

*Our Sights Are
On The Future*

2028



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Fort Monmouth Economic Revitalization Planning Authority

Annual Report for the year ended June 30, 2009

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Fort Monmouth Economic Revitalization Planning Authority

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Annual Report from the Executive Director of the Fort Monmouth Economic Revitalization Planning Authority

In accordance with Executive Order No. 37 issued by Governor Jon S. Corzine on September 26, 2006, the Fort Monmouth Economic Revitalization Planning Authority's 2009 Annual Report serves as the comprehensive report of the Authority's activities and accomplishments during fiscal year 2009.

The report which follows is intended to describe the process, activities and accomplishments of the Fort Monmouth Economic Revitalization Planning Authority, FMERPA, during fiscal year 2009. It is most important for the reader to understand that of paramount importance to this Authority is the objective of retaining, attracting, and creating jobs in the Fort Monmouth area. The procedural efforts which are discussed herein are intended ultimately to position us, through the creation of value, to attract individual investors, small businesses, and larger business entities. The value which we can offer in assets and the intellectual capacity and experience of the local workforce must be properly marketed. We are dedicated to that effort.

A handwritten signature in black ink, reading "Frank C. Cosentino".

Frank C. Cosentino
Executive Director

BACKGROUND

The Fort Monmouth Economic Revitalization Planning Authority (the “Authority”), a public body corporate and politic and an instrumentality of the State of New Jersey (the “State”), was created in April of 2006 by the state legislature with the approval of P.L. 2006, c.16, which was subsequently amended by P.L. c. 28. The Authority’s 10-member board, nine voting members, consists of four members appointed by the Governor (four votes), the New Jersey Economic Development Authority designee (one vote), the mayors of Eatontown, Tinton Falls, and Oceanport (three individual votes), one member of the Monmouth County Board of Chosen Freeholders (one vote), and one representative of Fort Monmouth to be appointed by the United States Department of Defense (non-voting). **The Authority’s Board has been dedicated to creating a beneficial and viable Reuse and Redevelopment Plan (the “Plan”) for the Fort.**

The Authority was created for the purpose of preparing a comprehensive conversion and revitalization plan for the territory encompassed by Fort Monmouth, a United States Department of Defense military installation. **The Authority’s task is to work with the public, government officials and other interested parties to develop the Plan in a manner that will promote, develop, encourage, and maintain employment, commerce, economic development, and the public welfare; conserve natural resources of the State; and advance the general prosperity and**

The Authority’s task is to advance the general prosperity and economic welfare of the people in the affected communities and in the entire State

economic welfare of the people in the affected communities and in 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 Authority’s objective is the building of a consensus in the formulation of the Plan through the use of a highly iterative process involving the various stakeholders and encouraging public input.**

Fort Monmouth consists of 1,126 acres of which 637 acres comprise the Main Post and 489 acres at the Charles Wood and Suneagles golf course areas. The Fort is bordered by the jurisdictions of Eatontown, Oceanport and Tinton Falls (the affected communities), all within Monmouth County, New Jersey. The Plan and the Homeless Assistance Submission (HAS) were submitted to the United States Departments of Defense and Housing and Urban Development on September 4, 2008. The Authority is now in the process of determining the condition and capacity of the existing utilities and infrastructure. This information, along with other critical documentation will serve the implementation phase of the Fort Monmouth closure process.



THE PROCESS TO PLAN SUBMITTAL

Hearings

The Authority conducted a series of public hearings during the first 60 days of Fiscal Year 2009. These hearings were held in each of the affected communities of Tinton Falls, Eatontown and Oceanport on July 21, 23 and 29, 2008, respectively. Each consisted of a community-specific presentation to the respective planning boards. Typically, the presentation lasted one hour and highlighted details of the Plan which impacted that particular community. Special emphasis was given to the projected economic and fiscal impact of the Plan on the community. The presentations were followed by question-and-answer periods, each lasting well over an hour and one half. These meetings were very well attended, and based on the question and answer sessions, were considered to be very productive. Community residents were given an opportunity to express their views and their concerns about the reuse of the Fort Monmouth property. Also, it provided Authority members and their reuse planning team with the opportunity to respond to the concerns being expressed by the citizens of each of the communities.

On August 15, 2008, the Authority held its Local Redevelopment Authority (LRA) Application public hearing, which focused on the Homeless Assistance Submission (HAS). The hearing was made possible through the efforts of the Authority staff and the Notice of Interest (NOI) evaluation team, who jointly finalized the evaluations of the Homeless Assistance NOIs. After collecting and analyzing large volumes of data and information **assembled by the Authority's Social Services Advisory Committee**, the County of Monmouth and other sources; the homeless needs and priorities in Monmouth County were identified and used to assess the NOIs received and to make decisions on which to move forward to the Legally Binding Agreements (LBA) negotiation process. The Authority staff then made a presentation to the Authority Board and followed up Board approval by negotiating LBAs with the successful homeless assistance NOI submitters. The aforementioned hearing was attended by

more than 50 people, the majority being advocates for affordable housing. A brief presentation of the Plan, based on the municipal hearings, was given. The HAS review followed, at the conclusion of which the floor was opened for public comment and questions. Comments were primarily related to affordable housing. Many attendees commented on the need for and importance of affordable housing, while others read letters regarding specific instances of the critical need for affordable housing. **In addition, there were calls to reject or delay the Plan's submittal** so that additional consideration could be given to affordable housing. It should be noted that the Plan calls for the required number of affordable dwelling units to be built (20% of total stock) in accordance with the statutory guidelines established by the New Jersey Council on Affordable Housing (COAH). Twenty-seven members of the public spoke and many returned to the microphone for a second, third and even a fourth turn. Out of all of these, only two had comments or questions involving the Homeless Assistance Submission. These questions involved the number of homeless being accommodated out of the total homeless population. A few speakers voiced a lack of confidence in the documented number of homeless persons within Monmouth County. The hearing lasted three and one half hours. The transcript of the hearing was submitted as an exhibit with the HAS, as were transcripts of the other three public hearings held in the affected communities in the month of July.

The Plan identifies a number of locations as potential accommodations for Homeless Assistance conveyances requested in the NOIs. During the month of August, the Authority finalized negotiations of the LBAs with the qualifying homeless provider submitter organizations, whose selections were based on their long-term capability and financial strength to carry out the proposed use in accordance with the conditions of the conveyance, as well as whether the proposed accommodations addressed a priority need of the Monmouth County Continuum of Care.

Multi-dimensional renderings show the scale and quality of the proposed development

Plan Review Period

Within the legislative language which formed the Authority, was a requirement to provide to each of the affected communities a draft of the final plan for them to review for a period of 45 days. Upon the expiration of this 45-day statutory review period, the Authority received comments on the final draft plan from each of the three host communities as well as Monmouth County. Considerable time was spent reviewing and addressing each of these comments. All comments and responses were addressed at the August 20, 2008 board meeting. Comments from the three municipalities and County were also posted on the Authority website. Many of the comments were incorporated into the final plan by the planning team.

Multi-dimensional artist renderings showed the scale and quality of the proposed development in the form of three birds-eye perspectives and three at-grade renderings of the town centers that were developed and displayed for public viewing. The planning team, Authority staff, and Advisory committee members met with various New Jersey state departments and authorities to discuss the application of the disciplines involving the finalization of the draft preliminary plan. Several meetings were held with officials from the COAH. Discussions centered on the affordable housing obligations of the region generated by the future redevelopment of the Fort property and a recognition of the economic and fiscal impact of the closure. These discussions are ongoing.

Also, during this period the economic revitalization study supporting the plan was thoroughly examined. **The planning team's economic members met with Authority staff and New Jersey state officials throughout the period.** Discussions focused on prospective businesses and business stimulation, job creation and economic drivers of the plan.



Tinton Falls Town Center



Eatontown Town Center



Oceanport Town Center

The Plan

The Plan for Fort Monmouth creates a framework that embraces a real estate reuse and development philosophy which emphasizes the expeditious creation of replacement and new jobs and encourages economic growth in the region. The Plan strives to balance development with the protection and enrichment of natural resources and establish Fort Monmouth as a model for holistic, sustainable redevelopment while honoring the rich history of the Post.

The buildings within Fort Monmouth display a wide range of design characteristics and uses, including residential, educational, commercial, office and industrial. These buildings were developed over time in different architectural styles in response to the needs of the Garrison and its mission. They have been generally well maintained by the Army, but vary individually in condition and their adaptability to civilian uses.

Fort Monmouth Historic District, Main Post

The Fort Monmouth Historic District comprises 94 resources that date from the late 1920s through the mid-1930s, with one exception (the WWII Memorial, dating to 1952.) The resources included in the Fort Monmouth Historic District are largely of brick construction and represent a range of uses, including offices and administrative functions, family housing, garages, and a fire station. The



Spanish American War Memorial

Creating a framework that emphasizes the creation of jobs and encourages economic growth

Parade Ground (and associated WWII Memorial) is also located within the district boundaries.

Monuments and Memorials

One of the goals of the Authority's Historical Preservation Advisory Committee has been the documentation and preservation of the existing memorials and markers dispersed throughout Fort Monmouth. The 20 memorials identified range from such large-scale architectural works as the World War II Memorial at the edge of the Parade Ground (Greely Field) to the markers that line the Avenue of Memories. Only one memorial is located on Camp Charles Wood (Constitution Plaza at the Myer Center); the remaining 19 are all found on the Main Post. The majority of the memorials were installed in the 1950s, although the collection grew over the next several decades. The Plan proposes that the monuments and memorials should remain in place where their settings remain intact. Where a change in setting is necessary, the memorial should be relocated to a compatible location.

In considering the future of Fort Monmouth's historic resources, the Authority participated in the Section 106 review process. Section 106 review (which refers to Section 106 of the National Historic Preservation Act of 1966) requires federal agencies to consult with the State Historic Preservation Office (SHPO) prior to implementing projects that impact historic properties, and ensures that private citizens and local governments have an opportunity to participate in the preservation planning process. Measures are being developed to avoid or minimize any significant adverse impacts – both direct and indirect – to historic resources. The Authority is in consultation with the New Jersey State Historic Preservation Office (NJSHPO) and the Army to develop a Memorandum of Agreement (MOA) or Programmatic Agreement (PA) outlining the means by which the effects on historic resources would be mitigated.

The redevelopment of Fort Monmouth presents an unprecedented opportunity in the State to develop a model sustainable technology community. The redevelopment of Fort Monmouth, consistent with state-of-the-art sustainable practices, provides the opportunity to **advance the State’s sustainable policies and capitalize on the robust green building options available through New Jersey State agencies.** State policies and programs are evolving and dynamic, with new programs being developed continuously. Sustainability and alternative energy issues are at the forefront, and as such represent an economic opportunity to build on.

The business recruitment strategy identifies target **industry clusters within the State’s strategic focus on biotechnology, nanotechnology, information and communications, and “clean tech” that best fit the strengths of the Fort Monmouth region,** and identifies specific marketing, regulatory, and development initiatives that can be undertaken in order to attract new businesses to the Fort Monmouth site. In the long run, the strategic plan aims to create a diverse and robust technology center at Fort Monmouth that creates jobs in high-growth industries within a mixed-use campus that serves both employees and new residents.

The Plan endorses the creation of a sustainable **community that promotes the State’s economic initiatives and** thereby generates a framework model for a Redevelopment and Reuse Plan that:

- ◆ Promotes the Technology Corridor Initiative through the attraction of high technology industries;
- ◆ Addresses Homeless, COAH and Workforce housing needs through the development of mixed-income neighborhoods;
- ◆ Creates mixed-use neighborhood centers in each of the Boroughs;
- ◆ Provides for enhanced mobility; and,
- ◆ Is a Green Community Model, creating an extensive open space network of ecological and recreational parks.

The Plan has been developed so that none of the proposed residential, commercial and active recreational land uses are subject to critical constraints from the

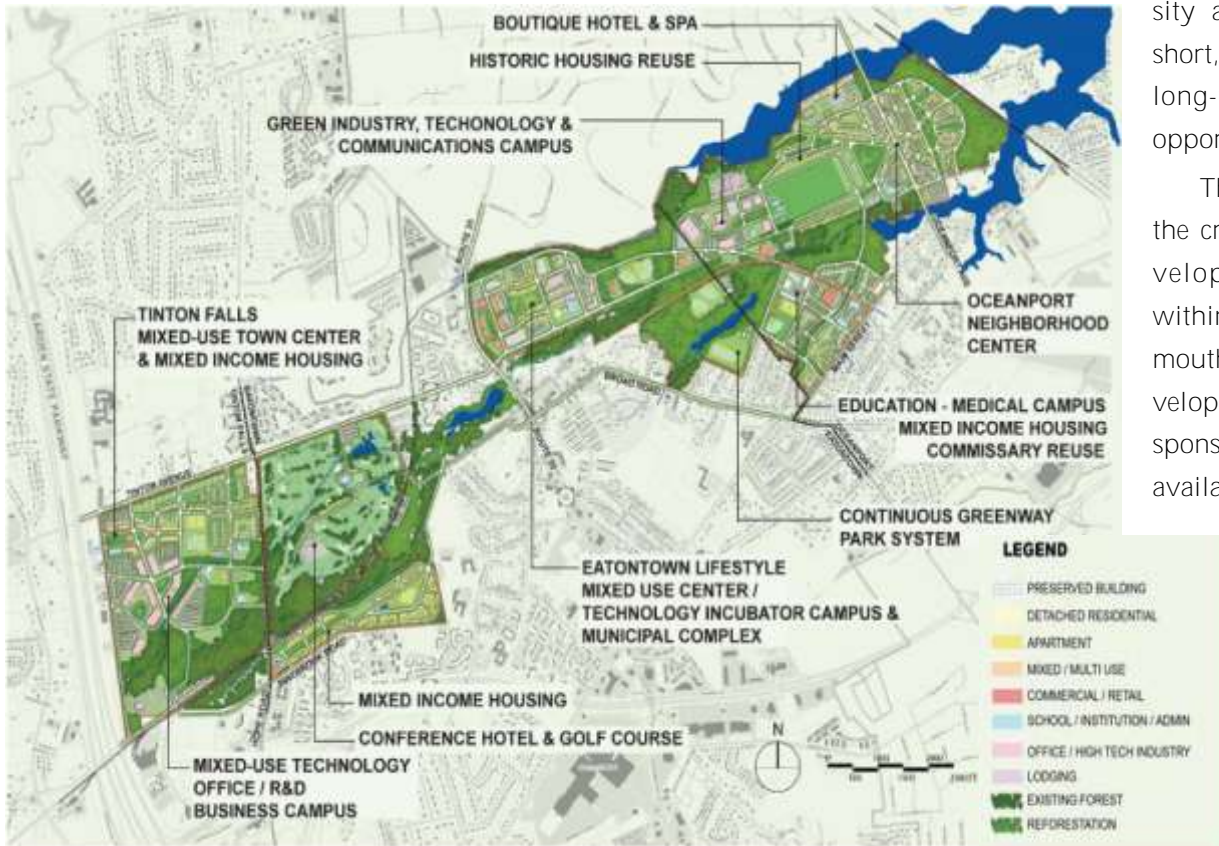
The strategic plan aims to create a diverse and robust technology center at Fort Monmouth that creates jobs in high-growth industries within a mixed-use campus that serves both employees and new residents

environmental sites. The Plan development process has been completed in concert with this evaluation of environmental conditions and, as a result, any known severe constraints resulting from environmental conditions have already been identified and avoided.

The current quantitative environmental information has been used to help guide reuse planning activities to date, including identification of appropriate locations of each land use depending on reusable assets, budgetary constraints, potential schedule impacts and potential land use controls. Final remediation requirements would be determined by the New Jersey Department of Environmental Protection (NJDEP) and would include consideration of the future land use proposed for the individual parcels. However, appropriate due diligence in the form of field investigation and remediation would be necessary to ensure that environmental risk is managed as property transfer proceeds.

The mix of proposed uses was determined through an extensive interactive process, primarily focused on the master plans of the three affected communities, continuous input and feedback from the general public and a baseline economic study. Extensive discussions with Monmouth County planners and the appropriate State of New Jersey departments and agencies lent credibility to the underlying assumptions. The Plan thus produces an opportunity to balance the needs of all interested parties **into an achievable vision for Fort Monmouth’s future,** consistent with the requirements detailed in the **Authority’s forming Legislation and the Operating Principles and Goals** as established and enhanced during the collaborative planning process.

Twenty-year Plan in 2028



commitment to diversity and the need for short, medium, and long-term economic opportunity.

The Plan reflects the creation of five development clusters within the Fort Monmouth reuse and redevelopment area. In response to infrastructure availability and increasing ecological sensitivity, the highest intensity of development is proposed to occur in the Charles Wood Area of

The land use promotes a balanced and functional mix of land uses consistent with the State Development and Redevelopment Plan (SDRP), the Principles of Smart Growth, and the community values interpreted from community Charettes and public meetings. The land use patterns laid out in the Plan are intended to guide future growth and development of the Reuse Area. As such, land use areas, extents, and intensities are identified but remain flexible. The Land Use Plan anticipates a phased redevelopment over the next 20 years to 2028. Thus, two Plans were developed: a 10-year Plan and a 20-year Plan.

The mix of land uses proposed in the 20-year Plan, while focusing on high technology industry attraction, is deliberately broad to accelerate redevelopment and provide for the creation of a broad range of jobs and housing typologies to meet the needs of a demographically diverse population left behind by the relocation of the mission. The inclusion of office, research and development, business service, incubator business, light manufacturing, retail, market rate and affordable housing, homeless housing, and civic/institutional space reflects the Authority's

Tinton Falls, with a reduction in density across the Fort from west to east. Within this density transect, each cluster of development is proposed to be mixed-use in nature providing for job creation, residency, entertainment, and recreation, and thereby promoting healthy lifestyles where residents can choose to walk or bicycle to work and shop. The mixed-use centers are set within an extensive Blue-Greenbelt open space network that comprises **approximately 45% of the Fort's land area.**

The land use program seeks to take full advantage of the Fort's existing architectural and infrastructure assets as one of the tools to accelerate reuse and redevelopment. Over two million square feet of non-residential and approximately eight hundred thousand square feet of residential buildings are proposed for adaptive reuse. Many of these assets are historic resources, but more importantly many of the structures are enhanced by high-tech infrastructure and highly specialized research and communications equipment, making them attractive for reuse in the early phases of plan implementation.

Key Area Plans ~

The Area Plans and their development programs have evolved throughout the planning process as a result of public and stakeholder feedback obtained from the Final Draft Plan presentation, mitigation measures identified for the purpose of offsetting potential impacts, refinement of community impacts and revenue sharing strategies, and the iterative nature of the planning process in general.

Welcome to the “Neighborhoods”

TINTON FALLS *Neighborhood*

The Tinton Falls Reuse Area extends from the western-most border of Fort Monmouth to Hope Road. The Plan for this section envisions a Mixed-use, High-tech Business Center with a multi-use town center containing store front retail with the potential for mixed-income housing or professional offices above, institutional uses such as a library, and professional office space. The main corridor of the area extends from the existing Tinton Falls Municipal Complex easterly toward Hope Road. Additional civic uses are focused on education and development and include reuse of the existing child development center, teen center, and community center and pool. Open space amenities define the areas and are interspersed throughout in the form of a civic green, small neighborhood parks, connecting trails, and a central park with active recreation linked to the Fort-wide Blue-Greenbelt.

Town Center

The major redevelopment area located within Tinton Falls is a mixed-use retail town center, professional office/research and development, and residential neighborhood organized around public open spaces located south of Tinton Avenue which forms the northern border of the property. This mixed-use town center provides an extension of the existing Tinton Falls Municipal Center located immediately to the west of the Tinton Falls Reuse Area. The two block public square includes retail, shops, restaurants, and professional offices, with potential for above-retail apartments. The town center connects the **employment center with the Borough’s Municipal center to the west and proposed residential neighborhood to the east.**

The southwest corner of the public square is to be set aside for the future development of a Tinton Falls public library. Residents and employees located within an approximately one-quarter mile radius would have ready access to an array of amenities within walking distance.

This 2.5 acre community square is intended to be used as a passive recreational area, an area for public events such as a farmers market, nighttime summer music, and outdoor theatrical events.

Mixed Income Residential Neighborhood

The transition from the mixed-use area to the adjacent residential neighborhood to the east progresses along **tree-lined streets which extend toward the neighborhood’s recreational area.** The planned 12-acre park is home to the **neighborhood’s Field House, ball fields and playgrounds.** A neighborhood of mixed-income residences is planned surrounding the park. Along Tinton Avenue, behind the tree-lined greenway, large lot detached homes are planned in keeping with the character of the contiguous property to the north. The remaining homes include reuse of the Hemphill residences, small lot detached homes, townhouse/row-houses, and three-story apartments. Access to the other sections of the Tinton Falls Neighborhood is afforded by an easy stroll to the jitney stop, which also connects the neighborhood to all sections of the Plan area.

High Tech Industry

The central feature of the Office/High Tech Industry sector is the renovated Myer Center, transformed into a modern multi-tenant corporate facility that may potentially



Tinton Falls Neighborhood homes include reuse of the Hemphill residences

house a financial/insurance company data recovery center, general office space, and technological communications research and development companies. The Myer Center is proposed to be modified as three separate facilities to enhance its adaptive reuse and increase its operational efficiency. The business center provides a mix of Class A general office space, high tech research and development space, and incubator space in new and renovated buildings. This reuse area is expected to serve as one of the primary economic engines, generating tax revenue and employment opportunities.

The area is also complemented by a central green within an open courtyard. Tree-lined roadways and an interconnected sidewalk system link the area and provide a pedestrian friendly character throughout. Extensive parking areas are also provided adjacent to the Garden State Parkway, taking advantage of existing impervious surface area and infrastructure. Landscape islands, incorporating shade trees and bio-swaales at 120 foot spacing throughout the lots, are recommended improvements to the existing parking lots.

Fire & Police Training Center and the Fabrication Shops

In the southwest quadrant of the Tinton Falls Reuse Area, the existing fire and police training facilities are proposed to be conveyed for their continued use in training State, County, and local firefighters and law enforcement officers. The metal fabrication shops, located along the railroad right-of-way, are ideally suited to private sector company reuse.

Civic Uses and Public Open Space

The existing civic uses along Hope Road are proposed to remain and include the Early Child Development Center, Pool and Park Complex, and the Teen Center converted to a community recreation center. All development areas within the Tinton Falls area are proposed to be connected to a continuous greenbelt. The greenbelt is part of the Fort-wide “Blue-Green” belt system of parks and open space. It would serve as a passive and active recreational amenity while preserving and protecting the wetland resources in this area of the Fort. Approximately 22 acres of active recreation, 77 acres of passive recreation and 3.25 miles of trails are proposed in Tinton Falls.



The Early Child Development Center is proposed for reuse

EATONTOWN *Neighborhood*

The Eatontown Reuse Area is divided into two development areas, the western section composed of approximately 235 acres in the existing Charles Wood Area, and the eastern section composed of 219 acres in the Main Post area. The Suneagles Golf Course encompasses the majority of the western development area, with the existing Howard Commons housing area covering the remaining portion. The Suneagles Golf Course is envisioned to remain as a golf course in perpetuity with a potential conference center and resort-style lodging. Although the existing units in the Howard Commons area are not deemed appropriate for reuse, the area is suitable for mixed-income housing.

Golf Course and Conference Facilities

The existing golf course is to be preserved because of its historic and cultural value. The area will remain as open space as a result of a perpetual easement requested by Monmouth County through a yet-to-be-determined BRAC property transfer option. The golf course is proposed to remain open to the public and would provide continued membership to retired veterans who currently enjoy the facility. Gibbs Hall would also be retained as a Clubhouse/Pro Shop and would be used as part of the conference and banquet facility. The proposed hotel and conference center is located on the site of the Megill housing. The facility would be geared toward guests for longer stays and those on business retreats. The unique setting within the Suneagles Golf Course in combination with a conference and meeting facility would differentiate it in the marketplace. Local transit services to the New Jersey shore, area parks, and the proposed Oceanport boutique hotel, spa and wellness center are anticipated.

Mixed Income Housing

The Howard Commons area is intended to provide mixed-income housing, with an emphasis on affordable and workforce housing for civil servants such as fire, police and education professionals. This residential section is designed to attract income-restricted residents through the provision of higher density housing units that would also help Eatontown meet COAH requirements generated



Gibbs Hall

7th tee at Suneagles



by the Fort's redevelopment. The units would include apartment-style housing along a linear green space. Convenience retail will also be provided to the west. Collaboration with Habitat for Humanity is planned.

Lifestyle Center/Eatontown Gateway

The design intent of the Lifestyle Town Center located along Route 35 is to create an exciting gateway to the eastern Reuse Areas. This major town center is envisioned as a multiuse area that serves the residences located in proximity to the area as well as the population beyond due to the center's accessibility along Route 35. Located to the east of the lifestyle center, mixed-income apartments are envisioned to take on several different design formats: above-retail small apartments and three-story apartment buildings.

The center includes retail, restaurants, entertainment venues, residences, and other uses in a "lifestyle format" that creates a vibrant pedestrian environment. The retail may be comprised of a mix of national, regional and local retailers, boutiques, restaurants and a specialty food market in a "Main Street" style. Shared parking for the retail and adjacent mixed-income apartments is proposed to be located over the existing geothermal field. All development within this area is proposed to preserve the geothermal fields through the location of open space or surface parking over the fields.

Eatontown Municipal Center

Mallette Hall with its auditorium and outdoor amphitheater has been requested by the Borough of Eatontown to be the new home for the Eatontown Municipal Complex.



Mallette Hall with its auditorium and outdoor amphitheater has been requested by the Borough of Eatontown

Professional's Row and Incubator Business Center

The CECOM Labs are proposed for two reuse purposes: provision of incubator office space and a professional's row in approximately even measures. The incubator office space, supported by State of New Jersey initiatives and programs, would offer an ideal location for start-up companies as they develop their businesses. The Professional's Row is envisioned as a desirable location for the county's growing professional service industry including architects and engineers, legal professionals, and financial and accounting practices among others. Projected future growth of these industries and incubator businesses may be met through the development of new facilities east of the CECOM labs on the edge of the central park.

Specialized Reuse

Vail Hall, located to the south of Mallette Hall, presently operates as the communications hub for Fort Monmouth. Future reuse is anticipated to take advantage of the specialized communications infrastructure and be attractive to the communications industry, including potential reuse by wireless service providers.

The theater building, with its auditorium and additional space, may be suitable for a theater or arts group. Further investigation of its reuse potential is warranted. The state-of-the-art Bowling Center is located along the

common border with Oceanport and is proposed to remain a privately operated bowling alley.

Public Open Space

To the east of the Lifestyle Incubator Business Center extending to the Oceanport borough line, a central park is proposed. The park includes both active recreation fields and passive areas for strolling, biking and enjoying nature.

The surrounding passive areas play an important role in re-establishing the ecological function and productivity by reconnecting the Parker's and Oceanport Creeks' tributaries across the Post. Reforestation and specialized habitat typologies along with wetland buffer enhancement should be incorporated into the parks design at later stages of redevelopment.

All post open spaces should be designed to include best management practices for the treatment of storm water, including bio-infiltration and recharge as well as constructed wetland filters to enhance water quality and protect groundwater resources.

A total of 314 acres of public open space is proposed in Eatontown, including the golf course. Approximately 31 acres of active recreation, 154 areas of passive recreation and seven miles of trails are proposed.



The theater building, with its auditorium and additional space, may be suitable for a theater or arts group

OCEANPORT *Neighborhood*

The three distinct areas proposed within the Oceanport Reuse Area include a High Tech/Green Industry Cluster, Education/Medical Campus, and Oceanport Neighborhood Center. In addition, a boutique hotel and spa and historic housing area provide two additional character areas. Expansive green space is provided in the center of the Oceanport Reuse Area, where the Parade Ground is to be preserved.

High Tech and Green Industry Campus

The High Tech and Green Industry Campus located in the central portion of the Reuse Area and the western-most portion of the Oceanport Reuse Area, includes facilities where cutting edge research and development activities can take place, furthering the State's initiatives to promote sustainability, renewable energy, and attract biotechnology and nanotechnology companies. This campus provides the opportunity to leverage existing high tech facilities, infrastructure, and the intellectual capital of a skilled area work force.

The campus is to become the area's main knowledge center, leveraging the high tech infrastructure already existing within the McAfee Center and capitalizing on the civic amenities afforded by the library and recreation center. The McAfee Center is proposed to be adaptively reused by a high-tech communications research company that can utilize its highly specialized equipment. The building contains sensitive compartmented information facilities (SCIF) as well as anechoic chambers for specialized radio frequency research.

Squier Hall, currently used for administrative purposes, is readily adaptable for use as an educational facility. To the south of the technology cluster, Armstrong Hall presents another opportunity for educational reuse or an environmental center. Programs to educate visitors as well as the undertaking of environmental/ecological research experiments in the adjacent tidal and terrestrial areas are envisioned.



McAfee Center is proposed to be adaptively reused

Existing in-kind building reuse is proposed for the Library, Chapel, Counseling Center and Fitness Center. A linear central park provides a front for all of the buildings in the cluster and provides a greenway linkage between the Parade and the perimeter Blue-Greenbelt open space system.

Historic Oceanport Neighborhood Center

The vision for the Oceanport Historic Housing area is the preservation of historic housing to showcase the cultural value and history of Fort Monmouth. The housing flanking both sides of the Parade Ground is a contributing element to this historic district and is worthy of reuse **in today's residential market. The Parade Ground would continue to provide a central expanse of green space and character-defining feature of the Historic Housing Neighborhood. Although no permanent structures are to be placed on the Parade Ground, the large open space would be used for active recreation such as youth sporting league games and special events.**

In the Historic Main Post area, the Gosselin residences have been requested as potential housing for faculty and married graduate students of Monmouth University. Gardner Hall is suitable for mixed-income apartments, and the spacious Russel/Allen and Russel/Carty residences may well be attractive to the single-family home buyer.

Upgrades and limited improvements would be done on the historic housing due to the restriction on alterations to the structures. Narrow tree-lined streets would continue to provide character to the area and provide connections to the larger Reuse Area. The natural areas

contiguous to the housing would remain and be reforested as appropriate.

Three of the Barker Circle buildings are proposed for reuse as mixed-income housing, while two buildings are proposed for a new Oceanport Municipal Center adjacent to the firehouse.

Parker's Creek Boutique Hotel and Spa

A unique boutique hotel and wellness spa is envisioned along Parker's Creek. This boutique hotel and spa would include limited lodging facilities oriented toward those looking for a restorative getaway in an upscale setting.

Public access to the waterfront will be maintained and encouraged by shoreline improvements and a riverfront esplanade. Walking west along Parker's Creek will lead to an extended footpath which winds its way along the creek, allowing the observation of aquatic bird life.

Education/Medical Campus

The Patterson Army Health Clinic is proposed to be replaced with a new veterans clinic and community health care facility. The new facility would be supported by a professional medical office building with the potential addition of specialty medical offices to create a "wellness campus". This medical campus would provide services to area residents as well as veterans. The extensive green space which surrounds the area would be preserved and improved, acknowledging the contribution of the natural element to wellness.

The educational component includes a site for future school development to meet Oceanport's growth needs. The site is sized to accommodate academic space, parking, ball fields, tennis courts, and flexible outdoor recreational space. A linear greenway connects the Education/Medical



A public promenade and gateway pocket park just east of the bridge over Oceanport Creek are proposed improvements to the marina

Campus and residences to the Blue-Greenbelt system and the nearby track and football complex.

Residential

Townhouses and small lot detached residences are proposed in the area of the school to complement existing Main Street residences south of the Post. As with other proposed developments, an effort at seamless continuity with contiguous properties has been applied.

Oceanport Village Center

The traditional Main Street town center is located along Oceanport Avenue and provides an additional opportunity for the creation of a gateway into the Reuse Area. This gateway area includes a smaller scale walkable Main Street with vehicular access. Constructed of traditionally scaled blocks and occupied by a mix of specialty and convenience retail, restaurants, small professional offices, and art galleries, Oceanport Avenue would be transformed into the civic hub of the Borough. The existing credit union is proposed to remain and the southern end of the Avenue will be anchored by a new waterfront restaurant adjacent to the public boat ramp and marina.

Single rows of trees would line the streets, accentuated by first floor retail and outdoor cafes. This small scale walkable village would be inviting to local start-up businesses.

Enhancement of the marina is proposed to incorporate a public promenade and gateway pocket park just east of the bridge over Oceanport Creek. The public boat ramp and parking areas are proposed to remain with an enhanced marina support facility.

Oceanport Village Center Residences

To achieve a traditional two to three story Main Street character, mixed-income apartments are proposed above the Oceanport Avenue retail uses. To the east of the Avenue, nine blocks of three-story mixed-income apartments are proposed within a generous greenway framework. Finished floor elevations in this area of the redevelopment would require additional analysis to ensure they are constructed above the floodplain.

Public Open Space

A total of 173 acres of public open space is proposed in Oceanport. Approximately 28 acres of active recreation, 145 acres of passive recreation, and seven miles of trails are proposed. A significant portion of this open space is



proposed to be developed as ecological buffers to **Parker's and Oceanport Creeks** and in keeping with the Coastal Area Facility Review Act (CAFRA) regulations. These buffers would be critical to the protection of water quality and habitats **along the creeks' edges**. Residences proposed east of Oceanport Avenue have been set back significantly from the creeks in response to the Federal Emergency Management Agency's (FEMA) mapped 100-year floodplain, creating a significant buffer between the Horseneck Point residences and the proposed development.

Plan Approval and Submittal

Upon delivery of the Final Plan in August, a Special Board Meeting was conducted on August 27, 2008. A vote on the submission of the Plan and HAS was postponed and rescheduled to September 3, 2008, to allow for clarification of the concerns of the three mayors as to how COAH perceived Fort Monmouth as it pertained to the affordable housing obligation which would accrue to the their towns. With receipt of correspondence which recognized the Fort property as having special circumstances and committing to the creation of a Memorandum of Understanding (MOU) from COAH, the Board approved the Fort Monmouth Reuse and Redevelopment Plan and Homeless Assistance Submission by a super-majority **vote of six to two, and authorized the Plan's submission** to the Departments of Defense (DOD) and Housing and Urban Development (HUD) at the September 3, 2008 Special Meeting. Upon receiving the authorization from Governor Corzine, the Authority submitted the Plan and HAS on September 4, 2008.

The Plan can be reviewed at <http://nj.gov/fmerpa/library/memoranda.html>.

The Process Post Plan Submittal

With the submission of the Plan, the Authority's focus has shifted to determining the condition and capacity of the existing infrastructure systems and facilities planned for reuse, as well as review and analysis of environmental issues and remediation efforts. This activity will prepare the Authority for property disposition and phasing of plan implementation, negotiations with the DOD on property transfer and ultimately the development of a business and operations plan. Associated activity will include development and implementation of a personal property (everything other than buildings or land) strategy and finalization of agreements regarding historical, archaeological, and cultural resources and assets, development of a marketing and business attraction strategy, and coordination of workforce training.

In addition to receiving HUD approval of the Plan, which is expected during the first quarter 2010, legislation

must be enacted to create an Implementation Local Redevelopment Authority (LRA) with the powers to negotiate for property transfer, own property, bond, and generate revenue and capital funding.

Shared Emergency Services Study

The Shared Emergency Services Feasibility Study was conducted to explore opportunities for improved services and/or reduced costs, through possible new and/or expanded shared services, for and between the municipalities impacted by the scheduled closure of Fort Monmouth. The final report was delivered on July 7, 2008 and included the services of Office of Emergency Management (OEM), Police, Fire, Emergency Medical Services (EMS), and Court. This was a six-month contractual study whereas the final recommendations were the result of two months of intensive analysis of the departments and volunteer organizations that provide emergency services to the three host municipalities (Eatontown, Oceanport and Tinton Falls) and the six neighboring municipalities (Shrewsbury Township, Shrewsbury Borough, Little Silver, Monmouth Beach, West Long Branch, and Sea Bright). The State endorses and supports the sharing of services through the Division of Community Affairs (DCA), which assists local governments in finding ways to share services with each other to lower the cost and improve the efficiency of providing government services.

As highlighted in the final report, the municipalities that could actually participate in the resultant shared services proposal extend beyond the Fort Monmouth region. The feasibility study and the final report create a solid foundation for the municipalities in the Fort Monmouth region to begin to create and develop new shared services agreements for emergency services. It is recognized that these recommendations are likely to be modified as the local municipal officials, employees and volunteers review and consider their details. It is common for the recommended shared services included in a feasibility study final report to be modified.

The Authority's Emergency Services Advisory Committee (ESAC) requested members of each respective emergency service break into working groups. The tasking involved creating a point of contact to spearhead each

working group. These groups continue to meet and present monthly status reports to the ESAC. Since the implementation of the new shared services in the public safety arena is a sensitive matter, a transition period, during which the proposed shared services would be implemented in a planned, gradual manner, is essential.

The final report can be reviewed at http://www.state.nj.us/fmerpa/library/pdf/rfp_es_recommend.pdf.

Sanitary Sewer System Evaluation

The purpose of the Sanitary Sewer System Evaluation study (SSSE) is to conduct an inflow and infiltration system study on the sanitary sewer system which currently services the residences, offices and facilities on Fort Monmouth. This system feeds into, and has **an impact on, the host communities' systems and ultimately the regional sewer facility.** Previous studies conducted on the system at the Fort indicated considerable infiltration/inflow in the system; in 1981 it was estimated to be 20% to 30% of the total waste water flow. Records provided to the Authority do not indicate that any improvements have been implemented to correct these deficiencies. Accordingly, the **Authority's Infrastructure Advisory Committee (IAC) recommended hiring a consultant to study inflow and infiltration. The Committee developed a Request for Proposal (RFP), with the efforts of the host communities' consulting engineers, for the hiring of a consultant to study the inflow and infiltration in the Fort's wastewater system.**

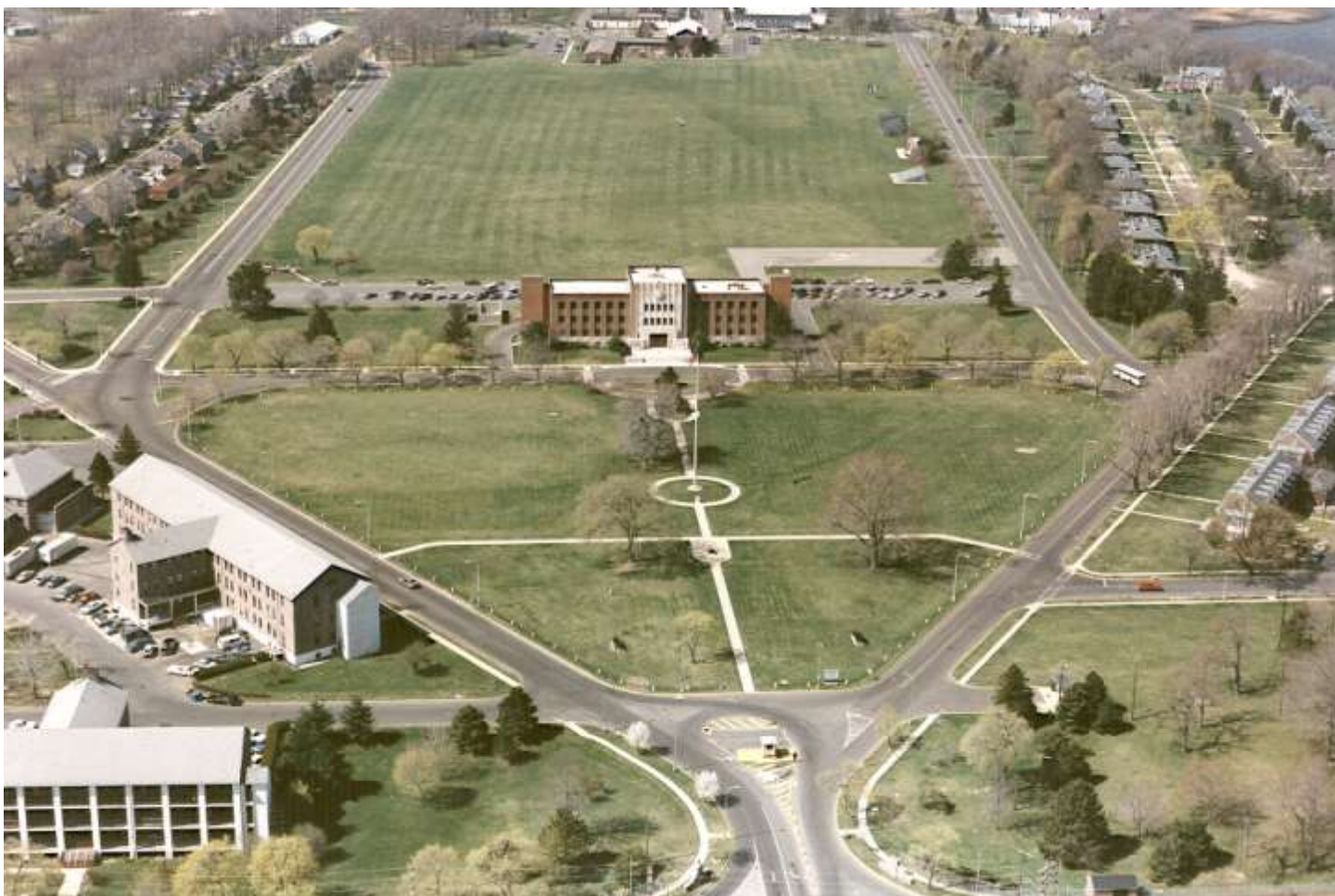
Upon completion, the RFP for the SSSE consultant **was reviewed by the Authority's Evaluation Committee.** The RFP was then advertised in appropriate media. **The mandatory Bidders' Conference was held** and well attended with a standing-room-only crowd of 34 attendees representing 29 firms, as well as representatives of the Garrison. The Authority received nine proposals in response to the RFP. The process of reviewing all the applicants followed a prescribed course to ensure fairness and transparency. The cost of the study was then negotiated with the submitter having the highest technical score. The Evaluation

Team presented its recommendation to the Authority's Board at the regular monthly meeting on February 18, 2009 and the Board unanimously approved the hiring of the firm at the negotiated price of \$310,000. The kick-off meeting was held on March 9, 2009 and on-site work started immediately.

Authority staff monitored the SSSE team on-site, and conducted regular briefing meetings with the SSSE consultant, Garrison personnel and representatives of the Fort's Department of Public Works, as warranted. The SSSE consultant delivered a presentation at the Authority's June 17, 2009 public meeting to inform the Authority's Board and the public as to the nature of their study and their findings to date. The SSSE is on schedule. The presentation can be reviewed at http://www.nj.gov/fmerpa/library/presentations/090617_hmmpresent.pdf.

Outreach

Outreach remains an essential element in the Authority's reuse and redevelopment process. The Authority's philosophy has been that through the continuing effort of reaching out to the public, a consensus for the reuse and redevelopment of Fort Monmouth is built. Outreach meetings and presentations were conducted throughout the year with civic groups, church groups, industry groups and professional organizations. These activities pushed the number of public outreach meetings conducted by the Authority to well over 200 since January 2007. These efforts will only increase as the planning process transitions into the implementation, as it will be through the continuing effort of reaching out to the public that awareness and support for the implementation of the Reuse and Redevelopment Plan of Fort Monmouth will be built.



View from the East Gate featuring Russel Hall and the Parade Ground

Authority Board Members at June 30, 2009

Chair Dr. Robert Lucky

Vice Chair Monmouth County Freeholder Lillian Burry

Eatontown Mayor Gerald Tarantolo

Oceanport Mayor Michael Mahon

Tinton Falls Mayor Peter Maclearie

Public Member Laurie Cannon

Public Member Rosemarie Estephan

NJEDA Representative Timothy Lizura

Garrison Commander COL Stephen Christian

Authority Staff

Frank Cosentino - Executive Director

Rick Harrison - Deputy Director

Beverlee Akerblom, CPA - Accountant / Treasurer

Diane Canterbury - Project Manager

Kathryn Verrochi - Executive Assistant

Jeanne Gannon - Administrative Assistant

