



## MONTHLY UPDATE

### FMERA TO KICK OFF COMMUNITY BUS TOURS ON NOVEMBER 1, 2012

The Fort Monmouth Economic Revitalization Authority (FMERA) will be hosting its first Community Bus Tour on Thursday, November 1, 2012. This will allow members of the public to tour the former Post and hear from FMERA staff about the redevelopment effort. Due to the capacity of the buses, tours are limited to 60 members of the public, and seats will be reserved on a first come, first serve basis. The bus will leave from the Visitor Center on Oceanport Avenue at 10:00 a.m. on November 1st.

Members of the public interested in participating should email [FMERAINFO@njeda.com](mailto:FMERAINFO@njeda.com). You will receive an email from the FMERA Office confirming your attendance. FMERA expects this to be the first of several tours to be scheduled in the coming months.



### LAND USE REGULATIONS TO BE CONSIDERED BY BOARD IN NOVEMBER

Marking another significant milestone in the redevelopment of the former Post, it is anticipated that the FMERA Board will consider the approval of draft land use regulations at its November meeting, the first formal action in a three-step process that also includes the subsequent publication of regulations for public comment and final approval by the FMERA Board.

In August 2010, Governor Chris Christie signed into law the "Fort Monmouth Economic Revitalization Authority Act," creating FMERA and charging it with advancing the Reuse and Redevelopment Plan authored by FMERA's predecessor agency, the Fort Monmouth Economic Revitalization Planning Authority. As such, FMERA must adopt land use regulations and development and design

guidelines in connection with the implementation and furtherance of the Plan.

"Our focus in establishing these regulations and guidelines is the creation and replacement of jobs and returning the region to economic vitality as diligently and quickly as possible," said FMERA Executive Director Bruce Steadman.

FMERA approved the selection of professional planning consultant Phillips Preiss Grygiel (PPG) in May 2011 to prepare the development and design guidelines, land use regulations and zoning maps. PPG has worked closely with all FMERA stakeholders to translate the design concepts in the Plan into regulations that are flexible enough to respond to market conditions, based on

sound planning principles, and that conform to all New Jersey statutory requirements.

PPG presented an update on its efforts at the September 2012 FMERA Board meeting. Working with the New Jersey Attorney General's Office and outside counsel, PPG is finalizing the guidelines and regulations, and drafts have been shared with planners from the three host municipalities, Monmouth County and the FMERA Board.

The November Board Meeting is scheduled for Monday, November 19, 2012 at 7:00 pm at the Tinton Falls Municipal Building, 556 Tinton Avenue, Tinton Falls.

## MOTOR POOL SUBLEASE REFLECTS COMPROMISE, COST SAVINGS

At its October meeting, the FMERA Board approved the sublease of the Motor Pool property on the Main Post to Monmouth County. Following lengthy discussion, community input and informed dialogue, the County will now look to take the next step in utilizing the site as a regional facility for the Highway Division of its Department of Public Works (DPW).

The site is roughly 10.5 acres and includes several existing buildings. Renovations planned by the County include the addition of a salt storage facility, as well as a 9-1-1 radio tower, which will now be located in an area that is farthest away from neighboring properties.

At meetings held in September and October at the FMERA offices, representatives of the County DPW and the Borough of Eatontown discussed the Motor Pool project. All attendees agreed that for the ultimate benefit of the residents of the region, and to facilitate the successful redevelopment of the former Fort, it was imperative for both sides to think regionally and work together for the common good.

As a result, the Board approved a revised plan, designed to minimize any impact on property adjacent to the site, based on the following County improvements:

- Install bermed landscape buffers along the boundary with residential back and side yards with enhanced plantings;
- Upon acquisition of title, deed restrict boundary lines to preclude any additional streets or pass-throughs;
- Remove and transform specific currently asphalted areas to green space to driveway of first building;
- Direct vehicular traffic away from the Nicodemus Avenue neighborhood via Wilson Avenue only;
- Set aside additional areas of green space;
- Not allow commercial truck washes or sharing of facilities with other entities;
- Vacant lot fronting Rose Court: no development per deed restrictions;
- Move the 9-1-1 communications tower to the extreme end of the leased premises; and,
- Normal hours of operation daily from 7:00 am to 3:30 pm except under emergency situations or unusual circumstances.

Additionally, County and Eatontown officials plan to explore collaborating on a broader plan that could potentially enhance both Eatontown's and the County's ability to provide services to their constituents more efficiently.

Consistent with the lease from the U.S. Army to FMERA, the County's sublease will be for a term of one year, with an option for an additional six month extension at FMERA's discretion, or until either: 1) FMERA conveys title to the property to the County; or 2) the U.S. Army terminates FMERA's lease.

The County hopes to acquire the site as a permanent location for the regional facility as it has outgrown its current DPW facility. The County estimates that the acquisition of the motor pool property could provide approximately \$12 million in cost savings to taxpayers.

FMERA Executive Director Bruce Steadman said the revised motor pool sublease epitomizes the kind of consensus building and collaboration that is needed to successfully move forward with the redevelopment of the former Fort property.

"FMERA has stated from the onset that we are committed to working in an inclusive manner that keeps the needs of the community at the forefront of every discussion we have.," Steadman said. "This cooperative approach demonstrates the leadership and dedication of officials in Eatontown and the County, and represents a win/win situation that will result in significant savings for taxpayers."

The Motor Pool property is not located within the areas that are covered by Phase I of the Economic Development Conveyance (EDC) Agreement with the U.S. Army. As such, FMERA has requested that the U.S. Army lease the Motor Pool to the Authority on an interim basis, allowing FMERA to sublease the property simultaneously to the County. Upon execution of this interim lease, FMERA staff will begin the process of amending the Reuse and Redevelopment Plan to allow for the permanent use of the property as a County Highway Division facility.

After submission and approval of FMERA's EDC application for Phase 2 of the redevelopment, execution of a Phase 2 EDC Agreement and approval of a Reuse and Redevelopment Plan amendment, FMERA will be in position to request title from the U.S. Army for the property. Subject to the FMERA Board's approval, FMERA would then transfer the property to the County for cash and/or in-kind consideration, which could include road improvements, maintenance and snow removal services.

## CUSHMAN & WAKEFIELD: MARKETING THE FORT

At the October Board meeting, Executive Managing Director of Cushman & Wakefield, Gil Medina, provided an update on the firm's marketing effort. At its June 2012 meeting, the FMERA Board approved Cushman & Wakefield/Continental Realty as the primary broker of the former Fort. Pursuant to the Request for Proposals, Cushman & Wakefield provide master broker services to help market, sell and lease the property in order to increase awareness of the Fort's opportunities, maximize value, and stimulate investment and job creation.

During the presentation, Mr. Medina emphasized the firm's strategy "to utilize a wide marketing and public relations campaign to introduce the first four proposed new housing/mixed use parcels and the Marina, along with the balance of the Fort, to generate a myriad of interested investors/developers for a variety of residential and commercial uses. "

Specific tactics outlined by Mr. Medina include the creation of a Web-based site for dissemination of relevant materials; ongoing investor solicitation and property inspections to generate buyer interest; providing FMERA with detailed analysis of prospective investors/developers; supporting FMERA's issuance of Requests For Offers To Purchase; helping to select primary and back-up offers and maintaining interest from back-up bidders; advising on the purchase and sale agreements; facilitating and monitoring the bidder's due diligence process; and, assisting FMERA's legal team throughout the contract process if/as needed.

**FMERA's Monthly Newsletter is available online at [www.fortmonmouthredevelopment.com](http://www.fortmonmouthredevelopment.com) following each Board meeting. To be added to the email distribution list, please send a request, with contact information, to Austin Begley at [abegley@njeda.com](mailto:abegley@njeda.com).**

**If you have a suggestion or area that you would like covered in upcoming editions of the newsletter, please email Austin. We welcome your feedback!**

### **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.***

Note: FMERA Board action is subject to a ten (10) day veto period by the Governor.