

**TO:** Members of the Board

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

**DATE:** December 12, 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 – Sean Thompson, Chairman
  - Veterans Staff Advisory Committee – Lillian Burry, Chairwoman

11. **Board Actions**

- a. Consideration of Approval of FMERA's Draft 2019 Budget.
- b. Consideration of Approval of Award of Independent Auditing Services Request for Proposals.
- c. Consideration of Approval of the First Amendment to the Purchase & Sale and Redevelopment Agreement with Kenneth Schwartz for the Eatontown Barracks Artist Live/Work Parcel.
- d. Consideration of Approval of Plan Amendment #11 Permitting Alternative Development Scenario in Oceanport.
- e. Consideration of Approval of Transmittal to Host Municipalities of Proposed Plan Amendment #13 Permitting Alternative Development Scenario in Oceanport.

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  
October 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
- John Tobia – Monmouth County Director of Public Works – V
- Vito Perillo – Mayor of Tinton Falls – V
- Lindsay DeAngelis – Eatontown Administrative Assistant – V
- Jay Coffey – Mayor of Oceanport – V (via phone)
- Adam Sternbach – Associate Counsel, Authorities Unit, Office of the Governor – V
- Donna Sullivan – Vice President of Real Estate, NJ Economic Development Authority – V
- Kenneth J. Kloo, Director, Site Remediation Program, NJ Department of Environmental Protection
- Sean Thompson, Director, Division of Local Planning Services, NJ Department of Community Affairs
- William Riviere, Principal Planner, NJ Department of Transportation

V – Denotes Voting Member

**Members of the Authority not present:**

- Sean Gleason, Special Assistant to the Commissioner, NJ Department of Labor & Workforce Development

**Also present:**

- Bruce Steadman, FMERA Executive Director and Secretary
- Ryan Brown, Deputy Attorney General (DAG)
- 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 Assistant Secretary Kara Kopach 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 September 25<sup>th</sup> regular meeting minutes. A motion as made to approve the minutes by Donna Sullivan and seconded by Vito Perillo.

Motion to Approve: DONNA SULLIVAN                      Second: VITO PERILLO  
AYes: 6

**WELCOME**

Vice-Chairman Robert Lucky welcomed attendees to the Authority's 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 stated that the Board would consider three board actions: 1) Consideration of Approval of Transmittal to Host Municipalities of Proposed Plan Amendment #12 Permitting Alternative Development Scenario in Tinton Falls; 2) Consideration of Approval of a Purchase and Sale & Redevelopment Agreement and Pre-Acquisition Lease Agreement with Tetherview Property Management for the Allison Hall Complex in Oceanport 3) Consideration of

Approval of a Second Amendment to the Purchase & Sale Agreement for the Main Post Chapel.

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 continued by stating that FMERA continues to welcome the public's constructive comments and ideas. Finally, due to the number of designees at the Board table, Vice-Chairman asked each to introduce himself/herself and his/her affiliation for the benefit of the other attendees.

### **SECRETARY'S REPORT**

Mr. Steadman stated that the November and December Board meetings have been combined and the meeting is scheduled for December 12<sup>th</sup> at 7:00p.m.

Mr. Steadman stated that Mayor Coffey would be joining the meeting via phone in time to vote for the Board Actions.

### **TREASURER'S REPORT**

Jennifer Lepore, Manager of Accounting, stated that the RFP for Independent Auditing Services was issued on September 28, 2018. Responses are due October 29<sup>th</sup>. Compliant proposals will be reviewed by the members of the Auditor Evaluation Committee who will then meet to discuss their findings and prepare their report for submittal to the Audit Committee. FMERA anticipate that the Audit Committee, based on their review of the Auditor Evaluation Committee's report, will make their recommendation for appointment as the Authority's Independent Auditor to the Board at the Authority's December meeting.

The budget process for 2019 continues. In the next couple of weeks, the 2019 FMERA Budget will be drafted. The draft budget will then be presented to the Audit Committee for their review. The budget will be brought to the Board for its consideration and approval at the Authority's December meeting.

### **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 Utilities and Infrastructure, RFPs and Contracts:

#### Utilities and Infrastructure:

- The design of the next two water main projects (Phases II and III) is 90% complete and with New Jersey American Water (NJAW) for review. Phases II and III will serve the County Homeless Shelter, the Oceanport Municipal Complex, County Motor Pool, Eatontown DPW and bowling center parcel.
- The Army Corp. of Engineers will place a 2-foot vegetative soil cap across 9 closed landfills, totaling approximately 50 acres, starting in December. The Army has awarded the contract; the work will be complete by year-end 2021.
- At the site of the former Recruitment Command building (Building 700), the Army Corp has completed the first round of chemical injections to remediate impacted ground water from a former dry-cleaning facility. The Army will began collecting water samples to determine the effectiveness of the remedial action.
- Verizon has completed the install of over 11,000 L.F. of conduit on the Eastern main post. This conduit will hold fiber lines to serve the North and South housing areas, the Lodging parcel, the Allison Hall parcel and Barker

Circle, with telecommunication services, internet, and FIOS cable. Verizon has plans to expand their network to serve the rest of FMERA development on the Main Post. FMERA is awaiting Comcast's overall Fort plan.

- On October 14<sup>th</sup> there was a power outage Charles Wood Area along Corregidor Road. FMERA, Chenega Services and High Energy Electrical responded. Upon investigation there was an outage found as a result of a failed 15KV circuit breaker in our distribution substation. That failure ultimately shut down both a metering substation and the distribution substation. The outage affected Trinity Hall, Building 2525, the County Recreation Center, and the traffic light at Corregidor and Hope Roads. On Monday morning power was diverted from East of Hope Road and all affected properties had electric restored by noon. On Tuesday morning all repairs were complete, and the substation transformers were tested. Points of contact at each of the affected properties were continually informed of the situation throughout the process. FMERA acknowledges and appreciates the professionalism and outside the box thinking of Kevin Courtney of Chenega On Site Maintenance Services, Terry Hicks of Specialized Electric Services, and the dedicated crew at High Energy Electrical Testing for their knowledge and diligence during the outage.
- The Facilities Team and Chenega On-Site Maintenance have begun preparing to winterize buildings planned for sale or reuse. These properties are regularly inspected and maintained ensure optimal market value.

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

Currently, about 74% of the Fort's 1,126 acres is sold, under contract, in negotiations, or entering the request for proposals process.

In Oceanport, FMERA has sold 8 properties to date:

- Patterson Army Hospital on Main Street, owned and operated by AcuteCare Health System;
- Officer Housing units, currently being marketed by RPM Development. The first units were occupied earlier this month.
- Main Post Chapel, in use by Triumphant Life Church;
- Russel Hall, the former Garrison Headquarters building, occupied by TetherView, a private cloud computing services company from New York;
- Municipal Complex, a 13-acre property on Murphy Drive sold to the Borough of Oceanport last summer;
- Fitness Center, currently undergoing renovations by FM Partners;
- Monmouth County Emergency Homeless Shelter, a 3-acre property on Murphy Drive that broke ground this month;
- Dance Hall, a 16,000sq. ft. building on Brewer Avenue, sold to Regional Development Group for commercial uses (a microbrewery, coffee house and event space).

FMERA is under contract to convey Building 501, located next to the Main Post Chapel, to Family Promise of Monmouth County. FMERA has also signed a contract to sell the Lodging Area, a 15-acre site on Parkers Creek planned for 185 residential units, to Somerset Development. FMERA is in the process of executing contracts to sell the Marina on Oceanport Creek to AP Development Partners and the Squier Hall Complex to KKF University Enterprises for lease to New Jersey City University.

FMERA is currently in negotiations for the sale of the following 2 Oceanport properties:

- Nurses Quarters, a 24-unit residential complex on Main Street adjacent to the former Patterson Army Hospital;
- Barker Circle, located in the historic district in Oceanport, planned for housing, office and retail uses.

At tonight's meeting, staff will be asking for the Board's approval to sell the Allison Hall complex on Oceanport Avenue to TetherView Property Management for commercial redevelopment.

This summer FMERA received multiple proposals on the Commissary & PX, the Warehouse District and the Post Office Area on July 16<sup>th</sup>, covering a combined 25 acres, and staff has begun negotiations with the highest scoring bidders.

In Eatontown, FMERA has sold the former Army Motor Pool to Monmouth County, and has executed agreements for the sale of the following properties:

- Eatontown Barracks, 6 buildings across from the Bowling Center on the Main Post, that Kenneth Schwartz will acquire this year to 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.

Staff is in discussions regarding the following Eatontown properties:

- Parcel B, the planned site of a mixed-use town center, where FMERA is negotiating a contract with the second-ranked bidder;
- Building 1123 and adjacent land at the corner of Avenue of Memories and Wilson Avenue, which will provide public facilities for the Borough of Eatontown;
- Howard Commons site on Pinebrook Road, approved for up to 275 new homes.

On August 20<sup>th</sup> FMERA received two proposals on the Expo Theater and one proposal for the Bowling Center. Staff has begun negotiations with the Bowling Center bidder and will be finalizing the scoring of the Expo Theater proposals shortly.

In Tinton Falls, FMERA has sold 7 properties:

- Parcel E, where Commvault has constructed its world headquarters;
- Building 2525, the home of Aaski Technology and the Kiely Companies;
- Child Development Center, the site of Trinity Hall High School, which is constructing an expansion that will double the size of the facility;
- Recreation Center and Swimming Pool, operated by the Monmouth County Park System, along with the former Shopette and Gas Station site on Hope Road;
- Charles Wood Fire Station on Corregidor Road, which represents Commvault's first expansion on the Fort;
- Parcel C-1, where FMERA sold 34 single-family building lots to Lennar Corporation last month.

FMERA has contracts on another 4 projects in Tinton Falls:

- Fabrications Shops, future flex space on Pinebrook Road;
- Pistol Range, to be renovated and expanded by Kiley Realty;
- Myer Center site, a 36-acre site, where this evening the Board will introduce a Reuse Plan amendment to enable RWJ Barnabas Health to bring a new health care campus to the Fort;
- Parcel C, the future Tinton Falls town center, which FMERA plans to sell to Lennar this fall for the construction of 243 homes and about 58,000 square feet of retail development.

FMERA plans to issue RFOTPs for the two remaining Tinton Falls properties, the Pulse Power Building and Building 2719, within the next 30 days.

Please visit FMERA's website, [www.fortmonmouthnj.com](http://www.fortmonmouthnj.com), for more information on our projects and our Requests for Offers to Purchase.

Sarah Giberson, Senior Marketing & Development Officer, stated FMERA's Marketing & Development Team is focused on promoting the redevelopment of the McAfee Complex and is in the process of fleshing out the details of a project-specific marketing plan. Initiatives include: the refinement of a highly-targeted prospect list; participation in real estate & tech-focused events and scheduling tours with interested prospects. Two tours are currently scheduled in October. Please visit our website for more information and to sign-up for a tour.

Over the next few weeks, the team will finalize the Requests for Offers to Purchase for the McAfee Complex and intends to issue an RFOTP later this fall.

FMERA recently attended the International Economic Development Council's (IEDC) annual conference in Atlanta and was honored with the Gold Excellence in Economic Development Award. The Award recognizes FMERA's multi-year effort to redevelop Fort Monmouth and the diversity and level of economic investment achieved to date, as well as investment that is planned and in the pipeline. This achievement has been recognized in numerous local and national publications and raises the profile of the Fort, as well as its remaining development opportunities.

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.

Mr. Steadman Thanked and Congratulated Dave Nuse and the FMERA Development Group on the IEDC Gold Excellence in Economic Development Award and noted that while the Development Group had taken the lead with the award that the entire FMERA team was to be acknowledged for the contributions.

Mr. Steadman thanked Kristy Dantes and the Facilities team, including our 2 contractors, for their work and efforts on the electric power outage that occurred on Sunday, October 14<sup>th</sup> Charles Wood substation.

Mr. Steadman thanked Mr. Kloo and the NJDEP for their ongoing support of the redevelopment of the Fort through their work with the Army on various environmental projects that the Army has underway. Mr. Steadman thanked the Boroughs of Oceanport, Eatontown, and Tinton Falls, and the County of Monmouth for their continued support and excellent working relationships on various operational issues. Mr. Steadman thanked Donna Sullivan on behalf of the EDA for their ongoing work on the Myer Center demolition and other FMERA-related projects.

Dr. Lucky asked Dave Nuse for a breakdown for each of the Borough's 74% completion of projects as was stated in his report. Dave Nuse stated that there are only two remaining Tinton Falls properties, the Pulse Power Building and Building 2719 where RFOTPs will be issued within the next 30 days. Mr. Nuse stated that most of the Eatontown properties are in play, with one sold and the remaining yet to be put under contract. Mr. Nuse stated that there are two remaining projects in Oceanport, the McAfee Center Complex, and the 400 area where RFOTPs have yet to be issued. Mr. Nuse stated that most of the Phase 1 projects are located in Tinton Falls, therefore those projects are further along to completion, and the portion of the Eatontown and Oceanport projects are in Phase 2 of the redevelopment.

Mr. Steadman stated that the total investment of the redevelopment of the Fort will be approximately \$1 Billion, the incremental tax revenue to the 3 Boroughs will be in the millions per year, and will have substantial impact for the communities for years to come.

a) AUDIT COMMITTEE (ROBERT LUCKY, CHAIRMAN)

Robert Lucky stated that the Committee did not meet this month but will be meeting in late November or early December.

b) REAL ESTATE COMMITTEE (ROBERT LUCKY)

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

- Discussion regarding the transmittal of Plan Amendment #12 permitting alternative development scenario in Tinton Falls. The amendment permits the demolition of the Myer Center and Building 2705 for the development of a new state-of-the-art medical campus. The Committee reached a consensus and agreed to recommend to the Board for approval.
- Discussion regarding the PSARA for Allison Hall in Oceanport. The committee discussed the terms of the PSARA with Tetherview Property Management, Tetherview will renovate Allison Hall and Building 210 for



office retail and/or commercial uses, develop business lofts and retail space along Oceanport Avenue, and construct a 12-foot wide promenade. Tetherview has expressed interest in developing a hotel of up to 3 stories & 110 rooms for which a Redevelopment Agreement would be required. The Committee reached a consensus and agreed to recommend to the Board for approval.

- Discussion regarding the 2<sup>nd</sup> Amendment to the Purchase and Sale Agreement with Triumphant Life Church to construct a 115-space parking lot on the Property. The 2<sup>nd</sup> Amendment allows for an extension of the construction timeline until May 15, 2019 to complete the parking lot. The Committee reached a consensus and agreed to recommend to the Board for approval.
- Other items of discussion:
  - a. Squier Hall
  - b. Parcel B
  - c. Municipal Boundary – Eatontown & Oceanport
  - d. Upcoming closings
    - Parcel C
    - JCP&L
    - Eatontown Barracks
  - e. Update on RFOTPs

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

Kenneth J. Kloo stated that the Committee met on October 1<sup>st</sup> and discussed the following:

- Mandatory Conceptual Review (MCR) Environmental Checklist for the Main Post Chapel noting that:
  - A soil erosion and sediment permit will be required due to the disturbance of an area greater 5,000 square feet.
  - The project will result in an increase in the percentage of impervious surface.
  - The project proposes measures to reduce or control erosion on the site.
- MCR Environmental Checklist for the Pistol Range noting that:
  - A soil erosion and sediment permit will be required due to the disturbance of an area greater than 5,000 square feet.
  - The applicant intends to seek a Letter of Interpretation (LOI) and a verification regarding a flood hazard area.
  - The applicant will have a storm water management plan.
  - The Committee offered several recommendations; however, no further action is warranted by the Committee for either MCR since no environmental features will be impacted.
- Discussion regarding the Squier Hall Finding of Suitability to Transfer (FOST). Last year, FMERA acquired a portion of the overall property containing Squier Hall and Building 288 from the Army. The Army completed the remediation and has received an unrestricted use No Further Action (NFA) determination from the NJDEP for the first parcel. The second parcel contained two environmental soil carve-out areas that were contaminated with PAHs. The Army performed remediation work on the two PAH-contaminated areas in September and is expecting an NFA soon. The remaining land, an environmental carve-out consisting of portions of the M8 and M18 landfills, will be transferred to FMERA in 2019.
- Army has awarded a contract and will begin mobilizing in December for the capping of the nine landfills with a two-foot vegetative, soil cap. The work should be completed in two years.
- The EDA demolition activities have begun at the Myer Center and are scheduled to be completed by April 2019. Removal of the asbestos and universal wastes have been completed in Quadrants 1, 2 and 3. The demolition of Quadrant 1 is 80% completed and Quadrant 2 is 30% complete. Army submitted a Remedial Investigation / Feasibility Study (RI/FS) to the NJDEP to remove the concrete vault, excavate impacted soils and perform groundwater treatment associated with the Neutralization Pit. Remedial work is expected to begin in November.
- The sanitary line installation along Sherrill Avenue is complete. The design of the next two water main projects is at 90% and has been sent to New Jersey American Water (NJAW) for review.
- There are currently two dozen active osprey nesting platforms. Due to nests being built on utility poles, FMERA experienced three electrical outages this year, two of which resulted in fires. FMERA has received approval from the NJDEP for the removal of problem nests in the off season.

- The NJDEP-approved hunt that occurred two years ago has resulted in the significant reduction of the deer population. FMERA will not conduct a hunt this year.
- FMERA staff provided an update on recent property closings and RFOTPs which have been issued and will be issued in 2018.

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 but will be meeting in November.

e) HOUSING STAFF ADVISORY COMMITTEE (SEAN THOMPSON, CHAIRPERSON)

Sean Thompson stated that the Committee did not meet this month but will be meeting in November.

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

John Tobia, on behalf of Lillian Burry stated that the Committee did not meet this month.

**BOARD ACTIONS**

Mayor Coffey joined the meeting by telephone in time for the voting on the Board Actions, at approximately 7:40pm.

- A) The first item before the Board was Consideration of Approval of a Purchase and Sale & Redevelopment Agreement and Pre-Acquisition Lease Agreement with Tetherview Property Management for the Allison Hall Complex in Oceanport.

Kara Kopach read a summary of the Board memo.

The resolution is attached hereto and marked Exhibit 1.

A motion was made by Donna Sullivan and was seconded by Vito Perillo.

Motion to Approve: DONNA SULLIVAN      Second: VITO PERILLO  
 AYes: 7

- B) The second item before the Board was Consideration of Approval of Transmittal to Host Municipalities of Proposed Plan Amendment #12 Permitting Alternative Development Scenario in Tinton Falls.

Kara Kopach read a summary of the Board memo.

The resolution is attached hereto and marked Exhibit 2.

A motion was made by Jay Coffey and was seconded by John Tobia.

Vito Perillo asked if the 288 residential units in the Tinton Falls Reuse Area will be impacted and would there be an additional 288 residential units added to Parcel F-1 (Myer Center) site.

Kara Kopach stated that the 288 residential units called out in the Reuse Plan will be located in Parcels C & C1 and there will not be any additional residential units added to Parcel F-1 or any other parcels in Tinton Falls.



Bruce Steadman conducted a roll call vote.

Name	Yes	No	Abstain
Robert Lucky	X		
John Tobia	X		
Lindsay DeAngelis	X		
Jay Coffey	X		
Vito Perillo	X		
Adam Sternbach	X		
Donna Sullivan	X		

Motion to Approve: JAY COFFEY Second: JOHN TOBIA  
AYes: 7

C) The third item before the Board was Consideration of Approval of a Second Amendment to the Purchase & Sale Agreement for the Main Post Chapel.

Kara Kopach read a summary of the Board memo.

The resolution is attached hereto and marked Exhibit 3.

A motion was made by Jay Coffey and was seconded by Donna Sullivan.

Motion to Approve: JAY COFFEY Second: DONNA SULLIVAN  
AYes: 7

**OTHER ITEMS**

There were no other items before the Board.

**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 Jay Coffey seconded by Donna Sullivan and unanimously approved by all voting members present, the meeting was adjourned at 7:45p.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.

  
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Bruce Steadman – Secretary

**Resolution Regarding  
Approval of a Purchase and Sale Agreement & Redevelopment Agreement (“PSARA”) and Pre-Acquisition  
Lease with TetherView Property Management, LLC for the Allison Hall Complex.**

**WHEREAS**, Allison Hall, is a 36,665-sf administration building located on Signal Avenue on the Main Post and was constructed in 1928, where the building is listed on the National Register of Historic Places. Allison Hall is part of a complex of five buildings totaling approximately 88,129 gsf and covering approximately 12.134 acres (the Property). The Reuse Plan calls for Allison Hall to be preserved and renovated as office space, the remaining buildings to be demolished, and the balance of the 12-acre site to be developed for mixed-uses; and

**WHEREAS**, at the June 2015 meeting the Board authorized staff to offer the Allison Hall Complex for sale through the Offer to Purchase process. FMERA received one proposal in response to its December 29, 2016 Request for Offers to Purchase (RFOTP), from TetherView. An evaluation committee reviewed the proposal and found it to be compliant with the RFOTP, and recommended proceeding with negotiations for a PSARA; and

**WHEREAS**, TetherView’s proposal calls for the renovation of Allison Hall and Building 210 for office, retail and/or commercial uses and the reuse of buildings ground floor as a restaurant and the second floor as office or retail use; the demolition of Buildings 196, 359 and 210’s annex; the development of either 100,000± sf of office space in one building to accommodate one user, or up to 60,000± sf of business lofts and up to 30,000± sf of retail space along Oceanport Avenue; and the reuse of Building 199 for office, retail and/or commercial uses; and

**WHEREAS**, TetherView will also construct a 12-foot wide promenade along Parkers Creek linking the development to the west with Oceanport Avenue and the total capital investment in the Project is estimated at \$14 million. TetherView has expressed interest in demolishing Building 199 and replacing it with a 55,000± sf hotel of up to 3 stories and 110 rooms, for which a later Redevelopment Agreement would be required; and

**WHEREAS**, because Buildings 199 and 210 are now projected for retention rather than demolition, and because FMERA’s RFOTP removed housing from the mix of potential uses on this site, redevelopment of the Property will require a Reuse Plan amendment. The Members authorized the transmittal of proposed Reuse Plan Amendment #11 to the Host Municipalities at the September 2018 meeting; and

**WHEREAS**, negotiations with TetherView have resulted in following terms; TetherView will pay \$2,313,000 for the entirety of the Property and will also pay an additional \$250,000 if it identifies an office user that commits to occupy at least 80,000 sf of space. Should TetherView enter into a later Redevelopment Agreement with FMERA to build the hotel component, it has agreed to pay an additional \$250,000; and

**WHEREAS**, closing will occur within sixty days of satisfaction of the conditions precedent to closing, which include: TetherView completing due diligence and obtaining all approvals necessary to develop the Project; an amendment to the Reuse Plan to accommodate the Project; and the consent of the NJEDA Board; and

**WHEREAS**, the parties will endeavor to satisfy these contingencies within twelve months of the expiration of the due diligence period and TetherView will have the option of extending its twelve-month approval period by two additional six-month extension periods if it has not obtained them within the initial timeframe so long as TetherView is proceeding in good faith. FMERA will convey the property to TetherView in as-is condition, but with clear title and subject to the Army’s on-going obligations under CERCLA to address pre-existing contamination that may exist on the property; and

**WHEREAS**, TetherView will commence construction of the Phase 1 portion of the Project no later than forty-five days following the closing. Phase 1 will consist of all demolition associated with the Project, along with renovation of Buildings 199, 209 and 210. The demolition work along with exterior renovations to Building 199 will

be completed within six months of commencement; renovations to Buildings 209 and 210 and construction of the waterfront promenade will be completed within eighteen months of commencement; and

**WHEREAS**, Phase 2 will consist of the business lofts and retail space and construction will commence no later than eighteen months from the later of commencement of Phase 1 construction or Closing. Phase 2 construction will be completed within twenty-four months of Phase 2 commencement or within 30 months of Phase 2 Commencement in the event that building is phased. Development of a future hotel on the site of Building 199 is optional and would require the execution of a separate redevelopment agreement. TetherView shall make a minimum capital investment in the Project of \$14 million, and it estimates that it will create approximately one-hundred temporary construction related jobs in connection with the Project, and that the Project will create a minimum of one-hundred and fifty permanent full- or part-time jobs within eighteen months of the completion of Phase 2 or pay a penalty of \$1,500 for each permanent job not created; and

**WHEREAS**, TetherView will also be responsible funding a 500' section of a new sewer main running east from the Property along Oceanport Avenue and connecting to the Fort's new sewer system; and

**WHEREAS**, TetherView has requested that FMERA lease it Allison Hall in advance of closing to allow TetherView to commence redevelopment of subleasing. The Pre-Acquisition Lease Agreement will commence upon the effective date of the PSARA and end upon the earliest of the following: a) closing of title on the Property; b) termination of the PSARA; c) the mutual decision of the Parties not to consummate the PSARA, or d) termination of the Lease in accordance with the terms of the Lease. The rent under the Lease will be \$1/NNN including any and all costs to maintain and repair the building, and all associated operating expenses; and

**WHEREAS**, based on the redevelopment provisions of the PSARA between FMERA and TetherView, staff concludes that the essential elements of a redevelopment agreement between FMERA and TetherView are sufficiently addressed and that it is not necessary for FMERA to enter into a separate redevelopment agreement with TetherView for its redevelopment of the Allison Hall Complex; and

**WHEREAS**, attached in substantially final form is the PSARA and Lease between FMERA and TetherView. The final terms of the PSARA are subject to the approval of Purchaser, FMERA's Executive Director and the Attorney General's Office; and

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

**THEREFORE, BE IT RESOLVED THAT:**

1. The Authority approves the selection of Tetherview Property Management, LLC in response to the December 29, 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 Pre-Acquisition Lease Agreement and with final terms in substantially final form 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 Somerset Development 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: October 17, 2018**

**EXHIBIT 1**

ADOPTED  
October 17, 2018

**Resolution Regarding  
Transmittal to Host Municipalities of Proposed Twelfth Plan Amendment Permitting Alternative  
Development Scenario in Tinton Falls**

**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 Tinton Falls Reuse Area for approximately one million square feet of non-residential space and 288 residential units. The Reuse Plan includes a high-tech business campus with a multi-use town center containing ground floor retail space with mixed-income housing or professional offices above. The Tinton Falls Reuse Area also envisioned standalone residential, institutional and civic uses; and

**WHEREAS**, the Reuse Plan envisioned that the Myer Center Parcel would be the center of a mixed-use business campus centered around the reuse of the Myer Center. The district was intended to accommodate office/research and institutional uses, taking advantage of its access to the Garden State Parkway. The Myer Center would be the central feature of the Office/High Tech Industry node, transformed into a modern multi-tenant corporate facility to accommodate a variety of tech uses that would be complemented by a central green within an open courtyard. The reuse node was expected to serve as one of the primary economic engines for the Reuse area, generating tax revenue and employment opportunities; and

**WHEREAS**, this Amendment maintains the land use concepts and plans articulated in the Reuse Plan, but also permits alternative development scenarios. The Amendment, prepared by FMERA's Senior Planning and Development Officer, would permit the demolition of the Myer Center and Building 2705 for the development of a new state-of-the-art medical campus. The medical campus would include the creation of innovative and efficient health care facilities, as detailed in the attached memorandum, and would support the needs of the community and facilitate new economic growth for the Borough of Tinton Falls and surrounding communities; and

**WHEREAS**, staff has reviewed the proposed Amendment with regard to the criteria in reviewing a proposed amendment and reached the following conclusions: 1) this amendment does not impact the 288 permitted residential dwelling units in the Tinton Falls Reuse Plan as the development of the medical campus and the creation of innovative and efficient health-care facilities would not require additional residential units be permitted on the Myer Center Parcel and this Amendment potentially increases the total number of non-residential uses from 753,000 sq. ft. to approximately 2,500,000 sq. ft. of non-residential uses on the Myer Center parcel but at no time can the overall sq. ft. exceed the proposed FAR of 1.46 for the site; 2) this Amendment affects only the Tinton Falls Reuse Area and the portions of the Tinton Falls Reuse Area modified or impacted by the Amendment, 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 existing Phase 1 Economic Development Conveyance agreement with the Army; and 5) this Amendment provides flexibility to more effectively attract potential non-residential users to the Tinton Falls area of the Fort; and

**WHEREAS**, the Real Estate Committee has reviewed the proposed plan change Amendment #12 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 #12 to the Fort Monmouth Reuse and Redevelopment Plan that would permit an alternative development scenario in the Oceanport 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: October 17, 2018**

**EXHIBIT 2**

**ADOPTED**  
**October 17, 2018**

**Resolution Regarding  
Second Amendment to Purchase and Sale Agreement with Triumphant Life Church Assembly of God for  
the Chapel Parcel in Oceanport**

**WHEREAS**, in September 2016, FMERA issued a Request for Sealed Bids to Purchase (“RFB”) for the Chapel Parcel in Oceanport, an approximately 5.0-acre parcel that contains Building 500 and is located on the Main Post Area of Fort Monmouth (“Property”) in the Oceanport Horseneck Center land use district and the Fort’s Historic District although the structure itself is non-contributing and not considered historic; and

**WHEREAS**, responses to the RFB were due on October 7, 2016 and one compliant response was received from Triumphant Life Church Assembly of God (“Triumphant Life”), a registered 501(c)(3) non-profit corporation; and

**WHEREAS**, FMERA and Triumphant Life entered into a Purchase and Sale Agreement dated as of January 6, 2017 (“PSA”) whereby FMERA agreed to sell and Purchaser agreed to purchase the Property; and

**WHEREAS**, the PSA approved by the Board included the following terms which will remain unchanged: Triumphant Life paid \$1,000,000 for the Property; closing occurred within thirty days of satisfaction of the conditions precedent to closing, which included Triumphant Life completing due diligence and receipt of a final remediation document; and FMERA conveyed the property to Triumphant Life 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; and

**WHEREAS**, FMERA and Triumphant Life closed on the sale of the Property on February 27, 2017; and under the Executive Director’s discretion to administer the Board-approved PSA and under section 6 of the PSA which provides for an additional six months to complete the Project, the time period for construction of the parking lot was extended until August 27, 2018; and

**WHEREAS**, Purchaser engaged in the design process for the parking lot and indicated to FMERA that it would require an additional seventy-five days to complete construction of the parking lot and Purchaser also provided a promissory note to FMERA guaranteeing the completion of the parking lot within that time frame; and

**WHEREAS**, FMERA staff believed that this time period was reasonable and recommended extending the construction time for approximately seventy-five days to allow for Triumphant Life to complete the construction of their parking lot and additionally, Purchaser indicated to FMERA that they would be unable to create ten part-time jobs within eighteen months of completing the initial renovation and receipt of certificate of occupancy and therefore FMERA staff recommended extending the job creation timeline by twelve months; and

**WHEREAS**, on August 15, 2018, the Board approved the first amendment to the PSA to allow for Triumphant Life to have 1) a seventy-five day extension of the construction timeline to complete a 115-space paved parking lot on the property, and whereby Triumphant Life provided a promissory note to guarantee completion of the parking lot within that timeline and FMERA will provide a short-term license to park 115 vehicles off-site during that timeline; and 2) a twelve month extension of the job creation timeline; and

**WHEREAS**, FMERA and Triumphant Life have continued negotiations and Mandatory Conceptual Review (MCR) of the parking lot design in order to ensure the parking lot design and construction is compliant with FMERA’s Land Use Rules and these negotiations have led to a second amendment to the PSA with the following revisions to material terms: An extension of the construction timeline until May 15, 2019 to complete a 115-space paved parking lot on the property, as referenced in Section 54c of the PSA.



**WHEREAS**, all other material terms of the PSA as presented to the Committee and the Board will remain unchanged. The attached Second Amendment to PSA is in substantially final form. The final terms of the amendment will be subject to the approval of FMERA's Executive Director and the Attorney General's Office.

**WHEREAS**, the Real Estate Committee has reviewed the request and recommends Board approval of the Second Amendment to the Purchase and Sale Agreement with Triumphant Life Church Assembly of God for the Chapel Parcel.

**THEREFORE, BE IT RESOLVED THAT:**

1. The Authority approves the Second Amendment with Triumphant Life Church Assembly of God for the Chapel Parcel in Oceanport, on terms substantially consistent to those set forth in the attached memorandum and with final terms acceptable to the Executive Director and the Attorney General's Office and authorizes the Executive Director to execute the Agreement.

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: October 17, 2018**

**EXHIBIT 3**



**MEMORANDUM**

TO: Members of the Board

FROM: Bruce Steadman  
Executive Director

DATE: December 12, 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. 2019 FMERA Budget

FMERA staff presented the 2019 FMERA Budget to the Audit Committee at their December 6<sup>th</sup> meeting. Based on their review, the Audit Committee recommended that the 2019 FMERA Budget be submitted to the Board for its approval at its December 12, 2018 meeting.

2018 Projected Budget Results

- Expenses are under budget for 2018 due to a reduction in carrying costs. As property sales occur, expenses such as utilities, insurance and maintenance are reduced. Also, FMERA monitors spending very closely and controls expenses to the extent possible until closings occur, and funds are available.
- 2018 revenue is under budget due to delays in property sales that were projected for the year.
- The Authority is projecting a net gain of approximately \$1.2 million for 2018.

2. Independent Auditing Services Request for Proposals (RFP)

The Audit Committee has completed the Independent Auditing Services selection process. The Committee's recommendation for appointment as the Authority's Independent Auditor will be brought to the Board for their consideration at tonight's meeting.

**Executive Director's Report**

1. Update on Utilities, RFPs and Contracts

- The design of the next two water main projects is with NJAW for review. Phases II and III will serve the County Homeless Shelter, the Oceanport Municipal Complex, County Motor pool, Eatontown DPW and bowling center parcel.
- On Monday 10<sup>th</sup>, a maintenance project commenced on the main post primary electrical substation. The project will last four days and involves two complete one-hour shutdowns. The two outages are scheduled for 4 a.m. to 5 a.m. Monday, December 10<sup>th</sup>, and 4 a.m. to 5 a.m. Monday, December 17<sup>th</sup>. When complete,

the substation operation will be up-to-date, ensuring optimal performance. FMERA thanks our developers and tenants for their cooperation during the shut-downs.

- The Facilities Team and Maintenance has winterized buildings planned for sale or reuse. These properties are regularly inspected and maintained to ensure optimal market value.

## 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, and fitness 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. FMERA also closed on the Officer Housing parcels on January 13, 2017 with RPM Development. The company is renovating the 116 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. Residents are beginning to occupy the rental units and the for-sale units. FMERA sold the Dance Hall parcel to AP Development Partners/Regional Development Group on April 4<sup>th</sup>. The developer plans to renovate the Dance Hall as a microbrewery, coffee house, and banquet facility.

Also in Oceanport, FMERA has executed or approved contracts on the following three parcels:

- 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. At FMERA's October meeting, the Board approved a PSARA with Fort Monmouth Business Center, LLC.
- 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.
- Lodging Area, a 15-acre site located on Parkers Creek, where the Board approved a PSARA with Somerset Development, LLC at the May 16<sup>th</sup> Board meeting calling for up to 185 new and renovated housing units.
- Marina, currently operating as a marina/public boat ramp and restaurant. At FMERA's July Board meeting, the Board approved a PSARA with AP Development Partners, LLC.
- Squier Hall Complex, an approximately 31-acre site under contract to KKF University Enterprises, LLC. The developer has secured a commitment from New Jersey City University for use of the site as a satellite campus. Squier Hall is eligible for the National Register of Historic Places and will be retained. FMERA received Board approval for a PSARA with the prospective purchaser at the September 2018 meeting.

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

- Nurses Quarters, a 24-unit residential complex on Main Street adjacent to the former Patterson Army Hospital.
- Barker Circle, an approximately 19.5-acre parcel in the historic district which includes the repurposing of buildings 205, 206, 207, 208, and 287, as well as the Main Post Firehouse and Kaplan Hall, for residential, office and other commercial uses.
- 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;

- 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;
- 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.
- 1000 Area Parking parcel, Parties bidding on the Commissary and PX and/or the Warehouse District had the option of also bidding on the, a 5± acre lot that will provide off-street parking for the buildings that adjoin it.

FMERA intends to issue RFOTPs for the following Oceanport properties in early 2019:

- McAfee Center, a 90,000± sf R&D building with several related support buildings on a 47-acre site
- The 400 Area, an 80± acre site east of Oceanport Avenue, zoned for housing and commercial uses.

In **Eatontown**, FMERA is in negotiations with the second-ranked bidder on Parcel B. 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 two parcels:

- 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.
- 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 Avenue of Memories and Wilson Avenue, by the Borough's Department of Public Works. Staff expects to present a recommendation to the Board at an upcoming meeting.

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

- 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 M4 landfills, as optional sub-parcels.
- The Bowling Center, an approximately 2.8-acre parcel including Building 689, is an approximately 17,599 sf, 20-lane bowling alley and Building 682, a 4,720-sf wood frame building to be demolished by the selected bidder.

Upcoming Eatontown RFOTPs include:

- Vail Hall, a 36,000± sf building on Avenue of Memories planned for office and/or commercial use
- Mallette Hall, a 57,000± sf office building across from Vail Hall slated for reuse or replacement

In **Tinton Falls**, FMERA closed on Parcel F-3 on February 23, 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 closed on the Fort Monmouth Recreation Center on February 23, 2018, which had previously been leased by Monmouth County. FMERA closed on the Charles Wood Fire Station on May 22, 2018, transferring the property to Commvault Systems, Inc. for use as corporate office and training space and closed on Parcel C1 on October 1, 2018 with Lennar Corporation, planned for 45 new single-family homes.



FMERA has approved or executed contracts on another three projects in Tinton Falls:

- Parcels C, with Lennar Corporation, approved for 243 residential units and up to 58,000 square feet of retail development, which recently received approvals from the Borough and County Planning Boards. A closing on Parcel C is expected in the coming weeks.
- 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.

FMERA intends to issue the following RFOTPs in Tinton Falls:

- Pulse Power, a special purpose facility consisting of 15,690 sf of administrative offices and 10,786 sf of dry lab and testing space.
- Building 2719, consisting of 6,574 sf of administrative space and a 2,448 high-bay garage constructed in 2006.

On June 26, 2017, the New Jersey Economic Development Authority (EDA) 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. EDA 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 EDA for the approximately 36-acre parcel. Demolition and abatement work began in January 2018 and is anticipated to be completed in early 2019. 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).

On June 12, 2018, the EDA Board authorized the execution of an Agreement to Assign of the Purchase and Sale Agreement among EDA, FMERA and RWJ Barnabas Health (RWJBH) for the sale of the approximately 36-acre Parcel F-1 in Tinton Falls. RWJBH has indicated that it plans to create a health campus on the property. At the Authority's June meeting, the Board approved the execution of an Agreement to Assign among FMERA, EDA and RWJBH providing for the assignment of a Purchase and Sale Agreement (PSA) between FMERA and EDA for Parcel F-1. At the Authority's September meeting, the Board approved the First Amendment to the PSA and an Agreement and Assumption Agreement. FMERA will be asking for the approval of Plan Amendment#12 for the Myer Center Parcel in Tinton Falls at tonight's meeting.

### 3. Marketing Update

FMERA continues to market two of its largest remaining parcels, the McAfee Complex and the 400 Area, for redevelopment as a technology campus and a transit-oriented development, respectively. Because the McAfee Center and some of its outbuildings are envisioned for reuse, FMERA intends to release the McAfee Complex RFOTP ahead of the 400 Area, early next year.

On December 4 FMERA officially began its work related to the Innovation Challenge grant received by Monmouth County in conjunction with the New Jersey Institute of Technology (NJIT). Monmouth County and NJIT's affiliate, the New Jersey Innovation Institute, will spearhead the initiative to prepare for and begin a Cluster Readiness Assessment to identify key assets and opportunities, engage stakeholders, and target one or more technology subsectors that are an ideal fit for the future McAfee Complex development. The goal of the study is to craft a sustainable economic model and build a collaborative tech cluster at Fort Monmouth. The project will also help determine the feasibility of launching an accelerator as part of a tech campus at Fort Monmouth.

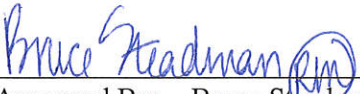
To be notified of newly available properties, including the release of the McAfee and 400 Area properties please sign-up for our Available Property mailing list at [www.fortmonmouthnj.com](http://www.fortmonmouthnj.com).

Lastly, FMERA is supporting Trinity Hall's holiday toy drive and is requesting donations from local businesses and community members. All donations will benefit the Ronald McDonald House and the Saint Peter Claver

Center in Asbury Park. FMERA is accepting donations of new, unwrapped items through December 13<sup>th</sup>. A donation box is conveniently located in our main vestibule. Thank you for your support.

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
- Continued work on the water, sewer, and electric system improvements

  
Approved By: Bruce Steadman

Prepared by: Regina McGrade

**ADOPTED**  
**December 12, 2018**

**Resolution Regarding  
Draft 2019 Budget**

**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**, the draft 2019 budget illustrates the Authority's progress in implementing the approved Phase 1 and Phase 2 Economic Development Conveyance (EDC) Agreements and embarking on the economic redevelopment of the former Fort property and includes the EDC Budget, representing the projected 2019 financial activity under the approved Phase 1 and Phase 2 EDC Agreements; and

**WHEREAS**, the draft 2019 Budget summary includes the Budget based on the 2019 projected parcel sales to be sold with fifteen parcels projected to be sold with net earnings from parcel sales. The Land Costs for the parcel sales included payments on Notes to Monmouth County, the Working Capital Loan due to the New Jersey Economic Development Authority (EDA), the US Army, and the Homeless Accommodation under the terms of the EDC Agreement; and

**WHEREAS**, the Audit Committee has reviewed the draft 2019 Budget and recommends it to the Board for approval.

**THEREFORE, BE IT RESOLVED THAT:**

1. The Authority approves the draft 2019 Budget, 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: December 12, 2018**

**EXHIBIT 1**



MEMORANDUM

TO: Members of the Board

FROM: Bruce Steadman  
Executive Director

RE: Draft 2019 Budget

DATE: December 12, 2018

Request

I am requesting that the Audit Committee recommend the Board approve the Authority's Draft 2019 Budget.

Background

FMERA staff has collaborated in the development of a Budget which supports and enhances FMERA's Mission to *"create an atmosphere in which employers will employ and investors will invest, to maximize the jobs created and the value of the property"*. The Budget is also intended to grow the Authority's funds while continuing to control costs and direct spending to maximize the benefits derived.

The Draft 2019 Budget illustrates the Authority's progress in implementing the approved Phase 1 and Phase 2 Economic Development Conveyance (EDC) Agreements and embarking on the economic redevelopment of the former Fort property. This year's budget represents the projected 2019 financial activity under the executed Phase 1 and Phase 2 EDC Agreements.

The Draft 2019 Budget Summary illustrates the Budget based on the 2019 projected parcel sales. Fifteen parcels are projected to be sold for \$37,028,494. The projected Net Earnings from the parcel sales are \$17,422,176. The Land Costs for the parcel sales total \$19,606,318 and consist of \$6,244,869 in payments on Notes Payable due to Monmouth County, \$4,292,948 in payments on the Working Capital Loan due to the New Jersey Economic Development Authority (EDA), \$6,283,863 in payments to the Army and \$2,784,638 to the Homeless Accommodation under the terms of the EDC Agreements.

Operating income of \$75,000 represents the amount received under the Golf Course Operating Agreement and income for the use of the Authority's cell tower. Non-Operating Revenue of \$22,000 consists of the following: Miscellaneous Revenue of \$20,000 represents projected proceeds from the auctions of personal property transferred from the Army to the Authority and Interest from Cash in the amount of \$2,000.

FMERA's 2019 proposed Budget's General and Administrative expenses of \$222,500, represents general office operating expenses and utilities, and Direct Office expenses of \$1,524,000 represents the salary and fringe of FMERA employees. Program Costs of \$3,282,175 are lower than the 2018 Budget. FMERA has closed on 4 properties in 2018 which has resulted in a reduction in carrying costs on the property. Carrying costs mainly consist of property maintenance, utilities and insurance. Interest expense on Notes Payable of



\$650,000 represents the estimated 2019 interest on the subsequent notes issued relating to the financing of FMERA's 2016 purchase of the Phase 2 EDC properties from the Army. Interest expense on the Working Capital Loan of \$95,000 represents the estimated 2019 interest on the working capital loan from EDA.

The Authority's 2019 proposed Capital Budget calls for outlays totaling \$3,450,000, comprised of: Short-Term Capital Projects that include Infrastructure and Other improvement costs and Demolition on properties transferred to the Authority; and Long-Term Capital Projects that include Infrastructure and Demolition & Renovations. The Long-Term Capital Projects will be financed out of the Authority's cash reserves per the EDC Agreements, however, no more than 25% of the total cash reserve will be used in 2019 for these projects.

As has been FMERA's operational strategy in the past, we will not commit to expenditures until or unless sales proceeds have been generated via real estate closings. If/when we experience delays in closings, then expenditures similarly will be delayed.

The Audit Committee has reviewed the Draft 2019 Budget and recommends it to the Board for approval.

Recommendation

I am requesting that the that the Board approve the Authority's Draft 2019 Budget.

  
Bruce Steadman

Attachments: Draft 2019 Budget  
Prepared by: Jennifer Lepore

**Fort Monmouth Economic Revitalization Authority  
2019 Budget**

**Operational Budget**

	<b>2019</b>	
	<b>Budget</b>	
<b>Operating Revenue</b>		
Property Sales	37,028,494	
Less Land Costs (payments to Army, Notes Payable, Working Capital Loan Payable and the Homeless Fund)	(19,606,318)	
Operating Income	<u>75,000</u>	
Total Operating Revenue		17,497,176
<b>Non Operating Revenue</b>		
Interest from Cash	2,000	
Miscellaneous Revenue	<u>20,000</u>	
Total Non Operating Revenue		<u>22,000</u>
<b>Total Revenue</b>		<u>17,519,176</u>
<b>Administrative Expenses</b>		
Direct Office Support	1,524,000	
General and Administrative	<u>222,500</u>	
Total Administrative Expenses		1,746,500
<b>Costs</b>		
Program Costs	3,282,175	
Interest Expense on Notes Payable	650,000	
Interest Expense on Working Capital Loan	<u>95,000</u>	
Total Costs		<u>4,027,175</u>
<b>Total Expenses &amp; Costs</b>		<u>5,773,675</u>
<b>Excess of Revenue Over Expenses Before Before Short-Term Capital Projects</b>		<u>\$ 11,745,501</u>
<b>Short-Term Capital Projects</b>		
Infrastructure	2,450,000	
Demolition	300,000	
Other	<u>100,000</u>	
<b>Total Short-Term Capital Projects</b>		<u>\$ 2,850,000</u>
<b>Contribution to Cash Reserves</b>		<u>\$ 1,000,000</u>
<b>Excess of Revenue Over Expenses After Contribution to Cash Reserves</b>		<u><u>\$ 7,895,501</u></u>

\* Long-term Capital Projects financed out of cash reserves.  
No more than 25% of total cash reserves will be used for Long-Term Capital Projects per year.

**Resolution Regarding  
the Appointment of an Independent Auditor Services**

**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 pursuant to Executive Order 122 and the Authority’s By-Laws, the Authority’s Audit Committee commenced a procurement process to select an independent auditor; and

**WHEREAS**, the Audit Committee appointed the members of an Auditor Evaluation Committee, consisting of three (3) Authority Members; and

**WHEREAS**, the Auditor Evaluation Committee drafted and issued a Request for Proposals (the “RFP”) for Independent Auditing Services on September 28, 2018, to solicit Technical Proposals, and Fee Proposals from qualified firms interested in performing Independent Auditing Services to the Authority for the fiscal years December 31, 2018, 2019 and 2020; and

**WHEREAS**, proposals were due on October 29, 2018 and one compliant proposal was received; and

**WHEREAS**, the Auditor Evaluation Committee graded and ranked the one compliant proposal and discussed the technical merits of each firm, concluding with a written report to the Audit Committee; and

**WHEREAS**, the Audit Committee reviewed the report and scores presented by the Auditor Evaluation Committee and agreed with the selection of CliftonLarsonAllen, LLP to provide Independent Auditing Services to the Authority; and

**WHEREAS**, the Audit Committee reviewed the Fee Schedule from CliftonLarsonAllen, LLP and approved the pricing and fees in accordance with the RFP; and

**WHEREAS**, the Audit Committee considers the evaluation process to be comprehensive and recommends that CliftonLarsonAllen, LLP be appointed as Independent Auditor for the Authority.

**NOW, THEREFORE, BE IT RESOLVED THAT:**

1. The Authority approves CliftonLarsonAllen, LLP to be the Authority’s independent auditor for fiscal years 2018-2020 at a fee not to exceed \$113,940 with the Authority’s right to extend the term of the engagement for two (2) one (1) year extension options.

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: December 12, 2018**

**EXHIBIT 2**

MEMORANDUM

TO: Members of the Board

FROM: Dr. Robert Lucky  
Audit Committee Chairman

DATE: December 12, 2018

SUBJECT: Appointment of Independent Auditor

**Summary**

I am requesting that the members of the Board approve the selection of CliftonLarsonAllen LLP, pursuant to a Request for Proposals (“RFP”), as the Authority's Independent Auditor for fiscal years 2018-2020 with the option to extend the term of the engagement for two (2) one (1) year extensions.

**Background**

The engagement of the Authority's independent auditor expired at the conclusion of the fiscal year 2017 audit process. Pursuant to Executive Order 122, the Audit Committee commenced a procurement process to select an independent auditor for the Authority. An Auditor Evaluation Committee was appointed by the Audit Committee for drafting the Request for Proposal and subsequently evaluating responsive proposals. Three proposals were received. Two of the proposals were deemed non-compliant based on the RFP criteria. Based on evaluation criteria established by the Auditor Evaluation Committee, the Committee graded and ranked the proposal and discussed the technical merits of the complaint firm. The evaluation process concluded with a written report of the results to the Audit Committee.

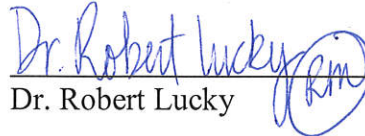
The Audit Committee considers the evaluation process to be comprehensive. The respondent firm was ranked by the Auditor Evaluation Committee based on such evaluative criteria as demonstrated ability, detailed approach and plans, documented experience, and quality and completeness of the proposal. The scores are summarized on Attachment A. The Audit Committee concurs with the criteria and ranking submitted by the Auditor Evaluation Committee.

CliftonLarsonAllen, LLP has a strong technical foundation in audit, accounting and advisory services and substantial experience providing audit and accounting services to governmental entities. The Independent Auditor will be engaged for the fiscal years December 31, 2018, 2019 and 2020. The Authority reserves the right to extend the term of the engagement for two (2) one (1) year extension options.

Clifton Larson Allen's independent audit services fee proposal is not to exceed \$113,940 over the three-year period, and \$40,600 for the FY2021 option period, and \$42,030 for the FY2022 option period, which aggregates to \$82,630.

**Recommendation**

In summary, I am requesting that the Board approve CliftonLarsonAllen, LLP to be the Authority's independent auditor for fiscal years December 31, 2018, 2019 and 2020 with the Authority's right to extend the term of the engagement for two (2) one (1) year extension options.

  
Dr. Robert Lucky

Attachments: Fee Schedule  
Prepared by: Jennifer Lepore



**ADOPTED  
December 12, 2018**

**Resolution Regarding  
First Amendment to Purchase and Sale & Redevelopment Agreement with Kenneth Schwartz  
for the Eatontown Barracks Artist Live/Work Parcel in the Eatontown Reuse Area**

**WHEREAS**, on May 17, 2017, the Board authorized the execution of the Purchase and Sale & Redevelopment Agreement (“PSARA”) between FMERA and Kenneth Schwartz (“KS” or “Purchaser”) for the Eatontown Barracks Artist Live/Work Parcel (“the Property”) consisting of six World War II era, two-story wood frame buildings located on the Main Post, across Semaphore Avenue from Soldiers Park totaling approximately 24,780sf and occupying a 4.4± acre parcel; and

**WHEREAS**, pursuant to the terms of the PSARA, closing would occur within six months of satisfaction of the conditions precedent to closing, which includes Purchaser obtaining All Approvals necessary to develop the project; and

**WHEREAS**, pursuant to the terms of the PSARA, the Approval Period was to begin at the expiration of the Due Diligence, June 17, 2017, and run for an initial six month approval period with the option of extending this time period for one additional six month period provided Purchaser was proceeding in good faith, for a total period of time not to exceed twelve months; and

**WHEREAS**, under the Executive Director’s authority, Purchaser was provided a six-month extension upon expiration of the initial six-month timeframe as he has pursued his pre-closing approvals in good faith, which includes FMERA’s mandatory conceptual review; and

**WHEREAS**, although Purchaser has continued to pursue said approvals in order to expedite the timeline of redevelopment for the site, the Approval Period expired on July 15, 2018; and

**WHEREAS**, with the exception of an amendment to the Reuse Plan, Purchaser has the option to waive the performance of a covenant or a condition; FMERA, however, has requested that the Purchaser use his best efforts to pursue and obtain approvals prior to closing and Purchaser has submitted the mandatory conceptual review to FMERA, so therefore, FMERA requests an approval extension until July 14, 2019 for Purchaser to continue to pursue All Approvals; and

**WHEREAS**, all other material terms of the PSARA as presented to the Board will remain unchanged. The attached First Amendment to the PSARA is in substantially final form and the final terms of the amendment will be subject to the approval of FMERA’s Executive Director and the Attorney General’s Office.

**WHEREAS**, the Real Estate Committee has reviewed this request and recommends it to the Board for approval.

**THEREFORE, BE IT RESOLVED THAT:**

1. The Authority approves the First Amendment with Kenneth Schwartz for the Eatontown Barracks Artist Live/Work Parcel, on terms substantially consistent to those set forth in the attached memorandum and with final terms acceptable to the Executive Director and the Attorney

General's Office and authorizes the Executive Director to execute the Agreement.

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: December 12, 2018**

**EXHIBIT 3**



**MEMORANDUM**

**TO:** Members of the Board

**FROM:** Bruce Steadman  
Executive Director

**RE:** First Amendment to Purchase and Sale & Redevelopment Agreement with Kenneth Schwartz for the Eatontown Barracks Artist Live/Work Parcel in the Eatontown Reuse Area.

**DATE:** December 12, 2018

**Request**

I am requesting that the Board approve the execution of the First Amendment to the Purchase and Sale & Redevelopment Agreement (“PSARA”) with Kenneth Schwartz (“KS” or “Purchaser”) providing for an additional extension of the Approval Period, as defined in the PSARA.

**Background**

On May 17, 2017 the Members authorized the execution of the PSARA between FMERA and Kenneth Schwartz, for the Property, consisting of six World War II era, two-story wood frame buildings located on the Main Post, across Semaphore Avenue from Soldiers Park. They total approximately 24,780 sf and occupy a 4.4± acre parcel of land within Fort Monmouth, Eatontown, New Jersey. The PSARA was executed on June 15, 2017.

Pursuant to the terms of the PSARA, Closing will occur within six (6) months of satisfaction of the conditions precedent to closing, which includes KS obtaining all approvals necessary to develop the project. From the expiration of the Due Diligence Period, KS was given an initial six (6) month approval period with the option of extending this time period for one (1) additional six (6) month period if it had not obtained approvals within the initial six (6) month timeframe, provided he is proceeding in good faith, for a total period of time not to exceed twelve (12) months. The Due Diligence Period began on June 15, 2017 and expired on July 15, 2017. Under the Executive Director’s authority as granted by the Board in approving the PSARA, Purchaser was provided a six (6) month extension upon expiration of the initial six (6) month timeframe as he has pursued his pre-closing approvals in good faith, which includes FMERA mandatory conceptual review. It has come to our attention that although KS has continued to pursue said approvals in order expedite the timeline of redevelopment for the Artist Live/Work site, the Approval Period expired on July 15, 2018. With the exception of an amendment to the Reuse Plan, Purchaser has

the option to waive the performance of a covenant or a condition; however, FMERA has requested that the Purchaser use his best efforts to pursue and obtain approvals prior to closing. Purchaser has submitted the mandatory conceptual review to FMERA for review. Therefore, FMERA requests an approval extension until July 14, 2019 for Purchaser to continue to pursue All Approvals.

All other material terms of the PSARA as presented to the Board will remain unchanged. The attached First Amendment to the PSARA is in substantially final form. The final terms of the amendment will be 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 First Amendment to the Purchase and Sale & Redevelopment Agreement with Kenneth Schwartz for the Eatontown Barracks Artist Live/Work Parcel.

**Recommendation**

In summary, I am requesting that the Board approve the proposed First Amendment to the PSARA with Kenneth Schwartz providing for an additional extension of the Approval Period, as defined in the PSARA.

  
\_\_\_\_\_  
Bruce Steadman

Attachment: First Amendment to Purchase and Sale & Redevelopment Agreement  
Prepared by: Sarah Giberson

**FIRST AMENDMENT TO PURCHASE AND SALE AGREEMENT AND  
REDEVELOPMENT AGREEMENT**

**THIS FIRST AMENDMENT TO PURCHASE AND SALE AGREEMENT AND REDEVELOPMENT AGREEMENT (“First Amendment”)**, made and entered into as of this \_\_\_\_ day of \_\_\_\_\_, 2018, by and between **FORT MONMOUTH ECONOMIC REVITALIZATION AUTHORITY** (“Seller”), a public body corporate and politic constituted as an independent authority and instrumentality of the State of New Jersey, pursuant to P.L. 2010, c. 51, N.J.S.A. 52:27I-18 et seq. (“FMERA Act”), whose address is 502 Brewer Avenue, Oceanport, New Jersey 07757, and **KENNETH SCHWARTZ** (“Purchaser”), individually, whose address is 23 Wallace Street #209, Red Bank, New Jersey 07701. Seller and Purchaser are collectively referred to herein as the “Parties.”

**WHEREAS**, the Parties have heretofore entered into a certain Purchase and Sale Agreement and Redevelopment Agreement dated as of June 15, 2017 (the “Agreement”) whereby Seller agrees to sell and Purchaser agrees to purchase and redevelop the property consisting of six World War II era, two-story wood frame buildings located on the Main Post, across Semaphore Avenue from Soldiers Park. The buildings total approximately 24,780 sf and occupy a 4.4± acre parcel of land within Fort Monmouth, Eatontown, New Jersey (collectively, the “Property”); and

**WHEREAS**, the Approval Period set forth in the Agreement expired on July 15, 2018; and

**WHEREAS**, Purchaser has requested, and Seller has agreed, to provide for an extension of the Approval Period set forth in the Agreement.

**NOW, THEREFORE**, in consideration of the foregoing and other good and other valuable consideration, the receipt of which is hereby acknowledged, the Parties hereby agree as follows:

1. Recitals: Defined Terms. The recitals set forth above are hereby incorporated herein as set forth in full in the body of this First Amendment. Capitalized terms used but not otherwise defined shall have the respective meanings ascribed to such terms in the Agreement.
2. Approval Period. Section 1 of the Agreement is hereby amended and modified to provide that the Approval Period is hereby extended until July 14, 2019.
3. Entire Agreement, Ratifications and Reconciliation. The Agreement and this First Amendment contain the final and entire Agreement between the Parties with respect to the sale and purchase of the Property and are intended to be an integration of all prior negotiations and understandings. Except as modified in this First Amendment, the Agreement is hereby ratified and remains in full force and effect. The terms and provisions of this First Amendment shall be reconciled with the terms and provisions of the Agreement to the fullest extent possible; provided, however, in the event of any irreconcilable conflict between any term or provision of this First Amendment and any terms or provisions of the Agreement, such term or provision of this First Amendment shall control.

4. Authority to Execute. Both Seller and Purchaser covenants, represents and warrants to the other that the individual(s) executing this First Amendment on such party's behalf is authorized to do so.
5. Governing Law. This First Amendment shall be governed by the laws of the State of New Jersey.
6. Counterparts. This First Amendment may be executed in counterparts, all of which together shall constitute one agreement binding on all of the parties hereto, notwithstanding that all such parties are no signatories to the original or the same counterpart. Each counterpart may be delivered by facsimile or electronic mail transmission and a faxed or electronically mailed counterpart of this Third Amendment containing either the original and/or copy of any signature of any party hereto shall have the same force and effect as an original counterpart signature.

SIGNATURE PAGE FOLLOWS

**IN WITNESS WHEREOF**, the Parties have hereunto set their hands and seals the day and year first written above.

ATTEST:

FORT MONMOUTH ECONOMIC  
REVITALIZATION AUTHORITY, Seller

\_\_\_\_\_

By:

\_\_\_\_\_

Bruce Steadman,  
Executive Director

WITNESS:

Kenneth Schwartz, Purchaser

\_\_\_\_\_

By:

\_\_\_\_\_

Kenneth Schwartz



**ADOPTED  
December 12, 2018**

**Resolution Regarding  
Approval of Plan Amendment #11 Permitting Alternative Development Scenario in Oceanport**

**WHEREAS**, the FMERA Act, P.L. 2010, c.51, in N.J.S.A. 52:27I-26(c), and the Land Use Rules, in N.J.A.C. 19:31C-3.27, authorize FMERA to amend the Reuse 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 proposed Amendment #11, prepared by the Authority's planning consultant, Phillips Preiss Grygiel Leheny Hughes, LLC (PPGLH) and FMERA's Senior Planning and Development Officer envisions the redevelopment of the Oceanport Reuse Area for approximately 1.75 million square feet of non-residential space and 720 residential units. The development would include a high-tech/green-industry cluster, education/medical campus, a neighborhood center, a boutique hotel and spa, and expansive green space including the historic Parade Ground; and

**WHEREAS**, in accordance with the FMERA Act and the Land Use Rules, the Board approved transmitting the proposed Reuse Plan Amendment #11 to the host municipalities at its September 25, 2018 meeting; and

**WHEREAS**, the 45-day comment period commenced on October 16, 2018; and

**WHEREAS**, the comment period expired on November 29, 2019 and correspondence was received from Eatontown, Oceanport and Tinton Falls; and

**WHEREAS**, FMERA staff reviewed the correspondence and provided responses to all comments to the Real Estate Committee; and

**WHEREAS**, the Real Estate Committee reviewed the Reuse Plan Amendment #11 and the responses to the comments from the three host municipalities and recommends adoption of Amendment #11.

**THEREFORE, BE IT RESOLVED THAT:**

1. The Authority adopts the responses contained in the attached memorandum, to the comments from the Boroughs of, Eatontown and Oceanport, Tinton Falls.
2. As expressed in the attached memorandum, the Authority approves Amendment #11 to the Fort Monmouth Reuse and Redevelopment Plan that would permit an alternative development scenario in the Oceanport Reuse Area.
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: December 12, 2018**

**EXHIBIT 4**

DRAFT

**MEMORANDUM**

**TO:** Members of the Board

**FROM:** Bruce Steadman  
Executive Director

**RE:** Approval of Proposed Plan Amendment #11 Permitting Alternative Development Scenario with respect to Allison Hall in Oceanport

**DATE:** December 12, 2018

**Request**

I am requesting that the Board approve the proposed Amendment #11 to the Fort Monmouth Reuse and Redevelopment Plan (Reuse Plan) that would permit an alternative development scenario in regard to Allison Hall in Oceanport.

**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 on 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.

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

The Reuse Plan envisions the redevelopment of the Oceanport Reuse Area for approximately 1.75 million square feet of non-residential space and 720 residential units. The development would include a high-tech/green-industry cluster, education/medical campus, a neighborhood center, a boutique hotel and spa, and expansive green space including the historic Parade Ground.

With respect to Allison Hall, the Reuse Plan envisioned that Allison Hall would be reused as office space and the remaining buildings onsite, Buildings 196, 199, 210, and 359, would be demolished. The Reuse Plan intended that the Allison Hall parcel would be part of the mixed use (i.e. retail, office and residential uses) Oceanport Horseneck Center along Oceanport Avenue. This portion of the Reuse Area would serve as a gateway to the area, and specifically the Fort Monmouth Historic District. The Allison Hall Parcel was specifically intended for mixed-income apartments and retail and professional offices. Along Parkers' Creek would be a scenic waterfront promenade which would be extended from Oceanport Avenue to link with the adjacent planned Lodging Area containing a boutique hotel and Officer Housing developments which would be located to the west of the Allison Hall parcel. The Reuse Plan also anticipated that Signal Avenue would be open from Oceanport Avenue and that a second entrance from Oceanport Avenue between Signal Avenue and the main gate at Hildreth Avenue would be created.

The attached proposed Plan Amendment #11 prepared by the Authority's planning consultant, Phillips Preiss Grygiel Leheny Hughes, LLC (PPGLH) and FMERA's Senior Planning and Development Officer, would permit the following:

- The demolition of Buildings #196 and #359 and the Building #210 extension;
- The relocation of the loading dock for Building #210;



- The reuse of Buildings #209 and #210 for office, retail and/or commercial uses and the reuse of the ground floor of Building #210 for restaurant use;
- The development of ±100,000 square feet of office space in one office building to accommodate one office end user or up to ±60,000 square feet of business lofts and up to ±30,000 square feet of retail space south of Signal Avenue along Oceanport Avenue. The retail space may have one drive-thru window for a coffee shop, bank, or pharmacy in a location established and approved by FMERA to complement the existing historic district housing;
- The option to reuse Building #199 for office, retail, and/or commercial uses with identified façade improvements as discussed with FMERA; or to demolish building 199 and develop on the site in the same location a ±55,000 square foot hotel of up to 3 stories and 110 rooms;
- The creation of an entrance from Oceanport Avenue to Signal Avenue; the creation of a 12-foot-wide promenade along Parkers' Creek designed in a complementary, coordinated style to the adjacent Lodging Parcel's 12-foot Riverwalk;
- Two (2) entrances from Oceanport Avenue to the Subject Parcel between Signal Avenue and Hildreth Avenue, subject to approvals by the County and municipality;
- A maximum permitted floor area ratio (FAR) of 0.37; and
- A minimum setback of 15 feet from Barton Avenue.

While the Reuse Plan identified the adjacent Lodging parcel as the site of the boutique hotel, it has been determined that the Allison Hall parcel would provide better access and be better suited to accommodate a boutique hotel use given its proximity to Oceanport Avenue. Therefore, the proposed Plan Amendment #11 transfers the residential units proposed on the Allison Hall parcel to the Lodging parcel and permits the boutique hotel on the Allison Hall parcel.

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 continues to allow for the reuse of the 36,665 sq. ft. Allison Hall as office space, but in addition to office space, also permits retail and commercial uses. The Amendment would permit 25,000 sq. ft. of office, retail and commercial uses in Building 210, with the first floor dedicated only to restaurant use and the mandatory demolition of the Building #210 extension. All 10,700-gross square footage in Building #199 may be reused for office, retail or commercial uses. Alternatively, this Amendment also permits the option to demolish Building #199 and develop a ±55,000 square foot hotel of up to 3 stories and 110 rooms at the same location. In the undeveloped section of the parcel, this Amendment permits either a) an additional ±100,000 square feet of office uses in one office building to accommodate one office end user, or b) up to ±60,000 sq. ft. of business lofts and ±30,000 sq. ft. of retail uses; the retail uses were anticipated in the Reuse Plan. This Amendment does not impact the permitted 720 residential dwelling units defined in the Reuse Plan for the Oceanport Reuse Area, but rather transfers a portion of those units to the adjacent Lodging site in the Oceanport Reuse Area.
2. This Amendment affects only the Oceanport Reuse Area. As to the portions of the Oceanport Reuse Area modified or impacted by the Amendment, the Amendment provides land use options that afford 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



potential offered by this Amendment to increase non-residential tax rates for the Borough of Oceanport would lessen the burden on local residents.

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 2 Economic Development Conveyance (EDC) agreement with the Army by aligning planned uses with actual market-driven responses to RFOTPs.
5. The proposed Amendment provides flexibility to more effectively attract potential non-residential users than envisioned in the Reuse Plan for the Oceanport 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 accordance with the Act and the Land Use Rules, on September 25, 2018, the FMERA Board approved the transmittal of proposed Amendment #11 to the governing body of each municipality for a 45-day comment period. The municipalities received Amendment #11 on October 16, 2018, upon expiration of the Governor's 10-day veto period; the comment period ended on November 29, 2018. The correspondence received from Oceanport, Eatontown and Tinton Falls is attached.

The letter from the Tinton Falls Council President states that the Borough Council reviewed the Amendment and has no comment.

The letter from the Eatontown Mayor states that the Borough Council reviewed the Amendment and has no comment.

Oceanport's correspondence states that Amendment #11 was reviewed by the Borough Planner, Borough Engineer, Environmental Commission, Planning Board, Police Department, First Aid, Fire Department and Office of Emergency Management. The Oceanport Borough Council passed a resolution offering its support subject to FMERA's consideration of the comments from the Borough officials and board members. The Oceanport Borough Council discussed the proposed amendment at a Regular Meeting and expressed concerns about the following issues: the use and architectural treatment of the hotel, recommending that specific architectural design and layout standards be a part of this overlay option. In addition, the Borough recommends that the uses be limited to a use that would be appropriate for a gateway building such as a hotel or restaurant; the proposed layout of the office uses and the depth of the setback from Oceanport Avenue; the layout and setback from Oceanport Avenue, Russel Ave, and Barton of the retail building, as well as architectural design requirements, recommending the drive thru window not front or be visible from Oceanport Ave; clarification as to permitted craft production uses in Allison Hall; input into the design and zoning standards of the Lodging Parcel; and impacts on pedestrian and vehicles movements. The Planning Board Engineer and Planner offered no objections to the Plan. The Borough Police Department requested that the Police Department be included in any review related to the traffic analysis that would be part of the site plan. The Office of Emergency expressed concerns about the additional entrances off Oceanport Avenue. The Borough Planner suggested additional coordination on Building #199 uses and architectural design standards, office and retail building design standards, and residential design and layout on the Lodging Parcel.



Per FMERA's Land Use Rules, Authority staff must review reports from each municipality and provide a preliminary analysis of reasons for accepting or not accepting recommendations received from host municipalities. Staff has considered the concerns and recommendations made and proposes the following responses to the concerns raised:

With regard to concerns and questions related to the architectural design and layout standards, any development within Fort Monmouth must adhere to the design guidelines in FMERA's Land Use Rules. Additionally, all development on Fort Monmouth is subject to FMERA's Mandatory Conceptual Review ("MCR") and Borough Planning Board review. While the majority of the Allison Hall parcel is not located within Fort Monmouth's Historic District, Allison Hall itself is located within the district and the remainder of the parcel is adjacent to the historic district. FMERA would ensure any development adjacent to the historic district is complementary to the historic district. Any development on Fort Monmouth, including the Allison Hall Parcel, is subject to FMERA's MCR process, which specifically highlights architectural and aesthetic review as a criterion on which the application is evaluated.

With respect to limiting the uses of Building 199 to a hotel or restaurant, the first floor of building 210 is required to be a restaurant and 199 will be demolished and a hotel will be built as market conditions allow. The interim use of 199 will require façade improvements to create a sense of cohesion between the building and other development on site. Building 199 is not appropriate to be reused as a restaurant or hotel.

With regards to concerns and questions raised about setbacks from Oceanport Avenue, Russel Avenue, and frontage on Barton Avenue, while the proposed layout is sited closer to Barton due to the required setback from Oceanport Avenue, the layout is intended to front on Oceanport Avenue with attractive rear facades to face the existing historic homes along Barton. The required setback from County Road 11 (Oceanport Avenue) is necessary due to required infrastructure improvements, in particular a sewer main to be located approximately 20 feet below grade along the Allison Hall parcel frontage, and a future widening of County Road 11 that had not been designed at the time the Reuse Plan was adopted. If the designed infrastructure improvements are able to be moved offsite, FMERA would encourage development on the Allison Hall parcel to be moved closer to Oceanport Avenue and away from the historic district. As Oceanport Avenue and Russel Avenue (County Route 537) are County Roads, all development is subject to County approval in addition to FMERA's and the Borough's approval processes.

With regards to concerns and questions raised about the location of the drive-thru window, it is FMERA's stance that a drive thru on the Allison Hall parcel is better suited toward Oceanport Avenue to the east and away from the historic district and existing historic homes located directly to the west of the site.

With regard to concerns and questions about the allowable uses under conditional craft production in Allison Hall, the Fort Monmouth Land Use Rules define craft production as "A commercial use that involves the production of arts, crafts, foods, beverages or other product with on-site production and assembly of goods primarily involving the use of hand tools and/or small-scale equipment. Craft production establishments are compatible and are often co-located with retail sales and service uses. This use category includes but is not limited to coffee roasting and alcoholic beverage production..." Due to the location of Allison Hall near to existing historic residential structures as well as the historic nature of Allison Hall itself, FMERA did not feel it appropriate



for uses such as coffee roasting and alcoholic beverage production, which may have odors associated them. However, FMERA feels that production of arts and crafts could be a complementary use on the site.

With regard to concerns and questions raised about the residential uses on the adjacent Lodging Parcel, the exhibit in the reuse plan amendment signifies the added inclusion of residential use to the Lodging Parcel. While the Reuse Plan identified the adjacent Lodging parcel as the site of a boutique hotel, this amendment transfers the residential element of the Allison Hall site to the Lodging parcel and permits the boutique hotel on the Allison Hall parcel. Given its proximity to Oceanport Avenue, it was determined that the Allison Hall parcel would provide better access and be better suited to a boutique hotel use. Staff will later propose an additional amendment for the Lodging Parcel to address the Lodging Area in more detail, including the layout and density of the residential units on the site. The view and needs of the market will dictate the site design, directly impacting market value and hence tax revenue for the Borough of Oceanport. Additionally, any development on the Lodging Parcel will require input from Fort Monmouth's Historic Committee due to Buildings 270 and 271, which are historic buildings located within Fort Monmouth's Historic District.

With regards to concerns and questions raised about traffic safety, any development on Fort Monmouth is subject to FMERA's MCR review and requires Borough Planning Board approval. It is anticipated that during the Borough's approval process any pertinent departments will have the opportunity to review the application. In addition, because Oceanport Ave is a County Road, the County will also have the opportunity to review the application. FMERA plans to require the future developer of the 400 area to realign Hazen Drive to meet Signal Avenue.

Per FMERA's Land Use Rules, Authority staff must review reports from each municipality and provide a preliminary analysis of reasons for accepting or not accepting recommendations received from host municipalities. Staff has considered the concerns and recommendations made.

After reviewing the comments of the host municipalities, FMERA staff recommends Real Estate Committee approval of Amendment #11.

#### Recommendation

In summary, I am requesting that the Members of the Board adopt proposed Amendment #11 to the Reuse Plan that would permit alternative development scenarios in Oceanport.

---

Bruce Steadman

Attachments: Reuse Plan Amendment #11  
Reports from Host Municipalities  
Prepared by: Christine Bell

**Amendment #11 to the  
*Fort Monmouth Reuse and Redevelopment Plan***

Prepared for:  
The Fort Monmouth Economic Revitalization Authority

By:

Fort Monmouth Economic Revitalization Authority  
PO Box 267  
Oceanport, NJ 07757

September 25, 2018

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## I. Introduction and Planning Rationale

Pursuant to P.L.2010, c. 10 (N.J.S.A. 52:271-18 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 a parcel (the "Subject Parcel" "Property") on the former Fort Monmouth property in the Borough of Oceanport, New Jersey ("Oceanport Reuse Area") known as the "Allison Hall Parcel".

The Allison Hall Parcel is a ±12.134-acre parcel of land located on Barton and Signal Avenues in the Oceanport Reuse Area. The parcel is bordered by Oceanport Avenue to the east. It is currently improved with Building #209 which is a ±36,665 gross square foot building known as Allison Hall. Allison Hall was constructed in 1928 and was built as the hospital for Fort Monmouth but was later renovated several times to serve as office space. Allison Hall is listed as a contributing building in the Fort Monmouth Historic District. Other buildings on the parcel include Buildings #196, #199, #210 and #359. None of these buildings are listed as contributing historic buildings in the Fort Monmouth Historic District. The extant buildings on the parcel total ±88,129 square feet.

The *Reuse Plan* envisioned that Allison Hall would be reused as office space and the remaining buildings onsite, i.e., Buildings #196, #199, #210 and #359, would be demolished. The *Reuse Plan* planned that the Allison Hall parcel would be part of the mixed-use (i.e., retail, office and residential uses) Oceanport Horseneck Center along Oceanport Avenue. This portion of the Reuse Area would serve as a gateway to the Reuse Area, and specifically the Fort Monmouth Historic District. Along Parkers' Creek would be a scenic waterfront promenade that would be extended from Oceanport Avenue to link with the adjacent planned lodging area containing a boutique hotel and officer housing developments that would be located to the west of the Allison Hall parcel. The *Reuse Plan* also anticipated that Signal Avenue would be open from Oceanport Avenue and that a second entrance from Oceanport Avenue between Signal Avenue and the main gate at Hildreth Avenue would be created.

This amendment to the Reuse Plan contemplates the reuse of Building #209 for office, retail uses, and/ or commercial, uses as permitted in Table 1 of this amendment. This amendment also permits the reuse of Buildings #210 and #199 for office, retail, and/or commercial uses as defined in Table 1. While the Reuse Plan identified the adjacent Lodging parcel as the site of a boutique hotel, this amendment transfers the residential element of the Allison Hall site to the Lodging parcel and permits the boutique hotel on the Allison Hall parcel. Given its' proximity to Oceanport Avenue, it was determined that the Allison Hall parcel would provide better access and be better suited to a boutique hotel use.

This amendment does not purport to delete any provisions of the *Reuse Plan* but rather supplements the Plan by proposing alternative development scenarios for the Subject Parcel. 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. Thus, 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 scenario, the overlay zoning provides alternative opportunities for development that 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 is necessary to fulfill the Authority’s main objectives—specifically job creation and economic development. The fiscal impacts associated with the base closure relative to the local property tax base and local and regional employment will continue to be felt so long as the former Fort properties remain fallow and unproductive.

The Fort Monmouth *Reuse and Redevelopment 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 Oceanport 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 the Reuse Plan Amendment

The Fort Monmouth properties in Oceanport total approximately 419 acres and are bounded generally by New Jersey Transit's North Jersey Coast Line, Main Street and Oceanport Creek to the south, Parkers Creek to the north, and the former Fort properties in Eatontown to the west. The Reuse Plan envisions redevelopment of this area for approximately 1.75 million square feet of non-residential space and 720 residential units. Such development would include: a high-tech/green industry cluster, education/medical campus, a neighborhood center, a boutique hotel and spa, and expansive green space including the historic Parade Ground.

The Allison Hall Parcel is a ±12.134-acre parcel of land located on Barton and Signal Avenues in the Oceanport Reuse Area. The parcel is bordered by Oceanport Avenue to the east, Hildreth Avenue and Russel Avenue to the South, Barton Avenue and the Lodging Parcel to the west, and Parkers Creek to the north. It is currently improved with Building #209, which is a ±36,665 gross square foot building known as Allison Hall. Allison Hall is listed as a contributing building in the Fort Monmouth Historic District. Other buildings on the parcel include Buildings #196, #199, #210 and #359. None of these buildings are listed as contributing historic buildings in the Fort Monmouth Historic District. The extant buildings on the parcel total ±88,129 square feet.

The *Reuse Plan* envisioned that Allison Hall would be reused as office space and the remaining buildings onsite, i.e., Buildings #196, #199, #210 and #359, would be demolished. The *Reuse Plan* planned that the Allison Hall parcel would be part of the mixed-use (i.e., retail, office and residential uses) Oceanport Horseneck Center. The Reuse Plan envisioned the Allison Hall parcel would contain offices, medium density residential, and mixed uses. Along Parkers' Creek would be a scenic waterfront promenade which would be extended from Oceanport Avenue to link with the adjacent planned Lodging area containing a boutique hotel and officer housing developments which would be located to the west of the Allison Hall parcel. The *Reuse Plan* also anticipated that Signal Avenue would be open from Oceanport Avenue and that a second entrance from Oceanport Avenue between Signal Avenue and the main gate at Hildreth Avenue would be created.

This amendment would permit the following on the subject parcel:

- The demolition of Buildings #196 and #359 and the Building #210 extension.
- The relocation of the loading dock for Building #210.
- The reuse of Buildings #209 and #210 for office, retail uses and/or commercial uses and the reuse of the ground floor of Building #210 for restaurant use; as specified in Table 1.

- The development of a)  $\pm$ 100,000 square feet of office space in one building or b) up to 60,000 square feet of business lofts<sup>1</sup> and up to  $\pm$ 30,000 square feet of retail space south of Signal Avenue along Oceanport Avenue. The retail space may have up to one drive-thru window for a coffee shop, bank, or pharmacy in a location established and approved by FMERA to complement the existing historic district housing.
- The option to either reuse Building #199 for office, retail, and/or mixed-use uses as specified in Table 1 with identified façade improvements as discussed with FMERA or demolish building 199 and develop on the site in the same location a  $\pm$ 55,000 square foot hotel of up to 3 stories and 110 rooms.
- The creation of an entrance from Oceanport Avenue to Signal Avenue.
- The creation of a 12-foot-wide promenade along Parkers' Creek which is designed in a complimentary coordinated style to the adjacent Lodging Parcel's 12-foot Riverwalk.
- Two (2) entrances from Oceanport Avenue to the Subject Parcel between Signal Avenue and Hildreth Avenue, subject to approvals by the County and municipality.
- A maximum permitted floor area ratio (FAR) of 0.37
- Minimum setback of 15 feet from Barton Avenue

The Subject Parcel lies in the Horseneck Center Development District as delineated in the Land Use Rules (N.J.A.C. 19-31C-3). For this parcel the bulk requirements for office, mixed-use and retail uses in the Center Districts shall apply. These requirements are as follows:

- Maximum permitted height two (2) stories/30 feet for retail buildings and three (3) stories/45 feet for buildings containing office uses.
- Maximum permitted lot coverage of 75 percent.
- Minimum rear lot line setbacks for new: commercial buildings of 20 feet; convenience and lifestyle retail of 25 feet; and office/research of 25 feet.

Please see *Figure 1: Location of Amendment #11 in the Oceanport Reuse Area* which shows the location of this amendment in the context of the larger Oceanport Reuse Area. Please also see *Figure 2: Detailed View of Amendment #11 in the Oceanport Reuse Area* which focuses on the Subject Parcel. Please also see *Table 1: Allison Hall Parcel*

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<sup>1</sup> Business Lofts is a subset of office uses and is defined as a physical space designed to accelerate the growth and success of entrepreneurial companies through an array of business support services that could include small business-appropriate physical space, capital, coaching, common services, and networking connections

*Use Schedule by Building.* This amendment maintains the development concepts and plans articulated in the Reuse Plan.

DRAFT





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**Figure 1: Location of Amendment #11 in the Oceanport Reuse Area Fort Monmouth, NJ**

**Legend**  
 Parcel  
 Fort Monmouth Boundary

*For conceptual purposes only. All images subject to formal survey. Parcel lines do not account for existing or future Rights-of-Way, easements or potential environmental curve-outs.*

Prepared By: G.B. M2019  
 N.E. 10/18/2019/08/20/2019





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**Figure 2: Detailed View of  
 Amendment #11 in the  
 Oceanport Reuse Area  
 Fort Monmouth, NJ**

- Legend**
- Low Density Residential
  - Medium Density Residential
  - Commercial/ Retail
  - School/ Institution/ Admin
  - Office/ R&D
  - Light Industrial/ Fabrication/ Assembly
  - Open Space
  - Hotel

*For Conceptual purposes Only  
 Averages subject to formal  
 survey. Parcel lines do not  
 account for existing or future  
 Rights-of-Way, easements or  
 potential environmental carve-outs.*

Prepared By: O&A  
 Date: 11/11/2014

# Table 1: Amendment #11 Use Schedule by Building

Name	Definition (from FMERA land use rules and/or plan amendments)	Retail Building	Business Loft 1 (front)	Business Loft 2 (rear)	Hotel	210 first floor	210 2 <sup>nd</sup> floor	Allison Hall	Building 199	Comments
Bar/ Tavern/ Banquet Facility		X			X	X	X	X		The first floor of 210 should be focused on a restaurant use on the water. A bar/ tavern is allowable ancillary to the principal restaurant use.
Coffee House w/ food, with(out) outdoor seating, with drive thru		X						X		Only one drive thru will be permitted in the retail area. If a bank or pharmacy uses that drive thru, a coffee shop is permitted, but cannot have a drive thru.
Craft Production*	A commercial use that involves the production of arts, crafts, foods, beverages or other product with on-site production and assembly of goods primarily involving the use of hand tools and/or small-scale equipment. Craft production establishments are compatible and are often co-located with retail sales and service uses. This use category includes but is not limited to coffee roasting and alcoholic beverage production. Establishments engaged in the craft production of alcoholic beverages including craft wineries, craft breweries, and craft distilleries shall be limited to no more than 10,000 gallons of product per year for brewpubs; 20,000 gallons for craft distilleries; and 300,000 gallons for microbreweries. (RUA 4)	X	X	X		X	X	X	X	*Craft production will be permitted on site as a conditional use. Proposed craft production uses shall not give off noxious odors. Additionally, if permitted on the first floor of 210, it must exist within a restaurant as an ancillary use. Craft production in Allison Hall is not to include the production of food or beverage products.
Financial Institution with(out) drive thru		X	X				X		X	Only one drive thru will be permitted in the retail area of the site.
Health Club/ Instructional Studios	establishments that provide facilities for aerobic exercises, running and jogging, exercise equipment, game courts, swimming facilities, and saunas, showers, massage rooms, and lockers.	X	X	X	X		X	X	X	
Hotel	a building providing temporary lodging to the general public, and which may include additional facilities and services, such as restaurants, meeting rooms, entertainment facilities, personal services, health clubs, spas, and retail stores and services.				X			X		
Liquor Store		X								
Office General/ Professional	a room, group of rooms, or building used for conducting the affairs of a business, profession, service, industry, or government and generally furnished with desks, tables, files, and communication equipment and where no manufacturing, assembling, or fabricating takes place.		X	X			X	X		
Office Medical	offices including, but not limited to, medical, dental, and veterinary offices and clinics.	X	X	X			X	X		Retail Building limited to medical or dental office
Office R & D	an establishment engaged in industrial or scientific research and product design that primarily involves the use of computers and other related office equipment in an office setting. The facility may also include administrative services related to product design or sales. Such facilities may include "wet" labs or places with running water, gases, special ventilation devices, chemicals, special heating, and electrical or electronic equipment, or use of animals or human subjects under controlled conditions.		X	X			X		X*	To be approved in 199 as a conditional use
Outdoor Dining/ Patio/ Terrace/ Porch	any part of a food establishment located outdoors, not used for any other purposes, and open to the sky, with the exception that it may have a retractable awning or umbrellas, and may contain furniture, including tables, chairs, railings, and planters that are readily movable.	X			X	X				
Business Offices	business offices whose operations are designed to attract and service customers or clients on the premises, including, but not limited to, insurance agents; travel agencies; realtor; finance companies; and tax preparation services.	X	X	X			X			
Personal Services	personal service establishments, having as their primary function the rendering of a service to a client within a building; limited to the following: dry cleaners and laundry services, photography studios, beauty shops, barber shops, shoe repair shops, printing services, watch, clock, and jewelry repair shops, travel agencies, photocopying and duplicating, certified professional fitness training centers, tailoring shops, interior decorating services, mail centers	X	X				X			
Pharmacy with(out) Drive Thru		X							X	Only one drive thru will be permitted in the retail area of the site.
Recreation Facilities	a place designed and equipped for the conduct of sports and leisure-time activities.	X	X	X	X			X	X	
Restaurant Fast Casual (w/o drive thru)		X								
Restaurant, Full Service	an establishment in which the principal use is the service of preparing food and/or beverages for consumption on the premises. All service of prepared food and/or beverages for consumption shall require customers to order at a table, booth, or dining counter with service by the waiter or waitress at said table, booth, or dining counter. Restaurants may have a combination of seating options, including indoor, outdoor, both indoor/outdoor, or no seating. The establishment may have a separate area, or lounge, where alcoholic beverages are served without full food service, provided the area is accessory to the primary use in square feet or sales.	X			X	X	X			
Restaurant, Take out		X				X		X		This can be ancillary to a full service restaurant in 210 and Allison Hall.
Retail, Convenience	smaller-scale businesses selling primarily food products, household items, newspapers and magazines, candy, and beverages, and a limited amount of freshly prepared foods such as sandwiches and salads for off-premises consumption.	X								
Retail, General	retail trade limited to the following: paint, glass, and wallpaper stores; hardware stores; variety stores; meat and seafood markets; candy, nut, and confectionery stores; apparel and accessory stores; home furniture furnishings and equipment stores; drug stores; florists; tobacco stores; optical goods stores; antique stores; delicatessen/ prepared food take-out stores; ice cream parlor; retail bakery without seating.	X							X	
Retail, Entertainment/ Recreational	uses including bowling alleys, cinemas, and live performance theaters	X						X	X	

Name	Definition (from FMERA land use rules and/or plan amendments)	Retail Building	Business Loft 1 (front)	Business Loft 2 (rear)	Hotel	210 first floor	210 2 <sup>nd</sup> floor	Allison Hall	Building 199	Comments
Retail, Lifestyle	unenclosed retail center featuring national specialty stores and restaurants (not drive-thru), with convenient and easily accessible parking and a pedestrian-friendly ambiance	X						X	X	
Retail, Specialty	businesses selling a single category of merchandise or a number of closely related categories	X	X	X				X	X	Allowed in business lofts only as ancillary to craft production.
Specialty Education		X	X	X			X	X	X	
Warehouse (limited to 20% of any unit)	any structure designed for, or used permanently for, the storage of goods and materials, light as-sembly, and distribution of materials		X	X						
Warehouse (limited to 50% of any unit)	any structure designed for, or used permanently for, the storage of goods and materials, light as-sembly, and distribution of materials		X	X						
Adult/ Child Day Care Services								X		
Private or Non-Profit Club								X	X	
Post Office		X	X							



### **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*

This amendment continues to allow for the reuse of the ±36,665 square foot Allison Hall as office space but in addition to office space also permits retail and commercial uses. As compared to the *Reuse Plan*, this amendment would permit ±25,000 square feet of office, retail, and commercial uses in Building #210, with the first floor dedicated only to restaurant uses; as well as 10,700 gross square footage in Building #199. This amendment also permits the option to demolish Building #199 and develop a ±55,000 square foot hotel of up to 3 stories and 110 rooms at the same location. Furthermore, this amendment permits a) an additional ±100,000 square feet of office uses in one building or b) up to 60,000 square feet of business lofts and retains the ±30,000 square feet of retail and commercial uses that were anticipated in the *Reuse Plan*.

##### *Total Residential Development Yield*

This amendment permits 720 residential dwelling units, which is the same number of residential units as was contemplated in the *Reuse Plan* and subsequent amendments to the Oceanport Reuse Area.

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

The uses contemplated in this amendment are compatible with the surrounding land uses anticipated in the *Reuse Plan* and subsequent amendments. Although initially a hospital building for the Fort, Allison Hall has been renovated several times to serve as office space. This amendment contemplates that the building will be reused for office, retail and commercial uses, as specified in Table 1. Buildings #196 and #359 and the Building #210 extension will be demolished. The extant Buildings #199 and #210 will be reused for uses similar in nature to Building #209, as specified in Table 1. This amendment also permits a) an additional ±100,000 square feet of office uses in one building or b) up to 60,000 square feet of business lofts and retains the ±30,000 square feet or retail/mixed uses that was anticipated in the *Reuse Plan*.



These uses are compatible with the uses contemplated for Allison Hall. Additionally, the location of these buildings on Oceanport Avenue is consistent with the uses contemplated in the Oceanport Village Center in the *Reuse Plan*. A schedule of the permitted uses for each building on the site can be found in Table 1.

#### *Circulation*

The roadway configurations contemplated for Signal Avenue in this amendment are consistent with the “Transportation Circulation Improvement Goals” established in the *Reuse Plan*. However, the *Reuse Plan* did contemplate another entrance from Oceanport Avenue between Signal Road and Hildreth Avenue. This new entrance would connect Barton Avenue to Oceanport Avenue. This amendment permits two additional entrances along Oceanport Avenue, as well as entrances on Barton and Russel Avenues. This amendment does not preclude the creation of an entrance from Oceanport Avenue to another location than was envisioned in the Plan. As such, this amendment would not adversely impact any of the “Transportation Circulation Improvement Goals” established in the *Reuse Plan*. Furthermore, this amendment contemplates the creation of a 12-foot-wide promenade along Parkers’ Creek.

#### *Open Space*

The “Recreation Plan in 2028” contemplated some areas of open space between the creek and the Oceanport Village Center. This amendment allows for a similar sized area of open space along the creek towards the center of the parcel. As such, this amendment does not impact any active recreation or open space contemplated in the *Reuse Plan*. Additionally, this amendment contemplates the creation of a 12-foot-wide promenade along Parkers’ Creek which is consistent with the *Reuse Plan*.

#### *Sustainability*

This amendment would not preclude incorporation of any of the sustainability measures outlined in the *Reuse Plan* and is consistent with all other development contemplated on the former Fort properties. Specifically, preservation and reuse of Allison Hall, as well as the temporary reuse of Buildings #199 and permanent reuse of Building #210 would further the *Reuse Plan*’s green building sustainability goal to maximize the adaptive reuse of existing buildings and infrastructure.

#### *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*

There may be an increase in traffic generated by the additional square footage associated with this amendment. An increase in non-residential square footage on the Allison Hall Parcel over that which was contemplated in the *Reuse Plan* may be offset by a decrease in total non-residential square footage on other parcels in the Oceanport Reuse Area. A detailed traffic analysis would be prepared as part of any site plan review related to the reuse and/or development of this parcel. Any necessary traffic mitigation would be addressed at that time.

### *Environmental Issues*

The portions of this parcel anticipated to be developed by this amendment are not environmentally constrained per Geographic Information System (GIS) layers provided by the New Jersey Department of Environment Protection (NJDEP). Any environmentally constrained areas within the Allison Hall Parcel would be preserved and protected accordingly.

### *Historic Preservation*

Building #209 is part of the Fort Monmouth Historic District and will be preserved as part of this amendment. The reuse of Buildings #199 and #210, as well as the potential for a ±55,000 square foot hotel of up to 3 stories and 110 rooms and ±100,000 square feet of office uses in one building or up to 60,000 square feet of business lofts, and ±30,000 square feet of retail and mixed uses is not expected to have any adverse impacts on the Fort's historic resources.

### *Community Impacts and Affordable Housing*

As noted in the *Reuse Plan*, the host communities, including Oceanport, rely on taxation for the largest portion of their municipal revenues. The Fort's closure, and the resulting loss of Defense contractor jobs is expected to result in a larger share of the tax burden falling to residential property owners. The potential offered by this amendment to increase non-residential tax rates; this would, therefore, lessen the burden on local residents.

The commercial/retail uses contemplated for the Allison Hall Parcel in this amendment typically generate more positive fiscal impacts for a municipality, i.e., generate more tax revenues, than do other land uses, including residential development. Additional non-residential square footage on the Subject Parcel are expected to have a positive fiscal impact on the tax base of Oceanport. The commercial/retail uses would not generate an increase in the number of school children. Because no change in the total residential development yield is envisioned, there would be no di-

rect impact on the construction of affordable housing as delineated in the *Reuse Plan*.

### ***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 would provide for increased flexibility to aid FMERA in its efforts to attract suitable businesses that wish to relocate to Fort Monmouth and that have the potential to replace jobs lost when the Fort closed.
- *Be founded on market and economic analysis.* This amendment responds to the marketplace by permitting an alternative development scenario designed to attract non-residential users to the Oceanport Reuse Area.
- *Leverage Fort assets (people, infrastructure, location).* The amendment affords FMERA with an opportunity to leverage existing assets through the Reuse of Buildings 199, 209, and 210 within the Oceanport Reuse Area and to attract new non-residential uses that generate much-needed local employment and tax rates.
- *Be a green community model.* Preservation of Building #209 and other extant buildings furthers the Plan's green building sustainability goal to maximize the adaptive reuse of existing buildings and infrastructure.

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 mix of uses in buildings that has been in existence at this location for many years in a manner that promotes these planning principles. Additional development on this parcel is also expected to contain a mix of uses.

*Principle #2: Link centers & increase mobility with connected transit infrastructure serving the region and the Fort.* The amendment does not preclude the potential to create an extensive system of bikeways, pedestrian trails and sidewalks as envisioned in the *Reuse Plan*.

*Principle #3: Enhance auto mobility and redevelopment capacity with targeted roadway infrastructure improvements.* This amendment does not preclude the enhancement of auto mobility and redevelopment capacity with targeted roadway infrastructure improvements as set forth in the *Reuse Plan*.

*Principle #4: Combine open space, habitat, and water resources to establish a continuous Blue – Green belt.* The amendment does not preclude the creation of an open space network consisting of environmentally sensitive areas, including wetlands, watercourses, and habitats. This development contemplates the creation of a 12-foot-wide promenade along Parkers' Creek.

*Principle #5: Utilize the Blue – Green belt as an armature for enhanced bicycle and pedestrian mobility throughout the Fort.* The amendment would not preclude the development of the bike path or trails envisioned as part of the *Reuse Plan*. This development contemplates the creation of a 12-foot-wide promenade along Parkers' Creek.

*Principle #6: Remove Fort boundaries & extend existing land uses to reconnect the Fort to the communities.* The amendment contemplates connecting Barton Avenue to Oceanport Avenue through Signal Avenue which would entail removing a fenced-in gate.

*Principle #7: Leverage existing Fort Monmouth assets (People, Buildings, Technology, and Infrastructure).* The amendment affords FMERA with an opportunity to leverage existing assets of the Oceanport Reuse Area, i.e., Building 209, 199, 210 to attract new office, retail and/or mixed-use tenants that generate much-needed local employment and tax ratables. The amendment would not involve the removal of any buildings identified in the *Reuse Plan* as being required for preservation.

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.*

The *Reuse Plan* amendment would advance both FMERA's stated purpose and the public welfare, by promoting, developing, encouraging and maintaining employment and economic development, and it would advance the public welfare by furthering the adaptive reuse of an existing facility and roadway network at the Fort.

DRAFT

## **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 Oceanport Reuse Area is classified as Planning Area 1, Metropolitan Planning Area (PA-1). The SDRP defines Metropolitan Planning Areas as areas that “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 this area of the Oceanport Reuse Area, into a vibrant, mixed-use community with compact development that will ensure efficient utilization of scarce land resources while also carefully protecting the character of surrounding communities. Also, in accordance with the objectives for PA-1, the amendment allows for redevelopment in a location well served by existing transportation networks, which is consistent with the plans for the Oceanport Reuse Area.

### ***Monmouth County Open Space Plan***

The Monmouth County Open Space Plan, adopted by the Monmouth County Planning Board in August 2006 as an element of the Monmouth County Growth Management Guide, specifically advocates the acquisition of a portion of the Fort Monmouth property as a new County park site. To fulfill this acquisition, Monmouth County filed a Notice of Interest for park and recreation lands within Fort Monmouth. The County subsequently filed an application to the National Park Service’s Federal Lands to Park Program for a Public Benefit Conveyance, which was endorsed by the three host municipalities of Eatontown, Oceanport and Tinton Falls. This amendment is not inconsistent with the County’s goals for open space in the Oceanport Reuse Area.

### ***Fort to Village Plan: A Vision for Oceanport’s Fort Monmouth***

Although the development of the former Fort properties in Oceanport will be governed by the land use regulations and design guidelines adopted by FMERA, as a point of information, the former Fort properties in Oceanport are included within the “master plan” for Fort Monmouth, i.e., the *Reuse and Redevelopment Plan*. However, a vision for the redevelopment of the fort is provided in ***Fort to Village Plan: A Vision for Oceanport’s Fort Monmouth***. This document was incorporated as an amendment to the Master Plan

which was adopted by the Oceanport Planning Board on April 23, 2008. The Plan envisioned Allison Hall and surrounding buildings as part of a unique resort hotel, spa and/or conference facility. The plan envisioned the buildings along Oceanport Avenue south of Signal Avenue to be part of a Village Center and specifically part of a consolidated municipal complex. However, Oceanport has purchased 13 acres of land along Murphy Drive on Fort Monmouth and has plans to relocate its municipal complex to this new location. The plan also envisioned a walkway along Parker's Creek. This amendment permits a hotel use in close proximity to Parkers' Creek, as well as a walkway along the creek. The amendment also permits a mix of uses along Oceanport Avenue, which is consistent with the concept of a Village Center at that location.

### ***Oceanport Zoning***

The study area lies within the Borough's R-1: Single-Family Residential District under the municipality's current zone plan. This designation permits single-family detached dwellings, parks and playgrounds, municipal buildings, libraries and public schools. The minimum lot size is 30,000 square feet, the maximum height is two stories, or thirty-five feet and the maximum density is 1.5 dwelling units per acre.

## V. Conclusion

The subject amendment, referred to as Amendment #11 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 Oceanport 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 promoting, developing, encouraging and maintaining employment. Lastly, the amendment provides flexibility for FMERA to more effectively attract potential non-residential users to the Oceanport Reuse Area, thereby enabling it to fulfill its statutory mandate to create new jobs, regenerate the local tax base and advance the general prosperity and welfare of the people most impacted by the Fort's closure.

DRAFT



**Mayor**  
DENNIS J. CONNELLY

**Council**  
PATRICIA MAY KELLY, President  
ANTHONY TALERICO, JR.  
VIRGINIA EAST  
ALBERT BAGINSKY  
BRIDGET HARRIS  
JENNIFER SHERROD

**Address:** 47 Broad Street  
Eatontown, NJ 07724  
Phone: (732) 389-7601



**Interim Borough Administrator**  
KEN DeROBERTS  
JOSEPH HARTNETT

**Borough Clerk**  
JULIE MARTIN

**Borough Attorney**  
GENE J. ANTHONY

**Borough Engineer**  
ED HERRMAN

[www.eatontownnj.com](http://www.eatontownnj.com)

November 29, 2018

Mr. Bruce Steadman  
Executive Director  
Fort Monmouth Economic Revitalization Authority  
P. O. box 267  
Oceanport, NJ 07757

**RE: PLAN AMENDMENT #11 PERMITTING ALTERNATIVE DEVELOPMENT IN OCEANPORT**

Dear Mr. Steadman:

The Borough Council of the Borough of Eatontown has received the draft proposed Amendment #11. The Governing Body has reviewed this amendment and has no comments. The Governing Body concurs with the proposed Plan Amendment #11 Alternative Development Scenario in Oceanport.

Sincerely,

  
Dennis J. Connelly  
Mayor



Borough of  
Tinton Falls  
New Jersey

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COUNCIL MEMBER

MUNICIPAL CENTER  
556 TINTON AVENUE  
TINTON FALLS, NJ 07724-3298  
732-542-3400 EXT. 260  
732-460-9115 FAX

November 28, 2018

Mr. Bruce Steadman  
Executive Director  
Fort Monmouth Economic Revitalization Authority  
P.O. Box 267  
Oceanport, NJ 07757


RE: Plan Amendment #11 Permitting Alternative Development Scenario in Oceanport

Dear Mr. Steadman:

The Borough Council of the Borough of Tinton Falls has received the draft proposed amendment #11. The governing body has reviewed this amendment and has no comments. The governing body concurs with the proposed "*Plan Amendment #11 Permitting Alternative Development Scenario in Oceanport.*"

Please do not hesitate to contact me if I can be of any further assistance.

Sincerely,

  
Gary A. Baldwin  
Council President

cc: David Nuse, FMERA via email (dnuse@njeda.com)

**RESOLUTION OF THE BOROUGH OF OCEANPORT  
THE FORT MONMOUTH REUSE PLAN AMENDMENT #11 AND THE  
MUNICIPAL 45 DAY REVIEW PERIOD AND FORMULATION OF THE  
BOROUGH RECOMMENDATIONS AND COMMENTS TO THE FORT  
MONMOUTH ECONOMIC REVITALIZATION AUTHORITY**

**Resolution #2018-178**

**11/1/18**

**WHEREAS**, the decision to close Fort Monmouth was made per Federal BRAC legislation in September of 2005 and the Fort Monmouth Economic Revitalization Authority (FMERA) was created by the State of New Jersey (C52:271 et. seq.) to implement comprehensive conversion and revitalization of the Fort Monmouth Property; and

**WHEREAS**, the Fort Monmouth Redevelopment and Reuse Plan was adopted September 3, 2008 and as subsequently amended; and

**WHEREAS**, the statute provides for a 45-day municipal review period for comment and recommendations on amendments to the Fort Monmouth Reuse Plan by each of the three host communities. On October 16, 2018 the Borough Clerk received a request to review the Reuse Plan Amendment #11 for which review period shall end November 30, 2018; and

**WHEREAS**, the Borough of Oceanport has solicited comment on the Reuse Plan Amendment #6 from the Borough Planner, Borough Engineer, Environmental Commission, Planning Board, Police Department, First Aid, Fire Department and Office of Emergency Management in order to review the Amendment and consider its impact on the Borough and its residents.

**NOW THEREFORE BE IT RESOLVED** by the Mayor and Council of the Borough of Oceanport that the municipality has performed its statutory duties as a host municipality concerning the review of the proposed Fort Monmouth Redevelopment and Reuse Plan Amendment #11 and offers its support for the proposed amendment #11 with the following and attached recommendations:

1. Hotel Use. While permitting the development of this prominent corner of the Allison Hall Parcel and Reuse Area could create a very interesting and impactful gateway into Oceanport, it is paramount that the use and architectural treatment of this building be seriously considered. The Borough recommends that specific architectural design and layout standards be a part of this overlay option. In addition, the Borough recommends that the uses be limited to a use that would be appropriate for a gateway building such as a hotel or restaurant.
2. Office Use. The proposed layout of the office use is not consistent with the Reuse Plan or the Fort to Village vision. The office use is proposed to be located to the south of Signal Avenue with a large setback from Oceanport Avenue. The original layout for this parcel contemplated a Village Main Street format where the buildings would front on Oceanport Avenue in a pedestrian friendly environment where the building would help frame a village streetscape. The proposed overlay concept pulls the buildings further away from Oceanport Avenue representing a suburban office park layout. The Borough recommends that the buildings containing a mix of office and retail required to meet a maximum setback of not more than 20 feet from Oceanport Avenue. In addition, while the proposed building layout included in Amendment #11 does not provide the concept of one office building up to 100,000 square feet, this size building could negatively impact any chance of having a main street format along Oceanport Avenue. The Borough recommends working with FMERA to provide a concept plan for this type of single use building to ensure the goal of creating a Main Street character as indicated in the Reuse Plan is realized.

3. Retail Use. The overlay proposal layout depicts a large retail building fronting on Barton Avenue with a similar setback to the office buildings. The original layout for this parcel envisioned a mixed use of retail and professional offices fronting on Oceanport Avenue while creating a gateway building for the Fort entrance. The proposed overlay layout is the opposite of the Reuse Plan. The Borough is recommending that any building located at this very important intersection of Oceanport Avenue and Russel Avenue hold a similar layout and setback as envisioned in the Reuse Plan. In addition, the Borough also recommends that specific architectural design requirements be implemented for a building at this intersection.

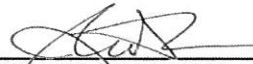
The overlay option permits one drive-thru window associated with one use including a coffee shop, pharmacy or bank. The Borough is recommending that any drive-thru window not front on or be visible from Oceanport Avenue. In addition, the overlay zoning for Allison Hall should be clarified as the zoning permits Craft Production as a conditional use in Allison Hall provided beverages and food products are not produced. It is not clear what would be produced if beverages and food cannot be produced.

4. Residential Use. The overlay option transfers the residential component from the Allison Hall Parcel to the Lodging Parcel. While the proposed Amendment #11 does not specifically address the permitted type of residential dwellings to be transferred, the layout exhibit does depict front loaded townhomes that seem to expand the residential footprint for the Reuse Parcel. The proposed residential layout can be vastly improved by not permitting front loaded townhomes, a better street hierarchy and the creation of open space that is the center of the residential development. The Borough is recommending more input into the design and zoning standards for the Lodging Parcel.
5. Traffic Safety. There are several concerns that may arise in regards to the impacts on pedestrian and vehicle movements in regards to traffic safety, and the increases in traffic generated by the additional square footage associated with the amendment. The Borough strongly recommends that FEMERA and/or developers of this parcel include the Oceanport Police, or the Oceanport Police Traffic Safety Unit, in any review related to the traffic analysis that would be part of any site plan related to the development of this parcel. It is imperative that any necessary traffic mitigation must be addressed and discussed prior to implement.

**BE IT FURTHER RESOLVED**, that a copy of the comments received be forwarded with this Resolution to the Fort Monmouth Economic Revitalization Authority Board for their consideration.

<b>RESULT:</b>	<b>ADOPTED AS AMENDED [UNANIMOUS]</b>
<b>MOVER:</b>	Robert Proto, Councilman
<b>SECONDER:</b>	Richard Gallo, Councilman
<b>AYES:</b>	Cooper, Deerin, Gallo, Irace, Proto, Solan

I certify that the foregoing Resolution #2018-178 was adopted by the Oceanport Governing Body at the Regular Meeting held November 1, 2018

  
\_\_\_\_\_  
**JEANNE SMITH, RMC  
BOROUGH CLERK**





MEMORANDUM

Clarke Caton Hintz

Architecture  
Planning  
Landscape Architecture

**To:** Mayor and Council  
**From:** Kendra Lelie, PP, AICP, LLA *KL*  
**Re:** Amendment 11 to the Fort Monmouth Reuse and Redevelopment Plan  
**Date:** October 29, 2018

100 Barrack Street  
Trenton NJ 08608  
clarkecatonhintz.com  
Tel: 609 883 8383  
Fax: 609 883 4044

As requested, the following reviews Amendment 11 to the *Fort Monmouth Reuse and Redevelopment Plan* (Reuse Plan).

The Fort Monmouth Economic Revitalization Planning Authority (FMERPA) adopted the Reuse Plan to guide the redevelopment of the Fort Monmouth Army Base. While there have been multiple amendments, the original Reuse Plan calls for the Oceanport Reuse Area (Reuse Area) to be redeveloped with approximately 1.75 million square feet of non-residential space and 720 residential units. Such development would include: a high-tech/green industry cluster, education/ medical campus, a neighborhood center, a boutique hotel and spa and expansive green space, including the historic Parade Ground.

The following considers the details of this Amendment and its applicability to components of the Reuse Plan and the *From Fort to Village Plan*, which is incorporated into the Borough's Master Plan.

**Amendment 11 Description**

Philip Caton, FAICP  
John Hatch, FAIA  
George Hibbs, AIA  
Brian Slauch, AICP  
Michael Sullivan, AICP

This amendment creates an *overlay* alternative development scenario for the Allison Hall Parcel and the Lodging Parcel located in the Oceanport Reuse Area (Main Post Area) within the Oceanport Horseneck Center district. This development district is intended as a multi-use area, including retail, restaurants, offices, residences and other uses in a pedestrian oriented village format fronting on Oceanport Avenue.

Emeriti.  
John Clarke, FAIA  
Carl Hintz, AICP, ASLA  
John Clarke, FAIA

The Allison Hall Parcel is located along the west side of Oceanport Avenue in the northern most part of the Borough and the Oceanport Reuse Area. The Lodging Parcel is located immediately west of the Allison Hall Parcel. The Allison Hall Parcel is 12.134 acres in size and is currently improved with five (5) buildings. The Reuse Plan envisioned that Allison Hall would be preserved and reused as office space while the remaining buildings (#196, #199, #210 and #359) would be demolished. The remaining developed area within the parcel would contain mixed-income apartments, retail and professional offices. In



## AMENDMENT 11 TO THE FORT MONMOUTH REUSE AND REDEVELOPMENT PLAN

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Clarke Caton Hintz

In addition, a waterfront esplanade is planned to run the length of the parcel abutting Parker's Creek providing pedestrian access to this water resource. Two new roadways are proposed to connect with Oceanport Avenue within the parcel including an extension of Signal Avenue and the creation of a new road connecting Oceanport Avenue with Barton Avenue at the mid-point between Signal Avenue and Russel Avenue.

This amendment proposes to have an alternative overlay option that would permit the following that is not currently permitted or envisioned in the Reuse Plan:

1. Allison Hall (#209). This building would continue to be preserved but permit additional uses such as a restaurant (full service and take-out) on the first floor only, bar and tavern as an ancillary use to the restaurant, hotel, health club and recreation facilities. Craft production use is permitted as a conditional use but is not to include the production of food or beverage products. Office (professional and medical) uses are still permitted for the reuse of Allison Hall.
2. Building #199. This building, which was slated for demolition, would now be permitted to remain and reused for office, retail or as a boutique hotel. Building #199 would be permitted to be reused or a new building developed for a 55,000 square foot hotel not more than 3 stories in height and not more than 110 rooms. Additional permitted uses include banks, health clubs, pharmacy, recreation facilities, general retail and recreation/entertainment retail. Craft production and research and development office uses are permitted as a conditional use for this building.
3. Building #210. This building, which was slated for demolition, would now be permitted to remain and reused for office, retail or restaurant (full service or take-out)/bar/tavern uses. Bar/tavern use would only be permitted as an ancillary use to a restaurant use within the building. Craft production use is permitted as a conditional use provided it is associated with the restaurant use. Outdoor dining is also permitted for this building. The second floor of the building would permit a bank, health club, office and personal services uses. The extension of building #210 would be demolished. However, the loading dock for building #210 will be relocated.
4. Buildings #196 and #359 will be demolished.
5. The development of additional office space in one of two ways:
  - a. 100,000 square feet in one building; or



## AMENDMENT 11 TO THE FORT MONMOUTH REUSE AND REDEVELOPMENT PLAN

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Clarke Caton Hintz

- b. Up to 60,000 square feet in office lofts located above up to 30,000 square feet of retail uses located south of Signal Avenue. One drive-thru window is permitted for coffee shop, bank or pharmacy.
6. Transfer of the residential element (mixed-income apartments) of the Allison Hall parcel to the Lodging parcel.

### Reuse Plan Applicability

#### Land Use

**Hotel Use.** The overlay option permits the reuse of building #199, or in the alternative, a new building developed for retail, craft production, office or a boutique hotel. The Reuse Plan depicted this area as open space and buffering of the boutique hotel envisioned for the Lodging Parcel. While permitting the development of this prominent corner of the Allison Hall Parcel and Reuse Area could create a very interesting and impactful gateway into Oceanport, it is paramount that the use and architectural treatment of this building be seriously considered. The Borough may want to recommend that specific architectural design and layout standards should be a part of this overlay option. In addition, the Borough may want to consider recommending that the uses be limited to a use that would be appropriate for a gateway building such as a hotel or restaurant.

**Office Use.** The amendment would permit an increase of office space from 36,665 square feet which was originally envisioned in Allison Hall to a range of 60,000 square feet in office lofts (2 buildings) above retail uses to 100,000 square feet in one building. The proposed layout of the office use is not consistent with the Reuse Plan or the Fort to Village vision. The office use is proposed to be located to the south of Signal Avenue with a large setback from Oceanport Avenue. The original layout for this parcel contemplated a Village Main Street format where the buildings would front on Oceanport Avenue in a pedestrian friendly environment where the building would help frame a village streetscape. The proposed overlay concept pulls the buildings further away from Oceanport Avenue representing a suburban office park layout. The Borough may want to recommend that the buildings containing a mix of office and retail be required to meet a maximum setback of not more than 20 feet from Oceanport Avenue. In addition, while the proposed building layout included in Amendment #11 does not provide the concept of one office building up to 100,000 square feet, this size building could negatively impact any chance of having a main street format along Oceanport Avenue. The Borough may want to recommend working with FMERA to provide a concept plan for this type of single use building to ensure the goal of creating a Main Street character as indicated in the Reuse Plan is realized.





## AMENDMENT 11 TO THE FORT MONMOUTH REUSE AND REDEVELOPMENT PLAN

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Clarke Caton Hintz

**Retail Use.** The overlay proposal layout depicts a large retail building fronting on Barton Avenue with a similar setback to the office buildings. The original layout for this parcel envisioned a mixed use of retail and professional offices fronting on Oceanport Avenue while creating a gateway building for the Fort entrance. The proposed overlay layout is the opposite of the Reuse Plan. The Borough may want to consider recommending that any building located at this very important intersection of Oceanport Avenue and Russel Avenue hold a similar layout and setback as envisioned in the Reuse Plan. In addition, the Borough may want to also recommend that specific architectural design requirements be implemented for a building at this intersection.

The overlay option permits one drive-thru window associated with one use including a coffee shop, pharmacy or bank. The Borough may want to consider recommending that any drive-thru window not front on or be visible from Oceanport Avenue. In addition, the overlay zoning for Allison Hall should be clarified as the zoning permits Craft Production as a conditional use in Allison Hall provided beverages and food products are not produced. It is not clear what would be produced if beverages and food cannot be produced.

**Residential Use.** The overlay option transfers the residential component from the Allison Hall Parcel to the Lodging Parcel. While the proposed Amendment #11 does not specifically address the permitted type of residential dwellings to be transferred, the layout exhibit does depict front loaded townhomes that seem to expand the residential footprint for the Reuse Parcel. The proposed residential layout can be vastly improved by not permitting front loaded townhomes, a better street hierarchy and the creation of open space that is the center of the residential development. The Borough may want to consider recommending more input into the design and zoning standards for the Lodging Parcel.

### Fort to Village Plan Applicability

The *Fort to Village Plan* was incorporated as an amendment into the Borough's Master Plan. The overlay zoning option and layout does not comport with one of the primary goals of the Fort to Village Plan vision which includes:

*"The 28 acres along Parker's Creek is a prime waterfront development site that calls for the highest design quality with a unique resort hotel, spa and/or conference facility."*





## AMENDMENT 11 TO THE FORT MONMOUTH REUSE AND REDEVELOPMENT PLAN

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Clarke Caton Hintz

The Allison Hall Parcel is a main block within the Oceanport Reuse Area and the layout and architectural treatment of this Parcel will set the stage for the future development of this significant corridor within the Borough. As such, the Borough may want to recommend more in-depth coordination of the overlay zoning and layout concepts for this Parcel.

### Conclusion

The amendment proposes major changes to the Allison Hall Parcel which could greatly impact Oceanport Avenue streetscape and the development along Parker's Creek. The amendment seems to be deficit in compliance with the overarching goal to encourage a Main Street village center for Oceanport Avenue. The Borough may want to request additional coordination on the following items:

- Building #199 uses and architectural design standards;
- Office and Retail buildings design standards; and
- Residential design and layout on the Lodging Parcel.

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# BOROUGH OF OCEANPORT

Michael P. Kelly  
*Chief of Police*  
Michael S. Chenoweth  
*Captain*  
Michael Fagliarone  
*Lieutenant*



**POLICE DEPARTMENT**  
P.O. BOX 370, OCEANPORT, NEW JERSEY 07757

732.222.6300  
*Main*  
732.222.6301 ext 1015  
*Records*  
732.222.0945  
*Fax*

October 26, 2018

Mayor Jay Coffey  
Borough Clerk Jeanne Smith  
Borough of Oceanport  
315 East Main St  
Oceanport NJ, 07757

Re: 11<sup>th</sup> Amendment of the fort Monmouth Reuse plan

Dear Mayor and Clerk,

I, along with my Administration, have reviewed the proposed 11<sup>th</sup> Amendment of the Fort Monmouth Reuse plan in regards to the changes to the plan impacting a parcel within the boundaries of Oceanport known as the Allison Hall Parcel".

There are several concerns that may arise in regards to the impacts on pedestrian and vehicle movements in regards to traffic safety, and the increases in traffic generated by the additional square footage associated with the amendment.

We ask that FEMERA and/or developers of this parcel include the Oceanport Police, or the Oceanport Police Traffic Safety Unit, in any review related to the traffic analysis that would be part of any site plan related to the development of this parcel. It is imperative that any necessary traffic mitigation must be addressed and discussed prior to implement.

We look forward to working with any entitles in regards to this plan.

Sincerely,

A handwritten signature in blue ink, appearing to read "Michael P. Kelly".

Michael P. Kelly  
Chief of Police

CC:  
Capt. Michael Chenoweth  
Sgt. Michael Perrulli

**From:** [Buzz Baldanza](#)  
**To:** [Jeanne Smith](#)  
**Subject:** RE: Request for Comments - FMERA Reuse Amendment #11  
**Date:** Tuesday, October 23, 2018 9:07:24 PM

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My only concern is the additional entrances mentioned off Oceanport Ave. and how many it would be able to handle without causing a traffic issues. It appears that Oceanport Ave at the Russell/Hildreath intersection would be the only one with a traffic light. So, are those entrances only entrances and all exiting traffic would be at the traffic light controlled intersection? Also, no mentioned as been made regarding the 400 area and if additional entrances would be required there and how would that impact traffic.

---

**From:** Jeanne Smith [mailto:JSmith@oceanportboro.com]  
**Sent:** Tuesday, October 23, 2018 11:30 AM  
**To:** Kevin J. Hayes Sr. (khayes@longbranch.org) <khayes@longbranch.org>; 'josselyn1936@gmail.com' <josselyn1936@gmail.com>; Michael Kelly-OPPD <mkelly@oceanportpolice.org>; Kendra Lelie (klelie@cchnj.com) <klelie@cchnj.com>; 'William White (wwhite@maserconsulting.com)' <wwhite@maserconsulting.com>; FA Capt <facapt@oceanportboro.com>; Fire Chief <opfirechief@oceanportboro.com>; O EM <OEM@oceanportboro.com>; 'rdbroege@jbslaw.us' <rdbroege@jbslaw.us>; jwelsh@oceanport.k12.nj.us  
**Subject:** Request for Comments - FMERA Reuse Amendment #11

Hi, everyone.

Attached please find a copy of the proposed **11<sup>th</sup> Amendment** of the Fort Monmouth Reuse Plan. As some of you may recall from previous plan amendments in the past, each of the host towns are to provide comments to FMERA on the proposed amendment. The Governing Body believes it is important to gather input from all facets of our community as a policy, which is why this is being sent to your attention.

*This amendment represents changes to the plan impacting a parcel within the boundaries of Oceanport known as the "Allison Hall Parcel".*

Please review and provide your comments back to this office by October 29, 2018. As there is a limited review period, it is imperative that responses are received by this date. Your comments will be reviewed and discussed by the Governing Body with a final response to FMERA based on all comments received.

Please let me know if you'd like a hard copy. Thank you!

**Jeanne Smith, RMC, QPA**  
*Borough Clerk*  
*Purchasing Agent*  
*Planning/Zoning Board Secretary*

**From:** [Kevin Hayes](#)  
**To:** [Jeanne Smith](#)  
**Subject:** Re: Request for Comments - FMERA Reuse Amendment #11  
**Date:** Tuesday, October 23, 2018 1:33:54 PM

---

I have reviewed the proposed 11th amendment of the Fort Monmouth Reuse Plan. From my perspective as Borough Fire Marshal, I have no issues with permitting alternative development on the Allison Hall parcel.

**Kevin J. Hayes, Sr.**

Director-Department of Building & Development  
Fire Marshal  
City of Long Branch  
732-571-5664

---

**From:** Jeanne Smith <JSmith@oceanportboro.com>  
**Sent:** Tuesday, October 23, 2018 11:30 AM  
**To:** Kevin Hayes; 'josselyn1936@gmail.com'; Michael Kelly-OPPD; Kendra Lelie (klelie@cchnj.com); 'William White (wwhite@maserconsulting.com)'; FA Capt; Fire Chief; O EM; 'rdbroege@jbslaw.us'; jwelsh@oceanport.k12.nj.us  
**Subject:** Request for Comments - FMERA Reuse Amendment #11

Hi, everyone.

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*This amendment represents changes to the plan impacting a parcel within the boundaries of Oceanport known as the "Allison Hall Parcel".*

Please review and provide your comments back to this office by October 29, 2018. As there is a limited review period, it is imperative that responses are received by this date. Your comments will be reviewed and discussed by the Governing Body with a final response to FMERA based on all comments received.

Please let me know if you'd like a hard copy. Thank you!



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**Subject:** RE: Request for Comments - FMERA Reuse Amendment #11  
**Date:** Tuesday, October 23, 2018 9:07:24 PM

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---

**From:** Jeanne Smith [mailto:JSmith@oceanportboro.com]  
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**To:** Kevin J. Hayes Sr. (khayes@longbranch.org) <khayes@longbranch.org>; 'josselyn1936@gmail.com' <josselyn1936@gmail.com>; Michael Kelly-OPPD <mkelly@oceanportpolice.org>; Kendra Lelie (klelie@cchnj.com) <klelie@cchnj.com>; 'William White (wwhite@maserconsulting.com)' <wwhite@maserconsulting.com>; FA Capt <facapt@oceanportboro.com>; Fire Chief <opfirechief@oceanportboro.com>; O EM <OEM@oceanportboro.com>; 'rdbroege@jbslaw.us' <rdbroege@jbslaw.us>; jwelsh@oceanport.k12.nj.us  
**Subject:** Request for Comments - FMERA Reuse Amendment #11

Hi, everyone.

Attached please find a copy of the proposed **11<sup>th</sup> Amendment** of the Fort Monmouth Reuse Plan. As some of you may recall from previous plan amendments in the past, each of the host towns are to provide comments to FMERA on the proposed amendment. The Governing Body believes it is important to gather input from all facets of our community as a policy, which is why this is being sent to your attention.

*This amendment represents changes to the plan impacting a parcel within the boundaries of Oceanport known as the "Allison Hall Parcel".*

Please review and provide your comments back to this office by October 29, 2018. As there is a limited review period, it is imperative that responses are received by this date. Your comments will be reviewed and discussed by the Governing Body with a final response to FMERA based on all comments received.

Please let me know if you'd like a hard copy. Thank you!

**Jeanne Smith, RMC, QPA**  
*Borough Clerk*  
*Purchasing Agent*  
*Planning/Zoning Board Secretary*

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**BOROUGH OF OCEANPORT**

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**MEMORANDUM**

TO: Mayor & Council  
FROM: Jeanne Smith, Planning Board Secretary  
DATE: October 29, 2018  
RE: Fort Monmouth Plan Amendment #11

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Please be advised that the Planning Board discussed at the Regular Meeting on October 23, 2018, the proposed amendments to the Fort Monmouth Reuse Plan and the Board.

The Board and its Professional discussed the amendment and offered no objections to the Plan.

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

**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 Oceanport Reuse Area for approximately 1.75 million square feet of non-residential space and 720 residential units which would include a high-tech/green-industry cluster, education/medical campus, a neighborhood center, a boutique hotel and spa, and expansive green space including the historic Parade Ground; and

**WHEREAS**, with respect to the Squier Hall Parcel, the Reuse Plan envisioned that Squier Hall would be reused as office space or for educational reuse and that Buildings 291 and 295 would be reused for general administrative purposes. Building 288 was intended for reuse as the County Homeless Shelter. However, Amendment #6 moved the shelter to another location. The remaining buildings onsite would be demolished. The Reuse Plan contemplated that the Squier Hall parcel would be part of the High Tech and Green Industry Campus, with the Squier Hall parcel to be used specifically for office and educational uses. This portion of the Reuse Area provides an opportunity to leverage existing high-tech facilities, infrastructure, and the intellectual capital of a skilled area work force and it is intended to serve as an educational showpiece and to become the area's main knowledge center; and

**WHEREAS**, this amendment contemplates the reuse of Squier Hall for higher education classrooms and ancillary uses, permits the demolition of Buildings 291 and 295 and allows for institutions of higher education and all ancillary uses, which include, but are not limited to, classrooms, labs, libraries, residence halls, parking garages, arts centers, athletic facilities, both buildings and fields, cafeterias, bookstores, and similar uses that are typical to a college campus; and

**WHEREAS**, this Amendment maintains the land use concepts and plans articulated in the Reuse Plan, but also permits alternative development scenarios. The Amendment, prepared by FMERA's Senior Planning and Development Officer, would permit the demolition of the Myer Center and Building 2705 for the development of a new state-of-the-art medical campus. The medical campus would include the creation of innovative and efficient health care facilities, as detailed in the attached memorandum, and would support the needs of the community and facilitate new economic growth for the Borough of Tinton Falls and surrounding communities; and

**WHEREAS**, staff has reviewed the proposed Amendment with regard to the criteria in reviewing a proposed amendment and reached the following conclusions: 1) this Amendment permits the reuse of Squier Hall for classroom space; a 5 story/ 65' high residence hall, a 5 story/ 70' high academic lab building and visual arts center; a 5 story/ 65' high athletic center; a 2 story/ 80' high performing arts center; a 5 story/ 72' high parking garage; surface parking lots; practice athletic fields and ancillary support sheds and field houses; and a nature preserve and nature trails, and this Amendment does not impact the permitted 720 residential dwelling units defined in the Reuse Plan for the Oceanport Reuse Area; and

**WHEREAS**, this Amendment affects only the Oceanport Reuse Area. As to the portions of the Oceanport Reuse Area modified or impacted by the Amendment, this Amendment would provide for increased flexibility to aid FMERA in its efforts to attract suitable businesses that wish to relocate to Fort Monmouth and that have the

potential to replace jobs lost when the Fort closed by providing the opportunity for potential businesses to partner with the University and pull from an on-site pool of potential interns and recent graduates; and

**WHEREAS**, 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; and

**WHEREAS**, this Amendment is consistent with the Authority's BRAC obligations and the existing Phase 2 Economic Development Conveyance ("EDC") agreement with the Army by incorporating educational and administrative uses and open space uses envisioned in the Reuse Plan approved as part of the BRAC process; and

**WHEREAS**, the proposed Amendment provides FMERA with an opportunity to leverage existing assets of the Oceanport Reuse Area, i.e., Building 283, to attract new higher education uses to the site, provide the surrounding community with additional higher education opportunities and to develop the future workforce on Fort Monmouth. Proximity to the McAfee Center, planned for reuse as a future technology campus, ideally positions students for potential research, internship and other opportunities within walking distance. The Amendment would not involve the removal of any buildings identified in the *Reuse Plan* as being required for preservation.

**WHEREAS**, the Real Estate Committee has reviewed the proposed plan change Amendment #13 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 #13 to the Fort Monmouth Reuse and Redevelopment Plan that would permit an alternative development scenario in the Oceanport 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: December 12, 2018**

**EXHIBIT 5**



**MEMORANDUM**

**TO:** Members of the Board

**FROM:** Bruce Steadman  
Executive Director

**RE:** Approval of Transmittal to Host Municipalities of Proposed Plan Amendment #13 Permitting an Alternative Development Scenario with respect to Squier Hall in Oceanport

**DATE:** December 12, 2018

Request

I am requesting that the Board approve the transmittal to the three host municipalities of proposed Plan Amendment #13 to the Fort Monmouth Reuse and Redevelopment Plan (“Reuse Plan”) that would permit an alternative development scenario regarding the Squier Hall Parcel in Oceanport.

Background

In 2008, the 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 on 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 envisions the redevelopment of the Oceanport Reuse Area for approximately 1.75 million square feet of non-residential space and 720 residential units. The development would include a high-tech/green-industry cluster, education/medical campus, a neighborhood center, a boutique hotel and spa, and expansive green space including the historic Parade Ground.

With respect to the Squier Hall Parcel, the Reuse Plan envisioned that Squier Hall would be reused as office space or for educational reuse and that Buildings #291 and #295 would be reused for general administrative purposes. Building #288 was intended for reuse as the County Homeless Shelter. However, Amendment #6 moved the shelter to another location. The remaining buildings onsite, i.e., Buildings #292, #293 and #296, would be demolished. The *Reuse Plan* contemplated that the Squier Hall parcel would be part of the High Tech and Green Industry Campus, with the Squier Hall parcel to be used specifically for office and educational uses. This portion of the Reuse Area provides an opportunity to leverage existing high-tech facilities, infrastructure, and the intellectual capital of a skilled area work force. It is intended to serve as an educational showpiece and to become the area's main knowledge center.

This amendment, referred to as "Amendment #13" or "Amendment", contemplates the reuse of Building 283 (Squier Hall) for higher education classrooms and ancillary uses, permits the demolition of Buildings 291 and 295 and allows for institutions of higher education and all ancillary uses, which include, but are not limited to, classrooms, labs, libraries, residence halls, parking garages, arts centers, athletic facilities, both buildings and fields, cafeterias, bookstores, and similar uses that are typical to a college campus.

#### *The Proposed Reuse Plan Amendment*

The attached proposed Amendment #13 prepared by FMERA's Senior Planning and Development Officer would permit the demolition of Buildings #291 and #295 and allow for the development of a college campus on the Squier Hall Parcel. The college campus would be permitted to include the following on the Subject Parcel:

- The reuse of Squier Hall (Building 283) for classroom space;
- A 5 story/ 65' high residence hall, not to exceed 95,000 square feet;
- A 5 story/ 70' high academic lab building and visual arts center;
- A 5 story/ 65' high athletic center;
- A 2 story/ 80' high performing arts center;
- A 5 story/ 72' high parking garage;
- Surface parking lots;
- Practice athletic fields and ancillary support sheds and field houses;
- A nature preserve and nature trails;
- The creation of a 12-foot wide multi-use trail throughout the property connecting to properties to the east and west;
- The maximum permitted floor area ratio (FAR) for the entire campus not to exceed 1.00;
- The maximum lot coverage for the entire campus not to exceed 60%;
- A minimum front yard setback of 20 feet with no maximum;
- A minimum 15-foot side yard setback;
- A minimum 25-foot rear yard setback;
- Surface parking areas should be set back from street-facing lot lines, as well as from interior or rear lot lines shared with adjacent uses at least 5 feet;
- Where more than 25 parking spaces are provided in any surface parking area, at least 2 percent of the interior area of the lot should be landscaped with trees and low plantings;
- Where more than 50 parking spaces are provided in any surface parking lot, or where any parking spaces are located more than 125 feet from the primary building entrance, pedestrian walkway(s) should be provided through the parking lot, running either parallel or perpendicular to the primary building;
- A parking ratio of 0.25 stalls per seat for academic buildings; and
- Such other and additional uses that are encompassed by the definition of College Campus.

The proposed Amendment #13 would define a college campus as: an institution of higher education and all ancillary uses, which include, but are not limited to, classrooms, labs, libraries, residence halls, parking garages, arts centers, athletic facilities, both buildings and fields, cafeterias, bookstores and similar uses that are typical to a college campus.

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 permits the reuse of Squier Hall (Building 283) for classroom space; a 5 story/ 65' high residence hall, not to exceed 95,000 square feet; a 5 story/ 70' high academic lab building and visual arts center; a 5 story/ 65' high athletic center; a 2 story/ 80' high performing arts center; a 5 story/ 72' high parking garage; surface parking lots; practice athletic fields and ancillary support sheds and field houses; and a nature preserve and nature trails. This Amendment does not impact the permitted 720 residential dwelling units defined in the Reuse Plan for the Oceanport Reuse Area.
2. This Amendment affects only the Oceanport Reuse Area. As to the portions of the Oceanport Reuse Area modified or impacted by the Amendment, this amendment would provide for increased flexibility to aid FMERA in its efforts to attract suitable businesses that wish to relocate to Fort Monmouth and that have the potential to replace jobs lost when the Fort closed by providing the opportunity for potential businesses to partner with the University and pull from an on-site pool of potential interns and recent graduates.



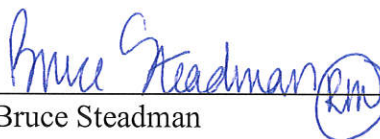
3. This Amendment would maintain the overarching land use concepts, objectives and principles of the Reuse Plan and addresses the relationship of the new uses at the subject parcel with the surrounding uses. Thus, the Reuse Plan would remain a rational coordinated land use plan.
4. This Amendment is consistent with the Authority's BRAC obligations and the existing Phase 2 Economic Development Conveyance ("EDC") agreement with the Army by incorporating educational and administrative uses and open space uses envisioned in the Reuse Plan approved as part of the BRAC process.
5. The proposed Amendment provides FMERA with an opportunity to leverage existing assets of the Oceanport Reuse Area, i.e., Building 283, to attract new higher education uses to the site, provide the surrounding community with additional higher education opportunities and to develop the future workforce on Fort Monmouth. Proximity to the McAfee Center, planned for reuse as a future technology campus, ideally positions students for potential research, internship and other opportunities within walking distance. The Amendment would not involve the removal of any buildings identified in the *Reuse Plan* as being required for preservation.

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 #13 to the governing body of each of the three host municipalities.

The Real Estate Committee has reviewed the proposed plan change Amendment #13 and recommends approval of the transmittal of the proposed amendment to the governing body of each host municipality.

Recommendation

In summary, I am requesting that Board approve the transmittal to the three host municipalities of the proposed Amendment #13 to the Reuse Plan that would permit alternative development scenarios in Tinton Falls.

  
Bruce Steadman

Attachment: Proposed Reuse Plan Amendment #13  
Prepared by: Christine Bell



**Amendment #13 to the  
*Fort Monmouth Reuse and Redevelopment Plan***

Prepared for:  
The Fort Monmouth Economic Revitalization Authority

By:

The Fort Monmouth Economic Revitalization Authority  
PO Box 267  
Oceanport, NJ 07757

December 12, 2018

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## I. Introduction and Planning Rationale

Pursuant to P.L.2010, c. 10 (N.J.S.A. 52:271-18 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 a parcel (the "Subject Parcel" or "Property") on the former Fort Monmouth property in the Borough of Oceanport, New Jersey ("Oceanport Reuse Area") known as the "Squier Hall Parcel". This amendment to the *Reuse Plan* contemplates the reuse of the Building 283 (Squier Hall) for higher education classrooms and ancillary uses, permits the demolition of Buildings 291 and 295 and allows for institutions of higher education and all ancillary uses, which include, but are not limited to, classrooms, labs, libraries, residence halls, parking garages, arts centers, athletic facilities, both buildings and fields, cafeterias, bookstores, and similar uses that are typical to a college campus.

This amendment does not purport to delete any provisions of the *Reuse Plan* but rather supplements the Plan by proposing alternative development scenarios for the Subject Parcel. 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. Thus, 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 scenario, the overlay zoning provides alternative opportunities for development that do not apply unless the land is developed in accordance with the purposes for which the overlay zoning is adopted.

This amendment, referred to as "Amendment #13", maintains the land use concepts and plans articulated in the *Reuse Plan*, but also permits alternative development scenarios for the parcels listed above. This is the sixth amendment to the *Reuse Plan* for the Oceanport Reuse Area. Amendment #2 permitted the reuse of the Patterson Army Health Clinic as a medical clinic. Amendment #4 allowed for office/ research uses in Russel Hall (Building 286) and permitted the Dance Hall (Building 552) to be reused for commercial/retail uses including outdoor dining accessory uses and provided for the maintenance of Van Kirk Park as open space. Amendment #6 allowed for a 13-acre parcel in the southern section of the Oceanport Reuse Area to be reused by the Borough of Oceanport and a 3 acre parcel to be developed as a County emergency homeless shelter; the *Reuse Plan* contemplated these government/civic/institutional uses of the Oceanport Reuse Area, but in other locations. In particular, the *Reuse Plan* called for a 15,000 square foot emergency shelter to be located on the Squier Hall parcel in Building 288. Amendment #6 moved that use to the new 3-acre site and designated Building 288 to be used for office and/or open space. Amendment #7 allowed for Building 114 (the Fitness Center) to be reused as a privately operated commercial recreation facility, and

Amendment #11 allowed for a variety of commercial and office uses on the Allison Hall parcel, including a boutique hotel to be built on site.

This amendment is consistent with the planning objectives and principles articulated in the *Reuse Plan* and is necessary to fulfill the Authority's main objectives—specifically job creation, economic development, and leveraging existing Fort assets.

The Fort Monmouth *Reuse and Redevelopment 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 Oceanport Reuse Area. Instead, it provides land use options that afford FMERA 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.

DRAFT



## II. Scope of the *Reuse Plan* Amendment

This amendment to the *Reuse Plan* is intended to allow for alternative land uses in the Oceanport Reuse Area. The Fort Monmouth properties in Oceanport total approximately 419 acres and are bounded generally by New Jersey Transit's North Jersey Coast Line, Main Street and Oceanport Creek to the south, Parkers Creek to the north, and the former Fort properties in Eatontown to the west. The *Reuse Plan* envisions redevelopment of this area for approximately 1.75 million square feet of non-residential space and 720 residential units. Such development would include: a high-tech/green industry cluster, education/medical campus, a neighborhood center, a boutique hotel and spa, and expansive green space including the historic Parade Ground.

This amendment maintains the development concepts and plans articulated in the *Reuse Plan* but further permits alternative development scenarios on the Squier Hall parcel located in the Oceanport Reuse Area. The details of the alternative development scenario contemplated in this amendment are provided below.

### **The Squier Hall Parcel:**

The Squier Hall Parcel is a ±26.8-acre parcel of land located on Sherill Avenue in the Oceanport Reuse Area. The parcel is bordered by Parkers Creek to the north. It is currently improved with Building #283 which is a ±76,538 gross square foot building known as Squier Hall. Squier Hall was constructed in 1935 and was built as the first permanent Signal Corps laboratory but was later used as office space for the Program Executive Office/ Enterprise Information Systems and the Defense Information Systems Agency. Squier Hall is listed as a contributing building in the Fort Monmouth Historic District. Other buildings on the parcel include Buildings #288, #291, #292, #293, #295 and #296. None of these buildings are listed as contributing historic buildings in the Fort Monmouth Historic District. The extant buildings on the parcel total ±77,297 square feet.

The *Reuse Plan* envisioned that Squier Hall would be reused as office space or for educational reuse and that buildings #291 and #295 would be reused for general administrative purposes. Building #288 was intended for reuse as the County Homeless Shelter. However, Amendment #6 moved the shelter to another location. The remaining buildings onsite, i.e., Buildings #292, #293 and #296, would be demolished. The *Reuse Plan* planned that the Squier Hall parcel would be part of the High Tech and Green Industry Campus, with the Squier Hall parcel to be used specifically for office and educational uses. This portion of the Reuse Area provides an opportunity to leverage existing high-tech facilities, infrastructure, and the intellectual capital of a skilled area work force. It is intended to serve as an educational showpiece and to become the area's main knowledge center.

Amendment #13 would permit the demolition of Buildings #291 and #295 and allow for the development of a college campus<sup>1</sup> on the Squier Hall Parcel.

The college campus would be permitted to include the following on the Subject Parcel:

- The reuse of Squier Hall (Building 283) for classroom space;
- A 5 story/ 65' high residence hall, not to exceed 95,000 square feet;
- A 5 story/ 70' high academic lab building and visual arts center;
- A 5 story/ 65' high athletic center;
- A 2 story/ 80' high performing arts center;
- A 5 story/ 72' high parking garage;
- Surface parking lots;
- Practice athletic fields and ancillary support sheds and field houses;
- A nature preserve and nature trails;
- The creation of a 12-foot wide multi-use trail throughout the property connecting to properties to the east and west;
- The maximum permitted floor area ratio (FAR) for the entire campus not to exceed 1.00;
- The maximum lot coverage for the entire campus not to exceed 60%;
- A minimum front yard setback of 20 feet with no maximum;
- A minimum 15-foot side yard setback;
- A minimum 25-foot rear yard setback;
- Surface parking areas should be set back from street-facing lot lines, as well as from interior or rear lot lines shared with adjacent uses at least 5 feet;
- Where more than 25 parking spaces are provided in any surface parking area, at least 2 percent of the interior area of the lot should be landscaped with trees and low plantings; and
- Where more than 50 parking spaces are provided in any surface parking lot, or where any parking spaces are located more than 125 feet from the primary building entrance, pedestrian walkway(s) should be provided through the parking lot, running either parallel or perpendicular to the primary building;
- A parking ratio of 0.25 stalls per seat for academic buildings; and
- Such other and additional uses that are encompassed by the definition of College Campus.

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<sup>1</sup> A College Campus should be defined as: an institution of higher education and all ancillary uses, which include, but are not limited to, classrooms, labs, libraries, residence halls, parking garages, arts centers, athletic facilities, both buildings and fields, cafeterias, bookstores and similar uses that are typical to a college campus.

Please see *Figure 1: Location of Amendment #13 in the Oceanport Reuse Area* which shows the location of this amendment in the context of the larger Oceanport Reuse Area. Please also see *Figure 2: Detailed View of Amendment #13 in the Oceanport Reuse Area* which focuses on the Subject Parcel.

DRAFT





**FORT MONMOUTH**  
 FORT MONMOUTH ECONOMIC  
 REVITALIZATION AUTHORITY  
 30 Box 287  
 Oceanport, NJ 07737  
 (732) 720-4362  
 www.fortmonmouthnj.com



**Figure 1: Location of  
 Amendment #13 in the  
 Oceanport Reuse Area  
 Fort Monmouth, NJ**

**Legend**  
 Squier Hall  
 Fort Monmouth Boundary

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

Prepared by: CLS 1/25/2014  
 #174933/000/000/000/000/000





**FORT MONMOUTH**  
 DEVELOPER OPERATOR MANAGER  
**FORT MONMOUTH ECONOMIC REVITALIZATION AUTHORITY**  
 P.O. Box 267  
 Oceanport, NJ 07717  
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 www.fortmonmouthnj.com



**Figure 2: Detailed View of Amendment #13 in the Oceanport Reuse Area Fort Monmouth, NJ**

**Legend**

[Light Blue Box]	Low Density Residential
[Yellow Box]	Medium Density Residential
[Red Box]	Commercial Retail
[Blue Box]	School/Institution/Advis
[Grey Box]	Office/EMD
[Light Green Box]	Light Industrial/Fabrication/Assembly
[Green Box]	Multi-Use Trail
[Yellow Box]	Residence Hall
[Blue Box]	Athletic Facilities
[Dark Blue Box]	Performing Arts Center
[Grey Box]	Parking Garage
[Light Blue Box]	Surface Parking Lot

*FOR CONCEPTUAL PURPOSES ONLY  
 Acreages subject to formal survey. Parcel lines do not account for existing or future Rights-of-Way, easements or potential environmental carve-outs.*

Prepared By: CLM, LLC 1/17/2019  
 1719446-18-010-01001-01001-01001

### **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*

This amendment continues to allow for the reuse of the ±76,538 square foot Squier Hall for education reuse but specifically allows it to be used for higher education classrooms and ancillary education uses. As compared to the *Reuse Plan*, this amendment would permit an additional ±389,093 square feet of non-residential uses not anticipated in the *Reuse Plan*, not to exceed a FAR of 1.0 at any time throughout the Squier Hall Campus Parcel. The *Reuse Plan* called for an additional ±46,257 square feet of office/ education reuse on the site in addition to Squier Hall. This amendment retains the ±76,538 square foot Squier Hall reuse anticipated in the *Reuse Plan* and permits a total additional ±435,350 square feet of non-residential uses. The total square footage of non-residential uses on site is not to exceed a Floor Area Ratio (FAR) of 1.00 across the campus.

##### *Total Residential Development Yield*

This amendment permits 720 residential dwelling units, which is the same number of residential units as was contemplated in the *Reuse Plan* and subsequent amendments to the Oceanport Reuse Area.

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

The uses contemplated in this amendment are compatible with the surrounding land uses anticipated in the *Reuse Plan* and subsequent amendments. Although it was initially the primary laboratory and headquarters for the Signal Corps from 1935 - 1954, Squier Hall has been renovated several times to serve as office space. This amendment contemplates that the building will be reused for classroom space. Buildings #288, #291, #292, #293, #295, and #296 will be demolished. This amendment also permits an additional ±389,093 square feet of buildings associated with a college campus than was not anticipated in the *Reuse Plan*. Additionally, this amendment allows for a parking garage and additional surface parking lots that were not anticipated in the *Reuse Plan*. These uses are compatible with the uses contemplated for



Squier Hall. Additionally, the location of these buildings on Sherill Avenue is consistent with the uses contemplated in the High Tech and Green Industry Campus in the *Reuse Plan*.

#### *Circulation*

The roadway configuration contemplated for Sherill Avenue and the multi-purpose trail throughout the site in this amendment are consistent with the “Transportation Circulation Improvement Goals” established in the *Reuse Plan*. As such, this amendment would not adversely impact any of the “Transportation Circulation Improvement Goals” established in the *Reuse Plan*.

#### *Open Space*

The “Recreation Plan in 2028” contemplated areas of open passive space along Parker Creek and along the western portion of this parcel. This amendment allows for a similar sized area of open space along the creek and for active recreation areas in the western portion of the parcel. As such, this amendment does not adversely impact any active recreation or open space contemplated in the *Reuse Plan*. Additionally, this amendment contemplates the creation of a 12-foot multi-purpose trail throughout the site which is consistent with the *Reuse Plan*.

#### *Sustainability*

This amendment would not preclude incorporation of any of the sustainability measures outlined in the *Reuse Plan* and is consistent with all other development contemplated on the former Fort properties. Specifically, preservation and reuse of Squier Hall would further the *Reuse Plan*’s green building sustainability goal to maximize the adaptive reuse of existing buildings and infrastructure.

#### *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*

There may be an increase in traffic generated by the additional square footage associated with this amendment. A detailed traffic analysis would be prepared as part of any site plan review related to the reuse and/or development of this parcel. Any necessary traffic mitigation would be addressed at that time.

### *Environmental Issues*

The portions of this parcel anticipated to be developed by this amendment are not environmentally constrained per Geographic Information System (GIS) layers provided by the New Jersey Department of Environment Protection (NJDEP). Any environmentally constrained areas within the Squier Hall Parcel would be preserved and protected accordingly. Areas of the site containing landfills will be appropriately capped by the Army and portions are intended to remain as open space.

### *Historic Preservation*

Building #283 is part of the Fort Monmouth Historic District and will be preserved as part of this amendment. The development of a college campus on this parcel is not expected to have any adverse impacts on the Fort's historic resources.

### *Community Impacts and Affordable Housing*

As noted in the *Reuse Plan*, the host communities, including Oceanport, rely on taxation for the largest portion of their municipal revenues. The Fort's closure, and the resulting loss of Defense contractor jobs is expected to result in a larger share of the tax burden falling to residential property owners. The potential offered by this amendment to attract college-aged students and develop a future workforce on Fort Monmouth in conjunction with the technology campus planned for the adjacent McAfee Center would likely increase the amount of non-residential tax ratables, and thereby lessen the burden on local residents.

The higher education uses contemplated for the Squier Hall Parcel in this amendment typically generate more positive fiscal impacts for a municipality, i.e., generate more tax revenues, than do other land uses, including residential development. Additional non-residential square footage on the Subject Parcel are expected to have a positive fiscal impact on the tax base of Oceanport. The higher education uses would not generate an increase in the number of school children. Because no change in the total residential development yield is envisioned, there would be no direct impact on the construction of affordable housing as delineated in the *Reuse Plan*.

### ***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 would provide for increased flexibility to aid FMERA in its efforts to attract suitable businesses that wish to relocate to Fort Monmouth and that have the potential to replace jobs lost when the Fort closed by providing the opportunity for potential businesses to partner with the University and pull from an on-site pool of potential interns and recent graduates.
- *Be founded on market and economic analysis.* This amendment responds to the marketplace by permitting an alternative development scenario designed to attract non-residential users to the Oceanport Reuse Area.
- *Leverage Fort assets (people, infrastructure, location).* The amendment affords FMERA with an opportunity to leverage existing assets through the Reuse of Building #283 within the Oceanport Reuse Area and to attract students and develop the future workforce on Fort Monmouth. Proximity to the McAfee Center, planned for reuse as a future technology campus, ideally positions students for potential research, internship and other opportunities within walking distance.
- *Be a green community model.* Preservation of Building #283 and open space areas furthers the Plan's green building sustainability goal to maximize the adaptive reuse of existing buildings and infrastructure.

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 creation of a college campus with areas of open space in the center of Fort Monmouth, which complements the diverse existing uses, including a mix of neighborhood amenities, professional offices, residential, retail and planned tech-focused business.

*Principle #2: Link centers & increase mobility with connected transit infrastructure serving the region and the Fort.* The amendment does not preclude the potential to create an extensive system of bikeways, pedestrian trails and sidewalks as envisioned in the *Reuse Plan*.

*Principle #3: Enhance auto mobility and redevelopment capacity with targeted roadway infrastructure improvements.* This amendment does not preclude the enhancement of auto mobility and redevelopment capacity with targeted roadway infrastructure improvements as set forth in the *Reuse Plan*.

*Principle #4: Combine open space, habitat, and water resources to establish a continuous Blue – Green belt.* The amendment does not preclude the creation

of an open space network consisting of environmentally sensitive areas, including wetlands, watercourses, and habitats. This development contemplates the creation of a 12-foot-wide multi-use trail.

*Principle #5: Utilize the Blue – Green belt as an armature for enhanced bicycle and pedestrian mobility throughout the Fort.* The amendment would not preclude the development of the bike path or trails envisioned as part of the *Reuse Plan*. This development contemplates the creation of a 12-foot-wide multi-use trail.

*Principle #6: Remove Fort boundaries & extend existing land uses to reconnect the Fort to the communities.* The amendment contemplates the creation of a multi-use trail throughout the property to provide connectivity throughout Fort Monmouth.

*Principle #7: Leverage existing Fort Monmouth assets (People, Buildings, Technology, and Infrastructure).* The amendment affords FMERA with an opportunity to leverage existing assets of the Oceanport Reuse Area, i.e., Building 283, to attract new higher education uses to the site, provide the surrounding community with additional higher education opportunities and to develop the future workforce on Fort Monmouth. Proximity to the McAfee Center, planned for reuse as a future technology campus, ideally positions students for potential research, internship and other opportunities within walking distance. The amendment would not involve the removal of any buildings identified in the *Reuse Plan* as being required for preservation.

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. 52:27I-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 hous-*

*ing 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.*

The *Reuse Plan* amendment would advance both FMERA's stated purpose and the public welfare, by promoting, developing, encouraging and maintaining employment and economic development, and it would advance the public welfare by furthering the adaptive reuse of an existing facility and roadway network at the Fort.

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## 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 Oceanport Reuse Area is classified as Planning Area 1, Metropolitan Planning Area (PA-1). The SDRP defines Metropolitan Planning Areas as areas that “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 this area of the Oceanport Reuse Area into a vibrant, mixed-use community with compact development that will ensure efficient utilization of scarce land resources while also carefully protecting the character of surrounding communities. Also, in accordance with the objectives for PA-1, the amendment allows for redevelopment in a location well served by existing transportation networks, which is consistent with the plans for the Oceanport Reuse Area.

### ***Monmouth County Open Space Plan***

The Monmouth County Open Space Plan, adopted by the Monmouth County Planning Board in August 2006 as an element of the Monmouth County Growth Management Guide, specifically advocates the acquisition of a portion of the Fort Monmouth property as a new County park site. To fulfill this acquisition, Monmouth County filed a Notice of Interest for park and recreation lands within Fort Monmouth. The County subsequently filed an application to the National Park Service’s Federal Lands to Park Program for a Public Benefit Conveyance, which was endorsed by the three host municipalities of Eatontown, Oceanport and Tinton Falls. This amendment is not inconsistent with the County’s goals for open space in the Oceanport Reuse Area.

### ***Fort to Village Plan: A Vision for Oceanport’s Fort Monmouth***

Although the development of the former Fort properties in Oceanport will be governed by the land use regulations and design guidelines adopted by FMERA, as a point of information, the former Fort properties in Oceanport are included within the “master plan” for Fort Monmouth, i.e., the *Reuse and Redevelopment Plan*. However, a vision for the redevelopment of the fort is provided in ***Fort to Village Plan: A Vision for Oceanport’s Fort Monmouth***. This document was incorporated as an amendment to the Master Plan



which was adopted by the Oceanport Planning Board on April 23, 2008. The Plan envisioned the Squier Hall parcel to be used as a central park feature in concert with the McAfee Corporate District. The plan envisioned the McAfee Corporate District to be developed as a corporate office campus or for educational uses. This amendment permits open space, active recreation uses, and educational uses on the Parcel, which is consistent with the concepts proposed in the Fort to Village Plan.

### ***Oceanport Zoning***

The study area lies within the Borough's R-1: Single-Family Residential District under the municipality's current zone plan. This designation permits single-family detached dwellings, parks and playgrounds, municipal buildings, libraries and public schools. The minimum lot size is 30,000 square feet, the maximum height is two stories, or thirty-five feet and the maximum density is 1.5 dwelling units per acre.

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## V. Conclusion

The subject amendment, referred to as Amendment #13 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 Oceanport 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 promoting, developing, encouraging and maintaining employment. Lastly, the amendment provides flexibility for FMERA to more effectively attract potential non-residential users to the Oceanport Reuse Area, thereby enabling it to fulfill its statutory mandate to create new jobs, regenerate the local tax base and advance the general prosperity and welfare of the people most impacted by the Fort's closure.

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