

TO: Members of the Board

FROM: Bruce Steadman
Executive Director and Secretary

DATE: August 2, 2017

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. **Welcome – James V. Gorman, Chairman**
6. **Secretary’s Report**
7. **Treasurer’s Report**
8. **Public Comment Regarding Board Action Items**
9. **Executive Director’s Report:**
 - 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
10. **Committee Reports**
 - Audit Committee – Robert Lucky, Chairman
 - Real Estate Committee – James V. Gorman, Chairman
 - Environmental Staff Advisory Committee – Kenneth J. Kloo, Chairman
 - Historical Preservation Staff Advisory Committee – Mayor Jay Coffey, Chairman
 - Housing Staff Advisory Committee – Gina Fischetti, Chairwoman
 - Veterans Staff Advisory Committee – Lillian Burry, Chairwoman

11. **Board Actions**

- a. Consideration of Approval of Purchase and Sale Agreement & Redevelopment Agreement for Golf Course in Eatontown
- b. Consideration of Approval of Modification to Local Beneficial Use Process to Include Personal Property
- c. Consideration of Approval of Sale of Sewer Jet to Borough of Oceanport
- d. Consideration of Approval of Contract for Professional Real Estate Marketing Consultant Services and Clarification of Close-out of Master Broker Contract
- e. Consideration of Approval of Transmittal to Host Municipalities of Proposed Plan Amendment #8 Permitting Alternative Development Scenario in Eatontown

There will be no action at the meeting on the following item:

- f. Consideration of Approval of Legally Binding Agreement, Administrative Letter, and Purchase and Sale Agreement for Building 501 and Associated Property in Oceanport

12. **Other Items**

13. **Public Comment Regarding any FMERA Business**

- Responses to questions submitted online or in writing

14. **Adjournment**

**Fort Monmouth Economic Revitalization Authority
Board Meeting
June 21, 2017
FMERA Offices, 502 Brewer Avenue, Oceanport, NJ**

MINUTES OF THE MEETING

Members of the Authority present:

- James V. Gorman – Chairman, Fort Monmouth Economic Revitalization Authority (FMERA) – V
- Lillian Burry – Monmouth County Freeholder Director – V
- Gerry Turning – Mayor of Tinton Falls – V
- Jay Coffey – Mayor of Oceanport – V
- George Jackson – Eatontown Borough Administrator – V
- Dr. Robert Lucky – Public Member – V
- Tom Huth – Assistant Counsel, Authorities Unit, Office of the Governor – V
- Donna Sullivan – Vice President of Real Estate, NJ Economic Development Authority – V
- Kenneth J. Kloo, Director, Site Remediation Program, NJ Department of Environmental Protection
- Gina Fischetti, Chief Counsel, Local Planning Services, NJ Department of Community Affairs
- William Riviere, Principal Planner, NJ Department of Transportation
- John Raue, Senior Policy Advisor to the Commissioner, NJ Department of Labor & Workforce Development

V – Denotes Voting Member

Members not present:

Also present:

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

The meeting was called to order by Chairman James V. Gorman at 7:00p.m. who led the meeting in the Pledge of Allegiance to the flag of the United States of America.

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

The first item of business was the approval of the May 17th regular meeting minutes. A motion was made to approve the minutes by Donna Sullivan and seconded by Robert Lucky.

AYES: 5

Lillian Burry abstained from voting stating that she was not at the May meeting.
George Jackson abstained from voting stating that he was not at the May meeting.
Jay Coffey abstained from voting stating that he was not at the May meeting.

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 on behalf of the FMERA Board, he is extending sincere appreciation to Ms. Linda Range, NJDEP Environmental Specialist, who is retiring at the end of June after a long and successful career. For the last several years, Ms. Range has been the DEP's Case Manager for the Army's environmental projects at Fort Monmouth. Specifically, she has overseen the investigation and cleanup of the impacted Fort properties in accordance with New Jersey State regulations and guidance documents. Her responsibilities have included reviewing and responding to technical reports and workplans, coordinating with her case geologist and technical coordinator in spearheading the DEP's receipt, review, and commentary regarding the Army's plans and initiatives to address environmental areas of concern on the redevelopment of the Fort

Mr. Gorman asked Kenneth J. Kloo, to pass along the Board's thanks to Ms. Range for her outstanding support and guidance and to wish her the very best that the next chapter of her life will afford her.

Mr. Gorman stated that the Board would consider one board action: 1) Consideration of Approval of a Purchase and Sale Agreement and Redevelopment Agreement for the Oceanport Municipal Complex. As remembered, Superstorm Sandy devastated the Oceanport buildings limiting the Borough with limited physical facilities. It is the Authority's pleasure to assist the Borough with the municipal complex project and its future growth.

The Chairman went on to state that there will be two public comment periods at the meeting based on the Authority's public meetings protocol, 3 minutes per speaker for the first agenda items, and 5 minutes per speaker for the second for any FMERA business. 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.

SECRETARY'S REPORT

Bruce Steadman stated that there was no Secretary's report.

TREASURER'S REPORT

Jennifer Lepore, Senior Finance Officer, stated that FMERA's final year of funding from the Office of Economic Adjustment will end on June 30. FMERA's partnership with OEA these past 6 years have been critical to our success and our path to financial self-sufficiency. They have provided funding to support our daily operations as well as many contractual items such as surveying, planning, legal, auditing, engineering and environmental services. As of July 1st, FMERA's budget will be funded solely by Economic Development Conveyance (EDC) revenue.

With the close of the 2nd quarter on June 30th, FMERA staff will begin preparing the financial and operational summary for the first half of 2017. Staff will be meeting to assess the first 6 months of 2017 and assess the performance against the 2017 organization goals. FMERA staff will present the financial and operational summary report to the Audit Committee at their next meeting.

PUBLIC COMMENT REGARDING BOARD AGENDA ITEMS (3 minutes re: Agenda Items)

There was no public comment.

EXECUTIVE DIRECTOR'S REPORT

Rick Harrison, Director of Facilities Planning, gave the following summary of the status of RFPs and Contracts that FMERA has issued.

Auctioneer

The Auctioneer's Group had two auctions in the month of May and two in June:

- May 17th 10:00a.m. – Electrical Substation
- May 20th 10:00a.m. – Construction and Landscaping Equipment/Supplies

- June 7th 10:00a.m. – Material Handling Equipment and Warehouse Racking
- June 7th 1:00p.m. – Computers and Electrical Equipment and Business Equipment

The next auction will be on July 12th for the contents of Vail Hall including heavy duty power equipment and IT equipment. FMERA is planning a small lot auction for the September timeframe.

Utilities

- FMERA continues to experience issues with the old infrastructure including power failures, water leaks, inflow and infiltration that keep our sewage pump stations working hard in overload due to the significant rainfall finding its way into the sewer system. On a positive note, our property management team and their sub-contractors have been able to deal with all of these issues. They also completed the third round of water system flushing to keep our water system in compliance.
- FMERA submitted the Extension Deposit Authorization and a check for \$25,000 to NJAW which will enable them to issue the RFP for construction bid proposals. Construction should start in August.
- TRWRA awarded the design and engineering of the Main Post Oceanport sanitary sewer system contract on May 16th to Maser Consulting.

Suneagles Golf Course

The operator, Linx Golf Management reports that the poor weather continued through May and has reflected on the down numbers across the board. Through the first half of June, the operator is seeing closer to normal activity but still slightly down from last year. The greens are still in very good shape and the fairways are holding up quite well. The plan is to continue to verticut through the summer months so that adequate air flow will promote healthy greens and better root growth. Joes' 19th Hole is maintaining a steady flow of patrons and is doing well.

Property Management/Maintenance

The property management contractor, Chenega Operations Services (COS) has been dealing with various utility issues. They are now focused on shutting utilities to buildings that are not occupied and are not planned for reuse. Flushing of the Main Post water system continues to be a priority and they have been very active keeping the grass cut in response to requests.

Marina

The Marina is in full boating season mode. The deck is open and continues to draw a nice crowd. They have a new expanded menu and specialty cocktail offering.

FMERA would also like to thank the Monmouth County and Oceanport Public Works employees for the great job sprucing up the grounds for our Flag Day/Army Birthday/100th Anniversary event. We also want to thank the Shore Regional High School Band and Chorus for their participation in our celebration.

Dave Nuse, Director of Real Estate Development, gave the following town-by-town summary of the status of our redevelopment projects.

In Oceanport, FMERA closed on the Main Post Chapel on February 27th. Triumphant Life Assembly of God Church purchased the approximately 16,372 square foot building for use as a house of worship, and opened its doors in time for Easter Sunday services. This marked the second closing in Oceanport in as many months, after FMERA closed on the Officers Housing parcels on January 13th with RPM Development. The company is renovating the 117 historic housing units, creating 68 market-rate for sale units, and 48 rental units, twenty (20%) percent of the total units will be available to low- and moderate-income households.

Also in Oceanport, FMERA has executed contracts on 3 parcels:

- Fitness Center, where FM Partners, LLC is proposing to renovate and expand the facility, and received site plan approval from the Oceanport Planning Board last month;
- Russel Hall, the 40,000 square-foot former Garrison Headquarters building, to TetherView Property Management, LLC, a private cloud computing services company from New York, which received site plan approval earlier this month and is scheduled to close this week; and

- Dance Hall, a 16,000 square-foot former recreation building on Brewer Avenue, to AP Development Partners, for commercial and retail uses, including entertainment and restaurant purposes.

FMERA is in negotiations for the sale and redevelopment of the following 3 properties:

- Nurses Quarters, a 24-unit residential complex on Main Street adjacent to the former Patterson Army Hospital;
- Marina, currently approved for exclusive negotiations with AP Development Partners, LLC, and currently operating as a marina/public boat ramp and restaurant; and
- Squier Hall Complex, an approximately 31-acre site currently under negotiations with the sole bidder, where the RFOTP called for office/research, institutional/civic (including educational) and/or open space/recreation uses. The future developer will be required to retain Squier Hall, which is listed on the National Register of Historic Places; and

On December 29th, FMERA issued two RFOTPs for the Lodging Area and Allison Hall. The Lodging Area RFOTP sought proposals for medium density residential, institutional/civic, and/or office/research development of the approximately 15-acre site. The Allison Hall RFOTP sought proposals to reuse the historic Allison Hall for a boutique hotel, as well as retail, office/research and open space/recreation uses in the approximately 13-acre parcel. Proposals that include both parcels in a comprehensive redevelopment project will receive additional points. Proposals in response to both RFOTPs were due on April 21st. FMERA received 1 proposal for the Allison Hall parcel, and 4 proposals for the Lodging Area parcel. An evaluation committee has evaluated the proposals and staff will begin negotiation with the lead bidders shortly.

On March 8th, FMERA issued an RFOTP for Barker Circle, also in the historic district in Oceanport. The RFOTP sought proposals for the repurposing of all of the Barker Circle buildings for residential, office/research & development, institutional and/or health care related uses. FMERA indicated it would accept proposals that included alternate uses for the former Fire House and Kaplan Hall to include office/research & development, retail or other commercial uses, as well as a museum or arts center use in Kaplan Hall, as originally called for in the Reuse Plan. Proposals were due by June 2nd, and five proposals were received. An evaluation committee has been formed and will begin evaluation the proposals.

In Eatontown, FMERA is in the process of executing a contract with Fort Monmouth Parcel B Redevelopment, LLC, for the expanded Parcel B property, which includes up to 89 acres for a mixed-use town center along Route 35. The PSARA calls for the development of approximately 350,000 square feet of retail, 40,000 sf of office space, and 302 housing units.

Also in Eatontown, FMERA has executed contracts on 2 parcels:

- Howard Commons, where American Properties at Monmouth, LLC, plans to build up to 251 residential units on approximately 64 acres on Pinebrook Road. American Properties will first be responsible for demolishing the existing housing units on the property; and
- Eatontown Barracks, 6 buildings on Semaphore Avenue on an approximately 4.4-acre parcel, where FMERA entered into a PSARA with Kenneth Schwartz for the development of a commercial arts-related project, including studio, performance and gallery space, as well as short-term residential units for artists.

FMERA is in negotiations for the sale and redevelopment of the Suneagles Golf Course in Eatontown, where the lead bidder proposes to reuse the Golf Course and Gibbs Hall and construct up to 75 residential units.

On June 7th, FMERA issued a Request for Sealed Bids for Purchase and Lease of the Bowling Center in Eatontown. The RFB is seeking bids for the purchase of the building, an approximately 17,600 square foot, twenty (20) lane bowling alley, and the ground lease of the approximately 2.7-acre parcel, located at Saltzman and Wilson Avenues. The Reuse Plan calls for the reuse of the building as a bowling alley. Bids are due by noon on July 10th.

In Tinton Falls, FMERA closed on Parcel F-3 on February 23rd. The Monmouth County Park System purchased the property to develop in conjunction with the adjacent Fort Monmouth Recreation Center and Swimming Pool. The former gas station and convenience store site, located along Hope Road, will allow the County to expand services and public open space amenities currently offered at the Recreation Center.

FMERA has executed contracts on another four projects in Tinton Falls:

- Parcels C and C1, with Lennar Corporation approved for 288 residential units over the two parcels, and up to 58,000 square feet of retail development.
- Fabrication Shops (Pinebrook Road Commerce Center); 45,000 square feet of light industrial and flex office space buildings along Pinebrook Road for sale to Pinebrook Commerce Center, LLC, which is scheduled to close later this month;
- Pistol Range and Satellite Road Parcel, under contract with Kiely Realty Group for the reuse and upgrading of the former Pistol Range, and additional office and commercial uses on the combined approximately 5-acre parcel.
- Recreation Center and Swimming Pool, under contract to the Monmouth County Park System, which is currently open to the public through a lease with the county.

FMERA is in negotiations with the lead bidder for a contract related to the sale and redevelopment of the Charles Wood Fire Station, an approximately 4-acre parcel along Corregidor Road in the Tinton Falls Reuse Area.

FMERA is working with the New Jersey Economic Development Authority to evaluate options for the demolition of the Myer Center and redevelopment of the 36-acre Parcel F-1 site. NJEDA is preparing to issue a request for demolition bids this month.

Candice Valente, Senior Marketing Officer, stated that FMERA hosted a Flag Day event on June 14th, honoring the Army's 242nd birthday, as well as the 100th anniversary of the Army presence at the Fort. Veterans, visitors and Fort Monmouth tenants came out to celebrate, and the first 100 visitors received a commemorative hat. FMERA staff welcomed the Shore Regional High School band to perform, as well as the Monmouth County Freeholders, members of FMERA's Board, and Army representatives. FMERA would like to thank all those involved in organizing the event, and pictures will be available on the FMERA website shortly.

On May 26th, FMERA issued a Request for Proposals for Real Estate Marketing Services. FMERA is seeking to engage a professional to provide lead generation and prospect sourcing, and assist with placemaking and media and publicity exposure. Proposals are due on June 27th.

Please refer to our website, www.fortmonmouthnj.com, for more information and to sign up for our monthly digital newsletters.

Bruce Steadman gave an update on FMERA action items:

- 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

Mayor Coffey asked how long it would take for the evaluation committee to have a recommendation regarding the Barker Circle RFOTP. Mr. Steadman stated the staff hoped to have a recommendation for the July Real Estate Committee meeting, or the August meeting at the latest.

Bruce Steadman echoed the Chairman's comments regarding Linda Range and added that Ms. Range is in the upper tier of the upper echelon of professionals within the State with respect to outstanding integrity, character, professionalism and responsiveness, and it has been a great pleasure working with her.

Mr. Steadman recognized Mike Wilson, Program Manager of the Office of Economic Adjustment (OEA). Mr. Steadman stated that FMERA would not be as far along and successful to date if not for the OEA's assistance. Mr. Steadman recognized the previous OEA representatives including John Leigh, Frank Barton, Rich Tenga, Bryant Monroe, as well as the OEA Director Patrick O'Brien. Mr. Steadman thanked Mr. Wilson, and asked that he pass along FMERA's sincere thanks and appreciation to Director O'Brien.

COMMITTEE REPORTS

a) AUDIT COMMITTEE (ROBERT LUCKY, CHAIRMAN)

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

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

Chairman Gorman stated that the Committee met on June 13th and discussed the following:

- Discussion regarding the Purchase and Sale and Redevelopment Agreement (PSARA) with the Borough of Oceanport for a 13-acre tract in the Fort's 900 area including 9 buildings. The conveyance will be administered as a Local Beneficial Use ("LBU") transaction. The Committee reached a consensus and agreed to recommend approval for the PSARA with the Borough of Oceanport to the Board.
- Discussion on Other Issues:
 - Parcel B: The PSARA is not in final for as there are currently two outstanding issues that are under review.
 - Suneagles Golf Course Housing: FMERA staff has met with the highest scoring developer and will be meeting with the Eatontown Ad Hoc Committee to discuss the proposal relative to the housing at the golf course.
 - Update on the Squier Hall contract: FMERA has met with the developer to discuss the term sheet.
 - Cushman & Wakefield contract: The Master Broker contract will be ending on July 19th. FMERA staff will be issuing an amendment or letter agreement to the contract to address compensation and close-out issues.
 - Marketing Services RFP: FMERA issued and RFP on May 26th. Proposals are due on June 27th.
 - Barker Circle RFP: FMERA received 4 proposals for Barker Circle and are currently evaluating.
 - Eatontown Purchase Update: Discussion regarding Eatontown's interest in purchasing 7.5 acres on Avenue of Memories for the Eatontown DPW year through the LBU process.

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

Kenneth J. Kloo stated that the Committee met on June 5th and discussed the following:

- The Committee thanked NJDEP Case Manager Linda Range for her many years of service to the State and to the Fort Monmouth redevelopment effort. The Committee welcomed Ashish Joshi, who will be taking over as the Fort Monmouth case manager for Ms. Range upon her retirement from State service on June 30th. The FMERA Executive Director provided a summary of the Committee's purpose and membership, and the Committee members introduced themselves, providing their affiliation and background information.
- The Committee reviewed the various parcels throughout the Fort where the Army has recently secured No Further Action (NFA) letters from the DEP. These include the following: Parcel 35 at the Teen Center in Tinton Falls; portions of Parcel 51 at the Motor Pool in Eatontown and the former thrift shop in Oceanport; portions of 49 and 50 at Squier Hall in Oceanport; Parcel 64 near the Commissary in Oceanport; and portions of Parcels 78, 79, 81 and 84 to the east of Oceanport Avenue. The Committee discussed the timeline for the Army to draft a Finding of Suitability to Transfer (FOST) for these parcels.
- FMERA staff provided a summary of the ongoing work related to the former dry-cleaning facility along the Avenue of Memories in Oceanport. Discussions with the NJDEP and Army continue.
- It was noted that the Record of Decision for seven of the former landfills located at Fort Monmouth has been submitted to the NJDEP and is undergoing review.
- FMERA continues to be compliant with all water distribution regulations. The public may access information regarding Fort Monmouth's water system at the New Jersey Drinking Water Watch website. The Committee discussed upcoming monitoring requirements, as well as the flushing practices in place.
- FMERA staff provided a summary of recent Requests for Offers to Purchase issued by FMERA. FMERA is evaluating proposals for three parcels in Oceanport, and plans to issue a Request for Sealed Bids for the Bowling Center in Eatontown in the near future.

Lillian Burry asked for the status of the environmental carve-out near the Monmouth County Swimming Pool parcel. Kenneth Kloo stated that he would follow up to confirm if a No Further Action (NFA) letter has been issued for the carve-out, and if not, what the timing would be.

d) HISTORICAL PRESERVATION STAFF ADVISORY COMMITTEE (JAY COFFEY, CHAIRMAN)

Jay Coffey stated that the Committee did not meet this month.

e) HOUSING STAFF ADVISORY COMMITTEE (GINA FISCHETTI, CHAIRPERSON)

Gina Fischetti stated that the Committee met on June 1st and discussed the following:

- Discussion regarding Parcels C & C1. FMERA has executed a PSARA with Lennar Corporation.
 - Lennar is finalizing the site plan for Parcel C which will be developed to accommodate up to 239 residential units. 20% affordable housing results in 57 units on Parcel C which includes the affordable units for Parcel C1 as well.
 - Parcel C1 will be developed with up to 49 residential units and up to 58,000 sq. ft. of retail development.
- Discussion regarding Suneagles Golf Course. FMERA has begun discussions with the lead proposer. The RFOTP included an alternate use which includes the reuse of the Golf Course and up to 75 residential units within ~~the 10-acre former Megill Housing, 15 of which will be affordable.~~
- Discussion regarding Howard Commons. FMERA has negotiated a PSARA with American Properties. The development will consist of approximately 251 residential units and up to 15,000 sf of retail space. 200 units will be owner-occupied single family detached residence and the remainder will constitute the required 20% affordable housing units
- Discussion regarding Parcel B. FMERA continues the exclusive negotiations with Fort Monmouth Parcel B Redevelopment, LLC. Parcel B will include retail and/or commercial development on the parcel with the number of housing units at 302, with 20% affordable (60 units).
- Discussion regarding the Nurses Quarters. The buildings will be developed as 24 one and two bedroom apartments with 20% affordable.
- Discussion regarding the current RFOTPs: Lodging Area, Allison Hall, and Barker Circle.

f) VETERANS STAFF ADVISORY COMMITTEE (FREEHOLDER DIRECTOR LILLIAN BURRY, CHAIRPERSON)

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

BOARD ACTIONS

- A) The item before the Board was Consideration of Approval of the Purchase and Sale Agreement & Redevelopment Agreement for Oceanport Municipal Complex.

The resolution is attached hereto and marked Exhibit 1.

A motion was made by Robert Lucky and was seconded by Lillian Burry.

Jay Coffey stated that the Borough of Oceanport is very excited regarding the Oceanport Complex and how the Fort redevelopment has taken a positive turn for Oceanport in having the new developers come to Oceanport. Mr. Coffey stated that Oceanport has been working with FMERA regarding the new tenants coming to the Fort.

Motion to Approve: ROBERT LUCKY Second: LILLIAN BURRY
AYes: 7

Jay Coffey abstained from voting stating that he represents Oceanport on the purchase.

OTHER ITEMS

Jay Coffey stated that due to work conflicts, it is difficult for him to attend the Board meetings and therefore asked the Chair if it would be acceptable to the Board to send a designee to the meetings. The Chair indicated that would be acceptable if/as needed. Mr. Coffey referred to a conversation he had had with Mr. Steadman after the last Board meeting.

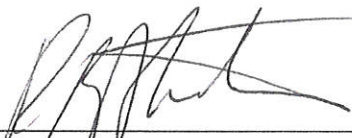
Mr. Steadman explained that he had reached out to Mayor Coffey to ask if the Mayor could increase his attendance at Board meetings due to the high number of important Oceanport issues that need to be resolved, in light of the increase in the number of redevelopment projects anticipated to take place within the Oceanport section of the Fort over the next several months. The Mayor indicated he could arrange his schedule so that he could meet with Mr. Steadman outside of the normal Board meeting schedule to address these important issues.

PUBLIC COMMENT REGARDING ANY FMERA BUSINESS (5 minutes re: any FMERA business)

There was no public comment.

There being no further business, on a motion by Lillian Burry seconded by Robert Lucky and unanimously approved by all voting members present, the meeting was adjourned at 7:50 p.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
June 21, 2017

Resolution Regarding
**Approval of a Purchase and Sale Agreement & Redevelopment Agreement with the
Borough of Oceanport for a 13-Acre Parcel in Oceanport**

WHEREAS, the Borough of Oceanport submitted a request for a 13-acre parcel located along Murphy Drive in Oceanport to serve as a municipal complex for the Borough; and

WHEREAS, in May 2016, the FMERA Board approved Evaluation Scoring for Local Beneficial Use (LBU) Requests, and the Borough of Oceanport has requested that the conveyance be administered as a LBU transaction; and

WHEREAS, the 13-acre parcel includes Buildings 900, 901, 914, 915, 916, 917, 918, 977 and 983 (the Property); and

WHEREAS, in July 2016, the FMERA Board approved an amendment to the Fort Monmouth Reuse and Redevelopment Plan to allow for the parcel to be used a municipal complex, to include the reuse of Buildings 900, 901, 918, and 977 and the demolition of Buildings 914-917 and 983, as well as the construction of new facilities for the municipal complex; and

WHEREAS, FMERA provided the Borough with a draft Purchase and Sale Agreement and Redevelopment Agreement (PSARA); and

WHEREAS, the terms of the proposed PSARA include the following: the Borough will pay \$1,053,000 for the property, representing a 40% decrease from the appraised value based on the LBU scoring; closing will occur within thirty days following the expiration of the Due Diligence Period or within ten days after all of the Conditions Precedent to Closing are satisfied, which include the receipt by Seller of a reasonably acceptable form of Declaration of Covenants for the Property; Seller satisfying all conditions relating to the conveyance of marketable title and the consent of the NJEDA Board for the Borough to be designated the redeveloper for the project; and

WHEREAS, the PSARA states that the Borough will maintain its current workforce at the Property for a minimum of twelve months after project completion and will commence the renovation and demolition of the buildings within six months of closing, with all renovation and demolition completed by December 31, 2018; and

WHEREAS, there will be an Initial Closing of the Property excluding the existing Environmental Carve-out Parcel, which is still undergoing environmental remediation by the Army; and

WHEREAS, the Borough has agreed to the following in relation to infrastructure improvements: the Borough will contribute to the cost, not to exceed \$50,000, for a new water

main along Murphy Drive to the Property; the Borough shall also contribute a maximum of \$75,000 toward the cost of a new electric substation, no earlier than 18 months and no later than 24 months of the date of Closing on the Property; and the Borough shall also pay for its own service entrance upgrades if/when new electric distribution lines are installed along Murphy Drive; and

WHEREAS, the Real Estate Committee has reviewed the proposed PSARA and recommends Board approval.

THEREFORE, BE IT RESOLVED THAT:

1. For the reasons expressed in the attached memorandum, the Authority approves the conveyance to the Borough of Oceanport of a 13-acre Area in Oceanport and the attached draft of Purchase and Sale Agreement and Redevelopment Agreement for the Property. The Executive Director or other staff authorized to execute documents pursuant to Operating Authority is authorized to do and perform all acts necessary to effectuate this action.

1. 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: June 21, 2017

EXHIBIT 1

MEMORANDUM

TO: Members of the Board

FROM: Bruce Steadman
Executive Director

DATE: August 2, 2017

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 Office of Economic Adjustment Grant and the Second Quarter Financial Summary; 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. Second Quarter Financial and Operational Summary**

With the close of the second quarter on June 30th, FMERA staff has prepared the financial and operational summary for the first half of 2017. Staff will present the financial and operational summary report to the Audit Committee at their next meeting.

2. Update on Phase 2 Financing

In July, FMERA requested that the Monmouth County Improvement Authority and its trustee issue a notice of redemption for a portion of the MCIA's Governmental Loan Project Notes, Series 2016B. \$7.6 million of the \$33.5 million in notes will be redeemed on or about August 11, 2017 using net proceeds from FMERA's sale of the Officer Housing and Russel Hall parcels earlier this year. Monmouth County lent the proceeds of the November 2017 note sale to FMERA to purchase the Phase 2 properties from the Army. We anticipate further reducing FMERA's debt to the County when MCIA's notes are rolled over in November.

Executive Director's Report**1. Update on RFPs and Contracts**

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

- Auctioneer: The Auctioneer's Group had two auctions in the month of July:
 - July 12th - Contents of Vail Hall and Building 1152 including communications equipment, power equipment and a DMS 100 telephone switch
 - July 26th - Construction site materials, transformers, cable, conduits, pipes

The next auction will be a small lot/memorabilia auction for the general public to be held on September 23rd. Flyers are available at the registration table for tonight's meeting. Please refer to The Auctioneer's Group website, www.theauctioneersgroup.com for more information.

- Utilities: We continue to experience issues with the old infrastructure including power failures, water leaks, inflow and infiltration that keep our sewerage pump stations working hard in overload due to the significant rainfall finding its way into the sewer system. On a positive note our property management team and their stable of sub-contractors has been able to deal with all of these issues. They also completed our fourth round of water system flushing to keep our water system in compliance. Bids were received by NJ American Water Company for the construction of the Main Post Historic District water main extension. We expect construct to commence within a month.
- Suneagles Golf Course: With the approval of tonight's Board action to authorize execution of a Purchase and Sale Agreement and Redevelopment Agreement for the Golf Course, FMERA will grant the prospective purchaser a license to use and occupy the property for \$1 triple net plus the quarterly payment due to the Morale, Welfare & Recreation Program of the Army's Installation Management Command for the lease of golf course equipment. Under the license, the purchaser will agree to operate and maintain the golf course for the balance of the current golfing season under the current rate schedule and honoring the current memberships, utilizing Linx Golf Management or another qualified operator. The purchaser further agrees to improve the golf course's landscaping and aesthetics prior to closing.
- Property Management/Maintenance: Our property management contractor, Chenega Operations Services (COS) has been stretched this summer due to the various utility issues, ongoing flushing, assistance to the Auctioneers and keeping the grass in check in response to requests. FMERA appreciates the ongoing assistance of the Oceanport, Eatontown, Tinton Falls and county public works employees in keeping the property presentable and safe.
- Marina: The Marina at Oceanport continues to attract a nice crowd and continues to offer new cocktail, dining and entertainment options.

2. Update on RFOTPs

The following is a town-by-town summary of the status of our redevelopment projects.

In **Oceanport**, FMERA closed on the Russel Hall building and associated property on June 23rd. TetherView Property Management, LLC, a private cloud computing services company relocated from New York to the 40,000 square-foot former Garrison Headquarters building. The company has been occupying the building under a lease prior to the closing, and have already completed extensive renovations for new and current tenants. This is the third closing in Oceanport this year. FMERA closed on the Main Post Chapel on February 27th, where Triumphant Life Assembly of God Church purchased the approximately 16,372 square foot building for use as a house of worship, and opened its doors in time for Easter Sunday services. FMERA also closed on the Officer Housing parcels on January 13th with RPM Development. The company is renovating the 117 historic housing units,

creating 68 market-rate for sale units, and 48 rental units; twenty (20%) percent of the total units will be available to low- and moderate-income households. FMERA and the Borough of Oceanport are working towards a closing on the 13-acre municipal complex located on Murphy Drive in the Oceanport section of the Fort.

Also in Oceanport, FMERA has executed contracts on 2 parcels:

- Fitness Center, where FM Partners, LLC, is proposing to renovate and expand the facility, and received site plan approval from the Oceanport Planning Board last month; and
- Dance Hall, a 16,000 square-foot former recreation building on Brewer Avenue, to AP Development Partners, for commercial and retail uses, including entertainment and restaurant purposes.

FMERA is in negotiations for the sale and redevelopment of the following 6 properties:

- Nurses Quarters, a 24-unit residential complex on Main Street adjacent to the former Patterson Army Hospital;
- the Marina, currently approved for exclusive negotiations with AP Development Partners, LLC, and currently operating as a marina/public boat ramp and restaurant;
- Squier Hall Complex, an approximately 31-acre site currently under negotiations with the sole bidder, where the RFOTP called for office/research, institutional/civic (including educational) and/or open space/recreation uses. The future developer will be required to retain Squier Hall, which is listed on the National Register of Historic Places;
- Lodging Area, a 15-acre site located on Parkers Creek currently under negotiations with the lead bidder, where the RFOTP called for medium density residential, institutional/civic and/or office/research & development uses;
- Allison Hall, where FMERA is in negotiations with the sole compliant bidder for the 13-acre parcel which includes the reuse of the historic building, as well as retail, office/research & development and open space/recreation uses; and
- Building 501, an approximately 1.7-acre site identified for conveyance to Family Promise of Monmouth County via a Legally Binding Agreement (LBA). Staff will present the finalized LBA, a supporting Administrative Letter and a Purchase and Sale Agreement with the company for Board approval at tonight's meeting.

On March 8th, FMERA issued an RFOTP for Barker Circle, also in the historic district in Oceanport. The RFOTP sought proposals for the repurposing of all of the Barker Circle buildings for residential, office/research & development, institutional and/or health care related uses. FMERA indicated it would accept proposals that included alternate uses for the former Fire House and Kaplan Hall to include office/research & development, retail or other commercial uses, as well as a museum or arts center use in Kaplan Hall, as originally called for in the Reuse Plan. Proposals were due by June 2, 2017, and five proposals were received. An evaluation committee has evaluated the proposals and plans to begin discussions with the lead bidder shortly.

In **Eatontown**, FMERA is in the process of executing a contract with Fort Monmouth Parcel B Redevelopment, LLC, for the expanded Parcel B property, which includes up to 89 acres for a mixed-use town center along Route 35. The PSARA calls for the development of approximately 350,000 square feet of retail, 40,000 sf of office space, and 302 housing units.

Also in Eatontown, FMERA has executed contracts on 2 parcels:

- Howard Commons, where American Properties at Monmouth, LLC, plans to build up to 251 residential units on approximately 64 acres on Pinebrook Road. American Properties will first be responsible for demolishing the existing housing units on the property; and
- Eatontown Barracks, 6 buildings on Semaphore Avenue on an approximately 4.4-acre parcel, where FMERA entered into a PSARA with Kenneth Schwartz for the development of a commercial arts-related project, including studio, performance and gallery space, as well as short-term residential units for artists.

FMERA staff will present a recommendation to approve a PSARA for the Suneagles Golf Course in Eatontown, which includes the reuse the Golf Course and Gibbs Hall and construction of up to 75 residential units.

On June 7th, FMERA issued a Request for Sealed Bids for Purchase and Lease of the Bowling Center in Eatontown. The RFB was seeking bids for the purchase of the building, an approximately 17,600 square foot, twenty (20) lane bowling alley, and the ground lease of the approximately 2.7-acre parcel, located at Saltzman and Wilson Avenues. The Reuse Plan calls for the reuse of the building as a bowling alley. Bids were due on July 10, 2017, and one bid was received. Staff is reviewing the submission and expects to present a recommendation at the next FMERA Board meeting.

In **Tinton Falls**, FMERA closed on Parcel F-3 on February 23rd. The Monmouth County Park System purchased the property to develop in conjunction with the adjacent Fort Monmouth Recreation Center and Swimming Pool. The former gas station and convenience store site, located along Hope Road, will allow the County to expand services and public open space amenities currently offered at the Recreation Center.

FMERA has executed contracts on another four projects in Tinton Falls:

- Parcels C and C1, with Lennar Corporation, approved for 288 residential units over the two parcels, and up to 58,000 square feet of retail development;
- Fabrications Shops (Pinebrook Road Commerce Center), 45,000 square feet of light industrial and flex office space buildings along Pinebrook Road for sale to Pinebrook Commerce Center, LLC, which is scheduled to close later this month;
- Pistol Range and Satellite Road Parcel, under contract with Kiely Realty Group for the reuse and upgrading of the former Pistol Range, and additional office and commercial uses on the combined approximately 5-acre parcel; and
- Recreation Center and Swimming Pool, under contract to the Monmouth County Park System, which is currently open to the public through a lease with the County.

FMERA is in negotiations with the lead bidder for a contract related to the sale and redevelopment of the Charles Wood Fire Station, an approximately 4-acre parcel along Corregidor Road in the Tinton Falls Reuse Area.

On June 26, the New Jersey Economic Development Authority (NJEDA) issued an invitation to bid on the abatement, demolition and site improvements for the former Myer Center and the adjacent building 2705. Bids were due on July 28th and 9 bids were received. FMERA and NJEDA will review the submitted bids shortly.

3. Marketing Update

FMERA issued a Request for Proposals for Real Estate Marketing Services on May 26th and received 8 compliant proposals on June 23rd. After evaluating the proposals and holding oral interviews with the two highest scoring proposers, staff will recommend the Board approve the selection of The Riddle Team, comprised of The Riddle Company, EMI Strategy and Return on Investment, Inc., to serve as the Real Estate Marketing Consultant. FMERA will engage the consultant to provide lead generation and prospect sourcing, and assist with placemaking and media and publicity exposure.

Please refer to our website, www.fortmonmouthnj.com, for more information and to sign up for our monthly digital newsletters.

4. 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



Approved By: Bruce Steadman

Prepared by: Candice Valente

ADOPTED
August 2, 2017

Resolution Regarding
Approval of a Purchase and Sale Agreement & Redevelopment Agreement with Martelli Properties, LLC for Golf Course in Eatontown

WHEREAS, on October 7, 2016, FMERA issued and publicly advertised a Request for Offers to Purchase (RFOTP) with a response date of December 7, 2016, in connection with the planned redevelopment of Suneagles Golf Course in Eatontown; and

WHEREAS, Suneagles Golf Course is a 171-acre property that includes an 18-hole golf course; a 37,125 sf banquet facility, the historic Gibbs Hall; two ancillary buildings, a sports bar and a golf maintenance building; and 42 vacant officer housing units known as the Megill Housing; and

WHEREAS, the Fort Monmouth Reuse Plan calls for the retention of the golf course, the renovation of Gibbs Hall, and the demolition of the Megill Housing units, to be replaced by a 150-room hotel/conference center, and Amendment #8 being presented on this day to the Board would add 17 residential units to the Megill Housing area; and

WHEREAS, FMERA received three compliant proposals for the Golf Course; the proposals were scored independently by an evaluation committee, and Martelli Development, LLC (Martelli) received the highest score and submitted the highest price proposal; and

WHEREAS, Martelli proposes to renovate Gibbs Hall as a first-class banquet facility, make capital upgrades to the golf course and restrict it to a golf course use for 40 years, demolish the existing Megill housing units and construct 75 new housing units, broken out as 60 luxury condominium townhomes and 15 affordable rental apartments, which constitute the required 20% affordable housing; and

WHEREAS, the terms of the proposed PSARA include Martelli's payment of \$5 million for the property; closing will occur within 90 days of satisfaction of the conditions precedent to closing, which include: Martelli obtaining all approvals necessary to develop the project; receipt of a final remediation document from either the New Jersey Department of Environmental Protection or purchaser's Licensed Site Remediation Professional; an amendment to the Reuse Plan to accommodate the project; and the consent of the NJEDA Board of Martelli as redeveloper; and

WHEREAS, Martelli will incur capital investment costs of approximately \$29 million to improve the property and will be obligated to employ a minimum of 34 permanent workers at Gibbs Hall and the sports bar and 39 permanent workers at the golf course or pay a penalty for each position not filled; and

WHEREAS, FMERA will grant Martelli a license to use and occupy the property for \$1 triple net plus the quarterly payment due to the Morale, Welfare & Recreation Program of the Army's Installation Management Command for the lease of golf course equipment; under the license, Martelli will agree to operate and maintain the golf course for the balance of the current golfing season under the current rate schedule and honoring the current memberships; and

WHEREAS, the Real Estate Committee has reviewed the proposed PSARA and recommends Board approval.

THEREFORE, BE IT RESOLVED THAT:

1. The Authority approves the selection of Martelli Properties, LLC, as the purchaser of Suneagles Golf Course in Eatontown pursuant to the October 7, 2016 Request for Offers to Purchase (RFOTP), 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 Martelli Properties as the purchaser.

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: August 2, 2017

EXHIBIT 1

MEMORANDUM

TO: Members of the Board

FROM: Bruce Steadman
Executive Director

RE: Purchase and Sale & Redevelopment Agreement with Martelli Development Group, LLC for Suneagles Golf Course

DATE: August 2, 2017

Request

I am requesting that the Board authorize the execution of a Purchase and Sale & Redevelopment Agreement (PSARA) with Martelli Development Group, LLC (Martelli) for Suneagles Golf Course (Suneagles) in the Eatontown section of the Fort.

Background

Suneagles Golf Course is a 171-acre property that includes an 18-hole golf course designed by noted architect A.W. Tillinghast; a 37,125 sf banquet facility, the historic Gibbs Hall; two ancillary buildings, a sports bar and a golf maintenance building; and 42 vacant officer housing units known as the Megill Housing. Gibbs Hall is listed on the National Register of Historic Places, and a portion of the golf course is subject to an archeological restriction that protects Native American artifacts. The Fort Monmouth Reuse and Redevelopment Plan (Reuse Plan) calls for the retention of the golf course, the renovation of Gibbs Hall, and the demolition of the Megill Housing units, to be replaced by a 150-room hotel/conference center. Under the Amendment #8 also being presented to the Board today, 17 residential units would be relocated from Howard Commons to the 10-acre Megill housing area, in addition to the existing uses. Suneagles is a Phase One property under FMERA's June 25, 2012 Economic Development Conveyance Agreement (EDC Agreement) with the Army. FMERA acquired title to the property from the Army in June 2014.

On October 8, 2015, FMERA issued a Request for Offers to Purchase (RFOTP) for the sale and redevelopment of Suneagles consistent with the Reuse Plan, however no compliant proposals were received.

After consultation with the Real Estate Committee and the Borough of Eatontown, staff issued a new RFOTP for Suneagles on October 7, 2016. The 2016 RFOTP indicated that FMERA would accept proposals substituting up to 75 units of housing for the hotel/conference center called for in the Reuse Plan. It also specified that the golf course would be conveyed subject to a minimum twenty 20-year



deed restriction limiting the use of that portion of the property to a golf course, and offering a scoring bonus to proposals committing to extend the deed restriction beyond the 20-year minimum requirement.

The RFOTP was advertised in the Asbury Park Press and the Star Ledger, and posted to the FMERA, New Jersey Economic Development Authority (NJEDA) and New Jersey State Business Portal websites. Proposals were due on December 7, 2016 and proposals were received from four entities: Chris Andersen Roofing & Erecting Company, Inc. (“Andersen”); Martelli Development Group, LLC (“Martelli”); Matrix Golf and Hospitality Investments, LLC; and Suneagles Partners, LLC. Andersen’s proposal was found to be non-compliant because it proposed to develop housing on the property but failed to include the mandatory statement committing to comply with any and all legally imposed affordable housing requirements, including but not limited to setting aside at least 20% of the housing units developed on the property as affordable housing. On June 21, 2017, Andersen executed a Withdrawal of Proposal and Waiver of Standing to Challenge.

An Evaluation Committee consisting of four FMERA staff members and one Army representative independently scored the remaining three proposals, and then met as a team to review the scoring and rank the proposals. The proposal submitted by Martelli Development Group, LLC received the highest score and offered the highest purchase price.

Martelli has offered to purchase Suneagles for \$5 million, which exceeds the property’s Floor Price, the average of the Army and FMERA appraisals. Martelli proposes to renovate Gibbs Hall as a first-class banquet facility, make capital upgrades to the golf course and restrict it to a golf course use for 40 years, and construct 75 new housing units, broken out as 60 luxury condominium townhomes and 15 affordable rental apartments. The Megill Housing units would be demolished. Martelli proposes to contract with Linx Golf Management, FMERA’s current operator, to improve and operate the golf course.

Salvatore Martelli, who heads both Martelli Development Group and Martelli Signature Homes, possesses over 25 years of experience as a custom home builder and commercial developer/contractor, with projects in New Jersey, New York, California, Florida and Costa Rica. The project will be financed through equity and bank loans, and Mr. Martelli will guaranty the financing. The projected improvement cost is \$29 million.

Purchase and Sale & Redevelopment Agreement

FMERA staff is pleased to report that negotiations with Martelli have resulted in the following terms. Martelli will pay \$5 million for the 171-acre property; pursuant to EDC Agreement, FMERA will receive 37% of the net sale proceeds, with the Army receiving the remainder. In addition, commissions due regarding this transaction shall be paid by FMERA to Cushman & Wakefield. Closing will occur within 90 days of satisfaction of the conditions precedent to closing, which include: Martelli obtaining all approvals necessary to develop the project; receipt of a final remediation document from either the New Jersey Department of Environmental Protection or purchaser’s Licensed Site Remediation Professional; an amendment to the Reuse Plan to accommodate the project; and the consent of the NJEDA Board. Purchaser may take title to each of the three sub-parcels (i.e. Gibbs Hall, the golf course and the residential tracts) in separate affiliated entities. Martelli will have 90 days to undertake due diligence studies, which may be extended if necessary to complete environmental investigations. Purchaser will diligently seek to obtain all required permits and approvals within 12 months from the end of due diligence, which may be extended for an additional 6 months if the purchaser has diligently pursued approvals. Additionally, the approval period may be tolled for up to 12 months for litigation, a moratorium, or due to force majeure. Purchaser will commence the Project within 90 days of receipt of

permits and approvals and complete the Project in phases, as evidenced by receipt of certificates of occupancy, within 36 months thereafter. Purchaser's total capital investment is estimated at approximately \$29 million, reflecting \$3 million for improvements to the golf course; \$3.25 million for the renovation of Gibbs Hall; and \$22.6 million for development of the market-rate and affordable housing. FMERA will convey the property in as-is condition, but with clear title and subject to the Army's on-going obligations under CERCLA to address pre-existing contamination that may exist on the property. FMERA has 6 months from the date of the Agreement to amend the Reuse Plan to rezone the Property for Martelli's intended uses and obtain any approvals required to adjust FMERA's housing cap to allow development of up to 75 housing units on the Property. If FMERA cannot achieve this, Martelli shall be entitled to cancel the PSARA.

Martelli will be responsible for the cost of demolishing the Megill Housing, including any associated asbestos or lead-based paint remediation. FMERA will have a right to repurchase the property if construction is not timely commenced or completed. Martelli will also be obligated to employ a minimum of 34 permanent full/part time workers at Gibbs Hall and the sports bar and 39 permanent full/part time workers at the golf course by project completion or pay a penalty of \$1,500 for each permanent position not filled.

Upon execution of the PSARA, FMERA will grant Martelli a license to use and occupy the property for \$1 triple net plus the quarterly payment due to the Morale, Welfare & Recreation Program of the Army's Installation Management Command for the lease of golf course equipment. Under the license, Martelli will agree to operate and maintain the golf course for the balance of the current golfing season under the current rate schedule and honoring the current memberships.

Based on the redevelopment provisions of the PSARA between FMERA and Martelli, FMERA staff concludes that the essential elements of a redevelopment agreement between FMERA and Martelli are sufficiently addressed and that it is not necessary for FMERA to enter into a separate redevelopment agreement with Martelli for its development of Suneagles.

Attached is a substantially final form of the PSARA between FMERA and Martelli. The final terms of the PSARA are subject to the approval of FMERA's Executive Director and the Attorney General's Office.

The Real Estate Committee has reviewed the request and recommends Board approval of the PSARA with Martelli for the Golf Course.

Recommendation

In summary, I am requesting that the Board authorize the execution of a Purchase and Sale & Redevelopment Agreement with Martelli Development, LLC for Suneagles Golf Course in Eatontown upon the terms outlined above.



Bruce Steadman

Attachment: Purchase and Sale & Redevelopment Agreement
Prepared by: Kara Kopach & David Nuse

ATTACHMENT

[The attachment that the preceding memo refers to has been removed from this full agenda.]



ADOPTED
August 2, 2017

Resolution Regarding
Approval of Modification to Local Beneficial Use (LBU) Process to Include Personal Property

WHEREAS, in May 2016, the FMERA Board approved a process to address requests from host municipalities and the County of Monmouth to acquire real and personal property for local beneficial use (LBU); and

WHEREAS, as part of the Economic Development Conveyance transfers, the Army has conveyed to FMERA a number of items considered personal property, not attached with a specific building or parcel of real estate, much of which FMERA has been selling through auctions; and

WHEREAS, staff recommends modifying the LBU Process to apply to all personal property both associated with real property and stand-alone personal property; and

WHEREAS, the three host municipalities and Monmouth County would be notified of availability of personal property to be conveyed under the LBU and fair market value would be determined by the FMERA auctioneer under contract; and

WHEREAS, purchase price for the personal property may be discounted based on the existing LBU criteria and the applicability of the criteria will vary based on the type of personal property involved; and

WHEREAS, FMERA staff will attempt to negotiate a shared use agreement of the item, negotiate the best price, or recommend award based on the LBU score should more than one party express interest in a particular item of personal property; and

WHEREAS, the Real Estate Committee has reviewed the modification to the LBU process and recommends Board approval;

THEREFORE, BE IT RESOLVED THAT:

1. For the reasons expressed in the attached memorandum, the Board approves the modification to the process for Local Beneficial Use (LBU) requests from the three host municipalities and the County of Monmouth. The Executive Director or other staff authorized to execute documents pursuant to Operating Authority is authorized to do and perform all acts necessary to effectuate this action.

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: August 2, 2017

EXHIBIT 3

MEMORANDUM

TO: Members of the Board

FROM: Bruce Steadman
Executive Director

RE: Modification to the Local Benefit Use (LBU) Process

DATE: August 2, 2017

Request

I am requesting that the Board of Members approve modification to the FMERA LBU Process to include personal property not associated with real property.

Background

On May 18, 2016, the Board approved a process for request from FMERA's host municipalities (Tinton Falls, Eatontown, and Oceanport) and the County of Monmouth to acquire real and personal property for local beneficial use ("LBU"). The process includes a scoring with seven criteria to determine an LBU's potential impact on the overall redevelopment effort. The scoring is used to discount the LBU parcel's appraised value up to a maximum of 40%. Consideration for the LBU parcel can be cash, in-kind services (provided over a term up to 5 years), or physical improvements (e.g., roadway or infrastructure improvements).

As part of the EDC transfers, the Army has conveyed to FMERA a number of personal property, much of which FMERA has been selling through auctions. In March 2017, the Army transferred a number of vehicles, including a sewer Jet truck, to FMERA. FMERA notified the Auctioneer's Group of its desire to auction these vehicles. The Auction was advertised and there was significant interest by local municipal Departments of Public Works and the County in what was being auctioned. Oceanport officials asked for an opportunity to inspect and get a demonstration of the operation of both a street sweeper and the sewer jet truck. Oceanport officials expressed an interest in purchasing the sewer jet truck and offered a price that was within the range of what the auctioneer's group appraised it for. This prompted FMERA staff to review the LBU process for use to sell personal property to the host municipalities and the County.

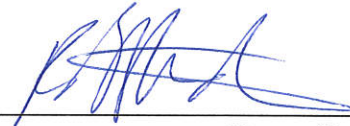
Staff now recommends modifying the LBU Process to apply to all personal property both associated with real property and stand-alone personal property. The three host municipalities and Monmouth County would be notified of availability of personal property to be conveyed under the LBU. Fair market value would be determined by the FMERA auctioneer under contract. Purchase price may be discounted based on the existing LBU criteria. The applicability of the criteria will

vary based on the type of personal property involved so staff recommends that the existing criteria be maintained and scored appropriately. Should more than one party express interest in a particular item of personal property, FMERA staff will attempt to negotiate a shared use agreement of the item, negotiate the best price, or recommend award based on the LBU score. Once scored, the sale will be presented to the Board for consideration.

The Real Estate Committee has reviewed the proposed change to the LBU Process and recommends Board approval.

Recommendation

I am requesting that the Board of Members approve modification to the FMERA LBU Process to include personal property not associated with real property, to include notification to the Boroughs of Eatontown, Oceanport, and Tinton Falls and to the County of Monmouth the availability of personal property that could be acquired under this process.



Bruce Steadman

Attachments: LBU Scoring Sheet

Prepared by: Rick Harrison

LBU (Local Beneficial Use) EVALUATION PROCESS

FMERA staff has created the following criteria and scoring methodology to evaluate requests from our stakeholder municipalities (Boroughs of Tinton Falls, Eatontown, and Oceanport) and the County of Monmouth to acquire real and personal property on the Fort for identified uses. This LBU process is designed to be used for all Phase 2 EDC properties and any Phase 1 EDC properties that are not no-cost acquisitions by FMERA, and is intended to replace the NOI Evaluation Process adopted by the FMERA Board at its December 12, 2012 meeting.

The methodology employs seven (7) criteria to measure an LBU's potential impact on the overall redevelopment effort. Evaluators assign each criterion a grade of up to 10 points, which is then multiplied by that criterion's weighting factor to arrive at a weighted score. The weighted scores for the seven criteria are then totaled, and this sum reflects the LBU's relative merit. An LBU can achieve a total weighted score of up to 1,000 points.

FMERA will discount the LBU parcel's or personal property's sale price by reducing its appraised value by a percentage factor equal to 5% of its total weighted score, not to exceed 40% of the parcel's or personal property's appraised value. Consideration received from the LBU parcel or personal property purchaser may take the form of cash, in-kind services (provided over a term of up to 5 years) or physical improvements (e.g. roadway or infrastructure improvements).

For example:

- (a) A total score of 800 points x 5% = 40% discount off the appraised value.
- (b) A total score of 900 points x 5% = 40% discount off the appraised value. (40% is the maximum discount.)
- (c) A total score of 600 points x 5% = 30% discount off the appraised value.

Parcel name/building number/Personal Property

Date: _____

1. Surrounding area (neighborhood) continuity
2. Sustains or creates jobs for municipality/county
3. Enhances services to municipality/county
4. Regional fiscal impact
5. Use enhances ability to attract jobs to adjacent tracts
6. Public good, public safety, or public education
7. Reduces FMERA infrastructure or demolition costs

Weight	Score (1 – 10)	Total Points
10 points	0	
15 points	0	
15 points		
15 points	0	
10 points	0	
20 points	0	
15 points	0	

Total for Evaluated LBU: _____

Appraised Value: _____ **Less** _____ **% Discount =** _____ **LBU Value**

LBU (Local Beneficial Use) EVALUATION PROCESS

FMERA staff has created the following criteria and scoring methodology to evaluate requests from our stakeholder municipalities (Boroughs of Tinton Falls, Eatontown, and Oceanport) and the County of Monmouth to acquire real and personal property on the Fort for identified uses. This LBU process is designed to be used for all Phase 2 EDC properties and any Phase 1 EDC properties that are not no-cost acquisitions by FMERA, and is intended to replace the NOI Evaluation Process adopted by the FMERA Board at its December 12, 2012 meeting.

The methodology employs seven (7) criteria to measure an LBU's potential impact on the overall redevelopment effort. Evaluators assign each criterion a grade of up to 10 points, which is then multiplied by that criterion's weighting factor to arrive at a weighted score. The weighted scores for the seven criteria are then totaled, and this sum reflects the LBU's relative merit. An LBU can achieve a total weighted score of up to 1,000 points.

FMERA will discount the LBU parcel's sale price by reducing its appraised value by a percentage factor equal to 5% of its total weighted score, not to exceed 40% of the parcel's appraised value. Consideration received from the LBU parcel purchaser may take the form of cash, in-kind services (provided over a term of up to 5 years) or physical improvements (e.g. roadway or infrastructure improvements).

For example:

- (a) A total score of 800 points x 5% = 40% discount off the appraised value.
- (b) A total score of 900 points x 5% = 40% discount off the appraised value. (40% is the maximum discount.)
- (c) A total score of 600 points x 5% = 30% discount off the appraised value.

Parcel name/building number/Personal Property Sterling Cleaner Sewer Truck MTD,
VIN#2FAATAK41AJO138

Date: July 31, 2017

1. Surrounding area (neighborhood) continuity
2. Sustains or creates jobs for municipality/county
3. Enhances services to municipality/county
4. Regional fiscal impact
5. Use enhances ability to attract jobs to adjacent tracts
6. Public good, public safety, or public education
7. Reduces FMERA infrastructure or demolition costs

Weight	Score (1 – 10)	Total Points
10 points	0	
15 points	0	
15 points	7	105
15 points	0	
10 points	0	
20 points	0	
15 points	0	

Total for Evaluated LBU: 105

Appraised Value: \$90,000 **Less** 5% **% Discount =** \$85,000 **LBU Value**

ADOPTED
August 2, 2017

Resolution Regarding
Sale of Sterling Cleaner Sewer Truck to Borough of Oceanport

WHEREAS, the Army transferred a Sterling Cleaner Sewer Truck MTD, VIN#2FAATAK41AJO138 (Sewer Truck) to FMERA on March 2, 2017, via a Certificate to Obtain Title to a Vehicle (Standard Form 97-1); and

WHEREAS, FMERA contracted auctioneer advertised the Sewer Truck as an item for sale and identified an appraised value for the Sewer Truck at \$75,000-90,000; and

WHEREAS, FMERA received significant interest from the Borough of Oceanport for the Sewer Truck; and

WHEREAS, FMERA staff has reviewed the Local Beneficial Use (LBU) process to sell personal property to the host municipalities and the County, and by separate public Board action, has requested the Board approve a modification to the LBU process to include personal property not associated with real estate; and

WHEREAS, FMERA has scored the LBU in accordance with the LBU Evaluation process which resulted in an eligibility for a discount of 5%, which when applied to an appraisal of \$90,000 results in a purchase price of \$85,000, with the vehicle sold as-is, where-is, with no guarantee or warranty implied; and

WHEREAS, FMERA will provide a one-day training session for the Borough as part of the purchase and the Borough will loan the vehicle back to FMERA when needed, as a shared service if requested; and

WHEREAS, the Real Estate Committee recommends that the Board approve the sale of the Sewer Truck per the terms and conditions of sale as described in the attached memorandum;

THEREFORE, BE IT RESOLVED THAT:

1. For the reasons expressed in the attached memorandum, the Authority approves the sale of the Sewer Truck to the Borough of Oceanport per the attached terms and conditions of sale. The Executive Director or other staff authorized to execute documents pursuant to Operating Authority is authorized to do and perform all acts necessary to effectuate this action.

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: August 2, 2017

EXHIBIT 4

MEMORANDUM

TO: Members of the Board

FROM: Bruce Steadman
Executive Director

RE: Sale of a Sterling Cleaner Sewer Truck MTD, VIN#2FAATAK41AJO138, to the Borough of Oceanport

DATE: August 2, 2017

Request

I am requesting that the Board of Members approve the sale of a Sterling Cleaner Sewer Truck MTD, VIN#2FAATAK41AJO138, under the Local Beneficial Use process to the Borough of Oceanport (the Borough), for the sum of \$85,000.

Background

The Army transferred a Sterling Cleaner Sewer Truck MTD, VIN#2FAATAK41AJO138 to FMERA on March 2, 2017, via a Certificate to Obtain Title to a Vehicle (Standard Form 97-1).

FMERA has no long term need for this vehicle. The Borough of Oceanport does have a need for this vehicle and expressed interest in purchasing it from FMERA. FMERA had planned on auctioning the vehicle along with other vehicles that had been transferred to FMERA. The auctioneer had appraised the vehicle for \$75,000-\$90,000. The availability of the vehicles via auction was first announced at the March 15, 2017 Board Meeting. The Borough of Oceanport expressed interest in the Sewer Jet and street sweeper advertised in the auction listing and requested a meeting to inspect them. FMERA provided a demonstration of the vehicles to representatives from Oceanport and provided an opportunity to inspect them. The Borough offered \$85,000 to purchase the sewer jet vehicle. At the April 19, 2017 FMERA Board meeting, the Director of Facilities Planning again reported on the upcoming auction for “Construction and Landscaping Equipment/Supplies – this includes several specialty vehicles, trailers, lawn mowers, snow plows, fork lifts etc. For more information and a list of items being auctioned please visit www.theauctioneersgroup.com.” The sale of the vehicle to Oceanport was discussed at the May Real Estate Committee meeting. It was recommended that the sale should be handled as a Local Benefit Use (LBU) conveyance and that FMERA should amend the LBU process to specifically address the sale of personal property not associated with the sale of real property.

FMERA has scored the LBU in accordance with the LBU Evaluation process which resulted in an eligibility for a discount of 5%, which when applied to an appraisal of \$90,000 results in a purchase

price of \$85,000. The Borough also requested that FMERA provide a one day training session for the Borough as part of the purchase. The Borough further indicated that they would loan the vehicle back to FMERA when needed, as a shared service if requested. FMERA will sell the vehicle as-is where-is with no guarantee or warranty implied

The terms and condition of sale is attached to this memo along with the LBU Evaluation Scoring. The final form of the agreement will be subject to the approval of FMERA's Executive Director and the Attorney General's Office.

The Real Estate Committee has reviewed the request and recommends Board approval of the sale of the Sterling Cleaner Sewer Truck to the Borough of Oceanport.

Recommendation

I am requesting that the Board of Members approve the sale the sale Sterling Cleaner Sewer Truck MTD, VIN#2FAATAK41AJO138, to the Borough of Oceanport per the attached terms and conditions.



Bruce Steadman

Attachments: Sales Agreement
LBU Scoring
Prepared by: Rick Harrison

ATTACHMENT

[The attachment that the preceding memo refers to has been removed from this full agenda.]



ADOPTED
August 2, 2017

Resolution Regarding the
**Approval to Select The Riddle Team for
Professional Real Estate Marketing Consultant Services and Closeout of Master Broker Services
Contract**

WHEREAS, section 9(j) of the Fort Monmouth Economic Revitalization Authority Act authorizes the Authority to issue Requests for Proposals (RFPs) and section 9(i) to retain consultants; and

WHEREAS, on May 26, 2017, the Authority issued a Request for Proposals for Professional Real Estate Marketing Consultant Services with bid submissions due by June 27, 2017; and

WHEREAS, the Authority received bids from nine eligible bidders; and

WHEREAS, technical proposals were evaluated by three independent evaluators and fee proposals were evaluated separately, with the scoring for the bidders' fee proposals integrated in to the technical evaluation scoring; and

WHEREAS, the two top scoring proposers were requested to participate in oral interviews, and following the oral interviews the Evaluation Committee completed its final scoring, with The Riddle Team scoring highest; and

WHEREAS, the evaluation committee recommends the selection of The Riddle Team with respect to its qualifications and experience, knowledge of best practices in marketing for economic development organizations and BRAC-related local redevelopment authorities, and its understanding of and plan to fulfill the RFP's scope of services; and

WHEREAS, pursuant to the RFP, the consultant will be paid on an hourly basis, with compensation capped during the first year of the contract at \$80,000, with up to four (4) one-year extension options at FMERA's discretion; the maximum compensation in any extension year will also be at FMERA's discretion; and

WHEREAS, Cushman & Wakefield (C&W) has served as the Authority's master broker for the past five years and FMERA will execute a letter agreement with C&W to close out the contract and clarify and confirm each party's continuing obligations; and

WHEREAS, the letter agreement will include the following provisions: C&W will be responsible for providing all records and documents produced or obtained by it during the term of the contract; the parties agree to revise the commission schedule such that C&W will be entitled to receive commissions on any transactions (other than for exempt properties) that were initiated prior to expiration of C&W's contract and that close within eighteen (18) months of the July 19, 2017 contract expiration date; and the form of the letter agreement will be subject to the review and approval of the Attorney General's Office; and

WHEREAS, the Real Estate Committee has reviewed and discussed entering into a contract with The Riddle Team and the letter agreement closing out the C&W contract, and recommends Board approval.

THEREFORE, BE IT RESOLVED THAT:

1. The Authority authorizes the selection of The Riddle Team as the Professional Real Estate Marketing Consultant and authorizes the Executive Director to take all necessary actions to effectuate the selection.

2. The Authority authorizes the execution of a letter agreement with Cushman & Wakefield closing out the master broker contract and modifying the terms as described in the attached memorandum and authorizes the Executive Director to take all necessary actions to effectuate the agreement.

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.

ATTACHMENT
Dated: August 2, 2017

EXHIBIT 5

MEMORANDUM

TO: Members of the Board

FROM: Bruce Steadman
Executive Director

RE: Award of Real Estate Marketing Services Consultant Contract and
Closeout of Master Broker Services Contract

DATE: August 2, 2017

Request

I am requesting that the Members of the Board approve the award of a contract to The Riddle Team, a venture between The Riddle Company, LLC of Washington, D.C. as prime contractor and EMI Strategy of Newark, New Jersey and Return on Investment, Inc. of Annandale, Virginia, as subcontractors, pursuant to the Authority's Request for Proposals for professional services related to the marketing of the Fort and generation of prospect leads. I am also requesting the Members' consent to clarify and amend the Authority's compensation obligations in connection with the closeout of Cushman & Wakefield's master broker contract, which expired on or about July 19, 2017.

Real Estate Marketing Contract

A prime component of the Authority's mission is the marketing and sale of the Fort's property, which represents the necessary first step in the redevelopment process. The expiration of Cushman & Wakefield's master broker contract has provided staff the opportunity to reevaluate its marketing program. Based on that reevaluation, staff recommends that, rather than seeking to enter into a new contract with a broker, the Authority engage a consultant to market the Fort's remaining parcels and generate prospect leads, and the Real Estate Committee concurs. On May 26, 2017, the Authority issued a publicly advertised Request for Proposals for real estate marketing services (the "RFP") seeking proposals from qualified firms.

A pre-proposal conference was held on June 15, 2017 and proposals were due on June 27, 2017. FMERA received proposals from the following nine firms: Gavin, imediagroup, Iolite, Iris Communications, Kivvit, Pearl Partners, RevenFlo, The Riddle Team, and Wisdom & Craft/Rival.

The proposals were reviewed and scored by an evaluation committee consisting of three FMERA staff members engaged in the marketing and sale of the Fort's properties. The evaluation was based upon an initial review and scoring of the bidders' technical proposals, followed by the review and integration of the bidders' fee proposals. The two top scoring proposers, The Riddle Team and Kivvit, were requested to participate in oral interviews. Following the oral interviews, the Evaluation Committee completed its scoring of the two top-ranked firms, resulting in final scoring and rankings as follows:

Firm/Team Name	Score	Rank
The Riddle Team	2800	1
Kivvit	2440	2
Iolite	1640	3
Gavin	1640	3
RevenFlo	1490	5
Wisdom & Craft/Rival	1150	6
Iris	1120	7
Pearl Partners	1000	8
imediagroup	850	9

The Riddle Team scored highly with respect to its qualifications and experience; knowledge of best practices in marketing for economic development organizations and BRAC-related local redevelopment authorities; and its understanding of and plan to fulfill the RFP's scope of services. Of particular note, The Riddle Team possesses substantial experience in lead generation and prospect sourcing for real estate development projects.

The co-project managers for The Riddle Team will be Catherine Timko, CEO of the Riddle Company, and Emily Manz, President of EMI Strategy. Ms. Timko has been engaged in the fields of economic development and marketing for over 30 years, consulting on or directly managing projects totaling over seven million square feet of commercial space, including the redevelopment of Walter Reed Hospital and the U.S. Navy Yard in Washington, D.C. and Fort McPherson in Atlanta, Georgia. Ms. Manz is a Newark-based urban planner and an expert in placemaking and lead generation, focused on providing services for clients in New Jersey, New York and Rhode Island. The Riddle Team also includes David Nellis of Return on Investment, Inc., a strategic marketing communications agency based in Annandale, Virginia, that specializes in market research and analysis as well as online and offline creative services.

Pursuant to the RFP, the consultant will be paid on an hourly basis, with compensation capped during the first year of the contract at \$80,000. The contract will provide for up to four (4) one-year extension options at FMERA's discretion. Should FMERA exercise any extension options, the maximum compensation in any extension year will also be at FMERA's discretion. Staff is delegated the authority to approve compensation of up to \$100,000 per additional year but any amount in excess of that figure will be subject to the Board's approval. Based on The Riddle Team's hourly rates, the consultant will perform up to 620 hours of service in Year One, as opposed to 534 hours proposed by the second ranked bidder. The Authority will engage The Riddle Team via FMERA's standard form of professional services agreement.

Closeout of Cushman & Wakefield Master Broker Agreement

Cushman & Wakefield ("C&W") has served as the Authority's master broker for the past five years. Staff proposes to execute a letter agreement with C&W to close out the contract and clarify and confirm each party's continuing obligations arising out of Requests for Offers to Purchase and Requests for Bids issued during the term of the contract. C&W will be responsible for providing all records and documents produced or obtained by it during the term of the contract, including but not limited to prospect lists, flyers and property records. The parties also agree to revise the commission schedule such that C&W will be entitled to receive commissions on any transactions (other than for exempt properties) that were initiated prior to expiration of C&W's contract and that close within eighteen (18) months of the July 19, 2017 contract expiration date. C&W will not be entitled to a commission on any transaction closing after January 19, 2019. The form of the letter agreement will be subject to the review and approval of the Attorney General's Office.

The Real Estate Committee has reviewed the request to award a contract for Real Estate Marketing

Consultant Services to The Riddle Company and to amend the C&W brokerage agreement and recommends Board approval.

Recommendation

In summary, I am requesting the Members of the Board approve the award of a contract to The Riddle Team for real estate marketing and lead generation services and the amendment of Cushman & Wakefield's brokerage agreement as outlined above, on final terms acceptable to the Executive Director and the Attorney General's Office.



Bruce Steadman

Attachment: Evaluation Scoresheet
Prepared by: Candice A. Valente & David E. Nuse

ATTACHMENT

[The attachment that the preceding memo refers to has been removed from this full agenda.]



ADOPTED
August 2, 2017

Resolution Regarding
**Transmittal to Host Municipalities of Proposed Eighth Plan Amendment Permitting
Alternative Development Scenario in Eatontown**

WHEREAS, the FMERA Act, P.L. 2010, c.51, in N.J.S.A. 52:27I-26(c), and the Land Use Rules, in 19:31C-3.27(c), authorize FMERA to amend the plan from time to time as development progresses; and

WHEREAS, pursuant to the Land Use Rules, FMERA must transmit any proposed Reuse Plan amendment to the governing body of the three municipalities for a 45-day comment period and then consider any comments prior to the Board approving or disapproving the amendment; and

WHEREAS, the Reuse Plan envisions the redevelopment of the Eatontown Reuse Area for approximately 1.96 million square feet of non-residential uses and 577 residential units; and

WHEREAS, the redevelopment of the Eatontown Reuse Area included development of a conference hotel and golf course, a lifestyle mixed-use center/technology incubator campus and municipal complex, and expansive green space including the Suneagles golf course; and

WHEREAS, the proposed Amendment #8, prepared by the Authority's contracted professional planner Phillips Preiss Grygiel, encompasses the Howard Commons parcel in the Eatontown Reuse Area, totaling approximately 64 acres and as described in the attached memorandum; and

WHEREAS, the Reuse Plan envisioned 275 new units of medium-density or townhouse housing at the site, open space/recreation and up to 15,000 square feet of convenience and/or mixed-use retail along Hope Road; and

WHEREAS, the land uses proposed in Amendment #8 include the development of up to 206 low-density residential units and 52 medium-density residential units and the new location for the remaining 17 residential units originally planned at the Howard Commons site to the Suneagles Golf Course parcel, with the development of the units proposed in the 10-acre Megill housing area; and

WHEREAS, the proposed amendment clarifies and amends the bulk, area and use requirements in the Land Use Rules governing this parcel, as detailed in the attached memorandum; and

WHEREAS, staff has reviewed the proposed Amendment #8 with regard to the guidance for reviewing a proposed amendment and reached the following conclusions: (1) this

Amendment does not change the total number of residential units planned in Eatontown; (2) this Amendment affects only the Eatontown Reuse Area, and the value and use of adjacent parcels in Eatontown are increased due to the incorporation of market-driven interest and uses; (3) this Amendment would maintain the overarching land use concepts, objectives and principles of the Reuse Plan; (4) this Amendment is consistent with the Authority's BRAC obligations and the negotiations related to the Phase 1 Economic Development Conveyance Agreement with the Army; and (5) this Amendment includes changes to circulation envisioned in the Reuse Plan to address the land use changes; and

WHEREAS, the Real Estate Committee has reviewed the proposed plan change Amendment #8, and recommends approval of the transmittal of the proposed amendment to the governing body of each host municipality.

THEREFORE, BE IT RESOLVED THAT:

1. For the reasons expressed in the attached memorandum, the Authority approves the transmittal to the governing body of each of the three host municipalities of the proposed attached Amendment #8 to the Fort Monmouth Reuse and Redevelopment Plan that would permit an alternative development scenario in the Eatontown Reuse Area.

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: August 2, 2017

EXHIBIT 6

MEMORANDUM

TO: Members of the Board

FROM: Bruce Steadman
Executive Director

RE: Recommendation of Transmittal to Host Municipalities of Proposed Plan
~~Amendment #8 Permitting Additional Development Scenario in Eatontown~~

DATE: August 2, 2017

Request

I am requesting Board approval of the transmittal to the three host municipalities of the proposed Amendment #8 to the Fort Monmouth Reuse and Redevelopment Plan (Reuse Plan) that would permit an alternative development scenario in Eatontown.

Background

In 2008, the Fort Monmouth Reuse and Redevelopment Plan (Reuse Plan) was completed and accepted by the U.S. Department of Housing and Urban Development and the U.S. Department of Defense, and serves as the Plan for the redevelopment and revitalization of Fort Monmouth to be implemented by FMERA. FMERA's enabling legislation, P.L. 2010 c. 51 (the Act), the Land Use Rules subsequently adopted in 2013, N.J.A.C. 19:31C-3 et seq. (Land Use Rules), and the Reuse Plan contemplate that amendments to the Reuse Plan would be required from time to time. Specifically, the Act authorizes FMERA "to adopt, revise, adjust, and implement... any aspect of the plan."

Reuse Plan amendments allow FMERA to respond to opportunities that arise through the Request for Offers to Purchase (RFOTP) process. The amendment is required to be a report or statement with proposals that include the following:

1. A statement of objectives, assumptions, and standards on which the plan is based;
2. The relationship to Statewide, county and municipal planning objectives;
3. Proposed land uses; and
4. Any significant relationship to municipal and county plans as well as the State Development and Redevelopment Plan.

According to the Land Use Rules, the FMERA Board shall consider the following as guidance when reviewing a proposed amendment:

1. Whether the proposed amendment would result in a material change in the overall development yield or affordable housing obligations of the host municipality, or would result in any negative impact to the Authority's obligations pursuant to the Fair Housing Act of 1985;
2. Whether the proposed amendment would result in any significant adverse impact on other areas of Fort Monmouth;
3. Whether the proposed amendment would substantially impair the intent and purposes of the Reuse Plan;
4. Whether the proposed amendment would have any negative impact to the Authority's obligations pursuant to the Base Realignment and Closure Act (BRAC) and any agreement with the U.S. Army conveying Fort Monmouth property to the Authority; and
5. Whether the proposed amendment would have significant adverse infrastructure ramifications different from those envisioned in the Reuse Plan.

In accordance with the Act and the Land Use Rules, prior to approving an amendment to the Plan, the amendment must be transmitted to the governing body of each host municipality for a 45 day comment period, at the end of which each municipality may provide FMERA with a written report containing the municipality's recommendations. Staff will review the report from each host municipality and prepare a preliminary analysis with reasons for accepting or not accepting the recommendations. This report shall be presented to the Board for its consideration and approval.

Development Contemplated under the Reuse Plan

The Reuse Plan currently envisions the redevelopment of the Eatontown Reuse Area for approximately 1.96 million square feet of non-residential uses and 577 residential uses. The Reuse Plan included development of a conference hotel and golf course, a lifestyle mixed-use center/technology incubator campus and municipal complex, and expansive green space including the Suneagles golf course. The Eatontown Reuse Area also included the creation of a mixed-income housing neighborhood on the approximately 64-acre Howard Commons parcel, located at the intersection of Pinebrook Road and Hope Road. The Reuse Plan envisioned 275 new units of medium-density housing, open space/recreation and up to 15,000 square feet of convenience and/or mixed-use retail along Hope Road.

The Proposed Reuse Plan Amendment

The attached proposed Amendment #8 prepared by the Authority's planning consultant, Phillips Preiss Grygiel, LLC (PPG) encompasses approximately 64 acres of Fort Monmouth property in the Eatontown Reuse Area. The proposed Amendment maintains the Plan's land use concepts and plans while permitting a development scenario for the parcel that, if pursued, would result in the creation of up to 206 low-density residential units and 52 medium-density residential units. The proposed amendment identifies a new location for the remaining 17 residential units planned at the Howard Commons site be relocated to the Suneagles Golf Course parcel, with the development of the units proposed in the 10-acre Megill housing area.

As permitted under the Land Use Rules, the proposed amendment clarifies and amends the bulk, area and use requirements in the Land Use Rules governing this parcel. This includes an increase in height for single family homes from 2.5 stories/35' to 2.5 stories/45', the height for apartments and stacked flats from 3 stories/45' to 3 stories/55' and the height for retail buildings from 2

stories/30' to 2 stories/35'. The proposed amendment changes the maximum impervious coverage from 60% to 70%. The proposed amendment also provides the following changes to the yard setbacks: minimum side yard setback of 1' for single family and 5' for multi-family units; minimum combined side yard setback for all building types of 10'; and minimum rear-yard setback of 20' for single family and 10' for multi-family units. In addition, the proposed amendment allows for rear lot lines of single-family homes adjacent to Pinebrook Road. Finally, the proposed amendment includes the following changes in relation to driveway construction: allows driveways to be less than 50' from intersections; reduces the minimum driveway width from 25' to 24'; and reduces the minimum distance of driveways to lot lines from 5' to 1'.

Staff recommends these changes as the highest and best use for the site based on the results of the Request for Offers to Purchase (RFOTP) and due to the constraints of the amount of buildable area available on the parcel. In April 2016, the FMERA Board authorized staff to enter into a Memorandum of Understanding with the Borough of Eatontown to coordinate an engineering study for the Howard Commons parcel. The engineering study included a wetlands delineation and a stream corridor survey for the flood hazard area encompassing Wampum Brook. The results of this analysis demonstrated the potential for limited buildable acreage along the northern boundary of the parcel.

Staff has reviewed the Amendment with regard to the criteria in the Land Use Rules, in N.J.A.C. 19:31C-3.27(c)5, for reviewing a proposed amendment and proposes the following conclusions:

1. This Amendment would not change the total number of residential units planned in Eatontown.
2. This Amendment affects only the Eatontown Reuse Area. As to those portions of the Eatontown Reuse Area not modified by this Amendment, their value and use is increased due to the incorporation of market-driven interest and uses in the parcel that is modified by this Amendment.
3. This Amendment would maintain the overarching land use concepts, objectives and principles of the Reuse Plan. Thus, the Reuse Plan would remain a rational coordinated land use plan.
4. This Amendment is consistent with the Authority's BRAC obligations and the existing Phase 1 Economic Development Conveyance (EDC) agreement with the Army by aligning the planned uses with actual market-driven responses and physical site constraints.
5. The proposed Amendment includes changes to circulation envisioned in the Reuse Plan to address the land use changes. As indicated in the Reuse Plan, impacts on the existing gas, electric, water, wastewater and telephone utilities are to be evaluated at site plan review for a specific project.

In order for the Authority to begin the public process required before the Board considers approval or disapproval of the amendment to the Plan, FMERA staff is requesting approval to transmit the attached proposed Amendment to the governing body of each of the three host municipalities. The proposed changes included in the Amendment currently demonstrate an overall reduction in the active open space preserved or protected in the Eatontown Reuse Area, namely by removing a 5-acre ball field envisioned at Howard Commons in the Reuse Plan. Staff recommends that an alternate location for 5 acres of active recreation be identified elsewhere in the Eatontown Reuse

Area. Staff is working on additional strategies to accommodate passive and active open space within Eatontown, in accordance with the Open Space Memo.

The Real Estate Committee has reviewed the request and recommends Board approval to transmit Proposed Plan Amendment #8 to the host municipalities.

Recommendation

In summary, I am requesting the Board approve the transmittal to the three host municipalities of the proposed Amendment #8 to the Reuse Plan that would permit alternative development scenarios in Eatontown



Bruce Steadman

Attachments: Proposed Reuse Plan Amendment #8
Prepared by: Candice Valente

**Amendment #8 to the
*Fort Monmouth Reuse and Redevelopment Plan***

Prepared for:
The Fort Monmouth Economic Revitalization Authority

By:
Phillips Preiss Grygiel LLC
Planning and Real Estate Consultants
33-41 Newark Street
Hoboken, NJ 07030

July 2017

Table of Contents

I.	Introduction and Planning Rationale	1
II.	Scope of <i>Reuse Plan</i> Amendment	3
III.	Relationship to Elements, Objectives and Principles of the <i>Reuse Plan</i> and FMERA Directive	7
	Relationship to Reuse and Redevelopment Plan Elements	7
	Relationship to Objectives and Principles of the Reuse Plan	9
	Relationship to FMERA Directive	11
IV.	Relationship to State, County and Municipal Planning Objectives	13
	State Development and Redevelopment Plan (SDRP)	13
	Eatontown Master Plan.....	13
	Eatontown Zoning.....	14
V.	Conclusion	15

List of Figures

Figure 1: Location of Amendment #8 in the Eatontown Reuse Area	5
Figure 2: Detailed View of Amendment #8 in the Eatontown Reuse Area.....	6

This study was prepared under contract with the Fort Monmouth Economic Revitalization Authority, New Jersey, with financial support from the Office of Economic Adjustment, Department of Defense. The content reflects the views of the Fort Monmouth Economic Revitalization Authority and does not necessarily reflect the views of the Office of Economic Adjustment.

I. Introduction and Planning Rationale

Pursuant to P.L.2010, c. 10 (N.J.S.A. 52:27I-18 et. seq.), the Fort Monmouth Economic Revitalization Authority (“FMERA”) is considering amending the *Fort Monmouth Reuse and Redevelopment Plan* (the “*Reuse Plan*” and “*Plan*”) to provide the option for an alternative development scenario on a parcel (the “Subject Parcel” “Property”) on the former Fort Monmouth property in the Borough of Eatontown, New Jersey (“Eatontown Reuse Area”) known as “Howard Commons”.

The Howard Commons property is a ±63.87 acre parcel of land located at the intersection of Pinebrook Road and Hope Road, along both sides of Pinebrook Road in the southern part of the Charles Wood Area in the Eatontown Reuse Area. The property is currently improved with 53 buildings, one storage facility and 486 residential units in 52 Wherry style housing buildings. The *Reuse Plan* envisioned that the property be developed with 275 newly constructed dwelling units consisting of flats and townhouses including affordable housing, along with a 12,530 square foot convenience retail facility at the intersection of Hope and Pinebrook Roads. The Subject Parcel lies entirely within the Pinebrook Neighborhood development district as delineated in the Land Use Rules (N.J.A.C. 19:31C-3 et seq.).

This amendment would permit the following on the Subject Parcel:

- Up to 258 residential dwelling units comprised of the following:
 - 206 low-density units in the form of detached single-family homes.
 - 52 medium-density units in the form of apartments and stacked flats affordable to low- and moderate-income households.
- Up to 15,000 square feet of retail uses
- Maximum permitted heights for the following uses:
 - Single-family homes of 2.5 stories/45 feet
 - Apartments and stacked flats of 3 stories/55 feet
 - Retail buildings of 2 stories/35 feet
- Maximum impervious coverage: 70 percent
- Yard setbacks:
 - Minimum side yard setback (one yard): 1 foot for single-family and 5 feet for multi-family units
 - Minimum combined side yard setback for all building types: 10 feet
 - Minimum rear yard setback: 20 feet for single-family and 10 feet for multi-family units
- Rear lot lines of detached single-family homes adjacent to Pinebrook Road.
- Driveways less than 50 feet from intersections
- Minimum driveway width: 24 feet
- Minimum distance of driveway to lot line: 1 foot

- Relocation of 17 housing units to the former Megill housing area within the golf course parcel, in addition to the existing uses in the Reuse Plan

This amendment does not purport to delete any provisions of the *Reuse Plan* but rather would supplement the Plan by proposing alternative development scenarios for the Subject Parcel. Under N.J.A.C. 19:31C-3.19(a)1, principal land uses permitted in the *Reuse Plan* are specifically permitted under the Land Use Rules, and under N.J.A.C. 19:31C-3.27(c)9, any departure from the Land Use Rules contained in a Plan amendment shall control. This amendment is incorporated into the Land Use Rules for the Reuse Area in a manner similar to an “overlay zone,” whereby an alternative set of requirements are superimposed on the area allowing for alternative land use scenarios to be realized. With regard to the alternative land use scenario, the overlay zoning provides alternative opportunities for development which do not apply unless the land is developed in accordance with the purposes for which the overlay zoning is adopted.

This amendment is consistent with the planning objectives and principles articulated in the *Reuse Plan* and will help to facilitate the fulfillment of one of the Authority’s main objectives—specifically the provision of housing.

The Fort Monmouth *Reuse and Redevelopment Plan* involved years of careful consideration and study as well as an extensive effort to draw input from local residents, the three host municipalities and the County, State and Federal government. As such, this amendment does not change the underlying Plan vision for the Eatontown Reuse Area. Instead, it provides land use options that affords FMERA with the necessary flexibility to respond to changed circumstances in a manner that does not compromise the overall *Reuse Plan* goals and objectives.

The following chapter describes the nature and scope of the amendment, while succeeding chapters discuss its relationship to the elements, objectives and planning principles of the *Reuse Plan*, as well as to FMERA’s own directive, and to relevant State, County and municipal planning objectives.

II. Scope of *Reuse Plan* Amendment

The Fort Monmouth properties in Eatontown total approximately 454 acres and are divided into two development areas: the western section composed of approximately 235 acres in the existing Charles Wood Area, and the eastern section composed of 219 acres in the Main Post Area. The *Reuse Plan* envisions redevelopment of this area for approximately 1.96 million square feet of non-residential space and 577 residential units. Such development would include a conference hotel and golf course, a mixed-income housing neighborhood, a lifestyle mixed-use center/technology incubator campus and municipal complex, and expansive green space including the Suneagles golf course.

The Howard Commons property is a ±63.87 acre parcel of land located at the intersection of Pinebrook Road and Hope Road, along both sides of Pinebrook Road in the southern part of the Charles Wood Area in the Eatontown Reuse Area. The property is currently improved with 53 buildings, one storage facility and 486 residential units in 52 Wherry style housing buildings. The buildings were constructed in 1953. The total building area of the residential units is approximately 580,000 square feet. Additionally, there is a 3,850 square foot, circa 1942 masonry storage building located on the property at the northeast corner of Hope and Pinebrook Roads.

The Subject Parcel lies entirely within the Pinebrook Neighborhood development district as delineated in the Land Use Rules (N.J.A.C. 19:31C-3). Permitted land uses in the development district are medium density residential, townhouses consisting of attached single family units at a minimum of four units per structure, open space/recreation, and mixed use and/or retail. Mixed use and/or retail uses are limited to 15,000 sf along Pinebrook Road. Outdoor dining is not permitted. Mixed use buildings have a three-story (45 feet) height limitation; retail buildings have a two-story (30 feet) limit. No minimum lot area is required, but maximum permitted lot coverage is 60 percent. Maximum density for residential in mixed-use buildings is 8 units per acre. The Land Use Rules, like the *Reuse Plan*, call for 275 units of new-construction housing. Howard Commons is in a Medium Density Residential district which allows a maximum of 12 units per acre. Medium Density residential districts allow:

- Stacked flats (2 to 3 units stacked vertically, in attached structures providing up to eight horizontal stacks per structure, total of 16 to 24 units per structure). Up to three stacked flat units may share one entrance at the first level.
- Residential buildings with four or more units per building and with at least four units sharing each ground-level entrance.

The maximum height for multi-family stacked flats and apartment buildings is three stories/45 feet.

Per the Land Use Rules, the maximum impervious coverage in the Pinebrook Neighborhood is 60 percent. For low-density residential uses the minimum side lot line setback (both sides) is 10 feet, the minimum rear lot line setback is 25 feet. For medium-density residential uses the minimum side lot line setback (both sides) is 10 feet, and the minimum rear lot line setback is 20 feet. No rear lot line for any use shall be located adjacent to a street. The minimum driveway width for residential uses is 25 feet, the minimum distance between driveways and intersections is 50 feet and the minimum distance between a driveway and a lot line is 5 feet. The maximum height of retail buildings is permitted to be 2 stories or 30 feet.

This amendment would permit the following on the Subject Parcel:

- 258 residential dwelling units comprised of the following:
 - 206 low-density units in the form of detached single-family homes.
 - 52 medium-density units in the form of apartments and stacked flats affordable to low- and moderate-income households.
- Up to 15,000 square feet of retail uses
- Maximum permitted heights for the following uses:
 - Single-family homes of 2.5 stories/45 feet
 - Apartments and stacked flats of 3 stories/55 feet
 - Retail buildings of 2 stories/35 feet
- Maximum impervious coverage: 70 percent
- Yard setbacks:
 - Minimum side yard setback (one yard): 1 foot for single-family and 5 feet for multi-family units
 - Minimum combined side yard setback for all building types: 10 feet
 - Minimum rear yard setback: 20 feet for single-family and 10 feet for multi-family units
- Rear lot lines of detached single-family homes adjacent to Pinebrook Road.
- Driveways less than 50 feet from intersections
- Minimum driveway width: 24 feet
- Minimum distance of driveway to lot line: 1 foot
- Relocation of 17 housing units to the former Megill housing area within the golf course parcel, in addition to the existing uses in the Reuse Plan

Please see *Figure 1: Location of Amendment #8 in the Eatontown Reuse Area* which shows the location of this amendment in the context of the larger Eatontown Reuse Area. Please also see *Figure 2: Detailed View of Amendment #8 in the Eatontown Reuse Area* which focuses on the Subject Parcel. This amendment maintains the development concepts and plans articulated in the Reuse Plan.



* SEE FIGURE 2 FOR ENLARGEMENT OF SUBJECT PARCEL

FIGURE 1 | Location of AMENDMENT #8 in the Eatontown Reuse Area

PHILLIPS PREISS GRYGIEL LLC 2017



FIGURE 2 | Detail View of AMENDMENT #8 in the Eatontown Reuse Area

III. Relationship to Elements, Objectives and Principles of the *Reuse Plan* and FMERA Directive

Relationship to Reuse and Redevelopment Plan Elements

In considering the impacts of the *Reuse Plan* amendment, the following *Reuse Plan* elements were considered: land use and circulation, infrastructure, environmental issues, historic preservation and community impacts. The relationship between the amendment and these Plan elements are described below.

Land Use and Circulation

Total Non-Residential Square Footage Yield

This amendment continues to allow for up to a maximum of 15,000 square feet of retail uses contemplated in the *Reuse Plan*.

Total Residential Development Yield

This amendment permits 258 residential dwelling units, which is 17 fewer residential units than the 275 units contemplated in the *Reuse Plan*. As such, 17 units will be relocated from the Pinebrook Neighborhood Development District, i.e., Howard Commons to the Golf/Conference Campus Development District, i.e., the former Megill housing area in the Suneagles golf course. Thus, the total number of residential units contemplated in the *Reuse Plan* for the Charles Wood Area in Eatontown will remain at 275 units.

Compatibility with Surrounding Land Uses

The uses contemplated in this amendment are compatible with the surrounding land uses. The Conrail-New Jersey Southern Branch-Main Line railroad tracks borders the Howard Commons parcel to the north and separates the Subject Property from the remainder of the former Fort properties to the north. On the north side of the railroad tracks is the Suneagles golf course which is separated from the rail tracks by a large landscaped buffer. Within the golf course is the former Megill Houses which are two family attached homes. To the south and southwest of Howard Commons are a series of garden apartment projects including Wedgewood Commons, Eaton Crest apartments, and Victoria Plaza. The low- and medium-density residential buildings contemplated in this amendment will be compatible with these existing uses. Additionally, the contemplated uses are complimentary with how this parcel was developed when the Fort was fully functional as this area of the Fort was improved with 486 residential units in 52 Wherry style housing buildings.

Circulation

The roadway configurations contemplated in this amendment are consistent with and would not otherwise compromise any of the “Transportation Circulation Improvement Goals” established in the Reuse Plan.

Open Space

The amendment contemplates the provision of 13 acres of open space and recreation and a walking trail. This open space will not include a ±5-acre baseball field as contemplated in the Reuse Plan. The loss of the baseball field in this location will have to be made-up elsewhere on the Fort properties in Eatontown.

Sustainability

This amendment would not preclude incorporation of any of the sustainability measures outlined in the Reuse Plan, and is consistent with all other development contemplated on the former Fort properties. Specifically, the amendment includes wetland preservation and restoration, protection and creation of open space, and creation of a walking trail.

Infrastructure

As indicated in the *Reuse Plan*, impacts on the existing gas, electric, water, wastewater and telephone utilities servicing Fort Monmouth will have to be evaluated at site plan review for a specific project. This assessment is unaffected by the amendment.

Traffic

This amendment contemplates 15,000 square feet of retail space which is consistent with the Reuse Plan. It also contemplates 258 residential units which is 17 fewer residential units than was envisioned in the Reuse Plan. A detailed traffic analysis would be prepared as part of any site plan review related to the reuse and/or development of this parcel. Any necessary traffic mitigation would be addressed at that time.

Environmental Issues

The amendment contemplates the preservation and protection of wetlands, Wampum Brook and open space areas. It also involves the creation of a walking trail.

Historic Preservation

None of the properties involved in this amendment is part of the Fort Monmouth Historic District nor is any listed on the State and National Registers of Historic Places. The amendment will not have any adverse impacts on the Fort’s historic resources.

Community Impacts and Affordable Housing

This amendment contemplates up to 15,000 square feet of retail uses which is consistent with the Reuse Plan. If this amendment were pursued, the total number of residential units in the Charles Wood Area in the Eatontown Reuse Area would remain at 275 which is consistent with both the Reuse Plan and the subsequent amendments. However, the amendment would involve a different housing prototype and fewer housing units on the Subject Parcel than is contemplated in the Reuse Plan. The Reuse Plan envisioned the Howard Commons area to be redeveloped with 275 medium-density housing units including affordable housing. The amendment contemplates 206 low-density housing units in the form of single-family detached homes and 52 medium-density units in the form of apartments and stacked flats affordable to low- and moderate-income households. The change in housing type has some implications in terms of the population and number of schoolchildren anticipated from development. The New Jersey Demographic Multipliers prepared by the Center for Urban Policy Research at Rutgers University (November 2006), indicates that the projected household size and number of school children generated by multifamily units is lower than for single-family detached homes. This amendment contemplates a mix of single-family detached homes and multifamily apartments at Howard Commons whereas the Reuse Plan envisioned all multifamily apartments. Thus, if the alternative land use scenarios described in this amendment are pursued the overall population may increase slightly. However, the amendment continues to afford opportunities for family housing in the Reuse Area and opportunities for mixed-income housing. Although this amendment would require the relocation of residential units, no change in the total residential development yield is envisioned, and therefore there would be no direct impact on the construction of affordable housing.

Relationship to Objectives and Principles of the Reuse Plan

The amendment would fulfill the objectives and planning principles outlined in the *Reuse Plan*. Those planning objectives articulated in the *Reuse Plan* include the following:

- *Be consistent with State, County, and Municipal planning policies.* The amendment is consistent with State, County, and Municipal planning policies, as set forth in the ensuing chapter.
- *Focus on business retention and attraction, job replacement, and employee training.* This amendment does not preclude business retention and attraction, job replacement, and employee training. It will create construction jobs and the development of retail uses will also involve job creation/retention.

- *Be founded on market and economic analysis.* This amendment responds to the marketplace by permitting an alternative development scenario designed to attract residential users to the Eatontown Reuse Area.
- *Leverage Fort assets (people, infrastructure, location).* The amendment affords FMERA with an opportunity to leverage existing assets within the Eatontown Reuse Area, specifically the development of low- and medium-density housing in a location that is in close proximity to similar housing out-side of the former Fort's boundaries. The amendment would not involve the removal of any buildings identified in the *Reuse Plan* as being required for preservation. It is replacing existing outdated housing with modern housing intended to appeal to the current residential marketplace.
- *Be a green community model.* The amendment involves the protection of environmentally sensitive areas, including wetlands, watercourses, and habitats. The amendment provides 13 acres of open space and recreation in close proximity to 258 residences. It also proposes a walking trail which will enhance walkability.

The amendment further advances a number of key planning principles from which the overall concepts in the *Reuse Plan* were devised:

Principle #1: Decreasing Density West to East & Creating Mixed-Use Live/Work/Leisure Centers. The amendment contemplates a mix of low- and medium-density housing and retail uses consistent with this principle.

Principle #2: Link centers & increase mobility with connected transit infrastructure serving the region and the Fort. With regard to this principle, the amendment contemplates a mix of uses and a walking trail which will enhance walkability and reduce automobile dependence for short trips.

Principle #3: Enhance auto mobility and redevelopment capacity with targeted roadway infrastructure improvements. This amendment does not preclude the enhancement of auto mobility and redevelopment capacity with targeted roadway infrastructure improvements as set forth in the *Reuse Plan*.

Principle #4: Combine open space, habitat, and water resources to establish a continuous Blue – Green belt. The amendment involves the protection of environmentally sensitive areas, including wetlands, watercourses, and habitats.

Principle #5: Utilize the Blue – Green belt as an armature for enhanced bicycle and pedestrian mobility throughout the Fort. With regard to this principle, the *Reuse Plan* notes that redevelopment of the Fort should provide trails and open areas for use by the public as both a commuting option and an eve-

ryday amenity. The amendment provides 13 acres of open space and recreation in close proximity to 258 residences. It also proposes a walking trail.

Principle #6: Remove Fort boundaries & extend existing land uses to reconnect the Fort to the communities. With regard to this principle, the Reuse Plan notes that creating a seamless land use integration between the community and the Fort is of primary importance. This amendment contemplates low- and medium-density residential units across Pinebrook Road from existing garden apartments. The land uses contemplated in this amendment are complementary with the existing adjacent medium-density residential uses.

Principle #7: Leverage existing Fort Monmouth assets (People, Buildings, Technology, and Infrastructure). The amendment affords FMERA with an opportunity to leverage existing assets within the Eatontown Reuse Area, specifically the development of low- and medium-density housing in a location that is in close proximity to similar housing out-side of the former Fort's boundaries. The amendment would not involve the removal of any buildings identified in the *Reuse Plan* as being required for preservation. It is replacing existing outdated housing with modern housing intended to appeal to the current residential marketplace.

In summary, the amendment is consistent with the *Reuse Plan* elements, objectives and planning principles.

Relationship to FMERA Directive

To implement the *Fort Monmouth Reuse and Redevelopment Plan*, the New Jersey State legislature empowered the Fort Monmouth Economic Revitalization Authority (FMERA) to adopt any modifications or amendments to the *Reuse Plan* and adopt development and design guidelines and land use regulations to implement the plan.

Pursuant to P.L.2010, c. 10 (N.J.S.A. 52:27I-18 et. seq.), FMERA's purpose is the following:

to oversee, administer, and implement the [Reuse Plan] as provided in this act, in a manner that will promote, develop, encourage, and maintain employment, commerce, economic development, and the public welfare; to conserve the natural resources of the State; to provide housing, including housing to address identified needs related to homelessness; and to advance the general prosperity and economic welfare of the people in the host municipalities, the county, and the entire State by cooperating and acting in conjunction

with other organizations, public and private, to promote and advance the economic use of the facilities located at Fort Monmouth.

The *Reuse Plan* amendment would advance both FMERA's stated purpose and the public welfare, by providing housing, including affordable housing.

IV. Relationship to State, County and Municipal Planning Objectives

State Development and Redevelopment Plan (SDRP)

On March 1, 2001, the State Planning Commission readopted the State Development and Redevelopment Plan (SDRP). In the SDRP, the Eatontown Reuse Area is classified as Planning Area 1, Metropolitan Planning Area (PA-1). The SDRP defines Metropolitan Planning Areas as areas which “provide for much of the state’s future redevelopment; revitalize cities and towns; promote growth in compact forms; stabilize older suburbs; redesign areas of sprawl; and protect the character of existing stable communities.” The amendment is well-reconciled with the guiding policies and policy objectives of the adopted SDRP for the Planning Area 1, Metropolitan Planning Area.

Consistent with the goals for the PA-1, the amendment promotes the type of redevelopment needed to transform the Eatontown Reuse Area, currently largely unused and unproductive, into a vibrant, mixed-use community with compact development that will ensure efficient utilization of scarce land resources while also carefully protecting the character of surrounding communities. Also in accordance with the objectives for PA-1, the amendment allows for redevelopment in a location well served by existing transportation networks which is consistent with the plans for the Eatontown Reuse Area.

Eatontown Master Plan

Although the Reuse Plan and FMERA’s land use rules supersede the municipal master plan, a review of the Eatontown Master Plan is included here for informational purposes. The Borough of Eatontown adopted its most recent Master Plan on July 23, 2007. The Master Plan incorporated the results and recommendations of planning studies that the Borough completed on the reuse of Fort Monmouth. Specifically, the Master Plan recommended the following for the Eatontown Reuse Area:

- The relocation of the Borough municipal complex from Broad Street into the Fort Monmouth Life Cycle Management Building (i.e., Building 1207- Mallette Hall).
- The reuse of land within the Fort as park and recreation land as recommended by the February 14, 2007 notice of public interest by Monmouth County for the conveyance of surplus property for park and recreation use. Three recreation parcels are located in Eatontown. These are the Husky Brook Lake and the football complex; Lefetra Creek, Parkers Creek and Mill Creek and the baseball/softball fields and bowling center; and the base golf course.
- The reuse and redevelopment of the Howard Commons Area of Fort Monmouth in accordance with the recommendations of the Howard Commons Reuse Study prepared February 2003 by Kise, Kolodner, and Straw. The recommended development scenario in the study would involve two phases. The first phase would

include demolition; construction of 57 age-restricted units, construction of 100,000 square feet of non-residential space, and 73 existing units retained as condominiums with reduced density and reduced number of bedrooms. The second phase would include 144 existing units retained as condominiums with reduced density and reduced number of bedrooms.

- The extension of Tinton Avenue (CR 537) as a through street across the Fort from Route 35 eastward to Oceanport.

In addition to the above recommendations, the Master Plan noted that the Borough and FMERPA (now FMERA) would need to coordinate its infrastructure plans for streets, sewerage, drainage, and utilities with the adjoining Borough systems to achieve a compatible plan and provide appropriate transition to the developed areas of the Borough and its infrastructure. The Land Use Plan designates all of the former Fort properties as the "Fort Monmouth Reuse Planning Area." The portions of the Eatontown Reuse Area which were part of the notice of public interest by Monmouth County for the conveyance of surplus property for park and recreation use were labeled with an over entitled "Proposed Fort Monmouth Park and Recreation Land." Finally, the Master Plan also noted that the impending closure of Fort Monmouth represented a great economic loss to Eatontown both in terms of jobs lost on the Fort, as well as within the Borough. The Plan estimates that 40 percent, or 1,861 of the 4,652 civilian jobs on the Fort were residents of Eatontown.

This amendment is not inconsistent with the plan's proposal for this area of the Fort.

Eatontown Zoning

Although the development of the former Fort properties in Eatontown are governed by the Land Use Rules and design guidelines adopted by FMERA, as a point of information, the study area lies within the P-1 Public Land Zone under the Borough's current zone plan. Permitted uses in the P-1 zone "shall be those deemed appropriate by the Borough Council to include but not be limited to parks, playfields, playgrounds, recreation, administrative or utility buildings and installations, libraries, historical buildings, or other cultural or community centers, or other similar public uses, or deemed appropriate by the local or regional school district board to include public school or private school educational and administrative buildings and related uses and buildings."

V. Conclusion

The subject amendment, referred to as Amendment #8 to the *Fort Monmouth Reuse and Redevelopment Plan*, maintains the land use concepts and plans articulated in the *Reuse Plan*. However, the amendment permits alternative development scenarios for the Eatontown Reuse Area.

This amendment is consistent with the objectives and principles in the *Reuse Plan*, as well as State, County and Municipal planning objectives. Furthermore, the amendment advances the public welfare, particularly with regard to providing housing including affordable housing. Lastly, the amendment provides flexibility for FMERA to more effectively attract redevelopment in the Eatontown Reuse Area, thereby enabling it to fulfill its statutory mandate to provide housing, regenerate the local tax base and advance the general prosperity and welfare of the people most impacted by the Fort's closure.