


FMERPA Board Update
Fort Monmouth Reuse & Redevelopment Plan

Fort Monmouth Economic Revitalization
Planning Authority
April 16, 2008



Welcome & Purpose

- ▶ Introduction
- ▶ Planning Process Update
- ▶ Schedule and Upcoming Meetings
- ▶ Preliminary Plan Revisions
- ▶ Economic Feasibility and Revitalization
- ▶ Next Steps
- ▶ Q&A



Schedule: Key Dates

- ▶ April 21: Eatontown Municipal Presentation
- ▶ April 23: Tinton Falls Municipal Presentation
- ▶ April 30: Oceanport Municipal Presentation
- ▶ Mid - May : Final Draft Plan Presentation
- ▶ May 15 – June 30: Municipal Review Period
- ▶ Mid - July: Final Redevelopment Plan submitted to Governor
- ▶ Mid - August: Final Redevelopment Plan Public Presentation
- ▶ Mid - August: Governor's review
- ▶ August 20: FMERPA Board Approves Final Redevelopment Plan
- ▶ September 8th: Redevelopment Plan submitted to DoD/HUD

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Mission: Create a Sustainable Technology Community that Promotes Governor Corzine's Economic Initiatives

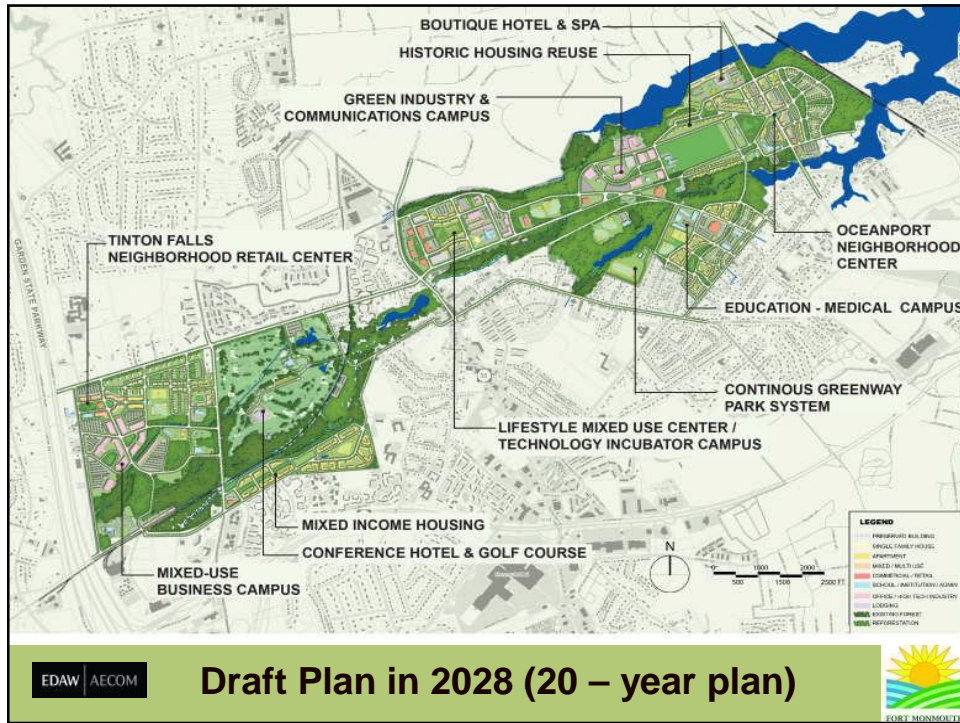
Create a Framework Model for a Redevelopment & Reuse Plan that:

- ▶ Promotes the Technology Corridor Initiative
- ▶ Is consistent with State, County & Municipal planning policy
- ▶ Focuses on job replacement & employee training
- ▶ Is founded in market and economic analysis
- ▶ Addresses Homeless, COAH & Workforce housing needs
- ▶ Balances fiscal impacts associated with School Age Children generation
- ▶ Leverages Fort assets (People, Infrastructure, Location)
- ▶ Is a Green Community Model



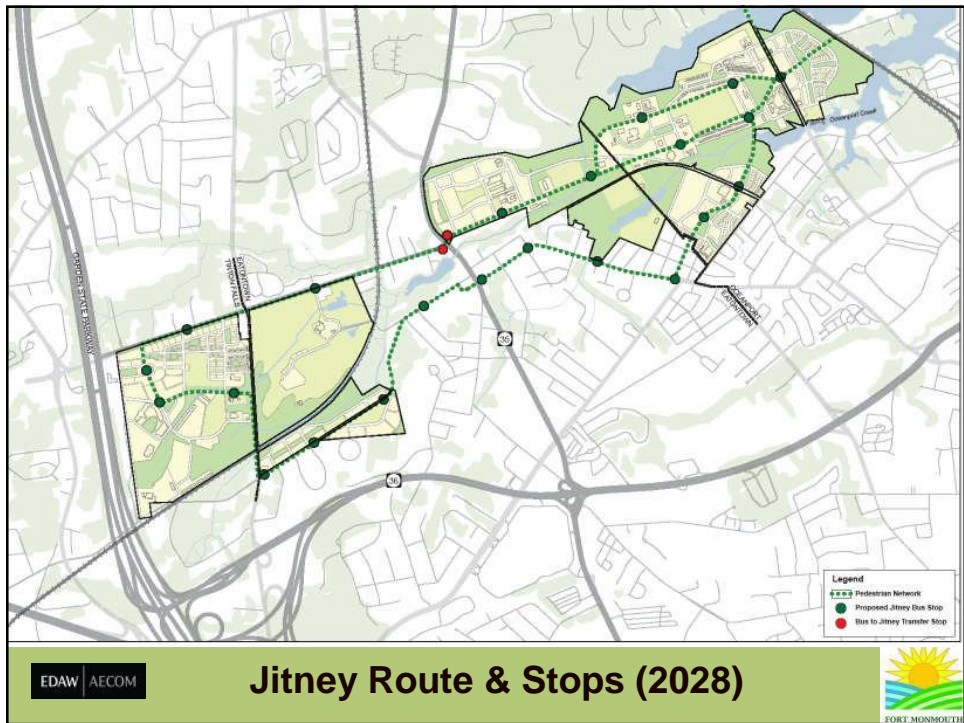
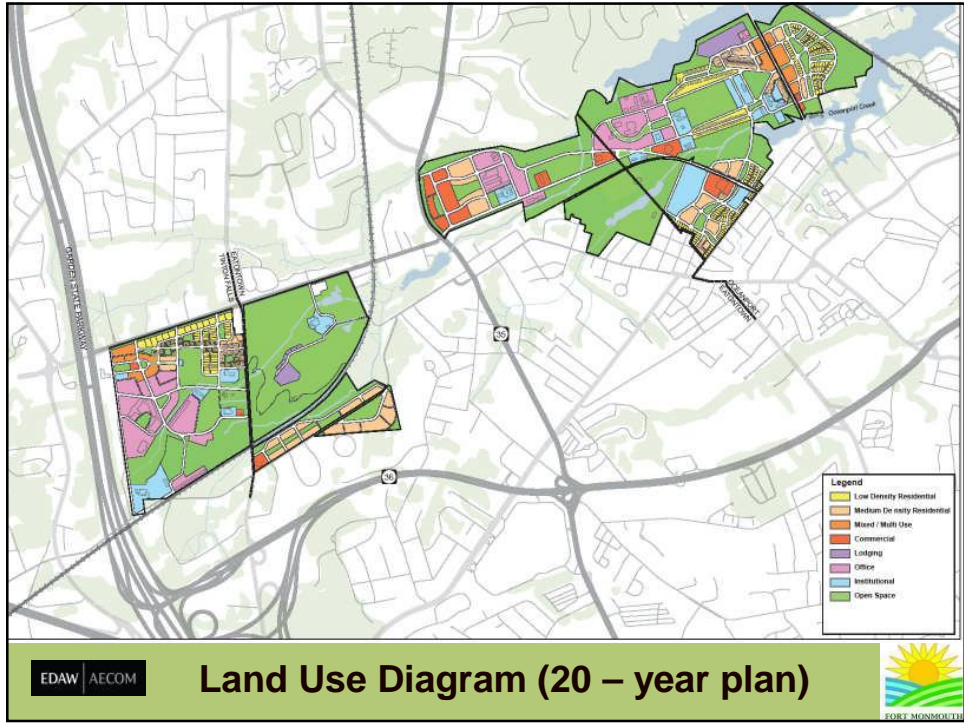
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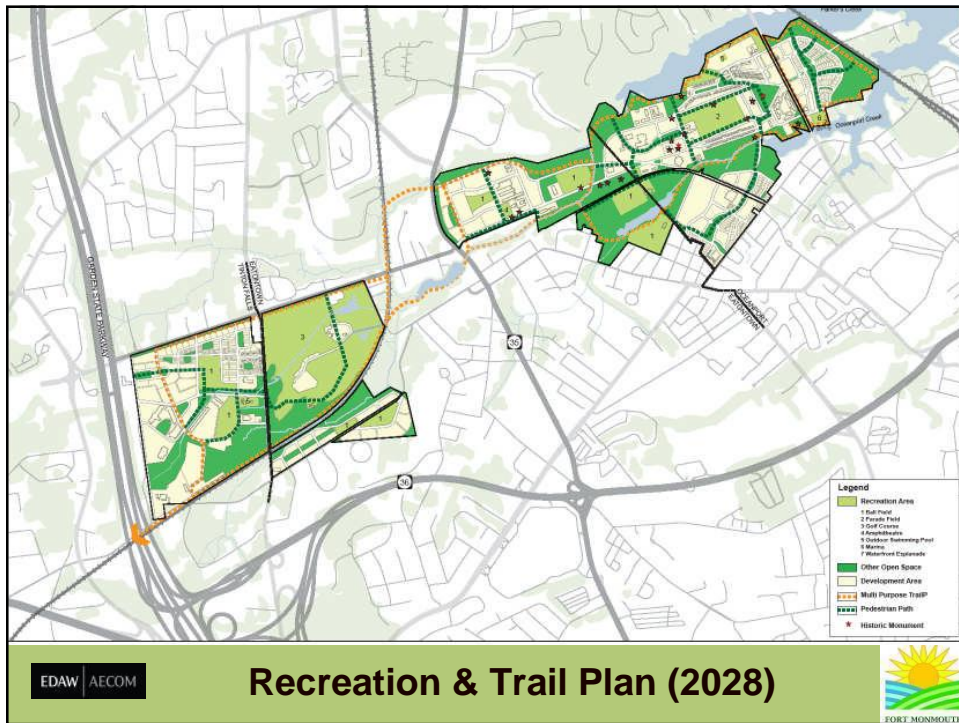
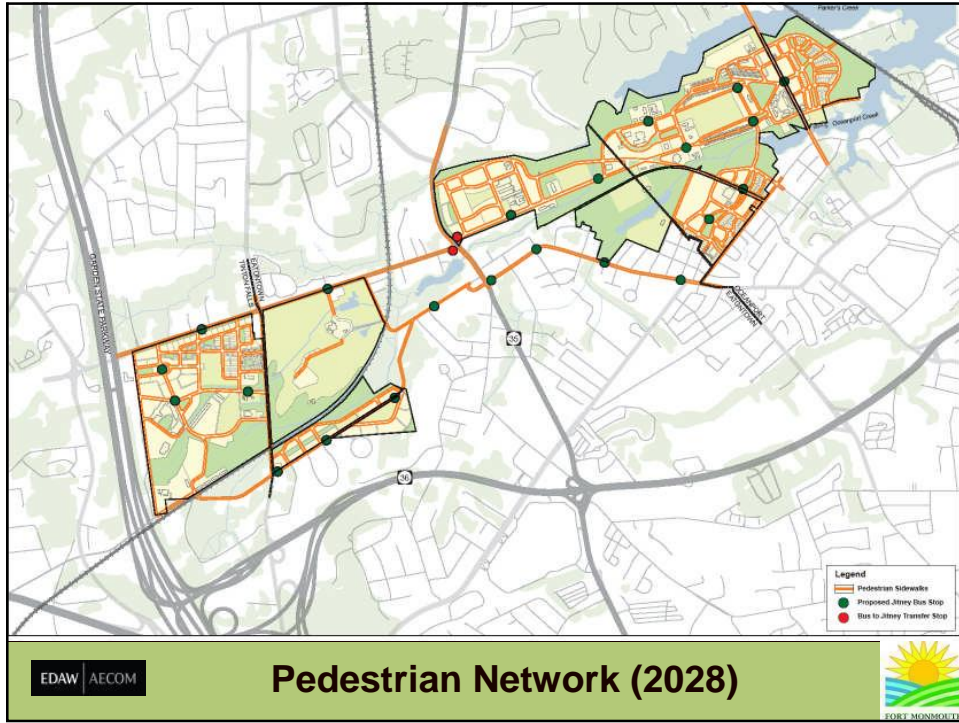


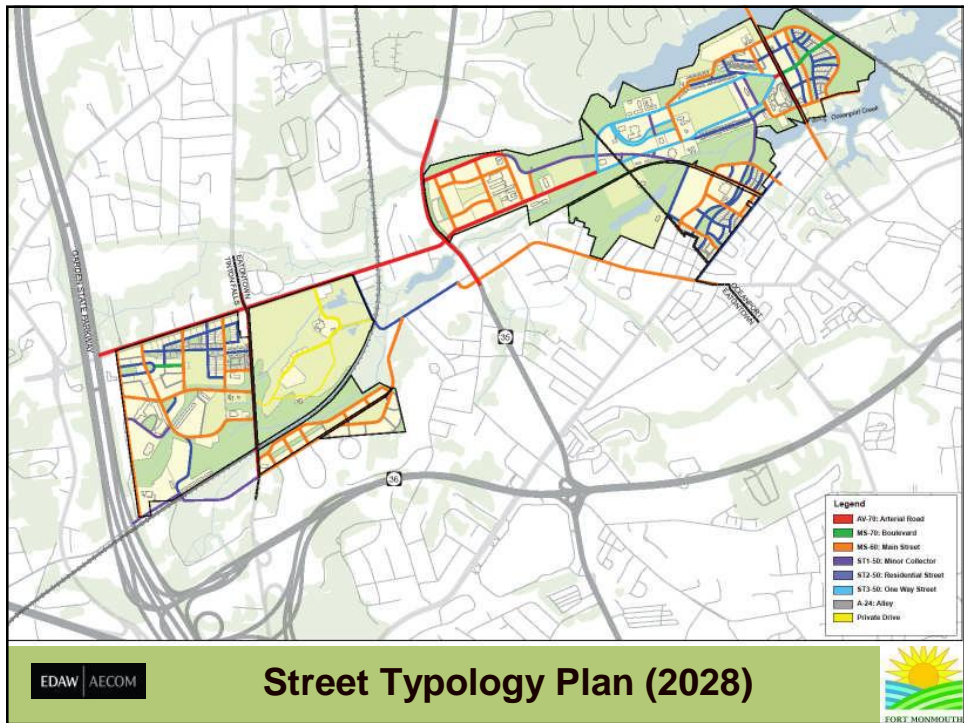
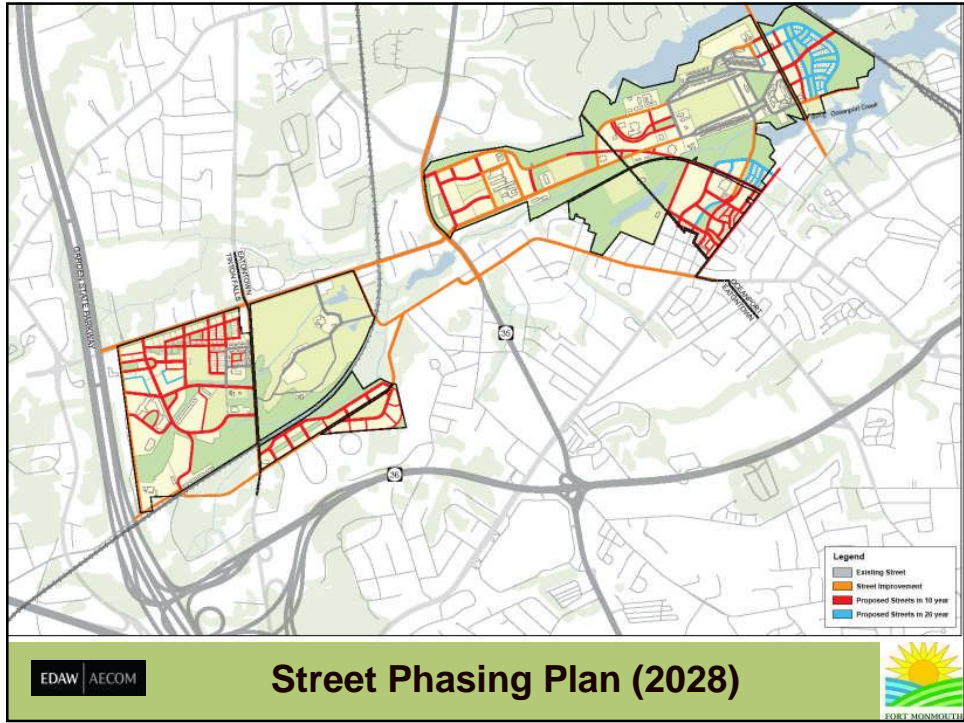


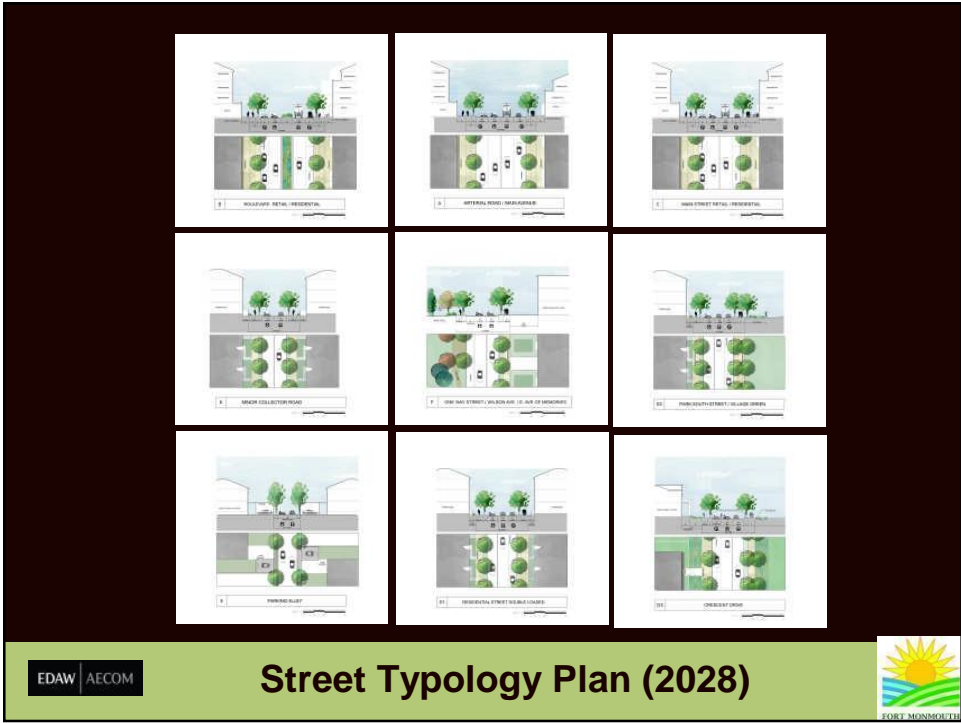
	Tinton Falls	Eatontown	Oceanport	Total
Office/R&D	670,000 SF	490,000 SF	60,000 SF	1,520,000 SF
Retail	80,000 SF	150,000 SF	42,500 SF	272,500 SF
Mixed Income Residential	288 DU	540 DU	700 DU	1,528 DU
Hotel		150 RM	75 RM	225 RM
Medical Office			20,000 SF	20,000 SF
Community / VA Healthcare Facility			60,000 SF	60,000 SF
Greenbelt Parks	115 AC	126 AC	229 AC	470 AC
Sun Eagles Golf Course		152 AC		152AC

2028 Preliminary Development Program









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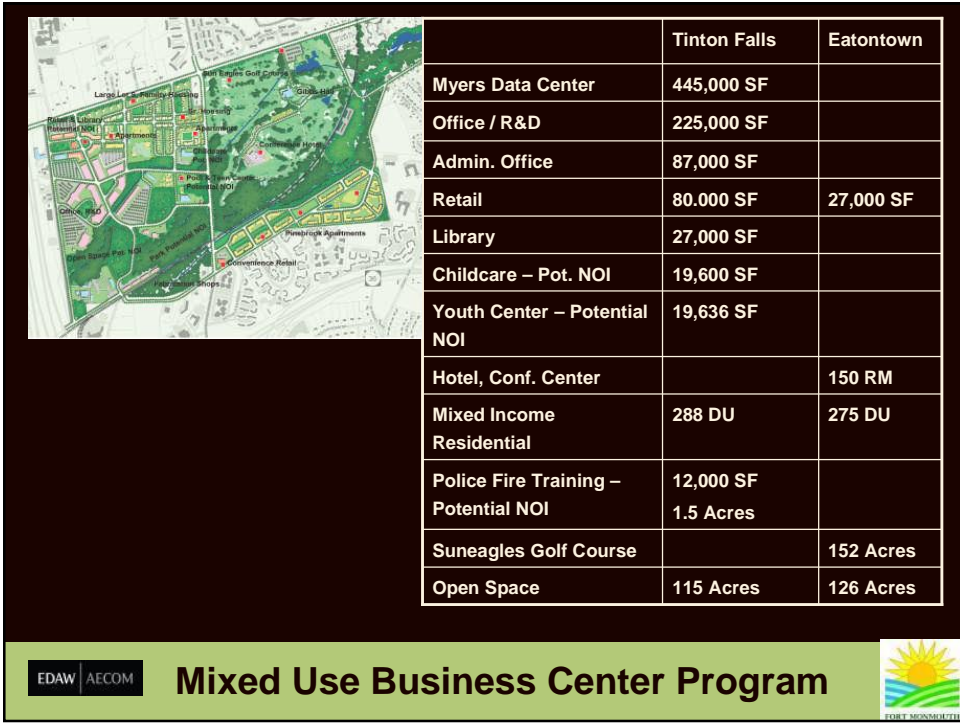
Street Typology Plan (2028)



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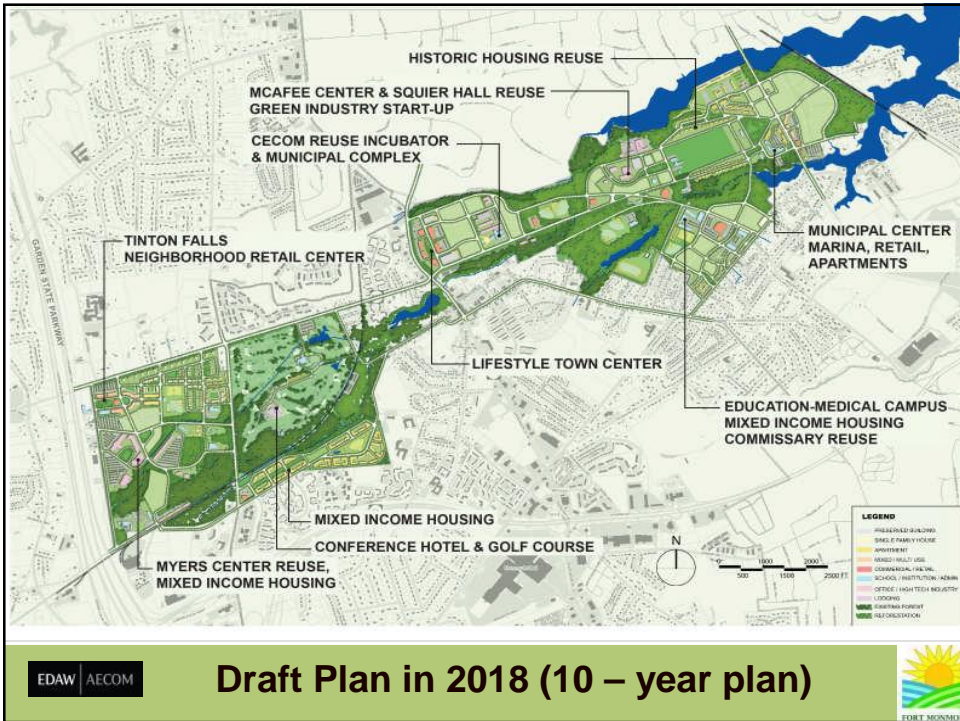
Mixed-Use Business & Town Center





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Mixed Use Business Center Program



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Draft Plan in 2018 (10 – year plan)

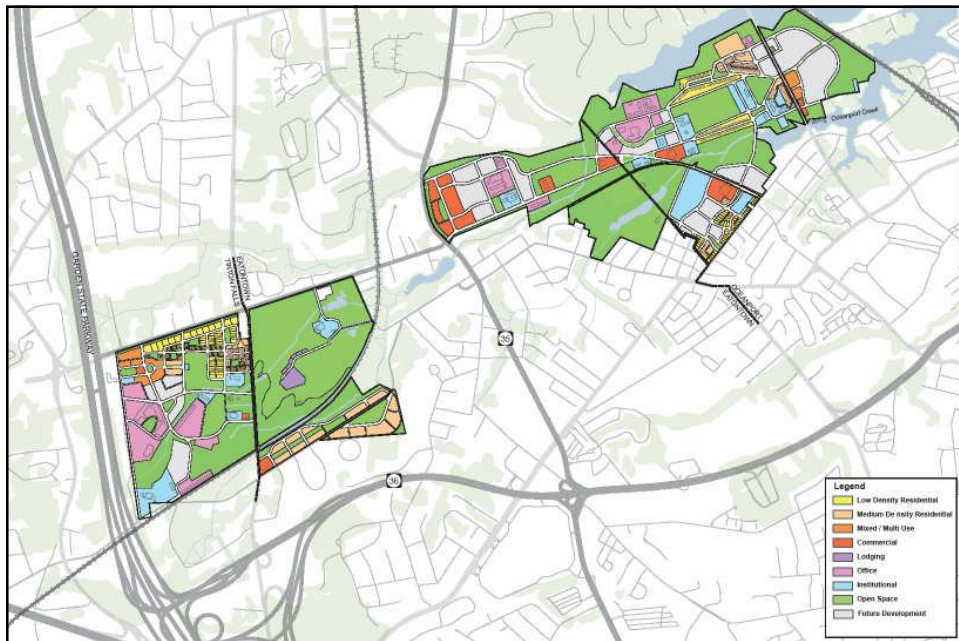


	Tinton Falls	Eatontown	Oceanport	Total
Office/R&D	275,000 SF	175,000 SF	173,500 SF	623,500 SF
Retail	15,000 SF	150,000 SF	15,000 SF	180,000 SF
Mixed Income Residential	228 DU	275 DU	377 DU	880 DU
Hotel – Conference Center		150 RM		150 RM
Medical Office			20,000 SF	20,000 SF
Community - VA Healthcare Facility			60,000 SF	60,000 SF
Sun Eagles Golf Course		152 Acres		152 Acres
Greenbelt Parks	115 AC	126 AC	229 AC	470 AC

• Approximately 35% - 40% of the program can be expected to be developed in the initial 10-years

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2018 Preliminary Development Program



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Land Use Diagram (2018)



We Welcome Your Input

► Website:

<https://nj.gov/fmerpa/contact.shtml>

► Or direct email to:

askfmerpa@fmerpa.state.nj.us

► All feedback will be summarized and questions responded to, in a weekly posting to:

www.nj.gov/fmerpa

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