

**TO:** Members of the Board

**FROM:** Bruce Steadman  
Executive Director and Secretary

**DATE:** January 20, 2016

**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 Meetings with Army Representatives
  - Update on Requests for Proposals (RFPs) and Contracts
  - Update on Requests for Offers to Purchase (RFOTPs)
  - Update on Marketing Effort
  - Action Items for Next Month
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 – Bruce Steadman, Interim Chairman
  - Housing Staff Advisory Committee – Gina Fischetti, Chairwoman

- Veterans Staff Advisory Committee – Lillian Burry, Chairwoman

11. **Other Board Actions**

- Consideration of Approval of Plan Amendment #4 Permitting Alternative Development Scenario in Oceanport

**Board Action will NOT be taken on the following:**

- Consideration of Approval of Purchase and Sale Agreement and Redevelopment Agreement for Parcel F-3

12. **Other Items**

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

- Responses to questions submitted online or in writing

14. **Adjournment**

**MINUTES OF THE MEETING**

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

- James V. Gorman, Chairman, Fort Monmouth Economic Revitalization Authority (FMERA) - V
- Michael Collins, Assistant Counsel, Authorities Unit, Office of the Governor – V
- Dr. Robert Lucky, Public Member – V
- Gerald Turning, Mayor of Tinton Falls – V
- Michael Mahon, Mayor of Oceanport – V
- Dennis Connelly, Mayor of Eatontown – V
- Tim Lizura, President & COO, New Jersey Economic Development Authority (EDA) – V
- Kenneth J. Kloo, Director, Site Remediation Program, NJ Department of Environmental Protection (DEP)
- John Raue, Senior Policy Advisor to the Commissioner, NJ Department of Labor & Workforce Development (DOL)
- Gina Fischetti, Chief Counsel, Local Planning Services, NJ Department of Community Affairs (DCA)

**V - Denotes Voting Member**

**Members not present:**

- Lillian Burry, Monmouth County Freeholder – V
- Helene Rubin, Section Chief, Division of Statewide Planning, NJ Department of Transportation (DOT)

**Also present:**

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

**II.**

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

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

The first item of business was the approval of the November 12<sup>th</sup> meeting minutes. A motion was made to approve the minutes by Tim Lizura and seconded by Robert Lucky.

Motion to Approve: TIM LIZURA Second: ROBERT LUCKY  
AYes: 5

Mayor Mahon abstained from voting stating he was not at the November meeting.  
Mayor Connelly abstained from voting stating he was not at the November meeting.

### III. WELCOME

Chairman James V. Gorman welcomed attendees to the meeting. Mr. Gorman stated that copies of the Board package were available at the door, and 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, on behalf of the Board, thanked Mayor Mahon for his knowledge, expertise, wisdom and spirit of cooperation that he has contributed to the Authority since its inception in 2010. Mr. Gorman also acknowledged Mayor Mahon's serving on the FMERPA Board. Mr. Gorman wished Mayor Mahon good fortune in his future endeavors.

Mr. Gorman stated that the meeting agenda called for the public to receive reports from the Staff Advisory Committees and the Statutory Committee meetings. Mr. Gorman stated that the reports are provided to allow for public input and transparency in the conduct of the Authority's effort to implement the Reuse Plan. Mr. Gorman stated that there are two board actions: 1) Consideration of Approval of FMERA's 2016 Budget and Authorization of FMERA's Executive Director to submit Grant requests to the Office of Economic Adjustment as necessary, and 2) Consideration of Approval of Memorandum of Understanding with Borough of Oceanport for Water Main Design, Survey and Application work.

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

### IV. SECRETARY'S REPORT

Mr. Steadman stated that there would be no Secretary's report..

### V. TREASURER'S REPORT

Jennifer Lepore, Senior Finance Officer stated that the Authority presented the 2016 Consolidated Budget to the Audit Committee at their December meeting. Based on their review, the Audit Committee recommended that the 2016 Consolidated Budget be submitted to the Board at tonight's meeting. Ms. Lepore gave the following 2015 Projected Budget Results:

- 2015 Grant revenue lower than budgeted as operating expenses were lower than projected, and grant revenue is a product of the expenses incurred.
- EDC expenses are under budget for 2015 due to the delay in closing with the Army on the Phase 2 property. Because of this delay, the Authority did not incur the carrying costs associated with the property.
- The Authority is projecting a net loss in 2015 as a result of the delay in closing with the Army on the Phase 2 property. Due to this delay, FMERA was not able to close and receive the revenue on the Phase 2 parcels that were projected to be sold during the year. However, this loss was covered by the Authority's EDC cash reserves, and on a cumulative basis since inception, the Authority is cash flow positive.

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

There was no public comment.

## VII. EXECUTIVE DIRECTOR'S REPORT

Rick Harrison, Director of Facilities Planning

### Update on RFPs and Contracts

Mr. Harrison gave the following update on RFPs and Contracts.

- Update on Meetings with Army Representatives

FMERA continues to hold weekly conference calls with all of the involved Army and DOD-related organizations to advance the transfer of the Phase 2 properties. FMERA still has a few issues to resolve on the Finding of Suitability to Transfer (FOST), an environmental review required before transfer. FMERA has provided comments back to the Army which the Army has responded to. Our goal is for the FOST to be issued for a 30 day public comment by the end of this month. In light of some of the FOST comments and responses, the terms and conditions of the draft Memorandum of Agreement (MOA) are under additional review. Our goal now is to seek approval from the Board to execute the Phase 2 MOA with the Army in January 2016

- Update on RFPs and Contracts

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

#### Auctioneer

There has been no auction activity since November 10<sup>th</sup>. A summary of auction proceeds, including the two most recent auction events, is available with the Board materials today.

#### Utilities

FMERA continues to plan for upgrades to utility systems and working with the public utilities and our subcontractors to ensure required utilities are safe and operational. There have been meetings with Two Rivers Water Reclamation Authority (TRWRA), and the three borough's engineers and officials to plan a path forward for both sanitary sewer and water service. We are currently working with the Oceanport Engineer on a proposal to submit a water main application to NJAW to accommodate the historic housing development, the fitness center, FMERA offices and additional pending building sales in the area surrounding the historic district. There is an action item on the agenda tonight for Consideration of Approval of Memorandum of Understanding with Borough of Oceanport for Water Main Design, Survey and Application Work which will provide reimbursement to Oceanport for this work. Staff also hopes to bring a proposed agreement with TRWRA for the Board's consideration at the January Board meeting. FMERA is also discussing roadways, public rights of way and easements with the three Boroughs. A draft agreement with JCP&L to own, operate and maintain the CWA power system is undergoing a final review. This agreement will serve as a template for a Phase 2 agreement which is currently under discussion. FMERA hopes to bring it to the Board in January.

#### Suneagles

Our operator and property maintenance contractor are preparing the course and facilities for the winter season. The course will remain open throughout the winter for play, weather permitting. The membership drive for the 2015/2016 season remains open and has had a positive response.

#### Property Management/Maintenance

Our property management/maintenance team, Chenega Operations Services, has been busy keeping our property presentable and secure, for both marketing purposes and keeping our employees and tenants safe and comfortable. They are finalizing preparations for the winter season. We are preparing for the transition to maintaining the Phase 2 property when transferred.

### Marina

The Marina has enclosed the deck area with drop down plastic awning. They also continue to fine tune their offerings to fit the season and the football crowd. The CAFRA application for the additional dining area was recently approved. Visit the Marina at Oceanport website for more information.

### Appraiser Request for Qualifications

FMERA issued a Request for Qualifications for Real Estate Appraisal Services on November 13. Qualifications were due on December 14. Five proposals were received and are under evaluation. Through this RFQ, the Authority sought to establish a pre-qualified pool of five (5) to ten (10) qualified firms to provide these services on an as needed basis.

Dave Nuse, Director of Real Estate Development gave the following update on RFOTPs.

FMERA is wrapping up a busy and productive year, issuing 10 RFOTPs, bringing 10 projects to the Board for approval, and signing 7 Purchase and Sale and Redevelopment Agreements. Following is a town-by-town update:

In Oceanport, FMERA is currently 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;
- the 16,000 sf recreation building on Brewer Avenue known as the Dance Hall, which is projected for commercial reuse;
- Marina on Oceanport Creek.

FMERA has executed contracts on other 3 parcels:

- Officer Housing Parcel, consisting of 117 historic housing units, where RPM Development is the selected purchaser;
- Fitness Center, where FM Partners is proposing to renovate and expand that facility;
- Russel Hall, the 40,000 sf former Garrison Headquarters building, to a NYC-based tech company, TetherView.

FMERA also received Board approval to issue RFOTPs for 3 other properties in Oceanport: Barker Circle, Allison Hall, and the Lodging Area. Those 3 RFOTPs will be released over the next few months.

Wayside Technology, which had been approved as purchaser of the former Commissary, has notified the Authority that its July lease expiration date will not allow it sufficient time to acquire and renovate the Commissary, so the company will not be entering into a purchase agreement. Wayside advises that it hopes to lease alternate space in the area.

Earlier this month, FMERA issued its first 2 Requests for Proposals to lease, covering Buildings 601 and 603, two buildings adjacent to the McAfee Center in Oceanport. The buildings are being offered for scientific, engineering or information technology related Research & Development use. Responses are due by January 8, 2016.

In Eatontown, FMERA has proposals on 2 properties:

- The Howard Commons site on Pinebrook Road, zoned for 275 homes and up to 15,000 sf of retail space;
- And the expanded Parcel B site, the mixed-use town center property fronting Route 35, calling for approximately 250,000 sf of retail space and 302 housing units on up to 89 acres.

FMERA and Army representatives have evaluated the Howard Commons and Parcel B proposals, and FMERA has held initial meetings with the highest ranked parties.

FMERA issued an RFOTP for Suneagles Golf Course on October 8<sup>th</sup>. A 10-acre section of the golf course is zoned for the construction of a new hotel & conference center. Tours are currently being given to interested parties, and proposals are due by February 5, 2016.

FMERA will also be issuing an RFOTP for the 6 barracks buildings on Semaphore Avenue in Eatontown shortly. Those buildings are targeted for arts-related reuse, possibly entailing artist live/work space.

In Tinton Falls, FMERA is in discussions on 2 properties: Parcel F-2, the proposed Veterans Housing site; and Parcel F-3, the 3.5 acre gas station and convenience store site on Hope Road.

In addition, FMERA executed Purchase and Sale & Redevelopment Agreements with:

- Lennar Corporation for Parcels C & C1, approved for 288 units of housing and 58,000 sf of retail development;
- Pinebrook Commerce Center, LLC for the Fabrication Shops, 45,000 sf of light industrial and flex space buildings on Pinebrook Road;
- RADAR Properties for Building 2525, the 86,000 sf office building on Heliport Drive to be occupied by Aaski Technology;
- Trinity Hall for the former Child Development Center on Hope Road to serve as that school's new home.

FMERA also received Board approval to execute a contract with Kiely Realty Group for the sale of the Pistol Range and the adjacent Satellite Drive Parcel.

Please visit our website, [www.fortmonmouthnj.com](http://www.fortmonmouthnj.com), for more information and to obtain copies of our RFOTPs.

### Marketing Update

Candice Valente, Senior Project Officer stated that Cushman & Wakefield and FMERA staff attended the New Jersey Technology Council's Data Summit on December 9<sup>th</sup> at Rutgers in New Brunswick, promoting Fort Monmouth as an attractive location for data and tech companies. This event brought together data center and IT professionals, as well as business and technology leaders for a conference on business intelligence and analytics systems and solutions on Tech Day at Rutgers. NJTC's Tech Day includes a Global Commercialization Conference and an Incubator Showcase. Over 200 companies attended this year's event.

Ms. Valente stated that Fort Monmouth served as the main topic for an Asbury Park Press Business Roundtable held yesterday at CommVault headquarters in Tinton Falls. Participants included Cushman & Wakefield, CommVault, TetherView, Wayside Technology, the Monmouth Ocean Development Council, and venture capitalists from the area. The roundtable focused on suggesting strategies to position the Fort as an economic force for the Shore region. The Asbury Park Press issued a video and story to share the ideas discussed.

Prefer refer to our website for more information and to sign up for our monthly digital newsletters.

### Other Items

Bruce Steadman stated that FMERA has issued the Request for Leases for Buildings 601 and 603 in the hopes that it will attract a technology core for the buildings, and that having tenants in the buildings will help FMERA to attract buyers. Several groups including medical technology, cloud computing, and driverless vehicle companies have toured the site and it is FMERA's hope that these types of companies will start a technology cluster at the Fort.

Mr. Steadman on behalf of the FMERA staff thanked Mayor Mahon for his service on the Board, echoing the Chairman's comments, and noting that there a number of very good projects underway in the Oceanport section of the Fort in large part to the Mayor's diligence and cooperation with the staff.

Mr. Steadman thanked the Board and the staff for the busy and successful year that FMERA has had with regards to the issuance of RFOTPs, the signing of Purchase and Sale Agreements, and the many projects now underway.

Mr. Steadman noted that the delay in submitting a final draft MOA to the Board for review is due primarily to ongoing environmental issues that Army has not resolved as of yet. With the help of the NJDEP, we expect Army to resolve these issues to our satisfaction by January 2016.

Mr. Steadman listed the following action items:

- FMERA will be conducting bus tours for each of the three host municipalities. The Tinton Falls and Eatontown bus tours have not yet been scheduled. The Oceanport bus tour was held on October 24<sup>th</sup>,
- Continued work with the N.J. Department of Environmental Protection to identify and resolve important environmental issues of concerns as they related to water and sewer.
- Continued meetings and tours with interested prospective employers and investors
- Continued collaboration with the NJEDA Trenton Office on marketing and business development opportunities and their continued help on several projects.
- Continued meetings with Tinton Falls, Oceanport, Eatontown, and the County during the month regarding streets, utilities, redevelopment projects, and other important issues.

## VIII. COMMITTEE REPORTS

### a) AUDIT COMMITTEE (ROBERT LUCKY - CHAIRMAN)

Robert Lucky stated that the Committee met on December 3<sup>rd</sup> and discussed the following:

- Presentation by the Authority's auditor Clifton, Larson, Allen (CLA) detailing their deliverables for the year ending December 2015 and the Authority's 2015 Audit to begin in February, 2016.
- A closed session between the Committee and CLA without FMERA staff present.
- Discussion regarding the status of the Memorandum of Agreement (MOA) with the Army.
- Discussion regarding the Phase 2 closing with the Army and the funding that FMERA is seeking to arrange through the Monmouth County Improvement Authority (MCIA).
- Review and discussion regarding FMERA's 2016 consolidated budget which consists of the draft 2016 non-economic development conveyance budget and the draft 2016 Economic development conveyance (EDC) budget. The Committee reached a consensus and agreed to recommend to the Board the draft 2016 consolidated budget and the Executive Director's authorization to submit grant requests and any other necessary documentation to the Office of Economic Adjustment.
- Discussion regarding the Government Accounting Standards Board's fair value standard for land assets based on appraisals.

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

Chairman Gorman stated that the Committee met December 8<sup>th</sup> and discussed the following:

- Summary of the proposed plan amendment #5, which includes an alternative development scenario for the Commissary parcel in Oceanport. Mayor Connelly abstained from discussing the request. The Committee discussed the Borough's support of the project. The Real Estate Committee reached a consensus and agreed to recommend approval of transmittal of the proposed plan amendment #5 to the three host municipalities.
- Summary of the request for recommendation to approve a Memorandum of Understanding (MOU) with the Borough of Oceanport to contract for the design, survey and application work for water main installation for portions of Oceanport and Eatontown. The Committee discussed the timeline for this work and redevelopment of parcels in Phase 2, as well as funding for this contract. The Real Estate Committee reached a consensus and agreed to recommend approval of the MOU.
- Summary of the current status of the Phase 2 Economic Development Conveyance (EDC) Agreement negotiations. There are two general issues still under discussion in relation to the Finding of Suitability



to Transfer (FOST), which FMERA is coordinating with the Army. These issues must also still be finalized in the Memorandum of Agreement (MOA) to provide the legal framework of the Phase 2 conveyance. The Committee discussed FMERA's Base Realignment and Closure (BRAC) counsel as well as the issues delaying finalization of the MOA.

- Discussion regarding the property disposition update hand-out, which summarized the parcels sold, under contract, approved and pending execution, in negotiation, out for proposals and approved for issuance of Requests for Offers to Purchase (RFOTPs). The Committee discussed the recently issued Request for Proposals (RFP) for Sublease(s) for Buildings 601 and 603 in the Oceanport Reuse Area.
- Discussion and update on other issues:
  - Parcel F1-Meyer Center
  - FMERA Budget 2016
  - Fitness Center

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

Kenneth J. Kloo stated that the Committee met on December 7<sup>th</sup> and discussed the following:

- Overview of the Mandatory Conceptual Review application for Building 2525, including the proposed extension to the parking area and the mitigation for stormwater runoff. The Committee discussed the history of remediation at the site and the ongoing environmental due diligence. It was noted that no environmental features or open space identified in FMERA's Natural Resource Inventory are impacted, therefore, no further action by the Committee is warranted.
- Summary of the proposed redevelopment of Russel Hall in the Oceanport Reuse Area and an overview of the Finding of Suitability to Lease (FOSL) prepared by the Army to allow for occupancy of the building prior to closing with FMERA. All environmental issues related to the site were addressed in the FOSL.
- Summary of three issues related to the purchase of the Fitness Center in Oceanport, including a Tidelands claim held by the Department of Environmental Protection that runs through the site, the potential existence of fresh water wetlands on a portion of the site, and the need to submit a CAFRA permit related to the relocation of a drainage pipe on the site. The Committee discussed the process for addressing these issues, as well as infrastructure issues throughout the site.
- Update on discussions with the Army related to friable asbestos throughout the Phase 2 properties. The Committee discussed the timeline for addressing asbestos in high-value reuse buildings, as well as the State's oversight of asbestos remediation and/or encapsulation.
- Discussion on the current status of the final negotiations on the Phase 2 Finding of Suitability to Transfer (FOST). FMERA is working to address three remaining issues with the Army, including federal versus state remediation standards, asbestos identification and responsibility, and Phase 2 carve-out timelines, including landfills.
- Update on current and future Requests for Offers to Purchase (RFOTPs), including the Golf Course, Buildings 601 & 603, Barkers Circle, Alison Hall, the Lodging Area, Eatontown Barracks, and the Charles Wood Fire House.

d) HISTORICAL PRESERVATION STAFF ADVISORY COMMITTEE (BRUCE STEADMAN, INTERIM CHAIRMAN):

Bruce Steadman stated that the Committee did not meet this month. The Committee will meet next to discuss the Mandatory Conceptual Review (MCR) for Russel Hall upon its receipt and review by FMERA staff.

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

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

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

Bruce Steadman, on behalf of Lillian Burry, stated that the Committee did not meet this month.

IX. BOARD ACTIONS

A) The first item before the Board was the consideration of approval of FMERA's 2016 Budget and Authorization of FMERA's Executive Director to submit Grant Requests to the Office of Economic Adjustment as Necessary.

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

The resolution and accompanying Board memorandum are attached hereto and marked Exhibit 1.

Candice Valente read a summary of the Board memo.

Motion to Approve: ROBERT LUCKY Second: TIM LIZURA  
AYes: 7

B) The second item before the Board was the consideration of approval of a Memorandum of Understanding with the Borough of Oceanport for Water main design, survey and application work.

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

The resolution and accompanying Board memorandum are attached hereto and marked Exhibit 2.

Candice Valente read a summary of the Board memo.

Mayor Mahon abstained from voting stating that the matter is on the Oceanport Council meeting agenda for discussion at the December 17<sup>th</sup> meeting.

Motion to Approve: TIM LIZURA Second: ROBERT LUCKY  
AYes: 6

X. OTHER ITEMS

Mayor Mahon thanked the FMERA staff and the Board for their kind words, and for their help and support over the years. Mayor Mahon thanked the Fort Monmouth Economic Revitalization Planning Authority (FMERPA) members and staff, including Dr. Robert Lucky, Lillian Burry, Rick Harrison, Frank Cosentino, Tim Lizura, Caren Franzini, and John Raue and the Army Site Manager, John Occhipinti. Mayor Mahon thanked Senator Beck, Assemblyman O'Scanlon and Assemblywoman Cassagrande for their work on creating the FMERA statue. Mayor Mahon gave a very special thank you to Lillian Burry for her all of her support for Oceanport during the creation of the statue.

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

Tom Mahedy of Wall Township asserted that large corporations are getting extortion money to stay in New Jersey and not-for-profit organizations are being pushed down and out. Mr. Mahedy asserted that the police are not being told about contaminated water. Mr. Mahedy asserted that the water at the Child Development Center is contaminated and that Trinity Hall needs to be notified of the contamination. Mr. Mahedy asserted that there is contamination at the Myer Center and the contamination will be exposed to the public during the demolition. Mr. Mahedy asked for the names of who bought what at the auctions and for the checks and balances as there

was corruption during the auctions. Mr. Mahedy asserted that FMERA had him arrested at a previous meeting between Army and FMERA for some unstated reason.

Mr. Steadman answered Mr. Mahedy by stating that monthly and quarterly water tests have showed that the drinking water on the Main Post is not contaminated, and that the water is tested by the Army in accordance with State and Federal requirements. With regard to the drinking water at the Child Development Center and other parcels in the Charles Wood area, Mr. Harrison stated that there are all new water mains in the Charles Wood Area, and that they are served and maintained by New Jersey American Water.

With respect to the Myer Center, Mr. Steadman stated that there is one contaminated lime pit at the Myer Center which the Army has tested and carved out of the deed, and that FMERA awaits the test results. Further, he noted that demolition of the Myer Center will be governed by state and local regulations.

Mr. Steadman stated that the auctions have been discussed on several occasions and there is nothing further to address. Mr. Steadman stated that there is no corruption taking place and that FMERA is audited by both the Authority's independent auditors and the Army.

Mr. Steadman clarified that at a past working business meeting between Army and FMERA representatives, Mr. Mahedy attempted to barge in, interrupted the proceedings, and would not vacate the room. After repeated attempts to ask him to leave the premises, FMERA had no choice but to contact the police and ask them to escort Mr. Mahedy from the building. FMERA did not have him arrested nor did FMERA press charges; but it is our understanding that outside the building, based on something Mr. Mahedy said or did to the police officers, the police arrested him.

There being no further business, on a motion by Michael Mahon seconded by Tim Lizura and unanimously approved by all voting members present, the meeting was adjourned at 7:59 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**  
**December 16, 2015**

Resolution Regarding  
**2016 Consolidated Budget and the Office of Economic Adjustment Grant Requests**

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

**WHEREAS**, the 2016 Consolidated Budget includes an Economic Development Conveyance (EDC) Budget, representing the projected 2016 sales and financial activity under the approved Phase 1 EDC Agreement and the Phase 2 EDC Agreement which is projected to be executed by the 1<sup>st</sup> quarter of 2016, encompassing the sale of thirteen parcels; and

**WHEREAS**, the 2016 Consolidated Budget also includes a Non-EDC Budget, representing the funding of qualified expenses received the U.S. Department of Defense's Office of Economic Adjustment (OEA) and the requisite local match from the State of New Jersey; and

**WHEREAS**, the Audit Committee reviewed the 2016 Consolidated Budget and recommends it to the Authority for approval.

**THEREFORE, BE IT RESOLVED THAT:**

1. The Authority approves the 2016 Consolidated Budget, as described in the attached memorandum.
2. The Authority authorizes the Executive Director to take all necessary actions to submit grant requests to the Office of Economic Adjustment for federal funds in an amount not to exceed \$1,577,840 to support the Authority's operations for the 2016 calendar year as necessary.
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: December 16, 2015

**EXHIBIT 1**

MEMORANDUM

**TO:** Members of the Board

**FROM:** Bruce Steadman, Executive Director

**DATE:** December 16, 2015

**RE:** 2016 Consolidated Budget

The draft 2016 Consolidated Budget, consisting of the draft 2016 Non-Economic Development Conveyance Budget and the draft 2016 Economic Development Conveyance (EDC) Budget is enclosed for your review and consideration. FMERA staff has collaborated in the development of a Consolidated Budget which supports and enhances FMERA's Mission to *create an atmosphere in which employers will employ and investors will invest, to maximize the jobs created and the value of the property*. The Consolidated Budget is also intended to expand the Authority's sources of funding while continuing to control costs and direct spending to advance the Authority on the path toward financial self-sufficiency.

The 2016 Consolidated Budget illustrates the Authority's progress in implementing the approved Phase 1 EDC Agreement and embarking on the economic redevelopment of the former Fort property. This year's budget includes: the EDC Budget, representing the projected 2016 financial activity under the approved Phase 1 EDC Agreement and the Phase 2 EDC Agreement which is projected to be executed by the 1<sup>st</sup> quarter of the year; and the Non-EDC Budget representing the funding of qualified expenses received through the Office of Economic Adjustment (OEA) and the local match.

The 2016 FMERA draft Non-EDC Budget's total expenses and costs of \$1,753,155 will be funded by federal grants of \$1,577,840 through OEA and the local match requirement of \$175,315 and are lower than 2015's level of \$2,102,854. This is mainly due to the step down of funding by OEA. As a result, certain budget categories were transferred to the EDC Budget which include operational items and certain salaries.

The draft 2016 EDC Budget illustrates the Budget based on the 2016 projected parcel sales. Thirteen parcels are projected to be sold during 2016 for \$21,939,999. The projected Net Earnings from the parcel sales are \$5,345,452. The Land Costs for the parcel sales total \$16,594,547 and consists of \$13,530,036 in payments to the Army, \$1,790,111 to the Homeless Accommodation under the terms of the EDC Agreement and Sales Commissions of \$1,274,400.

FMERA's 2016 proposed EDC Budget's Direct Office and General and Administrative expenses of \$272,710 and \$213,500 respectively, represent amounts which do not qualify for funding under the terms of the federal grant such as advertising, communication, equipment, utilities, supplies, meetings/seminars and travel. EDC operating income of \$62,500 represents the amount to be received under the Golf Course Operating Agreement and Miscellaneous Revenue of \$200,000 represents projected proceeds from the



auctions of personal property transferred from the Army to the Authority. Interest expense on Bonds Payable of \$87,975 represents the 2<sup>nd</sup>, 3<sup>rd</sup> and 4<sup>th</sup> quarter interest payments on the bonds expected to purchase the Phase 2 property from the Army.

The 2016 EDC Program Costs of \$3,639,800 are higher than the 2015 Budget. The 2015 Budget projected the purchase of the Phase 2 parcels in the 2<sup>nd</sup> quarter of 2015 which would have consisted of 6 months in carrying costs. The 2016 Budget is projecting 9 months of carrying costs which caused an increase in Program Costs from 2015 to 2016. Carrying costs mainly consist of property maintenance, utilities and insurance.

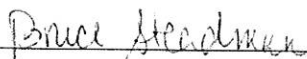

The Authority's 2016 proposed Capital Budget calls for outlays totaling \$1,650,000, comprised of: \$1,150,000 in Short Term Capital Projects that include Infrastructure and Other improvement costs on properties transferred to the Authority; and \$500,000 in Long Term Capital Projects that include Infrastructure and Demolition & Renovations. Projects to be funded from the Capital Budget include a new water main extension and sanitary sewer system on the Main Post. The Long Term Capital Projects will be financed out of the Authority's cash reserves per the EDC Agreement, however, no more than 25% of the total cash reserve will be used in 2016 for these projects.

The draft 2016 Consolidated Budget is projecting net earnings for the year in excess of \$1.2 million compared to the net loss in 2015 as a result of the delay in closing with the Army on the Phase 2 property. This loss was covered by the Authority's EDC cash reserves, and on a cumulative basis since inception, the Authority is cash flow positive.

**Recommendation**

Based on the above, the Members of the Board are asked to approve the attached draft 2016 Consolidated Budget.

The Members are also requested to approve authorizing the Executive Director to submit grant requests and any other necessary documentation to the Office of Economic Adjustment for federal funds in an amount not to exceed \$1,577,840.

  
\_\_\_\_\_  
Bruce Steadman 

ATTACHMENT

Prepared by: Jennifer Lepore

Fort Monmouth Economic Revitalization Authority  
2016 Consolidated Budget

Operational Budget

	2016		
	Non-EDC Budget	EDC Budget	Consolidated Budget
<b>Operating Revenue</b>			
Federal Grants	\$ 1,577,840	\$ -	\$ 1,577,840
Property Sales	-	21,939,999	21,939,999
Operating Income	-	62,500	62,500
Total Operating Revenue	1,577,840	22,002,499	23,580,339
<b>Non Operating Revenue</b>			
Local Match Requirement	175,315	-	175,315
Interest from Cash	-	2,000	2,000
Miscellaneous Revenue	-	200,000	200,000
Total Non Operating Revenue	175,315	202,000	377,315
<b>Total Revenue</b>	<u>1,753,155</u>	<u>22,204,499</u>	<u>23,957,654</u>
<b>Administrative Expenses</b>			
Direct Office Support	1,147,155	272,710	1,419,865
General and Administrative	26,500	213,500	240,000
Total Administrative Expenses	1,173,655	486,210	1,659,865
<b>Costs</b>			
Land Costs (payments to Army, Homeless Fund & Broker Commissions)	-	16,594,547	16,594,547
Program Costs	579,500	3,639,800	4,219,300
Interest on Bonds Payable	-	87,975	87,975
Total Costs	579,500	20,322,322	20,901,822
<b>Total Expenses &amp; Costs</b>	<u>1,753,155</u>	<u>20,808,532</u>	<u>22,561,687</u>
<b>Net Earnings Before Contribution to Cash Reserves</b>	-	1,395,967	1,395,967
<b>Contribution to Cash Reserves</b>	-	100,000	100,000
<b>Total Net Earnings</b>	<u>\$ -</u>	<u>\$ 1,295,967</u>	<u>\$ 1,295,967</u>

Short Term Capital Budget\*

	2016		
	Non-EDC Budget	EDC Budget	Consolidated Budget
<b>Short-Term Capital Projects</b>			
Infrastructure	-	1,050,000	\$ 1,050,000
Other	-	100,000	100,000
<b>Total Short Term Capital Budget</b>		<u>\$ 1,150,000</u>	<u>\$ 1,150,000</u>

\* Long term Capital Projects financed out of cash reserves of \$2 million.  
No more than 25% of the total cash reserves will be used for Long Term Capital Projects per year.

**ADOPTED**  
**December 16, 2015**

Resolution Regarding  
**Approval of the Interagency Agreement between FMERA and Oceanport to Contract for Water Design, Survey and Application Work for Portions of the Oceanport and Eatontown Sections of Fort Monmouth**

**WHEREAS**, the water mains which service the Main Post of Fort Monmouth require upgrades for water usage requirements of future property owners; and

**WHEREAS**, FMERA staff will make approximately \$60,000 in funding available to the Borough of Oceanport through a Memorandum of Understanding to pay for all costs associated with the design, survey and application work for the installation of a water main for a portion of the Oceanport and Eatontown sections of Fort Monmouth; and

**WHEREAS**, FMERA shall notify the Borough of Oceanport of any services completed outside of this agreement if FMERA contracts separately with New Jersey American Water for the design, survey and/or application work for the water main installation; and

**WHEREAS**, the Real Estate Committee recommends that the Board authorize the interagency agreement between FMERA and the Borough of Oceanport;

**THEREFORE, BE IT RESOLVED THAT:**

1. For the reasons expressed in the attached memorandum, the Board authorizes the interagency agreement between FMERA and the Borough of Oceanport to coordinate the design, survey and application work of water main for portions of the Oceanport and Eatontown sections of Fort Monmouth, with final terms of the agreement subject to approval by the Executive Director and the Attorney General's Office. 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: December 16, 2015

**EXHIBIT 2**



MEMORANDUM

**TO:** Members of the Board

**FROM:** Bruce Steadman  
Executive Director

**RE:** Approval of the Interagency Agreement between FMERA and Oceanport to contract for water design, survey and application work FMERA for portions of the Oceanport and Eatontown sections of Fort Monmouth.

**DATE:** December 11, 2015

Request

I am requesting that the Board approve the interagency agreement between FMERA and the Borough of Oceanport to coordinate the design, survey and application work for the installation of a water main for portions of the Oceanport and Eatontown sections of Fort Monmouth. This agreement will enable FMERA to move forward with planned upgrades and improvements to the infrastructure in both towns.

Background

The water mains which service the Main Post of Fort Monmouth are outdated and not suitable for future water usage requirements. Therefore, they must be replaced to provide potable water service for all future property owners. This interagency agreement will enable FMERA to move forward with the design, planning, survey and application work for the installation of the Saltzman Avenue water main in anticipation of the transfer of the property from the Army to FMERA and then from FMERA to a number of prospective purchasers of Main Post property.



FMERA will make \$60,000.00 in funding available to the Borough of Oceanport through a Memorandum of Understanding (MOU) to pay for all costs associated with the pre-installation work for the water main and the Engineering Services associated with this Project (“Project Funding”). This includes the design, survey and application work for the installation of a water main for the Oceanport section and a portion of the Eatontown section of Fort Monmouth. Subject to sufficient Project Funding being available to the Borough of Oceanport, the Borough will retain an engineering firm to prepare plans, specifications, and a scope of work (the “Plans”) for the Project. This may also include surveying services, examination of title, and environmental services including, but not limited to, an NJDEP-compliant preliminary site assessment. The Plans will be used by FMERA to contract for the installation of a water main for portions of the Oceanport and Eatontown sections of Fort Monmouth. The consideration for this interagency agreement is the Borough of Oceanport expediting the water main work for the eventual installation and operation of a water main in Oceanport and Eatontown to provide updated water service to all future property owners.

If FMERA contracts separately with New Jersey American Water for the design, survey and/or application work for the installation of a water main for portions of the Oceanport and Eatontown sections of Fort Monmouth, FMERA shall notify the Borough of Oceanport of all services completed outside of this agreement.

The Authority will enter into this interagency agreement utilizing the attached draft MOU between FMERA and the Borough of Oceanport for this utility work. The attached MOU is in substantially final form. The final terms of the MOU will be subject to the approval of the Executive Director and the Attorney General's Office, as well as the Borough of Oceanport.

Recommendation

In summary, I am requesting that the Board approve the interagency agreement between FMERA and the Borough of Oceanport to coordinate the design, survey and application work for the installation of a water main for portions of the Oceanport and Eatontown sections of Fort Monmouth. This will expedite the provisions of water service for the Oceanport and Eatontown sections of Fort Monmouth. Utilizing the Borough of Oceanport's engineers also ensure that the project will comply with all permitting requirements and that the improvements will meet the Borough's standards.

  
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Bruce Steadman 

Attachment: Memorandum of Understanding & Parcel Map  
Prepared by: Kara Kopach

## MEMORANDUM

TO: Members of the Board

FROM: Bruce Steadman  
Executive Director

DATE: January 20, 2016

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 2015 Comprehensive Annual Report; Update on Meetings with Army Representatives; Update on Requests for Proposals (RFPs) and Other Contracts; Update on Requests for Offers to Purchase (RFOTPs); Update on Marketing Effort; and Action Items for Next Month.

### Treasurer's Report

1. 2015 Comprehensive Annual Report

Staff is beginning to prepare the Authority's 2015 Annual Report for presentation to the Audit Committee with the audited financial statements, which serve as FMERA's Comprehensive Annual Report to meet the requirements of Executive Order No. 37 (2006). It is expected that a draft report and statements will be available for review in mid-March, and finals presented to the Board in April.

The Authority's independent auditors, Clifton Larson Allen have begun their audit of the Authority's 2015 operations. The Auditors will report on the Authority's financial statements and accompanying notes, as well as report on the Authority's internal controls and compliance with Government Auditing Standards. Field work will begin the week of February 23.

### Executive Director's Report

1. Update on Meetings with Army Representatives

FMERA and the Army have been holding discussions on the future transfer of the balance of the Main Post since March 2014, when the terms of the Phase 2 purchase were finalized, to be accomplished under a Phase 2 Memorandum of Agreement (MOA). After receiving support from the Board for the proposed terms negotiated by FMERA staff and Army representatives for the Authority's acquisition of the balance of the Main Post, staff submitted the Phase 2

Economic Development Conveyance application on July 1, 2014, and it is currently under review by the Army. A draft MOA is currently under review by the Army. Staff and the Army have resolved the remaining issues identified by the review of the draft carve-out list which was input to the Finding of Suitability to Transfer (FOST), an environmental review required before transfer. The Army has issued a draft FOST and FMERA has provided comments back to the Army. The Army plans to issue the FOST for public comment by the end of this month. Due to ongoing review of both the FOST and the MOA, our goal now is to seek approval from the Board to execute the Phase 2 MOA with the Army at the February Board meeting.

2. Update on RFPs and Contracts

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

Auctioneer

There has been no auction activity since November 10th.

Utilities

FMERA continues to plan for upgrades to utility systems and working with the public utilities and our subcontractors to ensure required utilities are safe and operational. There have been meetings with Two Rivers Water Reclamation Authority (TRWRA), and the three borough's engineers and officials to plan a path forward for both sanitary sewer and water service. We are currently working with the Oceanport Engineer on a proposal to submit a water main application to NJAW to accommodate the historic housing development, the fitness center, FMERA offices and additional pending building sales in the area surrounding the historic district. There is an action item on the agenda for consideration of approval of a Memorandum of Understanding with the Borough of Oceanport for water main design, survey and application work which will provide reimbursement to Oceanport for this work. Staff also hopes to bring a proposed agreement with TRWRA for the Board's consideration at the January Board meeting. FMERA is also discussing roadways, public rights of way and easements with the three Boroughs. A draft agreement with JCP&L to own, operate and maintain the CWA power system is undergoing a final review. This agreement will serve as a template for a Phase 2 agreement which is currently under discussion. FMERA hopes to bring it to the Board in January.

Suneagles

The golf course has recovered from the summer drought remarkably well. The greens and fairways are in fantastic condition and that is always a good sign going into the winter. The post-emergent that was spread through the course had terrific effects on the overall condition. In the spring there will be a pre-emergent applied to ward off future crab grass and goose grass. We have begun the winterizing program that includes; leaf removal, grinding and sharpening all blades, and performing all winter maintenance on the equipment (which takes the entire winter). Play remains steady resulting from the mild fall conditions.

Property Management/Maintenance

Our property management/maintenance team, Chenega Operations Services, has been quite busy keeping our property presentable and secure, for both marketing purposes and keeping our employees and tenants safe and comfortable. They are in full winter mode, ensuring the facilities weather the cold. We are preparing for the transition to maintaining the Phase 2 property when transferred.

### Marina

The Marina operator has finished construction on the front part of the dining room overlooking Oceanport Creek, completing a wraparound dining room with a magnificent view. They continue to receive high praise from regular customers as well as first time visitors. Visit the Marina at Oceanport website for more information.

### Appraiser Request for Qualifications

FMERA issued a Request for Qualifications (RFQ) for Real Estate Appraisal Services on November 13<sup>th</sup>. Qualifications were received on December 14<sup>th</sup> and 5 proposals were received and are under evaluation. Through this RFQ, the Authority seeks to establish a pre-qualified pool of five (5) to ten (10) qualified firms to provide these services on an as needed basis.

### Sublease of McAfee Center Complex – Buildings 600, 601 and 603

FMERA issued two Requests for Proposals (RFP) for a Sublease of Building 601 and Building 603, respectively, in the McAfee Center Complex of the Oceanport Reuse Area. The RFPs called for entities interested in the buildings specifically for research and development activities related to a scientific, engineering and/or information technology related use. FMERA received no responses to the RFP, which were due on January 8, 2016. FMERA subsequently issued an RFP for a Sublease of Building 600, the McAfee Center, also located in the Oceanport Reuse Area. The RFP allows for the option of leasing one floor, two floors or the entire building, and offers must include a plan to use the property for scientific, engineering and/or information technology-related uses. Proposals are due by February 5, 2016.

### 3. Update on RFOTPs

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

#### Officer Housing

FMERA staff issued an RFOTP for the Officer Housing in the Historic District of the former Fort in January 2013, and two proposals were received. The Officer Housing is intended for residential reuse consistent with the Reuse Plan. At the April 2014 meeting of the Authority, the Board approved the recommendation to enter into exclusive negotiations with RPM Development Group in accordance with the Authority's Sales Rules. The Authority approved extensions to the exclusive negotiations period through April 2015. The property is located outside of the Fort's Phase One project area, so FMERA's ability to sell the property is contingent on execution of a Phase 2 EDC Agreement with the Army. At the May 2014 meeting of the Authority, the Board approved FMERA staff entering into a Lease with the Army and a Sublease with RPM for the property, enabling RPM to undertake due diligence and pursue financing and project approvals in advance of FMERA's execution of the Phase 2 EDC Agreement. The Officer Housing project has received preliminary and final major site plan and subdivision approval from the Oceanport Planning Board. The Board approved a Purchase and Sale Agreement and Redevelopment Agreement (PSARA) with RPM at the June 2015 meeting, and the PSARA was executed on July 29<sup>th</sup>.

#### Marina

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

approved entering into exclusive negotiations with the one compliant proposer, AP Development Partners, LLC (APDP). FMERA staff released a Request for Proposals (RFP) for a Marina Operator in the interim, and received one proposal from APDP. The operator opened the marina for boat traffic in June 2014. The operator has met with the NJDEP's Bureau of Coastal Land Use and Compliance to address a notice of 3 violations. Two of the violations are not related to any action or construction by the operator and the operator believes the Army and NJ DEP will reach a resolution. The remaining violation required the operator to submit a CAFRA Permit Application for construction along the existing open deck, which has received NJ DEP approval. The boat house restaurant opened on July 29th. Contract negotiations continue and FMERA hopes to bring a recommendation to the Board in the coming months.

#### Russel Hall

Russel Hall is a 42,300 sf, four-story administration building located on Sanger Avenue in the Oceanport Reuse Area of the Fort. The property is located outside of the Fort's Phase One project area, so FMERA's ability to sell the property will be contingent on execution of a Phase 2 EDC Agreement with the Army. FMERA staff issued an initial RFOTP for Russel Hall in September 2013, with proposals due in November 2013. At the January 2014 meeting of the Authority, the Board approved the recommendation to enter into exclusive negotiations with the sole proposer, Kiely Realty Group, LLC, in accordance with the Authority's Sales Rules; the Board subsequently approved extending the exclusive negotiations term a total of 75 days. At the May 2014 meeting of the Authority, the Board approved a Lease with the Army and Sublease with Kiely, although the Sublease was never finalized or executed. FMERA and Kiely disagreed over the reactivation of the former heliport, and the Authority voted to end negotiations with Kiely, terminate the RFOTP and issue a new RFOTP at the December 2014 Board meeting. On February 13, 2015 FMERA issued an RFOTP for Russel Hall that includes a 4.6 acre parcel of land and excludes the former heliport. Proposals were due on April 13, 2015 and FMERA received 3 proposals. An evaluation committee scored the proposals and negotiations with the leading bidder have led to a PSARA for the property. The Board approved the PSARA with TetherView Property Management, LLC (TetherView) on October 21, 2015. TetherView will renovate Russel Hall to serve as the new home of TetherView, Inc., a private cloud computing services company. The Army has revised its Lease with FMERA to allow for the use and occupancy of the building until conveyance of the property. FMERA executed a sublease with TetherView on December 18, 2015, and the company has renovated and occupied the third floor of the building.

#### Fitness Center

On March 14, 2014 an RFOTP was issued for the Fitness Center in the Oceanport Reuse Area of the Fort. The property consists of 7.75 acres of land and three buildings, as well as all of the fitness equipment located within Building 114. FMERA set \$1,950,000 as the minimum bid amount for the property. Proposals were due May 28, 2014, and one proposal was received. The property is located outside of the Fort's Phase One project area, so FMERA's ability to sell the property is contingent on execution of a Phase 2 EDC Agreement with the Army. At the May 2015 Board meeting, the Board approved entering into a Lease with the Army and a Sublease with FM Partners, LLC for the property, so the potential purchasers can begin site work and renovations in advance of a 2015 closing with the Army. The Board approved a Purchase and Sale Agreement and Redevelopment Agreement (PSARA) with FM Partners at the June 2015 meeting. The PSARA was executed on August 11th.

### Main Post Chapel

In March 2014 an RFOTP was issued for the Main Post Chapel in the Oceanport Reuse Area of the Fort. The property encompasses 5 acres of land and a 16,372 square foot structure, consisting of a 600-seat chapel, an administrative wing, a classroom wing, and a kitchen. The property is located outside of the Fort's Phase One project area, so FMERA's ability to sell the property is contingent on execution of a Phase 2 EDC Agreement with the Army. The Chapel is intended to be reused as a house of worship, per the Authority's Reuse Plan. The Property is in the Oceanport Horseneck Center and the Historic District, although the structure is not considered historic. Proposals were due on May 9, 2014, and two proposals were received. The compliant proposer decided to retract its proposal. As there were no compliant proposals, FMERA proceeded to issue a second RFOTP on February 20, 2015 in accordance with the Authority's Sales Rules. Proposals were due on June 26, 2015, and one proposal was received. The sole proposer has chosen to withdraw their proposal. FMERA staff plans to issue a new RFOTP in the coming weeks.

### Dance Hall

On March 13, 2015, FMERA issued an RFOTP for Building 552, the former recreation center in Oceanport referred to as the Dance Hall. Located on an approximately 4.2 acre parcel, the 16,420 gsf former recreation center was constructed circa-1941, and is adjacent to the Fort's Historic District. The property is located outside of the Fort's Phase One project area, so FMERA's ability to sell the property is contingent on execution of a Phase 2 EDC Agreement with the Army. Although the Reuse Plan contemplates demolition of Building 552, the unique design features of the building and its central location near the planned tech center at the McAfee building, the renovated Officer Housing and Fitness Center, and the Main Post Chapel, lead FMERA staff to believe that the property has great potential for reuse as a restaurant, café, coffee house, microbrewery, gallery and/or performance space, serving small entertainment and recreation uses as it once did when the Fort was in operation. Green space could be maintained in the adjacent park space, which includes two memorials. Although permitted uses include office/research, institutional/civic or open space/recreation, FMERA will review offers that propose alternative uses. Proposals were due on June 26, 2015 and two proposals were received. An evaluation committee reviewed the proposals and negotiations have begun with the leading proposer. Staff plans to present a recommendation at an upcoming meeting of the Board.

### Nurses' Quarters

On March 13, 2015, FMERA issued an RFOTP for the Nurses' Quarters in Oceanport, Buildings 1077 and 1078, located on an approximately 3.75 acre parcel along Main Street and Stephenson Avenue. Built in 1962, the buildings contain 24 one- and two-bedroom units that were formerly used as apartments for Army nurses. The property is located outside of the Fort's Phase One project area, so FMERA's ability to sell the property is contingent on execution of a Phase 2 EDC Agreement with the Army. The Reuse Plan contemplates the reuse of the buildings as mixed-income apartments, but FMERA will review offers that propose alternate uses. Proposals were due on June 26, 2015 and five proposals were received. An evaluation committee reviewed the proposals and discussions have begun with the leading proposer.

### Commissary

The Commissary, Building 1007, is an approximately 53,700 square foot commercial building located in the Oceanport Reuse Area. The property was constructed in 1998 and was used as a grocery store by the Army. The Reuse Plan contemplates the renovation and reuse of the building as a retail and/or community center. Given its location and size, the redevelopment of

the building for a retail center is unlikely. FMERA staff received interest in the building for office and research and development use. On July 17, 2015, FMERA issued an RFOTP for the Commissary on a +/- 6 acre parcel, which includes parking. The property is located outside of the Fort's Phase One project area, so FMERA's ability to sell the property is contingent on execution of a Phase 2 EDC Agreement with the Army. Proposals were due on August 17 and one proposal was received. An evaluation committee reviewed the proposal and discussions with the proposer led to a negotiated Purchase and Sale Agreement & Redevelopment Agreement (PSARA), which was approved by the Board at its November 2015 meeting. FMERA was informed that the proposed buyer, Wayside Technology, has decided not to move forward with the purchase. FMERA will issue a new RFOTP for the building in the coming months.

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

#### Howard Commons

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

#### Parcel B

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



### Suneagles Golf Course

On October 8, 2015, FMERA issued an RFOTP for the Suneagles Golf Course, an A.W. Tillinghast design golf course, and associated facilities in the Eatontown Reuse Area. The 171 acre parcel of land includes Gibbs Hall (Building 2000), Joe's Sports Bar/19<sup>th</sup> hole (Building 2018), a maintenance facility (Buildings 2070/2071) and the Megill Housing area (Buildings 2022-2042). Gibbs Hall, listed as a historic resource on the National Register, is a 37,125 square foot club house/catering facility that can accommodate over 650 guests. The property also contains an in-ground swimming pool, tennis courts and a pro-shop. The Reuse Plan contemplates continued use of the property as a golf course with a new 150 room hotel/conference center to be developed in the Megill Housing area; permitted land uses for the parcel are hospitality and open space/recreation. The golf course property will have a deed restriction requiring maintenance of the golf course use for a minimum of 20 years following title transfer, and proposals carrying this restriction beyond 20 years will receive special consideration in the evaluation process. FMERA has set \$6,287,500 as the minimum bid. Proposals are due on February 5, 2016 and a pre-proposal conference was held on October 30, 2015.

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

### Fabrication Shops (Pinebrook Road Commerce Center at Fort Monmouth)

At the June 2013 meeting of the Authority, the Board approved making the Pinebrook Road Commerce Center (buildings 2501 – 2504, 2506 and 2507, totaling approximately 44,000 sf) available through the offer to purchase process. The five fabrication shops consist of flex (industrial/office) space in varying configurations. There is also a building (building 2501) on site that is well-suited for use as office space. The Parcel is located off of Pinebrook Road in the Tinton Falls Reuse Area of Fort Monmouth. An RFOTP for the parcel was issued in September 2013, and three proposals were received. At the May 2014 meeting of the Authority, the Board approved the recommendation to enter into exclusive negotiations with the highest ranked proposer, Pinebrook Commerce Center, LLC (PCC), in accordance with the Authority's Sales Rules. The Board approved extensions of the exclusive negotiations period with PCC through April 2015, due to delays in negotiating an acceptable access plan for this section of the Charles Wood Area. At the April 15<sup>th</sup> meeting of the Authority, the Board approved a PSARA with PCC for the former fabrication shops. The PSARA was executed on August 10th.

### Parcels C and C1

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

2015. At the September 16, 2015 meeting, the Board approved a PSARA with Lennar, which was executed on December 1, 2015.

#### Parcels V-1 and F-2

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

#### Pistol Range

In November 2013 an RFOTP was issued for the Pistol Range. The Pistol Range is a one-story 11,110 sf building, equipped with 10 indoor firing lanes, in the Tinton Falls Reuse Area of the former Fort. The range was constructed in 2006. The facility sits on a 1-acre parcel, which represents the minimum lot size needed to accommodate required parking and building setbacks. The RFOTP allowed respondents the option to provide alternate proposals that included the purchase of additional adjacent land and/or buildings and the use of the property for non-governmental purposes. Proposals were due in February 2014 and five were received. At the May 2014 meeting of the Authority, the Board approved the recommendation to enter into exclusive negotiations with Kiely Realty Group, LLC, (Kiely) the highest ranked proposer, in accordance with the Authority's Sales Rules. Negotiations with Kiely led to a PSARA, which was approved at the November 2015 Board meeting.

#### Satellite Road Parcel 1

On August 14, 2014, an RFOTP was issued for a 1.5 acre parcel in the Tinton Falls area of the former Fort, bordering Satellite Road and Fire Line Drive. The property is in the Tinton Falls Tech/Office Campus and permitted uses include office/research, institutional/civic and open space/recreation. Proposals were due on October 17, 2014 and two were received. Kiely Realty Group, LLC, (Kiely) was the highest ranked proposer for the parcel; the company proposed to use the site in conjunction with the redevelopment of the adjacent parcel, the former Pistol Range. As Kiely was also the Board approved developer of the Pistol Range site, FMERA and Kiely negotiated a joint PSARA, which was approved by the Board at its November 2015 meeting.

#### Charles Wood Firehouse

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

proposers have since withdrawn their proposals. Staff, with input from the contracted broker Cushman & Wakefield, revised the acreage of the parcel and received Board approval in November 2015 to issue a new RFOTP that includes this expanded acreage. The new RFOTP, which encompasses approximately 4 acres, will be issued in the coming weeks.

#### Parcel F-1

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

#### Parcel F-3

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

#### Building 2525

On February 13, 2015, FMERA issued an RFOTP for Building 2525, on a 13.5 acre parcel in the Tinton Falls Reuse Area. Building 2525, an 86,400± square foot office building, was constructed in 1942 and renovated in 1999, and was formerly used as administrative space by the Army. In addition to office/administrative/technology uses, FMERA indicated that it would accept proposals for other uses, excluding residential uses. Proposals were due on March 30, 2015 and one proposal was received from RADAR Properties, LLC (RADAR). An evaluation team reviewed the proposal and negotiations successfully led to a PSARA with the developer, which was approved by the Board at the September 16, 2015 meeting. RADAR will lease approximately 30,000 square feet of the building to Aaski Technology, Inc., (Aaski), a defense contractor and communications engineering firm currently located in Eatontown and Ocean Township, N.J., as well as Aberdeen, Maryland. Aaski will consolidate its New Jersey operations at Fort Monmouth rather than relocating to Maryland, thereby retaining 105 jobs in the state and creating an additional 25 new jobs by 2018. The PSARA was executed on October 16, 2015.

#### Child Development Center

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

May 27, 2015, and three proposals were received. An evaluation committee was formed and scored the proposals. At the October 21, 2015 meeting, the Board approved a PSARA with Trinity Hall, Inc. for the CDC. Trinity Hall will relocate its students and staff to the building upon completion of renovations in 2016. This will bring 22 jobs to the Fort, with the creation of 100 new jobs within 4 years of closing. The PSARA was executed on November 19, 2015.

4. Marketing Update



FMERA and Cushman & Wakefield (Cushman), the Authority's Master Broker, are preparing to issue a new round of Requests for Offers to Purchase in 2016. FMERA and Cushman conduct several tours per week, and will be posting new flyers and information on available sites on FMERA's website in the coming weeks.

Cushman will begin a marketing campaign targeting dozens of regional centers in New Jersey approved for participation in the EB-5 Immigrant Investor Program in the coming weeks. This group works with international companies looking for high-value investment opportunities in the United States. FMERA has already received strong interest from international groups exploring opportunities at Fort Monmouth.

Please refer to our website, [www.fortmonmouthnj.com](http://www.fortmonmouthnj.com), for more information and to sign up for our monthly digital newsletters.

5. Action Items for Next Month.

- Continued work with the N.J. Department of Environmental Protection to identify and resolve environmental issues of concern
- Continued meetings and tours with interested prospective employers and investors
- Continued outreach to our stakeholders in the 3 host municipalities, the County and others
- Continued collaboration with the NJEDA Trenton Office on marketing and business development opportunities

  
Approved By: Bruce Steadman 

Prepared by: Candice Valente

**ADOPTED**  
**January 20, 2016**

Resolution Regarding  
**Approval of Fourth Plan Amendment Permitting Alternative and Additional Development  
Scenarios in Oceanport**

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

**WHEREAS**, pursuant to the FMERA Act and 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 proposed amendment #4, prepared by the Authority's contracted professional planner Phillips Preiss Grygiel, encompasses two Fort Monmouth properties in the Oceanport Reuse Area; and

**WHEREAS**, in accordance with the FMERA Act and the Land Use Rules, the Board approved transmitting the proposed Reuse Plan amendment #4 to the host municipalities at its October 21, 2015 meeting; and

**WHEREAS**, the 45-day comment period commenced on November 16, 2015; and

**WHEREAS**, the comment period expired on December 28, 2015 and responses were received from Tinton Falls, Eatontown and Oceanport; and

**WHEREAS**, FMERA staff reviewed the responses and provided an analysis of the responses and recommendations to the Real Estate Committee; and

**WHEREAS**, the Real Estate Committee reviewed the Reuse Plan amendment #4 and the responses from the three host municipalities, as well as the analysis from FMERA staff, and recommends adoption of amendment #4.

**THEREFORE, BE IT RESOLVED THAT:**

1. The Authority adopts the responses and the reasons for the responses, contained in the attached memorandum, to the comments from the Boroughs of Tinton Falls, Eatontown and Oceanport.

2. As expressed in the attached memorandum, the Authority approves Amendment #4 to the Fort Monmouth Reuse and Redevelopment Plan that would permit alternative and additional development scenarios in the Oceanport Reuse Area.

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: January 20, 2016

**EXHIBIT 1**

**MEMORANDUM**

**TO:** Members of the Board

**FROM:** Bruce Steadman  
Executive Director

**RE:** Recommendation to Approve Proposed Plan Amendment #4 Permitting  
Alternative and Additional Development Scenarios in Oceanport

**DATE:** January 20, 2016

Request

I am requesting that the Members of the Board approve the proposed Amendment #4 to the Fort Monmouth Reuse and Redevelopment Plan (Reuse Plan) that would permit an alternative and additional development scenarios in Oceanport.

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. 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 Oceanport Reuse Area for approximately 1.75 million square feet of non-residential uses and 720 residential uses. The Reuse Plan included development of a high-tech/green industry cluster, education/medical

campus, a neighborhood center, a boutique hotel and spa, and expansive green space including the historic Parade Ground. The Oceanport Reuse Area also included the institutional/civic reuse of Russel Hall by FEMA.

In December of 2012, the FMERA Board approved Plan Amendment #2, which allowed for an alternative development scenario concept for approximately 16 acres in Oceanport for the Patterson Army Health Clinic (Clinic) parcel. This amendment allowed for the option to reuse the Clinic and allowed a medical clinic and offices at the Clinic. The completion of the renovation and sale of this parcel to AcuteCare Health Systems has quickly encouraged continued development in Oceanport.

*The Proposed Reuse Plan Amendment*

The attached proposed Amendment #4 prepared by the Authority's planning consultant, Phillips Preiss Grygiel, LLC (PPG) encompasses two Fort Monmouth properties in the Oceanport Reuse Area. With the exception of the removal of the former helipad on the Parade Grounds, the proposed amendment does not delete any provisions of the Reuse Plan or Land Use Rules but rather would supplement the Plan by proposing additional uses at the Russel Hall Parcel and an alternative land use at the Dance Hall Parcel. Staff recommends these changes as the highest and best use for each site based on the results of the respective Requests for Offers to Purchase (RFOTPs).

1. Russel Hall Parcel: The former Garrison Headquarters will be allowed for office/research uses, but excluding warehouse uses, in addition to the currently permitted institutional/civic use. Ancillary retail uses intended to serve the primary office/research uses will be allowed. Dedicated on-street parking on Sanger Avenue will be additionally allowed. The former helipad on the Parade Grounds will be deactivated.
2. Dance Hall Parcel: The alternative development scenario for the former recreation center (Building 552, or the Dance Hall) will allow for reuse for commercial/retail uses, which the amendment clarifies to include craft production; outdoor dining accessory uses would also be allowed. The alternative maintains some or all of Van Kirk Park as publicly accessible open space, including the construction of permitted accessory structures such as an outdoor performance stage. The alternative also maintains the existing roadway configuration of Brewer Avenue and parking areas totaling approximately 29,000 square feet, while Telegraph Avenue could be eliminated or privatized by the owner of the Dance Hall 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 does not include any changes to residential uses and so would not change the total number of residential units planned in Oceanport.
2. This Amendment affects only the Oceanport Reuse Area. As to those portions of the Oceanport 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 parcels that are 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 negotiations related to the Phase 2 Economic Development Conveyance (EDC) agreement with the Army by aligning the planned uses with actual market-driven responses to RFOTPs.
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.

The proposed changes included in the Amendment currently demonstrate an overall reduction in the open space preserved or protected in the Oceanport Reuse Area, although the planned retention of some or all of Van Kirk Park would largely offset the reduction. Staff is working on strategies to accommodate additional open space within Oceanport, in accordance with the Board approved guidance in the Suggested Implementation of Open Space Inventory for Redevelopment of Fort Monmouth.

In accordance with the Act and the Land Use Rules, on October 21, 2015, the FMERA Board approved the transmittal of proposed Amendment #4 to the governing body of each municipality for a 45-day comment period. The municipalities received Amendment #4 on October 22, 2015, although the 45-day comment period began on November 16, 2015, upon expiration of the Governor's 10-day veto period; the comment period ended on December 28, 2015. The correspondence received from Eatontown, Tinton Falls and Oceanport is attached.

The letter from Eatontown's Borough Administrator states that the Eatontown Borough Council passed a resolution recommending approval of Amendment #4 and that no comment or feedback was received from the Planning Board. The letter from the Tinton Falls Council President states that the Borough Council reviewed the amendment and has no comment.

Oceanport's comment stated that Amendment #4 was reviewed by the Borough Planner, Borough Engineer, Environmental Commission, Police Department, First Aid, Fire Department and Office of Emergency Management. The Oceanport Planning Board discussed the proposed amendment at a Regular Meeting and supported the proposed amendment. The Oceanport Borough Council passed a resolution including the Planning Board's comments and support of the proposed amendment. Per the request of the Borough, the Borough's contracted planning firm provided a review of Amendment #4. The review noted that the amendment is consistent with the objectives and principles of the Reuse Plan, the Borough's Master Plan, and other municipal planning objectives. The review also noted that the amendment does not list any additional open space created to mitigate the net loss in open space in Oceanport. The Planning Board also included a letter from the Borough Engineer which recommended the Planning Board support Amendment #4, with consideration to the following comments: (1) any outdoor music or performances comply with the Borough's Noise Ordinance and (2) outdoor dining shall provide a means to separate it from the public areas. Oceanport included a letter from the Oceanport Environmental Commission, which raised concerns on three issues. The Commission



recommends that (1) outdoor entertainment should not be an allowed use, (2) the amendment should expand on environmental issues and specifically identify and describe exempt contamination, and (3) the amendment should provide more detail on the proposed locations of bicycle paths, waterfront paths and other areas of public access.

Per FMERA's Land Use Rules, Authority staff must review reports from each municipality and provide a preliminary analysis of reasons for accepting or not accepting recommendations received from host municipalities. Staff has considered the concerns and recommendations made, and would note that future occupants of properties in the Oceanport Reuse Area of the former Fort are required to comply with the Borough's Noise Ordinance. In addition, FMERA's Land Use Rules provide specific screening requirements for outdoor retail areas. In response to the comments from Oceanport's Environmental Commission, staff believes the amendment options would support the highest and best uses of the parcels in Oceanport, as well as support ongoing redevelopment of the former Fort. Staff believes the recommendation to identify and describe exempt contamination is beyond the scope of the amendment. The proposed locations of bicycle paths, waterfront paths and other areas of public access are included in the Reuse Plan, and staff will pursue strategies to accommodate additional open space in Oceanport in accordance with the Board approved guidance in the Suggested Implementation of Open Space Inventory for Redevelopment of Fort Monmouth.

After reviewing the comments from the host municipalities, the Real Estate Committee recommends Board approval of Amendment #4.

Recommendation

In summary, I am requesting that the Board approve the proposed Amendment #4 to the Reuse Plan that would permit alternative and additional development scenarios in Oceanport.

  
\_\_\_\_\_  
Bruce Steadman 

Attachments: Proposed Reuse Plan Amendment #4  
Reports from Host Municipalities  
Prepared by: Candice Valente

**DRAFT**

**Proposed Amendment #4 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

October 2015

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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.

DRAFT

## 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 for the following on the former Fort Monmouth property in the Borough of Oceanport, New Jersey:

### ***Russel Hall Parcel***

- Office/Research uses in Building 286 (“Russel Hall”), but excluding warehouse uses, in addition to the currently permitted Institutional/Civic (governmental) use.
- Ancillary retail uses in Russel Hall intended to serve the primary office/research uses.
- Additional dedicated on-street parking on Sanger Avenue.
- Deactivation of the former helipad on the Parade Grounds.

### ***Dance Hall Parcel***

- The alternative development option for Building 552 (“Dance Hall”) to be reused for commercial/retail uses<sup>1</sup> including outdoor dining accessory uses.
- The alternative development option for the maintenance of publicly accessible open space on Van Kirk Park including permitted accessory structures in open space/active recreation areas such as an outdoor performance stage.
- The alternative development option for the maintenance of a 7,000 square foot parking area adjacent to Building 552 and a 22,000 square foot parking area across Brewer Avenue to the west of Building 552 which has the potential for a shared parking scenario.
- The alternative development option for the maintenance of the existing roadway configurations of Brewer Avenue and possibly Telegraph Avenues. However, Telegraph Avenue could be eliminated or privatized by the owner of the Dance Hall parcel.

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<sup>1</sup> Commercial/Retail uses throughout the former Fort Monmouth should include “Craft Production” which is defined as follows: A commercial use that involves the production of arts, crafts, foods, beverages or other product with on-site production and assembly of goods primarily involving the use of hand tools and/or small-scale equipment. Craft production establishments are compatible and are often co-located with retail sales and service uses. This use category includes but is not limited to coffee roasting and alcoholic beverage production. Establishments engaged in the craft production of alcoholic beverages including craft wineries, craft breweries, and craft distilleries shall be limited to no more than 10,000 gallons of product per year for brewpubs; 20,000 gallons for craft distilleries; and 300,000 gallons for microbreweries..

With the exception of the removal of the former helipad on the Parade Grounds, this amendment does not purport to delete any provisions of the Reuse Plan but rather would supplement the Plan by proposing additional uses at the Russel Hall Parcel and an alternative land use at the Dance Hall 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. Thus, other than the provisions relevant to the former helipad, this amendment is incorporated into the Land Use Rules for the Reuse Area in a manner similar to an “overlay zone,” whereby an additional set of requirements are superimposed on the area allowing for either additional or alternative land use scenarios to be realized. With regard to the alternative land use scenario, the overlay zoning provides additional opportunities for development which do not apply unless the land is developed in accordance with the purposes for which the overlay zoning is adopted.

The Fort Monmouth properties in Oceanport (“the Reuse Area”) total approximately 419 acres and are bounded generally by New Jersey Transit’s North Jersey Coast Line, Main Street and Oceanport Creek to the south, Parkers Creek to the north, and the former Fort properties in Eatontown to the west. The *Reuse Plan* envisions redevelopment of this area for approximately 1.75 million square feet of non-residential space and 720 residential units. Such development would include: a high-tech/green industry cluster, education/medical campus, a neighborhood center, a boutique hotel and spa, and expansive green space including the historic Parade Ground.

This is the second amendment to the Reuse Plan for the Oceanport Reuse Area. As this amendment does not encompass or affect any area with residential uses, the total number of residential units in the Oceanport Reuse Area would remain at 720. The previous amendment, Amendment #2, provided the option for the reuse of the Patterson Army Health Clinic (the “Patterson Clinic” and the “Clinic”) and allowed a medical clinic and offices at the Clinic. The Reuse Plan planned for the demolition of the clinic building and the construction of mixed-income apartments, small lot detached housing, and townhouses totaling 85 units on the Clinic Parcel. The reuse of the Clinic provided the option for the redistribution of these units to remain within the Education/Mixed-Use Neighborhood development district in areas abutting and surrounding the Clinic Parcel to the north and northwest, maintaining the Reuse Plan’s vision of residential uses in the area of and benefitting from a medical campus. Please see *Figure 1: Location of Amendment #4 in the Oceanport Reuse Area* which shows the location of this amendment in the context of the larger Oceanport Reuse Area. Please also see *Figure 2: Detailed View of Amendment #4 in the Oceanport Reuse Area* which focuses on the Russel Hall and Dance Hall parcels.

This amendment is consistent with the planning objectives and principles articulated in the Reuse Plan and is necessary to fulfill the Authority’s main objectives—specifically job creation, economic development and the provision of housing. The real estate market has taken a turn for the worse since the Reuse Plan was prepared and this downturn

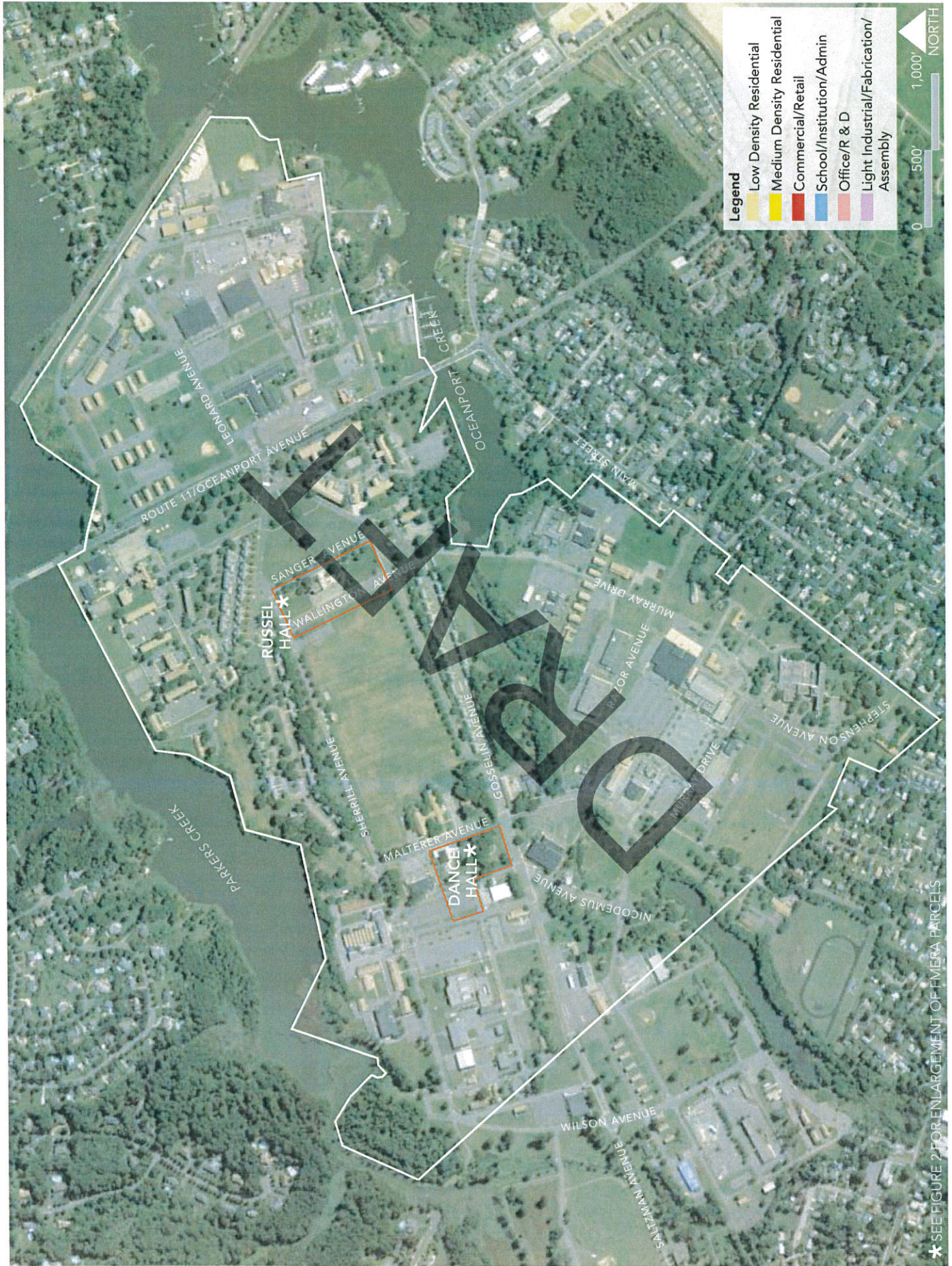
has been compounded by the actual closure of Fort Monmouth, which has resulted in the loss of 5,000 jobs on the base and 15,000 supporting jobs in the region. The impacts associated with the base closure relative to the local property tax base and local and regional employment will continue to be felt so long as the former Fort properties remain fallow and unproductive.

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 Oceanport 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 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 *Fort Monmouth Reuse and Redevelopment Plan*, as well as to FMERA's own directive, and to relevant State, County and municipal planning objectives.

DRAFT





\* SEE FIGURE 2 FOR ENLARGEMENT OF EMERA PARCELS

4 FIGURE 1 | Location of AMENDMENT #4 in the Oceanport Reuse Area



FIGURE 2 | Detailed View of AMENDMENT #4 in the Oceanport Reuse Area.

## II. Scope of *Reuse Plan* Amendment

This amendment to the Reuse Plan affects two parcels in the Oceanport Reuse Area. The Oceanport Reuse Area is bounded generally by New Jersey Transit's North Jersey Coast Line, Main Street and Oceanport Creek to the south, Parkers Creek to the north, and the former fort properties in Eatontown to the west. The *Reuse Plan* envisions redevelopment of the Oceanport Reuse Area for approximately 1.75 million square feet of non-residential space and 720 residential units. Such development would include: a high-tech/green industry cluster, education/medical campus, a neighborhood center, a boutique hotel and spa, and expansive green space including the historic Parade Ground.

This amendment maintains the development concepts and plans articulated in the Reuse Plan. The details of this amendment are provided below.

### ***Russel Hall Parcel***

#### *Reuse Plan*

The Russel Hall Parcel is a ±4.6 acre parcel of land in the eastern section of the Parade Ground in the Oceanport Reuse Area. The parcel fronts on Sanger Avenue, and is bordered by Wallington Avenue to the west, Saltzman Avenue to the south and Sherrill Avenue to the north. A former heliport is located in the Parade Ground just to the west of the Russel Hall Parcel. Wallington Avenue separates the parcel from the Parade Ground. Cowan Park is located to the east of the Property across Sanger Avenue.

There is currently one building on the parcel: Building 286 ("Russel Hall") which served as Fort Monmouth's Garrison Headquarters. Building 286 was constructed in 1936 and is a 42,300 gross square feet four-story office and administrative building. Building 286 is listed on the National Register of Historic Places as an individual listing, and also as a component of the Fort Monmouth Historic District. The Fort Monmouth Historic District was so designated by the Army and the New Jersey State Historic Preservation Office. The parcel contains 141 surface parking spaces located behind the building and along Wallington Avenue.

Under the Reuse Plan, FMERA would convey Russel Hall to the Federal Emergency Management Agency (FEMA) for reuse as FEMA headquarters because FEMA originally planned on acquiring the building and the surrounding land through a Federal-to-Federal Transfer from the Army. The existing surface parking area and heliport would be included in the conveyance. However, FEMA subsequently withdrew its request for the building. The Reuse Plan classifies the reused building and parcel as an "institutional/civic use."

#### *Amendment #4*

This amendment to the Reuse Plan is intended to allow for Building 286 to be re-used for Office/Research use (but excluding warehouse use) in addition to the currently permitted Institutional/Civic (governmental) use. Ancillary retail use intended to serve the primary office use would also be permitted. As in the Reuse Plan, Russel Hall's off-street parking requirements can be accommodated in the surface lot located behind the building, as well as on Wallington Avenue. This amendment also permits additional dedicated on-street parking on Sanger Avenue. This amendment contemplates that the former helipad on the Parade Grounds will not be reactivated under any development scenario.

#### ***Dance Hall Parcel***

##### *Reuse Plan*

The Dance Hall Parcel is an approximately 4.2 acre parcel of land containing one major building, a ±16,420 gross square feet former recreation center known as the Dance Hall (Building 552). Building 552 fronts on Malterer Avenue to the east, Brewer Avenue to the north and west, and Telegraph Avenue to the south. It was constructed in 1941 and was used as a general purpose recreation center and is located just west of the Fort Monmouth Historic District. There is an associated ±7,000 square foot parking area adjacent to Building 552, as well as a ±22,000 square foot parking area to the west which is separated from Building 552 and its associated parking by Brewer Avenue. The parcel includes Van Kirk Park, an approximately 1.75 acre park to the south of Building 552 containing the Van Kirk and Purple Heart memorials.

The Reuse Plan contemplates demolition of Building 552 and its associated parking area and the creation of a linear central park which would also cover the parking area across Brewer Avenue. The Reuse Plan envisions the replacement of Van Kirk Park by a new tech building. The Reuse Plan further contemplates the realignment of Brewer Avenue and Telegraph Avenue to flank the proposed linear central park.

#### *Amendment #4*

This amendment to the Reuse Plan permits an alternative development scenario whereby Building 552 would be reused for commercial/retail uses including outdoor dining on the portion of the parcel east of Brewer Avenue as an accessory use. As part of this development scenario, this amendment also provides for the maintenance of some or all of the publicly accessible open space as part of Van Kirk Park including the construction of permitted accessory structures in open space/active recreation areas such as an outdoor performance stage. In addition, this amend-

ment permits the maintenance of the two existing parking areas, and recognizes there is the potential for a shared parking scenario on the larger parking lot across Brewer Avenue. This amendment also permits the maintenance of the existing alignment of Brewer Avenue and possibly of Telegraph Avenue. However, Telegraph Avenue could be eliminated or privatized by the owner of the Dance Hall parcel.

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### 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*

As compared to the Reuse Plan, this amendment would permit an additional  $\pm 42,300$  square feet of office/ research space (excluding warehouse use) with ancillary retail use; and an additional  $\pm 16,420$  square feet of retail/commercial use. This amendment would permit a decrease in  $\pm 42,300$  square feet of institutional/civic space than was contemplated for these parcels in the Reuse Plan.

- Russel Hall Parcel: This amendment allows for the reuse of the  $\pm 42,300$  square foot Russel Hall for office/research use (excluding warehouse use) rather than for FEMA's headquarters. As such, it would represent a corresponding decrease of  $\pm 42,300$  square feet of institutional/civic use. No expansion of the Russel Hall building is contemplated. This amendment also permits ancillary retail use within Russel Hall intended to serve the primary office/research use.
- The Dance Hall Parcel: This amendment allows for the reuse of the  $\pm 16,420$  square foot Dance Hall which the Reuse Plan anticipated would be demolished. The Dance Hall would be used for commercial/retail uses and include outdoor dining as an accessory use. The amendment also contemplates maintaining some or all of Van Kirk Park as a park rather than for development of an office/research building as part of a green industry cluster in the Oceanport Reuse Area.

##### *Total Residential Development Yield*

This amendment permits 720 residential dwelling units, which is the same number of residential units as was contemplated in the Reuse Plan and Amendment #2 for the Oceanport Reuse Area.

##### *Compatibility with Surrounding Land Uses*

The uses contemplated in this amendment are compatible with the surrounding land uses anticipated in the Reuse Plan and Amendment #2.

- Russel Hall: The buildings surrounding Russel Hall are currently in the process of being re-tenanted in accordance with the Reuse Plan; specifically the Officers' housing in the Fort Monmouth Historic District which frames the Parade Ground. Russel Hall was contemplated for reuse as offices in the Reuse Plan together with its associated heliport. Such use was considered institutional/civic because the anticipated tenant was FEMA. Private office/research use (excluding warehouse use) for the Russel Hall building would remain compatible with the surrounding land uses anticipated in the Reuse Plan. Meanwhile, proposed ancillary retail uses contemplated would primarily serve the tenants of the office/research building. The Reuse Plan anticipated the continued use of the heliport. This amendment anticipates the deactivation of the heliport for public use. The absence of helicopter flights in this area would be more sensitive to adjacent residential uses.
- The Dance Hall: The Dance Hall is centrally located in the Oceanport Reuse Area. It is surrounded by a future high-tech research park anchored by the McAfee Center and Squier Hall (and their support buildings); by the Historic District's Commissioned and Non-Commissioned Officer Housing; and by the Chapel and the Fitness Center. As such, the proposed retail/commercial uses and accessory outdoor dining within the Dance Hall would cater to various future uses and serve as the hub of this vibrant, mixed-use community. The maintenance of Van Kirk Park as publicly accessible open space would be compatible with the Parade Ground to its east.

### *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.

- Russel Hall: Similar to the Reuse Plan this amendment envisions maintaining the existing roadway configuration around Russel Hall including Sherrill, Saltzman and Sanger Avenues. However, this amendment permits on-street parking spaces on Sanger Avenue dedicated for use by the future tenants of Russel Hall. This would help accommodate the parking needs of future tenants of Russel Hall without encroaching into lawn areas to the north and south of the building. Additionally, this amendment would not adversely impact any of the "Transportation Circulation Improvement Goals" established in the Reuse Plan.
- The Dance Hall: The Reuse Plan proposes the realignment of Brewer Avenue and Telegraph Avenue to flank a proposed linear central park. This

amendment contemplates maintaining the existing configuration of Brewer Avenue and possibly Telegraph Avenue around the Dance Hall. However, Telegraph Avenue could be eliminated or privatized by the owner of the Dance Hall parcel. Due to the relatively minor nature of this modification, this amendment would not adversely impact any of the "Transportation Circulation Improvement Goals" established in the Reuse Plan.

#### *Open Space*

The reuse of Russell Hall would not impact any active recreation or open space contemplated in the Reuse Plan. However, in regard to the Dance Hall parcel, this amendment would permit the maintenance of some or all of the ±1.75 acre Van Kirk Park (which houses the Van Kirk and Purple Heart Memorials) currently located to the west of the Parade Ground. The maintenance of the park would be compatible with the Parade Ground and provide publicly accessible open space in close proximity to the reused Dance Hall. The reuse of the Dance Hall and its associated parking area, as well as the adjacent parking area across Brewer Avenue, would result in the elimination of a linear park planned for those areas in the Reuse Plan. The maintenance of Van Kirk Park, which was not anticipated in the Reuse Plan, would offset the loss of the open space acreage contemplated in the Reuse Plan for the Dance Hall parcel and parking area. Any net loss of open space acreage would be made up on other redevelopment parcels in the Reuse Area.

#### *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, preservation and reuse of Russel Hall and Dance Hall and the maintenance of the roadways which currently serve these buildings would further the plan's green building sustainability goal to "Maximize the adaptive reuse of existing buildings and infrastructure." (*Reuse Plan*, page 4-15)

#### *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*

Both the Reuse Plan and this amendment envisioned Russel Hall being reused for office/research use. The Plan anticipated that the main office tenant would be a gov-



ernmental user (FEMA), whereas this amendment permits private sector tenants. However, no expansion of the building is anticipated and the traffic impacts are expected to be similar to what was anticipated in the Reuse Plan. There may be a minimal increase in traffic generated by the additional square footage associated with the reuse of the Dance Hall. An increase in non-residential square footage over that which was contemplated in the Reuse Plan on some parcels may be offset by a decrease in total non-residential square footage on other parcels. A detailed traffic analysis would be prepared as part of any site plan review related to the reuse and/or development of the buildings and parcels included in this amendment. Any necessary traffic mitigation would be addressed at that time.

### *Environmental Issues*

The parcels permitted to be developed by this amendment are not environmentally constrained per Geographic Information System (GIS) layers provided by the New Jersey Department of Environmental Protection (NJDEP). Any environmentally constrained areas within said development parcels would be preserved and protected accordingly.

### *Historic Preservation*

Russel Hall is part of the Fort Monmouth Historic District and is listed on the State and National Registers of Historic Places. This amendment would allow office use in a historic building, thereby facilitating its reuse and preservation. Russel Hall is not anticipated to be expanded. The reuse of the Fitness Center and Dance Hall are not expected to have any adverse impacts on the Fort's historic resources.

### *Community Impacts and Affordable Housing*

As noted in the Reuse Plan, the host communities, including Oceanport, rely on taxation for the largest portion of their municipal revenues. The Fort's closure, and the resulting loss of Defense contractor jobs is expected to result in a larger share of the tax burden falling to residential property owners. The potential offered by this amendment to increase non-residential tax ratables would therefore lessen the burden on local residents.

Office/research and commercial/retail uses typically generate more positive fiscal impacts on a municipality, i.e., generate more tax revenues than incur municipal costs, than do other land uses, including residential development. Additional non-residential square footage can be expected to have a positive fiscal impact on the tax base of Oceanport. These uses would not generate any school children and the municipal costs associated per new employee, as indicated in the Reuse Plan, is almost 30 percent less than municipal costs associated per new resident in Oceanport.

Because no change in the total residential development yield is envisioned, there would be no direct impact on the construction of affordable housing as envisioned in the Reuse Plan.

### ***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 would provide for increased flexibility to aid FMERA in its efforts to attract suitable users who wish to relocate to Fort Monmouth and which have the potential to replace jobs lost when the Fort closed.
- *Be founded on market and economic analysis.* This amendment responds to the marketplace by permitting development scenarios designed to attract non-residential users to the Oceanport Reuse Area.
- *Leverage Fort assets (people, infrastructure, location).* The amendment affords FMERA with an opportunity to leverage existing assets within the Oceanport Reuse Area, i.e., Russel Hall and the Dance Hall, to attract new non-residential uses that generate much-needed local employment and tax ratables.
- *Be a green community model.* Preservation of Russel Hall and the Dance Hall and the maintenance of the roadways which currently serve them furthers the Plan's green building sustainability goal to "Maximize the adaptive reuse of existing buildings and infrastructure." (Reuse Plan, page 4-15)

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 the reuse of a number of buildings which have been in existence at their locations for many years in a manner that promotes these planning principles.

*Principle #2: Link centers & increase mobility with connected transit infrastructure serving the region and the Fort.* The amendment does not preclude the potential to create an extensive system of bikeways, pedestrian trails and sidewalks as envisioned in the Reuse Plan.

- Principle #3: Enhance auto mobility and redevelopment capacity with targeted roadway infrastructure improvements.* The Reuse Plan acknowledges that redevelopment of the Fort will require improvements to the roadway system. This proposed roadway improvements would enhance the uses at the locations contemplated in this amendment.
- Principle #4: Combine open space, habitat, and water resources to establish a continuous Blue – Green belt.* The amendment does not preclude the creation of an open space network consisting 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.* The amendment would not preclude the development of the bike path or trails envisioned as part of the Reuse Plan.
- Principle #6: Remove Fort boundaries & extend existing land uses to reconnect the Fort to the communities.* The amendment would not prevent the opening of any gates into the Fort, nor inhibit public access to the Fort's amenities.
- Principle #7: Leverage existing Fort Monmouth assets (People, Buildings, Technology, and Infrastructure).* The amendment affords FMERA with an opportunity to leverage existing assets of the Oceanport Reuse Area, i.e., Russel Hall and the Dance Hall, to attract new office users that generate much-needed local employment and tax ratables. The amendment would not involve the removal of any buildings identified in the *Reuse Plan* as being required for preservation.

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 con-*

*serve 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 promoting, developing, encouraging and maintaining employment and economic development, and it would advance the public welfare by furthering the adaptive reuse of existing facilities at the Fort.

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## 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 Oceanport 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 Oceanport Reuse Area, currently 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 Oceanport Reuse Area.

### ***Monmouth County Open Space Plan***

The Monmouth County Open Space Plan, adopted by the Monmouth County Planning Board in August 2006 as an element of the Monmouth County Growth Management Guide, specifically advocates the acquisition of a portion of the Fort Monmouth property as a new County park site. To fulfill this acquisition, Monmouth County filed a Notice of Interest for park and recreation lands within Fort Monmouth. The County subsequently filed an application to the National Park Service’s Federal Lands to Park Program for a Public Benefit Conveyance, which was endorsed by the three host municipalities of Eatontown, Oceanport and Tinton Falls. The amendment is not inconsistent with the County’s interests with regard to parks and recreation.

### ***Fort to Village Plan: A Vision for Oceanport’s Fort Monmouth***

The former Fort properties in Oceanport are included within the “master plan” for Fort Monmouth, i.e., the *Reuse and Redevelopment Plan*. However, a vision for the redevelopment of the fort is provided in ***Fort to Village Plan: A Vision for Oceanport’s Fort Monmouth***. This document was incorporated as an amendment to the Master Plan which was adopted by the Oceanport Planning Board on April 23, 2008. The plan acknowledges that FEMA has requested Russel Hall for use as its headquarters and in-

corporates that request in its overall vision. The plan did not envision the reuse of the Dance Hall but instead included the parcel in a larger corporate district surrounding the McAfee Center. The amendment is generally consistent with that vision articulated in the *Fort to Village* Plan as it contemplates the reuse of Russel Hall for offices. However, the plan anticipated that that Russel Hall would be tenanted by a government agency. Although the Dance Hall was not anticipated to be reused in the plan, but rather redeveloped for office use, this amendment permits the Dance Hall to be reused for commercial/retail uses in support of anticipated corporate development adjacent to it. As such, this amendment is not inconsistent with the plan's proposal for this area of the Fort.

### ***Oceanport Zoning***

Although the development of the former Fort properties in Oceanport will be governed by the land use regulations and design guidelines adopted by FMERA, as a point of information, the study area lies within the Borough's R-1: Single-Family Residential District under the municipality's current zone plan. This designation permits single-family detached dwellings, parks and playgrounds, municipal buildings, libraries and public schools. The minimum lot size is 30,000 square feet, the maximum height is two stories or thirty-five feet and the maximum density is 1.5 dwelling units per acre.

The amendment is generally consistent with the Borough's intent for the Oceanport Re-use Area.

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## V. Conclusion

The subject amendment, referred to as Amendment #4 to the *Fort Monmouth Reuse and Redevelopment Plan*, maintains the land use concepts and plans articulated in the Reuse Plan. However, the amendment permits additional and alternative development scenarios for the Oceanport 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 promoting, developing, encouraging and maintaining employment. Lastly, the amendment provides flexibility for FMERA to more effectively attract potential non-residential users to the Oceanport Reuse Area, thereby enabling it to fulfill its statutory mandate to create new jobs, regenerate the local tax base and advance the general prosperity and welfare of the people most impacted by the Fort's closure.

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