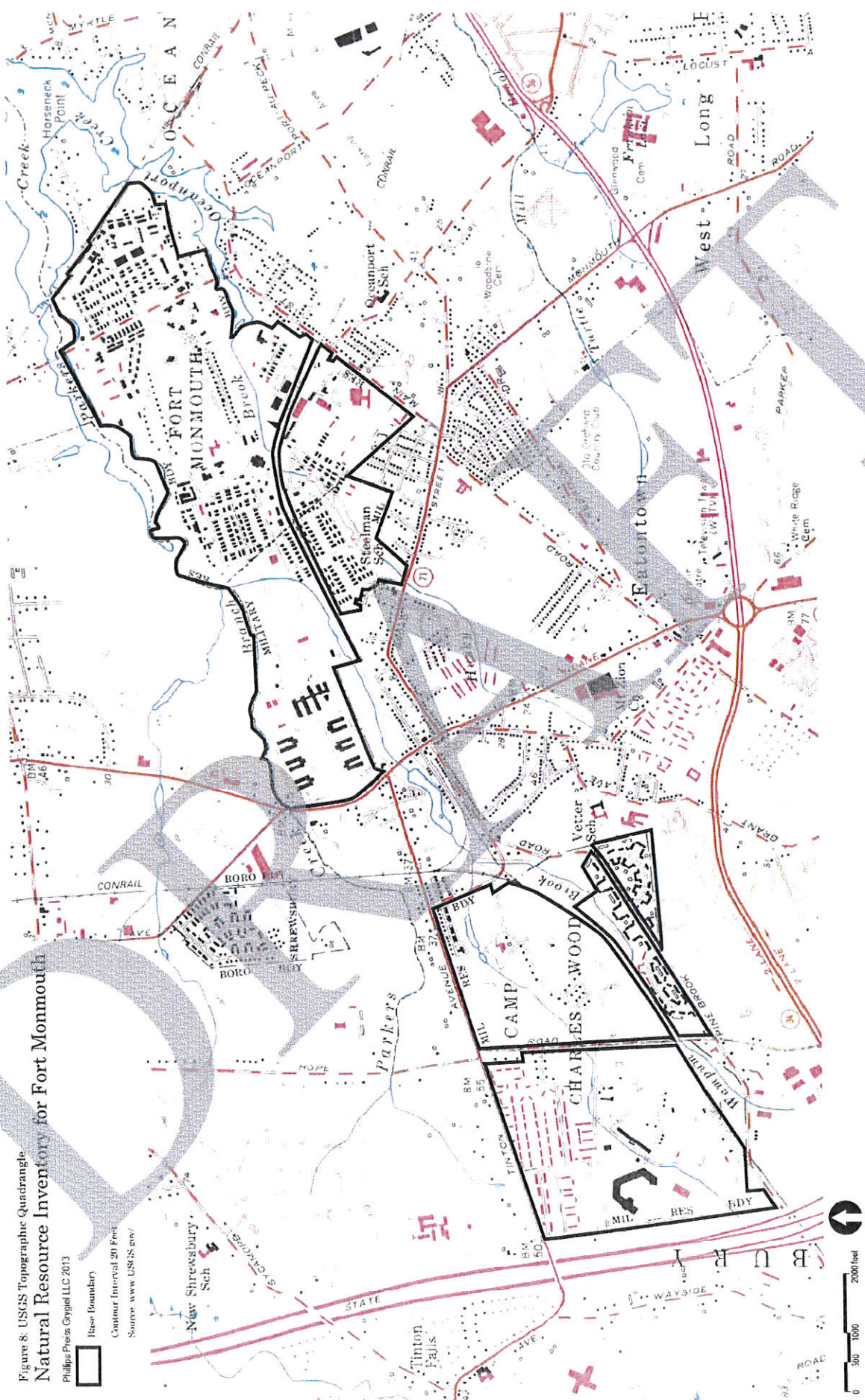
Figure 8. USGS Topographic Quadrangle
 Natural Resource Inventory for Fort Monmouth

Philip Price/Cryguel LLC 2013

Base Boundary

Contour Interval 20 Feet

Source: www.USGS.gov



0 500 1000 2000 feet

Chapter 4 Soils

According to the Monmouth County Soil Survey, much of the Main Post is comprised of “urban land” or developed land with disturbed soils (see *Figure 5, Land Use/Land Cover (2007)*). As such, most of the soils found within the Main Post have previously been altered by excavation or filling. The most commonly observed soil type within the Main Post is Udorthents-Urban land complex with 0 to 8 percent slopes. The Charles Wood Area has less urban land complexes than that of the Main Post. Shrewsbury sandy loam, Freehold sandy loam and Freehold-Urban Land Complex are the dominant soil types. Freehold soil types are considered to have slight building limitations with regard to dwellings and small commercial buildings and severe limitations with regard to shallow excavations due to wetness. Neither the Main Post nor the Charles Wood Area are classified as “lands suitable for cultivation” by the Monmouth County Soil Conservation District.

Fort Monmouth’s major soil series are provided here with a brief description (see *Figure 6, Soil Series* and *Figure 7, Slopes*). Information is provided by the Natural Resource Conservation Service’s (NRCS) Official Soil Series Descriptions and the SSURGO Database. Official Soil Series Descriptions are not given for Udorthents, pits and urban land complexes.

AptAV – Appoquinimink-Transquaking-Mispillion complex

This soil series’ parent material is comprised of loamy fluvial sediment (high in silt) with overlying organic materials. Its permeability is moderately slow in the mineral layers and moderately rapid to rapid in the organic layers. It ranges in slope from 0 to 1% and, as a result, is characterized as very poorly drained with very slow or ponded surface runoff. Depth to the seasonal water table is 0 inches year-round. This soil type is mainly used for wetland wildlife, shellfish and small crustacean habitat. Natural vegetation is salt-tolerant wetland herbaceous species (e.g., spike grass, salt marsh cordgrass, etc.). This series can be found in the coastal and estuarine areas of New Jersey, Delaware and Maryland.

AtsA – Atsion sand

This soil series’ parent material is comprised of sandy marine sediments. Its permeability is moderately rapid to rapid above 40 inches and moderately slow to rapid below 40 inches. It ranges in slope from 0 to 2% and is characterized as poorly drained with slow to very slow runoff. Depth to the seasonal water table is six to 12 inches year-round. This soil type is found mostly in wooded areas, though some areas are used for growing blueberries and cranberries. Natural vegetation is pitch pine, black gum and maple in wooded areas. This series can be found in the Northern Atlantic Coastal Plain in New Jersey, Delaware, Maryland and New York.

DoeB – Downer sandy loam

This soil series’ parent material is comprised of loamy fluviomarine deposits. Its permeability is moderate to moderately rapid. It ranges in slope from 0 to 5%, and is characterized as well-drained with negligible to high runoff. Depth to the seasonal water table is greater than 72 inches. This soil type is

typically used for growing field crops, vegetables, flowers, and some fruit trees. Natural vegetation includes white, red, scarlet and black oak, pitch pine, dogwood, American Holly, etc. This series can be found in the Northern Coastal Plain in New Jersey, Delaware and Maryland.

EveB – Evesboro sand

This soil series' parent material is comprised of sandy marine and eolian deposits. Its permeability is rapid in the subsoil and moderately rapid to very rapid in the substratum. It ranges in slope from 0 to 5% and is characterized as excessively drained with negligible runoff. Depth to the seasonal water table is greater than 72 inches. Most areas of this soil type are in woodland, used for fruit and vegetable crops or are urban land. Natural vegetation includes black, white, chestnut, and red oak, yellow poplar, pitch pine, etc. This series can be found in the Coastal Plain in New Jersey, Delaware and Maryland.

Freehold Urban land complex

Official soil series descriptions are not provided for urban land complexes.

FrkB – Freehold sandy loam

The Freehold series are very deep, well-drained, moderately permeable soils formed in marine sediments containing glauconite. It typically ranges in slope from 0 to 5%. With the exception of steeply sloping areas, these soils are generally cleared and used for growing fruits and specialty crops. Natural vegetation includes black, white, scarlet, and northern red oak, yellow poplar, hickory, and beech. This series can be found in the Inner Coastal Plain in New Jersey and Maryland.

KrhB – Kresson loam

This soil series' parent material is comprised of clayey glauconite marine and/or fluviomarine deposits. Its permeability is slow. It ranges in slope from 0 to 5% and is characterized as somewhat poorly drained with medium to high runoff. Depth to the seasonal water table is 12 to 18 inches from November to May. This soil series was historically cleared and used for corn, tomatoes, hay, and pasture. In New Jersey, many areas have become urbanized. Natural vegetation includes sweetgum, red maple, white oak and yellow poplar.

PHG – Pits, sand and gravel

Official soil series descriptions are not provided for pits.

ShrA – Shrewsbury sandy loam

This soil series' parent material is comprised of marine sediments containing moderate amounts of glauconite. Its permeability is moderately slow to moderate in solum and moderately rapid to rapid in the substratum. It ranges in slope from 0 to 2% and is characterized as poorly drained. Depth to the seasonal water table is 0 to 12 inches below the surface, primarily from October to June. Drained areas can be used to grow corn, soybeans, small grains, and turf grasses. Natural vegetation includes oaks,

willow, yellow poplar, sweet gum, red maple, beech, and holly. This series can be found in Southern New Jersey and Maryland.

ThgB – Tinton loamy sand

This soil series' parent material is comprised of sandy eolian deposits over glauconite with fluviomarine deposits. Its permeability is moderate to moderately rapid. It ranges in slope from 0 to 5% and is characterized as well drained. Depth to the seasonal water table is greater than 72 inches. This soil series can be used for fruit and vegetable production, generally with irrigation. Natural vegetation includes white, black, red and chestnut oak with scattered Virginia pine. This series can be found in the Northern Atlantic Coastal Plain.

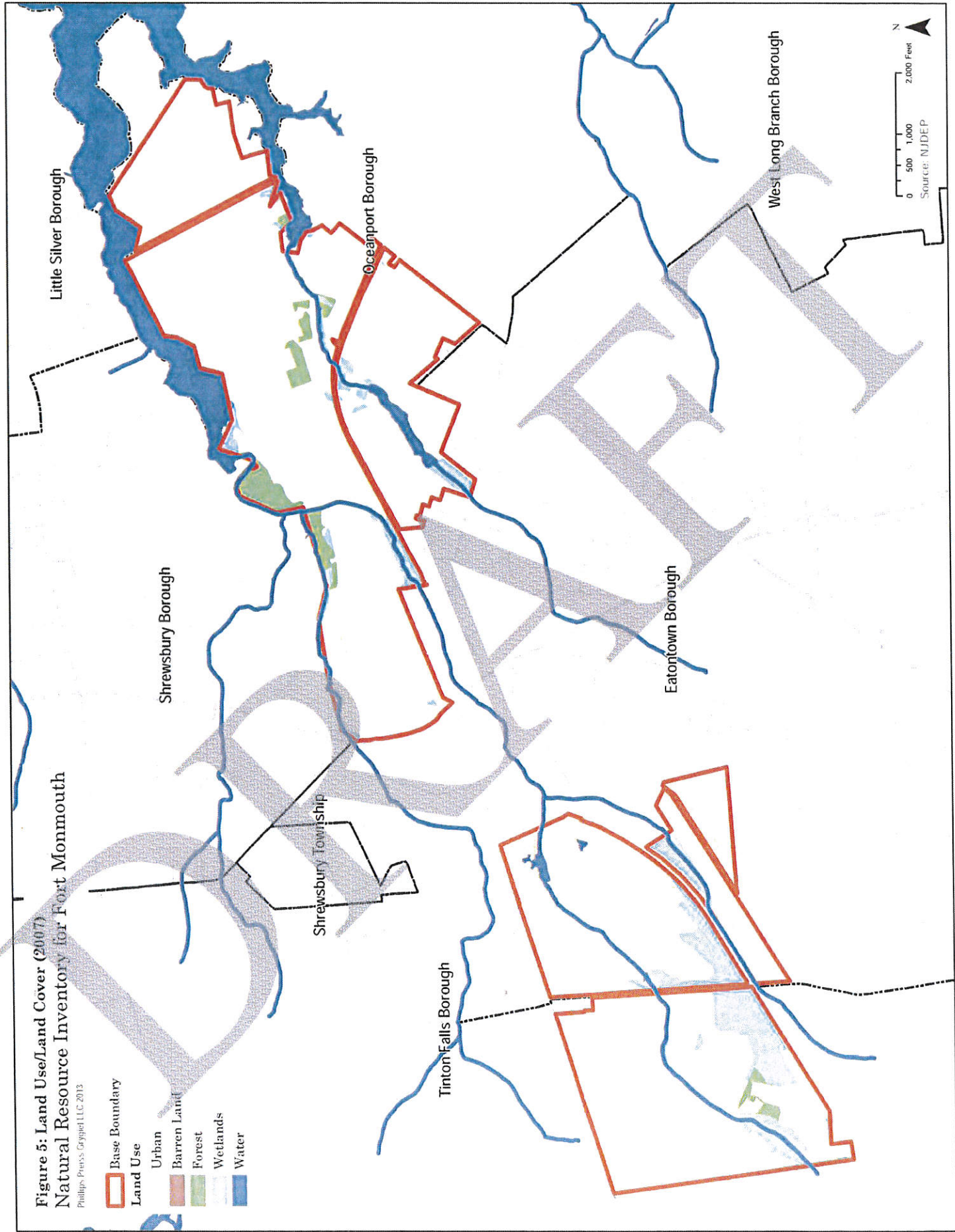
ThhB – Tinton-Urban land complex

Official soil series descriptions are not provided for urban land complexes.

UdaB – Udorthents

Official soil series descriptions are not provided for Udorthents.

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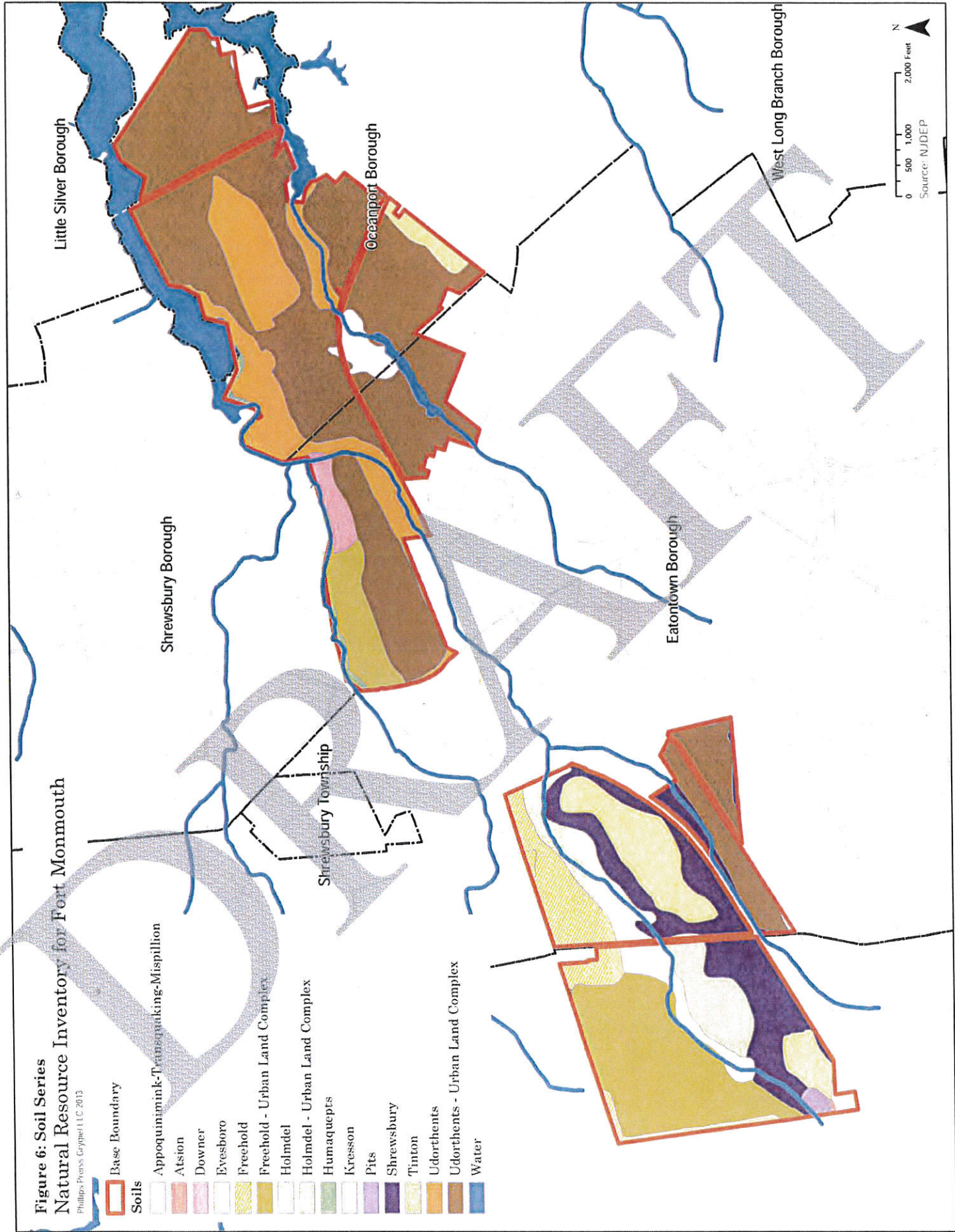


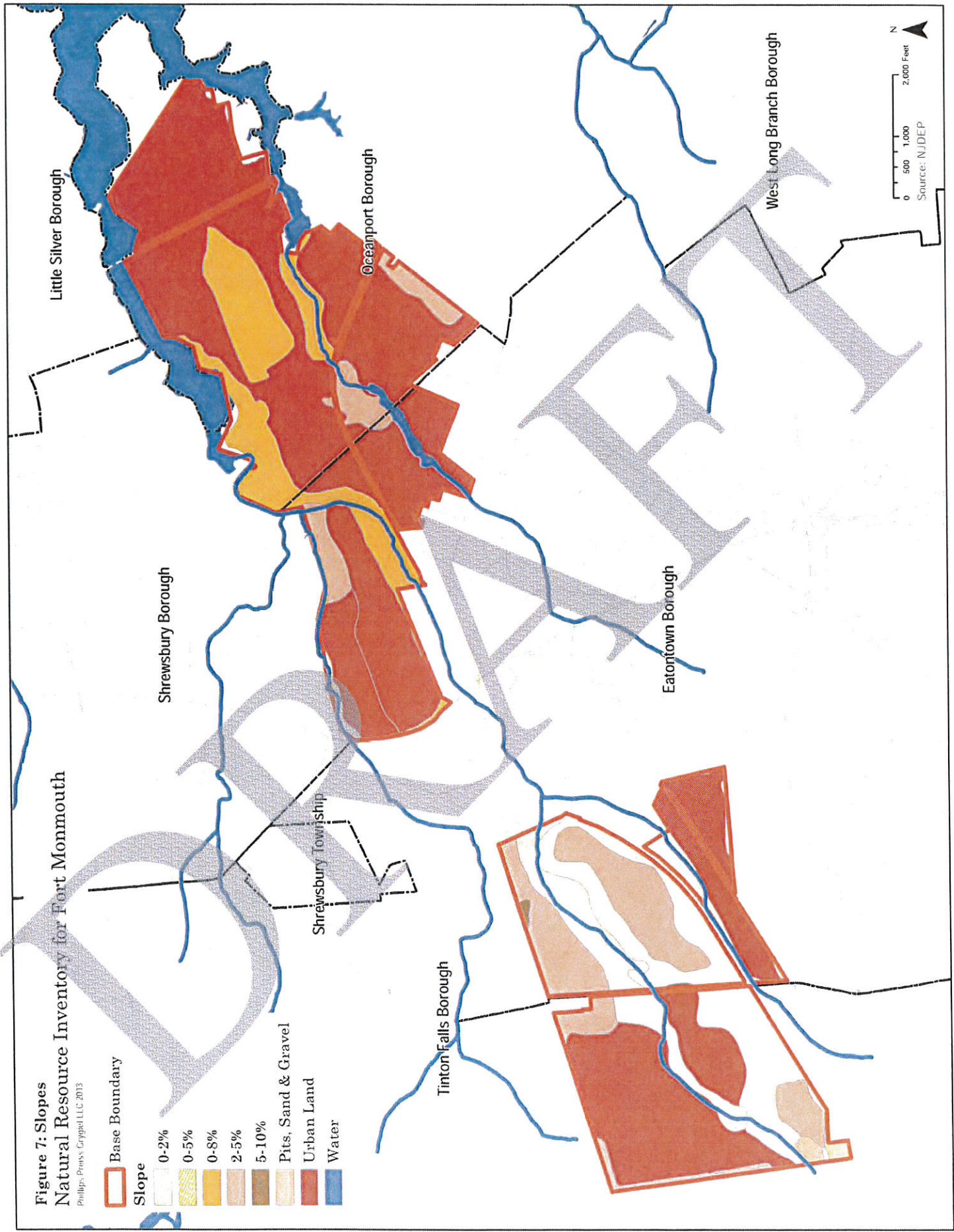
Figure 7: Slopes
Natural Resource Inventory for Fort Monmouth

Phillips, Preuss, Griguel LLC 2013

Base Boundary

Slope

- 0-2%
- 0-5%
- 0-8%
- 2-5%
- 5-10%
- Pits, Sand & Gravel
- Urban Land
- Water



Chapter 5 Water Resources

Drainage Basins and Major Surface Water Features

A watershed is an area of land that drains into a body of water such as a stream, lake, river or bay. This includes surface water features and surrounding land itself. Topographic features such as hills and slopes define the boundaries of watershed management areas. These watershed management areas are comprised of Drainage Basins; large watersheds that encompass multiple small watersheds. NJDEP manages watersheds by dividing the state into 20 large watershed management areas (WMAS).

The former Fort Monmouth property is in the Atlantic Coast Drainage Basin, the Shrewsbury River Watershed and the Parkers Creek/Oceanport Creed Subwatershed (see *Figure 8, HUC 14 Subwatersheds*), which contains tributary streams with a low gradient.

The Main Post is drained by a number of waterways that flow generally from west to east. Within the western part of the Main Post, surface water runoff flows either north into Lafetra Creek or south into Mill Cree, both of which originate off-site to the west of the Main Post. Mill Cree enters the former Fort Monmouth property along its southwestern boundary and flows partially through the property before turning north and meeting Lafetra Creek. Lafetra Creek originates off the Fort property and, along with Parkers Creek, forms the northern boundary to the Main Post. Parkers Creek originates at the confluence of Lafetra Creek and Mill Cree and flows along the northern boundary of the former Fort until it discharges into the Shrewsbury River, directly to the east of the Main Post. Parkers Creek is a shallow tidal estuary having an average depth of three feet at mean tide. The northern half of the Main Post is located within the Parkers Creek sub-watershed.

Surface water runoff from the southern half of the Main Post flows into Husky Brook and Husky Brook Lake through a series of drainage ditches and outfalls. Husky Brook, a fresh water stream originates off-site to the west of the Main Post and flows into Husky Brook Lake on-site. Husky Brook Lake is a portion of the Husky Brook that has been dredged, widened and dammed to form that is used for recreational purposes. Downstream from the lake, Husky Brook is piped underground for several hundred feet before it again surfaces and eventually runs into Oceanport Creek. Oceanport Creek is a tidal stream that flows along the southern boundary of the Main Post before emptying into the Shrewsbury River. The Shrewsbury River is a tidal estuary that empties into Sandy Hook Bay and is separated from the Atlantic Ocean by a narrow barrier beach ending at Sandy Hook. The Atlantic Ocean is within three miles of the Main Post.

Surface water runoff at the Charles Wood Area is drained by Wampum Brook and Shrewsbury Creek. Wampum Brook flows along the southern boundary of the Charles Wood Area. Shrewsbury Creek originates near the Charles Wood Area's western boundary and flows eastward through the Charles Wood Area through the area into the golf course. Wampum Brook and Shrewsbury Creek join east of the Charles Wood Area before becoming Wampum Lake east of the Charles Wood Area boundary. Wampum Lake discharges into Mill Cree, which flows through the Main Post.

Surface Water Quality Classification

Parkers and Oceanport Creeks, as well as the tributaries to these creeks, on the Main Post are classified by the NJDEP, for the purposes of determining surface water quality criteria, as fresh non-trout water/saline water (FW2-NT/SE1). This classification indicates that the waterbody may exhibit a saltwater/freshwater interface; the point of demarcation between freshwater and saltwater is determined through salinity measurements. These waterbodies are characterized as freshwater FW2-NT where the mean salinity at high tide is 3.5 parts per thousand (ppt) or less and as saline SE1 where the mean salinity at high tide is greater than 3.5 ppt (N.J.A.C. 7:9B et seq.).

All surface water streams at the CWA are classified as FW2-NT by the NJDEP for the purposes of determining surface water quality criteria, indicating they are non-trout freshwaters.

Floodplains

The Main Post and Charles Wood Area are not mapped on the current Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs). However, the land adjacent to each area has been documented (see *Figure 9, USGS Floodprone Areas & FEMA Floodplains*). A 100-year floodplain surrounds Parkers and Lafetra Creeks to the north and south as it flows along the Main Post's northern property line. A 100-year floodplain surrounds Mill Brook as it enters the Main Post. A 100-year floodplain and 500-year floodplain surrounds Oceanport Creek in the southeastern portion of the Main Post and along the boundary with Horseneck Point. And a 500-year floodplain surrounds Husky Brook as it enters the Main Post near Broad Street. A 100-year floodplain surrounds the intersection of Wampum Brook and Shrewsbury Creek to the east of the Charles Wood Area border.

Further, an extensive stormwater drainage system discharges at various points into Wampum Brook, Shrewsbury Creek, Husky Brook, Husky Brook Lake, Lafetra Creek, Mill Creek, Parkers Creek, and Oceanport Creek. Some of the stormwater drainage system outfalls on the Main Post are below the elevation of the mean high tide, particularly along Oceanport Creek and Parkers Creek. Thus, during high tides water backs up into the stormwater drainage system.

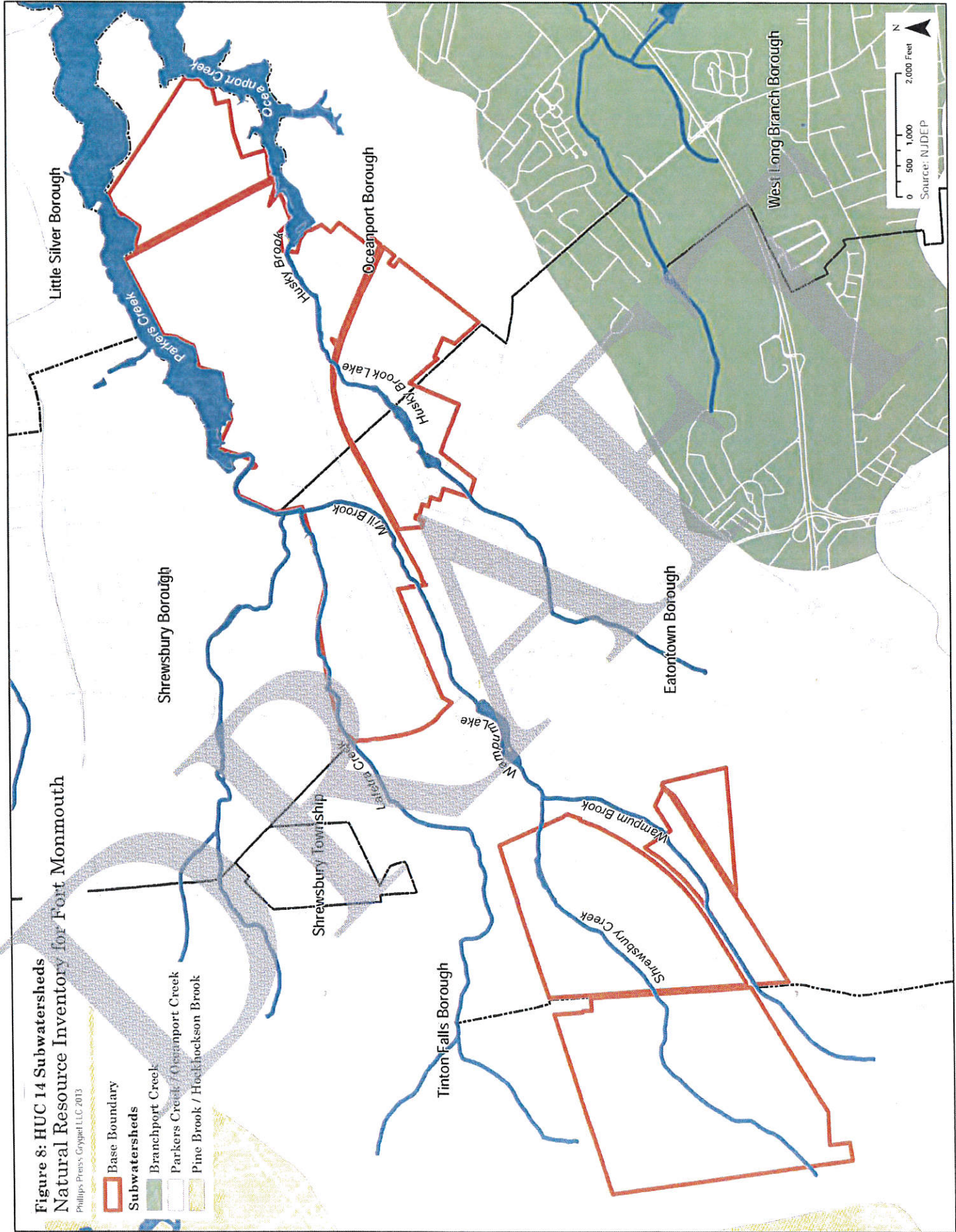
Advisory Base Flood Elevations

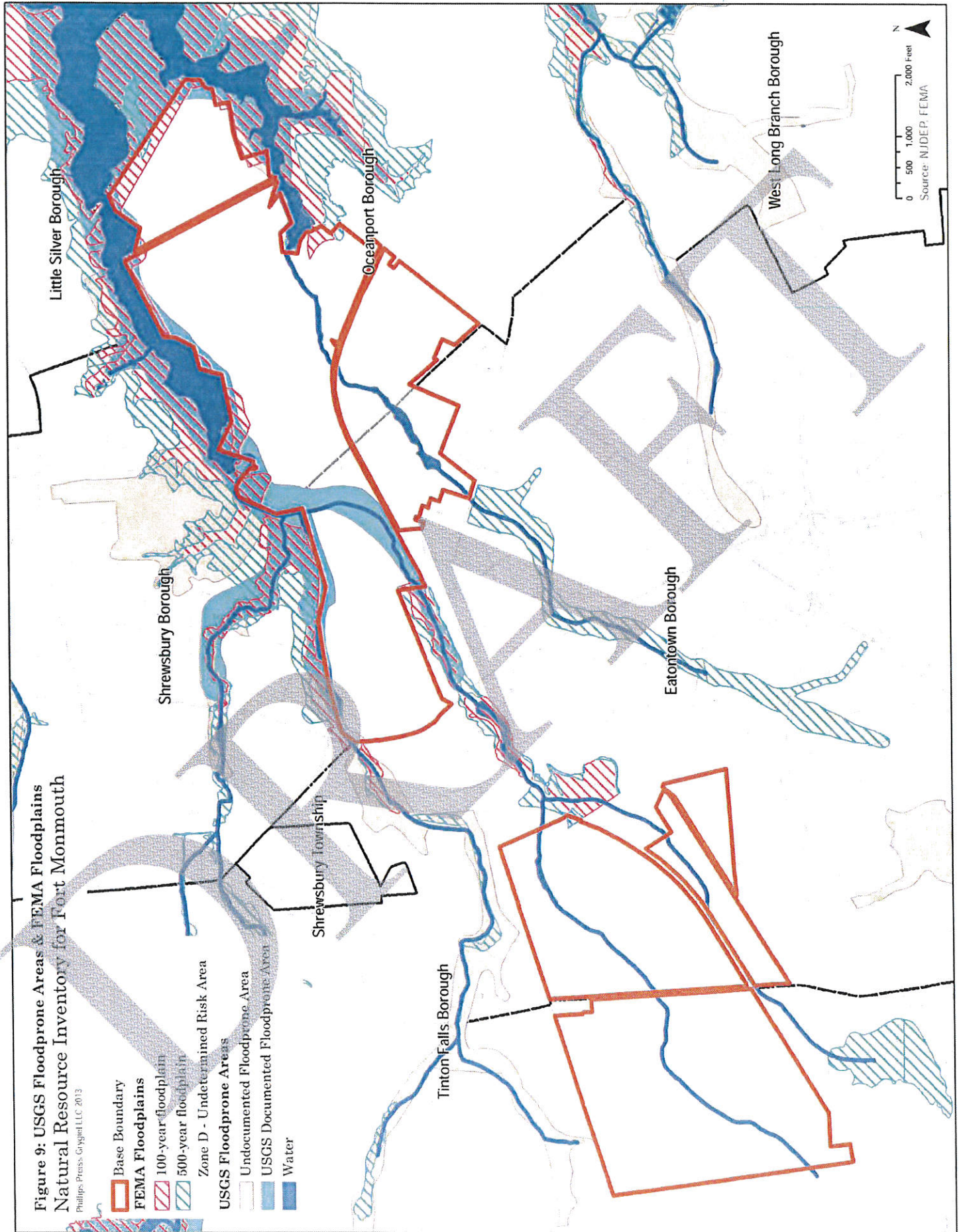
In the wake of Hurricane Sandy, FEMA devised Advisory Base Flood Elevations (ABFEs) in an effort to inform and support local reconstruction efforts. Current FEMA FIRMs for New Jersey and New York were developed over 25 years ago, while the recently-issued ABFEs are based on more recent data and improved study methodologies. In most cases, ABFEs reflect a higher flood elevation than the current regulatory FIRMs. FEMA is encouraging communities to use ABFEs when rebuilding to reduce vulnerability to future flooding events. ABFEs will be used in the larger effort to update FIRMs in New Jersey and New York, but will not result in changes to insurance premium rates and mandatory purchase requirements until the revised base flood elevations have been subject to review, comment and adoption by local governments.

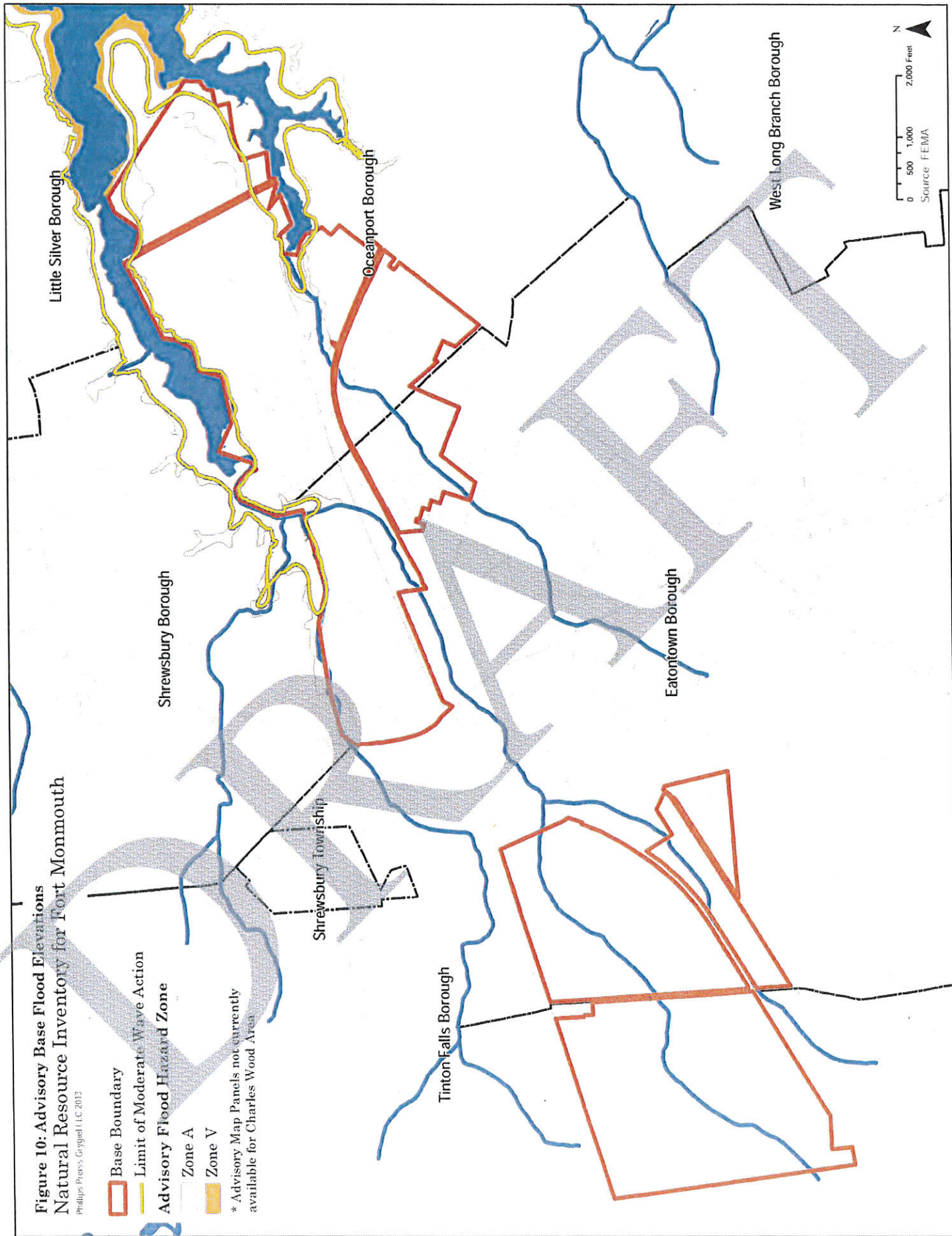
The ABFEs depict two "advisory zones." Advisory Zone A includes those areas that are subject to storm surge flooding from the 1% annual chance coastal flood (i.e., 100-year flood); these areas are not subject to high velocity wave action but are still considered high risk flooding areas. Advisory Zone V includes

those areas that are subject to high velocity flood action (a 3-foot breaking wave) from the 1% annual chance coastal flood (i.e., 100-year flood). Zone V is subject to more stringent building requirements than other zones because these areas are exposed to a higher level of risk.

As with the FIRMs, the Main Post and Charles Wood Area are not mapped on the ABFEs. However, the land adjacent to each area has been documented (see *Figure 10, Advisory Base Flood Elevations*). FEMA has issued an Advisory Map Panel for the area including the Main Post; advisory information is not yet available for the area including the Charles Wood Area. There are no areas of Advisory Zone V on the Main Post. Advisory Zone A is present in several locations on the Main Post, including: south of Gosselin Avenue along Husky Brook; extending south along Wampum Brook just west of Wilson Avenue; and east of Oceanport Avenue to the north of Oceanport Creek and to the south of Parkers Creek.







Chapter 6 Wetlands

Definition and Identifying Factors

The New Jersey Department of Environmental Protection (NJDEP) regulates activities in wetlands and their adjacent transition areas under the *New Jersey Freshwater Wetlands Protection Act* (N.J.S.A. 13:9A-1 et seq.), which defines wetland as “an area that is inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that under normal circumstances does support, a prevalence of vegetation typically adapted for life in saturated soil conditions, commonly known as hydrophytic vegetation.” In other words, a wetland is an area with a specific hydrologic regime that supports the growth of plants adapted to living in saturated soil conditions.

In order to accurately define and delineate wetlands, a methodology was developed by the Federal Interagency Committee for Wetland Delineation (FICWD) and is presented in the Federal Manual for Identifying and Delineating Jurisdictional Wetlands (FICWD 1989). NJDEP has adopted this manual as the technical basis for identifying and delineating wetlands in New Jersey. The location and extent of wetlands is established using a three-parameter approach: 1) dominance of hydrophytic vegetation, 2) presence of hydric soils, and 3) evidence of long-term wetland hydrology.

Wetland Locations and Characteristics

G.I.S. (Geographic Information Systems) data provided by NJDEP indicates the general location of two types of wetlands on the former Fort Monmouth property, estuarine and freshwater. The extent of wetlands as depicted in **Figure 10, Wetlands** are intended to be used as a general planning tool. The wetlands on the former Fort property have not been field verified or mapped. The specific location, extent and resource value classification of wetlands is subject to a case-by-case detailed field delineations, surveys and analysis. The presence, absence, extent and resource value classification of wetlands are subject to verification by NJDEP Land Use Regulation Program through the Letter of Interpretation (LOI) application process in accordance with the requirements found at N.J.A.C. 7:7A-3. A LOI is obtained by submitting an application to the NJDEP Land Use Regulation Program. FMERA, and each host municipality, must be notified that an applicant has submitted an application to the NJDEP to delineate wetlands on the parcel that is to be developed. There is a 15 day period during which FMERA and a host municipality has an opportunity to comment to the NJDEP. After the NJDEP has evaluated the applicant’s wetlands delineation and has conducted an on-site inspection, it issues a LOI either agreeing or disagreeing with the applicant’s delineation and establishing the limit of the wetlands on site.

Estuarine and Marine Wetlands

According to the NJDEP wetlands mapping, areas along the tidal brackish waters of Oceanport Creek and Parkers Creek are designated estuarine and marine wetlands or open waters. They include both mesohaline areas of moderate salinity (5-18 ppt) and oligohaline areas of low salinity (0.5-5 ppt).












Freshwater Emergent or Forested/Shrub Wetlands

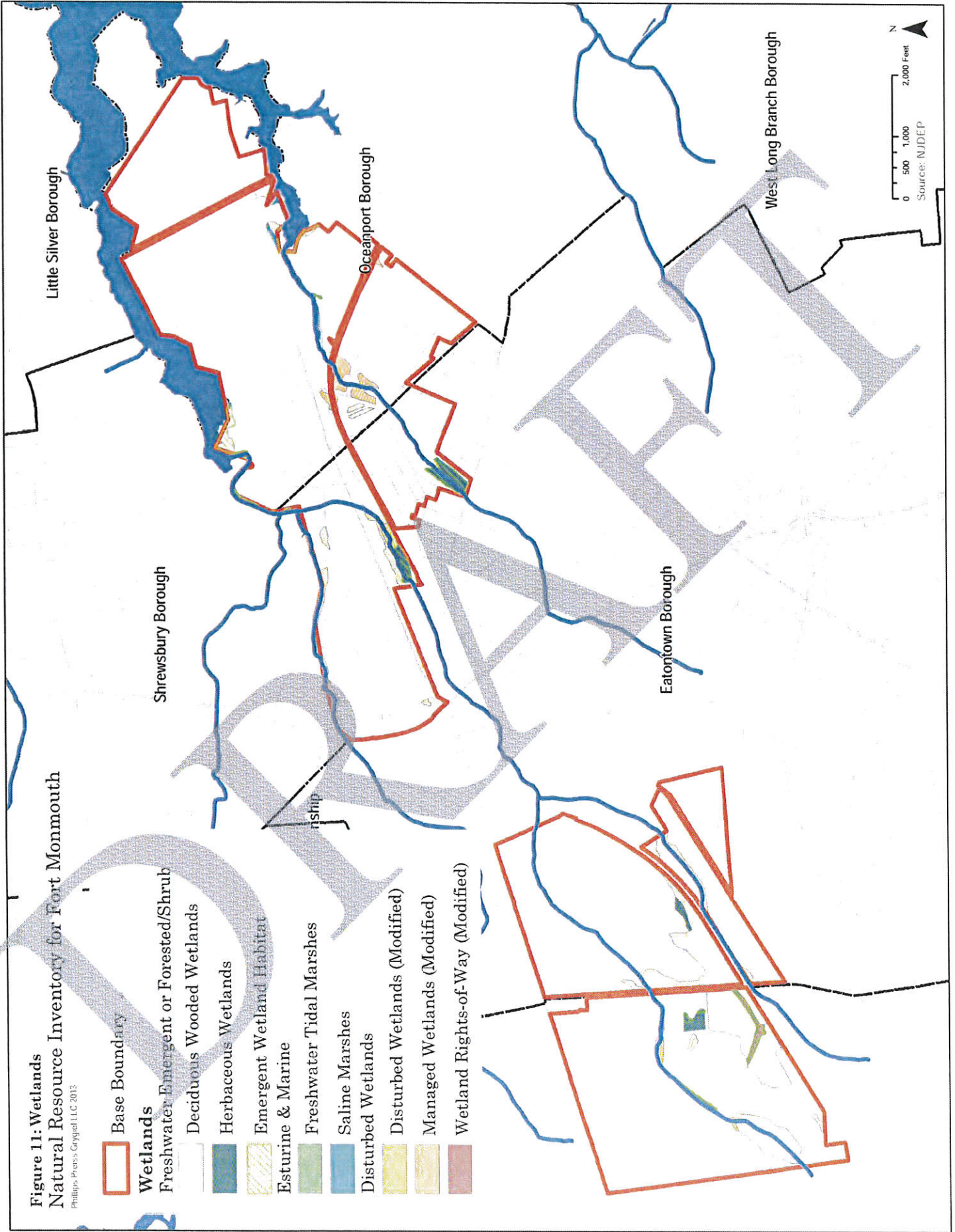
According to the NJDEP wetlands mapping, areas along Mill Creek, Husky Brook, Husky Brook Lake, Wampum Brook, Lafetra and Shrewsbury Creeks are freshwater emergent or forested/shrub wetlands. The most extensive of these are forested wetlands.

DRAFT

**Figure 11: Wetlands
Natural Resource Inventory for Fort Monmouth**

Phillips Press, Crayged LLC 2013

-  Base Boundary
- Wetlands**
-  Freshwater Emergent or Forested/Shrub
-  Deciduous Wooded Wetlands
-  Herbaceous Wetlands
-  Emergent Wetland Habitat
-  Estuarine & Marine
-  Freshwater Tidal Marshes
-  Saline Marshes
-  Disturbed Wetlands (Modified)
-  Managed Wetlands (Modified)
-  Wetland Rights-of-Way (Modified)



Chapter 7 Vegetation and Wildlife

Rare, Threatened or Endangered Flora and Fauna

Rare, Threatened or Endangered Flora

No federally listed or proposed threatened or endangered flora are known to exist on the former Fort Monmouth property. There was one observance in 1992 of a New Jersey listed endangered species, the clustered sedge.

Rare, Threatened or Endangered Fauna

No federally or state listed rare, threatened, and endangered species are known to exist on the former Fort Monmouth property. Peregrine falcons (*Falco peregrinus*) and Bald Eagles (*Haliaeetus leucocephalus*) can potentially be found in the region given the forested areas along the waterways. Although no longer protected by the Endangered Species Act of 1973, Bald Eagles are still protected by the Migratory Bird Treaty Act and the Bald and Golden Eagle Protection Act. Potential eagle foraging areas have been identified around the southeastern and northern portions of the Main Post along the waterways (see *Figure 12, New Jersey's Landscape Project – Bald Eagle Foraging*).

Vegetation and Wildlife by Habitat

Ranking of Wetlands and Forest Habitats

Although there is no evidence of there being threatened or endangered species on the former Fort Monmouth property aside from the one observance in 1992 of the clustered sedge, the combination of open space, forested areas, wetlands and proximity to water on the property has the potential to attract numerous species of mammals, birds, amphibians, and reptiles.

The New Jersey Landscape Project has ranked some of the areas of wetlands and forest habitat on the former Fort Monmouth property based on the status of the species present. The ranking is from one to five with five being assigned to those areas containing one or more occurrences of wildlife listed as endangered and threatened and one being assigned to species-specific habitat patches that meet habitat-specific suitability requirements such as minimum size or core area criteria for endangered, threatened or special concern wildlife species, but that do not intersect with any confirmed occurrences of such species. Some of the forested wetlands on the Main Post and the Charles Wood Area have been valued as "Rank 1". Some of the forested wetlands north of the railroad tracks in the Charles Wood Area have been valued as "Rank 2," as has some of the forest habitat. "Rank 2" is assigned to species-specific habitat patches containing one or more occurrences of species considered to be species of special concern. (see *Figure 13, New Jersey's Landscape Project – Wetland Habitat* and *Figure 14, New Jersey's Landscape Project – Forest Habitat*).

Wetlands

Estuarine and Marine Wetlands

VEGETATION

Wetlands in mesohaline tidal areas of New Jersey are often characterized by smooth cordgrass (*Spartina alterniflora*) and common reed (*Phragmites australis*). Other species present often include marsh elder (*Iva frutescens*), eastern baccharis (*Baccharis halimifolia*), spike grass (*Distichlis spicata*), salt hay (*Spartina patens*), seaside goldenrod (*Solidago sempervirens*), and salt marsh asters (*Aster subulatus* and *A. tenuifolius*).

Where present on the Main Post, estuarine wetlands are dominated by common reed. Common reed tends to create a monoculture and, although they can provide valuable habitat, are generally not considered to be high quality wetlands.

WILDLIFE

Common reed wetlands typically provide nesting habitat for many avian species, including Pied-billed Grebe (*Podilymbus podiceps*), Black-crowned and Yellow-crowned Night Heron (*Nycticorax nycticorax* and *Nyctanassa violacea*), American and Least Bittern (*Botaurus lentiginosus* and *Ixobrychus exilis*), Green Heron (*Butorides virescens*), Coot (*Fulica americana*), Common Moorhen (*Gallinula chloropus*), King and Virginia Rail (*Rallus elegans* and *Rallus limicola*), grackles (*Quiscalus sp.*), Red-winged Blackbird (*Agelaius phoeniceus*), Swamp Sparrow (*Melospiza georgiana*), Marsh Wren (*Cistothorus palustris*), and several waterfowl species. White-tailed deer (*Odocoileus virginianus*), northern raccoon (*Procyon lotor*), and other mammalian species use common reed wetlands for refuge cover. Double-crested Cormorant (*Phalacrocorax auritus*), Common Egret (*Ardea alba*), Great Blue Heron (*Ardea herodias*), Little Blue Heron (*Egretta caerulea*), Wilson's Plover (*Charadrius wilsonia*), and numerous small sandpipers (*Calidris sp.*) have all been reported on the former Fort property.

Freshwater Emergent or Forested/Shrub Wetlands

VEGETATION

Forested wetlands in the area are typically dominated by red maple (*Acer rubrum*) and other hardwoods, including sweetgum (*Liquidambar styraciflua*), and black gum (*Nyssa sylvatica*). Shrubs/vines include arrowwood (*Viburnum dentatum*), coastal sweet pepperbush (*Clethra alnifolia*), and greenbrier (*Smilax rotundifolia*). Herbaceous species found in these forested wetlands typically include smartweed (*Polygonum sp.*), jewelweed (*Impatiens capensis*), violets (*Viola sp.*), asters, sedges and ferns. Fresh water emergent vegetation typically include cattail (*Typha latifolia*), water smartweed (*Polygonum amphibium*), arrowhead (*Sagittaria sp.*), pondweed (*Potamogeton sp.*), sedges, and rushes.

WILDLIFE

Although limited in extent, emergent wetlands at the former Fort Monmouth property may provide habitat for muskrat (*Ondatra zibethicus*), Mallard (*Anas platyrhynchos*) and other species of water fowl, and for reptiles including northern water snake (*Nerodia sipedon*), salamanders and several frog species. Mallard and Belted Kingfisher (*Megaceryle alcyon*) have been reported on the former Fort property.

Avian species likely to utilize forested wetlands habitat at the former Fort property for nesting and foraging include: Barred Owl (*Strix varia*), Veery (*Catharus fuscescens*), Wild Turkey (*Meleagris gallopavo*), American Woodcock (*Scolopax minor*), and several species of woodpeckers and warblers.

Mammals utilizing forested uplands are likely to include white-tailed deer, eastern gray squirrel, northern raccoon, Virginia opossum, striped skunk, eastern chipmunk (*Tamias striatus*), red fox (*Vulpes vulpes*), and white-footed mouse (*Peromyscus leucopus*). Avian species utilizing these areas for foraging and nesting habitat are likely to include Red-tailed Hawk (*Buteo jamaicensis*), Cooper's Hawk (*Accipiter cooperii*), Blue Jay (*Cyanocitta cristata*), Tufted Titmouse (*Baeolophus bicolor*), Carolina Chickadee (*Parus carolinensis*), Red-eyed Vireo (*Vireo olivaceus*), Wood Thrush (*Hylocichla mustelina*), and several species of wood warblers. Catbird (*Dumetella carolinensis*), Carolina Chickadee, and American Robin (*Turdus migratorius*) have been reported on the former Fort property.

Upland Forest/Old Field Habitat

Upland Forest Area

VEGETATION

Although most upland forest areas of the Main Post and Charles Wood Area are developed, patches of upland forest are present in several areas. Significant forested areas are most prominent on the southern portion of the Charles Wood area, consisting of secondary hardwood growth with a closed canopy and moderate to dense undergrowth. Dominant tree species include red oak (*Quercus rubra*), chestnut oak (*Quercus prinus*), birch (*Betula* sp.), tuliptree (*Liriodendron tulipifera*), and sweetgum (*Liquidambar styraciflua*). Understory species include sassafras (*Sassafras albidum*), flowering dogwood (*Cornus florida*), and black cherry (*Prunus serotina*).

WILDLIFE

Mammals utilizing forested uplands are likely to include white-tailed deer, eastern gray squirrel, northern raccoon, Virginia opossum, striped skunk, eastern chipmunk (*Tamias striatus*), red fox (*Vulpes vulpes*), and white-footed mouse (*Peromyscus leucopus*). Avian species inhabiting forested uplands at the MP and CWA and utilizing these areas for foraging and nesting habitat are likely to include Red-tailed Hawk (*Buteo jamaicensis*), Cooper's Hawk (*Accipiter cooperii*), Blue Jay (*Cyanocitta cristata*), Tufted Titmouse (*Baeolophus bicolor*), Carolina Chickadee (*Parus carolinensis*), Red-eyed Vireo (*Vireo olivaceus*), Wood Thrush (*Hylocichla mustelina*), and several species of wood warblers. Avian species observed or heard in forested upland habitat during the BEE site visit included Catbird (*Dumetella carolinensis*), Carolina Chickadee, and American Robin (*Turdus migratorius*).

Old Field Habitat

VEGETATION

Old field habitats include formerly mowed areas where the vegetation includes grasses and forbes and often immature trees. Old field habitat at the Main Post includes grasses, many forbes including Queen Ann's lace (*Daucus carota*), pokeweed (*Phytolacca americana*), goldenrod (*Solidago* sp.), milkweed (*Asclepias syriaca*), and sparse saplings of tree species including eastern red cedar (*Juniperus virginiana*) and winged sumac (*Rhus copallinum*).

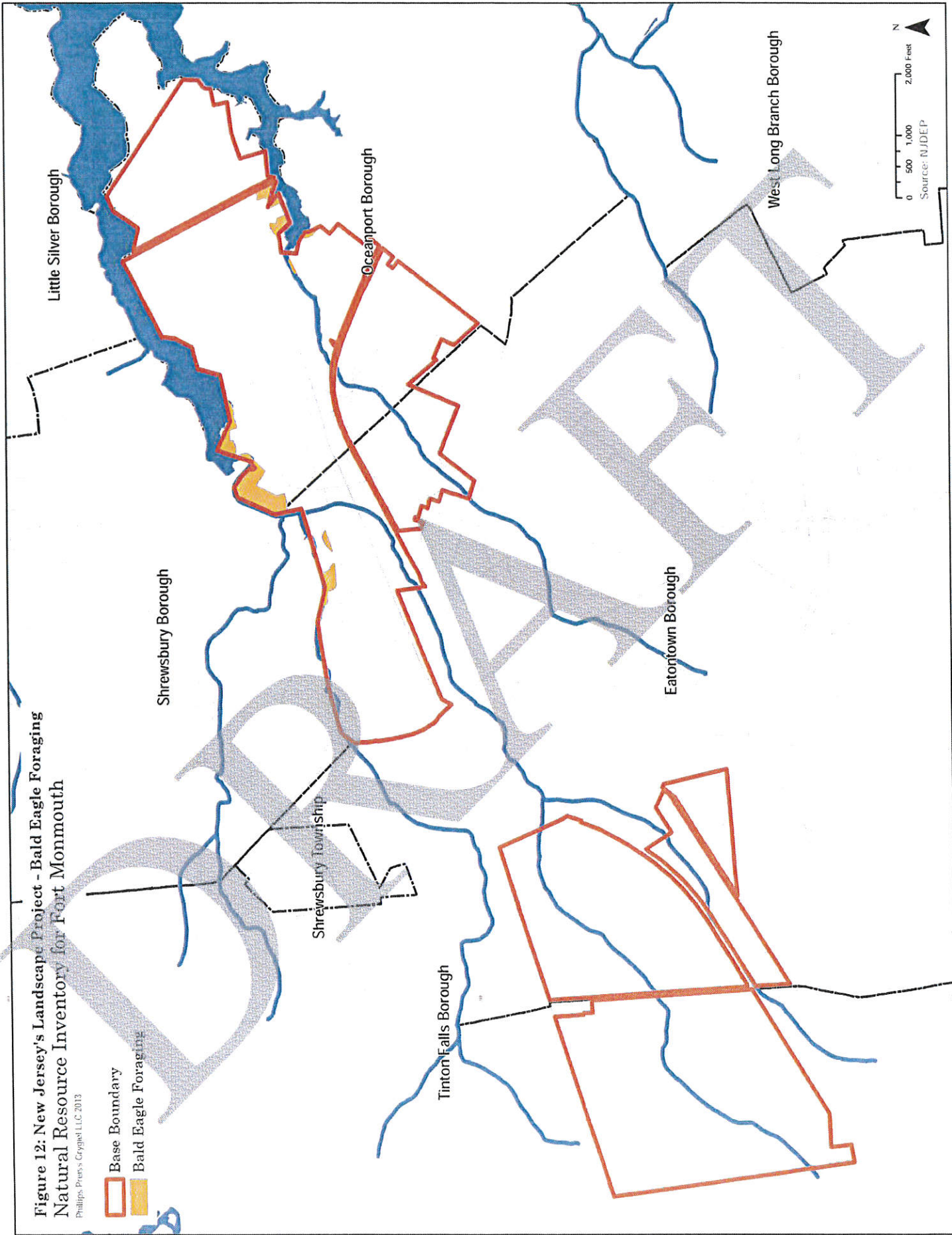
WILDLIFE

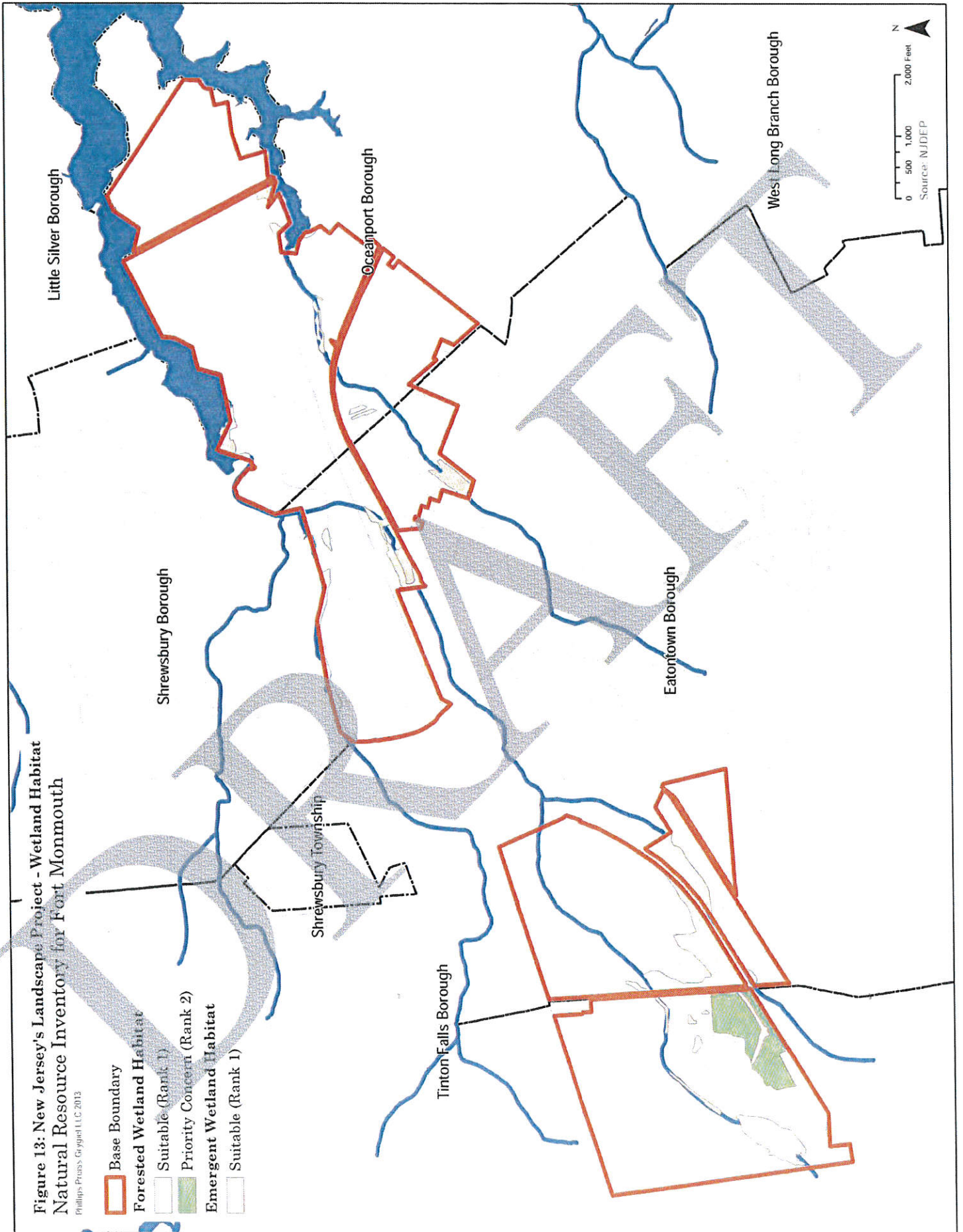
Mammals utilizing old field habitats are likely to include white-tailed deer, groundhog (*Marmota monax*), eastern cottontail (*Sylvilagus floridanus*), and meadow vole (*Microtus pennsylvanicus*). Deer and groundhog burrows have been observed on the former Fort property. Avian species that prefer open old field habitat and are likely to be present at the former Fort include Northern Mockingbird (*Mimus polyglottos*), Eastern Bluebird (*Sialia sialis*), American Goldfinch (*Spinus tristis*), Rufus-sided Towhee (*Pipilo erythrophthalmus*), Common Yellowthroat (*Geothlypis trichas*), and other warblers, and several sparrow species. Birds observed in the vicinity of old-field habitat on the former Fort property include Mourning Dove (*Zenaida macroura*), House Finch (*Carpodacus mexicanus*), Carolina Wren (*Thryothorus ludovicianus*), Fish Crow (*Corvus ossifragus*), and Northern Mockingbird.

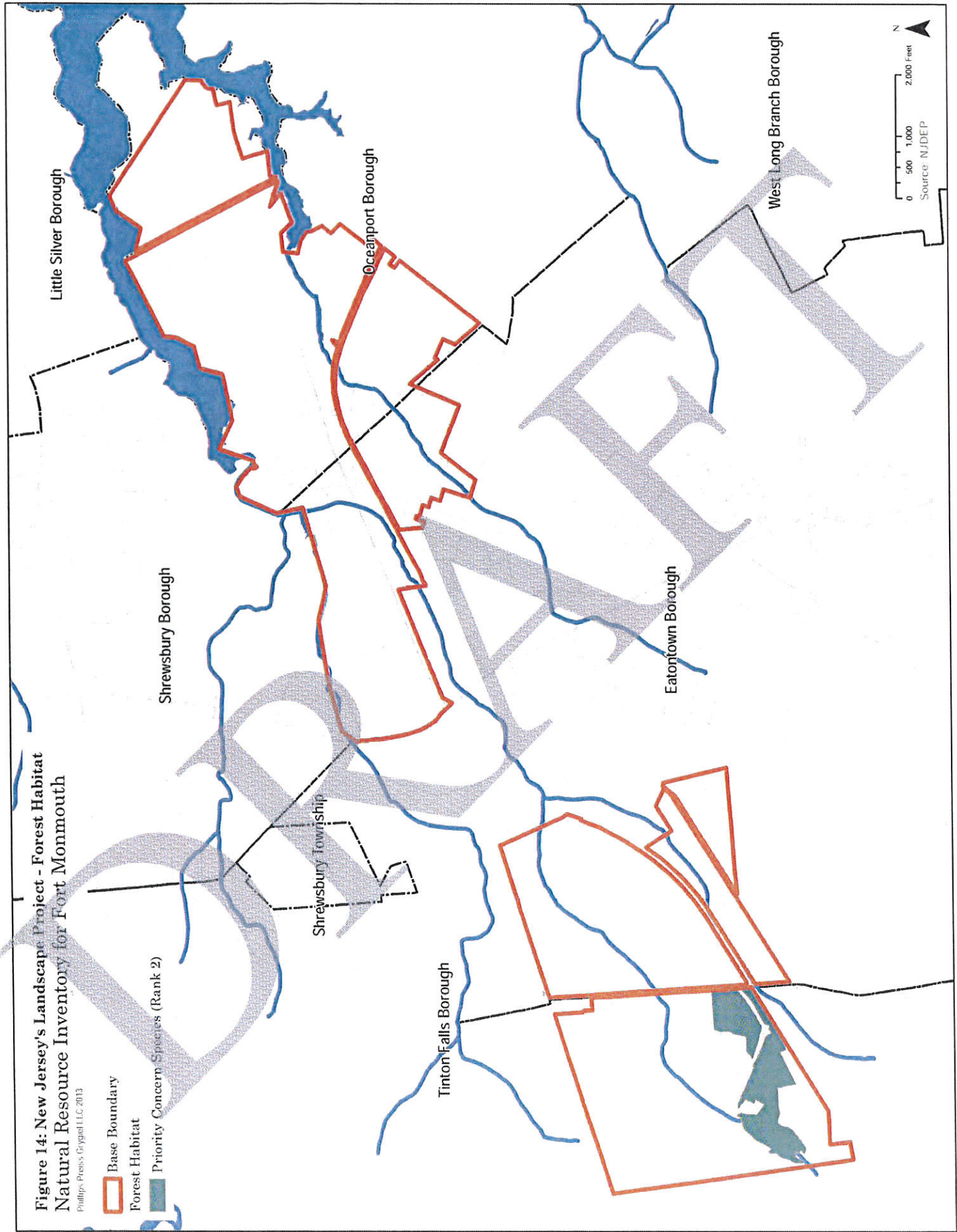
Figure 12: New Jersey's Landscape Project - Bald Eagle Foraging Natural Resource Inventory for Fort Monmouth

Phillips, Pruss & Crystal LLC 2013

- Base Boundary
- Bald Eagle Foraging







Sources

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**ADOPTED
May 20, 2015**

Resolution Regarding
**Approval of Suggested Implementation of Open Space Inventory for Redevelopment of
Fort Monmouth**

WHEREAS, the Fort Monmouth Economic Revitalization Authority (FMERA) was charged with implementing and furthering the Fort Monmouth Reuse and Redevelopment Plan (Reuse Plan); and

WHEREAS, the Reuse Plan indicates that approximately 504 acres of the total acres on Fort Monmouth are allocated to active recreation and passive open space; and

WHEREAS, the Real Estate Committee requested a review and analysis of the Reuse Plan to determine the type, location and size of the parcels making up the active recreation and passive open space allocation; and

WHEREAS, FMERA staff worked with the contract planners, Phillips Preiss Grygiel (PPG), to perform this review and to offer suggestions for identifying and monitoring the creation and/or preservation of open space during redevelopment; and

WHEREAS, FMERA staff and PPG finalized the Suggested Implementation of Open Space Inventory for Redevelopment of Fort Monmouth (Open Space Memo), which will serve as a guidance document for FMERA staff to perform ongoing monitoring of the inventory and provide periodic feedback to the Real Estate Committee; and

WHEREAS, the Real Estate Committee has reviewed and discussed the Open Space Memo and the Committee recommends Board approval.

THEREFORE, BE IT RESOLVED THAT:

1. For the reasons expressed in the attached memorandum, the Authority approves the Suggested Implementation of Open Space Inventory for Redevelopment of Fort Monmouth.

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: May 20, 2015

EXHIBIT 2

MEMORANDUM

TO: Members of the Board

FROM: Bruce Steadman
Executive Director

RE: Open Space Memo and Inventory

DATE: May 20, 2015

Request

I am requesting that the Board approve the Suggested Implementation of Open Space Inventory for Redevelopment of Fort Monmouth document prepared by the Authority's contracted professional planners, Phillips Preiss Grygiel (PPG). This document will serve as a guidance document for FMERA to monitor the development and preservation of active recreation and passive open space through the redevelopment of Fort Monmouth, as described the Fort Monmouth Reuse and Redevelopment Plan.

Background

The Fort Monmouth Reuse and Redevelopment Plan (Reuse Plan) indicates that 503.52 acres of the 1,125 total acres on Fort Monmouth are allocated to active recreation and passive open space. The Real Estate Committee requested a review and analysis of the Reuse Plan to determine the type, location and size of the parcels making up that allocation. FMERA staff worked with the contracted professional planner, Phillips Preiss Grygiel (PPG), to perform this review and to offer suggestions for identifying and monitoring the creation and/or preservation of open space as redevelopment of Fort Monmouth progresses.

After ongoing discussions with FMERA staff, the Attorney General's Office, the Real Estate Committee and the Environmental Staff Advisory Committee, PPG has finalized the attached document, Suggested Implementation of Open Space Inventory for Redevelopment of Fort Monmouth (Open Space Memo). In the memo, PPG has provided a description of how active recreation and passive open space are discussed and categorized in the Reuse Plan; a description of the total acreage of active recreation and passive open space as indicated in the Land Use Allocation of the Reuse Plan; an inventory of active recreation and passive open space as shown in the Reuse Plan, and a computation of acreage that has already been created or is anticipated to be created in the three host municipalities; and suggestions on how FMERA can create and preserve additional active recreation and passive open space areas.

The Open Space Memo will serve as a guidance document for FMERA staff, which will perform ongoing monitoring of the inventory and provide periodic feedback to the Real Estate Committee.

The Real Estate Committee reviewed the Open Space Memo and recommends Board approval.

Recommendation

In summary, I am requesting that the Members of the Board approve the Suggested Implementation of Open Space Inventory for Redevelopment of Fort Monmouth (Open Space Memo) to serve as a guidance document for ongoing monitoring of open space during the Fort's redevelopment.



Bruce Steadman

Attachments: Suggested Implementation of Open Space Inventory for Redevelopment of Fort Monmouth (PPG, May 2015)

Prepared by: Candice Valente



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MEMORANDUM

To: Bruce Steadman
Executive Director, Fort Monmouth Economic Revitalization Authority

From: Paul A. Phillips, AICP, PP
Elizabeth Leheny, AICP, PP

Date: May 6, 2015

Re: **Suggested Implementation of Open Space Inventory for Redevelopment of Fort Monmouth**

Introduction

This memo has been prepared in response to feedback received from the Real Estate Committee, as well as subsequent conversations and meetings with you and other members of the FMERA staff. The memo focuses on how parks and open space are described and inventoried in the *Fort Monmouth Reuse and Redevelopment Plan* (the "Reuse Plan") and offers a strategy for how FMERA can create new park and open space amenities consistent with the Reuse Plan.

As you are aware, Chapter 4.0, page 4-1 of the Reuse Plan provides a "Land Use Allocation" for all of the Fort lands. It indicates that 503.52 acres of the Fort's total 1,125 acres (or 44.74%) are allocated to active recreation/passive open space. We conducted a careful and exhaustive review of the Reuse Plan to understand the source of the 504 acres, including the type, location and size of each park/open space contemplated in the Plan. Unfortunately, there are inconsistencies contained within the Reuse Plan regarding how much acreage is intended to be devoted to active recreation/passive open space use. In fact, other portions of the Reuse Plan indicate that more than 80 additional acres are to be devoted for such purpose. This is detailed further below. Moreover, the Plan does not provide a definition of "public open space." Due to this lack of clarity, coupled with the Plan's inconsistencies, FMERA will need to make certain decisions regarding the provision of open space within the Fort so there is a clear and definitive path forward that not only makes practical sense, but that is also consistent with Reuse Plan objectives.



The goal of this analysis is to aid FMERA in its decisions about the future development of Fort parcels and to establish FMERA's policy relative to the provision of passive open space and active recreation areas on a redeveloped Fort.

This memo is divided into the following sections:

- I. A description of how active recreation and passive open space are discussed and categorized in the Reuse Plan
- II. A description of the total acreage of active recreation and passive open space as indicated in the Land Use Allocation of the Reuse Plan
- III. An inventory of active recreation areas shown in the Reuse Plan; a computation of active recreation acreage that has already been created or is anticipated to be created in the three host municipalities; and suggested next steps for FMERA to create additional active recreation areas
- IV. An inventory of passive open space areas shown in the Reuse Plan; a computation of NJDEP mapped wetland acreage, former landfills acreage, and other passive open space acreage that has already been created or is anticipated to be created in the three host municipalities; and suggested next steps for FMERA to create additional passive open space areas
- V. Summary

Supplementary tables and mapping to illustrate/support the analysis and suggestions set forth in this memorandum is being submitted under separate cover.

I. Definition and Categorization of Active Recreation and Passive Open Space

Definition of Active Recreation and Passive Open Space in the Reuse Plan

The Reuse Plan includes a 20-year "Recreation Plan" which maps the locations of four types of recreational space on the redeveloped Fort: active recreation, passive open space, multi-purpose trail, and pedestrian paths. Although there is no clear definition of either "active recreation" or "passive open space" the Plan provides the following descriptions:

- **Active recreation** is described as ball fields, track, parade ground, golf course, amphitheater, outdoor swimming pool, marina, waterfront esplanade.

- **Passive open space** is described as “wetlands and forests,” “wildlife habitat,” and “CAFRA required buffers.”

The above descriptions do not accurately reflect all of the active recreation/passive open space areas depicted in the Reuse Plan. For example, “active recreation” as defined above does not include tennis courts, basketball courts, kayak launches, etc. all of which should be reasonably counted as active recreation. In addition, the Reuse Plan includes former landfill sites, open spaces surrounding water bodies, greenway buffers along major roadways (Tinton Avenue and Route 35), landscaped boulevards, vest pocket linear parks and civic squares in its inventory of passive open space.

As such, we recommend that FMERA employ the following definitions:

- **Active Recreation:** Areas either indoor or outdoor for leisure-time activities, usually of a formal nature and often used for sports or active play, performed with others, requiring equipment and taking place at prescribed places, sites, or fields. It includes but is not limited to the following: playgrounds with playground equipment, playing fields (baseball, soccer, football, lacrosse, track), playing courts (basketball, handball, tennis), golf courses, esplanades (used for running, biking, rollerblading or other active play), waterfront access areas (marinas, kayak launches), swimming pools, bowling, and ice skating rinks.
- **Passive Open Space:** Areas for relatively inactive or less energetic activities, such as walking, sitting, picnicking, birdwatching, and board and table games. Passive open space can also be classified as land that has been set aside for the protection and/or enhancement of the natural environment and/or wildlife habitat. It includes but is not limited to the following: wetlands and forests, wildlife habitat, wetland and coastal buffers, greenway buffers along roadways, landscaped boulevards, vest pocket linear parks and civic squares.

Discussion of “Public Open Space”

The Plan states that all of the active recreation and passive open space on Fort Monmouth shall be “public open space.” While the Plan does not provide a definition of “public open space,” it is clear that this term was not intended to necessarily require public ownership. For example, there are almost 30 acres of open space lands set aside for Howard Commons in Eatontown which the Plan notes “although public, they are intended to serve the new residential units.” It seems logical that such open space would be owned by either the developer of Howard Commons or a homeowners’ association, yet public access would not be precluded. The same can be said for a series of smaller parks/open space that share a block with townhouse development in

Tinton Falls. The vest pocket park in the middle of the Lifestyle Center in Eatontown would presumably be owned by the property owner/developer, yet would be open to the general public. Similarly, the 3+ acre buffer along Route 35 adjacent to the Lifestyle Center would be part of the common open space lands that are part and parcel of that project.

The bottom line is that private ownership does not preclude public accessibility. For example, the Plan explicitly mentions publicly accessible active recreation/passive open space areas that should be privately owned and operated. Suneagles Golf Course in Eatontown is intended to be “privately owned” and operated, yet “publicly accessible.” The Marina in Oceanport is intended for reuse with a restaurant which would clearly be owned and operated by a private entity. Relatedly, *The Complete Illustrated Book of Development Definitions* (4th edition) which is the industry standard for land use definitions notes that public open space may be owned by either a governmental entity or private industry which makes the facilities available for public use at certain times.

Additionally, “public open space” may not necessarily equate to physical public access. For example, in some passive open space areas public access may be restricted due to the presence of environmentally sensitive lands. The Reuse Plan designates NJDEP mapped wetlands as passive open space areas. While the Plan indicates that these areas are “public open space,” it may not be possible to provide public “physical” access to these environmentally sensitive areas, yet these nevertheless provide scenic or visual enjoyment.

Taking into account the above, we suggest that public open space be intended to include those areas owned or maintained by State, Federal, county and municipal agencies or private groups (such as conservation organizations, private corporations or homeowner's associations) that are dedicated to passive open space or active recreation, and which are accessible to the general public (whether or not a fee is charged). Passive open space areas intended to protect the natural environment or wildlife habitat need not be physically or visually accessible.

All of the active recreation and passive open space identified in the Reuse Plan would fit the above description for public open space.

II. Acreage of Active Recreation and Passive Open Space

One of the major inconsistencies in the Reuse Plan is the total acreage of land devoted to active recreation and passive open space. The Land Use Allo-

cation for the Fort properties on page 4-1 of Chapter 4, the Reuse Plan allocates 503.52 acres of the Fort's 1,125 total acres (44.74%) for active recreation and passive open space. In the text of Chapter 3, as well as the succeeding sub-sections of Chapter 4, total acreages are indicated for active recreation and passive open space by host municipality. The sum total of these active recreation and passive open space lands is 586 acres, or 80 acres more than is represented in the Land Use Allocation.¹ Based on the text of Chapter 4, the 586 acres are distributed by host municipality as shown in Table 1.

Table 1: Acreage of Active Recreation and Passive Open Space in the Text of the Reuse Plan by Host Municipality

HOST MUNICIPALITY	TOTAL ACTIVE RECREATION ACREAGE	TOTAL PASSIVE OPEN SPACE ACREAGE	TOTAL ACREAGE
Tinton Falls	22	77	99 acres
Eatontown	160	154	314 acres
Oceanport	28	145	173 acres
Total	210	376	586 acres

We recommend that FMERA use the 504 acres as a starting point on which to base its policies with regard to the provision of active recreation and passive open space. We make this recommendation based on the following:

- The remainder of the Land Use Allocation is predicated on 504 acres being devoted to active recreation/passive open space not 586 acres which would result in 80 additional total Fort acres (i.e., 1,205 acres vs. 1,125 acres); and
- A large portion of passive open space (approximately 180 acres) is devoted to wetland preservation parks on lands that are not mapped by NJDEP as wetlands. This is discussed in detail further in Section IV.

The analysis in the following sections assumes a total set aside of 504 acres for active recreation and passive open space. We further suggest that 210 acres of the 504 acre total be allocated to active recreation in order to be

¹ The Reuse Plan describes a multi-purpose trail for bicycles and other non-vehicular modes of transit; and a pedestrian path for walking and joggers only. The trails and paths mostly follow existing Fort trails, roadways and the railroad tracks. The land devoted to the trails is not included in the 586 acres allocated for passive open space and active recreation areas in the Reuse Plan.



consistent with the text of the Reuse Plan, with the balance being devoted to passive open space (i.e., 294 acres).

III. Inventory of Active Recreation

Reuse Plan Allocation and Current Inventory

Based on our review of the Reuse Plan as well as discussions with FMERA staff, the 210 acres of active recreation identified in the Reuse Plan should be reserved for such use. The breakdown of active recreation by host municipality is shown below in Table 2. With the exception of the golf course and marina, it is presumed that all or nearly all such active recreation lands will be owned and maintained by either the host municipality or Monmouth County.

Table 2: Active Recreation Acreage in the Reuse Plan by Host Municipality

HOST MUNICIPALITY	ACTIVE RECREATION ACREAGE
Tinton Falls	22 acres
Eatontown	160 acres (including 129 acres of the Suneagles Golf Course)
Oceanport	28 acres
Total	210 acres

At present, FMERA has created or is expected to preserve in the near future approximately 209.5 acres of active recreation. These active recreation areas are bulleted below and summarized in Table 3.

Tinton Falls

- ±6.5 acres conveyed to the Monmouth County for active recreation uses including Building 2566 which is used as an indoor recreation center, an outdoor swimming pool adjacent and outdoor sports courts and playing fields
- ±6 acres at CommVault on Parcel E. The site is currently only accessible to its employees. However, there is an opportunity for FMERA to negotiate with CommVault to provide public access at certain times to the on-site baseball field, cricket pitch, etc.

Eatontown

- ±129 acres at the Suneagles Golf Course
- ±13.5 acre football complex on Parcel 6
- ± 8.25 acre former baseball fields on Parcel 6
- ±9.5 acre baseball field on Parcel 1



- ± 11.5 acres at Howard Commons (assuming a revised site plan is consistent with the prior site plan submission by K. Hovnanian)

Oceanport

- ± 21 acre Parade Ground
- ± 4 acre marina

Table 3: Active Recreation Acreage Created/Anticipated to be Created by Host Municipality

HOST MUNICIPALITY	ACREAGE OF ACTIVE RECREATION IN THE REUSE PLAN	ACREAGE OF ACTIVE RECREATION ALREADY OR ANTICIPATED TO BE CREATED/RETAINED	DIFFERENCE
Tinton Falls	22 acres	± 12.5 acres	-9.5 acres
Eatontown	160 acres	± 172 acres	+12 acres
Oceanport	28 acres	± 25 acres	-3 acres
Total	210 acres	± 209.5 acres	-0.5 acres

Suggested Next Steps to Achieve the Same Acreage of Active Recreation

Tinton Falls

- FMERA could provide for ± 10 acres of additional active recreation to meet its goals in Tinton Falls. As FMERA considers bids for the redevelopment of F-1 and F-2 and the school parcel, it should consider working with prospective developers (and/or the municipality) to make up the shortfall in active recreation space.
- Additionally, as discussed, FMERA could negotiate with CommVault regarding the potential public use at designated times of the on-site baseball diamond, cricket pitch, etc.
- There is the potential to provide active recreation facilities on the Pulse Power parcel where there is a ± 1.5 acre vegetated area at the northeast corner of Municipal Drive and Pinebrook Road which might provide space for fields or sports courts. This land was not included in the acreage totals for either passive open space or active recreation in the Reuse Plan. Based on NJDEP mapping it is free of wetlands.
- There are also ± 2 acres located north of Parcel C(1) that were designated for active recreation in the Reuse Plan and such land could potentially be used for recreational purposes as well.

Eatontown

- The redevelopment of Howard Commons should provide as much active recreation as the previously agreed upon conceptual site plan in order to meet (or exceed) its active recreation goals for Eatontown.
- The ±13.5 acre football complex and ±8.25 acre baseball diamonds on Parcel 6, as well as the ±9.5 acre baseball diamonds on Parcel 1, should be preserved for active recreation uses.

Oceanport

- FMERA could provide for another ±3.5 acres of active recreation to meet its goals in Oceanport. The redevelopment of Parcel 7, which includes a ±8 acre mostly flat and unimproved parcel bounded by Todd, Tindell and Cockayne Avenues, might provide an opportunity for the additional acreage. This parcel is shown for development of a school in the Reuse Plan.
- FMERA could also work to protect the tennis and basketball courts and playground on Parcel 4 which are shown as part of the waterfront hotel complex in the Reuse Plan.

IV. Inventory of Passive Open Space

Reuse Plan Allocation and Current Inventory

This breakdown of passive open space by host municipality as indicated in the text of the Reuse Plan is shown below in Table 4.

Table 4: Acreage of Passive Open Space in the Text of the Reuse Plan by Host Municipality

HOST MUNICIPALITY	PASSIVE OPEN SPACE ACREAGE
Tinton Falls	77 acres
Eatontown	154 acres
Oceanport	145 acres
Total	376 acres

However, as indicated above the Land Use Allocation in the Reuse Plan devotes 504 acres to active recreation and passive open space. Deducting the



210 acres of active recreation from the 504 acre total, results in a balance of 294 acres to be devoted to passive open space (i.e., ±80 fewer acres).

NJDEP Mapped Wetlands

One of the threshold issues with regard to passive open space relates to wetland preservation areas. The Reuse Plan designates over 285 acres of the total passive open space acreage as “wetland preservation parks.” Yet, based on NJDEP mapping, there are only ±104 acres of wetlands within the Fort. In other words, there are roughly 180 acres which are highlighted as wetland preservation parks that are not mapped wetlands. In some instances, there are actually large contiguous land masses that are designated as wetland preservation parks, yet there are no mapped wetlands within these areas (for example, 30 acres in Parcel 5 in Oceanport). The breakdown by host municipality of NJDEP mapped wetlands, as well as the amount of land placed in Wetland Preservation Parks in the Reuse Plan, is shown below in Table 5.

Table 5: Comparison of Acreage of NJDEP Mapped Wetlands by Host Municipality and Acreage of Wetland Preservation Parks in the Reuse Plan

HOST MUNICIPALITY	ACREAGE OF WETLANDS PRESERVATION PARKS IN REUSE PLAN	ACREAGE OF NJDEP MAPPED WETLANDS	Difference
Tinton Falls	±56 acres	±38 acres	-18 acres
Eatontown	±121 acres	±48 acres	-73 acres
Oceanport	±109 acres	±18 acres	-91 acres
Total	±286 acres	±104 acres	-182 acres

Passive Open Space Dedicated for Other Public Use

Some of the Fort property which was devoted to passive open space in the Reuse Plan may be considered for other public use if the Board approves Reuse Plan amendments. For example, 10 acres in Parcel 6 in Eatontown may be reallocated for use for the County Motor Pool; 2.4 acres on Parcel 7 in Oceanport has been reallocated for use by the New Jersey State Police (Building 977); and 3 acres on Parcel 7 in Oceanport may be reallocated for use by the Borough of Oceanport. All of these lands are in wetland preservation parks in the Reuse Plan. However, it should be noted that there are no wetlands on any of the above parcels. See Table 6 below.

Table 6: Acreage of Passive Open Space That May Be Reallocated for other Public Use

HOST MUNICIPALITY	ACREAGE OF PASSIVE OPEN SPACE THAT MAY BE REALLOCATED FOR OTHER PUBLIC USE
Tinton Falls	0 acres
Eatontown	10 acres
Oceanport	5.4 acres
Total	15.4 acres

Former Landfills

According to Technical Memoranda prepared by Fort Monmouth in 2010 there are ±45 acres of Fort property that comprise former landfills on the Fort property. The Reuse Plan designated the locations of these landfills for use as passive open space. Approximately 13 acres of these landfill areas are also NJDEP mapped wetlands so there are ±32 acres of non-wetland former landfill areas which can be expected to remain as passive open space.

Table 7: Comparison of Acreage of Former Landfills by Host Municipality and Acreage of Landfills Outside of Wetlands Areas

HOST MUNICIPALITY	ACREAGE OF FORMER LANDFILLS	ACREAGE OF FORMER LANDFILLS OUTSIDE OF WETLANDS AREAS
Tinton Falls	±3 acres	±1 acre
Eatontown	±21 acres	±12 acres
Oceanport	±21 acres	±19 acres
Total	±45 acres	±32 acres

Passive Open Space Already Created or Anticipated to be Created

As part of the Fort's redevelopment, several passive open space areas have already been created or are anticipated to be created in the near future. These passive open space areas totaling ±72 acres are bulleted below and included in Table 8.

Tinton Falls

- ±10.75 acres on Parcel C (based on plans submitted by Lennar)

- ±2 acres on Parcel C(1) (based on plans submitted by Lennar). This area overlaps with ±.75 acres of wetlands
- ±8 acres on Parcel E (based on CommVault's built site plan)

Eatontown

- ±28 acres on the Suneagles Golf Course. This area overlaps with ±20 acres of wetlands
- ±9 acres at Howard Commons (assuming a revised site plan is consistent with the prior site plan submission by K. Hovnanian). This area overlaps with ±8 acres of wetlands

Oceanport

- ±6 acres between the Fort Monmouth Historic District and Parker's Creek in Parcel 3
- ±.75 acres at Voris Park which is bounded by Russel and Allen Avenues adjacent to the Commissioned Officers' Quarters in Parcel 3
- ±5.5 acres at Cowan Park (adjacent to Russel Hall at entrance to Fort from Oceanport Avenue) in Parcel 3
- ±1.25 acres between Voris Park and Russel-Carty Housing in Parcel 3
- ±1 acre between Fire House and Gosselin Housing in Parcel 3

Table 8: Acreage of Passive Open Space Created/Anticipated to be Created by Host Municipality

HOST MUNICIPALITY	ACREAGE OF PASSIVE OPEN SPACE ALREADY CREATED OR SOON TO BE CREATED
Tinton Falls	±20.75 acres
Eatontown	±37 acres
Oceanport	±14.5 acres
Total	±72 acres¹

¹ This includes ±29 acres which are also wetland areas.

Suggested Next Steps to Achieve the Same Acreage of Passive Open Space

NJDEP Mapped Wetlands

- Based on our discussions with FMERA staff, FMERA could commit to protecting the ±104 acres of mapped wetlands identified by NJDEP. Regulations prohibit development on the wetlands themselves and

require buffer areas. One can also assume that certain lands contiguous to mapped wetlands will be preserved as well.

- While decisions will have to be made about ownership, maintenance, etc. of such wetland areas, it would not be unreasonable for FMERA to include such areas as part of the parcelization and sales process. In fact, FMERA has begun to do just that. Large development tracts often have wetland areas and developers typically employ conservation easements and/or dedicate such lands to the municipality or other governmental agencies to protect such ecological resources as part of the site plan approval process.
- Public access to existing trails which are located in or adjacent to wetland areas, such as those trails along Husky Brook and Parkers' Creek should be a part of any redevelopment scenarios consistent with Reuse Plan objectives.
- Parcel F(4) in Tinton Falls is the only parcel with significant wetlands (± 24 acres of the ± 25 acre parcel) that cannot easily be made part of a larger development. As such, FMERA could consider the possibility of transferring Parcel F(4) to the Borough or County as publicly owned passive open space.

Passive Open Space Dedicated for Other State, County or Municipal Use

- If ± 15 acres of passive open space in the Reuse Plan are reallocated for public use through a Plan amendment, it would be appropriate to deduct these totals from the overall acreage allocated for passive open space. Other passive open space which has been reallocated for non-public use, for example the housing in Parcel 7 that was relocated because of the Paterson Clinic reuse, should be made up in kind at other locations.

Former Landfills

- The landfills are unlikely to be developed and will most likely remain as passive open space. Based on our discussions with FMERA staff, FMERA could commit to protecting the ± 32 acres of former landfills outside of wetland areas. Due to the extent of contamination of some of these landfills it may not be appropriate to permit physical public access to these areas but rather visual access. For example, there are two landfills along Parker's Creek which, if maintained as open space, would provide visual and scenic enjoyment to boaters on Parker's Creek.

Passive Open Space Already Created or Anticipated to be Created

Tinton Falls

- The passive open space indicated in Lennar's plans for Parcels C and C(1) should be created during construction.

Eatontown

- The redevelopment of Howard Commons should provide as much passive open space as the previously agreed upon conceptual site plan

Oceanport

- FMERA could work to protect the existing open space within the boundaries of the Fort Monmouth Historic District or lands contiguous with open space areas in the historic district². This includes ±5.5 acres at Cowan Park (adjacent to Russel Hall at entrance to Fort from Oceanport Avenue) which is required to be preserved as part of the Programmatic Agreement with the State Historic Preservation Office; the ±6 acres between the Fort Monmouth Historic District and Parker's Creek; the ±.75 acres at Voris Park which is bounded by Russel and Allen Avenues adjacent to the Commissioned Officers' Quarters; the ±1.25 acres between Voris Park and Russel-Carty Housing; and the ±1 acre between Fire House and Gosselin Housing.

Remaining Passive Open Space

Table 9 takes into account the information provided in Tables 4 through 8. It assumes that wetlands and former landfills will be preserved for passive open space. It deducts the ±15 acres which have been reallocated to other public uses. It also takes into account the passive open spaces areas bulleted and shown in Table 7 which have been or will be created.

² The Parade Ground is required for preservation as active recreation.

Table 9: Acreage of Passive Open Space Either in Wetlands, Reallocated to other Public Use, in Former Landfills Outside of Wetlands, or Created or Anticipated to be Created as by Host Municipality

HOST MUNICIPALITY	ACREAGE OF PASSIVE OPEN SPACE EITHER IN WETLANDS, REALLOCATED TO OTHER PUBLIC USE, IN FORMER LANDFILLS OUTSIDE OF WETLANDS, OR CREATED OR ANTICIPATED TO BE CREATED BY HOST MUNICIPALITY
Tinton Falls	±59 acres
Eatontown	±79 acres
Oceanport	±57 acres
Total	±195 acres

Taking into account ±29 acres in which there is overlap (i.e., passive open space that is preserved or expected to be preserved which is also wetlands), as shown in Table 8, FMERA anticipates preserving approximately 195 acres of passive open space. This means that FMERA must still provide ±100 acres of additional passive open space as shown in Table 10.

Table 10: Additional Passive Open Space Acreage to be Provided

Land Use Allocation in Reuse Plan	294 acres
NJDEP Mapped Wetlands	-104 acres
Passive Open Space Reallocated for Public Use	-15 acres
Former Landfill Areas Outside of NJDEP Mapped Wetlands	-32 acres
Acreage of Passive Open Space Created/Anticipated to be Created with Overlap with Wetland Areas Discounted	-43
Total	-100 acres

As a significant portion of the Fort has yet to be developed it should not be difficult to provide for ±100 acres of additional passive open space. For example, consistent with the Land Use regulations, developers are required to leave certain portions of a site undeveloped (i.e., through maximum impervious coverage and setback requirements). Some developers may formally improve these “green” or “open space” areas for parks, trails or other types of passive open space. Additionally, once official wetland delineations have been made buffer areas around the wetland areas will be required by NJDEP which will result in additional passive open space. It should be emphasized that not all open/green spaces will be counted toward the passive open

space total. The Reuse Plan provides some guidance on this issue. For example, the Plan typically does not include setback areas for residential or non-residential buildings in the passive open space totals. Additionally, the Reuse Plan does not include private yard/lawn areas associated with low-density residential development. Along with the Reuse Plan, FMERA will be guided by the discussion of “public open space” in Section I of this memo. Specifically, FMERA should make a priority the protection of passive open space that provides public accessibility whether it be physical or visual. To that end, these publicly accessible areas should count towards the total passive open space acreage.

Parcel specific suggestions to add 100 acres include the following:

Eatontown (approximately 40 additional acres)

- FMERA could work with the prospective developer of Parcel B to ensure that in addition to wetlands, a minimum of ±22 acres are reserved for passive open space as shown in the Reuse Plan.
- FMERA could work with the Borough or County to consider reserving the portions of Parcel 6 that may not be, subject to FMERA Board approval of a Reuse Plan amendment, occupied by the County Motor Pool for active recreation (approximately 22 acres) and passive recreation (approximately 27 acres of which 9 are wetlands/Husky Brook)

Oceanport (approximately 60 additional acres)

- FMERA could work with the prospective developer of Parcel 5 to ensure that ±38 acres are reserved for passive open space as shown in the Reuse Plan
- Consistent with the Reuse Plan, FMERA could work with the developer of Parcel 2 to preserve a minimum of ±4 acres in addition to the preservation of former landfills and wetlands.
- FMERA could work with the prospective developer or the Borough or County to preserve the ±7.75 acres along Parker’s Creek in Parcel 4 as shown in the Reuse Plan
- In addition to the wetland areas, FMERA could work with the Borough or County to preserve the non-wetland portions of Parcel 6 (approximately 11 acres) as passive open space as shown in the Reuse Plan

Additional suggestions include the following:

- With regard to preserving additional passive open space acreage, we suggest that there be flexibility as to its form and location. For example, it would benefit FMERA to take advantage of emergent opportunities to develop on land that was depicted as passive open space in the Reuse Plan.

- FMERA could also be proactive in working with prospective developers to create greenway buffers, vest pocket parks, and other open space areas. In the end, we suggest that the development community be given the flexibility to incorporate appropriate passive and/or common open space areas within their design schemes in a manner that best responds to the physical qualities of the land, the juxtaposition of adjacent uses and overall market objectives.
- FMERA could work with prospective developers to maintain public access to existing trails in the Fort, e.g., along Husky Brook and Parkers' Creek, consistent with Reuse Plan objectives.

V. Summary

As FMERA continues its efforts to redevelop Fort Monmouth, it should continue to monitor the provision of active recreation and passive open space consistent with the Reuse Plan. FMERA should be committed to preserving/creating ±210 acres of active recreation and ±294 acres of passive open space. Responses to RFOTPs from prospective developers should be evaluated in the context of the recommendations contained within this memo. Furthermore, PPG has provided FMERA staff with a spreadsheet on which to continue to inventory active recreation and passive open space as the Fort is redeveloped. Finally, as indicated above, the Reuse Plan describes a multi-purpose trail for bicycles and other non-vehicular modes of transit; and a pedestrian path for walking and joggers only. The trails and paths mostly follow existing Fort trails, roadways and the railroad tracks. Establishing these trails will require coordination and cooperation among property owners, Monmouth County, the host municipalities and FMERA. FMERA should take a leadership role in this effort in order to ensure the creation and maintenance of these trails in accordance with the Reuse Plan.

**ADOPTED
May 20, 2015**

Resolution Regarding
Consideration of Authorization for FMERA Staff to Execute a Lease with the Army for Building 114 and Enter into a Sublease with Prospective Purchasers, FM Partners LLC

WHEREAS, the Legislature enacted the Fort Monmouth Economic Revitalization Authority Act (“Act”), P.L. 2010, c. 51, to create the Fort Monmouth Economic Revitalization Authority (“FMERA” or “Authority”); and

WHEREAS, FMERA issued a Request for Offers to Purchase (RFOTP) for an approximately 7.75 acre parcel and Building 114, the Fitness Center in March of 2014 and FMERA received one proposal on May 28, 2014, from FM Partners, LLC (FM Partners); and

WHEREAS, the Fitness Center parcel is located within the Phase 2 area of the Main Post and sale of the parcel is contingent on the negotiation of a Phase 2 Economic Development Conveyance Agreement with the Army; and

WHEREAS, FMERA is negotiating a Purchase and Sale Agreement and Redevelopment Agreement (PSARA) with FM Partners for the reuse of the facility as a fitness/wellness center and eventually expand the facility, in anticipation of a transfer of property from the Army in the 3rd quarter of 2015; and

WHEREAS, FM Partners plans to initiate the approval processes, undertake site renovations and occupy the property, all as authorized under the lease and sublease; and

WHEREAS, FMERA staff has proposed that the Army lease the Fitness Center parcel to FMERA for a term of 30 years or until the Army transfers the Phase 2 properties to FMERA; and

WHEREAS, FMERA will then sublease the property to FM Partners consistent with the lease from the Army; FM Partners will insure the property, indemnify and hold FMERA harmless, and will operate and maintain the property; and

WHEREAS, the sublease will terminate automatically upon FMERA’s conveyance of ownership to FM Partners or if FMERA and FM Partners do not enter into a mutually acceptable PSARA within one year; and

WHEREAS, the FMERA Real Estate Committee recommends that the Board of Directors authorize the FMERA Staff to enter into the lease and sublease of the Fitness Center parcel.

THEREFORE, BE IT RESOLVED THAT:

1. For the reasons expressed in the attached memorandum, the Authority authorizes the FMERA Staff to execute a lease with the Army for the Fitness Center parcel and to enter into a sublease with the prospective purchaser, FM Partners, LLC, subject to review by the Attorney General's Office.

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.

DATED: May 20, 2015
ATTACHMENT

EXHIBIT 3

MEMORANDUM

TO: Members of the Board

FROM: Bruce Steadman
Executive Director

RE: Approval of the Lease of Building 114, the Fitness Center to FMERA from the Army and a Sublease from FMERA to FM Partners, LLC

DATE: May 15, 2015

Request

I am requesting that the Board approve the Authority's lease of an approximately 7.75 acre parcel and Building 114 from the Army and our sublease of the property to FM Partners, LLC upon substantially the same terms as FMERA's lease with the Army. This will enable FM Partners to move forward with planned upgrades and improvements to existing buildings and to begin operating the Property before they become the owner of the Property.

Background

FMERA issued an RFOTP for the Fitness Center in March, 2014. Proposals were due on May 28, 2014 and FMERA received one proposal from FM Partners who is the sole bidder. FMERA has negotiated a term sheet with FM Partners and has engaged outside counsel to draft a Purchase and Sale & Redevelopment Agreement (PSARA). FM Partners plans to reuse the facility as a fitness/wellness center and expand the facility in the future. FM Partners had planned on acquiring the property from FMERA by July 2015, based on the Army's initial proposed date of March 2015 for transfer of the Phase 2 properties to FMERA. The current projected transfer date is now late August. This lease and sublease will enable FM Partners to move forward with their proposed project pending the transfer of the property to FMERA and subsequent sale to FM Partners.

The lease of the Property from the Army to the Authority will run for a term of thirty (30) years, beginning on 12 May 2015 and ending on 11 May 2045, or until the Army conveys the property. Consistent with the lease from the Army, FMERA will sublease the Property to the FM Partners until 11 May 2045. The sublease shall terminate automatically and simultaneously upon FMERA conveying ownership of the Property to FM Partners or if FMERA and FM Partners do not enter into a mutually acceptable PSARA within one year. The property is being leased and subleased in as-is, where-is condition but subject to the Army's continuing obligations under CERCLA for pre-existing environmental conditions. Additionally, FM Partners will insure the Property for

liability, fire and extended coverage and indemnify and hold FMERA harmless against all claims. The consideration for the sublease is the operation and maintenance of the Property by FM Partners, including utility costs.

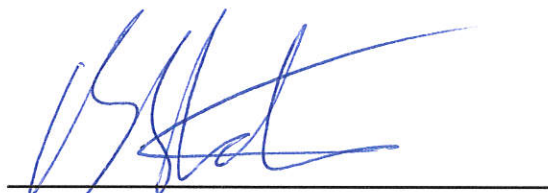
The Army issued a Final Finding of Suitability to Lease (FOSL) for the Property in April 2015, indicating that it meets federal and state environmental standards for the intended use.

The Authority will lease the Property through the Army's standard form of lease, and sublease the Property to FM Partners using FMERA's standard form of sublease. The final terms of the lease and sublease will be subject to the approval of the Executive Director and the Attorney General's Office.

The Real Estate Committee has reviewed and discussed the request to approve the lease and sublease of the Property, and recommends Board approval.

Recommendation

Staff requests that the Board approve the Authority's lease of Building 114, the Fitness Center, through the Army's standard form of lease and the sublease of the Property to FM Partners, LLC via FMERA's standard form of sublease, which will reflect substantially the same terms and conditions as the Authority's proposed lease of the Property from the Army.



Bruce Steadman
Executive Director

Attachment: Parcel Map
Prepared by: Rick Harrison

ATTACHMENT
DRAWING OF LEASED PREMISES

