

**7Fort Monmouth Economic Revitalization Authority
Board Meeting
April 28, 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
- 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

V – Denotes Voting Member

Members of the Authority not present:

- Lillian Burry – Monmouth County Freeholder – V
- William Riviere, Principal Planner, NJ Department of Transportation
- 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 April 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 and NJEDA websites.

The first item of business was the approval of the March 24th regular meeting minutes. A motion as made to approve the minutes by Steve Gallo and seconded by Dave Nuse.

Bruce Steadman conducted a roll call vote.

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

Motion to Approve: STEVE GALLO Second: DAVE NUSE
 AYes: 7

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 two board actions.

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 May 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 first quarter financial and operational summary for 2021. Staff will review the quarter and assess the quarter's performance against the 2021 organization goals and budget. The Authority's independent auditors, CliftonLarsonAllen, LLP, have completed the 2020 audit and will report their findings to the Audit Committee at the Committee's next meeting in May. Staff will also present the Annual Report to the Committee. The Annual Report and audited financial statements serve as FMERA's Comprehensive Annual Report to meet the requirements of Executive Order No. 37 (2006). Subject to the Audit Committee's recommendation, the 2020 Comprehensive Annual Report including the audited financial statements will be forwarded to the Board for their review and approval at the May meeting.

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:

With the onset of spring, the facilities, environmental, and site-maintenance teams have turned our focus to grounds clean-up and summer related activities and projects. We continue to maintain the Fort through the Covid-19 pandemic utilizing safe practices and health guidelines. Increased security, police patrols and building inspections continue.

FMERA is currently working on completing the following Deeds with the Army:

- Group 5 Deed is in draft form at the Army level. FMERA is awaiting a copy for review.
- The Army BRAC Office recently shared a draft copy of the Finding of Suitability to Lease (FOSL) for carve-out Parcel 16 with the FMERA. FMERA staff completed its review of the subject FOSL and written comments were submitted to Army staff.

Other projects in process include:

- The 5,600-foot 24" water main extension planned by New Jersey American Water along Avenue of Memories has been put out for bid. A virtual site visit with bidders took place last week. Bids are due back to NJAW next week. The project is scheduled to begin in late May or early June.
- A sanitary main extension tying to an Eatontown Sewerage Authority main at North Drive and Wilson Avenue is now in the exploratory and design stage. This extension will to serve future development in the Eatontown Borough portion of the main post.
- Work associated with the Army's landfill capping project is still ongoing. The placement of the 18" soil cap at landfill 3 is nearly complete and will be followed up with the placement of 6-inches of topsoil. Soil capping work at landfills 4, 18 and 25 is complete, minus the placement of topsoil. Though the work has been slowed due to 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 we closely monitor the fort's electrical power system. 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 80 percent of the Fort's 1,126 acres sold, under contract, in negotiations, or entering the request for proposals process. To date, FMERA has sold 29 parcels, and another 9 parcels are under contract or have Board-approved contracts. Recent closings include the Marina in Oceanport and the Bowling Center and NJAW Water Tank parcel in Eatontown.

FMERA has various contracts under review at this time and anticipates presenting these PSARAs to the Board over the course of the next several meetings. These properties include the Tinton Falls Commercial parcel, the Myer Center, and the Howard Commons parcel. FMERA's projects are in various stages of development, many of which are still in the due diligence, design, and approvals phases. On the Main Post, visible progress is being made on numerous properties, including the Loft (former Dance Hall), NJCU's campus at Squier Hall, and the Commissary & the surrounding area, all currently under construction. In Charles Wood, Lennar's residential progress is evident at both Anthem Place and Patriots Square.

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 continues to focus on attracting developers & businesses to the Fort, as well as provide redevelopment updates to its stakeholders. Earlier this month, FMERA engaged with industry professionals for a panel discussion facilitated by CoreNet, a global leader in corporate real estate benchmarking, workplace, and infrastructure management. FMERA reported on project highlights and Steve Denholtz of Oport Partners (Denholtz Properties), discussed the Phase 1 redevelopment of the Commissary Area. FMERA looks forward to participating in the NJ Alliance for Action's Monmouth County Chapter meeting in mid-May.

FMERA is currently in the process of finalizing its 2020 Annual Report, which will be available for review following the May Board meeting. We look forward to sharing our work to-date.

As we continue to work remotely, 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 FMERA continues working remotely; and noted the outstanding support and help received from our key state stakeholders: the Governor's Authorities 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 but will be meeting in May to discuss the Audit results.

2. REAL ESTATE COMMITTEE (ROBERT LUCKY)

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

- Discussion regarding the Fifth Amendment to PSARA for the Eatontown DPW. Purchaser requires additional time to respond to its incomplete MCR letter and resubmit a revised MCR package for FMERA's review. The Committee reached a consensus and recommends it to the Board for approval.
- Discussion regarding the approval of Plan Amendment #17 that would permit an alternative development scenario for the +/- 4-Acre Parcel, located in the Howard Commons area in Eatontown. The Committee reached a consensus and recommends it to the Board for approval.
- Other Issues
 - Closings:
 - Lodging (Somerset)
 - Allison Hall
 - Artist Barracks
 - Eatontown DPW

- Tinton Falls Commercial Parcel
- Howard Commons
- McAfee Complex & Additional Parcels
- Roadway dedications
- Municipal Boundaries
- Myer Center (Note: Mayor Talerico recused himself from this portion of the Real Estate Committee meeting.)

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

Kenneth J. Kloo stated that the Committee met on April 5. The Public portion of the meeting was called to order at 4:35 to discuss the Mandatory Conceptual Reviews for the Warehouse Parcel and District A Parcel.

Committee members were reminded that per FMERA's statute, the Authority's Environmental Staff Advisory Committee shall be the exclusive environmental commission for all land use matters and approvals within the Fort Monmouth Project Area, therefore, a public meeting is required for all Mandatory Conceptual Reviews, or MCRs.

The following environmental requirements were identified in the MCR for the Warehouse Parcel:

- A Soil Erosion and Sediment Control Plan is required due to the disturbance of more than 5,000 square feet of soil. Work may not commence until such time as the Freehold Soil Conservation District certifies the Soil Erosion and Sediment Control Plan as approved.
- An Authorization to Discharge 5G3 Construction Activity Stormwater General permit will need to be obtained from the DEP after the Soil Erosion and Sediment Control Plan is approved.
- The project is considered a major development project and therefore the developer will need to submit a stormwater maintenance plan to the FMERA for review. The developer must also maintain the existing stormwater infrastructure found on the subject parcel so that it continues to drain properties found adjacent to the Warehouses parcel.
- The developer submitted a CAFRA Individual Permit application to the NJDEP for the proposed development plan. The Permit application is under review with the NJDEP.
- The proposed project will require permanent disturbance to an isolated, non-tributary wetland located in the southwest corner of the parcel. In order to construct the necessary parking lots in support of the commercial development, the isolated, non-tributary wetland needs to be filled, in its entirety, to account for the required grading, which will result in the permanent fill of 0.04 acres (1,742 SF) of wetland.
- The developer is seeking a Freshwater Wetlands General Permit #6 from the NJDEP which authorizes regulated activities in freshwater wetlands and/or State open waters.
- A Letter of Interpretation (LOI) was issued by NJDEP on March 27, 2020, which verifies the limits of the delineated wetlands. The proposed project will require permanent disturbance to an isolated, non-tributary wetland of intermediate resource value.
- There is an active osprey nest located to the north of the parcel. Because the active osprey nest is located within 1,000 feet of the site, the timing restriction of performing work within the osprey nesting season may be triggered. EcolSciences staff is working with the NJDEP regarding the timing restrictions and applicable nest radius and will comply with the agreed upon resolution.

The following environmental requirements were identified in the MCR for the District A Parcel:

- A Soil Erosion and Sediment Control Plan is required due to the disturbance of more than 5,000 square feet of soil. Work may not commence until such time as the Freehold Soil Conservation District certifies the Soil Erosion and Sediment Control Plan as approved.
- An Authorization to Discharge 5G3 Construction Activity Stormwater General permit will need to be obtained from the DEP after the Soil Erosion and Sediment Control Plan is approved.
- The project is considered a major development project and therefore the developer will need to submit a stormwater maintenance plan to FMERA for review. The developer must also maintain the existing stormwater infrastructure found on the subject parcel so that it continues to drain properties found adjacent to the District A parcel.
- The developer submitted a CAFRA Individual Permit application to the NJDEP for the proposed development plan. The Permit application is under review with the NJDEP

- There is an active osprey nest located to the southwest of the parcel. Because the active osprey nest is located within 1,000 feet of the site, the timing restriction of performing work within the osprey nesting season may be triggered. EcolSciences staff is working with the NJDEP regarding the timing restrictions and applicable nest radius and will comply with the agreed upon resolution.

The public portion of the meeting was closed at 5:40 PM.

- FMERA staff reported that the Group 5 FOST is currently being prepared by the Army.
- FMERA staff provided an update on the Carve-Out Parcels:
 - Former AAFES Gas Station – The Army submitted a proposed plan to the DEP to pursue Monitored Natural Attenuation with a Classification Exception Area (CEA) and a Deed Restriction. The Army will be required to complete 8 quarterly rounds of groundwater sampling and testing before submitting a final plan to the DEP.
 - Former Dry-Cleaning Facility – The Army has completed two rounds of chemical injections and has submitted a Remedial Investigation / Feasibility Study Report to the DEP. The Army is proposing Monitored Natural Attenuation with a CEA component for the site. The DEP has countered by recommending several remedial alternatives which include the use of electrical heating resistance, electrical heating resistance with advanced anaerobic remediation, the installation of a permeable active barrier or combining source area removal with one or more of the previously mentioned remedial alternatives.
 - Former Myers Center, Neutralization Pit – The Army submitted a pilot test report of the chemical injections to the DEP. The Army is proposing to install additional monitoring wells and pursuing Monitored Natural Attenuation with a Classification Exception Area as the final remedy.
 - Landfill Capping Project – The DEP issued a permit equivalent for the placement of a 2-foot vegetated soil cap at eight Army-owned landfills. Vegetation found at the M2, M12 and M14 landfills has been cleared. Soil capping work at the M3, M4, M5, M18 and M25 landfills has commenced. The M8 landfill is not part of the current soil capping effort and is a topic of discussion between the DEP, the Army, and FMERA.

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

Jay Coffey stated that the Committee did not meet this month.

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)

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

BOARD ACTIONS

1. The first item before the Board was the Fifth Amendment to the Purchase and Sale & Redevelopment Agreement with the Borough of Eatontown for a Department of Public Works Complex on the 1123 Parcel.

Kara Kopach read a summary of the Board memo.

The resolution is attached hereto and marked Exhibit 1.

A motion was made by Steve Gallo and was seconded by Dave Nuse.

Bruce Steadman conducted a roll call vote.

Mayor Talerico stated that the Borough of Eatontown appreciates the PSARA amendment extension.

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

Motion to Approve: STEVE GALLO Second: DAVE NUSE
 Ayes: 7

- The second item before the Board Approval of Plan Amendment #17 Permitting an Alternative Development Scenario in Eatontown.

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 Anthony Talerico.

Bruce Steadman conducted a roll call vote.

NAME	Yes	No	Abstain
Robert Lucky	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: ANTHONY TALERICO
 Ayes: 7

OTHER ITEMS

Mayor Coffey stated that the Allison Hall Project was approved by the Oceanport Planning Board on Tuesday, April 27th.

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 and seconded by Steve Gallo and unanimously approved by all voting members present, the meeting was adjourned at 5:35p.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.


 Bruce Steadman – Secretary

Resolution Regarding
Fifth Amendment to the Purchase and Sale & Redevelopment Agreement with the Borough of Eatontown for
a Department of Public Works Complex on the 1123 Parcel

WHEREAS, on May 18, 2016, the Board approved Evaluation Scoring for Local Beneficial Use Requests for the Borough's request to purchase a 7.2-acre tract known as the 1123 Parcel ("the Property") including Buildings 1123, 1124, 1108, 1109 and 1110 located on Echo Avenue, in Eatontown, New Jersey for municipal uses including the relocation of Eatontown's Department of Public Works; and accordingly, the Borough's proposed use of the Property was reviewed and scored by FMERA staff utilizing the Board approved LBU criteria, resulting in a 40% price reduction and sale price of \$886,461.00; and

WHEREAS, on January 16, 2019, the Board authorized the execution of the PSARA between FMERA and the Borough for the Property, and the PSARA was executed on May 8, 2019; and

WHEREAS, pursuant to the terms of the PSARA, the Borough was provided a ninety-day Due Diligence Period commencing on the Effective Date of the PSARA; an Initial Approval Period of twelve months commencing at the end of the Due Diligence period; and a six-month Approval Extension Period, subject to FMERA approval, with Closing to occur within thirty days of satisfaction or waiver of the Conditions Precedent to Closing; and

WHEREAS, under the terms of the First Amendment, executed September 2, 2019, Purchaser agreed to: i) amend the Approval Period to run for a total period not to exceed six months, beginning at the expiration of the Due Diligence Period; and ii) Close within thirty days of the expiration of the amended six month Approval Period, subject to receipt of an NFA from the NJDEP for the two environmental carve-out parcels located within the Property and regardless of whether other Conditions Precedent to Closing have been waived or satisfied; and

WHEREAS, under the terms of the Second Amendment to the PSARA, the Executive Director agreed to retroactively extend the Approval Period under his Delegated Authority for five months or until October 30, 2020; the Second Amendment was executed on July 30, 2020; and

WHEREAS, under the terms of the Third Amendment to the PSARA, an additional five-month extension to the Approval Period, or until April 1, 2021 was approved and the PSARA reinstated; Third Amendment was executed November 29, 2020; and

WHEREAS, under the terms of the Fourth Amendment to the PSARA, the Project as set forth in the PSARA was amended to permit the demolition of Building 1124; the Fourth Amendment was executed April 8, 2021; and

WHEREAS, on March 30, 2021, via letter correspondence, the Borough requested an additional extension to the Approval Period, set to expire on April 1, 2021, indicating that the Borough needed additional time to respond to its incomplete Mandatory Conceptual Review (MCR) letter and resubmit a revised MCR package for FMERA's review; and

WHEREAS, the Borough has continued to show good faith toward seeking Approvals, and so staff recommends extending the Approval Period for an additional four-months; and

WHEREAS, all other terms of the PSARA will remain unchanged. The attached Fifth 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, the Borough of Eatontown, and the Attorney General's Office. The Real Estate Committee has reviewed the request and recommends it to the Board for approval.

THEREFORE, BE IT RESOLVED THAT:

1. The Authority approves the Fifth Amendment to and the Reinstatement of the PSARA with the Borough of Eatontown for the 1123 Parcel for an extension of the Approval Period 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: April 28, 2021

EXHIBIT 1

Resolution Regarding
Approval of Plan Amendment #17 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 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 #17, prepared by prepared by Upendra Sapkota, FMERA's Senior Project Officer of Planning and Development, envisions redevelopment of the Eatontown Reuse Area for approximately 1.96 million square feet of non-residential space and 577 residential units. Such development would include a conference hotel and golf course, a mixed-income housing neighborhood, a lifestyle mixed-use center/technology incubator campus and municipal complex, and expansive green space; and

WHEREAS, in accordance with the FMERA Act and the Land Use Rules, the Board approved transmitting the proposed Reuse Plan Amendment #17 to the host municipalities at its February 17, 2021 meeting; and

WHEREAS, the 45-day comment period commenced on March 8, 2021; and

WHEREAS, the comment period expired on April 21, 2021 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 recommended that Plan Amendment #17 be modified in response to certain comments from the Borough of Eatontown; and

WHEREAS, the Real Estate Committee has reviewed the responses to the comments from the three host municipalities for the Reuse Plan Amendment #17 and recommends adoption of Amendment #17 to the Board.

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 #17 to the Fort Monmouth Reuse and Redevelopment Plan that would permit an alternative development scenario in the Eatontown 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: April 28, 2021

EXHIBIT 2