Addendum A

Community Profiles

The Host Municipalities:

The Borough of Eatontown

The Borough of Oceanport

The Borough of Tinton Falls

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FMERPA
Municipality Population and Other Data Comparison Chart

	Population	Square Miles	1999 Per Capita Income	Annual Budget	Assessed Value	Residential Units	Police Officers
Eatontown	14,381	5.86	$26,965	$21,069,000	$2,448,534,000	6333	37
Oceanport	5,868	3.10	$33,356	$6,568,000	$1,342,462,000	2112	16
Tinton Falls	17,641	15.15	$20,597	$20,055,000	$2,918,765,000	6221	41
Monmouth Beach	3,655	1.10	$52,862	$6,439,000	$523,770,000	1969	10
Sea Bright	1,850	1.10	$45,066	$4,902,000	$523,769,000	1207	11
Shrewsbury Borough	3,825	2.30	$38,218	$8,502,000	$810,701,000	1223	16
Shrewsbury Twp	1,098	0.09	$23,574	$584,412	$72,576,000	546	State Police
West Long Branch	8,272	2.83	$27,651	$9,075,000	$1,354,828,000	2535	21

Community Profile

Borough of Eatontown

General Overview

The Borough of Eatontown is a medium-size municipality located in Central New Jersey in the County of Monmouth. With a population of over 14,000 living in a 5.86 square mile area, the Borough would generally be classified as a suburban community that is nearly fully developed. Eatontown's full western side borders Tinton Falls and its northeastern side borders Oceanport with Tinton Falls and Oceanport being the other two communities with portions of Fort Monmouth within their boundaries.

Accessed by Exit 105 off the Garden State Parkway, Eatontown is bisected by Route 36 as a major east-west artery and by Route 35 as a major north-south artery. These two roadways intersect close to the geographic center of the Borough providing four quadrants that are somewhat similar in size. Eatontown officials have reported that they have 26 miles of municipal roadways in addition to 6 miles of State roadways and 3 miles of County roadways.

Eatontown has a wide variety of housing types ranging from single-family houses, to condominium townhouses, to garden apartments, to mobile home parks. It is well known as the host municipality of Monmouth Mall, a large and expanding regional shopping mall. There is significant additional commercial development along the Route 35 and 36 corridors.

Balancing out the commercial and residential development is a well-planned industrial park situated in the southern portion of the Borough. This industrial park extends for close to the full width of the Borough and is known as Industrial Way East and Industrial Way West. This area supports clean industrial enterprises as well as office and warehouse facilities and support (day care, restaurant, gym, FedEx, etc.) uses. Significant is the existence of a large regional United States Postal Facility located on Industrial Way West. In the event of another incident similar to the 2001 anthrax scare, there would be a significant burden on Eatontown and their health agency to respond.   At Industrial Way East and Route 35 there are two hotels and a conference center.

This varied development pattern has resulted in Eatontown having a balanced tax base. The following tax assessment information underscores this point:

Property Classification	Number of Parcels	Assessed Valuation
Vacant Land	156	$ 41,936,400
Residential	2,784	$1,111,370,400
Farmland (Regular)	2	$ 416,900
Farmland (Qualified)	6	$ 16,300
Commercial	197	$ 907,558,600
Industrial	42	$ 211,999,300
Apartments	23	$ 175,227,100
TOTAL		$2,448,534,000

The Borough is fortunate to have a commercial and industrial tax base that is equivalent to its residential tax base. This is slightly skewed by the fact that the Borough's extensive apartment element is classified as commercial property. The above tax base supports an adopted 2008 municipal operating budget of $21,068,908 and a 2008 municipal capital budget of $1,075,500.

In addition to the assessment information identified above, there is also tax exempt property in Eatontown with a combined assessed value of $404,621,100. The Fort Monmouth property that is totally exempt from local taxation is valued at $251,776,200. Fort Monmouth property in Eatontown represents 40.3% of the Fort's total acreage. This is broken down by 219 acres (19.4% of total Fort acreage or 34.4% of the Main Post) within the Main Post area and 235 acres (20.9% of total Fort acreage or 48.1% of the Charles Wood section) within the Charles Wood section.

Although Eatontown is largely developed, the Borough has and continues to be going through a redevelopment process largely driven by market forces. Major large box retailers, automobile dealerships, and commercial developers have redeveloped tracts of land along the Route 35 and 36 corridors. The planned full closure of Fort Monmouth in 2011 will present a new redevelopment opportunity.

The non-residential development referenced above results in a significant influx of traffic. Not referenced above, but contributors to the traffic are factors such as a State Motor Vehicle Center being located in Eatontown and forces outside Eatontown that result in a traffic impact upon Eatontown including:
- Monmouth Park Racetrack on Route 36 in Oceanport (All traffic coming off the Garden State Parkway going to Monmouth Park has to travel through Eatontown).

- Other major commercial development to the north (Shrewsbury and Red Bank Boroughs), to the east (West Long Branch Borough) and to the south (Ocean Township).
- Fort Monmouth as a major employment center (Main Post access point is in Eatontown, but significant portions of the overall base are in Tinton Falls and Oceanport).
- Long Branch and its Atlantic Ocean beaches are accessed from the Garden State Parkway via Route 36.

Eatontown operates under the traditional Borough form of government with a directly elected Mayor and six Council members. There is an ordinance Administrator who handles day-to-day operations. The Borough offers a full array of municipal services, although some services such as Health Officer and Animal Control are provided through inter-local services agreements. There is a well-developed park system. A quasi-independent Sewerage Authority is housed in the municipal building and has operations limited to the collection function.

The Eatontown Public School District has four schools and one administration building. Three schools are Kindergarten through 6th Grade and one school (Memorial Middle School) houses the 7th and 8th grades. The number of students is approximately 1,300. Public high school students attend the Monmouth Regional High School located in Tinton Falls a short distance from the Eatontown border or one of the many Monmouth County magnet high schools.

Demographics

Although a growing community, the Borough of Eatontown has experience modest and controlled growth as the following population statistics indicate:

Year	Population
1980	12,703
1990	13,800
2000	14,008
2007	14,381
2025	14,458

It is important to note that the population figures for 1980, 1990 and 2000 are based upon census data. The 2007 figure is a Monmouth County Planning Board estimate and the 2025 figure is a Monmouth County Planning Board projection that would not appear to take into account any residential element involving the redevelopment of the Eatontown portion of Fort Monmouth.

The 2000 age composition as reported by the US Bureau of the Census was as follows:

Age Group	Number	Percent
Pre-School (0-4 years)	958	6.8
School Age (5-19 years)	2,495	17.8
Working Age (20-64 years)	8,688	62.0
Seniors (65+)	1,867	13.3

Based upon US Bureau of the Census statistics, the 1999 median family income was $69,397, the median household income was $53,883 and the per capita income was $26,965.

The statistics related to housing in 2000 in terms of number and types of units was as follows:

Housing Units

	Number	Percent
Total	6,333	100.0
Owner Occupied	2,837	44.8
Renter Occupied	2,940	46.4
Vacant	556	8.8

Types of Units

Single Units	Number	Percent
Total	3,013	100.0
Detached	2,291	76.0
Attached	722	24.0

Multiple Units	Number	Percent
Total	3,026	100.0
2-4 Units	855	28.3
5-9 Units	650	21.5
10+ Units	1,521	50.3

Mobile Homes & Others	294	100.0

Prepared by Jersey Professional Management – May 2008

Community Profile
Borough of Oceanport

General Overview

The Borough of Oceanport is a small municipality located in Central New Jersey in the County of Monmouth. With a 2000 population of 5,807 living in a 3.10 square mile area, the Borough would generally be classified as a suburban community that is nearly fully developed. Oceanport is a predominantly residential community along the shores of the Shrewsbury River. Another distinguishing feature is that it is home to the Monmouth Park Racetrack and home to 65.8% (419 acres) of Fort Monmouth's Main Post area or 37.2% of the total area of the Fort. There are limited neighborhood commercial areas as well as office development concentrated in its southeast corner near the Monmouth Park Racetrack.

Accessed by Route 36 off Exit 105 of the Garden State Parkway, Oceanport is distinctive in that much of its border is formed by the Shrewsbury River and its tributaries. Many of its homes are on waterfront properties or are afforded views of the Shrewsbury River. There are approximately 27 miles of municipal roadways in addition to State (one-half mile) and County (four miles) roadways. The New Jersey Transit North Jersey Coast rail line runs through the middle of the Borough.

The vast majority of the housing in Oceanport is categorized as single family detached dwellings. Less than ten percent of the total housing stock is apartments. There is one large age-restricted, six story apartment building. In addition to being host to the Monmouth Park Racetrack and the majority of Fort Monmouth's Main Post area, Oceanport also hosts the Wolf Hill Recreation Area that is part of the Monmouth County Parks System. The Borough also has its own park system including Blackberry Bay Park.

The following tax assessment information underscores the fact that Oceanport's development pattern has been heavily weighted in favor of residential development:

Property Classification	Number of Parcels	Assessed Valuation
Vacant Land	143	$ 31,764,900
Residential	1,975	$1,154,034,200
Farmland (Regular)	1	$ 499,500
Farmland (Qualified)	1	$ 9,000
Commercial	130	$ 155,484,500
Industrial	0	$ 0
Apartments	1	$ 669,800
Total		$1,342,461,900

This heavily weighted residential tax base support an adopted 2008 municipal operating budget of $6,568,362 and a capital budget of $823,000.

Although Oceanport is largely developed, the Borough faces redevelopment challenges. The planned full closure of Fort Monmouth in 2011 will present a redevelopment opportunity. There are forecasts by some that the Monmouth Park Racetrack will not be able to survive long term, unless it can be supported by broader forms of gambling. This would open up yet another potential redevelopment challenge.

Oceanport operates under the traditional Borough form of government with a directly elected Mayor and six Council members. The Borough offers the primary municipal services although due to size considerations, many of its department officials are part time. Some services are provided through inter-local services agreements. A strong volunteers program is a key element in the Borough.

The Oceanport Public School District has two schools, the Wolf Hill Elementary School (Kindergarten – 4th grade) and the Maple Place Middle School (5th - 8th grade). The number of students is approximately 650 including students from the Borough of Sea Bright, which is a Sending District. Public high school students attend the Shore Regional High School located in West Long Branch, a short distance from the Oceanport border or one of the many Monmouth County magnet high schools. The Shore Regional High School includes the Boroughs of Monmouth Beach, Oceanport, Sea Bright and West Long Branch.

Demographics

Oceanport has experienced a level population pattern. Over the years, it ranges between 5,800 and 6,200 persons as illustrated below. Not taken into consideration is a significant resident population at the Monmouth Park Racetrack that varies by season.

Year	Population
1980	5,888
1990	6,146
2000	5,807
2008	5,868
2025	6,108

It is important to note that the population figures for 1980, 1990 and 2000 are based upon census data. The 2007 figure is a Monmouth County Planning Board estimate and the 2025 figure is a Monmouth County Planning Board projection that would not appear to take into account any residential element involving the redevelopment of the Oceanport portion of Fort Monmouth.

The 2000 age composition as reported by the US Bureau of the Census was as follows:

Age Group	Number	Percent
Pre-School (0-4 years)	347	6.0
School Age (5-19 years)	1,301	22.4
Working Age (20-64 years)	3,332	57.4
Seniors (65+)	827	14.2

Based upon US Bureau of the Census statistics, the 1999 median family income was $85,038, the median household income was $71,458 and the per capita income was $33,356.

The statistics related to housing in 2000 in terms of number and types of units was as follows:

Housing Units

	Number	Percent
Total	2,112	100.0
Owner Occupied	1,802	85.3
Renter Occupied	239	11.3
Vacant	71	3.4

Types of Units

Single Units	Number	Percent
Total	1,921	100.0
Detached	1,786	93.0
Attached	135	7.0

Multiple Units	Number	Percent
Total	182	100.0
2-4 Units	17	9.3
5-9 Units	25	13.7
10+ Units	140	76.9

| **Mobile Homes & Others** | 9 | 100.0 |

Prepared by Jersey Professional Management – May 2008

Community Profile
Borough of Tinton Falls

General Overview

The Borough of Tinton Falls is a growing municipality located in Central New Jersey in the County of Monmouth. With a population over 17,000 living in a 15.15 square mile area, the Borough would generally be classified as a suburban community with a continued pattern of development. Tinton Falls borders nine other Monmouth County municipalities.

The western section of Fort Monmouth (Charles Wood section) is divided by Hope Road, with the western half in Tinton Falls and the eastern half in Eatontown. Approximately 22.5% of Fort Monmouth's 1,125 acre land mass is situated in Tinton Falls that encompasses the western 254 acres of the Charles Wood section. The Borough also has within its borders a portion of the Navy Weapons Station Earle.

Tinton Falls is distinct in that it is approximately sixteen miles long (north to south) and approximately one mile wide, on average. The Borough is divided longitudinally by the Garden State Parkway. There are four exits on the Garden State Parkway that access Tinton Falls. Although patrolled by the NJ State Police, there are other emergency service demands created by activity on the Garden State Parkway, particularly those related to fire and first aid response.

There are other major State arteries that run through Tinton Falls including portions of Route 36, Route 18, Route 33 and Route 66, all of which present their own challenges. Given the Borough's shape, there are numerous County roadways that cross through the municipality. The County roadway mileage is 21 miles and the municipal roadways are estimated to be 65 miles.

The predominant development pattern in Tinton Falls has involved the construction of single-family housing. In the past two decades this pattern has expanded to include more commercial development including a new outlet mall currently under construction. There was also a large regional United Parcel Service facility constructed in the Borough as well as new hotels and a rehabilitation hospital.

There is a retirement community known as Seabrook Village located in Tinton Falls. Seabrook Village is a mid rise complex of twelve buildings that provides not only housing, but also a meal, transportation and medical program. There are four buildings in

what Seabrook refers to as three separate neighborhoods, with a total of 1,048 housing units. Another neighborhood is planned, for an additional four buildings.

Although there has been an emphasis on preservation and development of open space over the past ten to fifteen years, other residential areas, in addition to the expansion of Seabrook Village, has been approved. Specifically, an age restricted development will be built on what is referred to as the CECOM property. Presently there is a privately owned large office building on the site that formerly housed support operations for Fort Monmouth. The Twin Brook par three, nine hole golf course property in Tinton Falls may also fall to residential development as will portions of Fort Monmouth situated in Tinton Falls Borough.

Tinton Falls Borough is the host community for the Monmouth County Reclamation Center. This is a County operated landfill that accepts all the waste for all of Monmouth County (with the exception of some bulky waste, vegetative waste and recyclables). Spin-off challenges associated with this facility include odor and litter complaints and significant truck traffic. The positive side of hosting this facility involves financial incentives from the County.

Although the Borough's development pattern has been heavily weighted toward residential, significant non-residential development that has taken place in more recent years has had somewhat of a balancing effect. The 2008 introduced municipal budget for the Borough of Tinton Falls is $20,055,395. There is also a $2,569,975 capital budget. This budget is supported by the taxable property base illustrated in the table below:

Property Classification	Number of Parcels	Assessed Valuation
Vacant Land	732	$ 119,373,500
Residential	6,102	$2,097,157,300
Farmland (Regular)	17	$ 6,307,800
Farmland (Qualified)	36	$ 239,200
Commercial	155	$ 439,797,200
Industrial	16	$ 36,222,500
Apartments	3	$ 219,667,600
Total		$2,918,765,100

The commercial and industrial assessments are small in comparison to the residential assessment. This will change somewhat when the new Outlet Center opens, but the cost of government overwhelmingly falls on the shoulders of the Borough's residential property taxpayers. The number of vacant parcels underscores the potential for continued

population growth. It should be noted that there was a revaluation that became effective in 2008.

Tinton Falls formerly operated under the traditional Borough form of government, but there was a change in the form of government in the mid 1980's to a Faulkner Act, Strong Mayor, and Council form of government. The Mayor is directly elected and is the Chief Executive Officer, supported by a Business Administrator and a team of department heads. There are five Council members who form the legislative branch of the local government. The Borough offers a full array of municipal services, although some services are provided through inter-local services agreements (such as Health Officer and Animal Control).

The Tinton Falls Public School District has three schools and one administration building. There are two elementary schools (Kindergarten - 5th grade) and one middle school (6th - 8th grade). Enrollment ranges between 1,600 and 1,700 students. Public high school students attend the Monmouth Regional High School located in Tinton Falls opposite the Municipal Building or one of the many Monmouth County magnet high schools.

Demographics

Although a growing community, the Borough of Tinton Falls has experienced a reasonably controlled growth except during the 1980's as the following population statistics indicate:

Year	Population
1980	7,740
1990	12,361
2000	15,053
2009	17,641
2025	20,659

It is important to note that the population figures for 1980, 1990 and 2000 are based upon census data. The 2007 figure is a Monmouth County Planning Board estimate and the 2025 figure is a Monmouth County Planning Board projection that would not appear to take into account any residential element involving the redevelopment of the Tinton Falls portion of Fort Monmouth.

The 2000 age composition as reported by the US Bureau of the Census was as follows:

Age Group	Number	Percent
Pre-School (0-4 years)	1,184	7.9

	Number	Percent
School Age (5-19 years)	2,953	19.0
Working Age (20-64 years)	9,383	62.3
Seniors (65+)	1,633	10.8

Based upon US Bureau of the Census statistics, the 1999 median family income was $55,131, the median household income was $51,988 and the per capita income was $20,597.

The statistics related to housing in 2000 in terms of number and types of units was as follows:

Housing Units

	Number	Percent
Total	6,221	100.0
Owner Occupied	4,878	78.4
Renter Occupied	1,010	16.2
Vacant	333	5.4

Types of Units

Single Units	Number	Percent
Total	4,818	100.0
Detached	3,417	70.9
Attached	1,401	29.1

Multiple Units	Number	Percent
Total	1,403	100.0
2-4 Units	308	22.0
5-9 Units	636	45.3
10+ Units	459	32.7

Mobile Homes & Others	0	100.0

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Addendum A

Community Profiles

Neighboring Municipalities:

The Borough of Monmouth Beach

The Borough of Sea Bright

The Borough of Shrewsbury

The Township of Shrewsbury

The Borough of West Long Branch

FMERPA
Municipality Population and Other Data Comparison Chart

	Population	Square Miles	1999 Per Capita Income	Annual Budget	Assessed Value	Residential Units	Police Officers
Eatontown	14,381	5.86	$26,965	$21,069,000	$2,448,534,000	6333	37
Oceanport	5,868	3.10	$33,356	$6,568,000	$1,342,462,000	2112	16
Tinton Falls	17,641	15.15	$20,597	$20,055,000	$2,918,765,000	6221	41
Monmouth Beach	3,655	1.10	$52,862	$6,439,000	$523,770,000	1969	10
Sea Bright	1,850	1.10	$45,066	$4,902,000	$523,769,000	1207	11
Shrewsbury Borough	3,825	2.30	$38,218	$8,502,000	$810,701,000	1223	16
Shrewsbury Twp	1,098	0.09	$23,574	$584,412	$72,576,000	546	State Police
West Long Branch	8,272	2.83	$27,651	$9,075,000	$1,354,828,000	2535	21

Community Profile
Borough of Monmouth Beach

General Overview

The Borough of Monmouth Beach is a small municipality located in Central New Jersey along the northern County of Monmouth coast. With a 2000 population of 3,595 living in a 1.1 square mile land area, the Borough would generally be classified as a suburban community that is nearly fully developed. Monmouth Beach is a predominantly residential community that has its commercial development concentrated in a single area in the center of the Borough. There are no apartments or industrial development within the Borough of Monmouth Beach.

Situated between the Shrewsbury River to the west and the Atlantic Ocean to the east, Monmouth Beach has transitioned over the years from a predominately resort community to a predominately permanent population community. Route 36 runs in a north-south direction and divides the Borough's residential and commercial area from the Atlantic Ocean coastline, with the exception of two high rise condominium properties that are east of Route 36. There is an extensive sea wall system designed to protect the Borough's developed area from the Atlantic Ocean.

Although Monmouth Beach shares a border with the Fort Monmouth Host Municipality of Oceanport, this border is not a land mass, but is the Shrewsbury River. The land connection between Monmouth Beach and Oceanport involves traveling through the City of Long Branch for approximately 0.7 miles.

Monmouth Beach has a mix of single family and condominium residential housing. In addition to two large condominiums on Ocean Avenue (Route 36) there are five additional condominiums in the Borough. Among the diverse single family housing stock are a number of large Victorian homes. The value of the Borough's land has led to smaller homes being demolished to construct larger homes. The Borough of Monmouth Beach operates a Beach Club and there is also a private Beach Club located in the Borough.

Monmouth Beach is the host to the Two Rivers Water Reclamation Authority, a wastewater treatment facility that services six member towns, six customer towns, and Fort Monmouth. This is an 11.4 million gallon per day treatment facility, presently under moratorium, that is situated on prime real estate in the Borough bordered by the Naversink and Shrewsbury Rivers.

The 2008 adopted municipal budget for the Borough of Monmouth Beach is $6,439,223. There is also a $1,287,200 capital budget. This budget is supported by the taxable property base (2005 revaluation) illustrated in the table below:

Property Classification	Number of Parcels	Assessed Valuation
Vacant Land	85	$ 15,067,300
Residential	1,994	$1,201,782,600
Farmland (Regular)	0	$ 0
Farmland (Qualified)	0	$ 0
Commercial	34	$ 30,475,500
Industrial	0	$ 0
Apartments	0	$ 0
Total		$1,247,325,400

Monmouth Beach operates under a Commission form of government with a directly elected Mayor and two Commission Members. The Borough offers the primary municipal services although due to size considerations, some of its department officials are part time.

The Monmouth Beach Public School District has one school that provides education for the Borough's public school students, beginning with Pre-kindergarten classes through 8th grade, two classes per grade level. The number of students is just over 300. Public high school students attend the Shore Regional High School located in West Long Branch or one of the many Monmouth County magnet high schools.

Demographics

Monmouth Beach has experienced modest growth as the following population statistics indicate:

Year	Population
1980	3,318
1990	3,303
2000	3,595
2010	3,655
2025	3,744

NOTE: The figures for 1980, 1990 and 2000 are based upon census data. The 2007 figure is a Monmouth County Planning Board estimate and the 2025 figure is a Monmouth County Planning Board projection.

The 2000 age composition as reported by the US Bureau of the Census was as follows:

Age Group	Number	Percent
Pre-School (0-4 years)	206	5.7
School Age (5-19 years)	566	15.7
Working Age (20-64 years)	2,091	58.2
Seniors (65+)	732	20.4

Based upon US Bureau of the Census statistics, the 1999 median family income was $93,401, the median household income was $80,484 and the per capita income was $52,862.

The statistics related to housing in 2000 in terms of number and types of units was as follows:

Housing Units	Number	Percent
Total	1,969	100.0
Owner Occupied	1,336	67.9
Renter Occupied	297	15.1
Vacant	336	17.1

Types of Units

Single Units	Number	Percent
Total	1,178	100.0
Detached	1,041	88.4
Attached	137	11.6

Multiple Units	Number	Percent
Total	791	100.0
2-4 Units	47	5.9
5-9 Units	108	13.7
10+ Units	636	80.4

Community Profile
Borough of Sea Bright

General Overview

The Borough of Sea Bright is a small municipality located in Central New Jersey along the coast of Monmouth County. With a 2000 population of 1,818 living in a 1.1 square mile area, the Borough would generally be classified as a suburban community that is nearly fully developed. Sea Bright is a predominantly residential community that has its commercial development concentrated in a single area, along Route 36, which continues the full length of the Borough. There is no industrial development.

Much of Sea Bright's area (0.5 square miles) is portions of the Shrewsbury River that forms its western boundary; its eastern boundary is the Atlantic Ocean. There are a limited number of residential roadways off Route 36 that run in a north-south direction. The narrow nature of the Borough makes it prone to flooding with significant sea walls having been constructed to protect the Borough from the flood waters of the Atlantic Ocean. However, the Shrewsbury River regularly tops the bulkheads, and also floods portions of Sea Bright.

Sandy Hook National Gateway Recreation Area is to the north and Monmouth Beach is to the south of Sea Bright. It is considered to be the southern half of a barrier beach that is known as the Sandy Hook Peninsula. Sea Bright is the easternmost municipality in the State of New Jersey. The Borough does not share any border with ether Fort Monmouth or any of the Fort Monmouth Host Municipalities.

Sea Bright has a mix of single family and multiple family housing. Land is at a premium in this resort community, and this has led to certain parcels being redeveloped as townhouse condominium developments. There are also smaller homes that are purchased and later renovated; in some instances, they are demolished and replaced. In addition to a public municipal beach, there are also eight private beach clubs along the Borough's coast.

The 2008 adopted municipal budget for the Borough of Sea Bright is $4,901,892. There is also a $2,700,000 capital budget. This budget is supported by the taxable property base (recent revaluation was in 2004) illustrated in the table below:

Property Classification	Number of Parcels	Assessed Valuation
Vacant Land	176	$ 10,017,400
Residential	1,030	$ 419,722,500
Farmland (Regular)	0	$ 0
Farmland (Qualified)	0	$ 0
Commercial	71	$ 88,474,800
Industrial	0	$ 0
Apartments	6	$ 5,555,100
Total		$ 523,769,800

Sea Bright operates under the traditional Borough form of government with a directly elected Mayor and six Council members. The Borough offers primary municipal services, although due to size considerations, many of its department officials are part time.

The public school students in the Borough attend the Oceanport School system (see Oceanport Community Profile) from Kindergarten through 8th grade. Public high school students attend the Shore Regional High School located in West Long Branch or one of the many Monmouth County magnet high schools.

Demographics

Sea Bright has experienced modest growth as the following population statistics indicate:

Year	Population
1980	1,812
1990	1,693
2000	1,818
2011	1,850
2025	2,085

NOTE: The figures for 1980, 1990 and 2000 are based upon census data. The 2007 figure is a Monmouth County Planning Board estimate and the 2025 figure is a Monmouth County Planning Board projection.

The 2000 age composition as reported by the US Bureau of the Census was as follows:

Age Group	Number	Percent
Pre-School (0-4 years)	59	3.2
School Age (5-19 years)	157	8.6
Working Age (20-64 years)	1,406	77.3
Seniors (65+)	196	10.8

Based upon US Bureau of the Census statistics, the 1999 median family income was $72,031, the median household income was $65,562 and the per capita income was $45,066.

The statistics related to housing in 2000 in terms of number and types of units was as follows:

Housing Units	Number	Percent
Total	1,207	100.0
Owner Occupied	509	42.2
Renter Occupied	499	41.3
Vacant	199	16.5

Types of Units

Single Units	Number	Percent
Total	555	100.0
Detached	324	58.4
Attached	231	41.6

Multiple Units	Number	Percent
Total	652	100.0
2-4 Units	212	32.5
5-9 Units	107	16.4
10+ Units	333	51.1

Community Profile
Borough of Shrewsbury

General Overview

The Borough of Shrewsbury is a small municipality located in Central New Jersey in the County of Monmouth. With a 2000 population of 3,590 living in a 2.3 square mile area, the Borough would generally be classified as a suburban community that is nearly fully developed. Shrewsbury is a predominantly residential community that has its commercial development primarily concentrated along the Route 35 corridor that splits the Borough into eastern and western halves. The Borough's southern border is shared with Eatontown and Oceanport, and adjoins the northern border of Fort Monmouth's Main Post.

Shrewsbury's development pattern has been limited to residential and commercial development with the residential development being dominated by single family detached dwellings. Newer developments include The Sycamores 90 unit age restricted development and the 132 bed Brandywine Assisted Living at the Sycamore facility. There are also two planned residential developments of approximately 150 homes (66 would be age restricted), but there has been no construction, to date. There is no industrial development and few vacant parcels. Shrewsbury is home to the Eastern Branch of the Monmouth County Library System.

Situated to the east of the Borough of Little Silver, Shrewsbury residents have easy access to the Little Silver train station providing direct service to Newark and New York City. In addition to Route 35, the other major roadways are Shrewsbury Avenue (County Route 13) and Sycamore Avenue (County Route 13A).

The 2008 adopted municipal budget for the Borough of Shrewsbury is $8,501,948. There is also a $1,250,000 capital budget. This budget is supported by the taxable property base (last revaluation was in 2003) illustrated in the table below:

Property Classification	Number of Parcels	Assessed Valuation
Vacant Land	26	$ 5,154,200
Residential	1,928	$ 517,858,900
Farmland (Regular)	1	$ 778,700
Farmland (Qualified)	1	$ 10,900
Commercial	171	$ 286,898,200
Industrial	0	$ 0
Apartments	0	$ 0
Total		$ 810,700,900

Shrewsbury operates under the traditional Borough form of government with a directly elected Mayor and six Council members. The Borough offers primary municipal services although due to size considerations, many of its department officials are part time, with some full time officials holding multiple titles. One of the emergency services Shared Services agreements that Shrewsbury Borough has is with Little Silver and Fair Haven. This Shared Service provides reverse 911 service.

The Shrewsbury Borough Public School District educates students beginning with pre-kindergarten classes through 8th grade in a single school building. The number of students is just over 500. Public high school students attend the Red Bank Regional High School located in West Long Branch or one of the many Monmouth County magnet high schools.

Demographics

Although a growing community, the Borough of Shrewsbury has experienced modest and controlled growth as the following population statistics indicate:

Year	Population
1980	2,962
1990	3,096
2000	3,590
2012	3,825
2025	3,761

NOTE: The figures for 1980, 1990 and 2000 are based upon census data. The 2007 figure is a Monmouth County Planning Board estimate and the 2025 figure is a Monmouth County Planning Board projection.

The 2000 age composition as reported by the US Bureau of the Census was as follows:

Age Group	Number	Percent
Pre-School (0-4 years)	310	8.6
School Age (5-19 years)	857	23.9
Working Age (20-64 years)	1,992	55.5
Seniors (65+)	431	12.0

Based upon US Bureau of the Census statistics, the 1999 median family income was $92,719, the median household income was $86,911 and the per capita income was $38,218.

The statistics related to housing in 2000 in terms of number and types of units was as follows:

Housing Units	Number	Percent
Total	1,223	100.0
Owner Occupied	1,150	94.0
Renter Occupied	57	4.7
Vacant	16	1.3

Types of Units

Single Units	Number	Percent
Total	1,223	100.0
Detached	1,150	99.1
Attached	11	0.9

Multiple Units	Number	Percent
Total	0	100.0
2-4 Units	0	
5-9 Units	0	
10+ Units	0	

Community Profile
Township of Shrewsbury

General Overview

The Township of Shrewsbury is small in terms of both population and area. Located in Central New Jersey in the County of Monmouth, Shrewsbury had a 2000 population of 1,098 living in a 0.09 square mile area; the Township would generally be classified as a suburban community that is nearly fully developed. Shrewsbury Township is a 100% residential community with all of the housing units being part of a single, residential development comprised of multi-family cooperative and condominium units.

The original Shrewsbury Township was originally formed on October 31, 1693 and encompassed much of eastern Monmouth and Ocean counties. Beginning in 1750 and continuing for the next 200 years, portions of the large land mass gradually broke away to form smaller municipalities.

Following World War II, Shrewsbury Township's current housing was created from military housing at Camp Vail, now Fort Monmouth. Although the Township does not share any common border with the present Fort Monmouth, it is geographically close to both the eastern and western portions of the Fort. The Township is bordered on three sides by the Borough of Tinton Falls and on the other side by Shrewsbury Borough.

Although Shrewsbury Township does not share any border directly with the Borough of Eatontown, it contracts for several services through Eatontown including Court, Fire and First Aid services. The former two services are provided through formal inter-local services agreements while the First Aid services are performed through an informal arrangement with a contribution being made annually to the Eatontown First Aid Squad.

The 2007 adopted municipal budget for the Township of Shrewsbury is $ 584,412. This budget is supported by the taxable property base illustrated in the table below:

The Township of Shrewsbury operates with a minimal budget supported by the taxable property base illustrated in the table below:

Property Classification	Number of Parcels	Assessed Valuation
Vacant Land	0	$ 0
Residential	122	$ 24,964,700
Farmland (Regular)	0	$ 0
Farmland (Qualified)	0	$ 0
Commercial	0	$ 0
Industrial	0	$ 0
Apartments	269	$ 47,611,500
Total		$ 72,576,200

Shrewsbury operates under a Commission form of government with a Mayor and two Committee members. The Township offers limited municipal services, but there is a Public Works Department and a part-time recreation operation. There are two administrative employees, including the Clerk. Otherwise, the Township relies mostly on part-time employees and interlocal services agreements.

The Shrewsbury Township public school students attend the Tinton Falls School District from kindergarten through 8th grade. Public high school students attend the Monmouth Regional High School located in Tinton Falls or one of the many Monmouth County magnet high schools.

Demographics

The Township of Shrewsbury's population is stable as the following population statistics indicate:

Year	Population
1980	995
1990	1,098
2000	1,098
2013	1,098
2025	1,144

NOTE: The figures for 1980, 1990 and 2000 are based upon census data. The 2007 figure is a Monmouth County Planning Board estimate and the 2025 figure is a Monmouth County Planning Board projection.

The 2000 age composition as reported by the US Bureau of the Census was as follows:

Age Group	Number	Percent
Pre-School (0-4 years)	82	7.5
School Age (5-19 years)	169	15.4
Working Age (20-64 years)	728	66.3
Seniors (65+)	119	10.8

Based upon US Bureau of the Census statistics, the 1999 median family income was $42,500, the median household income was $36,875 and the per capita income was $23,574.

The statistics related to housing in 2000 in terms of number and types of units was as follows:

Housing Units	Number	Percent
Total	546	100.0
Owner Occupied	261	47.8
Renter Occupied	260	47.6
Vacant	25	4.6

Of the 284 housing units, only 4 are detached with the remaining 280 units being attached.

Multiple Units	Number	Percent
Total	260	100.0
2-4 Units	76	29.2
5-9 Units	114	43.8
10+ Units	70	26.9

Community Profile
Borough of West Long Branch

General Overview

The Borough of West Long Branch is a small municipality located in Central New Jersey in the County of Monmouth. With a 2000 population of 8,258 living in a 2.83 square mile area, the Borough would generally be classified as a suburban community that is nearly fully developed. West Long Branch is a predominantly residential community that has its commercial development primarily concentrated along its major roadways. There is no significant industrial development. One of the Borough's characteristics is that it is home to Monmouth University.

Accessed by Route 36 off Exit 105 of the Garden State Parkway, West Long Branch's heaviest commercial concentration is along the Route 36 corridor. There are approximately 30 miles of municipal roadways in addition to State and County roadways. West Long Branch borders two of the Fort Monmouth Host Municipalities, Eatontown and Oceanport. The Borough's closest border is over one mile from Fort Monmouth.

The vast majority of the housing in West Long Branch is categorized as single family detached dwellings. There is a HUD financed senior development known as Peter Cooper Village comprising 150 housing units. There is also an approval, just recently granted, for the construction of a 180 unit apartment complex with an affordable housing component.

West Long Branch is the host community for Monmouth University, but there are some challenges associated with being its host community. The University property is largely tax exempt, but there are municipal services that are taxed by the presence of Monmouth University. The University has its own Police Department, but policing matters frequently extend off-campus. Similarly, Fire and First Aid services are taxed, although the University has contributed toward the cost of fire apparatus and students have served in volunteer capacities with the First Aid Squad.

The 2008 adopted municipal budget for the Borough of West Long Branch is $9,074,640. There is also a $783,625 capital budget. This budget is supported by the taxable property base (2006 reassessment) illustrated in the table below:

Property Classification	Number of Parcels	Assessed Valuation
Vacant Land	77	$ 11,834,400
Residential	2,270	$1,081,943,400
Farmland (Regular)	3	$ 1,625,900
Farmland (Qualified)	4	$ 17,600
Commercial	159	$ 254,243,700
Industrial	2	$ 3,254,900
Apartments	2	$ 1,907,600
TOTAL		$1,354,827,500

West Long Branch operates under the traditional Borough form of government with a directly elected Mayor and six Council members. The Borough offers primary municipal services although due to size considerations, many of its department officials are part time. Few services are provided through interlocal services agreements as a result of a home rule sentiment.

The West Long Branch Public School District has two schools, the Betty McElmon Elementary (Pre-kindergarten to 3rd grade) and the Frank Antonides School (4th grade to 8th grade). The number of students is just over 700. Public high school students attend the Shore Regional High School located in West Long Branch or one of the many Monmouth County magnet high schools.

Demographics

Although a growing community, the Borough of West Long Branch has experienced modest and controlled growth as the following population statistics indicate:

Year	Population
1980	7,380
1990	7,690
2000	8,258
2014	8,272
2025	8,525

NOTE: The figures for 1980, 1990 and 2000 are based upon census data. The 2007 figure is a Monmouth County Planning Board estimate and the 2025 figure is a Monmouth County Planning Board projection.

The 2000 age composition as reported by the US Bureau of the Census was as follows:

Age Group	Number	Percent
Pre-School (0-4 years)	409	5.0
School Age (5-19 years)	2,316	28.0
Working Age (20-64 years)	4,327	52.4
Seniors (65+)	1,206	14.6

Based upon US Bureau of the Census statistics, the 1999 median family income was $89,127, the median household income was $71,852 and the per capita income was $27,651.

The statistics related to housing in 2000 in terms of number and types of units was as follows:

Housing Units	Number	Percent
Total	2,535	100.0
Owner Occupied	2,077	81.9
Renter Occupied	371	14.6
Vacant	87	3.4

Types of Units

Single Units	Number	Percent
Total	2,253	100.0
Detached	2,120	94.1
Attached	133	5.9

Multiple Units	Number	Percent
Total	282	100.0
2-4 Units	151	53.5
5-9 Units	0	0
10+ Units	131	46.5

Addendum A

Community Profiles

Fort Monmouth

Fort Monmouth Profile

General Overview

Located in Central New Jersey in the County of Monmouth, Fort Monmouth is a ninety-one year old United States Army base established in 1917. The Fort's primary mission has been to advance the development of high technology systems. Although staffing levels have changed over the years, it was reported in 2005, there were 4,653 civilian and 620 military personnel working at Fort Monmouth.

As the home to the United States Army's Communications-Electronics Lifecycle Management Command (CE LCMC), Fort Monmouth also is home to the United States Military Academy Preparatory School. This school trains approximately 250 students per year, who will then enter the United States Military Academy at West Point. Much of the Army's research and development of the Command and Control, Communications, Computers, Intelligence, Sensors and Reconnaissance (C4ISR) systems has been, and continues to be, performed at Fort Monmouth.

The Fort occupies two large tracts of land. The eastern tract of land generally identified as the Main Post area hosts traditional military base functions, while the western tract generally known as the Charles Wood area hosts a large office and laboratory facility, a Fire Station, a Fire Academy, numerous support facilities, a golf course & clubhouse and military housing (the majority of the housing in this area has either been demolished or is vacant and slated for demolition).

Located in three separate municipalities (Eatontown, Oceanport and Tinton Falls Boroughs), Fort Monmouth's acreage breakdown is as follows:

Total Fort Monmouth area	**1,126 acres**	**100%**
Main Post area	637 acres	56.6%
Charles Wood area	489 acres	43.4%
	1,126 acres	100%
Eatontown	453 acres	40.3%
Oceanport	419 acres	37.2%
Tinton Falls	254 acres	22.5%
	1,126 acres	100%

The emergency services civilian staff includes a Department of Defense (DOD) Police Department and Fire Department. The Fire Department also handles the Emergency Medical (Ambulance) Service and the Office of Emergency Management (OEM) functions. These activities are operated under the authority of the Fort's Office of the Provost Marshal.

Up until September 11, 2001, Fort Monmouth was an open base. Since that time, there has been extremely tight security and only authorized personnel are permitted entry.

BRAC (Base Realignment and Closure) 2005

Fort Monmouth has been the target of numerous base closure proceedings, but in 2005, the Fort was identified by BRAC for closure. The following is the published account of the closure decision:

Secretary of Defense Recommendation: Close Fort Monmouth, NJ. Relocate the US Army Military Academy Preparatory School to West Point, NY. Relocate the Joint Network Management System Program Office to Fort Meade, MD. Relocate the Budget/Funding, Contracting, Cataloging, Requisition Processing, Customer Services, Item Management, Stock Control, Weapon System Secondary Item Support, Requirements Determination, Integrated Material Management Inventory Control Point functions for Consumable Items to Defense Supply Center Columbus, OH, and reestablish them as Defense Logistics Agency Inventory Control Point functions; relocate the procurement management and related support functions for depot level repairables to Aberdeen Proving Ground, MD, and designate them as Inventory Control Point functions, detachment of Defense Supply Center Columbus, OH, and relocate the remaining integrated material management, user, and related support functions to Aberdeen Proving Ground, MD. Relocate Information Systems, Sensors, Electronic Warfare, and Electronics Research and Development & Acquisition (RDA) to Aberdeen Proving Ground, MD. Relocate the elements of the Program Executive Office for Enterprise Information Systems and consolidate into the Program Executive Office, Enterprise Information Systems at Fort Belvoir, VA.

Secretary of Defense Justification: The closure of Fort Monmouth allows the Army to pursue several transformational and BRAC objectives. These include: consolidating training to enhance coordination, doctrine development, training effectiveness, and improve operational and functional efficiencies, and consolidating RDA and T&E functions on fewer installations. Retain DoD installations with the most flexible capability to accept new missions. Consolidate or collocate common business functions with other agencies to provide better level of services at a reduced cost.

Full closure is slated to occur no later than September 15, 2011. As a result of the decision of BRAC, New Jersey Governor Jon Corzine signed the Fort Monmouth Economic Revitalization Act into Law on April 28, 2006. This Act created the Fort Monmouth Economic Revitalization Planning Authority that is charged to plan and manage the redevelopment of Fort Monmouth as the closure process proceeds.

Addendum B

Possible Shared Services Options Considered by the
Jersey Professional Management Team of Management Consultants
For this Shared Services Feasibility Study

Jersey Professional Management was engaged by the Fort Monmouth Economic Revitalization Planning Authority (FMERPA) to conduct a Feasibility Study to determine if any new, enhanced, or expanded Shared Services would benefit the municipalities of Eatontown, Oceanport and Tinton Falls upon the anticipated closing of Fort Monmouth in 2011.

The specific areas included in this study are generally referred to as emergency services, but more specifically, they are municipal courts, police departments, offices of emergency management (OEM), fire departments and ambulance/first aid squads.

This feasibility study also incorporates the possibility of Shared Services with one or more of any of the 5 adjoining neighboring towns, Monmouth Beach, Sea Bright, Shrewsbury Borough, Shrewsbury Township, and West Long Branch.

This Shared Services study is divided into four tasks known as the following:

Task 1	Municipal Courts
Task 2	Police Department Services
Task 2A	Office of Emergency Management (OEM)
Task 3	Fire Department Services
Task 3A	Ambulance/First Aid Squads
Task 4	Neighboring Towns

Each task has a Team Leader and 2 or 3 additional Team Members, all of whom are experienced professional management consultants, each with over 25 years of directly related municipal government experience.

After several weeks of in-depth analysis and reviews, with literally hundreds of hours of consulting by 12 of Jersey Professional Management's (JPM) Team Members, the JPM Study Team has identified at least 8 possible Shared Services solutions. These possible options have been selected by the Team Members in order that each of the 5 teams involved in this project prepare their reports in similar format and order. However, each Team may recommend different possible solutions.

It is important that stakeholders, citizens and taxpayers reading this understand: any of these

solutions are possible; however, none of them have been given any priority or special consideration; also, possible options (in addition to these eight) that may have been developed during this Feasibility Study will be given equal consideration.

Finally, it is important to note that the JPM Study Team, made up of Professional Management Consultants of Jersey Professional Management, has not been given any direction or expectation as to the anticipated results of this Feasibility Study. In fact, it is even possible that the JPM Study Team will conclude that no possible shared service is in the interests of the citizens and taxpayers of these municipalities.

The 8 possible options are as follows:

1. **The 3 Way Split**

   This involves splitting the existing Fort Monmouth land area consisting of approximately 1,100 acres, dividing it into 3 sections that follow the existing boundaries between the 3 host municipalities, and assigning each of those sections to their respective municipality and that municipality's appropriate existing department or organization.

2. **Contract Services**

   Under this arrangement, the entire 1,100 acres of the existing Fort Monmouth land area would be treated as a single area, with that entire area being assigned to one of either of the two larger existing departments or organizations, in other words, either Eatontown or Tinton Falls. The concept here is that the area known as Fort Monmouth is an identifiable land area that could be more efficiently served by a single existing Municipal Court, Police Department, Fire Department or First Aid Squad.

3. **East/West Split – The Bottleneck**

   The existing Fort Monmouth base is comprised of two separate and distinct areas, the "half" on the westerly side is commonly known as the Charles Woods Section. The "half" on the eastern side of the Fort is commonly known as the Main Base. In between these two is a relatively small "bottleneck" section that separates the 2 "halves" of the Fort. This small section is currently part of the Borough of Eatontown, and is primarily a small lake area. The concept here is to assign the west side of Fort Monmouth's existing land area to be handled by the existing Tinton Falls department or organization, and assign the east side of Fort Monmouth's existing land area to Eatontown's appropriate department or organization.

4. **East/West Split – The Bottleneck - Plus**

   This possible solution is the same as the East/West Split – The Bottleneck solution described in #3 above, except that it also includes the possibility of adding or including any 1, 2, 3, 4, or all 5 of the neighboring municipalities listed above.

5.   **East /West Split – Hope Road**

A variation of this east/west split is the same concept as described in #3 above. However, we would use the existing boundary line between Tinton Falls and Eatontown, which is more commonly known as Hope Road.

6.   **East/West Split – Hope Road - Plus**

This possible solution is the same as the East/West Split – Hope Road solution described in #5 above, except that it also includes the possibility of adding or including any 1, 2, 3, 4, or all 5 of the neighboring municipalities listed above.

7.   **Fort Monmouth Regional**

This possible solution includes the entire existing 1100 acres of land area currently known as Fort Monmouth, plus the entire land area of all 3 of the host municipalities of Eatontown, Oceanport and Tinton Falls. In other words, a new Regional Municipal Court, Police Department, Fire Department or First Aid Squad would be created that would provide services to current residents and taxpayers of the 3 host towns, and new residents, businesses and taxpayers that will someday occupy any part of the land area currently known as Fort Monmouth.

8.   **Fort Monmouth Regional – Plus**

This possible solution is the same as the Fort Monmouth Regional possible solution described in #5 above, except that it also includes the possibility of adding or including any 1, 2, 3, 4, or 5 of the neighboring municipalities listed above.

For the purposes of emphasis and clarity, the JPM Study Team is only considering and studying, not necessarily recommending any of the above listed possible solutions. Jersey Professional Management will not give priority or preference to any one of them. The JPM Study Team may recommend no new Shared Services, or may recommend other possible Shared Services arrangement(s) that may be developed during this Feasibility Study.

Addendum C

Monmouth County's Role

The effectiveness of Shared Services has been demonstrated throughout New Jersey resulting in significant reduction of costs, improved efficiency and quality of municipal services. Taxpayers and the general public are aware of the positive impact that Shared Services has on the cost and quality of services they receive today, as well as the future.

Sharing services at all levels of government continues to grow and is no longer an option, but a necessity, in these difficult economic times.

Monmouth County currently provides a number of Shared Services with its municipalities through 911 Dispatch, Emergency Management, HAZMAT, Geographic Information System (GIS), the Improvement Authority, Purchasing and other services.

Many other New Jersey counties also provide extensive Shared Services for their municipalities. For example, Somerset, Burlington and Middlesex Counties provide capital purchasing through their Improvement Authorities. Somerset County also provides engineering services, vehicle maintenance, cooperative purchasing, personnel training, tradesmen (plumber, HVAC, electrician, etc.), GIS, Information Technology (IT), records management, public health services, recycling, Public Safety 911 dispatching and HAZMAT, to most of its municipalities, through various models of Inter-Local Service Agreements (ILSAs).

Burlington County provides Shared Services in Public Works equipment, road materials, fuel, engineering services, personnel training, GIS, animal shelter and other areas.

For Monmouth County, the anticipated closing of Fort Monmouth provides a unique opportunity to expand its current Shared Services. The County should take a leadership role in facilitating more Shared Services among and between the County, the Host Communities and the Neighboring Communities.

The objectives of Monmouth County should be to identify the most promising services to share among the towns and county, and between towns, school districts, fire districts and other local agencies. Also, the county should promote communication among the various jurisdictions in the Fort Monmouth area, and encourage the sharing of expertise on the best ways and means of improving public sector management practices.

Monmouth County is eligible to receive $40,000 per year from the State of New Jersey through a special SHARE grant, known as COUNT, to pay for this coordination effort.

More specifically, Jersey Professional Management (JPM) recommends that Monmouth County should be engaged in:

1. Developing an implementation plan for providing County-wide, public safety dispatch services, specifically by the acquisition of the Fort Monmouth Emergency Services (Police and Fire) headquarters. The closing of the Fort offers significant and substantial possibilities for sharing dispatching services;

2. Replacing the Fort Monmouth HAZMAT capabilities and working to fill any void that may occur;

3. Examining the opportunity to acquire valuable land and existing buildings for County-wide Shared Services purposes;

4. Establishing a County-wide Shared Services program to avail itself of the many opportunities resulting from the closing of Fort Monmouth:
   - Fire Academy and Fire Departments Training Center;
   - Shooting Range for Police Departments target practice;
   - Training Center at Fire Academy for general municipal use.

Addendum D

Facility and Equipment Acquisition Process

In order for Fort Monmouth to be redeveloped, the majority of the property will ultimately have to leave the ownership of the Federal government. Eventually, virtually all of the Fort's acreage will be transferred to new public- and private-sector owners. This chapter provides an overview of the property transfer process, and provides an understanding of the mechanisms by which Federal property can be transferred.

The Base Redevelopment and Realignment Manual
The closure/realignment and redevelopment of military installations associated with the 2005 Base Realignment and Closure Commission's recommendations will affect dozens of communities across the United States. In order to ensure a consistent process for planning the reuse of these properties and disposing of the real and personal property associated with realignments and closures, the Department of Defense (DoD) published the Base Redevelopment and Realignment Manual (BRRM) in March 2006. The intent of the BRRM is to assist communities in expeditiously planning the reuse of available military assets, to foster job replacement and to mitigate the effects of closure. The BRRM established the following policy guidance:

>   C1.3.1. _Act expeditiously, whether closing or realigning_. Relocating activities from installations designated for closure will, when feasible, be accelerated to facilitate the transfer of real property for community reuse. In the case of realignments, the Department of Defense will pursue aggressive planning and scheduling of related facility improvements at the receiving locations.

>   C1.3.2. _Fully utilize all appropriate means to transfer property_. Federal law provides the Department of Defense with an array of legal authorities, including public benefit transfers, economic development conveyances at cost and no cost, negotiated sales to State or local government, conservation conveyances, and public sales, by which to transfer property on closed or realigned installations. Recognizing that the variety of types of facilities available for civilian reuse and the unique circumstances of the surrounding communities does not lend itself to a single universal solution, the Department of Defense will use this array of authorities in a way that considers individual circumstances.

>   C1.3.3. _Rely on and leverage market forces_. Community redevelopment plans and military conveyance plans should be integrated to the extent practical and should take account of any anticipated demand for surplus military land and facilities.

C1.3.4. Collaborate effectively. Experience suggests that collaboration is the linchpin to successful installation redevelopment. Only by collaborating with the local community can the Department of Defense close and transfer property in a timely manner and provide a foundation for solid economic redevelopment.

C1.3.5. Speak with one voice. The Department of Defense, acting through the DoD Components, will provide clear and timely information and will encourage affected communities to do the same.

C1.3.6. Work with communities to address growth. The Department of Defense will work with the surrounding community so that the public and private sectors can provide the services and facilities needed to accommodate new personnel and their families. The Department of Defense recognizes that installation commanders and local officials, as appropriate (e.g., State, county, and tribal), need to integrate and coordinate elements of their local and regional growth planning so that appropriate off-base facilities and services are available for arriving personnel and their families.[1]

The BRRM identifies a three-step process for the redevelopment of former military installations. The phases include: redevelopment and disposal planning; surplus property disposal decision making; and parcel-by-parcel disposal. The BRRM's description of each of these phases is summarized below.

C2.3.4.1. Phase One, Base Redevelopment and Disposal Planning: This phase consists of the community's redevelopment planning, environmental impact analysis activities, natural and cultural resources determinations and consultations, identification of uncontaminated property, the Military Department's development of an Installation Summary Report that considers all property assets, market conditions, and potential disposal options, and many environmental restoration and compliance activities.

C2.3.4.2. Phase Two, Surplus Property Disposal Decision Making: The second phase consists of activities associated with the Military Department's surplus property disposal decision-making. This phase may include the issuance of one or more Disposal Records of Decision (RODs), or similar decision documents. It also may include the acceptance of applications submitted for property under various public benefit conveyance authorities (such as public airport, parks, and other public benefit conveyances) and economic development conveyance.

C2.3.4.3. Phase Three, Parcel-by-Parcel Disposal: After the Military Department has issued its final disposal decisions, the last phase, parcel-by-parcel decision implementation, occurs for each disposal parcel. This phase lasts until the property has been conveyed. There also may be continuing

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[1] *Base Redevelopment and Realignment Manual*, Pages 17 - 18

environmental cleanup activities conducted by either the Military Department or the new owner of the property. [2]

The Fort Monmouth Economic Revitalization Planning Authority (FMERPA) has completed a draft of its preferred reuse plan for the property (Phase I). In addition, FMERPA has solicited notices of interest, and has received requests from more than 40 different entities for various portions of the property. As the Army moves through Phase II (disposal decision making), some of these entities will be eligible to receive property through public benefit conveyances or through negotiated sales. Each of these concepts is discussed later in this chapter.

In general, property disposal actions of the Federal government are governed by the Federal Property and Administrative Services Act of 1949 (FPASA). While there have been a number of amendments to the original Act, many of the processes required for disposing of Federally-owned surplus property are similar to those enacted when the Act was created almost 60 years ago.

Property disposal under FPASA and the BRRM requires that surplus property be screened in order to identify interest from other DoD departments and other Federal agencies. Once the Federal-to-Federal screening process is completed, a determination of surplus is issued. In the case of Fort Monmouth, the property was declared as surplus in September 2006.

Surplus property is then screened for expressions of interest (or notices of interest) to homeless agencies and state, county and local government entities. In the case of Fort Monmouth, notices of interest (NOIs) were solicited through March 7, 2007. The FMERPA indicates that NOIs were received from 43 different entities for various portions of the Fort Monmouth property. Included among these requests were several NOIs from emergency services and law enforcement agencies in the region, as summarized in Table 1 below.

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[2] Ibid, Page 24

Table 1 – NOIs Related to Emergency Services

Entity	Purpose	Property Requested
Oceanport Fire Department	Emergency Services	East Firehouse
Monmoth County Office of Emergency Management	Emergency Services	Both Firehouses, Radio Tower, Range
Oceanport Police Department	Emergency Services	Buildings 800, 801, 603, other (Barker Circle)
Tinton Falls Fire District 1	Emergency Services	West Firehouse (Charles Wood Area)
State of New Jersey Department of Law and Public Safety	Emergency Services	USMAPS, Sports Bubble, 1203, Fire Academy, Range, Meyers Hall
Borough of Tinton Falls	Planning/Development, Education, Emergency Services	Land, Administration Building, Fire Academy, Range
Borough of Eatontown	Planning/Development, Potential Court and Court Administration	Howard Commons, Mallette Hall, Pruden Auditorium

Source: FMERPA

As summarized in the Table above, multiple NOIs were submitted for several facilities, including the firehouses, range, and the fire academy.

It is important to note that the NOIs summarized above are those which are directly related to the provision of services which are being reviewed as opportunities for shared services among the host communities. However, other NOIs could have a significant impact on the demand for emergency services, rather than having an impact on the manner in which the services are provided. For example, an NOI for a storage warehouse would affect the demand for emergency services in a much different manner than an NOI for 300 housing units might.

Once FMERPA and the Army have reviewed all of the NOIs and determined which will be supported, the remainder of the property will be available for conveyance. For those NOIs that can not be transferred via a public benefit conveyance, there is the possibility of a negotiated sale directly from DoD to State, county or local governments for fair market value. This could include the State of New Jersey, Monmouth County, the host communities of Eatontown, Oceanport and Tinton Falls, and other entities that meet the Army's disposal requirements.

In addition, FMERPA (or its successor implementation local reuse authority) could acquire the property via economic development conveyance (EDC). An EDC is intended to help local communities recover from the economic impacts associated with closure more quickly, by encouraging new job creation. According to the BRRM, "*The LRA must demonstrate in its application that the proposed uses for the property will generate sufficient jobs to justify an EDC conveyance, and that the proposed land uses are realistically achievable given current and projected market conditions.*"[3]

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[3] Ibid, Page 68

CONVEYANCE METHOD	CONDITIONS	CONSIDERATIONS FOR COMMUNITY REUSE PLANNING PURPOSES
Public Benefit Conveyance	■ The property is conveyed at market value unless a sponsoring agency determines a discount is warranted ■ The property must be used for public purposes (schools, ports, healthcare, etc.) ■ Sponsoring agencies may also impose additional land use controls	■ Market value is an objective by the sponsoring agency for this conveyance ■ The CRP should consider how land use plans will affect the market value and ultimately the price to be paid to the sponsoring agency
Homeless Assistance Conveyance	■ The property is conveyed at no cost to either homeless providers or LRAs if the LRA uses the property for homeless purposes ■ It must be used for homeless assistance as determined by HUD ■ If there are no homeless uses, the deed reverts to the federal government	■ Market value is not an issue in this instance because the property is transferred at no cost ■ The CRP, however, should be of sufficient detail to ensure the value of surrounding properties are not adversely affected by this land use
Negotiated Sale to Public Entities	■ The property can only be conveyed to a public body for a public benefit ■ The same benefit cannot be obtained through a competitive sale or public benefit conveyance ■ The grantee must pay market value ■ Congress must approve of the transaction ■ If the property is sold within three years, all profit must be remitted to the military department	■ Market value will determine how much is paid by the LRA or public body ■ It is important to carefully consider the detail behind the redevelopment plan because it will affect market value ■ A detailed plan may result in a higher market value than a more general plan
Advertised Public Sale	■ The property is conveyed through a public bidding process ■ Before electing to take this approach, the LRA is consulted by the military department ■ The military department's objective will be to seek a sale to the highest responsible bidder	■ Because this requires a bid process, market value is assumed to be part of the process ■ Should the LRA favor rapid, market-driven redevelopment, minimal land use controls should be considered in the CRP ■ However, if the LRA desires more tightly defined land uses, a more restrictive CRP would be called for
Environmental Responsibilities Transfer / Sale	■ The property is conveyed through a two-step bid process (pre-qualification, then selection) ■ The military department may then negotiate with the bidders if their bids are above market value ■ After selecting a winning bidder, the department requests a covenant deferral from the governor of the state (under the EPA's early transfer authority) ■ Once a deferral is approved, the department can enter into a binding purchase agreement	■ Because this requires a bid process, market value is assumed to be part of the process ■ Should the LRA favor rapid market driven redevelopment, minimal land use controls should be considered in the CRP ■ However, if the LRA desires more tightly defined land uses, a more restrictive CRP would be called for ■ Note: the BRRM suggests this transfer authority does not require consultation with the LRA (unlike a public sale)
Source: *Understanding Key Issues in DoD's Base Redevelopment & Realignment Manual*, Association of Defense Communities, May 2006		

Though prior BRAC rounds allowed for EDC transfers to be completed at no cost, the program was changed as part of the Defense Authorization Act of 2002. At the present time, DoD is expected to obtain fair market value for any EDC property transfer. On a case-by-case basis, DoD departments can accept less than fair market value, if the LRA agrees to reinvest proceeds from redevelopment back into the facility during the first seven years, for things such as:

- ➢ Road construction and public buildings;
- ➢ Transportation management facilities;
- ➢ Storm and sanitary sewer construction;
- ➢ Police and fire protection facilities and other public facilities;
- ➢ Utility construction;
- ➢ Building rehabilitation;
- ➢ Historic property preservation;
- ➢ Pollution prevention equipment or facilities;
- ➢ Demolition;
- ➢ Disposal of hazardous materials generated by demolition;
- ➢ Landscaping, grading, and other site or public improvements; and
- ➢ Planning for or the marketing of the development and reuse of the installation.

It should be noted that although this provision exists in the BRRM, it does not appear that DoD or the military departments have granted any EDCs associated with the 2005 BRAC round at less than fair market value, as of the date of this report.

From the perspective of the Emergency Services Study, some key facilities can be transferred by Public Benefit Conveyance (PBC). Specifically, emergency management facilities are eligible for transfer at a 100% discount from fair market value, for PBC requests sponsored by the Department of Homeland Security. In addition, the Department of Justice can sponsor PBCs for a variety of uses, including correctional facilities, law enforcement, police, fire and rescue services, also at a 100% discount from fair market value. This is significant, as many of the facilities which could be required to provide emergency services to the host communities could be acquired at little or no cost. The majority of requests submitted by the host communities, the county and the State are eligible for conveyance as a PBC at a 100% discount from fair market value. It should be noted that the Borough of Eatontown's request for Mallette Hall could also be discounted, because a portion of the building is envisioned for court purposes, which generally qualify as law enforcement facilities.

Perhaps as importantly, Chapter 6 of the BRRM indicates that related personal property can also be transferred under the same authority. This means that related property, from fire trucks to police cruisers to tactical equipment to emergency generators could also be transferred via PBC. As part of this analysis, three personal property lists developed by Fort Monmouth were reviewed. These lists included more than 26,000 individual items. However, it appears from reviewing these lists that all of the property has been identified as "Mission Required", indicating that the LRA can not acquire the items. In JDA's experience, most military facilities have a vast array of personal property which is not required for the relocated mission, or which could be replaced more cost effectively than it could be transferred.

It should also be noted that these three lists do not appear to include common items of "rolling stock", such as police cruisers, fire trucks, backhoes, dump trucks and other similar items. It is recommended that FMERPA work with the Fort to obtain a more complete list of personal property, which should be evaluated in light of the Army's needs as well as FMERPA's needs relative to implementation of the redevelopment plan.

Respectfully submitted,

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Please Note: **Jeffrey Donohoe Associates LLC is a subcontractor for Jersey Professional Management as listed in the original proposal submitted by Jersey Professional Management.**