

**Fort Monmouth Economic Revitalization Authority
Board Meeting
February 17, 2021
Via Teleconference**

MINUTES OF THE MEETING

Members of the Authority present via teleconference via a roll call vote:

- Robert W. Lucky – Vice-Chairman, Fort Monmouth Economic Revitalization Authority (FMERA) – V
- Lillian Burry – Monmouth County Freeholder – V
- Stephen Gallo – Public Member – V
- Jay Coffey – Mayor of Oceanport – V
- Anthony Talerico – Mayor of Eatontown – V
- Tracy Buckley – Tinton Falls Borough Council President – V
- Jamera Sirmans, Associate Counsel, Governor’s Authorities Unit – V
- Dave Nuse – Executive VP, Real Estate & Community Development, 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:

- Baden Almonor – Central Regional Chief, NJ Department of Labor & Workforce Development

Also present:

- Bruce Steadman, FMERA Executive Director and Secretary
- Laura Drahushak, Deputy Attorney General (DAG)
- FMERA staff:
 - Kara Kopach – Deputy Executive Director/Director of Real Estate Development
 - Sarah Giberson – Manager of Marketing & Development
 - Upendra Sapkota – Senior Planning & Development Officer
 - Kristy Dantes – Director of Facilities & Infrastructure
 - Joe Fallon – Senior Environmental Officer
 - Jennifer Lepore – Accounting Manager

The meeting was called to order by Vice-Chairman Robert Lucky at 5:00p.m. who asked for a moment of silence for unity and safety in lieu of the Pledge of Allegiance to the Flag of the United States of America, given that the meeting was being held remotely by telephone.

Bruce Steadman explained the teleconference meeting protocol with regards to the Board and public’s participation. He stated that due to the current worldwide health situation, and the need to curtail or eliminate in-person meetings, the FMERA Board meeting for February was being held remotely, with Board, staff, and the public participating via telephone. He stated that all Board votes would be roll-call votes, for the purpose of verifying the Board members’ votes, including acceptance of the Minutes from the previous meeting. He noted that at the beginning of the Public Comment periods, he would ask members of the public who wished to make a comment or ask a question to state their name, and that he would call on each of them to make their comment or ask their question.

Mr. Steadman thanked the staff, Board members, and the public for their cooperation in accepting and following these modifications to the normal public meeting routine and noted that otherwise it was FMERA’s intention to adhere to a normal meeting agenda.

Bruce Steadman announced that in accordance with the Open Public Meetings Act, notice of the meeting and notice of the change in the meeting to a teleconference 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 January 20th regular meeting minutes. A motion as made to approve the minutes by Lillian Burry and seconded by Stephen Gallo.

Bruce Steadman conducted a roll call vote.

NAME	Yes	No	Abstain
Robert Lucky	X		
Lillian Burry	X		
Steve Gallo	X		
Jay Coffey	X		
Anthony Talerico	X		
Tracy Buckley	X		
Jamera Sirmans	X		
Dave Nuse	X		

Motion to Approve: LILLIAN BURRY Second: STEPHEN GALLO
 AYes: 8

WELCOME

Vice-Chairman Robert Lucky welcomed attendees to the Authority’s teleconference meeting. Dr. Lucky stated that a copy of the Board package was posted to the FMERA website to give the public the opportunity to review the information in advance of the meeting. Dr. Lucky stated that the Board would consider one board action this evening.

Dr. Lucky noted the protocol regarding the two opportunities for the public to address the Board, with the 3-minute limit for agenda items, and the 5-minute limit for all other FMERA business.

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.

SECRETARY’S REPORT

Bruce Steadman stated that it was likely that the March board meeting would also be a remote teleconference meeting. Mr. Steadman stated that the FMERA staff continues to work daily on FMERA business, albeit remotely, and are working on several projects which are still moving forward through reviews, negotiations, approvals, and other tasks.

TREASURER’S REPORT

Jennifer Lepore, Accounting Manager stated that FMERA staff is preparing the Authority’s 2020 Annual Report and financial statements for presentation to the Audit Committee, which serve as FMERA’s Comprehensive Annual Report to meet the requirements of Executive Order No. 37 (2006). It is expected that a draft report and statements will be available for review in mid-March, and finals presented to the Board in April.

The Authority’s independent auditors, CliftonLarsonAllen, LLP, has begun work on their audit of the Authority’s operations. The auditors will report on the Authority’s financial statements and accompanying notes, as well as report on the Authority’s internal controls and compliance with Government Auditing Standards. Field work is scheduled to begin the last week of February.

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

There was no public comment.

EXECUTIVE DIRECTOR'S REPORT

1. Kristy Dantes, Director of Facilities & Infrastructure gave the following update:

The facilities, environmental, and site-maintenance teams continue to maintain the fort utilizing safe practices and health guidelines. Increased security, police patrols and building inspections continue.

FMERA is currently working on completing the following FOSTs and deeds with the Army:

- The Group 4 deed is with FMERA for recording in Monmouth County.

Other projects in process include:

- NJAW will be starting the installation of the 2000-foot Phase 3A 8" water main from Anson Avenue at Oceanport Way, formally Murphy Drive, westward to Todd Avenue, then north to Avenue of Memories, in the coming weeks. This main will serve the OPort Partners parcels and tie the NJAW system on Main street to the Phase 1 water main on Avenue of Memories, which was completed in 2018.
- The installation of a 5600-foot 24" water main extension along Avenue of Memories by New Jersey American Water is still scheduled to begin in May or June of this year.
- A sanitary main extension tying to an Eatontown Sewerage Authority main along Mill creek at North Drive at Wilson Avenue, to serve the Bowling Center and development between Wilson Avenue and Rt. 35, is scheduled following the closing for the Bowling Center.
- Regarding the Army Corp landfill capping project, the Corp's contractor is working on landfills 2, 3, 4, 5, and 25, where clearing is complete. Grading is underway ahead of the caps being placed. Though the work has slowed with the recent winter weather, the Army Corp. still anticipates field-work completion by year-end 2021.

The team continues to maintain buildings slated for sale or reuse. Sanitary lift stations and generators are inspected weekly, and the fort's electrical power system is monitored. **[Sections of the sanitary sewer system must be taken off-line, shut down, cleaned, and repaired due to the deposit of non-sanitary sewer items into the system, such as rubber gloves, papers, cloths, wipes, diapers, and other items. This is a significant inconvenience at best, at worst can cost FMERA thousands of dollars, and may trigger lengthy outages of service. FMERA strongly encourages all Fort sanitary system users to deposit into the system only sanitary sewer waste.]** The facilities team continues to assist our developers and support the real estate development team.

2. Sarah Giberson, Marketing and Development Manager gave an overview on property sales and RFOTPs:

FMERA continues to make good progress on the Fort's redevelopment, with about three-quarters of the Fort's 1,126 acres sold, under contract, in negotiations, or entering the request for proposals process. To date, FMERA has sold 27 parcels, and another 11 parcels are under contract or have Board-approved contracts. FMERA's projects are in various stages of development, many of which are still in the due diligence, design, and approvals phases. With both developers and approving entities having adapted to new ways of working, we're pleased to report that our projects continue to make excellent progress.

FMERA is negotiating a draft term sheet to the developer of the Tinton Falls Commercial Parcel and a draft PSARA to the Expo Theater property developer. The Expo Theater property is slated for recreation use and FMERA is targeting the March Board for its approval. FMERA is continuing its review of a draft PSARA of the Howard Commons site which is slated for residential and commercial use. FMERA sold Suneagles Golf Course in late December for reuse as a golf course for a minimum of 40 years, along with the construction of 75 new residential units, 20% of which much be affordable. The Authority anticipates closing on a number of properties in the coming months, including the Marina, the Bowling Center, the Eatontown Parks parcel, and potentially 2-3 additional properties in the near term.

FMERA continues to engage with leads and prospective purchasers via teleconference while operating remotely. Our team is closely monitoring on-going projects and providing additional support to its developers to ensure the successful redevelopment of properties currently under contract. The on-going pandemic has caused several unanticipated delays, however, all of FMERA's projects continue to make excellent progress and several other projects are planned to come online in the coming months. FMERA is focused on marketing several of its large parcels for redevelopment, beginning with the Parcel B property in Eatontown. The property is targeted as a mixed-use development, planned as a walkable, pedestrian-friendly site featuring a highly diverse mix of commercial components and site amenities. The RFOTP is currently in its final stage of review with the State Comptroller's office and will be released immediately following its approval. Interested parties may sign up for our RFOTP alerts on our website under the Developer Information tab.

As we continue to work remotely, FMERA will be exploring opportunities to participate in and attend a variety of industry panels and conferences to continue to engage with prospective developers and other related professionals. Our team remains available during normal business hours via email and cell phone. Please visit our website, www.fortmonmouthnj.com and follow us on Instagram at @fortmonmouthnj for our latest updates.

3. Additional Comments by the Executive Director

Mr. Steadman thanked the Boroughs of Eatontown, Tinton Falls, and Oceanport, and the County of Monmouth for their continued support and help on various day-to-day operating issues while working remotely; and noted the outstanding support and help received from our key state stakeholders: the Governor's Authority Unit, Attorney General Office, NJEDA, DEP, the DOT, the DOL, the DCA, and many others.

Bruce Steadman gave an update on FMERA action items:

Action Items for Next Month.

- a) Continued work with the N.J. Department of Environmental Protection and U.S. Army to identify and resolve environmental issues of concern
- b) Continued meetings with interested prospective employers and investors
- c) Continued outreach to our stakeholders in the 3 host municipalities, the County and others
- d) Continued collaboration with the NJEDA Trenton Office on marketing and business development opportunities
- e) Continued work on the water, sewer, and electric system improvements.
- f) Continued drafting and revisions of documents for the 30+ projects underway.

COMMITTEE REPORTS

1. AUDIT COMMITTEE (ROBERT LUCKY, CHAIRMAN)

Robert Lucky stated that the Committee did not meet this month.

2. REAL ESTATE COMMITTEE (ROBERT LUCKY)

Robert Lucky stated that the Committee met on February 9th and discussed the following:

- Discussion regarding the approval to transmit Plan Amendment #17 to the host municipalities. Plan Amendment #17 would permit an alternative development scenario for the +/- 4 Acre Parcel located on a portion of the Howard Commons Parcel in the Eatontown for the installation of a NJAW water tank. The Committee reached a consensus and agreed to recommend it to the Board for approval.
- Other Issues
 - 2021 Closings
 - Tinton Falls Commercial Parcel
 - Tinton Falls Stormwater regulations
 - Howard Commons (Permanent Supportive Housing)
 - Expo Theater PSARA
 - Parcel B RFOTP

- Lodging Area (Somerset Development)
- MCIA Update
- Liquor Licenses
- Eatontown/Oceanport Boundary

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

Kenneth J. Kloo stated that the Committee met on February 1st and discussed the following:

- The Committee welcomed Lauren Bagwell, the new Eatontown Township representative and used the opportunity to provide an overview and update on:
 - Mission of FMERA
 - Status of the Phase 1 & 2 properties
 - FMERA's Reuse Plan and land use regulations
 - Existing building and roads
 - Existing vs. new and planned utilities
 - RFOTP process
 - Mandatory Conceptual Review process
- FMERA staff provided a summary of:
 - Parcels sold to date
 - Parcels under contract
 - Parcels in exclusive negotiations
 - Parcels pending the RFOTP process.
- FMERA staff provided an overview of:
 - USEPA approach and the NJDEP approach for site remediation
 - Pertinent USEPA regulations
 - Pertinent NJDEP regulations
- FMERA staff provided a summary of and update on:
 - Group 4 and 5 FOSTs
 - Environmental Carve-out Parcels conveyed to FMERA
 - Environmental Carve-out Parcels pending conveyance to FMERA
 - Environmental Carve-out Parcels of special concern to FMERA including:
 - Former Myers Center, Neutralization Pit
 - Parcels 83, 103 and 104 in the 400 Area
 - Former Dry-Cleaning Site and
 - Landfill Capping Project M8 Landfill

4. HISTORICAL PRESERVATION STAFF ADVISORY COMMITTEE (JAY COFFEY, CHAIRMAN)

Jay Coffey stated that the Committee will be meeting on February 18th.

5. HOUSING STAFF ADVISORY COMMITTEE (SEAN THOMPSON, CHAIRPERSON)

Sean Thompson stated that the Committee did not meet this month.

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

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

BOARD ACTIONS

1. The first item before the Board was the Transmittal to Host Municipalities of Proposed Plan Amendment #17

Permitting an Alternative Development Scenario with respect to Howard Commons in Eatontown.

Kara Kopach read a summary of the Board memo.

The resolution is attached hereto and marked Exhibit 1.

A motion was made by Jay Coffey and was seconded by Lillian Burry.

Bruce Steadman conducted a roll call vote.

NAME	Yes	No	Abstain
Robert Lucky	X		
Lillian Burry	X		
Steve Gallo	X		
Jay Coffey	X		
Anthony Talerico	X		
Tracy Buckley	X		
Jamera Sirmans	X		
Dave Nuse	X		

Motion to Approve: JAY COFFEY Second: LILLIAN BURRY
Ayes: 8

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 Lillian Burry and seconded by Stephen Gallo and unanimously approved by all voting members present, the meeting was adjourned at 5:30p.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.

/s/ Bruce Steadman
Bruce Steadman – Secretary

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

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

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

WHEREAS, the Reuse Plan envisions redevelopment of the Eatontown Reuse Area for approximately 1.96 million square feet of non-residential space and 577 residential units and such development would include a conference hotel and golf course, a mixed-income housing neighborhood, a lifestyle mixed-use center/technology incubator campus and municipal complex, and expansive green space; and

WHEREAS, with respect to the Howard Commons parcel, the Reuse Plan envisions mixed-income housing with an emphasis on affordable and workforce housing, for civil servants such as fire and safety and education professionals, and the Reuse Plan contemplates demolition of all the buildings on the Howard Commons Parcel; and

WHEREAS, Amendment #17 provides the option to permit a Water Storage Tank as a principal use, and other associated facilities including parking as accessory uses on +/- 4 Acres on a portion of the Howard Commons Parcel in the Eatontown Reuse Area of the Charles Wood Section of the Fort; the parcel is located along Pinebrook Road and is currently improved with four buildings, Buildings 3034, 3035, 3036 & 3037 totaling approximately 23,596 gsf; and

WHEREAS, Amendment #17, prepared by Upendra Sapkato, FMERA's Senior Project Officer of Planning and Development and FMERA's planning consultant, Phillips Preiss (PPG) would permit those uses as described in the attached memorandum; and

WHEREAS, the attached Amendment #17 is in substantially final form and the final terms of Amendment #17 are subject to the approval of the Executive Director and the Attorney General's office; and

WHEREAS, the Real Estate Committee has reviewed the proposed plan change Amendment #17 and recommends Board 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 #17 to the Fort Monmouth Reuse and Redevelopment Plan that would permit an alternative development scenario in the Eatontown Reuse Area.

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

ATTACHMENT

Dated: February 17, 2021

EXHIBIT 1