

**TO:** Members of the Board

**FROM:** Bruce Steadman  
Executive Director and Secretary

**DATE:** February 21, 2018

**SUBJECT:** Agenda for Board Meeting of the Authority

1. **Call to Order – Dr. Robert Lucky, Vice-Chairman**
2. **Pledge of Allegiance**
3. **Notice of Public Meeting - Roll Call – Bruce Steadman, Secretary**
4. **Approval of Previous Month’s Board Meeting Minutes**
5. **Welcome – Dr. Robert Lucky, Vice-Chairman**
6. **Secretary’s Report**
7. **Treasurer’s Report**
8. **Public Comment Regarding Board Action Items**
9. **Executive Director’s Report:**
  - Update on Requests for Proposals (RFPs) and Contracts
  - Update on Requests for Offers to Purchase (RFOTPs)
  - Update on Marketing Effort
  - Action Items for Next Month
10. **Committee Reports**
  - Audit Committee – Robert Lucky, Chairman
  - Real Estate Committee – Robert Lucky
  - Environmental Staff Advisory Committee – Kenneth J. Kloo, Chairman
  - Historical Preservation Staff Advisory Committee – Jay Coffey, Chairman
  - Housing Staff Advisory Committee – Gina Fischetti, Chairwoman
  - Veterans Staff Advisory Committee – Lillian Burry, Chairwoman

11. **Board Actions**

- a. Consideration of Approval of Transmittal to Host Municipalities of Proposed Plan Amendment #10 Permitting Alternative Development Scenario in Eatontown.
- b. Consideration of Approval of a Purchase & Sale and Redevelopment Agreement for Charles Wood Firehouse.
- c. Consideration of Approval to Make the Bowling Center in Eatontown Available Through the Offer to Purchase Process.
- d. Consideration of Approval of Modification to the Warehouse District RFOTP Boundary.

12. **Other Items**

13. **Public Comment Regarding any FMERA Business**

- Responses to questions submitted online or in writing

14. **Adjournment**

**Fort Monmouth Economic Revitalization Authority  
Board Meeting  
January 17, 2018  
FMERA Offices, 502 Brewer Avenue, Oceanport, NJ**

MINUTES OF THE MEETING

Members of the Authority present:

- Robert W. Lucky – Vice-Chairman, Fort Monmouth Economic Revitalization Authority (FMERA) – V
- Lillian Burry – Monmouth County Freeholder Director – V
- Gary Baldwin – Tinton Falls Council President – V
- Patricia Cooper – Oceanport Councilwoman – V
- Dennis Connelly – Mayor of Eatontown – V
- Mary Maples – Deputy Chief Counsel, Authorities Unit, Office of the Governor – V
- Tim Lizura – President/COO, NJ Economic Development Authority – V
- Sean Thompson, NJ Department of Community Affairs
- William Riviere, Principal Planner, NJ Department of Transportation

V – Denotes Voting Member

Members not present:

- Kenneth J. Kloo, Director, Site Remediation Program, NJ Department of Environmental Protection
- John Raue, Senior Policy Advisor to the Commissioner, NJ Department of Labor & Workforce Development

Also present:

- Bruce Steadman, FMERA Executive Director and Secretary
- Ryan Brown, Deputy Attorney General (DAG)
- Karen Draushak, Deputy Attorney General (DAG)
- Adam Sternbach, Authorities Unit, Office of the Governor
- FMERA staff

The meeting was called to order by Vice-Chairman Robert Lucky at 7:02p.m., who led the meeting in the Pledge of Allegiance to the Flag of the United States of America.

In accordance with the Open Public Meetings Act, FMERA Secretary Bruce Steadman stated that the notice of the meeting was sent to the Asbury Park Press and the Star Ledger at least 48 hours prior to the meeting, and that the meeting notice has been duly posted on the Secretary of State's bulletin board at the State House, and the FMERA website.

The first item of business was the approval of the December 6<sup>th</sup> regular meeting minutes. A motion as made to approve the minutes by Tim Lizura and seconded by Gary Baldwin.

Motion to Approve: Tim Lizura                      Second: Gary Baldwin  
AYes: 5

Mary Maples abstained from voting stating she was not at the December meeting.  
Patricia Cooper abstained from voting stating she was not at the December meeting.

## **WELCOME**

Vice-Chairman Robert Lucky welcomed attendees to the meeting. Dr. Lucky stated that copies of the Board package were available at the door, and the Board package was posted to the FMERA website in the afternoon to give the public the opportunity to review the information in advance of the meeting.

Dr. Lucky expressed his thanks and appreciation to former Chairman James V. Gorman who resigned from the Board in December. Dr. Lucky stated that Mr. Gorman brought a great deal of experience and leadership to FMERA. Dr. Lucky stated that through Mr. Gorman's leadership, two-thirds of the property has been sold and FMERA closed with the Army on the Phase 1 and Phase 2 Economic Development Conveyances (EDCs).

Dr. Lucky stated that the Board would consider one board action: 1) Consideration of Approval of the Authority's Records Custodian.

The Vice-Chairman went on to state that there will be two public comment periods at the meeting based on the Authority's public meeting protocol, 3 minutes per speaker for the first for agenda items only, and 5 minutes per speaker for the second for any FMERA business. The Vice-Chairman reiterated his request for the public's cooperation in keeping comments as brief as possible. The Vice-Chairman continued by stating that in his role he is required to conduct an orderly meeting and complete the meeting agenda in a reasonable time period. The Vice-Chairman concluded by stating that FMERA continues to welcome the public's constructive comments and ideas.

## **SECRETARY'S REPORT**

Bruce Steadman welcomed Mary Maples and Adam Sturnback from the Governor's Authorities Unit and Sean Thompson from the Department of Community Affairs.

## **TREASURER'S REPORT**

Jennifer Lepore stated that FMERA staff is beginning to prepare the Authority's 2017 Annual Report for presentation to the Audit Committee with the audited financial statements, which serve as FMERA's comprehensive annual report to meet the requirements of Executive Order No. 37 (2006). It is expected that a draft report and statements will be available for review in mid-March, and finals presented to the Board in April.

The Authority's independent auditors, Clifton Larson Allen, will begin work on their audit of the Authority's operations in early February. The auditors will report on the Authority's financial statements and accompanying notes, as well as report on the Authority's internal controls and compliance in accordance with Government Auditing Standards. Field work will begin the week of February 26<sup>th</sup>.

## **PUBLIC COMMENT REGARDING BOARD AGENDA ITEMS (3 minutes re: Agenda Items)**

There was no public comment.

## **EXECUTIVE DIRECTOR'S REPORT**

Kristy Dantes, Director of Facilities and Infrastructure gave the following update on RFPs and Contracts that FMERA is currently working on:

### Utilities:

- Utility work continues on the Main Post water line extension project, and will continue over the next several weeks. The eleven thousand linear foot water main extension will encompass a significant portion of the Main Post Historic District. Temporary road closures are in effect as the work progresses. Sanitary system work continues in its pre-construction phase, as RPM, in conjunction with Two Rivers Water Reclamation Authority,

moves toward installing a sanitary main from the Officer Housing area to the Two Rivers meter. In Charles Wood, we anticipate that we will close with JCP&L very soon on the transfer of the substation.

#### Suneagles Golf Course:

- FMERA has executed an agreement with Martelli Development, LLC for the sale of the golf course. This agreement will turn over operation of the golf course to Martelli.

Dave Nuse, Director of Real Estate Development and Deputy Executive Director, gave an overview on property sales and RFOTPs:

As of the end of 2017, nearly two-thirds of the Fort is sold, under contract, in negotiations, or approved to be put out for proposals. Following is a town-by-town summary of our redevelopment projects.

In Oceanport, FMERA has sold the following properties:

- Patterson Army Hospital on Main Street, owned by AcuteCare Health System;
- Officer Housing units, sold to RPM Development last January. RPM is in the process of renovating the 117 historic housing units. 48 rental units will be ready for occupancy in early 2018, and the 68 market-rate for sale units will be ready by late spring;
- Main Post Chapel, sold in February to Triumphant Life Church;
- Russel Hall, the former Garrison Headquarters building, sold in June to TetherView, a private cloud computing services company from New York;
- Oceanport Municipal Complex, a 13-acre property sold to the Borough of Oceanport in August;
- The Fitness Center, sold to FM Partners in September, and currently undergoing renovations.

Additionally, FMERA transferred ownership of a 3-acre property on Murphy Drive to Monmouth County for the county's emergency homeless shelter, as required to meet our federally-mandated obligations.

Also in Oceanport, FMERA has signed contracts on:

- Dance Hall, a 16,000 square-foot building on Brewer Avenue, under contract to AP Development Partners for commercial and retail uses;
- Building 501, located next to the Main Post Chapel, which FMERA plans to convey to a non-profit, Family Promise of Monmouth County.

FMERA is in negotiations for the sale of the following 5 Oceanport properties:

- Nurses Quarters, a 24-unit residential complex on Main Street adjacent to the former Patterson Army Hospital;
- Marina, approved for exclusive negotiations with AP Development Partners, and currently operating as a marina/public boat ramp and restaurant;
- Squier Hall Complex, a 31-acre site currently under negotiations with the sole bidder, zoned for office/research, educational and open space uses. The developer will be required to retain Squier Hall, which is listed on the National Register of Historic Places;
- Lodging Area, a 15-acre site on Parkers Creek planned for new residential construction, along with the renovation of 2 historic buildings;
- Allison Hall, where FMERA sought proposals for the reuse of that historic building as a boutique hotel, along with retail and office uses;

Negotiations have begun with the lead bidder for Barker Circle, located in the historic district in Oceanport. The RFOTP sought proposals for the repurposing of all of the Barker Circle buildings for residential, office/research & development, institutional and/or health care related uses, and possible retail uses in the former Fire House and Kaplan Hall, which served as the Fort's museum.

In **Eatontown**, FMERA has sold the following properties:

- Army Motor Pool to Monmouth County, and has 3 signed agreements;
- Howard Commons site to American Properties for the construction of approximately 200 single family detached homes and 51 affordable housing units on Pinebrook Road;
- Eatontown Barracks, 6 buildings on a 4-acre parcel across from the Bowling Center on the Main Post, that Kenneth Schwartz will redevelop into an arts and cultural center use;
- Suneagles Golf Course, where Martelli Development proposes to renovate Gibbs Hall, and construct 75 residential units. The golf course would be protected by a 40-year deed restriction.

The Board approved a contract in August to sell the Bowling Center, located on the Main Post, to Fort Monmouth B.E.C., LLC. A closing is planned for the 1<sup>st</sup> Quarter of this year.

Also in Eatontown, staff is in discussions with the Borough for its purchase of Building 1123 and adjacent land at the corner of Avenue of Memories and Wilson Avenue. The property would provide office space and facilities for the Borough's Department of Public Works. Staff intends to present a formal recommendation to the Board at an upcoming meeting.

In Tinton Falls, FMERA has sold 4 properties:

- Parcel E, to Commvault;
- Building 2525, to RADAR Properties, the affiliate of Aaski Technology;
- Child Development Center to Trinity Hall High School, which just received Tinton Falls Planning Board approval to expand the facility by 22,000 sf;
- Parcel F-3, sold to the Monmouth County Park System in February, for use in conjunction with the County's Fort Monmouth Recreation Center and Swimming Pool.

FMERA has signed contracts on another 4 projects in Tinton Falls:

- Parcels C and C1, with Lennar Corporation, which is approved for 288 residential units over the two parcels, and up to 58,000 square feet of retail development. Lennar received planning board approval on Parcel C1 earlier this month;
- The Fabrications Shops, 45,000 square feet of flex space on Pinebrook Road, anticipated to close shortly;
- Pistol Range, under contract to Kiely Realty;
- Recreation Center and Swimming Pool, under contract to the Monmouth County Park System, and which is currently open to the public through a lease with the County.

FMERA is in negotiations with the lead bidder to sell the Charles Wood Fire Station, located on a 4- acre parcel on Corregidor Road, for a commercial use.

Also in Tinton Falls, the New Jersey Economic Development Authority has issued a notice to proceed to Tricon to demolish the 700,000 sf Myer Center and Building 2705, the 43,000 sf Night Vision Lab. FMERA has executed a contract to sell the property to NJEDA for redevelopment consistent with the Fort's Reuse Plan.

FMERA plans to issue 6 Requests for Offers to Purchase in the 1<sup>st</sup> half of 2018, covering property in all 3 boroughs. Please visit FMERA's website, [www.fortmonmouthnj.com](http://www.fortmonmouthnj.com), for more information on our projects and our upcoming Requests for Offers to Purchase.

Sarah Giberson, Senior Marketing & Development Officer, stated that FMERA continues to work with the Riddle Team on marketing available properties and engaging prospective purchasers. Based on their list of qualified leads, Riddle will be arranging meetings with site selectors, multipliers, and other potential investors from tech, retail, and other industries to pitch Fort Monmouth as a premier development site. Additionally, FMERA is working with the Riddle Team to boost its earned and paid media coverage to expand and successfully engage the development community. As FMERA continues to refresh its online content, web traffic and visibility continues to increase. In

the last quarter of 2017, FMERA increased its mailing list by over 150 people, 34 of whom indicated a specific interest in development opportunities at the Fort.

Mr. Steadman thanked Bill Colvin, the Army's Base Environmental Coordinator for his help on a number of environmental issues.

Mr. Steadman thanked the Boroughs of Oceanport, Eatontown, and Tinton Falls and the County of Monmouth for their continued support and excellent working relationships.

Mr. Steadman thanked Tim Lizura and the NJEDA for their help with the Myer Center demolition project.

Bruce Steadman gave an update on FMERA action items:

- Continued work with the N.J. Department of Environmental Protection and U.S. Army to identify and resolve environmental issues of concern
- Continued meetings and tours with interested prospective employers and investors
- Continued outreach to our stakeholders in the 3 host municipalities, the County and others
- Continued collaboration with the NJEDA Trenton Office on marketing and business development opportunities

Freeholder Burry asked for the status of the closing with Monmouth County for the Teen Center and Pool.

Dave Nuse stated that the County is concluding their due diligence regarding a transformer on the site and that FMERA and the County should be closing on the property by very soon.

a) AUDIT COMMITTEE (ROBERT LUCKY, CHAIRMAN)

Robert Lucky, stated that the Committee did not meet this month. Dr. Lucky stated that the Committee would be meeting after the Authority's audit is complete in March or early April.

b) REAL ESTATE COMMITTEE (JAMES V. GORMAN, CHAIRMAN)

Robert Lucky stated that the Committee met on January 9<sup>th</sup> and discussed the following:

- Bowling Center – FMERA anticipates executing a contract with Fort Monmouth B.E.C. in January with a potential closing scheduled in March.
- Parcel B – FMERA and Paramount Realty are continuing discussions regarding both the site plan and the further revisions to the PSARA.
- Howard Commons – American Properties has completed their Phase 1 due diligence and FMERA is currently reviewing the results of the findings. Additional site issues have delayed the process.
- Barker Circle – The site is within the historic district and is zoned for housing and commercial use. County Homeless Shelter – The new shelter will be located in the 900 area of the Fort. Monmouth County is completing their architectural design for the property and are finalizing a project budget.
- RFOTPs & Closings – FMERA anticipates 8 closings and plans to issue 8 RFOTPs in 2018.
- Status of the Water and Sewer projects – Work continues on the water line extension project and sanitary sewer planning is underway regarding the sewer upgrades.
- Marketing update – The Committee was given a marketing update.

Patricia Cooper asked when the negotiations will begin regarding Barker's Circle.

Dave Nuse stated that the evaluations have been completed and FMERA will be meeting with the lead bidder in January.

c) ENVIRONMENTAL STAFF ADVISORY COMMITTEE (KENNETH J. KLOO, CHAIRMAN)

Bruce Steadman, on behalf of Kenneth J. Kloo stated that the Committee's next meeting is on January 29<sup>th</sup>.

d) HISTORICAL PRESERVATION STAFF ADVISORY COMMITTEE (JAY COFFEY, CHAIRMAN)

Bruce Steadman, on behalf of Jay Coffey stated that the Committee did not meet this month.

e) HOUSING STAFF ADVISORY COMMITTEE (GINA FISCHETTI, CHAIRPERSON)

Bruce Steadman, on behalf of Gina Fischetti, stated that the Committee did not meet this month.

f) VETERANS STAFF ADVISORY COMMITTEE (FREEHOLDER DIRECTOR LILLIAN BURRY, CHAIRPERSON)

Lillian Burry stated that the Committee did not meet this month.

**BOARD ACTIONS**

A) The next item before the Board was Consideration of Approval of a Records Custodian.

Sarah Giberson read a summary of the Board memo.

The resolution is attached hereto and marked Exhibit 1.

A motion was made by Tim Lizura and was seconded by Lillian Burry.

Motion to Approve: TIM LIZURA Second: LILLIAN BURRY

AYes: 7

**OTHER ITEMS**

Freeholder Burry stated that the Real Estate Committee discussed Suneagles. Ms. Burry stated that the work that Martelli is completing at Suneagles is moving along nicely.

Bruce Steadman agreed that Martelli is making significant upgrades to Suneagles and hopes to bring the course back to its A.W. Tillinghast roots. Mr. Steadman stated that Martelli is also marketing the housing that will be developed on the property.

Gary Baldwin asked Ms. Burry for the status of the County's Veterans outreach facility that will be located at Russel Hall. Ms. Burry stated that the County has approved the lease for space at Russel Hall and the Veterans facility will be opening soon.

Tim Lizura stated that Howard Commons remains a high priority and is one of the more important Fort redevelopment projects, and that he hopes the latest site issues do not delay the project much longer. He noted that Mayor Connelly has made known the Borough's strong interest is seeing the vacant housing buildings demolished as soon as possible.

**PUBLIC COMMENT REGARDING ANY FMERA BUSINESS (5 minutes re: any FMERA business)**

There was no public comment.



There being no further business, on a motion by Lillian Burry seconded by Dennis Connelly and unanimously approved by all voting members present, the meeting was adjourned at 7:37p.m.

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

A handwritten signature in black ink, appearing to read 'B. Steadman', is written over a horizontal line.

Bruce Steadman – Secretary

**ADOPTED**  
**January 17, 2018**

Resolution Regarding  
**Appointment of Records Custodian**

**WHEREAS**, the Legislature enacted the Fort Monmouth Economic Revitalization Authority Act (Act), P.L. 2010, c. 51, to create the Fort Monmouth Economic Revitalization Authority (FMERA or Authority); and

**WHEREAS**, pursuant to New Jersey's Open Public Records Act (N.J.S.A. 57:1A-1, et seq.), requests by members of the public for public documents are to be handled by a public agency's "Records Custodian" who is designated by formal action of that agency's Executive Director or governing body."

**WHEREAS**, Marcus Saldutti has served as the Authority's Records Custodian since 2004 and he will be out of the office on extended leave, therefore an appointment should be approved by the Board at this time to ensure the duties of the Records Custodian are handled appropriately, and;

**WHEREAS**, the Board is requested to designate Erin Gold, Director of Marketing and Public Affairs as the Authority's Records Custodian until Mr. Saldutti returns from leave.

**THEREFORE, BE IT RESOLVED THAT:**

1. The Authority appointments Erin Gold, as Records Custodian as described in the attached memorandum.
2. This resolution shall take effect immediately, but no action authorized herein shall have force and effect until 10 days, Saturdays, Sundays, and public holidays excepted, after a copy of the minutes of the Authority meeting at which this resolution was adopted has been delivered to the Governor of the State of New Jersey for his approval, unless during such 10-day period the Governor of the State of New Jersey shall approve the same, in which case such action shall become effective upon such approval, as provided by the Act.

**ATTACHMENT**

**Dated: January 17, 2018**

**EXHIBIT 1**

**MEMORANDUM**

TO: Members of the Board

FROM: Bruce Steadman  
Executive Director

DATE: February 21, 2018

SUBJECT: Monthly Status Report

**Summary**

The following are brief descriptions of the Fort Monmouth Economic Revitalization Authority (FMERA) staff's monthly activities which include an Update on Requests for Proposals (RFPs) and Other Contracts; Update on Requests for Offers to Purchase (RFOTPs); Update on Marketing Effort; and Action Items for Next Month.

**Treasurer's Report**

1. 2017 Comprehensive Annual Report of the Authority

Staff is preparing the Authority's 2017 Annual Report for presentation to the Audit Committee with the audited financial statements, which serve as FMERA's comprehensive annual report to meet the requirements of Executive Order No. 37 (2006). It is expected that a draft report and statements will be available for review in mid-March, and finals presented to the Board in April.

The Authority's independent auditors, Clifton Larson Allen, have begun their audit of the Authority's 2017 operations. The auditors will report on the Authority's financial statements and accompanying notes, as well as report on the Authority's internal controls and compliance with Government Auditing Standards. Field work will begin the week of February 26.

**Executive Director's Report**

1. Update on RFPs and Contracts

- Utilities: Significant progress has been made on the Main Post water line extension project. The eleven thousand linear foot water main extension encompasses a significant portion of the Main Post Historic District. Sanitary system work continues, as RPM, in conjunction with Two Rivers Water Reclamation Authority, moves toward installing a sanitary main from the Officer Housing area to the Two Rivers meter. In Charles Wood, we anticipate that we will close with JCP&L very soon on the transfer of the substation.
- Suneagles Golf Course: FMERA has executed an agreement with Martelli Development, LLC for the sale of the golf course. This agreement turned over operation of the golf course to Martelli

following a 30-day notice to Linx Golf Management. Our sincere thanks to Linx for 6+ years of successful golf course operations.

- Requests for Proposals: FMERA issued two RFPs on February 2, 2018 for Surveying Services and Environmental Consulting Services. Responses are due by 12:00 pm on March 2, 2018.

## 2. Update on RFOTPs

The following is a town-by-town summary of the status of our redevelopment projects.

In **Oceanport**, FMERA closed on the Fitness Center on September 26, 2017 enabling Fort Partners, LLC, to renovate and expand the facility to emphasize basketball, fitness, and swimming programs, medically based fitness and wellness programs, and individualized and group training and classes, along with related and ancillary uses including a pro shop and health café. On August 16, 2017 FMERA closed on a 13-acre parcel on Murphy Drive in Oceanport, where the Borough purchased the property for their new municipal complex. FMERA closed on the Russel Hall building and associated property on June 23, 2017. TetherView Property Management, LLC, a private cloud computing services company relocated from New York to the 40,000 square-foot former Garrison Headquarters building. The company had been occupying the building under a lease prior to the closing and has already completed extensive renovations for new and current tenants. Russel Hall currently houses a variety of businesses including tech companies, medical offices, and an architecture firm, among others. FMERA closed on the Main Post Chapel on February 27, 2017 when Triumphant Life Assembly of God Church purchased the approximately 16,372 square foot building for use as a house of worship and opened its doors in time for Easter Sunday services. FMERA also closed on the Officer Housing parcels on January 13, 2017 with RPM Development. The company is renovating the 117 historic housing units, creating 68 market-rate for sale units, and 48 rental units; twenty (20%) percent of the total units will be available to low- and moderate-income households. Rental units are expected to go on the market in early 2018.

Also in Oceanport, FMERA has executed contracts on 2 parcels:

- Dance Hall, a 16,000 square-foot former recreation building on Brewer Avenue, to AP Development Partners, for commercial and retail uses, including entertainment and restaurant purposes. FMERA anticipates closing on the Dance Hall property in Q1 of 2018 and
- Building 501, an approximately 1.7-acre site identified for conveyance to Family Promise of Monmouth County via a Legally Binding Agreement (LBA). The finalized LBA, a supporting Administrative Letter and a Purchase and Sale Agreement with the company were approved by the Board at the September 2017 meeting.

FMERA is in negotiations for the sale and redevelopment of the following 5 properties:

- Nurses Quarters, a 24-unit residential complex on Main Street adjacent to the former Patterson Army Hospital;
- Marina, approved for exclusive negotiations with AP Development Partners, LLC, and currently operating as a marina/public boat ramp and restaurant;
- Squier Hall Complex, an approximately 31-acre site currently under negotiations with the sole bidder, where the RFOTP called for office/research, institutional/civic (including educational) and/or open space/recreation uses. The future developer has secured a commitment from a state university for use of the site, contingent upon an executed PSARA with FMERA. Squier Hall is listed on the National Register of Historic Places and will be retained;
- Lodging Area, a 15-acre site located on Parkers Creek currently under negotiations with the lead bidder, where the RFOTP called for medium density residential, institutional/civic and/or office/research & development uses; and

- Allison Hall, the 13-acre parcel which includes the reuse of the historic building, as well as retail, office/research & development and open space/recreation uses.

On March 8<sup>th</sup>, 2017, FMERA issued an RFOTP for Barker Circle, also in the historic district in Oceanport. The RFOTP sought proposals for the repurposing of all of the Barker Circle buildings for residential, office/research & development, institutional and/or health care related uses. FMERA indicated it would accept proposals that included alternate uses for the former Fire House and Kaplan Hall to include office/research & development, retail or other commercial uses, as well as a museum or arts center use in Kaplan Hall, as originally called for in the Reuse Plan. Proposals were due by June 2, 2017, and five proposals were received. An evaluation committee has evaluated the proposals and FMERA is currently in discussions with the bidders.

FMERA intends to issue the following RFOTPs:

- The Commissary, the 53,700± sf former Army supermarket; and the Post Exchange (PX) complex, a series of four circa 1970 wood-frame buildings totaling 45,626± sf, along with Building 812, a 5,563± sf building constructed in 1941 for use by the Army Service Corps;
- The Warehouse District, consisting of five general purpose administrative buildings (Buildings 909 through 913) constructed in 1943 and two circa 1954 warehouse buildings (975 and 976) totaling 77,589± sf; and
- The Post Office Area, including the 7,641± sf former Post Office (Building 1005), constructed in 1971; Tickets & Tours (Building 1010), a 2,600± sf building constructed in 1970; Building 800, a 14,964± sf administration and classroom building dating to 1942; and Building 801, the 9,267± sf recreation equipment-checkout facility built in 1941.
- Parties bidding on the Commissary and PX and/or the Warehouse District will have the option of also bidding on the 1000 Area Parking parcel, a 6± acre lot that will provide off-street parking for the buildings that adjoin it.

In **Eatontown**, following extensive negotiations, FMERA and the Board-approved redeveloper of Parcel B, Fort Monmouth Parcel B Redevelopment, LLC, were unable to come to terms on a PSARA. FMERA staff will seek to initiate negotiations with the second-ranked bidder. The Authority's RFOTP called for the development of a mixed-use town center along Route 35 totaling approximately 250,000 square feet of retail and 302 housing units.

Also in Eatontown, FMERA has approved or executed contracts on 3 parcels:

- Howard Commons, where American Properties at Monmouth, LLC, plans to build up to 251 residential units on approximately 64 acres on Pinebrook Road. American Properties will first be responsible for demolishing the existing housing units on the property;
- Eatontown Barracks, 6 buildings on Semaphore Avenue on an approximately 4.4-acre parcel, where FMERA entered into a PSARA with Kenneth Schwartz for the development of a commercial arts-related project, including studio, performance and gallery space, as well as short-term residential units for artists; and
- Suneagles Golf Course, where FMERA has executed a PSARA with Martelli Development, LLC, to maintain and upgrade the existing Golf Course, renovate historic Gibbs Hall, and construct 75 new housing units. Martelli will continue to operate the course in the interim so it can remain open to the public as the redevelopment progresses.

Staff is in discussions with the Borough of Eatontown for potential reuse of Building 1123, a former general office building at Saltzman and Wilson Avenues, by the Borough's Department of Public Works. Staff expects to present a recommendation to the Board at an upcoming meeting.

FMERA intends to issue the following RFOTPs:

- Expo Theater, an 18,883sf entertainment facility built in 1968, previously used as a live theater and cinema; and adjacent properties, including Dean Field and portions of the M3, M5, and M8 landfills, as optional sub-parcels. At the December 2017 meeting, the Board authorized FMERA staff to make Expo Theater and adjacent properties available through the offer to purchase process;
- Subject to the Board's authorization at this evening's meeting, an RFOTP for the Bowling Center at the intersection of Saltzman and Wilson Avenues will be issued in the coming months. The June 2017 Request for Sealed Bids did not result in the execution of a contract with the sole bidder.

In **Tinton Falls**, FMERA closed on Parcel F-3 on February 23<sup>rd</sup>, 2017. The Monmouth County Park System purchased the property to develop in conjunction with the adjacent Fort Monmouth Recreation Center and Swimming Pool. The former gas station and convenience store site, located along Hope Road, will allow the County to expand services and public open space amenities currently offered at the Recreation Center.

FMERA has executed contracts on another four projects in Tinton Falls:

- Parcels C and C1, with Lennar Corporation, approved for 288 residential units over the two parcels, and up to 58,000 square feet of retail development, which is currently before the Borough's Planning Board;
- Fabrications Shops (Pinebrook Road Commerce Center), 45,000 square feet of light industrial and flex office space buildings along Pinebrook Road for sale to Pinebrook Commerce Center, LLC, which is slated to close imminently;
- Pistol Range and Satellite Road Parcel, with Kiely Realty Group for the reuse and upgrading of the former Pistol Range, and additional office and commercial uses on the combined approximately 5-acre parcel; and
- Recreation Center and Swimming Pool, with the Monmouth County Park System, which is currently open to the public through a lease with the County.

At tonight's meeting, FMERA will seek approval for a Purchase Sale and Redevelopment Agreement (PSARA) between FMERA and Commvault for the sale of the Charles Wood Fire Station, located in the Tinton Falls Reuse Area.

On June 26, 2017, the New Jersey Economic Development Authority (NJEDA) issued an invitation to bid on the abatement, demolition and site improvements for the former Myer Center and the adjacent building 2705. Bids were due on July 28<sup>th</sup> and 9 bids were received. NJEDA reviewed the submitted bids and has selected Tricon to provide remediation and demolition services. On September 20<sup>th</sup>, 2017, the Board approved a Purchase and Sale Agreement with NJEDA for the approximately 36-acre parcel. Work began in January 2018. Information regarding the abatement and demolition of the former Myer Center and Building 2705 is available on our website, [www.fortmonmouthnj.com](http://www.fortmonmouthnj.com).

FMERA intends to issue the following RFOTPs:

- Pulse Power, a special purpose facility consisting of 15,690 sf of administrative offices and 10,786 sf of dry lab and testing space, and Building 2719, consisting of 6,574 sf of administrative space and a 2,448 high-bay garage constructed in 2006. At the October 2017 Board meeting, the Board authorized FMERA to make the Pulse Power Building and Building 2719 available through the offer to purchase process. Complete RFOTP details will be posted on our website, [www.fortmonmouthnj.com](http://www.fortmonmouthnj.com)

### 3. Marketing Update

FMERA continues to work collaboratively with the Riddle Team on advancing the redevelopment of the Fort. Productive meetings with national site-selectors continue to raise the profile of Fort Monmouth as a viable and desirable option for growing companies, tech start-ups, and educational institutions. FMERA will continue to leverage its assets, including proximity to the Garden State Parkway; access to public transportation; and a highly-educated local workforce, as we work toward attracting a diverse group of companies and amenities to the Fort.

FMERA will begin marketing three key parcels in 2018—the McAfee Complex, the 400 Area, and the Myer Center parcel—which FMERA anticipates will serve as optimal sites for a green-tech campus and additional commercial anchors.

Please refer to our website, [www.fortmonmouthnj.com](http://www.fortmonmouthnj.com), for more information and to sign up for our monthly digital newsletters.

### 4. Action Items for Next Month.

- Continued work with the N.J. Department of Environmental Protection and U.S. Army to identify and resolve environmental issues of concern
- Continued meetings and tours with interested prospective employers and investors
- Continued outreach to our stakeholders in the 3 host municipalities, the County and others
- Continued collaboration with the NJEDA Trenton Office on marketing and business development opportunities



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Approved By: Bruce Steadman

Prepared by: Sarah Giberson

**ADOPTED**  
**February 21, 2018**

Resolution Regarding  
**Transmittal to Host Municipalities of Proposed Tenth Plan Amendment Permitting  
Alternative Development Scenario in Eatontown**

**WHEREAS**, the FMERA Act, P.L. 2010, c.51, in N.J.S.A. 52:27I-26(c), and the Land Use Rules, in 19:31C-3.27(c), authorize FMERA to amend the plan from time to time as development progresses; and

**WHEREAS**, pursuant to the Land Use Rules, FMERA must transmit any proposed Reuse Plan amendment to the governing body of the three municipalities for a 45-day comment period and then consider any comments prior to the Board approving or disapproving the amendment; and

**WHEREAS**, the Reuse Plan envisions the redevelopment of the Eatontown Reuse Area for approximately 1.96 million square feet of non-residential uses and 577 residential units; and

**WHEREAS**, the redevelopment of the Eatontown Reuse Area included development of a conference hotel and golf course, a lifestyle mixed-use center/technology incubator campus and municipal complex, and expansive green space including the Suneagles golf course; and

**WHEREAS**, the proposed Amendment #10, prepared by the Authority's contracted professional planner Phillips Preiss Grygiel, encompasses approximately 171 acres in the Eatontown Reuse Area, that comprises Suneagles Golf Course; and

**WHEREAS**, the Reuse Plan envisioned the retention of the 140+ acre, 18-hole golf course, the renovation of historic Gibbs Hall as a banquet and conference facility, and the development of a 150-room hotel that would replace 24 of the existing 42-unit Megill Housing complex, with the remaining Megill units being retained for longer stay clientele of the conference center; and

**WHEREAS**, the land uses proposed in Amendment #10 maintains the Plan's land use concepts and plans while permitting development scenarios for the parcel that would result in the development of up to 75 new housing units on the property, with approximately 60 units constructed on the 10-acre Megill Housing area, and with approximately 15 units located on the property's Maxwell Avenue frontage and twenty-five of the 75 total units would be affordable to low- and moderate-income households; and

**WHEREAS**, the proposed amendment contemplates that the golf course would be maintained and improved, that Gibbs hall would be renovated as a banquet hall and conference center, with an added porch, and that the existing pool would be removed; and



**WHEREAS**, staff has reviewed the proposed Amendment #10 with regard to the criteria for reviewing a proposed amendment and reached the following conclusions: (1) this Amendment potentially changes the total number of residential units planned in Eatontown as the development of 75 units at Suneagles would require an increase of the total number of residential units planned for Eatontown to 635; (2) this Amendment affects only the Eatontown Reuse Area, and the preserving and upgrading of Gibbs Hall and the 18-hole golf course will contribute to the creation of a vibrant, mixed-use community envisioned for the Eatontown reuse, and the development of new dwelling units will provide tax rateables for Eatontown and housing opportunities to families and individual; (3) this Amendment would maintain the overarching land use concepts, objectives and principles of the Reuse Plan; (4) this Amendment is consistent with the Authority's BRAC obligations and the negotiations related to the Phase 2 Economic Development Conveyance Agreement with the Army; and (5) this Amendment includes changes to circulation plans envisioned in the Reuse Plan to improve access to the southern portion of the Eatontown area of the Fort; and

**WHEREAS**, the Real Estate Committee has reviewed the proposed plan change Amendment #10, and recommends approval of the transmittal of the proposed amendment to the governing body of each host municipality.

**THEREFORE, BE IT RESOLVED THAT:**

1. For the reasons expressed in the attached memorandum, the Authority approves the transmittal to the governing body of each of the three host municipalities of the proposed attached Amendment #10 to the Fort Monmouth Reuse and Redevelopment Plan that would permit an alternative development scenario in the Eatontown Reuse Area.

2. This resolution shall take effect immediately, but no action authorized herein shall have force and effect until 10 days, Saturdays, Sundays, and public holidays excepted, after a copy of the minutes of the Authority meeting at which this resolution was adopted has been delivered to the Governor of the State of New Jersey for his approval, unless during such 10-day period the Governor of the State of New Jersey shall approve the same, in which case such action shall become effective upon such approval, as provided by the Act.

**ATTACHMENT**

**Dated: February 21, 2018**

**EXHIBIT 1**

**MEMORANDUM**

**TO:** Members of the Board

**FROM:** Bruce Steadman  
Executive Director

**RE:** Approval of Transmittal to Host Municipalities of Proposed Plan Amendment #10 Permitting an Additional Development Scenario with respect to Suneagles Golf Course in Eatontown

**DATE:** February 21, 2018

**Request**

I am requesting Board approval of the transmittal to the three host municipalities of the proposed Amendment #10 to the Fort Monmouth Reuse and Redevelopment Plan (Reuse Plan) that would permit an alternative development scenario in regard to Suneagles Golf Course in Eatontown.

**Background**

In 2008, the Fort Monmouth Reuse and Redevelopment Plan (Reuse Plan) was completed and accepted by the U.S. Department of Housing and Urban Development and the U.S. Department of Defense, and serves as the Plan for the redevelopment and revitalization of Fort Monmouth to be implemented by FMERA. FMERA's enabling legislation, P.L. 2010 c. 51 (the Act), the Land Use Rules subsequently adopted in 2013, N.J.A.C. 19:31C-3 et seq. (Land Use Rules), and the Reuse Plan contemplate that amendments to the Reuse Plan would be required from time to time. Specifically, the Act authorizes FMERA "to adopt, revise, adjust, and implement ... any aspect of the plan."

Reuse Plan amendments allow FMERA to respond to opportunities that arise through the Request for Offers to Purchase (RFOTP) process. The amendment is required to be a report or statement with proposals that include the following:

1. Objectives, assumptions, and standards on which the plan is based;
2. The relationship to Statewide, county and municipal planning objectives;
3. Proposed land uses; and
4. Any significant relationship to municipal and county plans as well as the State Development and Redevelopment Plan.

According to the Land Use Rules, the FMERA Board shall consider the following as guidance when reviewing a proposed amendment:

1. Whether the proposed amendment would result in a material change in the overall development yield or affordable housing obligations of the host municipality, or would result in any negative impact to the Authority's obligations pursuant to the Fair Housing Act of 1985;
2. Whether the proposed amendment would result in any significant adverse impact on other areas of Fort Monmouth;
3. Whether the proposed amendment would substantially impair the intent and purposes of the Reuse Plan;
4. Whether the proposed amendment would have any negative impact to the Authority's obligations pursuant to the Base Realignment and Closure Act (BRAC) and any agreement with the U.S. Army conveying Fort Monmouth property to the Authority; and
5. Whether the proposed amendment would have significant adverse infrastructure ramifications different from those envisioned in the Reuse Plan.

In accordance with the Act and the Land Use Rules, prior to approving an amendment to the Plan, the amendment must be transmitted to the governing body of each host municipality for a 45-day comment period, at the end of which each municipality may provide FMERA with a written report containing the municipality's recommendations. Staff will review the report from each host municipality and prepare a preliminary analysis with reasons for accepting or not accepting the recommendations. This report shall be presented to the Board for its consideration and approval.

#### *Development Contemplated under the Reuse Plan*

The Reuse Plan currently envisions the redevelopment of the Eatontown Reuse Area for approximately 1.96 million square feet of non-residential uses and 577 residential units. The Reuse Plan includes development of a conference hotel and golf course, a lifestyle mixed-use center/technology incubator campus and municipal complex, and expansive green space including the Suneagles Golf Course.

With respect to the Suneagles Golf Course, the Reuse Plan contemplates the retention of the 140± acre, 18-hole golf course, the renovation of historic Gibbs Hall as a banquet and conference facility, the preservation of the existing swimming pool and historic hall, and the development of a 150-room hotel that would replace 24 of the existing 42-unit Megill Housing complex located in the center of the golf course. The 16 remaining Megill units would be retained for longer stay clientele of the conference center, but would not constitute permanent housing.

#### *The Proposed Reuse Plan Amendment*

The attached proposed Amendment #10 prepared by the Authority's planning consultant, Phillips Preiss Grygiel, LLC (PPG) encompasses the approximately 171 acres of Fort Monmouth property in the Eatontown Reuse Area that comprise Suneagles Golf Course. The proposed Amendment maintains the Plan's land use concepts and plans while permitting development scenarios for the parcel that, if pursued, would result in the development of up to 75 new housing units on the property. Approximately 60 units would be constructed on the 10-acre Megill Housing area, with approximately 15 units located on the property's Maxwell Road frontage. Twenty percent of the 75 total housing units would be affordable to low- and moderate-income households as required by the FMERA Act.

The amendment contemplates that the golf course would be maintained and improved; that Gibbs Hall would be renovated as a banquet hall and conference center, with an added porch; and that the existing swimming pool would be removed. The pool is in disrepair and has not been used in many years.

Staff recommends these changes as the highest and best use for the site based on the results of the two Requests for Offers to Purchase (RFOTP) the Authority issued for the Suneagles parcel and the needs of the Borough. FMERA's initial RFOTP, issued in October 2015, sought development proposals for reuse of the Suneagles Golf Course property consistent with the Reuse Plan, but generated no compliant proposals. After consulting with the Borough of Eatontown, and with the Army's concurrence, FMERA issued a second RFOTP in October 2016 that allowed bidders to propose alternate uses for the Megill Housing area, including up to 75 units of housing. The 2016 RFOTP generated multiple responses.

Staff has reviewed the Amendment with regard to the criteria in the Land Use Rules, in N.J.A.C. 19:31C-3.27(c)5, for reviewing a proposed amendment and proposes the following conclusions:

1. This Amendment potentially changes the total number of residential units planned in Eatontown. Currently, 302 units are planned at the Parcel B site on the Main Post, and approximately 258 units at the Howard Commons site in the Charles Wood Area, for a total of 560 housing units. Development of 75 units at Suneagles Golf Course would require an increase of the total number of residential units planned for Eatontown to 635. This amounts to a 10% increase in Eatontown's planned units, or a 3.7% increase over the 1,585 units planned fort-wide. The increase in housing units would yield an estimated 179 new Eatontown residents and 24 school-age children. Staff believes that the benefits resulting from this minimal increase in housing numbers – preservation and upgrades to Gibbs Hall and the golf course, and associated job creation – justify this change to the Fort's overall development yield.
2. This Amendment affects only the Eatontown Reuse Area. As to those portions of the Eatontown Reuse Area not modified by this Amendment, preserving and upgrading historic Gibbs Hall and the 18-hole golf course will contribute to the creation of a vibrant, mixed-use community envisioned for the Eatontown Reuse Area, and the development of new dwelling units will provide tax rateables for the Borough of Eatontown and housing opportunities to families and individuals across the income spectrum.
3. This Amendment would maintain the overarching land use concepts, objectives and principles of the Reuse Plan and addresses the relationship of the new uses at the subject parcel with the surrounding uses. Thus, the Reuse Plan would remain a rational coordinated land use plan.
4. This Amendment is consistent with the Authority's BRAC obligations and the existing Phase 1 Economic Development Conveyance (EDC) agreement with the Army by incorporating mixed-use development, recreational and open space uses envisioned in the Reuse Plan approved as part of the BRAC process.
5. The proposed Amendment does not impact the infrastructure or circulation plans envisioned in the Reuse Plan for the Eatontown area of the Fort. As indicated in the Reuse Plan, impacts on the existing gas, electric, water, wastewater and telephone utilities are to be evaluated at site plan review for a specific project.

In order for the Authority to begin the public process required before the Board considers approval or disapproval of the amendment to the Plan, FMERA staff is requesting approval to transmit the attached proposed Amendment to the governing body of each of the three host municipalities.

The Real Estate Committee has reviewed the request and recommends Board approval.

Recommendation

In summary, I am requesting the Board approve the transmittal to the three host municipalities of the proposed Amendment #10 to the Reuse Plan that would permit alternative development scenarios in Eatontown.



---

Bruce Steadman

Attachment: Proposed Reuse Plan Amendment #10  
Prepared by: David E. Nuse

**Amendment #10 to the  
*Fort Monmouth Reuse and Redevelopment Plan***

Prepared for:  
The Fort Monmouth Economic Revitalization Authority

By:  
Phillips Preiss Grygiel LLC  
Planning and Real Estate Consultants  
33-41 Newark Street  
Hoboken, NJ 07030

February 2018

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## I. Introduction and Planning Rationale

Pursuant to P.L.2010, c. 10 (N.J.S.A. 52:27I-18 et. seq.), the Fort Monmouth Economic Revitalization Authority ("FMERA") is considering amending the *Fort Monmouth Reuse and Redevelopment Plan* (the "Reuse Plan" and "Plan") to provide the option for an alternative development scenario on one parcel known as "The Suneagles Golf Course and Associated Facilities" on the former Fort Monmouth property in the Borough of Eatontown, New Jersey ("Eatontown Reuse Area"). This amendment contemplates that the Suneagles Golf Course parcel would be reused as follows:

- The golf course would remain a golf course and be upgraded as would its associated facilities;
- The 42 existing Megill Housing units would be demolished;
- Gibbs Hall would be renovated as a banquet and conference facility including the addition of a new porch;
- 60 townhouse units would be constructed on a ±10.2 acre portion of the property where the Megill Housing is currently located;
- 15 affordable housing units on ±1.85 acres located in the northeast corner of the property adjacent to Tinton Avenue; and
- Removal of the Gibbs Hall swimming pool.

This amendment does not purport to delete any provisions of the Reuse Plan but rather would supplement the Plan by proposing alternative development scenarios for the Subject Parcels. Under N.J.A.C. 19:31C-3.19(a)1, principal land uses permitted in the Reuse Plan are specifically permitted under the Land Use Rules, and under N.J.A.C. 19:31C-3.27(c)9, any departure from the Land Use Rules contained in a Plan amendment shall control. This amendment is incorporated into the Land Use Rules for the Reuse Area in a manner similar to an "overlay zone," whereby an alternative set of requirements are superimposed on the area allowing for alternative land use scenarios to be realized. With regard to the alternative land use scenarios, the overlay zoning provides alternative opportunities for development which do not apply unless the land is developed in accordance with the purposes for which the overlay zoning is adopted.

This amendment is consistent with the planning objectives and principles articulated in the Reuse Plan and will help to facilitate the fulfillment of one of the Authority's main objectives—specifically promoting, developing, encouraging, and maintaining economic development, housing and the public welfare.



The Fort Monmouth Reuse Plan involved years of careful consideration and study as well as an extensive effort to draw input from local residents, the three host municipalities and the County, State and Federal government. As such, this amendment does not change the underlying Plan vision for the Eatontown Reuse Area. Instead, it provides land use options that affords FMERA with the necessary flexibility to respond to changed circumstances in a manner that does not compromise the overall Reuse Plan goals and objectives.

The following chapter describes the nature and scope of the amendment, while succeeding chapters discuss its relationship to the elements, objectives and planning principles of the Reuse Plan, as well as to FMERA's own directive, and to relevant State, County and municipal planning objectives.

## II. Scope of *Reuse Plan* Amendment

The Fort Monmouth properties in Eatontown total approximately 454 acres and are divided into two development areas: the western section composed of approximately 235 acres in the existing Charles Wood Area, and the eastern section composed of 219 acres in the Main Post Area. The *Reuse Plan* envisions redevelopment of the Eatontown Reuse Area for approximately 1.96 million square feet of non-residential space and 577 residential units. Such development would include a conference hotel and golf course, a mixed-income housing neighborhood, a lifestyle mixed-use center/technology incubator campus and municipal complex, and expansive green space.

### ***Suneagles Golf Course and Associated Facilities***

The Suneagles Golf Course and associated facilities (the "Subject Parcel") is a 171 acre parcel of land which is bordered by Hope Road to the west, Tinton Avenue to the north, Maxwell Road to the east, and the NJ Transit/Conrail Southern Secondary railroad right-of-way to the south. The golf course was designed by A. W. Tillinghast. The parcel includes Building 2000 (i.e., Gibbs Hall), Building 2018 (i.e., Joe's Sports Bar/19<sup>th</sup> Hole); and Buildings 2070/2071 (i.e., maintenance facilities). Gibbs Hall is a ±37,125 square foot clubhouse/catering facility that can accommodate over 650 people. The parcel also contains an in-ground swimming pool, historic wall, tennis courts, maintenance facility, and a pro-shop. There are historic preservation covenants for the National Register-listed historic Gibbs Hall building, the stone wall and swimming pool, as well as a designated no-disturb area due to an archaeological area of interest. The redevelopment of the historic properties is also subject to the Historic Preservation Design Guidelines for the Fort Monmouth Historic Resources. Within the 171 acres, there are currently 42 residential units consisting of 21 buildings (i.e., the Megill Housing, also known as Buildings 2022-2042) on approximately 10 acres.

The *Reuse Plan* contemplates continued use of the parcel as a golf course with a hotel/conference center to be developed in the location of the ±10 acre Megill Housing. The Megill Housing was not deemed eligible for listing in the National Register of Historic Places.

This amendment would permit the reuse and upgrading of the golf course and its associated facilities except the swimming pool which would be removed; the 42 existing Megill Housing units would be demolished; Gibbs Hall would be renovated as a banquet and conference facility including the addition of a new porch; 60 townhouse units would be constructed on a ±10.2 acre portion of the property where the Megill Housing is currently located; and 15 affordable housing units would be developed on ±1.85 acres located in the northeast corner of the property adjacent to Tinton Avenue.

In the Land Use Rules (the "Rules"), the Subject Parcel lies within the Golf/Conference Campus Development District. Permitted uses include hospitality and open space/recreation facilities. Per the Rules, "the Suneagles Golf Course provides the central organizing element for the Golf/Conference Campus District. The historic Gibbs Hall, along with ancillary related features (a stone wall and outdoor swimming pool) is required to be reused as a public clubhouse, pro shop, and conference/banquet facility. A hotel and conference center is anticipated along Megill Drive, either through the reuse of existing buildings, or new construction. The vast bulk of the Campus' land area is to remain as open space."

Please see *Figure 1: Location of Amendment #10 in the Eatontown Reuse Area* which shows the location of this amendment in the context of the larger Eatontown Reuse Area. Please also see *Figure 2: Detailed View of Amendment #10 in the Eatontown Reuse Area* which focuses on the Subject Parcel.



\* SEE FIGURE 2 FOR ENLARGEMENT OF SUBJECT PARCEL.

FIGURE 1 | Location of AMENDMENT #10 in the Eatontown Reuse Area

PHILLIPS PREISS GRYGIEL LLC 2018



FIGURE 2 | Detail view of AMENDMENT #10 in the Eatontown Reuse Area

PHILLIPS PREISS GRYGIEL LLC 2018

### **III. Relationship to Elements, Objectives and Principles of the *Reuse Plan* and FMERA Directive**

#### ***Relationship to Reuse and Redevelopment Plan Elements***

In considering the impacts of the *Reuse Plan* amendment, the following *Reuse Plan* elements were considered: land use and circulation, infrastructure, environmental issues, historic preservation and community impacts. The relationship between the amendment and these Plan elements are described below.

#### *Land Use and Circulation*

##### *Total Non-Residential Square Footage Yield*

Consistent with the *Reuse Plan*, this amendment contemplates the reuse of the ±37,125 square foot Gibbs Hall and its associated facilities. However, the *Reuse Plan* contemplated that a 150 room, 225,000 square foot hotel and 20,000 square foot conference center would be developed where the Megill Housing is currently located. This amendment contemplates 60 units of house in that location. Therefore, there would be ±245,000 non-residential square footage under this development scenario than in the *Reuse Plan*.

##### *Total Residential Development Yield*

This amendment permits up to 75 residential units on the golf course, consisting of 60 unit townhouses and 15 affordable units. This housing was not contemplated in the *Reuse Plan* and will add to the total number of residential units in the *Reuse Plan* for the Eatontown Reuse Area.

##### *Compatibility with Surrounding Land Uses*

The uses contemplated in this amendment are compatible with the surrounding land uses. The golf course and related facilities have been located on this site for many years. The 60 proposed townhouse units would be located in the same location as the Megill Houses. The affordable housing units in the northeast corner of the golf course are compatible with the mostly residential uses along this stretch of Tinton Avenue.

##### *Circulation*

This amendment does not contemplate any changes to roadways. As such, the roadway configurations contemplated in this amendment are consistent with and would not otherwise compromise any of the "Transportation Circulation Improvement Goals" established in the *Reuse Plan*.

### *Open Space*

The Reuse Plan envisioned that the golf course would remain a golf course contributing to the overall open space/recreation spaces in the Eatontown Reuse Area. This amendment also envisions the golf course remaining a golf course and thus is consistent with the amount of open space/recreation uses contemplated for this portion of the Fort in the Reuse Plan.

### *Sustainability*

This amendment would not preclude incorporation of any of the sustainability measures outlined in the Reuse Plan. Specifically, the amendment includes the reuse of extant buildings on the site and the preservation of open space and historic resources.

### *Infrastructure*

As indicated in the Reuse Plan, impacts on the existing gas, electric, water, wastewater and telephone utilities servicing Fort Monmouth will have to be evaluated at site plan review for a specific project. This assessment is unaffected by the amendment.

### *Traffic*

This amendment contemplates approximately  $\pm 245,000$  less square feet of non-residential uses, and 75 more housing units than was envisioned in the Reuse Plan. A detailed traffic analysis would be prepared as part of any site plan review related to the reuse and/or development of these parcels. Any necessary traffic mitigation would be addressed at that time.

### *Environmental Issues*

The amendment contemplates the preservation and protection of the Suneagles Golf Course and open space areas. It also involves the reuse of existing buildings including historic buildings.

### *Historic Preservation*

There are historic preservation covenants for the National Register-listed historic Gibbs Hall building, the stone wall and swimming pool, as well as a designated no-disturb area due to an archaeological area of interest. The redevelopment of the historic properties is also subject to the Historic Preservation Design Guidelines for the Fort Monmouth Historic Resources. As such, this amendment is anticipated to have a positive impact on the preservation of the Fort's historic resources. The swimming pool is in poor condition and is proposed to be removed. It has little, if any, of its orig-

inal historic integrity. The proposed removal of the pool would not negatively impact any of the other historic resources on the parcel.

#### *Community Impacts and Affordable Housing*

This amendment contemplates adding 75 units of housing including 60 market rate townhouses and 15 affordable housing units. Fifty (50) percent of the affordable units shall be “low-income” and fifty (50) percent of the affordable units shall be “moderate.” Thus, the amendment will have a positive impact on the provision of affordable housing in the redeveloped Fort. The New Jersey Demographic Multipliers prepared by the Center for Urban Policy Research at Rutgers University (November 2006), indicates that the proposed 60 townhouse units would generate approximately ±133 residents and ±12 public school children. The multipliers indicate that the 15 affordable housing units would generate approximately ±46 residents and approximately ±12 public school children.

#### ***Relationship to Objectives and Principles of the Reuse Plan***

The amendment would fulfill the objectives and planning principles outlined in the Reuse Plan. Those planning objectives articulated in the Reuse Plan include the following:

- *Be consistent with State, County, and Municipal planning policies.* The amendment is consistent with State, County, and Municipal planning policies, as set forth in the ensuing chapter.
- *Focus on business retention and attraction, job replacement, and employee training.* This amendment does not preclude business retention and attraction, job replacement, and employee training. It will create construction jobs and the reuse of Gibbs Hall and other related facilities will also involve job creation/retention.
- *Be founded on market and economic analysis.* This amendment responds to the marketplace by permitting an alternative development scenario designed to attract development in the Eatontown Reuse Area where the extant buildings are largely vacant.
- *Leverage Fort assets (people, infrastructure, location).* The amendment affords FMERA with an opportunity to leverage existing assets within the Eatontown Reuse Area, specifically the adaptive reuse of existing buildings. It will also provide 15 units of affordable housing. The existing roadway system will also be maintained.
- *Be a green community model.* The amendment involves the protection of environmentally sensitive areas, including open space and historic buildings.



The amendment further advances a number of key planning principles from which the overall concepts in the *Reuse Plan* were devised:

- Principle #1: Decreasing Density West to East & Creating Mixed-Use Live/Work/Leisure Centers.* The amendment contemplates the reuse of existing resources such as the golf course and Gibbs Hall, as well as the development of housing which is located in close proximity other housing located along Tinton Avenue in Eatontown.
- Principle #2: Link centers & increase mobility with connected transit infrastructure serving the region and the Fort.* This amendment is not incompatible with this principle to link centers and increase mobility with connected transit infrastructure.
- Principle #3: Enhance auto mobility and redevelopment capacity with targeted roadway infrastructure improvements.* This amendment does not contemplate any changes to roadway infrastructure.
- Principle #4: Combine open space, habitat, and water resources to establish a continuous Blue – Green belt.* The amendment involves the protection of open space areas, i.e., the golf course, as well as open space areas surrounding the golf course itself.
- Principle #5: Utilize the Blue – Green belt as an armature for enhanced bicycle and pedestrian mobility throughout the Fort.* With regard to this principle, the *Reuse Plan* notes that redevelopment of the Fort should provide trails and open areas for use by the public as both a commuting option and an everyday amenity. The amendment conserves open space at the golf course which could be used as an everyday amenity by Fort residents and visitors.
- Principle #6: Remove Fort boundaries & extend existing land uses to reconnect the Fort to the communities.* This principal states that creating a seamless land use integration between the community and the Fort is of primary importance, specifically to provide public access to the Fort's amenities. With regard to this principle, this amendment would create housing within one of the Fort's greatest open space resources, i.e., Suneagles Golf Course. The new tenants of this housing would be members of the Eatontown community further integrating the Fort into the municipality.
- Principle #7: Leverage existing Fort Monmouth assets (People, Buildings, Technology, and Infrastructure).* The amendment affords FMERA with an opportunity to leverage existing assets within the Eatontown Reuse Area, specifically

the adaptive reuse of existing buildings and preservation of open space/recreation areas.

In summary, the amendment is consistent with the Reuse Plan elements, objectives and planning principles.

### ***Relationship to FMERA Directive***

To implement the *Fort Monmouth Reuse and Redevelopment Plan*, the New Jersey State legislature empowered the Fort Monmouth Economic Revitalization Authority (FMERA) to adopt any modifications or amendments to the *Reuse Plan* and adopt development and design guidelines and land use regulations to implement the plan.

Pursuant to P.L.2010, c. 10 (N.J.S.A. 52:271-18 et. seq.), FMERA's purpose is the following:

*to oversee, administer, and implement the [Reuse Plan] as provided in this act, in a manner that will promote, develop, encourage, and maintain employment, commerce, economic development, and the public welfare; to conserve the natural resources of the State; to provide housing, including housing to address identified needs related to homelessness; and to advance the general prosperity and economic welfare of the people in the host municipalities, the county, and the entire State by cooperating and acting in conjunction with other organizations, public and private, to promote and advance the economic use of the facilities located at Fort Monmouth.*

This Reuse Plan amendment would advance both FMERA's stated purpose and the public welfare, by promoting economic development, conserving natural resources, and providing housing including affordable housing..

## **IV. Relationship to State, County and Municipal Planning Objectives**

### ***State Development and Redevelopment Plan (SDRP)***

On March 1, 2001, the State Planning Commission readopted the State Development and Redevelopment Plan (SDRP). In the SDRP, the Eatontown Reuse Area is classified as Planning Area 1, Metropolitan Planning Area (PA-1). The SDRP defines Metropolitan Planning Areas as areas which “provide for much of the state’s future redevelopment; revitalize cities and towns; promote growth in compact forms; stabilize older suburbs; redesign areas of sprawl; and protect the character of existing stable communities.” The amendment is well-reconciled with the guiding policies and policy objectives of the adopted SDRP for the Planning Area 1, Metropolitan Planning Area.

Consistent with the goals for the PA-1, the amendment promotes the type of redevelopment needed to transform the Eatontown Reuse Area, currently largely unused and unproductive, into a vibrant, golf course community with compact development that will ensure efficient utilization of scarce land resources while also carefully protecting the character of surrounding communities and providing affordable housing.

### ***Eatontown Master Plan***

Although the Reuse Plan and FMERA’s land use rules supersede the municipal master plan, a review of the Eatontown Master Plan is included here for informational purposes. The Borough of Eatontown adopted its most recent Master Plan on July 23, 2007. The Master Plan incorporated the results and recommendations of planning studies that the Borough completed on the reuse of Fort Monmouth. Specifically, the Master Plan recommended the following for the Eatontown Reuse Area:

- The relocation of the Borough municipal complex from Broad Street into the Fort Monmouth Life Cycle Management Building (i.e., Building 1207- Mallette Hall).
- The reuse of land within the Fort as park and recreation land as recommended by the February 14, 2007 notice of public interest by Monmouth County for the conveyance of surplus property for park and recreation use. Three recreation parcels are located in Eatontown. These are the Husky Brook Lake and the football complex; Lefetra Creek, Parkers Creek and Mill Creek and the baseball/softball fields and bowling center; and the base golf course.
- The reuse and redevelopment of the Howard Commons Area of Fort Monmouth in accordance with the recommendations of the Howard Commons Reuse Study prepared February 2003 by Kise, Kolodner, and Straw. The recommended development scenario in the study would involve two phases. The first phase would include demolition; construction of 57 age-restricted units, construction of 100,000 square feet of non-residential space, and 73 existing units retained as

condominiums with reduced density and reduced number of bedrooms. The second phase would include 144 existing units retained as condominiums with reduced density and reduced number of bedrooms.

- The extension of Tinton Avenue (CR 537) as a through street across the Fort from Route 35 eastward to Oceanport.

In addition to the above recommendations, the Master Plan noted that the Borough and FMERPA (now FMERA) would need to coordinate its infrastructure plans for streets, sewerage, drainage, and utilities with the adjoining Borough systems to achieve a compatible plan and provide appropriate transition to the developed areas of the Borough and its infrastructure. The Land Use Plan designates all of the former Fort properties as the "Fort Monmouth Reuse Planning Area." The portions of the Eatontown Reuse Area which were part of the notice of public interest by Monmouth County for the conveyance of surplus property for park and recreation use were labeled with an overlay entitled "Proposed Fort Monmouth Park and Recreation Land." Finally, the Master Plan also noted that the impending closure of Fort Monmouth represented a great economic loss to Eatontown both in terms of jobs lost on the Fort, as well as within the Borough. The Plan estimates that 40 percent, or 1,861 of the 4,652 civilian jobs on the Fort were residents of Eatontown.

This amendment is not inconsistent with the proposed plans for this area of the Fort.

### ***Eatontown Zoning***

Although the development of the former Fort properties in Eatontown are governed by the Land Use Rules and design guidelines adopted by FMERA, as a point of information, the study area lies within the P-1 Public Land Zone under the Borough's current zone plan. Permitted uses in the P-1 zone "shall be those deemed appropriate by the Borough Council to include but not be limited to parks, playfields, playgrounds, recreation, administrative or utility buildings and installations, libraries, historical buildings, or other cultural or community centers, or other similar public uses, or deemed appropriate by the local or regional school district board to include public school or private school educational and administrative buildings and related uses and buildings."

This amendment is not inconsistent with the underlying permitted uses in the P-1 zone.

## V. Conclusion

The subject amendment, referred to as Amendment #10 to the *Fort Monmouth Reuse and Redevelopment Plan*, maintains the land use concepts and plans articulated in the Reuse Plan. However, the amendment permits alternative development scenarios for the Eatontown Reuse Area.

This amendment is consistent with the objectives and principles in the Reuse Plan, as well as State, County and Municipal planning objectives. Furthermore, the amendment advances the public welfare, particularly with regard to preserving open space and providing affordable housing. Lastly, the amendment provides flexibility for FMERA to more effectively attract redevelopment in the Eatontown Reuse Area, thereby enabling it to fulfill its statutory mandate to advance the general prosperity and welfare of the people most impacted by the Fort's closure.

**ADOPTED**  
**February 21, 2018**

Resolution Regarding  
**Approval of a Purchase and Sale Agreement & Redevelopment Agreement (PSARA) with  
Commvault for the Charles Wood Fire Station Parcel in Tinton Falls**

**WHEREAS**, on May 6, 2016, FMERA issued and publicly advertised a Request for Offers to Purchase (RFOTP) with a response date of July 8, 2016, in connection with the planned redevelopment of the Charles Wood Fire Station Parcel in Tinton Falls; and

**WHEREAS**, the Charles Wood Fire Station Parcel is an approximately 2.3-acre parcel that contains the former fire station (Building 2560) plus the adjacent tract to the east of the Charles Wood Fire Station which includes an additional 1.7 acres of unimproved land; and

**WHEREAS**, the Fort Monmouth Reuse Plan envisioned the 2.3-acre parcel would be used for an institutional or civic function and after two rounds of unsuccessful RFOTPs, FMERA added an adjacent 1.7-acre tract to address bidders' concerns with parking limitation and to expand potential uses to include commercial and recreational uses; and

**WHEREAS**, after the issuance of the RFOTP, the FMERA Board adopted Amendment #3 to the Reuse plan which permits Building 2560 to be reused for commercial use rather than civic use and the amendment permits a commercial and/or accessory parking use on the approximately 1.7-acre tract located to the east of the Charles Wood Fire Station; and

**WHEREAS**, FMERA received five compliant proposals for the Charles Wood Fire Station parcel; the proposals were scored independently by an evaluation committee, and Commvault received the highest score and submitted the highest price proposal; and

**WHEREAS**, Commvault proposes to adaptively reuse the Fire Station as corporate office space and may include swing space for Commvault's existing corporate campus and recreation uses on the open space on the property and Commvault may improve the property with additional square footage to accommodate additional office space, contingent on-site constraints including but not limited to floodplain and stream encroachment restrictions, and subject to the Reuse Plan and Land Use Rules; and

**WHEREAS**, the terms of the proposed PSARA include Commvault's payment of \$1,970,000 million for the property; closing will occur on the later of March 14, 2018 or thirty (30) days after Seller obtains approval from its Board and the consent of the NJEDA Board and FMERA will convey the property to Commvault in as-in condition, but with clear title and subject to the Army's on-going obligations under CERCLA to address any pre-existing conditions that may exist on the property; and

**WHEREAS**, Commvault will incur a minimum investment of approximately \$1,000,000 to complete the project and will be obligated to create 40 permanent, full-time jobs at the property within twenty-four months of obtaining a certificate of occupancy or pay a penalty for each

position not filled; and

**WHEREAS**, the Real Estate Committee has reviewed the proposed PSARA and recommends Board approval.

**THEREFORE, BE IT RESOLVED THAT:**

1. The Authority approves the selection of Commvault as the purchaser of the Charles Wood Fire Station Parcel in Tinton Falls pursuant to the May 6, 2016 RFOTP, on terms substantially consistent to those set forth in the attached memorandum and the attached Purchase and Sale Agreement and Redevelopment Agreement (PSARA) and with final terms acceptable to the Executive Director and the Attorney General's Office, and authorizes the Executive Director to execute the PSARA and take any necessary actions to effectuate the selection of Commvault as the purchaser.

2. This resolution shall take effect immediately, but no action authorized herein shall have force and effect until 10 days, Saturdays, Sundays, and public holidays excepted, after a copy of the minutes of the Authority meeting at which this resolution was adopted has been delivered to the Governor of the State of New Jersey for his approval, unless during such 10-day period the Governor of the State of New Jersey shall approve the same, in which case such action shall become effective upon such approval, as provided by the Act.

**ATTACHMENT**

**Dated: February 21, 2018**

**EXHIBIT 2**

**MEMORANDUM**

**TO:** Members of the Authority

**FROM:** Bruce Steadman  
Executive Director

**RE:** Purchase and Sale Agreement & Redevelopment Agreement with  
Commvault Systems, Inc. for the Charles Wood Fire Station Parcel in Tinton  
Falls

**DATE:** February 21, 2018

**Request**

I am requesting that the Board approve the Purchase and Sale & Redevelopment Agreement (PSARA) with Commvault Systems, Inc. (Commvault) for the sale and redevelopment of the Charles Wood Fire Station Parcel in the Tinton Falls Reuse Area.

**Background**

FMERA issued a Request for Offers to Purchase (RFOTP) in connection with the planned redevelopment of the Charles Wood Fire Station Parcel in Tinton Falls on May 6, 2016. The Charles Wood Fire Station Parcel is an approximately 2.3-acre parcel that contains the former fire station (Building 2560) plus the adjacent tract to the east of the Charles Wood Fire Station which includes an additional 1.7 acres of unimproved land. This adjacent tract is bound by Heliport Drive, Radiac Way, Guam Lane & Corregidor Road. Building 2560 is a circa 2001 10,070 sf one-story fire station consisting of three high-bays, offices, bedrooms, a day room, kitchen and associated parking which is targeted for reuse in the Fort Monmouth Reuse and Redevelopment Plan (Reuse Plan). FMERA staff received interest in the building for potential commercial and retail reuse or recreation space which would cater to the various developments around this site.

Responses to the RFOTP were due on July 8, 2016 and five responses were received from Commvault Systems, Inc. (Commvault or Purchaser), Kolber Properties, LLC, Trinity Hall, Inc.,



Fortis Holding Group, LLC and Data Network Solutions. An evaluation committee scored the proposals and Commvault was the highest ranked proposal. Subsequently, two (2) of the five (5) bidders submitted formal withdrawals of the proposals. As Commvault's proposal was also compliant with the RFOTP, the evaluation committee recommended proceeding with negotiations for a Purchase and Sale & Redevelopment Agreement (PSARA).

Initially, the Fort Monmouth Reuse and Redevelopment Plan (Reuse Plan) envisioned the 2.3-acre Firehouse parcel would be used for an institutional or civic function. The Borough of Tinton Falls withdrew their Notice of Interest for the Firehouse, however, and the Board authorized the issuance of an RFOTP seeking potential purchasers for either a use compliant with the Reuse Plan or for a commercial use that would require a Reuse Plan amendment. After two rounds of unsuccessful RFOTPs, FMERA added an adjacent 1.7-acre tract to address bidders' concerns with parking limitations and expand potential uses to include commercial and recreational reuses. After receiving Board approval to expand the site and anticipated uses, and prior to FMERA putting this parcel out for a third RFOTP, the FMERA Board adopted Amendment #3 to the Reuse Plan which permits Building 2560 to be reused for commercial use rather than for a civic use. In addition, the amendment permits a commercial and/or accessory parking use on the approximately 1.7 acre tract located to the east of the Charles Wood Fire Station.

Commvault proposes to adaptively reuse the Fire Station as corporate office space and may include swing space for Commvault's existing corporate campus and recreation uses on the open space on the property. Purchaser may, at its sole discretion, improve the Property with additional square footage to accommodate additional office space, contingent on-site constraints including but not limited to floodplain and stream encroachment restrictions, and subject to the Fort's Reuse Plan and Land Use Rules, as amended.

#### **Purchase and Sale & Redevelopment Agreement**

Pursuant to the terms of the PSARA, Commvault will pay \$1,970,000 for the property. Subject to Commvault's thirty (30) day due diligence period, closing will occur on the later of March 14, 2018 or thirty (30) days after Seller obtains approval of its Board and the consent of the NJEDA Board. FMERA will convey the property to Commvault in as-is condition, but with clear title and subject to the Army's on-going obligations under CERCLA to address any pre-existing contamination that may exist on the property.

The Project will consist of the renovation of the existing structure for commercial use, including corporate office uses. Commvault will seek to obtain all approvals within 24 months of closing and commence construction upon receipt of all approvals. Commvault will complete construction within 24 months of receiving all approvals, as evidenced by a temporary or permanent certificate of occupancy. FMERA will have the right to repurchase the property if construction is not timely commenced or completed. Commvault will incur a minimum investment of approximately \$1,000,000 to complete the Project. The Purchaser will also be obligated to create 40 permanent, full-time jobs at the property within twenty-four months of obtaining a certificate of occupancy or pay a penalty of up to \$60,000 (\$1,500 per job).

Commvault will repave and/or improve the section of Heliport Drive which runs through the property to standards acceptable to the Borough of Tinton Falls.

Based on the redevelopment provisions of the PSARA between FMERA and Commvault, staff concludes that the essential elements of a redevelopment agreement between FMERA and Commvault are sufficiently addressed and that it is not necessary for FMERA to enter into a separate redevelopment agreement with Commvault for its redevelopment of the Charles Wood Fire Station Parcel.

Attached is a form of the PSARA between FMERA and Commvault; Commvault has indicated that it has not yet accepted the provisions regarding utilities that serve off-site users and the sign easement. The final terms of the PSARA, in substantially the same form, are subject to the approval of FMERA's Executive Director and the Attorney General's Office.

The Real Estate Committee has reviewed the request and recommends Board approval of the PSARA.

**Recommendation**

In summary, I am requesting that the Board authorize the execution of a Purchase and Sale Agreement & Redevelopment Agreement with Commvault Systems, Inc. for the Charles Wood Fire Station Parcel in Tinton Falls.



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Bruce Steadman

Attachment: Purchase and Sale & Redevelopment Agreement  
Prepared by: Kara A. Kopach

**ATTACHMENT**

[The attachment that the preceding memo refers to has been removed from this full agenda.]



**ADOPTED**  
**February 21, 2018**

Resolution Regarding  
**Making the Bowling Center in Eatontown Available through the Offer to Purchase Process**

**WHEREAS**, on June 7, 2017, FMERA issued and publicly advertised a Request for Sealed Bids (“RFB”) with a response date of July 10, 2017, in connection with sale of the 2.8-acre Bowling Center Parcel in Eatontown.

**WHEREAS**, the Bowling Center, also known as Building 689 is an approximately 17,599 sf, 20-lane bowling alley on 2.3-acre parcel which also includes Building 682, a 4,720-sf wood frame building to be demolished by the selected bidder; and

**WHEREAS**, Fort Monmouth B.E.C., LLC (“FMBEC”) submitted the sole response to the RFB and proposed to purchase the improvements on the property for a price exceeding FMERA’s minimum bid and ground lease the underlying land and FMERA staff evaluated the proposals and recommended at the Authority’s August 2017 meeting that FMERA enter into a Purchase and Sale Agreement (PSA) and ground lease with FMBEC; and

**WHEREAS**, subsequent to Board approval, FMBEC notified FMERA that it is was not prepared to close on the property within the timeframes specified in the RFB and further negotiations between the parties failed to result in an agreement between the parties, and

**WHEREAS**, FMBEC subsequently withdrew its offer to purchase the property; and

**WHEREAS**, Staff recommends proceeding with the offer to purchase process and issuing a Request for Offers to Purchase (“RFOTP”) for the Bowling Center rather than an RFB because potential purchasers have expressed interest in acquiring and renovating the property for recreation, entertainment and related uses, and the building’s current footprint and floorplan may no longer represent the Property’s highest and best use; and

**WHEREAS**, Staff believes the RFOTP process may allow greater flexibility for selecting the scenario that would maximize the development potential and economic value and that negotiations with respondents may be necessary to ensure that FMERA’s objectives are met, and that the value of the property is maximized; and

**WHEREAS**, staff recommends that the RFOTP give bidders the option of proposing to purchase the improvements and ground lease the land, rather than purchasing both the land and improvements and ground leasing from FMERA would make the lessee potentially eligible to obtain a special concessionaire permit from the State of New Jersey, Division of Alcoholic Beverage Control to serve alcohol on the premises; and

**WHEREAS**, the Real Estate Committee met on February 13, 2018 and reviewed staff’s request to make the Bowling Center available through the offer to purchase process and recommended that it be presented to the Board for approval.

**THEREFORE, BE IT RESOLVED THAT:**

1. The Authority authorizes making the Bowling Center Parcel in Eatontown available through the offer to purchase process.

2. This resolution shall take effect immediately, but no action authorized herein shall have force and effect until 10 days, Saturdays, Sundays, and public holidays excepted, after a copy of the minutes of the Authority meeting at which this resolution was adopted has been delivered to the Governor of the State of New Jersey for his approval, unless during such 10-day period the Governor of the State of New Jersey shall approve the same, in which case such action shall become effective upon such approval, as provided by the Act.

**ATTACHMENT**

**Dated: February 21, 2018**

**EXHIBIT 3**

**MEMORANDUM**

**TO:** Members of the Board

**FROM:** Bruce Steadman  
Executive Director

**RE:** Making the Bowling Center in Eatontown Available through the Offer to Purchase Process

**DATE:** February 21, 2018

**Request**

I am requesting that the Board authorize Fort Monmouth Economic Revitalization Authority (“FMERA”) staff to make the Bowling Center in Eatontown available through the offer to purchase process, in accordance with the Authority’s Sales Rules.

**The Prior Request for Sealed Bids and the Selection of FMBEC**

FMERA issued a Request for Sealed Bids (“RFB”) on June 7, 2017 in connection with the sale of the 2.8-acre Bowling Center Parcel in Eatontown (the “Property”). The Bowling Center, also known as Building 689, is an approximately 17,599 sf, 20-lane bowling alley located at the corner of Saltzman and Wilson Avenues. The 2.8-acre parcel also includes Building 682, a 4,720-sf wood frame building constructed in 1941, to be demolished by the selected bidder. The RFB gave bidders the option of proposing to purchase Building 689 and ground lease the entire 2.8 acres of land, rather than purchasing both the land and the building. Ground leasing the land from FMERA would make the lessee potentially eligible to obtain a special concessionaire permit from the State of New Jersey, Division of Alcoholic Beverage Control to serve alcohol on the premises. However, the RFB specified that the Purchase & Sale Agreement (“PSA”) and ground lease would not be contingent on the selected bidder’s ability to obtain a special concessionaire permit, which would be at the bidder’s sole risk, cost, and expense.

Responses to the RFB were due on July 10, 2017 and Fort Monmouth B.E.C., LLC (“FMBEC”) submitted the sole response. The bidder proposed to purchase the improvements on the property for a price exceeding FMERA’s minimum bid and ground lease the underlying land. An evaluation committee scored the proposal and deemed it compliant. As the winning proposal, the evaluation committee recommended proceeding with negotiations for a PSA and ground lease.

FMBEC is a successful bowling alley owner and operator, with two facilities in north Jersey. Based on FMBEC’s proposal and negotiations between the parties, staff recommended at the

Authority's August 2017 meeting that FMERA enter into a PSA and ground lease with FMBEC. Subsequent to Board approval, however, FMBEC notified FMERA that it was not prepared to close on the property within the timeframes specified in the RFB. Further negotiations between the parties failed to result in an agreement between the parties, and FMBEC formally withdrew its proposal on February 14, 2018. Consequently, staff is recommending that the Board authorize the issuance of a Request for Offers to Purchase ("RFOTP") for the Bowling Center.

### **Request for Offers to Purchase**

FMERA's June 2017 RFB allowed bidders to propose either a reuse of the existing Bowling Center or the reuse and expansion of the facility by approximately 10,000 sf. Rather than issuing a second RFB, staff recommends that the Authority employ the request for offers to purchase process for selecting a new redeveloper for the Property.

The Board approved the Rules for the Sale of Real and Personal Property (the "Sales Rules") at the August 17, 2011 Meeting of the Authority. In accordance with Section 19:31C-2.5(a) of the Sales Rules, before advertising a particular parcel of real property and accompanying personal property as being available for sale through the offer to purchase process, the Board shall review and approve a recommendation of the Director and FMERA to offer the property for sale through that process. In its determination to use the offer to purchase process, the Board also may consider various factors including, but not limited to, purchase price, jobs to be created and timing, to determine whether the offer to purchase process will enhance the economic value to FMERA or Fort Monmouth. After the RFOTP is issued and offers are received and negotiated, the Director and FMERA staff shall present a recommendation to the Board to accept an offer, to terminate negotiations regarding offers, or to take other appropriate action.

Authority staff recommends proceeding with the offer to purchase process for the Bowling Center rather than sealed bids. This recommendation is based on several factors. First, potential purchasers have expressed interest to FMERA staff in acquiring and renovating the property for recreation, entertainment and related uses. Second, the building's current footprint and floorplan may no longer represent the Property's highest and best use, and staff believes the RFOTP process may allow greater flexibility for selecting the scenario that would maximize the development potential and economic value of the Bowling Center. Accordingly, staff believes that negotiation with respondents may be necessary to ensure that FMERA's objectives are met, and that the value of the property is maximized.

Additionally, staff recommends that the RFOTP give bidders the option of proposing to purchase the improvements and ground lease the land, rather than purchasing both the land and the improvements. Ground leasing the land from FMERA would make the lessee potentially eligible to obtain a special concessionaire permit from the State of New Jersey, Division of Alcoholic Beverage Control to serve alcohol on the premises.

The Real Estate Committee met on February 13, 2018 and reviewed staff's request to make the Bowling Center available through the offer to purchase process and recommended that it be presented to the Board for approval.

**Recommendation**

In summary, I am requesting that Board authorize Fort Monmouth Economic Revitalization Authority staff to make the Bowling Center Parcel in Eatontown available through the offer to purchase process, in accordance with the Authority's Sales Rules.



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Bruce Steadman

Attachment: Parcel Map  
Prepared by: David E. Nuse





**ADOPTED**  
**February 21, 2018**

**Resolution Regarding  
Modification to Authorization for Making the Warehouse District Available through the  
Offer to Purchase Process**

**WHEREAS**, in accordance with Section 19:31C-2.5(a) of FMERA's Rules for the Sale of Real and Personal Property, "the Board shall review and approve a recommendation of the Director and FMERA [staff] to offer the property for sale through the offer to purchase process"; and

**WHEREAS**, the Board authorized the issuance of Request for Offers to Purchase (RFOTP) in December 2017 for three abutting parcels in the Oceanport Reuse Area including the Commissary and PX, the Warehouse District, the Post Office Area, and the 1000 Parking Area, a 6± acre tract, for off-street parking as an optional sub-parcel; and

**WHEREAS**, the Fort Monmouth Revitalization Planning Authority's (FMERPA) obligations under the Base Realignment and Closure Law, in 2008 proposed to transfer Building 270 to the Affordable Housing Alliance for operation of HABcore as supportive housing for the homeless, and

**WHEREAS**, due to the location of Building 270 within an area now planned for private development, FMERA offered Buildings 912 & 913, as a replacement for Building 270 and HABcore has advised FMERA that it does not wish to utilize Buildings 912 & 913 as they are not adaptable to their intended use, making the buildings available for redevelopment; and

**WHEREAS**, the Affordable Housing Alliance and HABcore and FMERA will now jointly seek to identify another mutually acceptable location within the Oceanport Reuse Area, and

**WHEREAS**, given the proximity to the Warehouse District, staff recommends incorporating Buildings 912 & 913 to the Warehouse District to allow the parcel's eastern boundary to extend to Murphy Drive, enabling bidder to better access and utilize the larger parcel; and avoid FMERA's retention of an otherwise unbuildable parcel located between the Warehouse and the future site of Monmouth County's Emergency Homeless Shelter; and

**WHEREAS**, the proposed addition of Buildings 912 & 913 will increase its land area by approximately one (1) acre and the area of the buildings to be demolished or redeveloped by approximately 9,400sf; and

**WHEREAS**, the Real Estate Committee has reviewed the request for the modification of its prior authorization for FMERA staff to make the Warehouse District available through the offer to purchase process to include Buildings 912 & 913 within the planned Request for Offers to Purchase, it to the full Board of the Members for approval.

**THEREFORE, BE IT RESOLVED THAT:**

1. The Authority approves making the modification to the authorization for FMERA staff to make the Warehouse District available through the offer to purchase process to include Buildings 912 & 913 within the planned Request for Offers to Purchase, in accordance with FMERA's approved Sales Rules.

2. The Authority authorizes the Executive Director to take all necessary actions to effectuate the issuance of the Requests for Offer to Purchase and the notice of availability for sale through the offer to purchase process.

3. This resolution shall take effect immediately, but no action authorized herein shall have force and effect until 10 days, Saturdays, Sundays, and public holidays excepted, after a copy of the minutes of the Authority meeting at which this resolution was adopted has been delivered to the Governor of the State of New Jersey for his approval, unless during such 10-day period the Governor of the State of New Jersey shall approve the same, in which case such action shall become effective upon such approval, as provided by the Act.

**ATTACHMENT**

**Dated: February 21, 2018**

**EXHIBIT 4**

**MEMORANDUM**

**TO:** Members of the Board

**FROM:** Bruce Steadman  
Executive Director

**RE:** Modification to Authorization for Making the Warehouse District Available through the Offer to Purchase Process

**DATE:** February 21, 2018

**Request**

I am requesting that the Board approve a modification of its prior authorization for Fort Monmouth Economic Revitalization Authority (FMERA) staff to make the Warehouse District in Fort Monmouth's Oceanport Reuse Area available through the offer to purchase process to include Buildings 912 and 913 within the planned Request for Offers to Purchase (RFOTP) as detailed below, and in accordance with FMERA's approved Sales Rules.

**Background**

The Board authorized the issuance of RFOTPs in December 2017 for three abutting parcels in the Oceanport Reuse Area: The Commissary and PX; the Warehouse District; and the Post Office Area. The Board also authorized staff to offer the 1000 Parking Area, a 6± acre tract, for off-street parking as an optional sub-parcel available to parties bidding on the Commissary and PX and/or the Warehouse District.

**Buildings 912 & 913 and the Warehouse District**

In furtherance of the Fort Monmouth Economic Revitalization Planning Authority's (FMERPA) obligations under the Base Realignment and Closure Law, in 2008 FMERPA proposed to transfer Building 270 in the Fort's Lodging Area to the Affordable Housing Alliance for operation by HABcore as supportive housing for the homeless. Due to its location within an area now planned for private redevelopment, last year FMERA offered Buildings 912 & 913, two former barracks buildings converted to administrative space by the Army, as a replacement for Building 270. HABcore has now advised FMERA that it does not wish to utilize Buildings 912 & 913, as they are not readily adaptable to their intended use. The Affordable Housing Alliance, HABcore and FMERA will jointly seek to identify another mutually acceptable location within the Oceanport Reuse Area. Accordingly, Buildings 912 & 913 are now available for redevelopment. Given their proximity to the Warehouse District, staff recommends incorporating



these two buildings within that parcel. Adding Buildings 912 & 913 to the Warehouse District allow the parcel's eastern boundary to extend to Murphy Drive, enabling bidders to better access and utilize the larger parcel. It will also avoid FMERA's retention of an otherwise unbuildable parcel located between the Warehouse District and the future site of Monmouth County's Emergency Homeless Shelter.

Consisting of three general purpose administrative buildings (Buildings 909, 910 and 911) constructed in 1943 and two circa 1954 warehouse buildings (975 and 976) totaling 77,589± sf, the 7± acre Warehouse District is bounded by Razor Avenue, Murphy Drive and the future Monmouth County Emergency Homeless Shelter. All five buildings are contemplated for demolition in the Reuse Plan and Plan Amendment #2, to be replaced by new housing. The proposed addition of Buildings 912 & 913 to the Warehouse District will increase its land area by approximately one (1) acre and the area of the buildings to be demolished or redeveloped by approximately 9,440 sf.

The Board approved the Rules for the Sale of Real and Personal Property (the Sale Rules) at the August 17, 2011 Meeting of the Authority. In accordance with Section 19:31C-2.5(a) of the Sale Rules, before advertising a particular parcel of real property and accompanying personal property as being available for sale through the offer to purchase process, the Board shall review and approve a recommendation of the Director and FMERA to offer the property for sale through that process. In its determination to use the offer to purchase process, the Board also may consider various factors including, but not limited to, purchase price, jobs to be created and timing, to determine whether the offer to purchase process will enhance the economic value to FMERA or Fort Monmouth. After the RFOTP is issued and offers are received and negotiated, the Director and FMERA staff shall present a recommendation to the Board to accept an offer, to terminate negotiations regarding offers, or to take other appropriate action.

Given the institutional uses that will now lie to the east and south of this parcel, staff believes that the Warehouse District, as augmented by Buildings 912 & 913, should be offered for commercial, active recreation or office/R&D use rather than residential use, and the existing improvements may require demolition. Because commercial, active recreation or office/R&D reuse of the Warehouse District would require a Reuse Plan amendment or variance, the RFOTP will alert prospective purchasers of that requirement.

Authority staff recommends proceeding with the offer to purchase process for the Warehouse District, inclusive of Buildings 912 & 913, rather than sealed bids. This recommendation is based on several factors. First, a potential purchaser has expressed interest to FMERA staff in acquiring and redeveloping the property for commercial, active recreation or office/R&D uses. Second, as the buildings no longer represent the property's highest and best use, staff believes the RFOTP process may allow greater flexibility for selecting the scenario that would maximize the development potential and economic value of the Warehouse District land. Accordingly, staff believes that negotiation with respondents may be necessary to ensure that FMERA's objectives are met, and that the value of the property is maximized.

### **Coordination Among the Three RFOTPs**

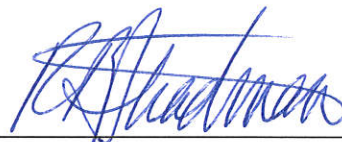
Staff proposes to issue three separate RFOTPs -- for the Commissary and PX, the Warehouse District (inclusive of Buildings 912 & 913) and the Post Office Area. The RFOTP scoring will provide additional consideration to parties who propose to purchase multiple parcels. Additionally, parties bidding on the Commissary and PX and/or the Warehouse District (inclusive of Buildings 912 & 913) will have the option of also bidding on the 1000 Area Parking, and will receive additional scoring consideration over bidders on those parcels who elect not to bid on the 1000 Area Parking.

Additionally, staff recommends that the RFOTPs give bidders the option of proposing to purchase the improvements and ground lease the land, rather than purchasing both the land and the improvements. Ground leasing the land from FMERA would make the lessee potentially eligible to obtain a special concessionaire permit from the State of New Jersey, Division of Alcoholic Beverage Control to serve alcohol on the premises.

The Real Estate Committee has reviewed the request for the modification of its prior authorization for FMERA staff to make the Warehouse District in Fort Monmouth's Oceanport Reuse Area available through the offer to purchase process to include Buildings 912 and 913 within the planned RFOTP, and in accordance with FMERA's approved Sales Rules and recommends it to the Board for approval.

### **Recommendation**

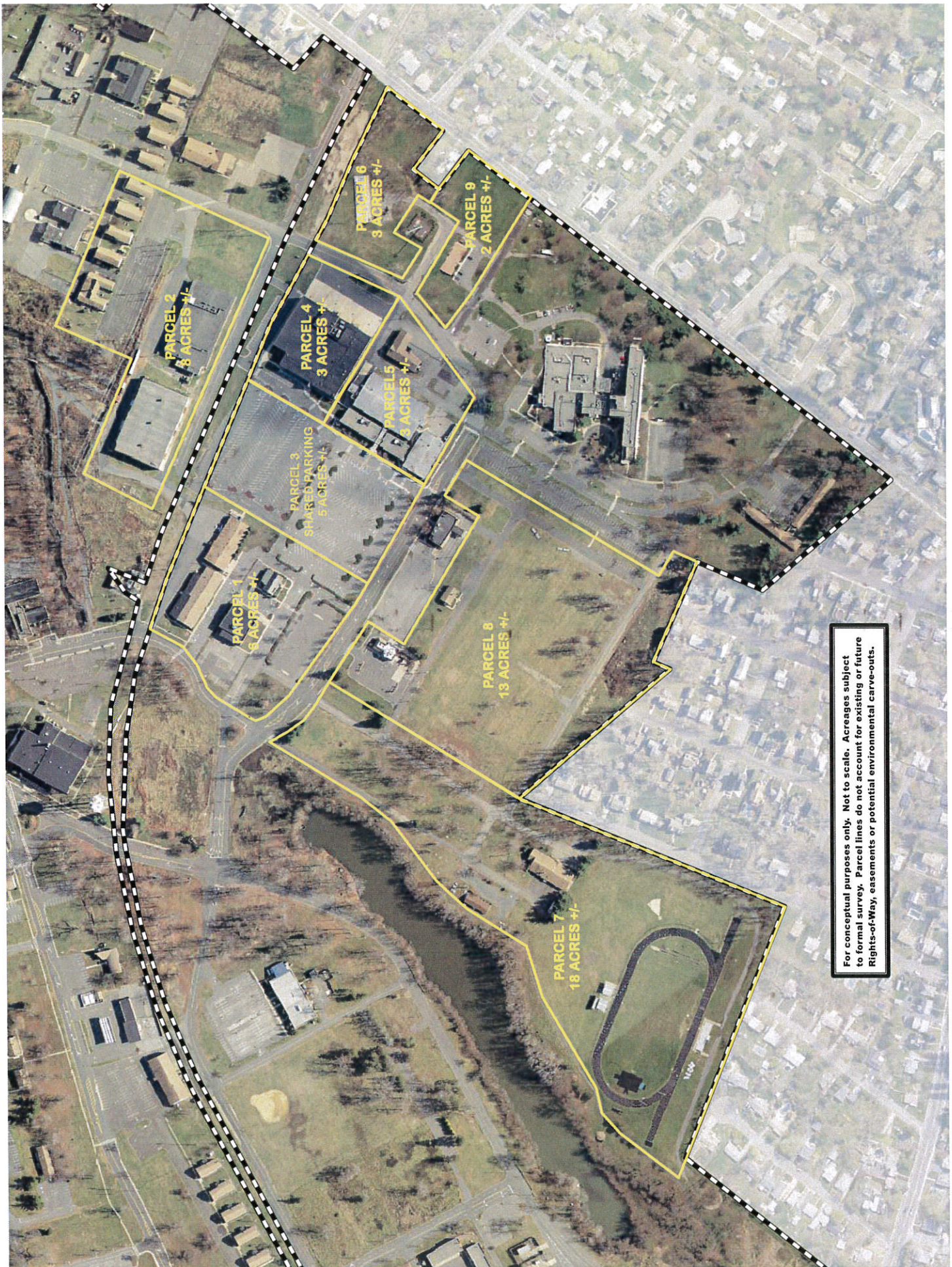
In summary, I am requesting that the Board approve the modification of its prior authorization for Fort Monmouth Economic Revitalization Authority (FMERA) staff to make the Warehouse District in Fort Monmouth's Oceanport Reuse Area available through the offer to purchase process to include Buildings 912 and 913 within the planned Request for Offers to Purchase, in accordance with FMERA's approved Sales Rules.



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Bruce Steadman

Attachment: Area Map  
Prepared by: David E. Nuse



For conceptual purposes only. Not to scale. Acreages subject to formal survey. Parcel lines do not account for existing or future Rights-of-Way, easements or potential environmental carve-outs.