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Redevelopment of Howard Commons Advances with Board Approval of PSARA

With plans to bring additional housing and retail/commercial opportunities to the area, the Fort Monmouth Economic Revitalization Authority (FMERA) Board this month authorized staff to enter into a Purchase & Sale and Redevelopment Agreement (PSARA) with American Properties at Monmouth, LLC. for the sale of Howard Commons. The 63.367-acre parcel is located on Pinebrook Road in the Fort's Charles Wood Area in Eatontown.



American Properties has proposed up to approximately 15,000 square feet of retail/commercial space on the parcel, in conjunction with 251 residential units. Two-hundred of these units will be owner-occupied single family detached residences and the remainder will be affordable housing units (for sale or for rent). In addition to the construction jobs associated with the project, American Properties has indicated plans to create a total of up to 28 permanent jobs at the property within five years.

demolished to make room for these new units, as well as the demolition of a general-purpose building located on the property.

“We share Eatontown’s eagerness to get the redevelopment of Howard Commons underway,” FMERA Executive Director Bruce Steadman said. “With the Board’s authorization to enter into a PSARA with American Properties for the parcel this month, we are one step closer to achieving that goal.”

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2016 Annual Report Highlights Another Successful Year at Fort Monmouth

At its April meeting, the Fort Monmouth Economic Revitalization Authority (FMERA) Board approved the Authority’s 2016 Comprehensive Annual Report. The report is a combination of the results of an independent audit of FMERA’s financial progress and a narrative of the Authority’s accomplishments last year.

Upon completing its annual audit of FMERA, the independent accounting firm of Clifton Larson Allen, LLP has issued an unmodified opinion about the 2016 financial statements which is their highest opinion.

“That’s auditor speak for ‘job well done’,” said FMERA Audit Committee Chairman Dr. Robert Lucky. Dr. Lucky added, “FMERA’s Chief Financial Officer Jennifer Lepore and the entire FMERA staff have done a great job of managing our finances and reporting them in a transparent and understandable manner.”

FMERA Board Chairman James V. Gorman echoed the auditors’ sentiment regarding redevelopment efforts last year.

“FMERA made significant progress in 2016 as it worked to restore lost jobs and economic vitality in this region,” he said. “The Authority continued to engage the communities of Eatontown, Oceanport and Tinton Falls in the cooperative redevelopment process to the benefit of each of our communities. The Annual Report reflects these successes.”

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FMERA Announces May Live-Auction Dates

former Army assets. These auctions will be of interest to anyone looking to acquire construction and maintenance equipment, as well as individuals who want to own Fort Monmouth memorabilia.

On May 13 at 10:00 a.m., the Auctioneers Group will offer specialty vehicles, including snowplows, lawn mowers, and construction equipment. The auction will be held at Fort Monmouth 400 Area, across from the East Gate Entrance in Oceanport. Additional information can be found at the [Auctioneers Group's website](#).

On May 20, the Auctioneers Group will hold a small-lot auction for the general public. Items available through this auction are expected to include mementos, signs, banners, lamps, coat racks, etc. that were a part of the former Fort. The auction will be held at 10:00 a.m. Additional information can be found at the [Auctioneers Group website](#).

Historic Photo of the Month



Originally known as Eatontown Gardens, the first homes located in what is now referred to as Howard Commons were built in 1953-1954 by Wherry Housing. The complex was renamed for Congressman James J. Howard in recognition of his long-time support for Fort Monmouth and his contributions in Congress to the welfare of soldiers and the Army.

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