



Fort Monmouth Economic Revitalization Authority

Newsletter

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Oceanport Police Department Makes Their Home at the Fort



In January of 2015, the Oceanport Police Department (OPD) signed a sublease for the Main Post Fire House in the Oceanport Reuse Area of the former Fort. As reported in FMERA's September newsletter, the Fire House was determined as a preferred location for the OPD since their displacement following Superstorm Sandy. The Fire House is located in the Phase 2 section of the former Fort, and is still owned by the Army. FMERA and the Army are currently in negotiations for the sale of the Phase 2 property. In light of this situation, FMERA secured a one-year lease of the Fire House from the Army in October 2014, with the option for two 6-month extensions. As part of that process, the Army prepared its environmental

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SNAPSHOT OF REDEVELOPMENT: OCEANPORT REUSE AREA

As FMERA works with the Army to finalize negotiations for the second phase of properties on Fort Monmouth, redevelopment progresses throughout the Fort, including in Oceanport. Two properties in Oceanport were considered Phase 1 under FMERA's Economic Development Conveyance (EDC) Agreement with the Army: the former Patterson Army Hospital and the Marina. In March 2014,

review document known as a Finding of Suitability to Lease (FOSL). Subsequently, FMERA prepared a sublease of the Fire House for the OPD, with the approval of the Army and under the review of the State's Attorney General's Office, which mirrored the conditions and stipulations included in the Army lease to FMERA. In addition, FMERA shared the Army's FOSL documentation with Oceanport. FMERA has successfully worked through this sublease and FOSL process on a number of properties on the former Fort, including the County's sublease of the Teen Center in Tinton Falls, FMERA's own offices and the State Police building in Oceanport, and the Monmouth County Motor Pool in Eatontown.

"FMERA enthusiastically welcomes the OPD to the Fort, and worked with the Army to allow access for the OPD to begin renovations several months prior to signing the sublease, as well as the use of furniture and equipment from other locations on the Fort. The terms of the sublease mirror that of the Army lease," Executive Director Bruce Steadman said.

FMERA Plans to Issue Record-Breaking Six RFOTPs in February

Paving the way for extensive redevelopment of Fort Monmouth, FMERA anticipates issuing a total of six Requests for Offers to Purchase (RFOTPs) in the month of February, including three which have already been issued this month.

"These RFOTPs represent another significant step in our mission to revitalize Fort Monmouth and bring jobs back to Monmouth County," Director of Real Estate Development Dave Nuse said. "The RFOTPs seek to attract the types of redevelopment essential to revitalizing the towns affected by the closing of Fort Monmouth - office and research space, a place of worship, residential units, and destination retail - creating thriving live-work-play communities."

On February 6, FMERA issued an RFOTP for **Parcel F-3**. Located in the Charles Wood Area, the 3.5 acre parcel border Hope Road to the east and Corregidor Road to the north. Parcel F-3 borders the County's Fort Monmouth Recreation Center and pool and includes Building 2567, a former convenience store,

AcuteCare Health Systems finalized their purchase of the former Hospital, and has rapidly progressed through the first phase of renovations on approximately 50,000 square feet of the building. The outpatient health clinic is scheduled to open to the public in the first quarter of 2015. FMERA signed an operator's agreement for the Marina in Oceanport in June 2014, and the operator, AP Development Partners, ran a successful, albeit short, boating season in 2014, including refreshments on the July 4th weekend. The operator continues to perform extensive renovations to the Marina and hope to open their 100+ seat restaurant in the spring of 2015.

"Several exciting prospective projects are also underway on Phase 2 properties in Oceanport, as FMERA continues negotiations with the Army for these properties," Executive Director Bruce Steadman said.

The Officer Housing project, which includes the rehabilitation of 117 historic homes, is currently in exclusive negotiations with RPM Development. Close by, FMERA is in negotiations for the redevelopment of the Fitness Center. The potential purchasers of the Fitness Center propose to renovate the building in their first phase to create a commercial fitness center and health club, including sports training, aquatic programming in the property's indoor pool, sports and health camps, medical services, and meeting, event, and educational space.

In the month of February, FMERA plans to issue an RFOTP for Russel Hall, the Main Post Chapel and the former Recreation Center, all in Oceanport. Russel Hall, a National Register-nominated historic Art Deco office

and two islands housing fuel dispensing pumps. The Fort Monmouth Reuse and Redevelopment Plan (Reuse Plan) envisions the reuse of the property as a gas station, although FMERA will accept proposals for other commercial uses. Permitted uses under the Land Use Rules include office/research; institutional/civic; and open space/recreational use. Response to the RFOTP are due by noon on **April 7**.

Following approval at the January Board meeting, FMERA issued an RFOTP on February 13 for **Building 2525**, an 86,400 square-foot, two-story former administration building located in the Fort's Charles Wood Area in Tinton Falls. Building 2525's location near CommVault's new world headquarters makes it an attractive spot for office and/or research and development uses, the intended use in the Reuse Plan. While FMERA will entertain offers for other uses for the property, plans that call for residential development will not be considered. Responses are due by noon on **March 30**.

A new RFOTP for the **Russel Hall** parcel in Oceanport was issued on February 13. The 4.6 acre parcel, located within the Fort Monmouth National Register Historic District, includes the 42,300 square foot former Garrison Headquarters building constructed in 1936 and the accompanying paved and parking area, and green space. The RFOTP allows respondents to submit proposals to redevelop the property into office, medical or research use. The purchase agreement between FMERA and the selected potential purchaser will be subject to FMERA entering into a Phase 2 Economic Development Conveyance agreement with the Army, which is anticipated to occur this spring. Responses for the RFOTP are due by noon on **April 13**.

FMERA anticipates issuing three additional RFOTPs by the end of February:

An RFOTP for **Parcel B** in Eatontown will seek proposals that meet the Reuse Plan's objective of creating a lifestyle town center, with the goal of establishing an exciting and attractive gateway to the Fort from Route 35. At its January meeting, the FMERA Board approved expanding the Parcel B site to accommodate up to 250,000 square feet of retail and

building, is planned for office/research use and has received significant interest from potential bidders. Although not designated as historic buildings, the architectural style of the Chapel and the unique indoor design features of the former Recreation Center suggest the contributions these two buildings can make to the character and redevelopment of the neighborhood around Greeley Field in Oceanport. This neighborhood, which includes the Main Post Fire House, Barker Circle, and Kaplan Hall, the former Army museum, will be a significant redevelopment area for the former Fort, and provide Oceanport and the surrounding communities with continued linkages to the Fort's past and promising opportunities for the future. FMERA is working with its consulting planner, Phillips Preiss Grygiel, to draft and finalize the Historic District Design Guidelines, which will be reviewed by the Historic Preservation Advisory Committee as well as the FMERA Board.



HISTORICAL PHOTO

The historic Main Post Fire House in Oceanport

FEBRUARY RFOTP GALLERY



other commercial uses, along with the 302 units of housing called for in the Reuse Plan. The Board also authorized the option to add an additional 12 acres to the Parcel, which would include Mallette Hall, Pruden Hall, and the adjacent outdoor amphitheater.

Responses to an RFOTP will be sought for Fort Monmouth's **Child Development Center (CDC)**, a nearly 20,000-square-foot facility located near Corregidor Road in Tinton Falls, on a 7.4 acre parcel adjacent to Hope Road. The facility includes a playground area. While the Fort Monmouth Reuse Plan envisions the land to be used as a child development center, the Authority anticipates that the RFOTP will also allow proposals for other commercial uses, such as for technological purposes or office space. The FMERA Board approved the issuance of the RFOTP at its December 2014 monthly meeting

An RFOTP is expected to be issued for the **Main Post Chapel** in the Oceanport Reuse Area of the Fort. The property encompasses five 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. Per the Reuse Plan, the Chapel is intended to be reused as a house of worship. The property is in the Oceanport Horseneck Center and the Historic District, although the structure is not considered historic.

RFOTPs for properties at Fort Monmouth can be found on [our website](#).

Building 2525 - Tinton Falls



Russel Hall - Oceanport



Parcel B - Eatontown



Main Post Chapel - Oceanport

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