

**FORT MONMOUTH ECONOMIC REVITALIZATION AUTHORITY**  
**November 15, 2010**  
**Tinton Falls Municipal Building, Tinton Falls, New Jersey**

**MINUTES OF THE MEETING**

Members of the Authority present: Alfred Koeppel, NJ Economic Development Authority and Interim Chairman; Tom Hower, Assistant Counsel, Office of the Governor, Authorities Unit; Monmouth County Freeholder Director Lillian Burry; Eatontown Mayor Gerald Tarantolo; Oceanport Mayor Michael Mahon; Tinton Falls Borough Administrator, Gerald M. Turning; Charles Richman, NJ Department of Community Affairs; Michele Siekerka, NJ Department of Environmental Protection.

Also present: Timothy Lizura, Interim Executive Director, Fort Monmouth Economic Revitalization Authority; Caren Franzini, CEO, NJ Economic Development Authority; Gabriel Chacon, Deputy Attorney General; Bruce Steadman, incoming Fort Monmouth Economic Revitalization Authority Executive Director NJEDA staff; and Fort Monmouth Economic Revitalization Authority staff.

Not present: Mary Ellen Clark, NJ Department of Labor & Workforce Development; Robert DeSando, NJ Department of Transportation.

The meeting was called to order by Interim Chair Koeppel at 7:00 pm, who led the meeting in the Pledge of Allegiance.

In accordance with the Open Public Meetings Act, Interim ED Lizura announced that notice of this meeting has been 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 websites of the FMERA and the NJEDA.

**MINUTES OF THE AUTHORITY**

The next item of business was the approval of the September 28, 2010 meeting minutes. A motion was made to approve the minutes by Freeholder Director Lillian Burry, seconded by Mayor Michael Mahon and was approved by 5 voting members. Mayor Tarantolo was not yet present.

Mayor Tarantolo arrived at 7:04 pm.

Interim Chair Koeppel welcomed Bruce Steadman as the incoming FMERA Executive Director. He also announced that Frank Cosentino will stay on with FMERA as Director of Neighborhood and Community Services and Beverlee Akerblom will remain as Fiscal Officer.

As an update Interim Chair Koeppel announced the direction to staff to convene several key advisory committees. He then stated that Charles Richman, NJ Department of Community Service, will be the Chair of the FMERA Housing Advisory Committee which will provide guidance and monitor the provision of affordable housing; that the Veterans Advisory Committee Chair will be Freeholder Director Lillian Burry and also stated that a Historical Preservation Committee and an Environmental Advisory Committee will be established.

Interim Chair Koeppel acknowledged that the Governor nominated three public members, who are subject to the Senate confirmation process. The nominees are James Gorman of Colts Neck and Michael Pane and Robert Lucky, both of Fair Haven.

Interim Chair Koeppe also announced that he will request an Executive Session at the end of the meeting to understand FMERA's obligation in terms of the Superior Court, Appellate Division's ruling.

### **PUBLIC QUESTIONS/COMMENTS**

Interim Chair Koeppe asked for public questions/comments.

Linda Zuccaro, member of the Monmouth Advocacy Team, expressed some confusion over the recent Superior Court Appellate Division ruling and the impacts on available affordable housing. Ms. Zuccaro stated that she and members of the Monmouth Advocacy Team look forward to guidance on this matter, and to continue to be involved in the advising the Board. Interim Chair Koeppe thanked Ms. Zuccaro for her comments and offered Charles Richman and the Housing Advisory Committee as a resource. Ben Forest, New Jersey Friends of Clearwater, thanked the board for its swift action on the creation of the Environmental Advisory Committee. Mr. Forest also thanked the board for allowing public comments at the beginning of the meeting, prior to voting on any board action. Jeanette Mistretta, Freehold Resident, asked the board to be mindful of veterans in terms of affordable housing, as well as their other needs. Tom Mahedy, Wall Township Resident, expressed concern that FMERPA advisory committees did not include enough members of the public. He urged FMERA to include public members on their advisory committees. He questioned the legality of the recent FMERPA Advisory Committee Meet & Greet saying there was a quorum and therefore, should have been a public meeting. Interim Chair Koeppe responded by stating that there was not a quorum and it was not an official meeting of FMERA. Mr. Mahedy challenged the awarding of the Business and Operations RFP to Matrix Design Group and suggested that the Matrix Design Group had not met its environmental responsibilities in the past. Mr. Mahedy expressed concern regarding the Governor's recent nominations to the FMERA Board. He believes there is a conflict of interest with one of the nominees. Interim Chair Koeppe responded to Mr. Mahedy's comments by naming Michele Siekerka, Assistant Commissioner of NJDEP, as Chair of the Environmental Advisory Committee. In respect to any conflict of interest, Interim Chair Koeppe referred Mr. Mahedy to the Attorney General's Office.

### **AUTHORITY MATTERS**

The next item was the Executive Director Report to the Board summarized by Mr. Lizura for informational purposes only with no Board action required. Mr. Lizura highlighted FMERA's Initial Meeting with the Army, Meet & Greet with FMERPA Advisory Committee Members, and NJEDA Activity in Monmouth County.

### **BOARD MEMORANDUMS**

The next item before the Board was consideration of Award of Business and Operations Plan RFP to Matrix Design Group, Denver, Colorado and their team of subcontractors: H&R Advisors, NY, NY; TeraNoble Design, Glen Ridge, New Jersey; Armand Corporation, Cherry Hill, NJ and Gabel Associates, NJ.

**MOTION TO APPROVE: MAYOR GERALD TARANTOLO, SECOND: TOM HOWER**

**AYES: 6**

**RESOLUTION ATTACHED AND MARKED EXHIBIT: 1**

The next item before the Board was consideration of FMERA's 2011 Budget, including the deferred cost of NJEDA support services, and authorization of FMERA's Executive Director to submit a grant request to OEA.

**MOTION TO APPROVE: FREEHOLDER DIRECTOR LILLIAN BURRY, SECOND: MAYOR GERALD TARANTOLO AYES: 6  
RESOLUTION ATTACHED AND MARKED EXHIBIT: 2**

**PUBLIC QUESTIONS/COMMENTS**

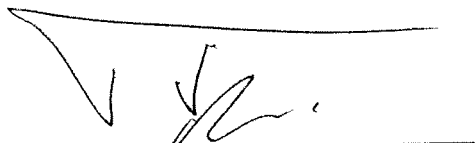
Janette Mistretta, Freehold Resident, inquired about the schedule of monthly meetings and asked when the next meeting would be. She was told December 15, 2010. Tom Mahedy, Wall Township Resident, noted the increase of travel expenditures in FMERA's budget compared to FMERPA's. Mr. Mahedy again raised the issue of a conflict of interest with one of the Governor's nominees. Additionally, he opined that none of the Governor's nominees have a strong environmental background. Ed Dlugosz, Eatontown Resident, talked about environmental issues on the Fort. Ben Forest, New Jersey Friends of Clearwater, spoke about the Business and Operations Planning Consultant RFP and asked why there was little response. Interim Executive Director Tim Lizura explained the process that was used to inform prospective bidders and noted that firms may be more interested in transactional work going forward.

**EXECUTIVE SESSION: Legal Brief re: Appellate Court Decision.** Interim Chair Koeppe asked DAG Chacon to summarize the need to go into Executive Session. Mr. Chacon advised that the session fell under the attorney client privilege exception and the Board could be given advice from the Attorney General's Office on the Appellate Decision.

Interim Chair Koeppe asked for a motion to enter into Executive Session to the ruling:  
**MOTION TO APPROVE: TOM HOWER, SECOND: MAYOR MICHAEL MAHON AYES: 6**

There being no further business, on a motion by Michael Mahon, and seconded by Freeholder Director Lillian Burry, the meeting was adjourned at 8:57 pm.

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

  
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Timothy Lizura, Secretary