

**TO:** Members of the Board

**FROM:** Kara Kopach  
Executive Director

**DATE:** May 18, 2022 – 5:00p.m.

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

1. **Call to Order – Mayor Anthony Talerico**
2. **Pledge of Allegiance**
3. **Approval of Board Officers**
4. **Notice of Public Meeting - Roll Call – Secretary**
5. **Approval of Previous Month’s Board Meeting Minutes**
6. **Welcome – Mayor Anthony Talerico**
7. **Secretary’s Report**
8. **Treasurer’s Report**
9. **Public Comment Regarding Board Action Items**
10. **Executive Director’s Report**
  - Update on Utilities and Infrastructure
  - Update on Requests for Offers to Purchase (RFOTPs)
  - Update on Marketing Effort
  - Action Items for Next Month
11. **Committee Reports**
  - Audit Committee – Vacant, Chairman
  - Real Estate Committee – Vacant, Chairman
  - Environmental Staff Advisory Committee – Elizabeth Dragon, Chairwoman
  - Historical Preservation Staff Advisory Committee – Jay Coffey, Chairman
  - Housing Staff Advisory Committee – Robert Long, Chairman
  - Veterans Staff Advisory Committee – Lillian Burry, Chairwoman
12. **Board Actions**
  1. Consideration of Approval of the First Amendment to the Purchase & Sale and Redevelopment Agreement for the Tinton Falls Commercial Parcel in Tinton Falls.
  2. Consideration of Approval of the 2021 Comprehensive Annual Report with Audited Financial Statements.

3. Consideration of Approval of the Fifth Amendment to the Purchase & Sale and Redevelopment Agreement for Howard Commons in Eatontown.
4. Consideration of Approval of Transmittal to Host Municipalities of Proposed Plan Amendment #19 Permitting and Alternative Development Scenario with respect to Howard Commons in Eatontown.

13. **Other Items**

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

- Responses to questions submitted online or in writing

15. **Adjournment**

**Fort Monmouth Economic Revitalization Authority  
Board Meeting  
April 27, 2022  
Public Meeting and Teleconference**

**MINUTES OF THE MEETING**

**Members of the Authority and/or Designees present via teleconference:**

- Anthony Talerico, Jr. – Mayor of Eatontown – V (Serving as Chair of the Meeting)
- Lillian Burry – Monmouth County Commissioner – V
- Stephen Gallo – Public Member – V
- Jay Coffey – Mayor of Oceanport – V
- Tracy Buckley – Tinton Falls Borough Council President – V - Designee
- Jamera Sirmans – Associate Counsel, Governor's Authorities Unit – V – Designee
- Paul Ceppi – Managing Director of Business Development, NJEDA – V - Designee
- Elizabeth Dragon – Director, Site Remediation Program, NJ Department of Environmental Protection – Designee
- Robert Long – Deputy Commissioner, NJ Department of Community Affairs – Designee
- William Riviere – Principal Planner, NJ Department of Transportation – Designee
- Wayne Smith – State Veterans Program Coordinator, NJ Department of Labor & Workforce Development – Designee

V – Denotes Voting Member

**Also present:**

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

The meeting was called to order by Mayor Talerico at 5:00p.m. who led the meeting in the Pledge of Allegiance and a moment of silence in honor of Dr. Robert Lucky. Mayor Talerico stated that Dr. Lucky's seat at the table would remain empty in his honor for all of his years of dedication to FMERA.

Bruce Steadman explained that the meeting was being held in public and via teleconference with regards to the Board and public's participation. 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.

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.

**WELCOME**

Mayor Talerico welcomed attendees to the Authority's teleconference meeting. Mayor Talerico 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. Mayor Talerico 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 next item of business was the approval of the March 16<sup>th</sup> regular meeting minutes. A motion as made to approve the minutes by Steve Gallo and seconded by Tracy Buckley.

NAME	Yes	No	Abstain
Anthony Talerico, Jr.	X		
Lillian Burry	X		
Steve Gallo	X		
Jay Coffey	X		
Tracy Buckley	X		
Jamera Sirmans	X		
Paul Ceppi			X



## **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:

- **Update on Utilities and Infrastructure**

The facilities, environmental, and site-maintenance team continues to operate to maintain the utility infrastructure to serve our developers, residences, and businesses.

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

- The Group 5 Deed is in draft form at the Army level awaiting the Record of Decision from the Army Corps. of Engineers.

Other projects in process include:

- FMERA & JCP&L have begun discussions regarding the buildout of the downstream 35KVA distribution station.
- The NJDCA funded \$159,325 for the Professional Engineering Services with the Eatontown Sewerage Authority has been transferred for the sewer improvement projects within the Eatontown section of the Fort.

The last three weeks have seen several events involving wildlife and its influence on the fort electrical system.

On, April 7<sup>th</sup>, electrical power to the entire Fort was interrupted at approximately 7:15a.m. when a nesting osprey caused a short on a utility pole, causing the main high-voltage breaker in our substation to trip. Power was restored to most of the fort by 8:00a.m. The remainder, including power to the Monmouth County Highway District 6 motor pool, was restored by 12:30p.m. Due to wet ground conditions around the subject utility pole, a temporary bypass is now in place until after the nesting season.

On April 13<sup>th</sup>, sparks originating from an osprey nest on a JCP&L high-voltage pole started a brush fire along Anson Avenue at Oceanport Way. Oceanport and Eatontown Fire Departments responded, and the brush fire was extinguished. JCP&L was notified regarding the incident and there was minor damage to the power pole.

On, April 15<sup>th</sup>, FMERA was notified by JCP&L's substation group that communications to their switching station, located adjacent to our main substation, were interrupted. JCP&L technicians subsequently discovered that a racoon had made contact with electric components and damaged a transformer. All JCP&L power feeding the switching station and Fort Monmouth had to be de-energized the following morning to make repairs to their system. The outage lasted from 9:30a.m. to 4:00p.m. on Saturday, April 16<sup>th</sup>.

Despite expensive efforts to strengthen and harden our electrical system to protect it from animal and bird encounters, the intrusions frequently result in unavoidable power outages and harm to wildlife.

To date in 2022, protecting our electric system and repairing damage due to osprey activity cost FMERA 180-man hours and \$9,252 in materials, for a total of \$24,345. In 2021 the same cost FMERA \$58,330 and included three osprey related utility pole fires that resulted in approximately 20 hours of power outages.

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

FMERA continues to make good progress on the Fort's redevelopment, with about 86 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 32 parcels, and another 5 parcels are under contract or have Board-approved contracts.

As demolition and rehabilitation continue Fort-wide, projects are also beginning to transform from the demolition stage to the construction & completion phases. To name just a few highlights, in Tinton Falls, the Patriots Square development is nearing completion on the residential portion of the project. In Eatontown at the Sun Eagles Golf Course, historic Gibbs Hall is in the middle of a full-scale renovation, while new construction of luxury townhomes continues to make incredible progress. In Oceanport, the Park Loft event space is slated for completion this summer and the office building at Barker Circle is now open for business. FMERA is also planning a closing on the Allison Hall parcel in the coming weeks. The Allison Hall project will bring both retail and commercial uses to the property near Oceanport Avenue.

While FMERA remains focused on the continued movement and progress of on-going projects, we are also excited to highlight our progress to-date with the release of our 2021 Annual Report. The report features extensive visual highlights of the Fort's projects, from construction through completion. Following the Board's review and approval at the May meeting, the report will be available to the public. With the highest and best use of the property and job creation in mind, FMERA re-released its Mega RFOTP on March 8, which staff believes will further our redevelopment initiatives and support the economic vitality of the region.

At present, FMERA is advertising the Mega Parcel and is seeking proposals for the redevelopment of an approximately 292-acre property spanning the Boroughs of Eatontown and Oceanport. FMERA has a strong interest in bolstering the innovation economy to create more and better jobs locally, as well as throughout the state, and to further revitalize Fort Monmouth. Proposals are due by noon on June 6, 2022. Please note that the RFOTP process remains open and competitive to all interested parties. Now that the proposal process has begun, any questions must be submitted through our formal Q&A process, as detailed in Section 6.0 of the RFOTP. Once proposals are received, a formal evaluation process will be conducted, and all proposals will be evaluated against the included evaluation criteria.

FMERA staff is presently working a hybrid schedule with our offices open daily. Please visit our website, [www.fortmonmouthnj.com](http://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.

Mr. Steadman noted that with regard to Kristy Dantes' summary report re the Ospreys, that in the last 12 months FMERA has spent some \$85,000 to repair damages and fires caused by the Ospreys, in addition to managing the associated electric power outages; and with some 42 nests on site as the homes for some 80+ birds, the math works out to FMERA averaging an expenditure annually of \$1,000 per bird to support and clean up after the Ospreys.

Mr. Steadman noted that this would be his final FMERA board meeting as Executive Director and Secretary, as he will be retiring next month. Kara Kopach will be assuming those duties as of May 1. He prepared earlier remarks which were included in the Executive Director's report but added that he thanked all parties involved with the redevelopment of Fort Monmouth for their help, diligence, counsel, patience, responsiveness, in support of the redevelopment mission of FMERA.

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 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 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**

Bruce Steadman stated that the Committee did not meet this month but will be meeting in May to review the 2021 Financials and Annual report.

### **2. REAL ESTATE COMMITTEE**

Bruce Steadman stated that the Committee met on March 8<sup>th</sup> and discussed the 4 Board actions:

- Memorandum of Understanding between the Fort Monmouth Economic Revitalization Authority and the New Jersey Economic Development Authority for the Use and Occupancy of Building 502.
- Second Amendment to the Purchase & Sale and Redevelopment Agreement for the Nurses Quarters in Oceanport.
- Fourth Amendment to the Purchase & Sale and Redevelopment Agreement for Howard Commons in Eatontown.
- Sixth Amendment to the Purchase & Sale and Redevelopment Agreement for the Dance Hall (Building 552) in Oceanport

The Committee reviewed each of the Board actions and recommended them to the Board for approval.

### **3. ENVIRONMENTAL STAFF ADVISORY COMMITTEE (DIANE DOW, CHAIRWOMAN)**

Elizabeth Dragon stated that the Committee did not meet this month.

- Update on FMERA's Tidelands claims:
  - Officers Housing parcel: A revised Tidelands grant application was submitted to the Bureau of Tidelands Management ("BTM") in August 2021 and FMERA is currently awaiting a response from BTM as to the status.
  - Fitness Center parcel: Two Tidelands grant applications were submitted to the BTM in June 2021. After additional requests for corrections and revisions from BTM, the applications were forwarded to BTM's appraisal team and FMERA is currently awaiting a response from BTM as to the status.
  - It can take a year or longer to resolve Tidelands disputes; key issue is the appraisal value that BTM may assign to the parcel.
- Update on Howard Commons:
  - Lennar Corporation has engaged GTA contractors to perform environmental due diligence at Howard Commons. GTA collected approximately 500 soil samples from around 13 buildings and will be submitting a full report to FMERA.
- Update on Carve-Out Parcel 96, Former Dry-Cleaning Facility:
  - The Army submitted a Remedial Investigation Feasibility Report to the NJDEP for review. Army plans to submit a workplan to the NJDEP which will include performing a source removal of the area and the installation of permeable active barriers.
- Update on Abandoned Heating Oil USTs Found at the Barkers Circle Parcel & the Thrift Shop Parcel:
  - Barkers Circle – A site investigation, to include the advancement of 13 soil borings, was performed around the abandoned UST. The water was pumped out, containerized and shipped off site for treatment. Approximately 5-6 cubic yards of petroleum impacted soil was excavated. 5 soil samples were collected from tank excavation and tested. A monitoring well was placed at the site and two rounds of ground water sampling will be performed as part of the process to close-out the UST site with the NJDEP. A No Further Action ("NFA") was issued by the NJDEP.
  - Thrift Shop – A discharge of heating oil to soil and ground water was observed from the UST. The petroleum contamination has since been delineated. A monitoring well was placed at the site and two rounds of ground water sampling were conducted. Army will provide the test results report to the NJDEP when completed.
- Former Kerosene UST, Myer Center Parcel:
  - The Army has removed the tank and contaminated soils have been excavated and disposed. Eight monitoring wells were installed on the site; and will be sampled this spring.

- Update on the Army's Landfill Capping Project:
  - Work associated with the Army's landfill capping project has been completed.
- FMERA staff provided an RFOTP Update

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 (ROBERT LONG, CHAIRMAN)

Robert Long stated that the Committee met on March 30<sup>th</sup> and discussed the following:

- A general overview of the housing obligations under the Reuse Plan, e.g., 20% affordable of new housing units; 20 permanent supportive units in Tinton Falls, 20 permanent supportive units in Eatontown; support for 180 Turning Lives Around; support for Monmouth County Homeless Shelter; support for Family Promise; support for HabCore.

6. VETERANS STAFF ADVISORY COMMITTEE (LILLIAN BURRY, CHAIRWOMAN)

Lillian Burry stated that the Committee did not meet this month. Ms. Burry stated that the Soldier On Veterans project in Tinton Falls is complete and that there are seventy male and ten female Veterans who have moved in to the facility. Ms. Burry stated that she has received letters of appreciation that the residents love having a place to call home that gives them a sense of security and family.

**BOARD ACTIONS**

1. The first item before the Board was a Memorandum of Understanding between the Fort Monmouth Economic Revitalization Authority and the New Jersey Economic Development Authority for the Use and Occupancy of Building 502.

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	Recuse
Lillian Burry	X		
Steve Gallo	X		
Jay Coffey	X		
Anthony Talerico	X		
Tracy Buckley	X		
Jamera Sirmans	X		
Paul Ceppi			X

Paul Ceppi as the NJEDA designee recused himself from voting.

Motion to Approve: JAY COFFEY                      Second: LILLIAN BURRY  
Ayes: 6

2. The second item before the Board was the Second Amendment to the Purchase & Sale and Redevelopment Agreement with RPM Development, LLC for the Nurses Quarters in Oceanport.

Kara Kopach read a summary of the Board memo.

The resolution is attached hereto and marked Exhibit 2.

A motion was made by Lillian Burry and was seconded by Paul Ceppi.

Bruce Steadman conducted a roll call vote.

NAME	Yes	No	Abstain
Lillian Burry	X		
Steve Gallo	X		
Jay Coffey	X		
Anthony Talerico	X		
Tracy Buckley	X		
Jamera Sirmans	X		
Paul Ceppi	X		

Motion to Approve: LILLIAN BURRY Second: PAUL CEPPI

Ayes: 7

3. The third item before the Board was the Fourth Amendment to the Purchase & Sale and Redevelopment Agreement for Howard Commons in Eatontown.

Kara Kopach read a summary of the Board memo.

The resolution is attached hereto and marked Exhibit 3.

A motion was made by Jamera Sirmans and was seconded by Steve Gallo.

Bruce Steadman conducted a roll call vote.

NAME	Yes	No	Abstain
Lillian Burry	X		
Steve Gallo	X		
Jay Coffey	X		
Anthony Talerico	X		
Tracy Buckley	X		
Jamera Sirmans	X		
Paul Ceppi	X		

Motion to Approve: JAMERA SIRMANS Second: STEVE GALLO

Ayes: 7

4. The second item before the Board was the Sixth Amendment to the Purchase & Sale and Redevelopment Agreement for the Dance Hall (Building 552) in Oceanport.

Kara Kopach read a summary of the Board memo.

The resolution is attached hereto and marked Exhibit 4.



A motion was made by Lillian Burry and was seconded by Jamera Sirmans.

Bruce Steadman conducted a roll call vote.

NAME	Yes	No	Abstain
Lillian Burry	X		
Steve Gallo	X		
Jay Coffey	X		
Anthony Talerico	X		
Tracy Buckley	X		
Jamera Sirmans	X		
Paul Ceppi	X		

Motion to Approve: LILLIAN BURRY Second: JAMERA SIRMANS

Ayes: 7

### **OTHER ITEMS**

There were no other items before the Board.

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

Stuart Briskey of Oceanport recalled an incident that occurred in October 2017 regarding the Oceanport Fire Department's unauthorized use of a fire hydrant for training purposes that caused a water main break on Hazen Drive. Mr. Briskey asked why FMERA charged Oceanport for the water main break and how the settlement amount was determined. Mr. Briskey asked how often the fire hydrants on the Fort are inspected. Mr. Briskey asked why FMERA would charge the Borough of Oceanport for a faulty fire hydrant when they provide free police, fire and First aid services.

Mayor Coffey stated that the Oceanport Police Department was located at the former Main Post Firehouse with no charge for leasing a building to house the OPD for several years, and similarly was the case for the Oceanport DPW. Mayor Coffey also stated that FMERA provided services to Oceanport Borough for the relocation of electrical poles and wires and an Area in Need of Redevelopment study for Oceanport in return for the Borough agreeing to pay ½ of the total cost that FMERA incurred to repair the broken water main caused by the FD's use of the hydrant.

Mr. Steadman stated that FMERA identified to the three boroughs which fire hydrants were operable and could be used in the event of an emergency. Mr. Steadman stated that the Oceanport Fire Department used the fire hydrant for training purposes without FMERA's knowledge, permission or cooperation and the hydrant was not carefully shut off causing a water hammer effect that resulted in the water main break. Several thousand gallons of water was discharged as a result of the leak until such time as FMERA staff and contractor were able to repair the broken pipe.

Kristy Dantes stated that FMERA inherited approximately 142 fire hydrants from the former Army water system, and that to date and they have abandoned all but one. Ms. Dantes stated that there are approximately three dozen brand new fire hydrants on the Fort that are currently connected to the new New Jersey American Water mains, spaced and sized accordingly, and owned by NJAW, and the Boroughs have an agreement with NJAW to use the hydrants for fire purposes.

There being no further business, on a motion by Lillian Burry and seconded by Paul Ceppi and unanimously approved by all voting members present, the meeting was adjourned at 5:45p.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.

  
Bruce Steadman – Secretary

**Resolution Regarding**

**Approval of a Memorandum of Understanding between the Fort Monmouth Economic Revitalization Authority and the New Jersey Economic Development Authority for Use & Occupancy of a portion of Building 502**

**WHEREAS**, the NJEDA is a state authority whose mission is to grow the state's economy and increase equitable access to opportunity by supporting high-quality job creation, catalyzing investment, and fostering vibrant, inclusive community development; the NJEDA is headquartered in Trenton, New Jersey, with additional offices in Newark and Camden; and

**WHEREAS**, in order to facilitate NJEDA's presence in this part of the state, NJEDA is seeking to enter into an MOU with FMERA to use approximately 2,000 square feet of delineated office space within the FMERA's headquarters, Building 502, located at 502 Brewer Avenue (aka Caren Franzini Way) (the "Property") along with access rights to the Property's lobby, kitchen, parking and common areas for use as an ancillary office; and

**WHEREAS**, the MOU would be effective from March 1, 2022, until the earlier of February 29, 2028, or until such time as FMERA relocates its headquarters; NJEDA is aware that the Property is included for sale within FMERA Request for Offers to Purchase for the Mega Parcel; and

**WHEREAS**, under the terms of the MOU, NJEDA would agree to contribute Forty Thousand Dollars (\$40,000) per year for its use of the Property, which will be paid to FMERA on the first day of each quarter in quarterly installments of Ten Thousand Dollars (\$10,000.00). Either Party may terminate the MOU effective thirty (30) days after providing written notice to the other, but to the extent possible, FMERA will provide nine (9) months advance notice of termination unless there is a specific reason for an earlier termination period; and

**WHEREAS**, the NJEDA shall be responsible for its own administrative tasks, including but not limited to: scheduling meetings, mailings, answering phones, greeting visitors, and/or maintaining organized file systems for the organization; NJEDA shall also be responsible for the maintenance and upkeep of its improvements, furniture and equipment; and

**WHEREAS**, in the event NJEDA seeks to make improvement to the premises, NJEDA will receive FMERA's prior written approval to its plans and undertake the construction in a good and workmanlike manner in accordance with all requirements of applicable federal, state, and local ordinances and with the rules, regulations and requirements of all departments, boards, bureaus, officials and authorities having jurisdiction; and

**WHEREAS**, the attached MOU is in substantially final form. The final document will be subject to the approval of FMERA's Executive Director and as to form by 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. For the reasons expressed in the attached memorandum, the Board authorizes the execution of a Memorandum of Understanding that will confirm the mutual understanding and intention between the Fort Monmouth Economic Revitalization Authority and New Jersey Economic Development Authority regarding the interagency agreement for the use and occupancy of a portion of FMERA's headquarters, located at 502 Brewer Avenue (aka Caren Franzini Way) in Oceanport, New Jersey.

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 27, 2022**

**EXHIBIT 1**

**Resolution Regarding  
Second Amendment to the Purchase and Sale & Redevelopment Agreement with RPM Development, LLC  
for the Nurses Quarters in Oceanport**

**WHEREAS**, on November 13, 2019, the Board authorized the execution of the PSARA between FMERA and RPM Development Group for the Nurses Quarters Property, an approximately 3.75± acre parcel of land containing two buildings (Buildings 1077 and 1078) totaling approximately 18,655 gsf located on Main Street and Stephenson Avenue in the Main Post Area of Fort Monmouth; the PSARA was executed on January 14, 2020; and

**WHEREAS**, RPM's proposal for the Nurses Quarters calls for residential uses consisting of thirty-four residential units broken down into a mix of ten three to four-bedroom owner-occupied townhomes and the reuse of twenty-four one- and two-bedroom apartments as rentals, and seven of the apartments will be designated affordable housing flats and the seven affordable housing flats are subject to confirmation that they satisfy Purchaser's obligation to set aside twenty (20%) percent of the total residential units on this Parcel as housing that is affordable to low- and moderate-income households; and

**WHEREAS**, RPM will pay Two Million One Hundred and Fifty Thousand Dollars (\$2,150,000) for the property and shall have a total Capital Investment, net of the Purchase price, of Six Million Six Hundred Ninety Thousand Dollars (\$6,690,000); and

**WHEREAS**, under the terms of the PSARA, Seller was to deliver to Purchaser a survey to be used during Due Diligence for Title review, but due to a delay in the delivery of the survey for the site, RPM requested a Due Diligence extension of sixty days to complete its investigation of the suitability of the Property for redevelopment therefore FMERA staff requested and the Board approved a Due Diligence extension until May 14, 2020; the First Amendment was executed on March 12, 2020; and

**WHEREAS**, on September 25, 2020, the FMERA Board approved transmittal to the host municipalities Reuse Plan Amendment #16, which included an alternative development scenario for the Borough of Oceanport for both the Nurses Quarters Property and the Barker Circle parcel. After the 45-day comment period, FMERA decided to move forward with only an alternative development scenario for the Barker Circle parcel and to address the Nurses Quarters Property in a separate Reuse Plan Amendment; and

**WHEREAS**, since that time, the Purchaser has been in discussions with the Borough of Oceanport regarding the configuration of the site, and in particular the location of the driveway servicing the parcel along with the setbacks from Main Street; and

**WHEREAS**, a special development committee formed by the Oceanport Planning Board indicated a willingness to accommodate the project if the ingress and egress were modified and if the setback was held at the proposed depth; the Planning Board will have an additional opportunity to provide comment during the 45-day public comment period; and

**WHEREAS**, the Approval Period expired on May 14, 2021 and an Amendment to the Reuse Plan to accommodate the Project is a condition precedent to closing; and

**WHEREAS**, on March 16, 2022, the FMERA Board approved the transmittal to the host municipalities of Reuse Plan Amendment #18 which included an alternative development scenario for the Nurses Quarters Property. Reuse Plan Amendment #18 was transmitted on April 4, 2022, and the 45-day comment period ends on May 18, 2022; and

**WHEREAS**, the Parties now wish to amend the Agreement to retroactively extend the Approval Period until January 14, 2023; and



**WHEREAS**, all other terms of the PSARA will remain unchanged. The attached Second 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 a review as to form by the Attorney General's Office. The Real Estate Committee has reviewed the request and recommends it to the Board for approval; and

**THEREFORE, BE IT RESOLVED THAT:**

1. The Authority approves the Second Amendment to the Purchase and Sale & Redevelopment Agreement with RPM Development, LLC for the Nurses Quarters 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 27, 2022**

**EXHIBIT 2**

**Resolution Regarding**  
**Fourth Amendment to the Purchase and Sale & Redevelopment Agreement with US Home LLC, a wholly owned subsidiary of Lennar Corporation, for the Howard Commons Parcel in Eatontown**

**WHEREAS**, on November 30, 2021, FMERA and Lennar executed a PSARA for Howard Commons, an approximately 59.62-acre parcel of land on Pinebrook Road in the Fort's Charles Wood Area in Eatontown; and

**WHEREAS**, pursuant to the terms of the PSARA, Lennar will pay One Million Eight Hundred Thousand (\$1,800,000) Dollars for the Parcel; FMERA may agree to reduce the Purchase Price to cover the cost of the remediation of any newly discovered environmental issues in an amount not to exceed Three Hundred Thousand Dollars (\$300,000.00). The Purchaser's total Capital Investment is estimated at Sixty-Six Million Dollars (\$66,000,000); and

**WHEREAS**, the Redevelopment Project shall include the construction of 275 Housing Units along Pinebrook Road, together with a retail component consisting of a maximum building square footage of 33,800 fronting on Hope Road and the paved and parking areas located within the Property with a capital investment of Sixty-Six Million Dollars (\$66,000,000); the Redevelopment Project shall include the buildout of twenty (20) units of supportive housing ("Supportive Housing Units") in the Borough of Eatontown as set forth in a Legally Binding Agreement ("LBA") with the non-profit organization Affordable Housing Alliance ("AHA"); and

**WHEREAS**, in the First Amendment to the PSARA executed on January 14, 2022, FMERA and Purchaser agreed to amend the PSARA to provide a 150 square foot office with an adjacent bathroom within the permanent supportive housing unit build out; FMERA will contribute up to \$50,000 toward this addition; and

**WHEREAS**, in the Second Amendment executed on January 15, 2022, FMERA executive director, under his delegated authority, agreed to the extension of the due diligence until March 30, 2022 and memorialized the extension via an administrative amendment; and

**WHEREAS**, the Third Amendment to the PSARA, executed on April 20, 2022, memorialized the incorporation of the Second Administrative Letter as Exhibit I and the Supportive Housing PSA as Exhibit J, as an administrative amendment; the Third Amendment also acknowledged that U.S. Home Corporation d/b/a/ Lennar had submitted a certificate of conversion from a corporation into and LLC. U.S. Home, LLC d/b/a/ Lennar retains all of the same rights and responsibilities under the terms of the PSARA; and

**WHEREAS**, during the course of its due diligence investigations, Purchaser identified additional groundwater and soil contamination in the Howard Commons parcel; as the Due Diligence Period was set to expire on March 30, 2022, Purchaser submitted a letter dated March 25, 2022 conditionally terminating the PSARA and requesting that the Board grant an additional ninety (90) days extension so it could conduct additional environmental testing. Purchaser also requested that FMERA review documentation on whether the contamination qualified as a Newly Discovered Environmental Issue as that term is defined in the PSARA; and

**WHEREAS**, as the Purchaser is continuing to work to finalize its site plans and making progress in good faith, FMERA staff recommends granting the extension to the Due Diligence Period until June 30, 2022; and

**WHEREAS**, all other terms of the PSARA will remain unchanged. Attached in substantially final form is the Fourth Amendment to the PSARA between FMERA and Lennar. The final terms of the Fourth Amendment are subject to the approval of FMERA's Executive Director and a review as to form by 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 Fourth Amendment to the Purchase and Sale & Redevelopment Agreement with U.S. Home, LLC a wholly owned subsidiary of Lennar Corporation, for the Howard Commons Parcel in Eatontown 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 Amendment.

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 27, 2022**

**EXHIBIT 3**

**Resolution Regarding  
Sixth Amendment to Purchase and Sale & Redevelopment Agreement for the Dance Hall (Building 552)  
Parcel in the Oceanport Reuse Area**

**WHEREAS**, on August 17, 2016 the Members authorized the execution of the PSARA between FMERA and AP Development Partners, LLC (“APDP”) subsequently assigned to its affiliate, Regional Development Group (“RDG”), and then to The Loft Partnership (“LP” or “Purchaser”), for the Property that contains the Dance Hall (Building 552), Van Kirk Park and an associated parking area located on the Main Post, along Saltzman Avenue and Caren Franzini Way (a.k.a. Brewer Avenue). The Dance Hall is approximately 16,420 sf and occupies a 4.2± acre parcel of land within Fort Monmouth, Oceanport, New Jersey. The PSARA was executed on December 20, 2016; and

**WHEREAS**, pursuant to the terms of the PSARA, LP opted to waive all approvals and closed on the Property on April 4, 2018; from closing, LP was to complete the project within twelve months, on or by May 19, 2019, but because LP was proceeding in good faith toward completion of the project, LP was entitled to a six-month extension of the completion date until November 19, 2019; and

**WHEREAS**, in January 2018, Purchaser requested to expand the scope of the Project to include an approximately ±5,905-square-foot addition, triggering a need for a new MCR application for Major Site Plan approval. The expanded Project increased both the usable space in the facility, as well as the capital investment from approximately \$1,380,000 to approximately \$4,600,000; and

**WHEREAS**, on March 20, 2019, FMERA staff requested and the Board approved the First Amendment to the PSARA which expanded the Project definition to include the ±5,905-square-foot addition, increase the capital investment and provide an additional six (6) month extension until May 19, 2020 for Purchaser to complete the Project; the First Amendment to the PSARA was executed on April 12, 2019; and

**WHEREAS**, the approvals process took longer than anticipated due to third-party delays, including but not limited to numerous requests from approval entities for supplemental information in conjunction with LP’s site plan application, that adversely impacted Purchaser’s timeline; therefore, FMERA staff requested and the Board approved an additional six-month extension until November 19, 2020 for Purchaser to complete the Project, via the Second Amendment to the PSARA, executed May 14, 2020; and

**WHEREAS**, the on-going pandemic caused unforeseen delays requiring additional time to complete the Project, and so FMERA granted an additional five (5) month extension to complete the Project by April 19, 2021 via the Third Amendment to the PSARA, executed on November 19, 2020; and

**WHEREAS**, due to changes to construction financing and continued delays in permitting resulting from the pandemic, Purchaser required additional time to complete the Project and requested one (1) eight (8) month extension to complete the Project by December 19, 2021; on March 17, 2021 on the continuous progress and good faith efforts by the developer the Board approved an extension of the Project Completion Date until December 19, 2021 and the Fourth Amendment to the PSARA was executed on May 7, 2021; and

**WHEREAS**, after numerous pre-construction meetings with potential users and industry professionals, LP determined that the proposed addition to the Project originally approved in the First Amendment would prevent the project from being financially viable and that increased costs in construction materials resulting from COVID-19, could not be reasonably offset by revenue generated at the facility. Staff had determined that reverting to Purchaser’s initial proposed Project and revised capital investment would not impact the Purchaser’s score through the Request for Offers to Purchase evaluation process and this modification, along with a request for a one-hundred

twenty-day (120) extension to complete the Project was approved by the Board at its October 2021 meeting. The Fifth Amendment was executed on November 15, 2021; and

**WHEREAS**, on March 29, 2022, FMERA received email correspondence from LP stating that it has faced several stalled attempts to get water service to the building along with extreme material delivery delays. While the interior of the Project is near completion, LP is still waiting for the delivery of critical materials including doors and finish items required to complete construction and obtain its certificate of occupancy. Exterior work including landscaping is on-going but continues to remain subject to weather conditions. Due to the aforementioned delays, LP requested an additional one hundred and twenty (120) days to complete the project; and

**WHEREAS**, LP notified FMERA staff of the need for additional time to complete the Project ahead of the completion deadline; however, due to FMERA's Board schedule this extension will be applied retroactively, subject to Board approval; and

**WHEREAS**, LP has continued to pursue completion of the Project in good faith and staff has observed the progress of the Project first-hand, through its recent tour of the facility on March 29, 2022. Therefore, staff recommends that the Board approve a modification to the Redevelopment Project and an extension to complete the Project.; and

**WHEREAS**, all other material terms of the PSARA will remain unchanged. The attached Sixth 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 a review as to the form by the Attorney General's Office. The Real Estate Committee reviewed the request and recommends it to the Board for approval.

**THEREFORE, BE IT RESOLVED THAT:**

1. The Authority approves the Sixth Amendment to the Purchase and Sale & Redevelopment Agreement for the Dance Hall (Building 552) Parcel in the Oceanport Reuse Area 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 27, 2022**

**EXHIBIT 4**

**MEMORANDUM**

To: Members of the Board

From: Kara Kopach  
Executive Director

Date: May 18, 2022

Subject: Monthly Status Report

**Summary**

The following are brief descriptions of the Fort Monmouth Economic Revitalization Authority (FMERA) staff's monthly activities which include Treasurer's Report, Update on Utilities and Infrastructure; Update on the Fort Monmouth Redevelopment; Update on Marketing; and Action Items for Next Month.

**Treasurer's Report**

On a quarterly basis, staff compares actual expenditures to the approved budget, as well as projecting out to year-end to monitor spending and ensure the Authority stays on or under budget. FMERA controls spending to the extent possible, until land sales occur, and proceeds are received, at which point we determine which projects in our budget can be completed. As of the end of the 1<sup>st</sup> quarter, FMERA is, and is targeted to remain on or under budget through year-end.

FMERA's independent accounting firm, CliftonLarsonAllen, LLP, completed the 2021 audit and reported their findings to the Audit Committee at their May 11<sup>th</sup> meeting. The auditors issued an unmodified opinion with regard to FMERA's financial statements, which is their highest opinion. The Annual Report and audited financial statements serve as FMERA's Comprehensive Annual Report to meet the requirements of Executive Order No. 37 (2006) and the June 2012 and October 2016 Economic Development Conveyance Agreements with the Army. Based on the Audit Committee's review, the Committee recommended the presentation of the 2021 Comprehensive Annual Report for Board approval the May 18<sup>th</sup> meeting.

**Executive Director's Report**

• **Update on Utilities and Infrastructure**

The facilities, environmental, and site-maintenance team continues to operate to maintain the utility infrastructure to serve our developers, residences, and businesses.

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

- The Group 5 Deed is in draft form at the Army level awaiting the Record of Decision from the Army Corps. of Engineers.

Other projects in process include:

- FMERA & JCP&L have begun discussions regarding the buildout of the downstream 35KVA distribution station.
- The NJDCA funded \$159,325 for the Professional Engineering Services with the Eatontown Sewerage Authority has been transferred for the sewer improvement projects within the Eatontown section of the Fort.

2. **Update on the Fort's Redevelopment**

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

In **Oceanport**, FMERA has closed on the following seventeen properties:

- **Former Patterson Army Hospital** on December 13, 2013, with AcuteCare Systems.

- Officer Housing Parcels on January 13, 2017, with RPM Development, LLC. The company renovated the 116 historic housing units, creating 68 market-rate for sale units, and 48 rental units; twenty percent of the total units are available to low- and moderate-income households.
- Main Post Chapel on February 27, 2017, with Triumphant Life Assembly of God Church who purchased the approximately 16,372 sq. ft. building for use as a house of worship.
- Russel Hall on June 23, 2017, with TetherView Property Management, LLC, a private cloud computing services company who occupies the 40,000 sq. ft. building. Russel Hall currently houses a variety of businesses including tech companies, medical offices, and an architecture firm.
- 13-acre parcel on Murphy Drive on August 16, 2017, where the Borough of Oceanport purchased the property for their new municipal complex.
- Fitness Center on September 26, 2017, enabling Fort Partners Group, LLC, to renovate and expand the facility to emphasize basketball and medically based fitness and wellness programs, and individualized group training and classes.
- Dance Hall parcel on April 4, 2018, to The Loft Partnership, LLC. The developer plans to renovate the Dance Hall as a microbrewery, coffee house, and banquet facility.
- Building 501, on April 24, 2019, with Family Promise of Monmouth County, an approximately 1.7-acre site, via a Legally Binding Agreement (LBA).
- Telecommunications Tower and Land on October 25, 2019, with Global Signal Acquisitions, LLC for an approximately 0.58 parcel of land containing the Telecommunications Tower and adjacent land.
- Squier Hall Complex, on December 18, 2019, with KKF University Enterprises, LLC, an approximately 31-acre site. The developer has secured a commitment from New Jersey City University for use of the site as a satellite campus and anticipates opening in Fall 2020.
- Commissary, Post Exchange (PX) complex, Warehouse District and a 1000 Area Parking parcel, on October 16, 2020, with OPort Partners, LLC. The Commissary/PX parcel shall permit, Food Service, Flex space, Office, R&D and Instructional Schools and Studios. The Warehouse District will permit Flex Space, Medical Office, Office, and Research & Development.
- Marina, on March 22, 2021, with AP Development Partners, LLC, which will continue to operate as a marina/public boat ramp and restaurant.
- Barker Circle, with Barker Circle Partnership, LLC, an approximately 19.5-acre parcel in the historic district which includes the repurposing of buildings 205-208, and 287, as well as the Main Post Firehouse and Kaplan Hall, for residential, office and other commercial uses.
- Lodging Area, on November 24, 2021, with Somerset Development, LLC, a 15-acre site located on Parkers Creek, to be developed with up to 185 new and renovated housing units.

Also in **Oceanport**, FMERA has executed or approved contracts on the following two properties:

- Allison Hall, with Fort Monmouth Business Center, LLC, a 13-acre parcel which includes the reuse of the historic building, as well as retail, office/research & development and open space/recreation uses.
- Nurses Quarters, with RPM Development, LLC for the 24-unit residential complex on Main Street adjacent to the former Patterson Army Hospital.

In **Eatontown**, FMERA has closed on the following three properties:

- Suneagles Golf Course, on December 18, 2020, with Martelli Development, LLC, to maintain and upgrade the existing Golf Course, renovate historic Gibbs Hall, and construct 75 new housing units. Martelli continues to operate the course and restaurant in the interim, so it remains open to the public as the redevelopment progresses.
- New Jersey American Water Tank Parcel, on April 23, 2021, a parcel located on a 3.945-acre tract on the Howard Commons parcel to install a water tank to serve NJAW's needs by providing approximately four acres of land surrounded on two sides by undeveloped preserved forest, a municipal road on another and a fourth side that encompasses soon to be built residential units which will be buffered by trees.
- Eatontown Parks Parcel, on March 7, 2022, with the Borough of Eatontown, a 3.82-acre tract known as the Nicodemus Avenue Park Parcel located on Nicodemus Avenue for active recreation uses.

Also in **Eatontown**, FMERA has executed or approved contracts on the following parcel:

- Building 1123, a former general office building at Avenue of Memories and Wilson Avenue with the Borough of Eatontown for the reuse by the Borough's Department of Public Works.

In **Tinton Falls**, FMERA has closed on the following eight properties:

- Parcel E, on January 13, 2013, with Commvault for the headquarters.
- Building 2525, on February 5, 2016, with Aaski Technologies who leases the building to other tenants for technology and office uses.
- Child Development Center, on March 18, 2016, with Trinity Hall, for the all-girl high school.
- Fort Monmouth Recreation Center and Swimming Pool, on January 6, 2017, with the Monmouth County Park System and being used for programs which include arts & crafts, sports, exercise classes and a variety of amenities including classrooms, gymnasium and a game room.
- Parcel F-3 on February 23, 2017, with the Monmouth County Park System in conjunction with the adjacent Recreation Center and Swimming Pool. Located along Hope Road, the County has expanded its services and public open space amenities currently offered at the Recreation Center.
- Charles Wood Fire Station, on May 22, 2018, transferring the property to Commvault Systems, Inc. for use as corporate office and training space.
- Parcel C with Lennar Corporation, on August 2, 2018, approved for 243 residential units and up to 58,000 sq. ft. of retail development.
- Parcel C1 with Lennar Corporation, on August 2, 2018, planned for 45 new single-family homes.

FMERA has executed contracts on three properties in **Tinton Falls**:

- Fabrications Shops (Pinebrook Road Commerce Center), 45,000 sq. ft. of light industrial and flex office space buildings along Pinebrook Road for sale to Pinebrook Commerce Center, LLC, which is slated to close imminently.
- Parcel F-1 – Myer Center and Building 2705, an approximately 36-acre parcel in Tinton Falls where RWJ Barnabas Health (RWJBH) plans to create a health campus.
- Tinton Falls Commercial Parcel (Pulse Power, Building 2719, and the Pistol Range) with RWJBH for 1) construction of a three-story Medical Office Building anticipated to have be approximately 121,125 GSF; 2) installation of a grid-supply solar energy system; 3) construction of active recreational facilities, including two (2) multi-purpose grass or turf athletic fields, one (1) baseball / softball field, up to five (5) tennis courts, and a field house; 4) passive recreation, including a community walking / nature trail that enhances walkability and interconnectedness of the Tinton Falls section of Fort Monmouth; and 5) open space to benefit the surrounding area.

### 3. Marketing Update

While FMERA remains focused on the continued movement and progress of on-going projects, we're also excited to highlight our progress to-date with the release of our 2021 Annual Report. The report features extensive visual highlights of the Fort's projects, from construction through completion. Following the Board's review and approval at tonight's meeting, the report will be available to the public.

At present, FMERA is advertising the Mega Parcel and is seeking proposals for the redevelopment of an approximately 292-acre property spanning the Boroughs of Eatontown and Oceanport. FMERA has a strong interest in bolstering the innovation economy to create more and better jobs locally, as well as throughout the state, and to further revitalize Fort Monmouth. Proposals are due by noon on June 6, 2022. Please note that the RFOTP process remains open and competitive to all interested parties. Now that the proposal process has begun, any questions must be submitted through our formal Q&A process, as detailed in Section 6.0 of the RFOTP. Once proposals are received, a formal evaluation process will be conducted and all proposals will be evaluated against the included evaluation criteria.

FMERA will be participating in an upcoming panel, Navigating the P3's: Fort Monmouth Redevelopment Redefined, with the Urban Land Institute, featuring speakers from Somerset Development, the Pulte Group, the Loft Partnership & RPM development. We look forward to showcasing our economic impact with other industry professionals.

FMERA staff is presently working a hybrid schedule with our offices open daily. Please visit our website, [www.fortmonmouthnj.com](http://www.fortmonmouthnj.com) and follow us on Instagram at @fortmonmouthnj for our latest updates.

  
Kara Kopach



**ADOPTED  
May 18, 2022**

**Resolution Regarding  
FMERA Board Officers – Secretary**

**WHEREAS**, the Fort Monmouth Economic Revitalization Authority (“FMERA’s”) By-Laws provide that upon the vacancy of any officer of the Authority whether by death, resignation removal or any other cause, the Board may at any meeting elect an officer to fill such vacancy or additional office until the next annual reorganization meeting which is held in September of each year; and

**WHEREAS**, due to the vacancy of FMERA’s Board Interim Chairman on March 8, 2022, and the resignation of FMERA’s Secretary, Bruce Steadman, pending his retirement on June 1, 2022, FMERA staff requests Board approval of the appointment of Kara Kopach to office of Secretary; and

**WHEREAS**, Bruce Steadman issued a written resignation effective May 5, 2022 resigning his position as Secretary. Consequently, the FMERA Board Secretary position has become vacant. Kara Kopach was named FMERA’s Executive Director on May 1, 2022, and currently serves as Treasurer; and

**WHEREAS**, FMERA staff requests Board approval of Ms. Kopach’s appointment as Secretary. By email dated May 13, 2022, Ms. Kopach has conditionally resigned her position of Treasurer pending the Board’s appointment of her as Secretary; and

**WHEREAS**, per FMERA’s By-Laws, all appointments due to vacancies shall serve until the next annual meeting of the Authority and until the election of the officer’s successor; and

**THEREFORE, BE IT RESOLVED THAT:**

1. The Authority approves the appointment of Kara Kopach as the Authority’s Secretary until the election of officers at the next annual meeting.
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: May 18, 2022**

**EXHIBIT 1**

**MEMORANDUM**

TO: Members of the Board

FROM: Regina McGrade  
Assistant Secretary

DATE: May 18, 2022

SUBJECT: FMERA Board Officer - Secretary

**Request**

The Fort Monmouth Economic Revitalization Authority ("FMERA's") By-Laws provide that upon the vacancy of any officer of the Authority whether by death, resignation removal or any other cause, the Board may at any meeting elect an officer to fill such vacancy or additional office until the next annual reorganization meeting which is held in September of each year. Due to the vacancy of FMERA's Board Interim Chairman on March 8, 2022, and the resignation of FMERA's Secretary, Bruce Steadman pending his retirement on June 1, 2022, FMERA staff requests Board approval of the appointment of Kara Kopach to office of Secretary.

**FMERA Board Secretary**

Due to the pending retirement of FMERA's Executive Director and Secretary, Bruce Steadman on June 1, 2022, Bruce Steadman issued a written resignation effective May 5, 2022 resigning his position as Secretary. Consequently, the FMERA Board Secretary position has become vacant. Kara Kopach was named FMERA's Executive Director on May 1, 2022, and currently serves as Treasurer. FMERA staff requests Board approval of Ms. Kopach's appointment as Secretary. By email dated May 13, 2022, Ms. Kopach has conditionally resigned her position of Treasurer pending the Board's appointment of her as Secretary.

Per FMERA's By-Laws, all appointments due to vacancies shall serve until the next annual meeting of the Authority and until the election of the officer's successor.

**Recommendation**

In summary, due to the vacancy in the position of Secretary, FMERA staff requests Board approval of Kara Kopach as the Authority's Secretary until the election of officers at the next annual meeting.

  
Regina McGrade, Assistant Secretary

**ADOPTED  
May 18, 2022**

**Resolution Regarding  
FMERA Board Officers – Treasurer**

**WHEREAS**, the Fort Monmouth Economic Revitalization Authority (“FMERA’s”) By-Laws provide that upon the vacancy of any officer of the Authority whether by death, resignation removal or any other cause, the Board may at any meeting elect an officer to fill such vacancy or additional office until the next annual reorganization meeting which is held in September of each year; and

**WHEREAS**, due to Kara Kopach’s May 13, 2022, conditional termination of her position of Treasurer pending the Board’s approval of her appointment as Secretary, the position of Treasurer has become vacant. Jennifer Lepore, Accounting Manager, currently serves as an Assistant Secretary; and

**WHEREAS**, FMERA staff requests the Board approve the appointment of Jennifer Lepore as Treasurer. By email dated May 13, 2022, Ms. Lepore has conditionally resigned her position as an Assistant Secretary pending the Board’s appointment of her as Treasurer; and

**WHEREAS**, per FMERA’s By-Laws, all appointments due to vacancies shall serve until the next annual meeting of the Authority and until the election of the officer’s successor; and

**THEREFORE, BE IT RESOLVED THAT:**

1. The Authority approves the appointment of Jennifer Lepore as the Authority’s Treasury.
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: May 18, 2022**

**EXHIBIT 2**

**MEMORANDUM**

TO: Members of the Board

FROM: Regina McGrade  
Assistant Secretary

DATE: May 18, 2022

SUBJECT: FMERA Board Officers – Treasurer

**Request**

The Fort Monmouth Economic Revitalization Authority (“FMERA’s”) By-Laws provide that upon the vacancy of any officer of the Authority whether by death, resignation removal or any other cause, the Board may at any meeting elect an officer to fill such vacancy or additional office until the next annual reorganization meeting which is held in September of each year. Due to the vacancy of position of Treasurer, FMERA staff requests Board approval of Jennifer Lepore as Treasurer.

**FMERA Treasurer**

Due to Kara Kopach’s May 13, 2022, conditional termination of her position of Treasurer pending the Board’s approval of her appointment as Secretary, the position of Treasurer has become vacant. Jennifer Lepore, Accounting Manager, currently serves as an Assistant Secretary. FMERA staff requests the Board approve the appointment of Jennifer Lepore as Treasurer. By email dated May 13, 2022, Ms. Lepore has conditionally resigned her position as an Assistant Secretary pending the Board’s appointment of her as Treasurer.

Per FMERA’s By-Laws, all appointments due to vacancies shall serve until the next annual meeting of the Authority and until the election of the officer’s successor.

**Recommendation**

In summary, FMERA staff requests Board approval of the appointment of Jennifer Lepore as the Authority’s Treasury.

  
\_\_\_\_\_  
Regina McGrade, Assistant Secretary

**Resolution Regarding  
FMERA Board Officers – Assistant Secretary**

**WHEREAS**, the Fort Monmouth Economic Revitalization Authority (“FMERA’s”) By-Laws provide that upon the vacancy of any officer of the Authority whether by death, resignation removal or any other cause, the Board may at any meeting elect an officer to fill such vacancy or additional office until the next annual reorganization meeting which is held in September of each year; and

**WHEREAS**, the By-Laws provide for the appointment of one or more Assistant Secretaries. Specifically, the By-Laws state that the Authority may by resolution appoint one or more Assistant Secretaries and provide them with the power to perform any and all duties as Secretary, by request of the Secretary or if they are absent or disabled; and

**WHEREAS**, Regina McGrade, Administrative Manager, currently serves as an Assistant Secretary and will remain as one of the two Assistant Secretaries. Due to Jennifer Lepore’s conditional termination pending the Board’s approval of her appointment as Treasurer via email dated May 13, 2022, a second Assistant Secretary position has become vacant. FMERA staff requests Board approval of Laura Drahushak, Director of Legal Affairs, as an Assistant Secretary; and

**WHEREAS**, per FMERA’s By-Laws, all appointments due to vacancies shall serve until the next annual meeting of the Authority and until the election of the officer’s successor; and

**THEREFORE, BE IT RESOLVED THAT:**

1. The Authority approves the appointment of Laura Drahushak as a second Assistant Secretary.
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: May 18, 2022**

**EXHIBIT 3**

**MEMORANDUM**

TO: Members of the Board

FROM: Regina McGrade  
Assistant Secretary

DATE: May 18, 2022

SUBJECT: FMERA Board Officers – Assistant Secretary

**Request**

The Fort Monmouth Economic Revitalization Authority (“FMERA’s”) By-Laws provide that upon the vacancy of any officer of the Authority whether by death, resignation removal or any other cause, the Board may at any meeting elect an officer to fill such vacancy or additional office until the next annual reorganization meeting which is held in September of each year. Due to the vacancy of position of Assistant Secretary, FMERA staff requests Board approval of Laura Drahushak as a second Assistant Secretary.

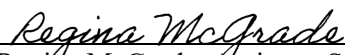
**Assistant Secretaries**

The By-Laws provide for the appointment of one or more Assistant Secretaries. Specifically, the By-Laws state that the Authority may by resolution appoint one or more Assistant Secretaries and provide them with the power to perform any and all duties as Secretary, by request of the Secretary or if they are absent or disabled. Regina McGrade, Administrative Manager, currently serves as an Assistant Secretary and will remain as one of the two Assistant Secretaries. Due to Jennifer Lepore’s conditional termination pending the Board’s approval of her appointment as Treasurer via email dated May 13, 2022, a second Assistant Secretary position has become vacant. FMERA staff requests Board approval of Laura Drahushak, Director of Legal Affairs, as an Assistant Secretary.

Per FMERA’s By-Laws, all appointments due to vacancies shall serve until the next annual meeting of the Authority and until the election of the officer’s successor.

**Recommendation**

In summary, FMERA staff requests Board approval of the appointment of Laura Drahushak as a second Assistant Secretary.

  
\_\_\_\_\_  
Regina McGrade, Assistant Secretary

**Resolution Regarding  
Reinstatement and First Amendment to the Purchase and Sale & Redevelopment Agreement with RWJ  
Barnabas Health, Inc. for the Tinton Falls Commercial Parcel in Tinton Falls**

**WHEREAS**, the Tinton Falls Commercial Development Parcel is an approximately 31.25± acre parcel of land containing twelve structures located at Pearl Harbor Avenue and Pinebrook Road in the Tinton Falls Reuse Area of the Charles Wood Area of the Fort (the “Property”), and on August 27, 2021, the Members authorized the execution of the PSARA between FMERA and RWJ Barnabas for the Property. The PSARA was executed on October 25, 2021; and

**WHEREAS**, pursuant to the terms of the PSARA, RWJ Barnabas will pay Five Million One Hundred Thousand (\$5,100,000) Dollars for the Parcel and Purchaser’s total Capital Investment is estimated at One Hundred Million Dollars (\$100,000,000); and.

**WHEREAS**, the Project shall consist of the demolition of existing improvements and the redevelopment of the parcel as described in the attached memorandum; and

**WHEREAS**, pursuant to the PSARA, the Due Diligence Period was to run for one hundred and twenty days from the later to occur of 1) the PSARA execution date, or 2) the date on which FMERA delivers to Purchaser a Boundary Survey and may be extended for two additional thirty-day periods, if necessary, to complete environmental investigations; and

**WHEREAS**, Purchaser’s initial Due Diligence period expired on February 25, 2022; by way of a letter dated February 21, 2022, Purchaser requested and was granted the first thirty-day extension; and.

**WHEREAS**, on March 24, 2022, Purchaser requested and was granted the second additional thirty-day extension until April 27, 2022; and

**WHEREAS**, as environmental testing had not yet been completed and Purchaser’s Due Diligence Period was set to expire, Purchaser issued a letter on April 27, 2022, conditionally terminating the PSARA and requesting that the staff seek Board approval for an extension to the Due Diligence Period; and

**WHEREAS**, due to the complexity of the site investigation and the time required to analyze the environmental data, FMERA staff recommends the Board approve the reinstatement of the PSARA and an extension to the Due Diligence Period for ninety days or until July 26, 2022, as well as to permit upon written approval of FMERA an additional ninety-day extension if necessary to complete environmental investigations provided Purchaser is proceeding diligently and in good faith; and

**WHEREAS**, all other material terms of the PSARA will remain unchanged. Attached in substantially final form is the Reinstatement and First Amendment to the PSARA between FMERA and RWJ Barnabas. The final terms of the Reinstatement and First Amendment to the PSARA are subject to the approval of FMERA’s Executive Director and a review as to the form by the Attorney General's Office; and

**WHEREAS**, 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 Reinstatement and First Amendment to the Purchase and Sale & Redevelopment Agreement with RWJ Barnabas Health, Inc. for the Tinton Falls Commercial Parcel in Tinton Falls to extend the Due Diligence Period until July 26, 2022 and provide for an additional ninety extension if necessary to complete environmental investigations.

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: May 18, 2022**

**EXHIBIT 4**



**MEMORANDUM**

**TO:** Members of the Board

**FROM:** Kara Kopach  
Executive Director

**RE:** Reinstatement and First Amendment to the Purchase and Sale & Redevelopment Agreement with RWJ Barnabas Health, Inc. for the Tinton Falls Commercial Parcel in Tinton Falls

**DATE:** May 18, 2022

**Request**

I am requesting that the Board approve the execution of a Reinstatement and First Amendment to the Purchase and Sale Agreement & Redevelopment Agreement (“PSARA”) with RWJ Barnabas Health, Inc. (“RWJ Barnabas” or “Purchaser”) for the Tinton Falls Commercial Parcel in Tinton Falls providing for an extension to the Due Diligence, as defined in the PSARA.

**Background**

The Tinton Falls Commercial Development Parcel is an approximately 31.25± acre parcel of land containing twelve structures (Buildings 2627, 2628, 2629, 2630, 2631, 2632, 2704, 2707, 2709, 2710, 2629, and 2719) located at Pearl Harbor Avenue and Pinebrook Road in the Tinton Falls Reuse Area of the Charles Wood Area of the Fort (the “Property”). On August 27, 2021, the Members authorized the execution of the PSARA between FMERA and RWJ Barnabas for the Property. The PSARA was executed on October 25, 2021.

Pursuant to the terms of the PSARA, RWJ Barnabas will pay Five Million One Hundred Thousand (\$5,100,000) Dollars for the Parcel. The Purchaser’s total Capital Investment is estimated at One Hundred Million Dollars (\$100,000,000).

The Project shall consist of the demolition of existing improvements, and 1) construction of a three-story Medical Office Building anticipated to be approximately 121,125 GSF; 2) installation of a grid-supply solar energy system which ground-mounted systems shall not to exceed 20% of the developable acreage and shall be placed at the back of the site and not front on Pinebrook Road or Pearl Harbor Avenue; 3) construction of active recreational facilities, including two (2) multi-purpose grass or turf athletic fields, one (1) baseball/softball field, up to five (5) tennis courts, and a field house; 4) passive recreation, including a community walking/nature trail that enhances walkability and interconnectedness of the Tinton Falls section of Fort Monmouth; and 5) open space to benefit the surrounding area. Additionally, the Purchaser shall design, fund and construct a roadway across the Property connecting Pearl Harbor Avenue and Satellite Road to provide access to and from the Fabrication Shops parcel located southeast of the Property within fifteen (15) months of closing on the Property. A Deed restriction (the “Open Space Deed Restriction”) for the benefit of FMERA preserving public access to the passive recreation and open space shall be recorded at Closing.

The Purchaser covenants to create three hundred (300) part-time and/or full-time jobs within twelve (12) months of the Completion of the Project completion or pay a penalty of \$1,500 for each job not created.



Pursuant to the PSARA, the Due Diligence Period was to run for one hundred and twenty (120) days from the later to occur of 1) the PSARA execution date, or 2) the date on which FMERA delivers to Purchaser a Boundary Survey and may be extended for two (2) additional thirty (30) day periods, if necessary, to complete environmental investigations.

**Reinstatement and First Amendment to the PSARA**

Purchaser's initial Due Diligence period expired on February 25, 2022. By way of a letter dated February 21, 2022, Purchaser requested and was granted the first thirty-day extension. On March 24, 2022, Purchaser requested and was granted the second additional thirty-day extension until April 27, 2022.

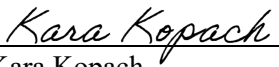
As environmental testing had not yet been completed and Purchaser's Due Diligence Period was set to expire, Purchaser issued a letter on April 27, 2022, conditionally terminating the PSARA and requesting that the staff seek Board approval for an extension to the Due Diligence Period.

Due to the complexity of the site investigation and the time required to analyze the environmental data, FMERA staff recommends the Board approve the reinstatement of the PSARA and an extension to the Due Diligence Period for ninety (90) days or until July 26, 2022, as well as to permit upon written approval of FMERA an additional ninety (90) day extension if necessary to complete environmental investigations provided Purchaser is proceeding diligently and in good faith.

All other material terms of the PSARA will remain unchanged. Attached in substantially final form is the Reinstatement and First Amendment to the PSARA between FMERA and RWJ Barnabas. The final terms of the Reinstatement and First Amendment to the PSARA are subject to the approval of FMERA's Executive Director and a review as to the form by the Attorney General's Office. The Real Estate Committee has reviewed the request and recommends it to the Board for approval.

**Recommendation**

In summary, I am requesting the Board approve of the Reinstatement and First Amendment to the Purchase and Sale & Redevelopment Agreement with RWJ Barnabas Health, Inc. for the Tinton Falls Commercial Parcel in Tinton Falls to extend the Due Diligence Period until July 26, 2022 and provide for an additional ninety (90) extension if necessary to complete environmental investigations.

  
Kara Kopach

Prepared by: Laura Drahushak & Regina McGrade

Attachment: Reinstatement and First Amendment to the Purchase and Sale & Redevelopment Agreement

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

**THIS REINSTATEMENT AND FIRST AMENDMENT TO PURCHASE AND SALE AGREEMENT AND REDEVELOPMENT AGREEMENT (“First Amendment”)**, made and entered into as of this \_\_\_\_ day of May 2022, by and between **FORT MONMOUTH ECONOMIC REVITALIZATION AUTHORITY** (“Seller” or “FMERA”), 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 **RWJ BARNABAS HEALTH, INC.**, (“Purchaser” or “RWJ”), a not-for-profit corporation of the State of New Jersey, whose address is 95 Old Short Hills Road, West Orange, New Jersey 07052. Seller and Purchaser are collectively referred to herein as the “Parties”.

**WHEREAS**, the Seller and Purchaser have heretofore entered into a certain Purchase and Sale Agreement and Redevelopment Agreement dated as of October 25, 2021 ( the “Agreement”), whereby Seller agreed to sell and Purchaser agreed to purchase and redevelop an approximately 31.25 acre parcel of land within Fort Monmouth, Tinton Falls, New Jersey consisting of twelve structures including Buildings 2627, 2628, 2629, 2704, 2630, 2631, 2632, 2707, 2709, 2710, 2713 and 2719 located on Pearl Harbor Avenue and Pinebrook Road (collectively, the “Property”); and

**WHEREAS**, Purchaser proposed to demolish the existing improvements, and construct a three-story Medical Office Building, install a grid-supply solar energy system with ground-mounted systems that shall not to exceed 20% of the developable acreage, to construct active recreational facilities and passive recreation amenities, and to design, fund and construct a roadway across the Property connecting Pearl Harbor Avenue and Satellite Road with a capital investment of One Hundred Million Dollars (\$100,000,000); and

**WHEREAS**, the Purchaser’s Due Diligence Period was to expire on April 27, 2022; and

**WHEREAS**, Purchaser issued a letter dated April 27, 2022, conditionally terminating the Agreement, a copy of which is attached hereto **as Exhibit A**; and

**WHEREAS**, Purchaser has requested, and Seller has agreed, to provide for a reinstatement of the Agreement and a modification to the Due Diligence Period.

**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. The recitals set forth above are hereby incorporated herein as set forth in full in the body of this Reinstatement and First Amendment (“First Amendment”). Capitalized terms used but not otherwise defined shall have the respective meanings ascribed to such terms in the Agreement.

2. Reinstatement and Renewal. The Agreement is hereby reinstated, as if it was never terminated and modified only as to the limited terms provided in this First Amendment, all other terms and conditions of the Agreement remain in full force and effect.
3. Due Diligence Period. Section 2(w) of the Agreement is hereby amended and modified to provide that:
  - a. The Due Diligence Period is extended by ninety (90) days or until July 26, 2022. The Due Diligence Period may be extended with the written approval of FMERA for an additional ninety (90) day extension if necessary to complete environmental investigations provided Purchaser is proceeding diligently and in good faith.
4. 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.
5. 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.
6. Governing Law. This First Amendment shall be governed by the laws of the State of New Jersey.
7. 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 First 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:

\_\_\_\_\_  
Kara Kopach,  
Executive Director

WITNESS:

RWJ BARNABAS HEALTH, INC.,  
REDEVELOPER

\_\_\_\_\_

By:

\_\_\_\_\_  
William Cuthill, Senior Vice President,  
Facilities Management and Construction

**Resolution Regarding  
Approval of Fort Monmouth Economic Revitalization Authority 2021 Comprehensive Annual Report**

**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 Authority selected its independent auditors, CliftonLarsonAllen LLP, pursuant to Executive Order No. 122 (McGreevey); and

**WHEREAS**, the Authority's independent auditors audited and accepted the Authority's financial statements for January 1, 2021 to December 31, 2021 and issued an unmodified opinion regarding the financial statements; and

**WHEREAS**, the certification and accompanying financial statements have been executed by the Executive Director and the Accounting Manager confirming that FMERA has followed its standards, procedures and internal controls; and

**WHEREAS**, on May 11, 2022, per its Charter as well as section 9 of Executive Order 122 (2004), the Audit Committee reviewed the draft comprehensive annual report, including the 2021 audited financial statements prior to release and considered the relevancy, accuracy and completeness of the information presented. Also, pursuant to Executive Order 122 (2004), the independent auditor met with the Audit Committee, where it was reported that the financial audit resulted in no negative findings or internal control deficiencies. Subsequent to its review of the report, the Committee recommended that the report be presented to the Board for approval; and

**WHEREAS**, pursuant to Executive Order No. 37 (Corzine) the Authority is required to submit its Comprehensive Annual Report for review from its Members; and

**WHEREAS**, the Audit Committee has reviewed the 2021 Comprehensive Annual Report and recommends it to the Board for approval.

**THEREFORE, BE IT RESOLVED THAT:**

1. The Members of the Authority approve the Authority's 2021 Comprehensive Annual Report and approve submitting the Report to the Governor's Authorities Unit, the United States Department of the Army and posting it on the Authority's website.
2. The Executive Director and/or any individual authorized to execute documents pursuant to the Operating Authority is authorized to do and perform all acts necessary to effectuate the above.
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.

**Dated: May 18, 2022**

**EXHIBIT 5**

**MEMORANDUM**

**TO:** Members of the Board

**FROM:** Kara Kopach  
Executive Director

**RE:** 2021 Comprehensive Annual Report

**DATE:** May 18, 2022

**Request**

I am requesting that the Board approve the Authority's 2021 Comprehensive Annual Report, as required under Executive Order No. 37 (2006) and the June 2012 Phase 1 and October 2016 Phase 2 Economic Development Conveyance ("EDC") agreements with the Army.

**Background**

The Authority presents the Annual Report of accomplishments and activities in support of the revitalization and redevelopment of Fort Monmouth. To meet the requirements of Executive Order No. 37 (2006), the Annual Report is combined with the audited financial statements and serves as FMERA's comprehensive annual report for 2021.

Per the EDC agreements, FMERA is required to submit annual financial statements to the United States Department of the Army, certified by an independent Certified Public Accountant (CPA) that account for the annual gross and net revenues received by FMERA from all sales and leases, or equivalent use of the Phase 1 and 2 parcels and the reinvestment of EDC proceeds during the conveyance period.

The audited financial statements for the year ended December 31, 2021 were prepared by FMERA staff pursuant to Generally Accepted Accounting Principles for a government entity. The financial statements include information for operational and EDC activities. The independent accounting firm of CliftonLarsonAllen LLP has issued an unmodified opinion with regard to the 2021 financial statements which is its highest opinion.

On May 11, 2022, per its Charter, as well as section 9 of Executive Order 122 (2004), the Audit Committee reviewed the draft comprehensive annual report, including the 2021 audited financial statements prior to release and considered the relevancy, accuracy and completeness of the information presented. Also, pursuant to Executive Order 122 (2004), the independent auditor met with the Audit Committee, where it was reported that the financial audit resulted in no negative findings or internal control deficiencies. Subsequent to its review of the report, the Committee recommended that the report be presented to the Board for approval.

Under Executive Order No. 37 (2006), the Authority is required to obtain approval of a comprehensive annual report from its Board. Upon approval, the report will be posted on the Authority's website and submitted to the Governor's Authorities Unit and the United States Department of the Army.

The Audit Committee has reviewed the 2021 Comprehensive Annual Report and recommends it to the Board for approval.

**Recommendation**

In summary, I am requesting that the Board approve the 2021 Comprehensive Annual Report as required under Executive Order No. 37 (2006) and the June 2012 and October 2016 EDC agreements with the Army in order to submit the report to the Governor's Authorities Unit and the United States Department of the Army, and post to the Authority's website.

  
Kara Kopach

Attachments: 2021 Comprehensive Annual Report  
Prepared by: Jennifer Lepore





# 2021 ANNUAL REPORT

FORT MONMOUTH ECONOMIC REVITALIZATION AUTHORITY



# CHAIRMAN'S MESSAGE

IN MEMORIAM

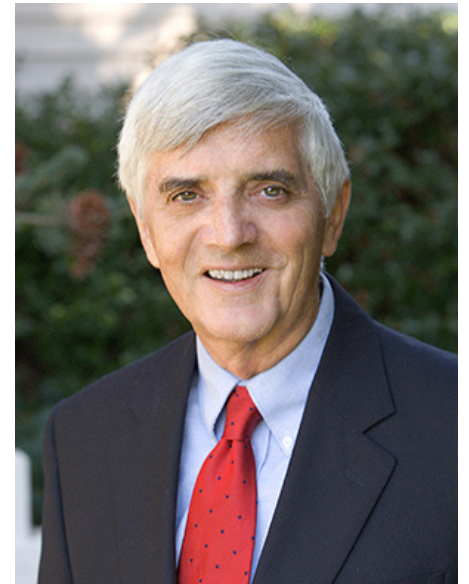
Dr. Robert Lucky, Fort Monmouth Economic Revitalization Authority (FMERA) Board Member, who served as Vice Chairman and Interim Chairman, passed away on March 11, 2022. The FMERA staff was deeply saddened by his passing, as were his fellow board members. In place of his annual Chairman's Letter, we offer the following tribute to him and his memory:

Bob Lucky was many things: inventor, author, lecturer, technical expert, manager, business leader, famous, published, renown, father, grandad...FMERA board member and Interim Chairman.

In many ways, he was the glue that held together the predecessor organization to FMERA, the Fort Monmouth Economic Revitalization Planning Authority (FMERPA); and with the help of Lillian Burry and others, paved the way through countless meetings, public hearings, and iterations to arrive at the Fort Monmouth Reuse and Redevelopment Plan from which FMERA's mission is taken. That was 15 years ago. He never pulled back or shrank from his important roles with FMERA, and he was always ready to help.

He was full of good ideas, outside the box thinking, a keen observer of life and earth's inhabitants, and always willing to listen. He was a great sounding board for ideas and possible courses of action; willing to share his opinions but never autocratic or close-minded. The FMERA staff will miss those many discussions we had with him.

Despite his successes, his fame, his inventions, the books, articles, presentations, world-wide travel, and the trappings of the technological greatness that he accumulated and deserved, he never, ever wore those things on his sleeve. He was a kind, respectful, pleasant man, with a great sense of self-deprecating humor, who truly enjoyed being a part of our team.



We will miss his calm and folksy style of chairing the FMERA meetings. We will miss his astute and straightforward, but respectful, way of sizing up a situation, and we will miss his kindness. The FMERPA and FMERA missions are alive and well in large part to Dr. Lucky's many hours of work and thought, clear thinking, and help.

Thank you, Bob, for everything. The FMERA staff salutes your memory and your contributions to the redevelopment of Fort Monmouth.

*Bruce Steadman*

Bruce Steadman | Executive Director  
Fort Monmouth Economic Revitalization Authority





# ABOUT FMERA

FORT MONMOUTH ECONOMIC REVITALIZATION AUTHORITY

On August 17, 2010, the Fort Monmouth Economic Revitalization Authority Act, P.L. 2010, c. 51, was signed into law, creating the Fort Monmouth Economic Revitalization Authority (FMERA) to provide investment, continuity, and economic growth to the communities impacted by the federal government's decision to close Fort Monmouth. FMERA replaced the Fort Monmouth Economic Revitalization Planning Authority (FMERPA) and is charged with advancing that entity's plan for reuse and redevelopment of the 1,126 acres of real estate that span parts of Eatontown, Oceanport, and Tinton Falls.

Fort Monmouth had been a key economic driver in Monmouth County and New Jersey since it was established in 1917 as Camp Little Silver. According to a 2008 report completed by the New Jersey Department of Labor and Workforce Development, the closing of Fort Monmouth represented the loss of 5,638 direct jobs and approximately 16,000 indirect jobs in the region. The report also found that more than one-

In June 2011, the U.S. Department of Housing and Urban Development (HUD) approved the Reuse Plan and the Housing Assistance Submission, which were completed and approved under the auspices of FMERPA and submitted to HUD in September 2008.

Pursuant to its enabling statute, FMERA is empowered to enter into a designated redevelopment agreement with the New Jersey Economic Development Authority (NJEDA) and into redevelopment agreements with public or private redevelopers; adopt land use, development and design guidelines in coordination with the impacted communities; provide and maintain utilities, streets, roads, and other infrastructure; undertake redevelopment activities; and implement revenue-raising measures for the benefit of redevelopment.



FORT MONMOUTH MAIN POST



FORT MONMOUTH CHARLES WOOD

third of the Fort's employees were engineers and scientists.

As such, the 20-year Reuse and Redevelopment Plan (Reuse Plan) for Fort Monmouth, created by FMERPA, emphasizes the expeditious creation of jobs and encourages economic growth in the region. The plan strives to balance development with the protection and enrichment of natural resources, while also honoring the rich history of the Fort.

The mix of land uses proposed in the plan is deliberately broad to help accelerate redevelopment and provide for the creation of a diverse range of jobs and housing types in order to meet the needs of a demographically diverse population in a competitive and changing marketplace. The inclusion of office, research and development (R&D), business services, light manufacturing, retail, housing, homeless accommodations, and civic space reflects the overarching commitment to fulfill the region's short-, medium-, and long-term development goals and provide broad-based economic opportunity.

FMERA is governed by a 13-member Board. The Board includes nine voting members consisting of three public members appointed by the Governor, one ex-officio member of the Executive Branch appointed by the Governor, the mayors of Eatontown, Tinton Falls, and Oceanport, one member of the Monmouth County Board of County Commissioners, and the Chair of the NJEDA. The Commissioners of the New Jersey Departments of Labor and Workforce Development, Environmental Protection, Community Affairs, and Transportation serve as ex-officio, non-voting members of the board.

Local participation on the Board results in a broad representation of town, county, and state interests. Further, the FMERA law requires that five of the nine voting members be residents of Monmouth County. The general public and relevant New Jersey departments and agencies round out the collaborative effort, ensuring a process that balances the needs and interests of all affected stakeholders.



# ABOUT FMERA

FORT MONMOUTH ECONOMIC REVITALIZATION AUTHORITY

In May 2012, FMERA took a historic step in the Fort's redevelopment with the signing of a Phase 1 Economic Development Conveyance (EDC) Agreement outlining the transfer process for the first 500+ acres of the property from the U.S. Army to the Authority. The Phase 1 EDC Agreement, approved by the FMERA Board in April 2012, is the overarching agreement between the Army and FMERA, laying out the process by which the Phase 1 properties were transferred.

FMERA engaged in an extensive negotiation process with the Army to establish the terms of the Phase 1 EDC Agreement which encompasses the first phase of a two-phased process for the property transfer. Phase 1 consists of Charles Wood, and three parcels on the Main Post, which were transferred to FMERA in 2014. Phase 1 parcels include the Golf Course, Howard Commons, Marina, Clinic parcel, Parcel E, Parcel F, Parcel C, Parcel C1, and Parcel B – all totaling just over 500 acres.

In 2016, following extensive negotiations, FMERA purchased the balance of the Fort from the U.S. Army.



## OUR 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.”



## DISCOVER

FMERA PROPERTY SALES IN 2021

Formerly a part of the Howard Commons property, [New Jersey American Water \(NJAW\)](#) purchased the Water Tank Parcel from FMERA to build an approximately two-million-gallon storage tank to better serve the surrounding community. The Water Tank Parcel is uniquely suited to serve NJAW's needs by providing approximately four acres of land surrounded on two sides by undeveloped preserved forest, a municipal road, and a parcel that is slated for residential development, which will be buffered by trees. As NJAW serves as the sole source water provider in the Tinton Falls/Eatontown/Oceanport area, this tank will positively impact Fort Monmouth's redevelopment efforts, as well as the larger region.



**NJAW TANK PARCEL**  
WATER TANK PROJECT





# DISCOVER

FMERA PROPERTY SALES IN 2021



Barker Circle is an approximately 20-acre site that includes seven buildings, including four that functioned as barracks, as well as Kaplan Hall, the former Army Communications-Electronics Command Museum, and the Main Post Fort Monmouth Firehouse. The property is located along Avenue of Memories and Oceanport Way in Oceanport, within the Fort Monmouth National Register Historic District.

## BARKER CIRCLE

BARRACKS, FIRE STATION, & KAPLAN HALL MUSEUM

**Barker Circle Partnership, LLC (BCP)** bought the Barker Circle site for \$4.85 million after being selected as the most qualified proposer for the property. The developer's plans for Barker Circle include 75 residential units in four barracks buildings, one office building, and a restaurant and arts-related uses in the Firehouse and Kaplan Hall, respectively. All seven buildings will be adaptively reused and are subject to New Jersey's state historic preservation covenants.

While the project is still undergoing renovation, the office building is now open and operating as Oceanport Worx. Oceanport Worx is a brand-new flexible office experience located in one of the historic barracks buildings.



“

The redevelopment of Barker Circle will not only provide premium residential units to a community that is experiencing high demand, but will also generate critical tax revenue for the Borough of Oceanport. It will activate one of the premium sites that once served as a destination for visitors and those stationed at Fort Monmouth.

- FMERA Executive Director Bruce Steadman

”

## PROJECT SNAPSHOT



ARTS



OFFICE



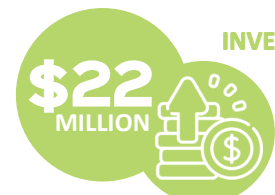
RESIDENTIAL



RESTAURANT



JOB CREATION



INVESTMENT



**Somerset Development (Somerset)**, developer of Bell Works in Holmdel, purchased the former Fort Monmouth Lodging Area for \$15.3 million. The 15-acre property includes eight buildings, two of which are listed in the National Register of Historic Places.

**Somerset** has partnered with the **PulteGroup (Pulte)** for the creation of a new, world-class neighborhood in Oceanport.

## PARKERS CREEK

WATERFRONT LUXURY TOWNHOMES

**Somerset's** designs are based on the principles of smart growth, traditional neighborhood design, and interactive community living, which are all highly complementary to FMERA's recently completed projects and those in the pipeline.

This project includes the renovation of two historic buildings on the site (Building 270 and Building 271) for apartments and construction of new, luxury townhomes adjacent to Oceanport Creek. **Somerset & Pulte** will construct 144 new market rate units and adaptively reuse two historic buildings for 36 affordable units. The overall vision is a pedestrian-friendly community, featuring a scenic waterfront promenade along the property's northern boundary.



## PROJECT SNAPSHOT



JOB CREATION



INVESTMENT



RESIDENTIAL

“PulteGroup and Somerset Development have partnered on several award-winning communities in recent years, bringing some of the most transformative real estate projects to life throughout New Jersey. We are confident this neighborhood will not only be a point of pride for the community, but also for our future residents.”

- PulteGroup VP of Acquisitions Corey Wescoe





The Marina at Oceanport opened at the former Fort Monmouth marina nearly six years ago under an operator's agreement between the FMERA and the restaurant owner, Mario Criscione of **Asbury Park Development Partners (APDP)**.

Since its opening, patrons have been flocking to the waterfront restaurant and bar, which occupies the renovated marina building formerly operated by Fort Monmouth. In 2018, the FMERA

## THE MARINA

WATERFRONT RESTAURANT, BAR, & BOAT SLIPS

Board approved a contract with APDP for the sale of the marina parcel, which was transferred to **APDP** in March 2021.

There is indoor seating for approximately 52 patrons at tables and a bar inside the restaurant, as well as outdoor seating overlooking the water for another 60 patrons. For those looking to "dock and dine," the restaurant has boat slips available at its easternmost piers, closest to the public boat launch. The Marina also offers a broad array of entertainment, including trivia night, karaoke, and live music.

During the pandemic, the Marina leveraged its extensive outdoor area to offer tented, outdoor seating for approximately 60 diners, equipped with heaters and expanded their outdoor dining experience to include dog-friendly dining tables with umbrellas.



## PROJECT SNAPSHOT



RESTAURANT



MARINA



JOB CREATION



INVESTMENT

The sale of the Marina brings another excellent business to the Borough of Oceanport and contributes to our vision for a walkable community, complete with amenities that will contribute to an appealing quality of life at Fort Monmouth and the community at large.

- FMERA Executive Director Bruce Steadman



# IN THE PIPELINE

## PROJECTS IN DEVELOPMENT OR NEGOTIATIONS

### FABRICATION SHOPS ► TINTON FALLS

**Pinebrook Road Commerce Center, LLC (PCC)** agreed to purchase the Fabrication Shops parcel – a five-acre parcel containing eight buildings and an adjoining 1.5-acre lot for use as parking and storage space.

PCC plans to convert the Fabrication Shops into a multi-tenant business park, one of the many sites on the Fort that will encourage businesses to open and grow in Monmouth County.



ALLISON HALL PARCEL

### ALLISON HALL ► OCEANPORT

The FMERA Board approved a PSARA with **TetherView** in 2018 for the sale and renovation of historic Allison Hall. **TetherView** will develop the parcel for office, retail, and commercial uses, and may opt to incorporate a waterfront restaurant and boutique hotel.

The planned redevelopment of the Allison Hall parcel, offering a mix of neighborhood amenities and a walkable shopping cluster, will serve as a complement to the newly inhabited East Gate residences, formerly known as Officer's Housing. **TetherView** will also construct a 12-foot-wide promenade along Parkers Creek, linking the development to the west with Oceanport Avenue. This walkway is one of several planned multi-purpose trails intended to link the business and amenities throughout the Main Post and promote connectivity within the greater Fort Monmouth community.

**TetherView's** planned capital investment is \$14 million.

### PARKS PARCEL ► EATONTOWN

In keeping with its mission to preserve open space across the Fort, FMERA approved the sale of a 3.8-acre parcel to the **Borough of Eatontown** for use as a new municipal park and recreation site through its Local Benefit Use process. The Borough will clear the property of its existing structures and improve the property for public use and enjoyment.

### EATONTOWN DPW (BUILDING 1123) ► EATONTOWN

Through its Local Benefit Use process, FMERA approved the sale of a 7.5-acre parcel in the **Borough of Eatontown** for use as the municipality's new Department of Public Works site. The Borough will renovate Building 1123 and plan for supportive administrative uses on-site.

### THE MYER CENTER ► TINTON FALLS

FMERA collaborated with the **New Jersey Economic Development Authority (NJEDA)** to arrange for the demolition of the approximately 672,000-square-foot Myer Center by woman-owned Tricon Enterprises, Inc. of Keyport. The clearing of these approximately 36 acres on the Fort have encouraged the sale and ultimate redevelopment of this site in Tinton Falls.

In 2018, **Robert Wood Johnson Barnabas Health (RWJBH)** submitted an unsolicited offer to the **NJEDA** to purchase the property, where RWJBH intends to develop a health campus which is currently anticipated to include an Ambulatory Care Center, a medical office



MYER CENTER DEMOLITION

building, a Cancer Institute of New Jersey Cancer Center, a System Business Office, and campus space for future medical and health facilities.

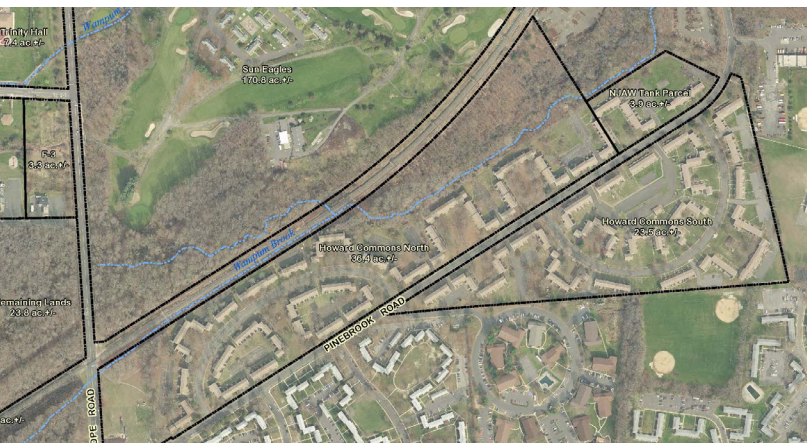
Following **NJEDA** Board approval, the FMERA Board subsequently approved the execution of an Agreement to Assign the Purchase and Sale Agreement between FMERA and **RWJBH**. In October 2021, **RWJBH** executed a Redeveloper's Agreement to complete the project.





# IN THE PIPELINE

## PROJECTS IN DEVELOPMENT OR NEGOTIATIONS



HOWARD COMMONS

### HOWARD COMMONS ► EATONTOWN

On December 29, 2014, FMERA publicly advertised an RFOTF for approximately 63.67 acres of land and improvements located in the Charles Wood Area of Fort Monmouth known as the Howard Commons Parcel. The property is slated for redevelopment as a residential community with a limited commercial component. Facing environmental challenges, this property has taken a number of years to come to contract and is now under contract with the only remaining bidder on the property, **Lennar**. The selected potential purchaser is a well-known home builder, with a track record of nationwide and Fort-wide success in the residential and commercial markets. The site will boast 275 brand new residential units and will remove all existing blight.

### NURSES QUARTERS ► OCEANPORT

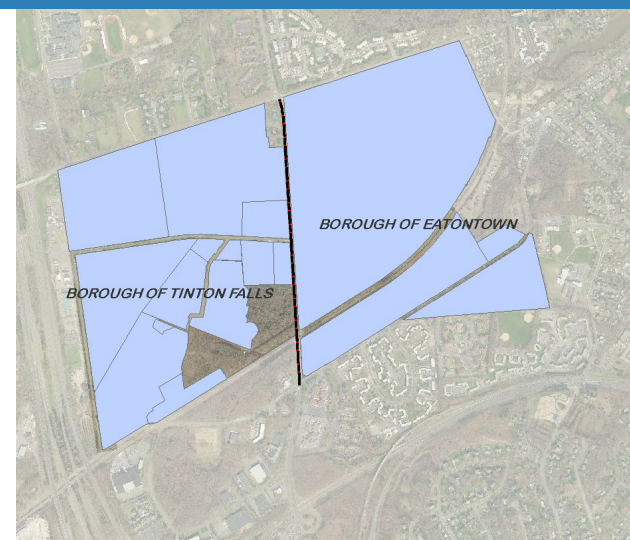
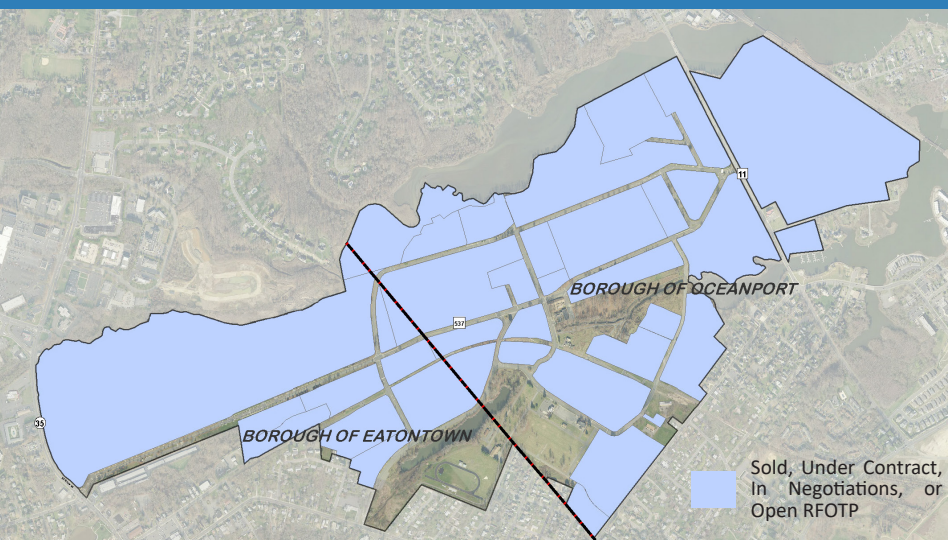
Formerly used to house the Patterson Army Hospital staff, the Nurses Quarters is slated to find new life. The property consists of an approximately 3.8-acre parcel of land containing Buildings 1077 and 1078 located on Main Street and Stephenson Avenue in the Main Post Area of Fort Monmouth. The Nurses Quarters were built in 1962 and include 24 residential units.

Under the terms of the January 2020 PSARA, developer **RPM** plans to revitalize and reuse 24 units within the existing buildings and construct 10 additional single-family townhomes along Main Street. RPM expects to invest approximately \$6.7 million in the project.



NURSES QUARTERS

## 86% OF THE FORT IS IN ACTIVE REDEVELOPMENT



*This report includes "Project Snapshots," highlighting the economic impact of our redevelopment efforts. Please note that job creation and capital investment values are approximate only, based on contractual obligations as well as projected values. Jobs reflected may include a combination of temporary, part-time, and/or full-time positions.*





# TRANSFORM

CONSTRUCTION & COMPLETION HIGHLIGHTS



## SUNEAGLES

Suneagles Golf Course, Gibbs Hall, & Housing



### PROJECT SNAPSHOT



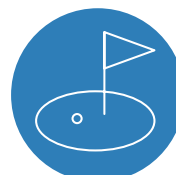
JOB CREATION



INVESTMENT



RESTAURANT



RECREATION



EVENTS



RESIDENTIAL





# TRANSFORM

CONSTRUCTION & COMPLETION HIGHLIGHTS



## AASKI TECHNOLOGY

DEFENSE CONTRACTOR

### PROJECT SNAPSHOT



25



JOB CREATION

\$500  
THOUSAND



INVESTMENT



TECHNOLOGY

### PROJECT SNAPSHOT

10



JOB CREATION

\$500  
THOUSAND



INVESTMENT



CIVIC



## TRIUMPHANT LIFE

CHAPEL



# TRANSFORM

CONSTRUCTION & COMPLETION HIGHLIGHTS



## THE BASELINE

MULTI-USE OF FORMER COMMISSARY  
NEW OFFICE & FLEX SPACE



## PROJECT SNAPSHOT



JOB CREATION



INVESTMENT



FOOD & CRAFT  
PRODUCTION



INNOVATION



OFFICE



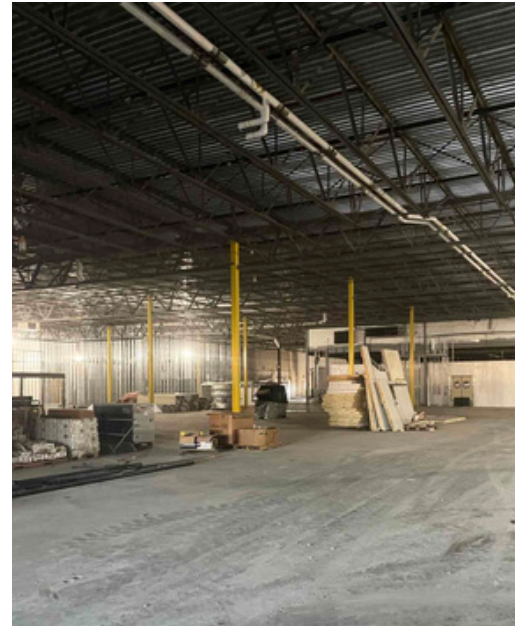
WAREHOUSE





# TRANSFORM

CONSTRUCTION & COMPLETION HIGHLIGHTS

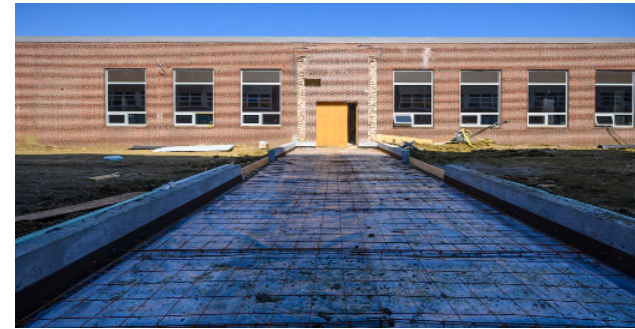






# TRANSFORM

CONSTRUCTION & COMPLETION HIGHLIGHTS



## NJCU @ SQUIER HALL

NEW JERSEY CITY UNIVERSITY SATELLITE CAMPUS







# TRANSFORM

CONSTRUCTION & COMPLETION HIGHLIGHTS



## PROJECT SNAPSHOT

70



JOB CREATION

\$10.4  
MILLION



INVESTMENT



HIGHER EDUCATION



FMERA has worked tirelessly toward its vision of restoring Fort Monmouth to its place as a creator of jobs and reinventing it as a driver of economic activity centered around innovation. Welcoming NJCU onto Fort Monmouth furthers two of Governor Phil Murphy's goals – increasing access to institutions of higher education and repositioning stranded assets to drive equitable and inclusive investment in our communities. A win-win by all accounts.

- NJEDA CEO Tim Sullivan







# TRANSFORM

CONSTRUCTION & COMPLETION HIGHLIGHTS



## PARK LOFT

EVENT SPACE & MICROBREWERY

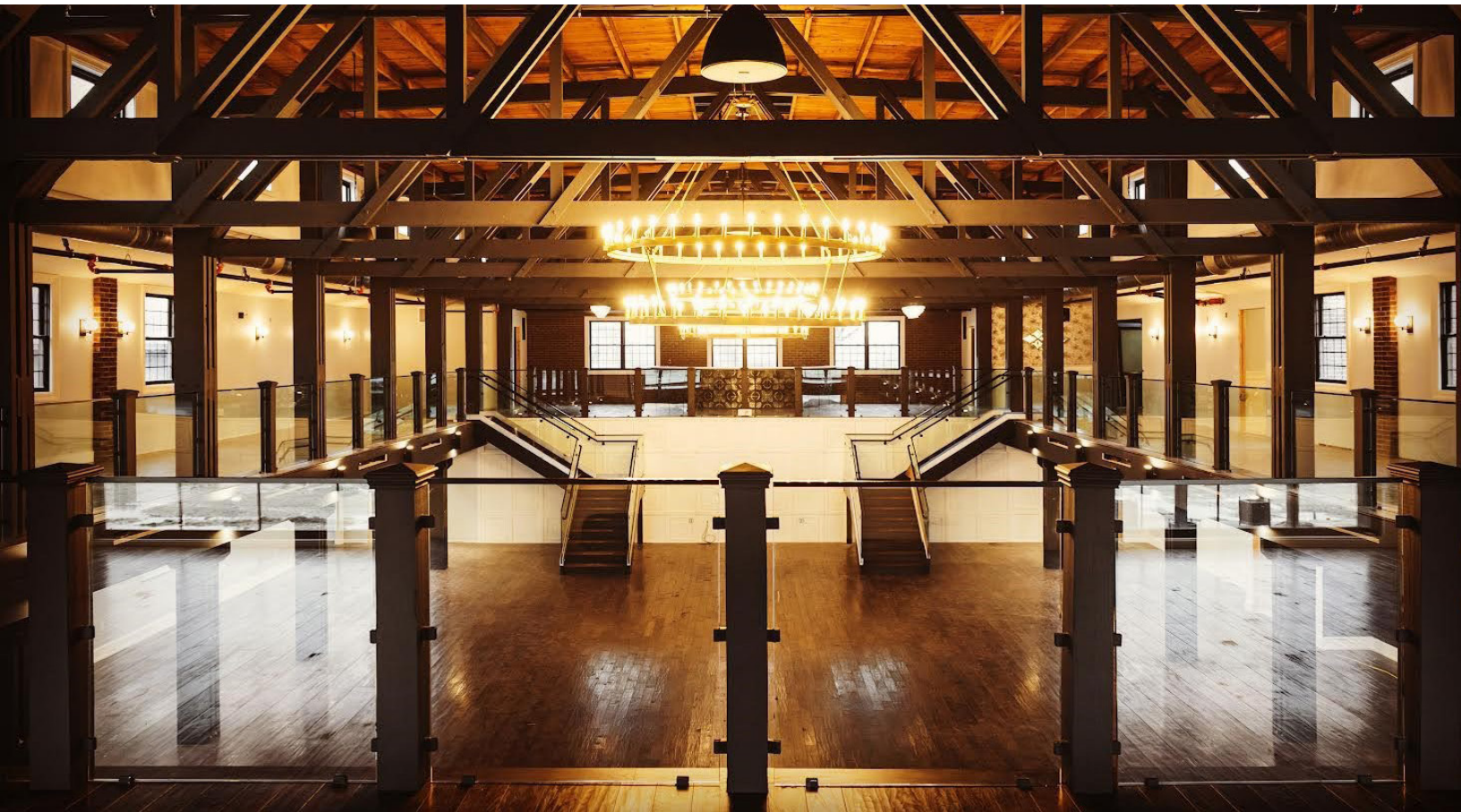






# TRANSFORM

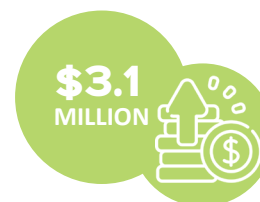
CONSTRUCTION & COMPLETION HIGHLIGHTS



## PROJECT SNAPSHOT



JOB CREATION



INVESTMENT



EVENTS





## ANTHEM PLACE

SINGLE FAMILY HOMES IN TINTON FALLS BY LENNAR



## PROJECT SNAPSHOT



JOB CREATION



INVESTMENT



RESIDENTIAL





# TRANSFORM

CONSTRUCTION & COMPLETION HIGHLIGHTS



## PATRIOTS SQUARE

TOWNHOMES & SUPPORTIVE HOUSING WITH RETAIL  
IN TINTON FALLS BY LENNAR



## PROJECT SNAPSHOT



JOB CREATION



INVESTMENT



RESIDENTIAL



RETAIL





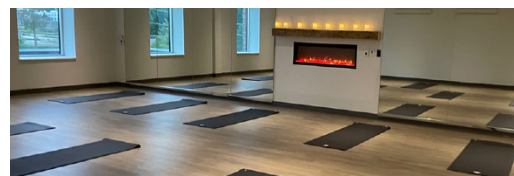
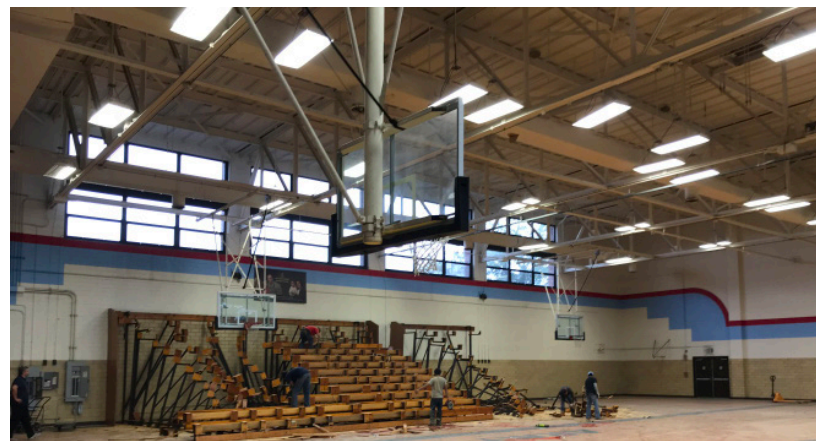
# TRANSFORM

CONSTRUCTION & COMPLETION HIGHLIGHTS



## FORT ATHLETIC CLUB

FITNESS CENTER, HEALTH CAFE, SPORTS REHAB



## PROJECT SNAPSHOT



JOB CREATION



INVESTMENT



HEALTH CLUB



RETAIL



MEDICAL





# TRANSFORM

CONSTRUCTION & COMPLETION HIGHLIGHTS







# TRANSFORM

CONSTRUCTION & COMPLETION HIGHLIGHTS



## COMMVAULT

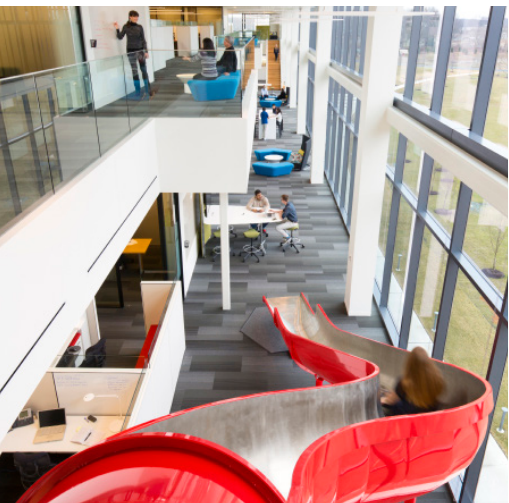
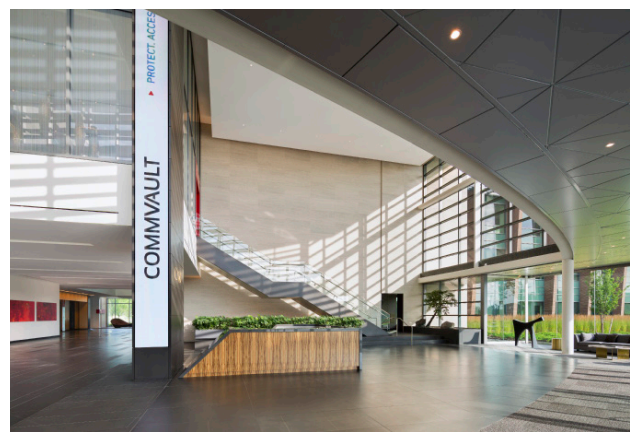
DATA PROTECTION & MANAGEMENT / TECH CO.





# TRANSFORM

CONSTRUCTION & COMPLETION HIGHLIGHTS



## PROJECT SNAPSHOT

900



JOB CREATION

\$70  
MILLION



INVESTMENT



TECHNOLOGY

“

Commvault's headquarters project has had a major impact on the redevelopment of Fort Monmouth and has helped transform the surrounding area. As one of our earliest projects, it spurred a flurry of activity on the western side of the Fort. Today, it's nearly entirely redeveloped.

- FMERA Executive Director Bruce Steadman

”





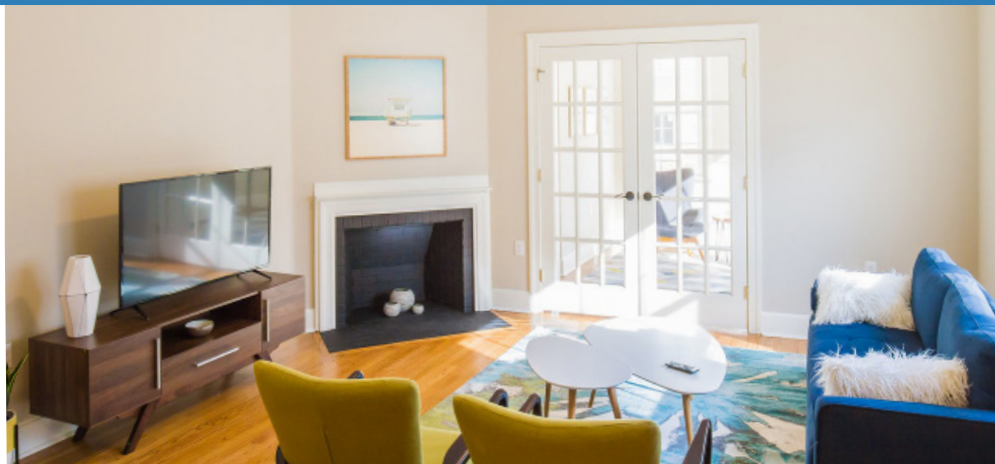
# TRANSFORM

CONSTRUCTION & COMPLETION HIGHLIGHTS



## EAST GATE

HISTORIC HOMES BY RPM DEVELOPMENT



## PROJECT SNAPSHOT

EAST GATE & LIBERTY WALK



JOB CREATION



INVESTMENT



RESIDENTIAL







# TRANSFORM

CONSTRUCTION & COMPLETION HIGHLIGHTS



## LIBERTY WALK

HISTORIC TOWNHOMES BY RPM DEVELOPMENT

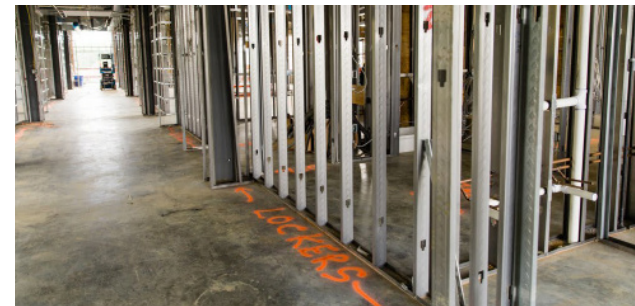






# TRANSFORM

CONSTRUCTION & COMPLETION HIGHLIGHTS



## TRINITY HALL

STEM-FOCUSED ALL GIRLS PRIVATE HIGH SCHOOL



## PROJECT SNAPSHOT

122



JOB CREATION

\$1  
MILLION



INVESTMENT



EDUCATION



Since its inception, Trinity Hall has been a school that provides opportunity. Once we moved to our permanent and forever home on historic Fort Monmouth, we realized just how much opportunity we can provide to our greater community.

- Former Head of School Mary Sciarrillo







# TRANSFORM

CONSTRUCTION & COMPLETION HIGHLIGHTS



## OCEANPORT MUNICIPAL COMPLEX

POLICE STATION, TOWN HALL, ADMINISTRATIVE



### PROJECT SNAPSHOT



\$10  
MILLION

INVESTMENT



GOVERNMENT



CIVIC





# TRANSFORM

CONSTRUCTION & COMPLETION HIGHLIGHTS



## BEACON OF LIFE

ACUTECARE MEDICAL & SENIOR LIVING



## PROJECT SNAPSHOT



JOB CREATION



INVESTMENT



RESIDENTIAL



MEDICAL





# TRANSFORM

## CONSTRUCTION & COMPLETION HIGHLIGHTS



Commvault Satellite  
(Charles Wood Fire  
Station)



Monmouth County  
Adult Shelter



Monmouth County  
Park System  
(Parcel F-3)

Family Promise  
(Building 501)

Communications Tower

Monmouth County  
DPW (Motor Pool)

Fort Monmouth  
Recreation Center  
(Pool & Teen Center)

Tetherview (Russel  
Hall)



## RFOTPs

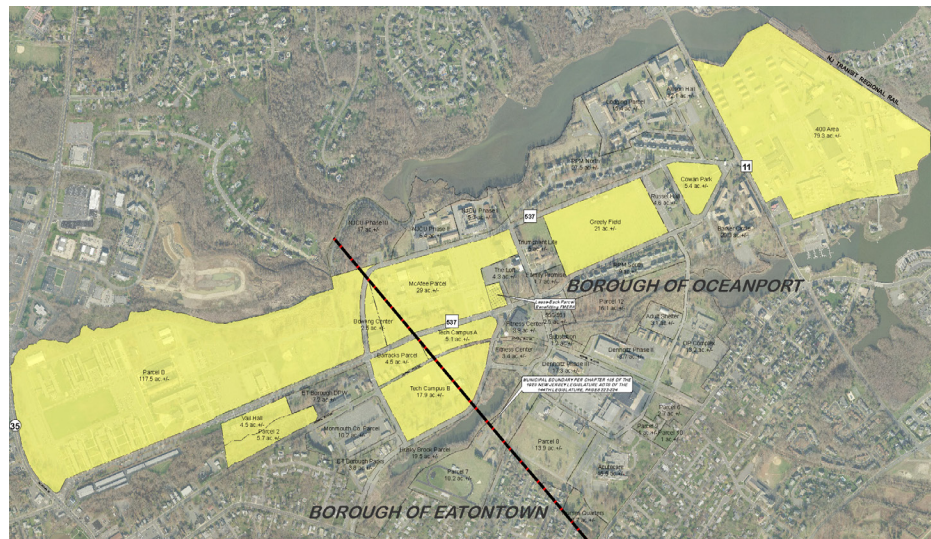
### REQUESTS FOR OFFERS TO PURCHASE

#### MEGA PARCEL ► EATONTOWN & OCEANPORT

In 2021, FMERA advertised Parcel B through its RFOTP process, however, FMERA ultimately opted to terminate the RFOTP due to changes in the marketplace and development challenges from the pandemic. Upon further evaluation, the FMERA Board approved the issuance of a nearly 300-acre RFOTP, inclusive of Parcel B, which was issued October 15, 2021.

In addition to the goals outlined in the Reuse Plan, FMERA aligned the Mega Parcel RFOTP to position the project to serve as a regional hub for one or more high-wage, high-growth sectors identified by Governor Phil Murphy in his economic plan entitled “The State of Innovation: Building a Stronger and Fairer Economy in New Jersey.” Supporting one or more key sectors, including, but not limited to, life sciences, information and high tech, clean energy, food and beverage, and film and digital media, positions the Fort to further attract other business within and around the Fort Monmouth area. FMERA has a strong interest in bolstering the innovation economy to create more and better jobs locally, as well as throughout the state, and to further revitalize Fort Monmouth.

Whether targeted as a regional cultural and entertainment center that can include a wide range of arts, cultural & entertainment-related uses (such as arts and cultural centers, theaters, movie/show production facilities, and



museums that can contribute to local cultural entertainment amenities), or as a high-tech campus featuring incubator space, extensive lab areas, and R&D facilities with the potential to expand the State’s successes in the life sciences and medical industries, the Mega Parcel offers a unique development opportunity unlike any other in New Jersey.

The initial Mega Parcel RFOTP was terminated January 28, 2022 and was reissued with additional acreage and revisions on March 8, 2022. Proposals are anticipated early summer 2022.

FMERA has worked closely with the boroughs of Tinton Falls, Eatontown, and Oceanport to meet the needs of each community — introducing new amenities, retaining highly-skilled jobs, and working toward a vibrant, pedestrian-friendly environment. With the support of local leadership, FMERA is advancing its goal of revitalizing and reactivating nearly 1,200 acres. To date, over 86 percent of the Fort is sold, under contract, or in negotiations. The success of the Fort’s redevelopment would not be possible without great working relationships with FMERA’s partners in each of the boroughs and Monmouth County, the support of the NJEDA and other state agencies, the leadership of our Board and Board Committees, and valuable feedback from our community stakeholders.



## 2022 BOARD MEMBERS

Dr. Robert Lucky  
Vice-Chairman / Interim Chairman  
**Public Member** (*vacant effective March 2022*)

Stephen Gallo  
**Public Member**

Kevin Quinn  
Chairman  
**New Jersey Economic Development Authority**

Noreen Giblin  
Deputy Chief Counsel  
**Governor’s Authorities Unit**

Lillian Burry  
**Commissioner, County of Monmouth**

Anthony Talerico, Jr.  
**Mayor, Eatontown**

Jay Coffey  
**Mayor, Oceanport**

Vito Perillo  
**Mayor, Tinton Falls**

Shawn LaTourette  
Commissioner  
**New Jersey Department of Environmental Protection**

Diane Gutierrez-Scaccetti  
Commissioner  
**New Jersey Department of Transportation**

Lieutenant Governor Sheila Y. Oliver  
Commissioner  
**New Jersey Department of Community Affairs**

Robert Asaro-Angelo  
Commissioner  
**New Jersey Department of Labor & Workforce Development**

## BOARD COMMITTEES

**Audit Committee**  
Dr. Robert Lucky, Chairman (*vacant effective March 2022*)  
Mayor Anthony Talerico, Jr.  
Tracy Buckley (*designee for Mayor Perillo*)

**Real Estate Committee**  
Dr. Robert Lucky, Interim Chairman (*vacant effective March 2022*)  
Commissioner Lillian Burry  
Mayor Jay Coffey  
Mayor Anthony Talerico, Jr.

## LEADERSHIP & STAFF

Bruce Steadman  
**Executive Director**  
(*retiring June 2022*)

Regina McGrade  
**Administrative Manager**

**REAL ESTATE**  
Kara Kopach  
**Director of Real Estate & Deputy Executive Director**  
(*Executive Director effective May 2022*)

Laura Drahushak  
**Director of Legal Affairs**

Sarah Giberson  
**Senior Marketing & Real Estate Development Officer**

Upendra Sapkota  
**Senior Planning Officer**

**FACILITIES & INFRASTRUCTURE**  
Kristy Dantes  
**Director of Facilities & Infrastructure**

Joe Fallon  
**Senior Environmental Officer**

**FINANCE**  
Jennifer Lepore  
**Accounting Manager**

## Certifications Pursuant to Executive Order 37

May 18, 2022

In accordance with Executive Order No. 37, the Fort Monmouth Economic Revitalization Authority's 2021 Annual Report also serves as the comprehensive report of the Authority's operations. This report highlights the significant actions of the Authority for the year.

The report of independent auditors, CliftonLarsonAllen, LLP, dated May 18, 2022, is attached and completes FMERA's requirements concerning the preparation of a comprehensive report required by Executive Order No. 37.

I, Kara Kopach, certify that the financial information provided to the Independent Auditor in connection with the audit is, to the best of my knowledge, accurate and that such information, to the best of my knowledge, fairly represents the financial condition and operational results of the Fort Monmouth Economic Revitalization Authority for the year ended December 31, 2021.

---

Kara Kopach  
Executive Director

I, Jennifer Lepore, certify that the financial information provided to the Independent Auditor in connection with the audit is, to the best of my knowledge, accurate and that such information, to the best of my knowledge, fairly represents the financial condition and operational results of the Fort Monmouth Economic Revitalization Authority for the year ended December 31, 2021.

---

Jennifer Lepore  
Accounting Manager

**FORT MONMOUTH ECONOMIC  
REVITALIZATION AUTHORITY  
(A COMPONENT UNIT OF THE STATE OF NEW JERSEY)  
OCEANPORT, NEW JERSEY**

**FINANCIAL STATEMENTS AND  
SUPPLEMENTARY INFORMATION**

**YEARS ENDED DECEMBER 31, 2021 AND 2020**



FORT MONMOUTH ECONOMIC REVITALIZATION AUTHORITY  
TABLE OF CONTENTS  
YEARS ENDED DECEMBER 31, 2021 AND 2020

INDEPENDENT AUDITORS’ REPORT	1
MANAGEMENT’S DISCUSSION AND ANALYSIS (UNAUDITED)	4
FINANCIAL STATEMENTS	
STATEMENTS OF NET POSITION	8
STATEMENTS OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION	9
STATEMENTS OF CASH FLOWS	10
NOTES TO FINANCIAL STATEMENTS	12
SUPPLEMENTARY INFORMATION	
COMBINING SCHEDULES OF NET POSITION	28
COMBINING SCHEDULES OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION	30
SCHEDULE OF GENERAL AND ADMINISTRATIVE EXPENSES BY FUND	32
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS	33
NOTES TO SCHEDULES OF EXPENDITURES OF FEDERAL AWARDS	34
INDEPENDENT AUDITORS’ REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PREPARED IN ACCORDANCE WITH <i>GOVERNMENT AUDITING STANDARDS</i>	35
INDEPENDENT AUDITORS’ REPORT ON COMPLIANCE FOR THE MAJOR FEDERAL PROGRAM AND REPORT ON INTERNAL CONTROL OVER COMPLIANCE REQUIRED BY THE UNIFORM GUIDANCE	37
SCHEDULE OF FINDINGS AND QUESTIONED COSTS	40

## INDEPENDENT AUDITORS' REPORT

Audit Committee and Management  
Fort Monmouth Economic Revitalization Authority  
Oceanport, New Jersey

### Report on the Audit of the Financial Statements

#### *Opinions*

We have audited the accompanying financial statements of the business-type activities of the Fort Monmouth Economic Revitalization Authority (the Authority), a component unit of the state of New Jersey, as of and for the year ended December 31, 2021 and 2020, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the business-type activities of the Authority as of December 31, 2021 and 2020, and the respective changes in its financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

#### *Basis for Opinions*

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Authority and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

#### *Responsibilities of Management for the Financial Statements*

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Authority's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

**Audit Committee and Management**  
**Fort Monmouth Economic Revitalization Authority**

***Auditors' Responsibilities for the Audit of the Financial Statements***

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and Government Auditing Standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Authority's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with GAAS, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

**Audit Committee and Management**  
**Fort Monmouth Economic Revitalization Authority**

***Supplementary Information***

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Authority's basic financial statements. The combining schedule of net position, combining schedule of revenues, expenses, and changes in net position, and the schedule of general and administrative expenses by fund and schedule of expenditures of federal awards, as required by Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with GAAS. In our opinion, the combining schedule of net position, combining schedule of revenues, expenses, and changes in net position, and the schedule of general and administrative expenses by fund and schedule of expenditures of federal awards, as required by Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

***Other Information***

Management is responsible for the other information included in the annual report. The other information comprises the introductory and about sections but does not include the basic financial statements and our auditors' report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

***Other Reporting Required by Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated REPORT DATE, on our consideration of the Authority's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Authority's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Authority's internal control over financial reporting and compliance.

**CliftonLarsonAllen LLP**

Plymouth Meeting, Pennsylvania  
REPORT DATE



**FORT MONMOUTH ECONOMIC REVITALIZATION AUTHORITY  
MANAGEMENT’S DISCUSSION AND ANALYSIS (UNAUDITED)  
YEAR ENDED DECEMBER 31, 2021**

This section of the Fort Monmouth Economic Revitalization Authority’s (the Authority or FMERA) annual financial report presents management’s discussion and analysis of the Authority’s financial performance for the years ended on December 31, 2021 and 2020. Please read it in conjunction with the Authority’s financial statements and accompanying notes.

**OVERVIEW OF THE FINANCIAL STATEMENTS**

This annual financial report consists of three parts: Management’s Discussion and Analysis (this section), the basic financial statements, and required supplementary information. The purpose of the Authority is to implement the comprehensive Fort Monmouth Reuse and Redevelopment Plan (Reuse Plan) for redevelopment and revitalization of the 1,126 acres comprising Fort Monmouth. The financial statements are presented using the economic resources measurement focus and the accrual basis of accounting. The financial statements report information about the Authority using full accrual accounting method as utilized by private businesses engaged in comparable business activities, such as real estate development.

**2021 FINANCIAL HIGHLIGHTS**

- The Authority’s net position increased \$8,631,883
- Total assets increased \$229,179
- Total liabilities decreased \$8,402,704
- Capital assets — net decreased \$88,655
- Earned \$42,693 in other revenue from a refund from a utility company related to the installation of water main on the Main Post other miscellaneous income; \$14,313 from Mandatory Conceptual Review application income and other miscellaneous income.

**FINANCIAL ANALYSIS OF THE AUTHORITY**

Net Position: The following table summarizes the changes in net position for the years ended December 31, 2021, 2020, and 2019:

	2021	2020	Dollar Change	Percentage Change	2019	Dollar Change	Percentage Change
Current Assets	\$ 54,957,311	\$ 54,621,980	\$ 335,331	1 %	\$ 69,572,577	\$ (14,950,597)	(21)%
Noncurrent Assets	1,340,495	1,446,646	(106,151)	(7)	1,537,813	(91,167)	(6)
Total Assets	56,297,806	56,068,626	229,180	0	71,110,390	(15,041,764)	(21)
Current Liabilities	13,795,810	37,551,894	(23,756,084)	(63)	47,983,949	(10,432,055)	(22)
Noncurrent Liabilities	23,313,252	7,959,871	15,353,381	193	6,436,305	1,523,566	24
Total Liabilities	37,109,062	45,511,765	(8,402,703)	(18)	54,420,254	(8,908,489)	(16)
Net Position	<u>\$ 19,188,744</u>	<u>\$ 10,556,861</u>	<u>\$ 8,631,883</u>	82	<u>\$ 16,690,136</u>	<u>\$ (6,133,275)</u>	(37)

**FORT MONMOUTH ECONOMIC REVITALIZATION AUTHORITY  
MANAGEMENT’S DISCUSSION AND ANALYSIS (UNAUDITED)  
YEAR ENDED DECEMBER 31, 2021**

During 2021, the Authority’s combined net position increased \$8.632 million (or 82%) due to:

\$8.330 million	Economic Development Conveyance (EDC) (revenue exceeded operating costs)
\$(38) thousand	Office of Economic Adjustment (OEA) grant (negative amount is due to depreciation of Building Improvements on the former Post Library used as the Authority’s offices)
\$4 thousand	Decrease in direct office support expenses
\$336 thousand	Homeless Fund revenue, disbursements, and interest income

During 2020, the Authority’s combined net position decreased \$6.133 million (or 37%) due to:

\$(3.930) million	Economic Development Conveyance (EDC) (operating costs exceeded revenue)
\$(38) thousand	Office of Economic Adjustment (OEA) grant (negative amount is due to depreciation of Building Improvements on the former Post Library used as the Authority’s offices)
\$(43) thousand	Increase in direct office support expenses
\$(2.122) million	Homeless Fund revenue, disbursements, and interest income

**Operating Activities**

The Authority was created to help provide investment, continuity, and economic growth to the communities impacted by the federal government’s 2005 decision to close the Army Garrison at Fort Monmouth (the Fort). FMERA has been designated by the state of New Jersey to lead the economic redevelopment of the Fort, with a focus on technology-based industries. The former Fort consists of 1,126 acres located within the jurisdictions of Eatontown, Oceanport, and Tinton Falls, all within Monmouth County, New Jersey. The Army ceased operations and formally closed Fort Monmouth on September 15, 2011.

The Reuse Plan is a highly collaborative blueprint for action to:

- Promote, develop, encourage and maintain employment, commerce, economic development, and the public welfare;
- Conserve natural resources; and
- Advance the general prosperity and economic welfare of the people in the affected communities and throughout the state.

FMERA continues its commitment to the implementation process and its 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 Authority has been granted many tools through its forming legislation, in order to revitalize and redevelop the former Fort Monmouth property, and implement the Reuse Plan. Among these is the ability to undertake redevelopment projects, adopt development and design guidelines and land use regulations, and maintain or upgrade utilities, streets, roads or other infrastructure required by the Reuse Plan. The Reuse Plan and the “Homeless Assistance Submission” (HAS) were submitted to the United States Departments of Defense (DOD) and Housing and Urban Development (HUD) on September 4, 2008 for their review. HUD issued its favorable determination letter on June 16, 2011 enabling the Authority to move forward with implementing the Reuse Plan. Upon the execution of the Phase 1 EDC Agreement on June 25, 2012, FMERA commenced the redevelopment of the former Fort Monmouth and obtained title for 500 acres of former Army property.

**FORT MONMOUTH ECONOMIC REVITALIZATION AUTHORITY  
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)  
YEAR ENDED DECEMBER 31, 2021**

The Phase 1 EDC is comprised of 563 acres, including the Charles Wood Area (in Tinton Falls and Eatontown), Parcel B (in Eatontown), and the Clinic and Marina parcels (in Oceanport). FMERA received the Phase 1 deed on May 29, 2014, except for Parcels E and the Clinic parcel, the titles for which were transferred to FMERA in 2012 and 2013, respectively and the Marina Parcel which was transferred in 2019.

The Phase 2 EDC is comprised of the remaining 563 acres of the former Fort, split between Eatontown and Oceanport. The transfer of the balance of the Main Post was accomplished under a Phase 2 Memorandum of Agreement. The Phase 2 Parcels were purchased by FMERA from the Army on November 17, 2016. The purchase was financed by a loan from the MCIA as discussed in Note 10 to the financial statements.

As a recognized implementation Local Redevelopment Authority (LRA), under the Base Realignment and Closure (BRAC) law, the Authority was eligible for financial assistance through the Defense Economic Adjustment Program and administered by the OEA. The OEA is the Department of Defense's primary source for assisting communities that are adversely impacted by Defense program changes such as base closures. Grant assistance is available for organizing and planning economic recovery, and the implementation of Reuse Plans in response to the closure of military installations. This program has no statutory formula. Generally, not less than 10% of the project's total proposed funding is to be comprised of nonfederal sources. Grant revenue is earned when the Authority has complied with the terms and conditions of the grant agreements. The Authority's final grant and assistance from OEA ended on June 30, 2017. The Authority earned income from conveyance revenue on the transfer of the Phase 1 and 2 EDC parcels to third-party buyers according to the terms of the Phase 1 and 2 EDC Agreements.

The following table summarizes changes in operating and nonoperating activities between fiscal year 2021, 2020, and 2019:

	2021	2020	Dollar Change	Percentage Change	2019	Dollar Change	Percentage Change
Operating Revenue	\$ 19,197,176	\$ 1,669,922	\$ 17,527,254	1050 %	\$ 1,448,337	\$ 221,585	15 %
Operating Expenses	10,608,505	8,327,665	2,280,840	27	5,859,154	2,468,511	42
Operating Income (Loss)	8,588,671	(6,657,743)	15,246,414	(229)	(4,410,817)	(2,246,926)	51
Nonoperating Revenue	43,212	524,468	(481,256)	(92)	827,456	(302,988)	(37)
Change in Net Position	8,631,883	(6,133,275)	14,765,158	(241)	(3,583,361)	(2,549,914)	71
Net Position - Beginning of Year	10,556,861	16,690,136	(6,133,275)	(37)	20,273,497	(3,583,361)	(18)
Net Position - End of Year	<u>\$ 19,188,744</u>	<u>\$ 10,556,861</u>	<u>\$ 8,631,883</u>	82	<u>\$ 16,690,136</u>	<u>\$ (6,133,275)</u>	(37)

### Operating Revenue and Expenses

During 2021, the Authority's operating revenues were impacted by the following:

- Gain on Sale of Land increased by \$12,389,056 — Due to an increase in land sales from 2020 to 2021.
- Federal Grant Revenue increased by \$5,200,000 — Due to the receipt of State Coronavirus Fiscal Recovery Funds (CSFRF) for Fort Monmouth Water and Sewer projects
- Other income decreased by \$30,627 — Due to a decrease in Mandatory Conceptual Review income and a decrease in other miscellaneous income from 2020 to 2021.

**FORT MONMOUTH ECONOMIC REVITALIZATION AUTHORITY  
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)  
YEAR ENDED DECEMBER 31, 2021**

During 2020, the Authority's operating revenues were impacted by the following:

- EDC Revenue and Homeless Fund — Restricted Revenue increased \$52,060 and \$78,215, respectively — Due to the transfer of the Marina Parcel (a Phase 1 property) from the Army.
- Gain on Sale of Land increased by \$411,607 — Due to an increase in land sales from 2019 to 2020.
- Other income decreased by \$50,922 — Due to income for the usage of the cell tower decreasing after the property was sold and a decrease in other miscellaneous income from 2019 to 2020.

The 2021 Operating Revenue increased by \$17,527,254 primarily as a result of an increase in sales from 2020 to 2021 and the receipt of the CSFRF Funds.

The 2021 Operating Expenses increased by \$2,280,840 compared to 2020. The 2021 Program Costs were \$4,209,071 more than 2020 due primarily to an increase in infrastructure projects. The 2021 Homeless Fund expenses decreased by \$2,184,346 due to the Authority making less payments than 2020 toward the Homeless Fund obligation per the Legally Binding Agreements for Homeless Provider Services. Loan Costs increased \$382,122 due to the Authority receiving an additional loan from the New Jersey Economic Development Authority (NJEDA).

**Nonoperating Revenue**

In 2021, nonoperating revenues decreased by \$481,256 compared to 2020 when the Authority received a refund from a utility company related to the installation of a water main on the Main Post.

**Impact of Future Economic Events**

In 2022, the Authority is anticipating the sale of approximately five parcels. After payments to the Army and the Homeless Fund, the Authority estimates net sales revenue to be approximately \$3.4 million. A portion of the net proceeds from the sales of these parcels will be used to pay down the Direct and Working Capital Loans from NJEDA.

**Contacting the Authority's Management**

This financial report is designed to provide a general overview of the Authority's finances. If there are questions about the Authority's report or if additional information is needed, please contact the Executive Director of the Fort Monmouth Economic Revitalization Authority, by mail at P.O. Box 267, Oceanport, New Jersey 07757.



**FORT MONMOUTH ECONOMIC REVITALIZATION AUTHORITY**  
**(A COMPONENT UNIT OF THE STATE OF NEW JERSEY)**  
**STATEMENTS OF NET POSITION**  
**DECEMBER 31, 2021 AND 2020**

<b>ASSETS</b>	<u>2021</u>	<u>2020</u>
<b>CURRENT ASSETS</b>		
Unrestricted Assets:		
Cash and Cash Equivalents	\$ 329,888	\$ 329,888
Other Receivables	217,352	501,534
Land - Held for Resale	38,516,537	47,013,894
Prepaid Assets - Future Land Conveyance	108,896	108,895
Prepaid Expenses	<u>188,607</u>	<u>233,226</u>
Total Unrestricted Assets	39,361,280	48,187,437
Restricted Assets:		
Cash - Economic Development Conveyance	12,351,320	2,826,386
Cash - Property Sales Deposits	151,436	740,270
Cash - Homeless Fund	1,457,892	964,004
Cash - Federal Funds	50,000	-
Escrow Deposits - Property Sales	<u>1,585,383</u>	<u>1,903,883</u>
Total Restricted Assets	15,596,031	6,434,543
<b>NONCURRENT ASSETS</b>		
Other Receivables	1,176,140	1,176,140
Costs Capitalized for Future Conveyance	-	17,496
Capital Assets, Net	<u>164,355</u>	<u>253,010</u>
Total Noncurrent Assets	<u>1,340,495</u>	<u>1,446,646</u>
 Total Assets	 <u><u>\$ 56,297,806</u></u>	 <u><u>\$ 56,068,626</u></u>
 <b>LIABILITIES AND NET POSITION</b>		
<b>CURRENT LIABILITIES</b>		
Accounts Payable and Accrued Liabilities	\$ 456,986	\$ 389,785
Deposits - Property Sales	1,736,819	2,644,153
Land Conveyance Liabilities	10,255,741	11,025,466
Interest Payable	83,056	120,482
Loan Payable	-	22,185,000
Unearned Revenue	50,000	-
Due to NJ Economic Development Authority	<u>1,213,208</u>	<u>1,187,008</u>
Total Current Liabilities	13,795,810	37,551,894
<b>NONCURRENT LIABILITIES</b>		
Direct Loan Payable	15,970,843	-
Working Capital Loan Payable	<u>7,342,409</u>	<u>7,959,871</u>
Total Noncurrent Liabilities	<u>23,313,252</u>	<u>7,959,871</u>
 Total Liabilities	 37,109,062	 45,511,765
<b>NET POSITION</b>		
Investment in Capital Assets	164,355	253,010
Restricted	17,266,576	7,406,189
Unrestricted	<u>1,757,813</u>	<u>2,897,662</u>
Total Net Position	<u>19,188,744</u>	<u>10,556,861</u>
 Total Liabilities and Net Position	 <u><u>\$ 56,297,806</u></u>	 <u><u>\$ 56,068,626</u></u>

See accompanying Notes to Financial Statements.

**FORT MONMOUTH ECONOMIC REVITALIZATION AUTHORITY**  
**(A COMPONENT UNIT OF THE STATE OF NEW JERSEY)**  
**STATEMENTS OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION**  
**YEARS ENDED DECEMBER 31, 2021 AND 2020**

	<u>2021</u>	<u>2020</u>
<b>OPERATING REVENUES</b>		
Federal Grants	\$ 5,200,000	\$ -
Gain on Sale of Land	13,982,863	1,593,807
Operating Fee	-	31,175
Other	14,313	44,940
Total Operating Revenues	<u>19,197,176</u>	<u>1,669,922</u>
<b>OPERATING EXPENSES</b>		
Direct Office Support	1,208,851	1,229,483
General and Administrative	167,379	149,724
Homeless Fund	348,492	2,532,838
Program Costs	7,793,969	3,584,898
Interest Expense on Loan Payable	625,107	798,784
Loan Issuance Costs	(7,070)	(57,479)
Loan Costs	383,122	1,000
Depreciation	88,655	88,417
Total Operating Expenses	<u>10,608,505</u>	<u>8,327,665</u>
<b>OPERATING GAIN (LOSS)</b>	8,588,671	(6,657,743)
<b>NONOPERATING REVENUE</b>		
Interest Income	519	5,251
Other	42,693	519,217
Total Nonoperating Revenue	<u>43,212</u>	<u>524,468</u>
<b>CHANGE IN NET POSITION</b>	8,631,883	(6,133,275)
Net Position - Beginning of Year	<u>10,556,861</u>	<u>16,690,136</u>
<b>NET POSITION - END OF YEAR</b>	<u>\$ 19,188,744</u>	<u>\$ 10,556,861</u>

See accompanying Notes to Financial Statements.

**FORT MONMOUTH ECONOMIC REVITALIZATION AUTHORITY**  
**(A COMPONENT UNIT OF THE STATE OF NEW JERSEY)**  
**STATEMENTS OF CASH FLOWS**  
**YEARS ENDED DECEMBER 31, 2021 AND 2020**

	<u>2021</u>	<u>2020</u>
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>		
Receipts from Customers and Users (Golf Course and Miscellaneous)	\$ 269,066	\$ 10,594
Payments for Personnel Services	(1,187,007)	(725,820)
Payments to Suppliers	(8,477,619)	(4,856,050)
Deposits Received	(907,334)	(4,872,769)
Deposits Returned	318,500	3,220,124
Proceeds from Property Sale	22,480,220	9,350,000
Payments to U.S. Army	(769,725)	(2,770,960)
Payments Related to Homeless Fund	(348,492)	(2,532,836)
Net Cash Provided (Used) by Operating Activities	<u>16,627,609</u>	<u>(3,177,717)</u>
<b>CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES</b>		
Proceeds of Loan Payable	-	22,185,000
Gross Payments of Loan Payable	(22,185,000)	(23,560,000)
Proceeds of Working Capital Loan Payable	(617,462)	1,523,566
Loan Issuance Costs	7,070	57,479
Loan Costs	(383,122)	(1,000)
Proceeds of Direct Loan Payable	15,970,843	-
Miscellaneous Nonoperating Income	42,693	1,251,738
Net Cash Provided (Used) by Noncapital Financing Activities	<u>(7,164,978)</u>	<u>1,456,783</u>
<b>CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES</b>		
Cash Payments for Leasehold Improvements	-	(12,250)
Cash Payments for Costs Capitalized for Future Conveyance	17,496	15,000
Net Cash Provided by Capital and Related Financing Activities	<u>17,496</u>	<u>2,750</u>
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>		
Interest Income	<u>(139)</u>	<u>5,385</u>
<b>NET INCREASE (DECREASE) IN CASH</b>	9,479,988	(1,712,799)
Cash - Beginning of Year	<u>4,860,548</u>	<u>6,573,347</u>
<b>CASH - END OF YEAR</b>	<u><u>\$ 14,340,536</u></u>	<u><u>\$ 4,860,548</u></u>

See accompanying Notes to Financial Statements.



**FORT MONMOUTH ECONOMIC REVITALIZATION AUTHORITY  
(A COMPONENT UNIT OF THE STATE OF NEW JERSEY)  
STATEMENTS OF CASH FLOWS (CONTINUED)  
YEARS ENDED DECEMBER 31, 2021 AND 2020**

	<u>2021</u>	<u>2020</u>
<b>RECONCILIATION OF OPERATING GAIN (LOSS) TO NET CASH  USED BY OPERATING ACTIVITIES:</b>		
Operating Gain (Loss)	\$ 8,588,671	\$ (6,657,743)
Adjustments to Reconcile Operating Gain (Loss) to Net Cash		
Provided (Used) by Operating Activities:		
Depreciation Expense	88,655	88,417
Loan Issuance Costs	(7,070)	(57,479)
Loan Costs	383,122	1,000
Change in Assets and Liabilities:		
Other Receivables	284,840	(33,578)
Prepaid Expenses	44,619	(158,443)
Prepaid Asset - Future Land Conveyance	(1)	744,123
Land - Held for Resale	8,497,357	8,732,917
Accounts Payable and Accrued Liabilities	67,201	(175,763)
Deposits - Property Sales	(588,834)	(1,652,645)
Land Conveyance Liabilities	(769,725)	(4,491,805)
Interest Payable	(37,426)	22,095
Unearned Revenue	50,000	-
Due to NJ Economic Development Authority	26,200	461,187
Net Cash Provided (Used) by Operating Activities	<u>\$ 16,627,609</u>	<u>\$ (3,177,717)</u>

See accompanying Notes to Financial Statements.

**FORT MONMOUTH ECONOMIC REVITALIZATION AUTHORITY  
(A COMPONENT UNIT OF THE STATE OF NEW JERSEY)  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2021 AND 2020**

**NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

**Nature of the Authority**

The Fort Monmouth Economic Revitalization Authority (FMERA or the Authority), a body corporate and politic and an instrumentality and component unit of the state of New Jersey (the State), was created by the enactment and approval of P.L.2010, c.51 (Act) on August 17, 2010, by the State Legislature and the Governor, respectively. The purpose of the Authority is to implement the comprehensive Fort Monmouth Reuse and Redevelopment Plan (the Plan) for redevelopment and revitalization of the 1,126 acres comprising Fort Monmouth. The Plan and the "Homeless Assistance Submission" were submitted to the United States Department of Defense and Housing and Urban Development on September 4, 2008 for their review and approval. The United States Department of Housing and Urban Development issued their favorable determination letter on June 16, 2011, enabling the Authority to move forward with implementing the Plan.

The Authority does not have component units that should be included within its financial statements.

**Fort Monmouth Homeless Fund**

The Authority administers the funds of the Fort Monmouth Homeless Fund, as established by four (4) Legally Binding Agreements (LBAs) approved by the department of Housing and Urban Development (HUD). The New Jersey Housing Mortgage Finance Agency (HMFA) was the agency designated for coordinating the homeless services in New Jersey at the time the LBAs were executed. They were officially relieved of their responsibilities in this regard for such services at Fort Monmouth in March 2014 and the Authority was designated as the agency responsible for coordinating such homeless services and implementing the Homeless Assistance Submission. At December 31, 2021 and 2020, the cash held in the segregated accounts have been included in the Authority's statements of net position as an asset. The cash balances total \$1,457,891 and \$964,004 at December 31, 2021 and 2020, respectively.

**Basis of Accounting and Presentation**

The financial statement presentation has been prepared in conformity with accounting principles generally accepted in the United States of America (U.S. GAAP) as prescribed by the Governmental Accounting Standards Board (GASB). GASB is the standard-setting body for governmental accounting and financial reporting.

The Authority follows proprietary fund type accounting; accordingly, the accompanying financial statements are presented using the economic resources measurement focus and the accrual basis of accounting. Separate accounts are maintained for each fund to ensure observance of limitations and restrictions on the use of financial resources. Financial resources are classified for accounting and reporting purposes in funds established according to their nature and purpose.

**FORT MONMOUTH ECONOMIC REVITALIZATION AUTHORITY  
(A COMPONENT UNIT OF THE STATE OF NEW JERSEY)  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2021 AND 2020**

**NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Revenue Recognition**

**Economic Development Conveyance**

The Authority recognizes revenue to the extent the fair market value of property transferred to FMERA by the United States Department of the Army (Army) without cash consideration exceeds the aggregate of the Economic Development Conveyance contracted liabilities to the Army and the FMERA Homeless Fund for such parcel in accordance with GASB Statement No. 33, *Accounting and Financial Reporting for Non-Exchange Transactions*.

In a nonexchange transaction, a government gives value without directly receiving equal value in return. Voluntary nonexchange transactions include entitlements, which included the Authority's receipt of both cash and property from the federal government and the United States Department of the Army.

**Gain or Loss on Property Sales**

Property transferred to FMERA by the Army for cash consideration, such as the Phase 2 purchase, is an exchange transaction as the contracted liabilities to the Army are satisfied at the time of conveyance.

The Authority recognizes a gain or loss on property sales at the time of settlement to the extent that the purchase price exceeds or is less than the carrying value of the parcel.

**Lease and Operating Fee Revenue**

The Authority recognizes lease and operating fee revenue when earned in accordance with the provisions of the underlying lease and operating agreements.

**Nonoperating Revenue**

Nonoperating revenues include income earned on the investment of funds and other income from a refund from a utility company resulting from the installation of water mains on the Main Post and from contributions from developers for the installation of additional water mains on the Main Post.

**Cash and Cash Equivalents**

The Authority considers all highly liquid debt instruments purchased with an initial maturity of three months or less, and units of participation in the State of New Jersey Cash Management Fund (NJCMF) to be cash equivalents. The NJCMF is managed by the State's Division of Investment under the Department of the Treasury. All investments must fall within the guidelines set forth by the Regulations of the State Investment Council. The Division of Investment is permitted to invest in a variety of securities to include obligations of the U.S. Government and certain of its agencies, certificates of deposit, commercial paper, repurchase agreements, bankers' acceptances, and loan participation notes. Investment guidelines provide that all investments in the NJCMF should mature or are to be redeemed within one year, except that up to 25% of the NJCMF may be invested in eligible securities which mature with 25 months; provided, however, that the average maturity of all investments in the NJCMF shall not exceed one year.



**FORT MONMOUTH ECONOMIC REVITALIZATION AUTHORITY  
(A COMPONENT UNIT OF THE STATE OF NEW JERSEY)  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2021 AND 2020**

**NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Cash and Cash Equivalents (Continued)**

The State of New Jersey, Department of the Treasury, Division of Investment, issues publicly available financial reports that include the financial statements of the State of New Jersey Cash Management Fund. The financial reports may be obtained by writing to the State of New Jersey, Department of the Treasury, Division of Investment, P.O. Box 290, Trenton, New Jersey 08625-0290.

**Income Taxes**

The Authority is exempt from both federal and state income taxes.

**Use of Estimates**

The preparation of financial statements in conformity with U.S. GAAP requires management to make estimates and assumptions that affect the amounts reported in the financial statements and accompanying notes. Actual results could differ from those estimates.

**Land Held for Resale**

Economic Development Conveyance (EDC) assets conveyed by the Army without cash consideration (Phase 1) are stated at their estimated fair market value at the date of transfer. EDC assets purchased from the Army for cash consideration (Phase 2) are recorded at cost.

**Capitalization Policy**

Unless material, it is the Authority's policy to expense all costs of an administrative nature. Administrative expenditures typically include expenses directly incurred to support staff operations. Capital assets are stated at cost and the capitalization threshold is \$35,000.

**Depreciation Policy**

Depreciation is computed when the asset is placed in service using the straight-line method over the following estimated economic life of the assets:

Building and Leasehold Improvements	10 Years, Lease Term
Vehicles	5 Years
Furniture and Equipment	5 to 7 Years

**Recent Accounting Standards**

In June 2017, GASB issued Statement No. 87, Leases. Statement No. 87 establishes a single model for lease accounting based on the foundational principle that leases are financings of the right to use an underlying asset. In other words, most leases currently classified as operating leases will be accounted for and reported in the same manner as capital leases. The Authority is evaluating the impact of the adoption of this standard on its financial statements. The provisions in Statement No. 87 are effective for reporting periods beginning after December 15, 2021.

**FORT MONMOUTH ECONOMIC REVITALIZATION AUTHORITY  
(A COMPONENT UNIT OF THE STATE OF NEW JERSEY)  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2021 AND 2020**

**NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Recent Accounting Standards (Continued)**

In March 2020, GASB issued Statement No. 93, Replacement of Interbank Offered Rates. The objective of Statement No. 93 is to address accounting and financial reporting implications that result from the replacement of London Interbank Offered Rate (LIBOR). The Authority is evaluating the impact of the adoption of this standard on its financial statements. The provisions in Statement No. 93 are effective for the fiscal year ending June 30, 2022.

In March 2020, GASB issued Statement No. 94, Public-Private and Public-Public Partnerships and Availability Payment Arrangements. The objective of Statement No 94 is to address issues related to situations in which a government contracts with an operator to provide public services by conveying control of the right to operate or use a nonfinancial asset. In addition, it addresses an arrangement in which a government compensates an operator for services that may include designing, constructing, financing, maintaining or operating a nonfinancial asset. The Authority is evaluating the impact of the adoption of this standard on its financial statements. The provisions in Statement No. 94 are effective for the fiscal years beginning after June 15, 2022.

In May 2020, GASB issued Statement No. 96, Subscription-Based Information Technology Arrangements (SBITA). The objective of Statement No 96 is to provide the capitalization criteria for outlays other than subscription payments including implementation costs of a SBITA and the required note disclosures. The Authority is evaluating the impact of the adoption of this standard on its financial statements. The provisions in Statement No. 96 are effective for the fiscal years beginning after June 15, 2022.

In June 2020, GASB issued Statement No. 97, Certain Component Unit Criteria, and Accounting and Financial Reporting for Internal Revenue Code Section 457 Deferred Compensation Plans. The objective of Statement No. 97 is to address situations in which a primary government is financially accountable for its fiduciary component unit if there is no governing board over the unit and therefore the government takes up the role of the board. The Authority is evaluating the impact of the adoption of this standard on its financial statements. The provisions in Statement No. 97 are effective for the fiscal years beginning after June 15, 2021.

Authority management is in the process of analyzing these pending changes in accounting principles and the impact they may have on the Authority's financial statements.

**NOTE 2 CASH BALANCES**

At December 31, 2021 and 2020, the Authority maintained Government Advantage Interest Checking Accounts with a financial institution. Cash deposits in the checking accounts totaled \$12,838,036 and \$4,242,262, respectively. Of this amount, \$151,436 and \$740,270, respectively, represents the funds received by the Authority from the responders to the Authority's Requests for Offers to Purchase land (RFOTP).

**FORT MONMOUTH ECONOMIC REVITALIZATION AUTHORITY  
(A COMPONENT UNIT OF THE STATE OF NEW JERSEY)  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2021 AND 2020**

**NOTE 2 CASH BALANCES (CONTINUED)**

Petty cash as of December 31, 2021 and 2020 totaled \$25 and \$45, respectively.

Additionally, the Authority has an account with the State of New Jersey Cash Management Fund (NJCMF). Cash deposits in this account totaled \$119,737 at December 31, 2021 and \$119,688 at December 31, 2020. In accordance with State Investment Council Regulations, units of ownership in the NJCMF may be purchased or redeemed on any business day (excluding state holidays) at the unit cost or value of \$1.00. Investment income and net realized gains and losses on investments are distributed daily in the form of additional whole units at the current day's net asset value. Fractional units are included in the succeeding day's distribution.

The NJCMF values participants' shares on a fair value basis. Specifically, the NJCMF distributes income to participants on a daily basis based on (1) realized investment gains and losses calculated at market (and added to the Reserve Fund for the prorata portion of such gains attributable to "Other-than-State" participants), (2) interest income based on stated rates, (3) amortization of discounts and premiums on a straight-line basis, and (4) administrative and reserve fund fees charged only to "Other-than-State" participants.

Additionally, the Authority has an escrow account with US Bank for the payment of the principal at maturity and interest accrued on the Loan Payable. At December 31, 2021 and 2020, cash deposits in this account totaled \$-0- and \$6, respectively.

Fort Monmouth Homeless Funds were on deposit with a financial institution in a Government Advantage Interest Checking Account. At December 31, 2021 and 2020, the cash deposits totaled \$895,895 and \$651,207, respectively. In addition, the amount invested with the New Jersey Cash Management Fund totaled \$561,996 and \$561,767, respectively.

The Authority's deposits are exposed to custodial credit risk if they are not covered by depository insurance and the deposits are: uncollateralized, collateralized with securities held by the pledging financial institution, or collateralized with securities held by the pledging financial institution's trust department or agent but not in the depositor-government's name. At December 31, 2021 and 2020, the Authority's uncollateralized amounts in excess of federal depository insurance limits was \$13,665,670 and \$4,824,930, respectively.

**NOTE 3 ESCROW DEPOSIT — PROPERTY SALE**

At December 31, 2021, the Authority had escrow deposits of \$1,585,382 from third-party purchasers per the contracts to sell the Fabrication Shops, Allison Hall, the Tinton Falls Commercial Parcel, Howard Commons, and the Nurses Quarters. Escrow funds were on deposit with the attorney trust accounts.

At December 31, 2020, the Authority had escrow deposits of \$1,903,883 from third-party purchasers per the contracts to sell the Fabrication Shops, Allison Hall, Barker Circle, the Bowling Center, the Eatontown Barracks, the Lodging Area, and the Nurses Quarters. Escrow funds were on deposit with the attorney trust accounts.



**FORT MONMOUTH ECONOMIC REVITALIZATION AUTHORITY**  
**(A COMPONENT UNIT OF THE STATE OF NEW JERSEY)**  
**NOTES TO FINANCIAL STATEMENTS**  
**DECEMBER 31, 2021 AND 2020**

**NOTE 4 OTHER RECEIVABLES**

At December 31, 2021 and 2020, included in other receivables are receivables of \$122,885 and \$152,971, respectively, for the value of in-kind services due from Monmouth County in connection with the purchase agreements for the Motor Pool Parcel and the Teen Center Parcel. At December 31, 2021, also included in other receivables is a receivable of \$93,784 for utility payments due to the Authority.

At December 31, 2021 and 2020, the amount in other receivables – noncurrent is a receivable of \$1,176,140 which represents the amount due from the sale of the Squier Hall parcel.

**NOTE 5 CAPITAL ASSETS, NET**

The following schedule detail changes in capital assets by major class that occurred during the year ended December 31, 2021:

	Balance December 31, 2020	Additions	Deletions	Transfers	Balance December 31, 2021
Capital Assets, Being Depreciated:					
Building Improvements	\$ 883,812	\$ -	\$ -	\$ -	\$ 883,812
Total, Being Depreciated	883,812	-	-	-	883,812
Accumulated Depreciation:					
Building Improvements	630,802	88,655	-	-	719,457
Total Accumulated Depreciation	630,802	88,655	-	-	719,457
Total Capital Assets, Being Depreciated, Net	<u>\$ 253,010</u>	<u>\$ (88,655)</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 164,355</u>

The following schedule detail changes in capital assets by major class that occurred during the year ended December 31, 2020:

	Balance December 31, 2019	Additions	Deletions	Transfers	Balance December 31, 2020
Capital Assets, Being Depreciated:					
Building Improvements	\$ 871,562	\$ 12,250	\$ -	\$ -	\$ 883,812
Total, Being Depreciated	871,562	12,250	-	-	883,812
Accumulated Depreciation:					
Building Improvements	542,385	88,417	-	-	630,802
Total Accumulated Depreciation	542,385	88,417	-	-	630,802
Total Capital Assets, Being Depreciated, Net	<u>\$ 329,177</u>	<u>\$ (76,167)</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 253,010</u>

Total depreciation expense for fiscal years 2021 and 2020 was \$88,655 and \$88,417, respectively.

**FORT MONMOUTH ECONOMIC REVITALIZATION AUTHORITY  
(A COMPONENT UNIT OF THE STATE OF NEW JERSEY)  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2021 AND 2020**

**NOTE 6 LAND — HELD FOR RESALE AND COSTS CAPITALIZED FOR FUTURE CONVEYANCE**

At December 31, 2021 the Authority held title to all of the Phase 1 property with the exception of the following: Parcel E which sold in January 2013, the Clinic Parcel which sold in March 2014, Building 2525 which sold in February 2016, the Child Development Center which sold in March 2016, Parcel F-3 which sold in February 2017, the Teen Center Parcel which sold in February 2018, the Charles Wood Firehouse which sold in May 2018, Parcel C-1 which a portion was sold in September 2018, Parcel C which sold in March 2019, the remaining portion of Parcel C-1 which sold in December 2019 the Golf Course which sold in December 2020, the Marina which sold in March 2021 and the New Jersey American Water Tank Parcel which sold in April 2021. The remaining Phase 1 properties were recorded at an estimated fair market value of \$20,311,542 and \$21,621,770 as of December 31, 2021 and 2020, respectively, based on: independent real estate appraisals, where available; purchase offers submitted in response to the Authority's Request for Offers to Purchase; and market value estimates prepared by the Authority's staff.

At December 31, 2021 the Authority also held title to all of the Phase 2 property with the exception of the Motor Pool which was sold to Monmouth County in November 2016, the County Homeless Shelter which was conveyed to Monmouth County in November 2016 at no cost, the Officers Housing which sold in January 2017, the Main Post Chapel which sold in February 2017, Russel Hall which sold in June 2017, the Oceanport Municipal Complex which sold in August 2017, the Fitness Center which sold in September 2017, the Dance Hall which sold in April 2018, the Cell Tower Parcel which sold in October 2019, Squier Hall which was sold in December 2019, the Commissary & P/X, Warehouse District and Post Office which sold in October 2020, the Bowling Center which sold in March 2021, Barker Circle which sold in November 2021, the Lodging Area which sold in November 2021 and the Phase 2 carve-outs discussed in Note 8. The remaining Phase 2 property was valued at cost which was \$18,204,995 and \$25,392,124 as of December 31, 2021 and 2020, respectively.

The Authority incurred certain infrastructure costs related to roads and sanitary sewer improvements within the parcels held for resale. This infrastructure will be conveyed to the various local municipalities in the future as redevelopment occurs. As the parcels get conveyed and transferred to the local municipalities, these costs will be expensed. The costs associated with the future conveyances totaled \$-0- and \$17,496 at December 31, 2021 and 2020, respectively.

**FORT MONMOUTH ECONOMIC REVITALIZATION AUTHORITY  
(A COMPONENT UNIT OF THE STATE OF NEW JERSEY)  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2021 AND 2020**

**NOTE 7 PREPAID ASSETS — FUTURE LAND CONVEYANCE**

The Commissary and Squier Hall Parcels were Phase 2 carve-outs that were not transferred with the other Phase 2 property in November 2016; however, the purchase price ascribed to these parcels was part of the \$33,000,000 paid to the Army for the purchase of the Phase 2 property. As a result, the costs of these parcels were recorded as prepaid assets. The Army will not convey title to these parcels until all environmental remediation has occurred. A portion of the Squier Hall property was conveyed to the Authority in December 2017 and another portion in January 2019. The Commissary was conveyed to the Authority in October 2020. The costs of these parcels recorded as prepaid assets was \$108,895 as of December 31, 2021 and 2020.

**NOTE 8 DEPOSITS — PROPERTY SALES**

At December 31, 2021, the Authority held deposits aggregating \$1,736,819 for the initial payments under purchase and sale agreements for the Fabrication Shops, Allison Hall, the Eatontown DPW, the Eatontown Parks Parcel, Howard Commons, the Tinton Falls Commercial Parcel and the Nurses Quarters.

At December 31, 2020, the Authority held deposits aggregating \$2,644,153 for the initial payments under purchase and sale agreements for the Eatontown Barracks, Fabrication Shops, Allison Hall, the Lodging Area, Barker Circle, the Bowling Center, the Eatontown DPW and the Nurses Quarters and bid deposits for the potential sales of Barker Circle, Expo Theater, Howard Commons, the Marina and the Tinton Falls Commercial Parcel.

**NOTE 9 LAND CONVEYANCE LIABILITIES**

In accordance with the Economic Development Conveyance Agreement, at December 31, 2021 the Authority had the following obligations from the acquisition of the Phase 1 property which are payable at the time of a third-party settlement:

- a. Due to the United States Army  
Ranging from 60% to 63% of Gross Sales Revenues (as defined by the Agreement)
- b. Due to Fort Monmouth Homeless Fund  
\$20,055 per developable acre

Based on the above obligations, the Authority has recorded an aggregate of \$10,255,741 and \$11,025,466 of land conveyance liabilities due to the United States Army at December 31, 2021 and 2020, respectively. The Authority has also recorded an aggregate of \$3,252,803 and \$3,411,238 of land conveyance assets due to the Homeless Fund at December 31, 2021 and 2020, respectively. The land conveyance assets and liabilities recorded are estimates and are subject to change based on economic factors that were unknown at the time of conveyance. At the time of settlement on the sale of the Phase 1 parcels any changes to the estimated assets and liabilities are included in the Authority's gain or loss from property sales.



**FORT MONMOUTH ECONOMIC REVITALIZATION AUTHORITY**  
**(A COMPONENT UNIT OF THE STATE OF NEW JERSEY)**  
**NOTES TO FINANCIAL STATEMENTS**  
**DECEMBER 31, 2021 AND 2020**

**NOTE 10 LOAN PAYABLE**

The Authority obtained financing for the purchase of the Phase 2 properties through the Monmouth County Improvement Authority (MCIA). The financing structure entailed MCIA's issuance of taxable notes to provide the consideration to the Army, along with the cost of issuance. Interest on the notes and expenses will be payable by the Authority on a current basis, with the notes issued as one- or two-year obligations. Interest on the notes and expenses will be general obligations of the Authority. At December 31, 2017, the Authority paid down approximately \$9.79 million in principal upon its sale of three parcels; Officers Housing, Russel Hall, and the Fitness Center. At December 31, 2019, the Authority paid down an additional \$175,000 in principal upon its sale of two parcels; the Dance Hall (sold in 2018) and the Cell Tower. At December 31, 2020 the Authority paid down an additional \$1,375,000 in principal upon its sale of two parcels; Squier Hall (sold in 2019) and the Commissary/PX, Warehouse District and Post Office Parcel. In 2021, the Authority paid down an additional \$403,000 in principal upon the sale of the Bowling Center and a payment as a result of the Authority's December 31, 2020 cash balance being in excess of \$3,000,000. The Authority received a Direct Loan of \$21,774,796 from the NJEDA (as described in Note 11) to fully pay down the principal at maturity.

In connection with this transaction, Monmouth County's Board of Chosen Freeholders authorized a payment guaranty for the notes for five years. The County will hold a mortgage against the Phase 2 parcels which mortgage will be released on a parcel-by-parcel basis as and when the Authority is ready to convey individual parcels to third-party purchasers. On each maturity of the notes, MCIA plans to issue subsequent notes to refund the notes that mature and cover issuance costs. During the five-year term of the County's guaranty, principal payments will be made from and only to the extent that sales proceeds are available. If any principal balance remains at the end of the five-year loan term, the balance will become a general obligation of the Authority and the Authority's options will be to either: (i) renegotiate and extend the loan; (ii) refinance the balance through a third-party lender; or (iii) pay off the balance from cash on hand. As reported above, the MCIA loan was paid in full at maturity. At that time, the County mortgage was discharged on the remaining Phase 2 properties and therefore this process no longer applies.

The outstanding notes are as follows:

<u>Description</u>	<u>2021</u>	<u>2020</u>
The Monmouth County Improvement Authority, Governmental Loan Project Notes, Series 2020; interest at 2.00%; principal and interest payable at maturity on November 9, 2021	\$ -	\$ 22,185,000
Total	<u>\$ -</u>	<u>\$ 22,185,000</u>

**FORT MONMOUTH ECONOMIC REVITALIZATION AUTHORITY**  
**(A COMPONENT UNIT OF THE STATE OF NEW JERSEY)**  
**NOTES TO FINANCIAL STATEMENTS**  
**DECEMBER 31, 2021 AND 2020**

**NOTE 10 LOAN PAYABLE (CONTINUED)**

Loan payable activity for the years ended December 31, 2021 and 2020 was as follows:

December 31, 2021	Additions	Reductions	December 31, 2021	Amounts Due Within One Year
<u>\$ 22,185,000</u>	<u>\$ -</u>	<u>\$ (22,185,000)</u>	<u>\$ -</u>	<u>\$ -</u>
December 31, 2020	Additions	Reductions	December 31, 2020	Amounts Due Within One Year
<u>\$ 23,560,000</u>	<u>\$ 22,185,000</u>	<u>\$ (23,560,000)</u>	<u>\$ 22,185,000</u>	<u>\$ 22,185,000</u>

Interest payable on the loan at December 31, 2021 and 2020 was \$-0- and \$61,994, respectively.

**NOTE 11 DIRECT LOAN PAYABLE**

The Authority obtained a direct loan in the amount of \$21,774,796 from the NJ Economic Development Authority to pay the principal on the notes due at the November 9, 2021 maturity date. The loan has an interest rate of 2% with a 60-month term. Monthly payments of interest will be due on the loan with all outstanding principal and interest due on October 1, 2026. The loan is secured by a second mortgage on Phase 2 parcels that were not subject to sale agreements at the time of the loan closing plus an assignment of net proceeds on Phase 2 parcels that were under contract subject to the first mortgage held by the NJ Economic Development Authority on the first working capital loan.

Direct Loan payable activity for the year ended December 31, 2021 was as follows:

December 31, 2020	Additions	Reductions	December 31, 2021	Amounts Due Within One Year
<u>\$ -</u>	<u>\$ 21,774,796</u>	<u>\$ (5,803,953)</u>	<u>\$ 15,970,843</u>	<u>\$ -</u>

Interest payable on the loan at December 31, 2021 was \$27,505.

**NOTE 12 WORKING CAPITAL LOAN PAYABLE**

The Authority obtained a working capital loan for up to \$5 million from the NJ Economic Development Authority for working capital purposes. The loan has an interest rate of 2.23% with a 60-month term and a 12-month draw period. Monthly payments of interest will be due on the loan with all outstanding principal and interest due on January 1, 2023. The loan is secured by a mortgage on the Authority's interest on the Phase 1 parcels that were not subject to sale agreements at the time of the loan closing plus an assignment of net proceeds on Phase 1 parcels that were under contract and a second mortgage on Phase 2 parcels subject to the first mortgage held by the Monmouth County Improvement Authority.

**FORT MONMOUTH ECONOMIC REVITALIZATION AUTHORITY**  
**(A COMPONENT UNIT OF THE STATE OF NEW JERSEY)**  
**NOTES TO FINANCIAL STATEMENTS**  
**DECEMBER 31, 2021 AND 2020**

**NOTE 12 WORKING CAPITAL LOAN PAYABLE (CONTINUED)**

At December 31, 2021 and 2020, the amount payable on the working capital loan was \$3,129,020 and \$3,720,452, respectively, and the interest payable was \$29,088 and \$30,849, respectively.

The Authority obtained a second working capital loan for up to \$5 million from the NJ Economic Development Authority for working capital purposes. The loan has an interest rate of 2.00% with a 60-month term and a 12-month draw period. Monthly payments of interest will be due on the loan with all outstanding principal and interest due on October 1, 2024. The loan is secured by a second mortgage on the Authority's interest on the Phase 1 parcels that were not subject to sale agreements at the time of the loan closing plus an assignment of net proceeds on Phase 1 parcels that were under contract.

At December 31, 2021 and 2020, the amount payable on the second working capital loan was \$4,213,389 and \$4,239,419, respectively, and the interest payable was \$26,463 and \$27,639, respectively.

Due to the COVID-19 pandemic, the NJ Economic Development Authority approved a three-month principal and interest moratorium beginning on April 1, 2020. Payments resumed on July 1, 2020.

**NOTE 13 DUE TO NJ ECONOMIC DEVELOPMENT AUTHORITY**

The balances due to the NJ Economic Development Authority at December 31, 2021 and 2020 for direct office support were \$1,213,208 and \$1,187,008, respectively.

**NOTE 14 ECONOMIC DEVELOPMENT CONVEYANCE (EDC) REVENUE AND EXPENDITURES**

For the years ended December 31, 2021 and 2020, the Authority's EDC revenue was \$13,356,443 and \$1,783,763, respectively, and consisted of the following:

	2021	2020
Gain on Sale of Land	\$ 13,299,148	\$ 1,186,690
Operating Fee	-	31,175
Interest	289	1,741
Other	57,006	564,157
Total	<u>\$ 13,356,443</u>	<u>\$ 1,783,763</u>



**FORT MONMOUTH ECONOMIC REVITALIZATION AUTHORITY**  
**(A COMPONENT UNIT OF THE STATE OF NEW JERSEY)**  
**NOTES TO FINANCIAL STATEMENTS**  
**DECEMBER 31, 2021 AND 2020**

**NOTE 14 ECONOMIC DEVELOPMENT CONVEYANCE (EDC) REVENUE AND EXPENDITURES**  
**(CONTINUED)**

For the years ended December 31, 2021 and 2020, the Authority's EDC expenditures were \$5,026,238 and \$5,714,222, respectively, and consisted of the following:

	2021	2020
Utility Construction	\$ 45,726	\$ 787,877
Historic Property Preservation	14,400	800
Landscaping	20,942	27,423
Transportation Management Facilities	9,144	4,770
Planning for/or the Marketing of the Property	4,885,501	4,843,065
Total	<u>\$ 4,975,713</u>	<u>\$ 5,663,935</u>

**NOTE 15 OPERATING LEASES AND AGREEMENTS**

**Golf Course and Facilities**

The Authority has an agreement with an operator for professional management and maintenance of the Fort Monmouth Suneagles Golf Course and associated banquet/restaurant facilities located in the Charles Wood Area of Fort Monmouth. The consideration for the agreement is the operator's obligation to assume the operation and maintenance costs of the premises. For the years ended December 31, 2021 and 2020, the Authority recorded revenue of \$-0- and \$31,175 respectively. The agreement was terminated when the property was sold in December 2020.

**Equipment**

The Authority entered into an operating lease for the rental of certain equipment necessary for the operation of the golf course and facilities at a rental rate of \$10,000 per calendar quarter. Rental expense under this agreement was \$-0- and \$31,175 for the years ended December 31, 2021 and 2020, respectively. At December 31, 2020 the equipment was paid in full.

**Marina**

The Authority had an agreement with a marina operator for the use of the Marina, boat slips and Building 450 for professional management and maintenance of such marina and facilities. The consideration for the agreement was the Authority's obligation to assume the operation and maintenance costs of the premises. Therefore, the Authority has recorded no rental expense for the premises for the year ended December 2020. The agreement was terminated when the property was sold in March 2021.

**FORT MONMOUTH ECONOMIC REVITALIZATION AUTHORITY  
(A COMPONENT UNIT OF THE STATE OF NEW JERSEY)  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2021 AND 2020**

**NOTE 15 OPERATING LEASES AND AGREEMENTS (CONTINUED)**

**Building 282 – Main Post Fire Station**

The Authority had an agreement with the Borough of Oceanport for the use of Building 282 and its associated parking area for the professional management and maintenance of such facilities. The consideration for the agreement was the Borough’s obligation to assume the operation and maintenance costs of the premises. Therefore, the Authority has recorded no rental revenue for the premises for the year ended December 2020. With the completion of the new Police Department on the Oceanport Municipal Complex parcel, the agreement for the use of Building 282 was terminated and the Oceanport Police Department vacated the building in January 2021.

**Russel Hall – Office Lease**

The Authority had a lease with TetherView Property Management, LLC for office space in Russel Hall, Building 286, and a Use & Occupancy Agreement with the U.S. Army BRAC Organization and the Authority’s Property Management Contractor for joint use as short-term office space. The term of the lease was 24 months which commenced on March 1, 2019 and terminated on February 28, 2021 at a rental rate of \$4,100 per month for the first fourteen months and \$4,141 per month for the last 10 months. Rental expense under this agreement was \$8,282 and \$49,528 for the years ended December 31, 2021 and 2020.

**NOTE 16 RISKS AND UNCERTAINTIES**

**Concentration of Revenue**

Principally all of the Authority’s operating revenues are from the conveyance and subsequent sale of property in conjunction with the Economic Development Conveyance Agreement (Phase 1 and Phase 2) dated June 25, 2012 and October 25, 2016, respectively, with the United States Army. The Authority’s revenues are subject to the continued contract compliance and funding from these sources.

**Economic Dependence**

The Authority is economically dependent on the United States Army’s compliance with the Economic Development Agreements and the continuing direct and indirect support by the state of New Jersey and Monmouth County through loans and loan guarantees.

**COVID-19**

In March 2020, the World Health Organization declared the spread of Coronavirus Disease (COVID-19) a worldwide pandemic. The COVID-19 pandemic is having significant effects on global markets, supply chains, businesses, and communities. Specific to the Authority, COVID-19 may impact various parts of its 2021 operations and financial results including but not limited to, costs for emergency preparedness and shortages of personnel. Management believes the Authority is taking appropriate actions to mitigate the negative impact. However, the full impact of COVID-19 is unknown and cannot be reasonably estimated as these events continue to develop.

**FORT MONMOUTH ECONOMIC REVITALIZATION AUTHORITY  
(A COMPONENT UNIT OF THE STATE OF NEW JERSEY)  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2021 AND 2020**

**NOTE 17 CONTINGENCIES AND COMMITMENTS**

**Obligations from Phase 1 Economic Development Conveyance Agreement**

In conjunction with the Phase 1 EDC Agreement dated June 25, 2012, the Authority is obligated to:

1. Accept the conveyance of certain Phase 1 parcels totaling approximately 563 acres including buildings, improvements, and personal property.
2. Sell or lease such parcels to third parties under competitive sales and leasing covenants or no cost covenants as agreed upon per particular parcel.
3. At the time of third-party settlement, pay the United States Army 20% to 80% of Gross Sales Revenue, as defined, as agreed upon per particular Phase 1 parcel.
4. At the time of third-party settlement, contribute \$20,055 for each developable acre sold to the Fort Monmouth Homeless Fund.
5. In the case of pre-conveyance leasing and post conveyance leasing, as allowed, pay the United States Army 20% of the Gross Lease revenues, as defined, for the first three years of the lease and 63% of Gross Lease Revenues thereafter until such properties are sold to third-party buyers.
6. Reinvest the third-party sale and lease proceeds net of the immediate obligations to the United States Army and the Fort Monmouth Homeless Fund to support the economic redevelopment of the former Fort Monmouth in 12 allowable expense categories as mandated in the Base Realignment and Closure Act (BRAC) within a seven-year reinvestment period beginning on the date of the last United States Army conveyance or remit proceeds not used for these purposes to the United States Army within 60 days after the seven-year reinvestment period.

**Obligations from First Amendment to Phase 1 Economic Development Conveyance Agreement**

Pursuant to the First Amendment to the Phase 1 EDC Agreement dated October 25, 2016:

1. The Authority is obligated to provide the Army all net sales proceeds (\$527,825) from the sale of the Fabrication Shops parcel.
2. The Authority may convey the 38-acre Myer Center parcel, also known as Parcel F-1, to the NJ Economic Development Authority at no cost, and if so conveyed, no consideration will be due the Army.
3. The Authority is authorized to use proceeds from the sale, lease or use of the Phase 1 property to service bonds related to the Phase 2 parcels, as set forth in the October 25, 2016 Phase 2 EDC Agreement.



**FORT MONMOUTH ECONOMIC REVITALIZATION AUTHORITY  
(A COMPONENT UNIT OF THE STATE OF NEW JERSEY)  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2021 AND 2020**

**NOTE 17 CONTINGENCIES AND COMMITMENTS (CONTINUED)**

**Obligations from Second Amendment to Phase 1 Economic Development  
Conveyance Agreement**

Pursuant to the Second Amendment to the Phase 1 EDC Agreement dated March 10, 2021:

1. The Authority may transfer title for 60 acres of the Howard Commons Parcel for a final purchase price of \$1.5 million, which shall be allocated at Third Party Settlement as follows: a contribution shall be made to the Authority's Homeless Trust, the Army shall receive 63% of the Gross Sales Revenues and the Authority shall receive 37% of the Gross Sales Revenues.
2. The Authority may convey an approximately 3.945 acre parcel, known as the New Jersey American Water Parcel (formerly part of the Howard Commons Parcel) at no cost, other than a contribution to the Authority's Homeless Trust, for the construction of a water tank and water main extension to service the surrounding area.

**Obligations from Phase 2 Economic Development Conveyance Agreement**

In conjunction with the Phase 2 EDC Agreement dated October 25, 2016, the Authority is obligated to:

1. Accept conveyance of certain Phase 2 parcels totaling approximately 563 acres including buildings, improvements, and personal property.
2. At settlement of the Phase 2 property, pay the Army \$33,000,000 (The Authority subsequently purchased the Phase 2 property on November 17, 2016.).
3. At the time of third-party settlement, contribute \$20,055 for each developable acre sold to the Fort Monmouth Homeless Fund.
4. Reinvest the third-party sale and lease proceeds net of the immediate obligations to the United States Army and the Fort Monmouth Homeless Fund to support the economic redevelopment of the former Fort Monmouth in 12 allowable expense categories as mandated in the Base Realignment and Closure Act (BRAC) within a seven-year reinvestment period beginning on the date of the last United States Army conveyance or remit proceeds not used for these purposes to the United States Army within 60 days after the seven-year reinvestment period.

**FORT MONMOUTH ECONOMIC REVITALIZATION AUTHORITY  
(A COMPONENT UNIT OF THE STATE OF NEW JERSEY)  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2021 AND 2020**

**NOTE 18 NET POSITION**

The Authority's net position is characterized as follows:

- Investment in Capital Assets
- Restricted
- Unrestricted

Investment in Capital Assets includes capital assets net of accumulated depreciation used in the Authority's operations. Restricted net position includes net assets that are restricted subject to existence of Economic Development Conveyance reinvestment restrictions, this includes cash and the Homeless Fund share of land conveyance. Unrestricted net position includes all net assets not included above.

**NOTE 19 SUBSEQUENT EVENTS**

**Purchase of the Bowling Center**

In January 2022, the Authority closed on Phase 2 – the Bowling Center per the terms of the purchase and sale and redevelopment for \$1.

**Paydown of Working Capital Loan**

In February 2022, the first working capital loan from the NJ Economic Development Authority was paid in full from cash on hand.

**Sale of the Eatontown Parks Parcel**

In March 2022, the Authority closed Phase 2 – the Eatontown Parks Parcel per the terms of the purchase and sale and redevelopment agreement for \$153,130. Of this amount, \$33,991 will be received with in-kind services. Cash proceeds of \$119,139 were distributed as follows: (1) \$76,610 to the Fort Monmouth Homeless Fund, (2) NJEDA Direct Loan pay down of \$14,885 and (3) \$27,644 to the Authority.

**FORT MONMOUTH ECONOMIC REVITALIZATION AUTHORITY**  
**(A COMPONENT UNIT OF THE STATE OF NEW JERSEY)**  
**COMBINING SCHEDULE OF NET POSITION**  
**DECEMBER 31, 2021**  
**(SEE INDEPENDENT AUDITORS' REPORT)**

	OEA Grant and Matching	Economic Development Conveyance	Federal Grant	Other	Homeless Fund	Eliminations	Total
<b>ASSETS</b>							
<b>CURRENT ASSETS</b>							
Unrestricted Assets:							
Cash and Cash Equivalents	\$ -	\$ -	\$ -	\$ 329,888	\$ -	\$ -	\$ 329,888
Other Receivables	-	217,352	-	-	-	-	217,352
Interfund Receivable	-	-	-	57,609	-	(57,609)	-
Land - Held for Resale	-	35,263,734	-	-	3,252,803	-	38,516,537
Prepaid Assets - Future Land Conveyance	-	108,895	-	-	-	-	108,895
Prepaid Expenses	-	188,608	-	-	-	-	188,608
Total Unrestricted Current Assets	-	35,778,589	-	387,497	3,252,803	(57,609)	39,361,280
Restricted Assets:							
Cash - Economic Development Conveyance	-	12,351,320	-	-	-	-	12,351,320
Cash - Property Sales Deposit	-	151,436	-	-	-	-	151,436
Cash - Homeless Fund	-	-	-	-	1,457,891	-	1,457,891
Cash - Federal Funds	-	-	50,000	-	-	-	50,000
Escrow Deposit - Property Sales	-	1,585,383	-	-	-	-	1,585,383
Total Restricted Assets	-	14,088,139	50,000	-	1,457,891	-	15,596,030
<b>NONCURRENT ASSETS</b>							
Other Receivables	-	971,578	-	-	204,562	-	1,176,140
Capital Assets, Net	60,195	104,160	-	-	-	-	164,355
Total Noncurrent Assets	60,195	1,075,738	-	-	204,562	-	1,340,495
Total Assets	<u>\$ 60,195</u>	<u>\$ 50,942,466</u>	<u>\$ 50,000</u>	<u>\$ 387,497</u>	<u>\$ 4,915,256</u>	<u>\$ (57,609)</u>	<u>\$ 56,297,805</u>
<b>LIABILITIES AND NET POSITION</b>							
<b>CURRENT LIABILITIES</b>							
Accounts Payable and Accrued Liabilities	\$ -	\$ 379,607	-	\$ 77,379	\$ -	\$ -	\$ 456,986
Interfund Payable	-	57,609	-	-	-	(57,609)	-
Deposits - Property Sales	-	1,736,819	-	-	-	-	1,736,819
Land Conveyance Liabilities	-	10,255,741	-	-	-	-	10,255,741
Interest Payable	-	83,056	-	-	-	-	83,056
Unearned Revenue	-	-	50,000	-	-	-	50,000
Due to NJ Economic Development Authority	-	1,213,207	-	-	-	-	1,213,207
Total Current Liabilities	-	13,726,039	50,000	77,379	-	(57,609)	13,795,809
<b>NONCURRENT LIABILITIES</b>							
Direct Loan Payable	-	15,970,843	-	-	-	-	15,970,843
Working Capital Loan Payable	-	7,342,409	-	-	-	-	7,342,409
Total Noncurrent Liabilities	-	23,313,252	-	-	-	-	23,313,252
Total Liabilities	-	37,039,291	50,000	77,379	-	(57,609)	37,109,061
<b>NET POSITION</b>							
Investment in Capital Assets	60,195	104,160	-	-	-	-	164,355
Restricted	-	12,351,320	-	-	4,915,256	-	17,266,576
Unrestricted	-	1,447,695	-	310,118	-	-	1,757,813
Total Net Position	60,195	13,903,175	-	310,118	4,915,256	-	19,188,744
Total Liabilities and Net Position	<u>\$ 60,195</u>	<u>\$ 50,942,466</u>	<u>\$ 50,000</u>	<u>\$ 387,497</u>	<u>\$ 4,915,256</u>	<u>\$ (57,609)</u>	<u>\$ 56,297,805</u>

**FORT MONMOUTH ECONOMIC REVITALIZATION AUTHORITY**  
**(A COMPONENT UNIT OF THE STATE OF NEW JERSEY)**  
**COMBINING SCHEDULE OF NET POSITION**  
**DECEMBER 31, 2020**  
**(SEE INDEPENDENT AUDITORS' REPORT)**

	OEA Grant and Matching	Economic Development Conveyance	Other	Homeless Fund	Eliminations	Total
<b>ASSETS</b>						
<b>CURRENT ASSETS</b>						
Unrestricted Assets:						
Cash and Cash Equivalents	\$ -	\$ -	\$ 329,888	\$ -	\$ -	\$ 329,888
Other Receivables	-	501,534	-	-	-	501,534
Interfund Receivable	-	-	57,609	-	(57,609)	-
Land - Held for Resale	-	43,602,656	-	3,411,238	-	47,013,894
Prepaid Assets - Future Land Conveyance	-	108,895	-	-	-	108,895
Prepaid Expenses	-	233,226	-	-	-	233,226
Total Unrestricted Current Assets	-	44,446,311	387,497	3,411,238	(57,609)	48,187,437
Restricted Assets:						
Cash - Economic Development Conveyance	-	2,826,386	-	-	-	2,826,386
Cash - Property Sales Deposit	-	740,270	-	-	-	740,270
Cash - Homeless Fund	-	-	-	964,004	-	964,004
Escrow Deposit - Property Sales	-	1,903,883	-	-	-	1,903,883
Total Restricted Assets	-	5,470,539	-	964,004	-	6,434,543
<b>NONCURRENT ASSETS</b>						
Other Receivables	-	971,579	-	204,561	-	1,176,140
Costs Capitalized for Future Conveyance	-	17,496	-	-	-	17,496
Capital Assets, Net	98,325	154,685	-	-	-	253,010
Total Noncurrent Assets	98,325	1,143,760	-	204,561	-	1,446,646
Total Assets	<u>\$ 98,325</u>	<u>\$ 51,060,610</u>	<u>\$ 387,497</u>	<u>\$ 4,579,803</u>	<u>\$ (57,609)</u>	<u>\$ 56,068,626</u>
<b>LIABILITIES AND NET POSITION</b>						
<b>CURRENT LIABILITIES</b>						
Accounts Payable and Accrued Liabilities	\$ -	\$ 308,051	\$ 81,734	\$ -	\$ -	\$ 389,785
Interfund Payable	-	57,609	-	-	(57,609)	-
Deposits - Property Sales	-	2,644,153	-	-	-	2,644,153
Land Conveyance Liabilities	-	11,025,466	-	-	-	11,025,466
Interest Payable	-	120,482	-	-	-	120,482
Loan Payable	-	22,185,000	-	-	-	22,185,000
Due to NJ Economic Development Authority	-	1,187,008	-	-	-	1,187,008
Total Current Liabilities	-	37,527,769	81,734	-	(57,609)	37,551,894
<b>NONCURRENT LIABILITIES</b>						
Working Capital Loan Payable	-	7,959,871	-	-	-	7,959,871
Total Liabilities	-	45,487,640	81,734	-	(57,609)	45,511,765
<b>NET POSITION</b>						
Investment in Capital Assets	98,325	154,685	-	-	-	253,010
Restricted	-	2,826,386	-	4,579,803	-	7,406,189
Unrestricted	-	2,591,899	305,763	-	-	2,897,662
Total Net Position	98,325	5,572,970	305,763	4,579,803	-	10,556,861
Total Liabilities and Net Position	<u>\$ 98,325</u>	<u>\$ 51,060,610</u>	<u>\$ 387,497</u>	<u>\$ 4,579,803</u>	<u>\$ (57,609)</u>	<u>\$ 56,068,626</u>



**FORT MONMOUTH ECONOMIC REVITALIZATION AUTHORITY**  
**(A COMPONENT UNIT OF THE STATE OF NEW JERSEY)**  
**COMBINING SCHEDULE OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION**  
**YEAR ENDED DECEMBER 31, 2021**  
**(SEE INDEPENDENT AUDITORS' REPORT)**

	OEA Grant and Matching	Economic Development Conveyance	Federal Grant	Other	Homeless Fund	Total
<b>OPERATING REVENUES</b>						
Federal Grants	\$ -	\$ -	\$ 5,200,000	\$ -	\$ -	\$ 5,200,000
Gain on Sale of Land	-	13,299,148	-	-	683,715	13,982,863
Other	-	14,313	-	-	-	14,313
Total Operating Revenues	-	13,313,461	5,200,000	-	683,715	19,197,176
<b>OPERATING EXPENSES</b>						
Direct Office Support	-	1,213,206	-	(4,355)	-	1,208,851
General and Administrative	-	167,379	-	-	-	167,379
Homeless Fund	-	-	-	-	348,492	348,492
Program Costs	-	2,593,969	5,200,000	-	-	7,793,969
Interest Expense on Loan Payable	-	625,107	-	-	-	625,107
Loan Issuance Costs	-	(7,070)	-	-	-	(7,070)
Loan Costs	-	383,122	-	-	-	383,122
Depreciation	38,130	50,525	-	-	-	88,655
Total Operating Expenses	38,130	5,026,238	5,200,000	(4,355)	348,492	10,608,505
<b>OPERATING GAIN (LOSS)</b>	(38,130)	8,287,223	-	4,355	335,223	8,588,671
<b>NONOPERATING REVENUE</b>						
Interest Income	-	289	-	-	230	519
Other	-	42,693	-	-	-	42,693
Total Nonoperating Revenue	-	42,982	-	-	230	43,212
<b>CHANGE IN NET POSITION</b>	(38,130)	8,330,205	-	4,355	335,453	8,631,883
Net Position - Beginning of Year	98,325	5,572,970	-	305,763	4,579,803	10,556,861
<b>NET POSITION - END OF YEAR</b>	<u>\$ 60,195</u>	<u>\$ 13,903,175</u>	<u>\$ -</u>	<u>\$ 310,118</u>	<u>\$ 4,915,256</u>	<u>\$ 19,188,744</u>

**FORT MONMOUTH ECONOMIC REVITALIZATION AUTHORITY**  
**(A COMPONENT UNIT OF THE STATE OF NEW JERSEY)**  
**COMBINING SCHEDULE OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION**  
**YEAR ENDED DECEMBER 31, 2020**  
**(SEE INDEPENDENT AUDITORS' REPORT)**

	OEA Grant and Matching	Economic Development Conveyance	Other	Homeless Fund	Total
<b>OPERATING REVENUES</b>					
Gain on Sale of Land	\$ -	\$ 1,186,690	\$ -	\$ 407,117	\$ 1,593,807
Operating Fee	-	31,175	-	-	31,175
Other	-	44,940	-	-	44,940
Total Operating Revenues	-	1,262,805	-	407,117	1,669,922
<b>OPERATING EXPENSES</b>					
Direct Office Support	-	1,187,008	42,475	-	1,229,483
General and Administrative	-	149,724	-	-	149,724
Homeless Fund	-	-	-	2,532,838	2,532,838
Program Costs	-	3,584,898	-	-	3,584,898
Interest Expense on Loan Payable	-	798,784	-	-	798,784
Loan Issuance Costs	-	(57,479)	-	-	(57,479)
Loan Costs	-	1,000	-	-	1,000
Depreciation	38,130	50,287	-	-	88,417
Total Operating Expenses	38,130	5,714,222	42,475	2,532,838	8,327,665
<b>OPERATING LOSS</b>	(38,130)	(4,451,417)	(42,475)	(2,125,721)	(6,657,743)
<b>NONOPERATING REVENUE</b>					
Interest Income	-	1,741	-	3,510	5,251
Other	-	519,217	-	-	519,217
Total Nonoperating Revenue	-	520,958	-	3,510	524,468
<b>CHANGE IN NET POSITION</b>	(38,130)	(3,930,459)	(42,475)	(2,122,211)	(6,133,275)
Net Position - Beginning of Year	136,455	9,503,429	348,238	6,702,014	16,690,136
<b>NET POSITION - END OF YEAR</b>	<u>\$ 98,325</u>	<u>\$ 5,572,970</u>	<u>\$ 305,763</u>	<u>\$ 4,579,803</u>	<u>\$ 10,556,861</u>

**FORT MONMOUTH ECONOMIC REVITALIZATION AUTHORITY**  
**(A COMPONENT UNIT OF THE STATE OF NEW JERSEY)**  
**SCHEDULE OF GENERAL AND ADMINISTRATIVE EXPENSES BY FUND**  
**YEAR ENDED DECEMBER 31, 2021**  
**(SEE INDEPENDENT AUDITORS' REPORT)**

	<u>Economic Development Conveyance</u>
Equipment	\$ 27,052
Insurance	47,589
Office Maintenance and Utilities	43,076
Legal Notices	2,971
Office Supplies and Postage	14,808
Communication	15,569
Travel	1,438
Meetings and Seminars	2,770
Marketing	<u>12,106</u>
Total	<u><u>\$ 167,379</u></u>

FORT MONMOUTH ECONOMIC REVITALIZATION AUTHORITY  
(A COMPONENT UNIT OF THE STATE OF NEW JERSEY)  
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS  
YEAR ENDED DECEMBER 31, 2021

Federal Grantor/Pass-Through Grantor/ Program or Cluster Title	Federal Assistance Listing Number	Pass-Through Entity Identifying Number	Passed Through to Subrecipients	Federal Expenditures
<b>U.S. Department of Treasury:</b>				
Passed-through The New Jersey Department of Community Affairs:				
COVID-19 - American Rescue Plan Act - Coronavirus State and Local Fiscal Recovery Fund	21.027	N/A	\$ 5,200,000	\$ 5,200,000
Total U.S. Department of Treasury				5,200,000
Total Expenditures of Federal Awards			\$ 5,200,000	\$ 5,200,000

See accompanying Notes to Schedule of Expenditures of Federal Awards.



**FORT MONMOUTH ECONOMIC REVITALIZATION AUTHORITY  
(A COMPONENT UNIT OF THE STATE OF NEW JERSEY)  
NOTES TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS  
DECEMBER 31, 2021**

**NOTE 1 BASIS OF PRESENTATION**

The information in these schedules is presented in accordance with the requirements of 2 CFR 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*. Therefore, some amounts presented in these schedules may differ from amounts presented in, or used in the preparation of, the basic financial statements. For the purposes of these schedules, federal awards include any assistance provided by a federal agency directly or indirectly in the form of grants, contracts, cooperative agreements, loans, loan guarantees, property, interest subsidies, insurance, direct appropriations, and other noncash assistance. Because these schedules present only a selected portion of the activities of the Authority, it is not intended to, and does not, present the financial position, changes in net position, and other changes of the Authority in conformity with accounting principles generally accepted in the United States of America. The accounting practices followed by the Authority in preparing the accompanying schedules are as follows:

Expenditures for direct costs are recognized as incurred using the accrual method of accounting contained in the U.S. Office of Management and Budget (OMB) *Uniform Administration Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance for Federal Awards). Under the Uniform Guidance for Federal Awards, certain types of expenditures are not allowable or are limited as to reimbursement.

**NOTE 2 INDIRECT COST RATE**

The Authority has elected not to use the 10 percent *de minimis* indirect cost rate allowed under the Uniform Guidance.

**INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER  
FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS  
BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED  
IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS**

Audit Committee and Management  
Fort Monmouth Economic Revitalization Authority  
Oceanport, New Jersey

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the Fort Monmouth Economic Revitalization Authority, a component unit of the state of New Jersey, as of and for the year ended December 31, 2021, and the related notes to the financial statements, which collectively comprise Fort Monmouth Economic Revitalization Authority's basic financial statements, and have issued our report thereon dated REPORT DATE.

**Report on Internal Control Over Financial Reporting**

In planning and performing our audit of the financial statements, we considered Fort Monmouth Economic Revitalization Authority's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Fort Monmouth Economic Revitalization Authority's internal control. Accordingly, we do not express an opinion on the effectiveness of Fort Monmouth Economic Revitalization Authority's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

**Compliance and Other Matters**

As part of obtaining reasonable assurance about whether Fort Monmouth Economic Revitalization Authority’s financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

**Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity’s internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity’s internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

**CliftonLarsonAllen LLP**

Plymouth Meeting, Pennsylvania  
REPORT DATE

**INDEPENDENT AUDITORS' REPORT ON COMPLIANCE FOR THE MAJOR  
FEDERAL PROGRAM AND REPORT ON INTERNAL CONTROL OVER  
COMPLIANCE REQUIRED BY THE UNIFORM GUIDANCE**

Audit Committee and Management  
Fort Monmouth Economic Revitalization Authority  
Oceanport, New Jersey

**Report on Compliance for the Major Federal Program**

***Opinion on the Major Federal Program***

We have audited Fort Monmouth Economic Revitalization Authority (the Authority), a component unit of the state of New Jersey, compliance with the types of compliance requirements identified as subject to audit in the OMB *Compliance Supplement* that could have a direct and material effect on the Authority's major federal program for the year ended December 31, 2021. Fort Monmouth Economic Revitalization Authority's major federal program is identified in the summary of auditors' results section of the accompanying schedule of findings and questioned costs.

In our opinion, the Authority complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on its major federal program for the year ended December 31, 2021.

***Basis for Opinion on Each Major Federal Program***

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America (GAAS); the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States; and the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Our responsibilities under those standards and the Uniform Guidance are further described in the Auditors' Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of the Authority and to meet our other ethical responsibilities, in accordance with relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on compliance for the major federal program. Our audit does not provide a legal determination of the Authority's compliance with the compliance requirements referred to above.



## **Audit Committee and Management Fort Monmouth Economic Revitalization Authority**

### ***Responsibilities of Management for Compliance***

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules and provisions of contracts or grant agreements applicable to the Authority's federal program.

### ***Auditors' Responsibilities for the Audit of Compliance***

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on the Authority's compliance based on our audit. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS, *Government Auditing Standards*, and the Uniform Guidance will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about the Authority's compliance with the requirements of the major federal program as a whole.

In performing an audit in accordance with GAAS, *Government Auditing Standards*, and the Uniform Guidance, we:

- exercise professional judgment and maintain professional skepticism throughout the audit.
- identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the Authority's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- obtain an understanding of the Authority's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

**Audit Committee and Management**  
**Fort Monmouth Economic Revitalization Authority**

**Report on Internal Control Over Compliance**

*A deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. *A material weakness in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. *A significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the Auditors' Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance. Given these limitations, during our audit we did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above. However, material weaknesses or significant deficiencies in internal control over compliance may exist that were not identified.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

**CliftonLarsonAllen LLP**

Plymouth Meeting, Pennsylvania  
REPORT DATE

FORT MONMOUTH ECONOMIC REVITALIZATION AUTHORITY  
(A COMPONENT UNIT OF THE STATE OF NEW JERSEY)  
SCHEDULE OF FINDINGS AND QUESTIONED COSTS  
YEAR ENDED DECEMBER 31, 2021

Section I – Summary of Auditors’ Results

Financial Statements

1. Type of auditors’ report issued: Unmodified
2. Internal control over financial reporting:
- Material weakness(es) identified? \_\_\_\_\_ yes        x   no
  - Significant deficiency(ies) identified that are not considered to be material weakness(es)? \_\_\_\_\_ yes        x   none reported
3. Noncompliance material to financial statements noted? \_\_\_\_\_ yes        x   no

Federal Awards

1. Internal control over major federal programs:
- Material weakness(es) identified? \_\_\_\_\_ yes        x   no
  - Significant deficiency(ies) identified that are not considered to be material weakness(es)? \_\_\_\_\_ yes        x   none reported
2. Type of auditors’ report issued on compliance for major federal programs: Unmodified
3. Any audit findings disclosed that are required to be reported in accordance with 2 CFR 200.516(a)? \_\_\_\_\_ yes        x   no

Identification of Major Federal Programs

<u>Federal Assistance Listing Number(s)</u>	<u>Name of Federal Program or Cluster</u>
21.027	COVID-19, Coronavirus State and Local Fiscal Recovery Fund Program
Dollar threshold used to distinguish between Type A and Type B programs:	\$750,0000
Auditee qualified as low-risk auditee?	_____ yes <u>  x  </u> no

**FORT MONMOUTH ECONOMIC REVITALIZATION AUTHORITY  
(A COMPONENT UNIT OF THE STATE OF NEW JERSEY)  
SCHEDULE OF FINDINGS AND QUESTIONED COSTS (CONTINUED)  
YEAR ENDED DECEMBER 31, 2021**

---

**Section II – Financial Statement Findings**

---

Our audit did not disclose any matters required to be reported in accordance with *Government Auditing Standards*.

---

**Section III – Findings and Questioned Costs – Major Federal Programs**

---

Our audit did not disclose any matters required to be reported in accordance with 2 CFR 200.516(a).

---

**Section IV – Prior Audit Findings**

---

Our audit did not disclose any matters required to be reported under the Uniform Guidance.



**Resolution Regarding  
Fifth Amendment to the Purchase and Sale & Redevelopment Agreement with US Home LLC, a wholly owned  
subsidiary of Lennar Corporation, for the Howard Commons Parcel in Eatontown**

**WHEREAS**, on November 30, 2021, FMERA and Lennar executed a PSARA for Howard Commons, an approximately 59.62-acre parcel of land on Pinebrook Road in the Fort's Charles Wood Area in Eatontown; and

**WHEREAS**, pursuant to the terms of the PSARA, Lennar will pay One Million Eight Hundred Thousand (\$1,800,000) Dollars for the Parcel; FMERA may agree to reduce the Purchase Price to cover the cost of the remediation of any newly discovered environmental issues in an amount not to exceed Three Hundred Thousand Dollars (\$300,000.00). The Purchaser's total Capital Investment is estimated at Sixty-Six Million Dollars (\$66,000,000); and

**WHEREAS**, the Redevelopment Project shall include the construction of 275 Housing Units along Pinebrook Road, together with a retail component consisting of a maximum building square footage of 33,800 fronting on Hope Road and the paved and parking areas located within the Property with a capital investment of Sixty-Six Million Dollars (\$66,000,000); the Redevelopment Project shall include the buildout of twenty units of supportive housing ("Supportive Housing Units") in the Borough of Eatontown as set forth in a Legally Binding Agreement ("LBA") with the non-profit organization Affordable Housing Alliance ("AHA"); and

**WHEREAS**, in the First Amendment to the PSARA executed on January 14, 2022, FMERA and Purchaser agreed to amend the PSARA to provide a 150 square foot office with an adjacent bathroom within the permanent supportive housing unit build out; FMERA will contribute up to \$50,000 toward this addition; and

**WHEREAS**, in the Second Amendment executed on January 15, 2022, FMERA's executive director, under his delegated authority, agreed to the extension of the due diligence until March 30, 2022 and memorialized the extension via an administrative amendment; and

**WHEREAS**, the Third Amendment to the PSARA, executed on April 20, 2022, memorialized the incorporation of the Second Administrative Letter as Exhibit I and the Supportive Housing PSA as Exhibit J, as an administrative amendment; the Third Amendment also acknowledged that U.S. Home Corporation d/b/a/ Lennar had submitted a certificate of conversion from a corporation into and LLC. U.S. Home, LLC d/b/a/ Lennar retains all of the same rights and responsibilities under the terms of the PSARA; and

**WHEREAS**, the Fourth Amendment to the PSARA, executed on May 17, 2022 reinstated the PSARA and extended the Due Diligence Period by an additional ninety days until June 30, 2022; and

**WHEREAS**, under the terms of the PSARA, Purchaser represents that it is purchasing the Property with the intent to construct a retail component consisting of a maximum building square footage of 33,800 fronting on the Property's Hope Road ("Retail Phase"). Buildings within the Retail Phase are limited two-stories of no more than thirty feet, with a maximum lot coverage of no more than sixty percent and a maximum Floor Area Ratio (FAR) of 0.20; and

**WHEREAS**, since the execution of the PSARA, Purchaser has been working diligently to finalize its conceptual site plan and has been in contact with different commercial end users who have expressed a need for specific minimum square footage requirements in order to occupy the commercial space. According to the developer, these potential commercial end users would likely create additional jobs and have a stronger economic impact on the area; and

**WHEREAS**, to facilitate discussions with these commercial end users, Purchaser has requested increases in the permissible square footage, lot coverage and FAR for the Retail Phase; and

**WHEREAS**, in order to support the financial viability of the Project, Staff requests that the Board approve the following modifications to the Retail Phase of the Project: 1) a maximum building square footage of 40,000 fronting on the

Property's Hope and Pinebrook Road, 2) a limit of two-stories but in no case more than 35 feet in height for any retail building, a 3) a maximum permitted lot coverage of seventy-five percent, and, 4) the maximum Floor Area Ratio (FAR) of 0.25. The Project remains subject to a Reuse Plan Amendment; and

**WHEREAS**, all other terms of the PSARA will remain unchanged. Attached in substantially final form is the Fifth Amendment to the PSARA between FMERA and Lennar. The final terms of the Fifth Amendment are subject to the approval of FMERA's Executive Director and a review as to form by 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 the Purchase and Sale & Redevelopment Agreement with U.S. Home, LLC a wholly owned subsidiary of Lennar Corporation, for the Howard Commons Parcel in Eatontown 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 Amendment.

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: May 18, 2022**

**EXHIBIT 6**

**MEMORANDUM**

**TO:** Members of the Board

**FROM:** Kara Kopach  
Executive Director

**RE:** Fifth Amendment to the Purchase and Sale & Redevelopment Agreement with US Home LLC, a wholly owned subsidiary of Lennar Corporation, for the Howard Commons Parcel in Eatontown

**DATE:** May 18, 2022

**Request**

I am requesting that the Board approve the execution of the Fifth Amendment to the Purchase and Sale & Redevelopment Agreement (“PSARA”) with U.S. Home, LLC a wholly owned subsidiary of Lennar Corporation (“Lennar” or “Purchaser”) for the Howard Commons Parcel (the “Property”) in Eatontown.

**Background**

On November 30, 2021, FMERA and Lennar executed a PSARA for Howard Commons, an approximately 60-acre parcel of land on Pinebrook Road in the Fort’s Charles Wood Area in Eatontown. The property is currently improved with 486 townhouse units, along with 3,853 square feet of general-purpose buildings. The Fort Monmouth Reuse and Redevelopment Plan (“Reuse Plan”) calls for the demolition of the existing improvements due to their age, condition, density and design, and their replacement with 275 dwelling units and approximately 15,000 square feet of ancillary retail/commercial space. Howard Commons is a Phase One property in FMERA’s June 25, 2012 Economic Development Conveyance Agreement (“EDC Agreement”) with the Army. Title to the approximately 60-acre tract was transferred to FMERA in June 2014.

**Purchase and Sale & Redevelopment Agreement**

Pursuant to the terms of the PSARA, Lennar will pay One Million Eight Hundred Thousand (\$1,800,000) Dollars for the Parcel. FMERA may agree to reduce the Purchase Price to cover the cost of the remediation of any newly discovered environmental issues in an amount not to exceed Three Hundred Thousand Dollars (\$300,000.00).

The Redevelopment Project shall include the construction of 275 Housing Units along Pinebrook Road (“Residential Phase”), together with a retail component consisting of a maximum building square footage of 33,800 fronting on Hope Road (“Retail Phase”) and the paved and parking areas located within the Property with a capital investment of Sixty-Six Million Dollars (\$66,000,000). Seller has an obligation to provide twenty (20) units of supportive housing (“Supportive Housing Units”) in the Borough of Eatontown as set forth in a Legally Binding Agreement (“LBA”) with the Affordable Housing Alliance (“AHA”) a non-profit organization executed on June 19, 2020 and amended by the Administrative Letter and First Amendment to the LBA on June 19, 2020. The Parties agree that at the Seller’s sole discretion, Seller or AHA shall have an option to purchase twenty (20) of the newly constructed Supportive Housing Units, to be developed in accordance with the Second Administrative Letter (“Administrative Letter”), and a form of Purchase & Sale Agreement between AHA and Purchaser (“Supportive Housing PSA”) and that if AHA fails to exercise its option, Seller shall have an option to purchase the Supportive Housing Units. The Second Administrative Letter and the Purchase and Sale Agreement were executed on March 17, 2022.



The Redevelopment Project will also consist of the removal of pesticide-contaminated soil found on the Property. Purchaser shall have two options for removal of contaminated soil, a selection of which must occur prior to the conclusion of Due Diligence. Either Purchaser will dispose of any pesticide-contaminated soil found to an off-site location, or Purchaser shall relocate any pesticide-contaminated soil to a portion of the Property identified as the Receiving Parcel. The Receiving Parcel is an approximately six (6) acre portion of the Property on the south side of Pinebrook Road (the "Receiving Parcel"), where Purchaser intends to dispose of pesticide-contaminated soil found on the Property, subject to conditions set forth in the Agreement and as required by the New Jersey Department of Environmental Protection ("NJDEP"), and convert the Receiving Parcel to passive or active recreation space or a small solar energy system. Removal will be subject to NJDEP concurrence.

If Purchaser elects to remove contaminated soil to the Receiving Parcel, Purchaser will cap the affected portion of the Receiving Parcel with certified clean fill, or such other hard cap material as may be approved by the NJDEP at a height to exceed 36 inches above the adjacent Pinebrook Road top curb grade. The Receiving Parcel is depicted in the Conceptual Site Plan, and any relocation of the Receiving Parcel shall require FMERA's written consent. Upon completion of the cap to the Receiving Parcel, and upon NJDEP concurrence, Purchaser will be permitted to convey the Receiving Parcel to the Borough of Eatontown.

Purchaser shall commence the abatement and demolition of the existing improvements within forty-five (45) days of Closing. Purchaser completion of abatement and demolition of the existing improvements shall occur within 12 months of Closing, and Purchaser shall Complete Construction of the Project no later than 72 months from Closing. Purchaser also covenants to create a minimum of 26 part-time and/or full-time jobs within 12 months of the Completion of the Project completion or pay a penalty of \$1,500 for each job not created.

In addition, Purchaser is obligated to improve access to the ball fields located near the southeast portion of the Property by paving and widening, if required, to accommodate emergency vehicles and to grant an access easement to the Eatontown Board of Education.

#### **First Amendment**

In order to provide additional support services to future residents of the Supportive Housing Units, AHA requested that one of the Supportive Housing Units include office space. To satisfy this request, FMERA and Purchaser agreed to amend the PSARA to provide a 150 square foot office with an adjacent bathroom within the permanent supportive housing unit build out. As part of the addition, FMERA will contribute up to \$50,000 toward this addition. The First Amendment was executed on January 14, 2022.

#### **Second Amendment**

Under the terms of the PSARA, Purchaser's due diligence period was set to expire on January 30, 2022. On, January 3, 2022, Purchaser requested that FMERA approve the additional sixty (60) days extension period to perform due diligence. As Purchaser was proceeding diligently and with good faith, FMERA staff, under its delegated authority, agreed to the extension of the due diligence until March 30, 2022, and memorialized the extension via an administrative second amendment. The Second Amendment was executed on January 14, 2022.

#### **Third Amendment**

Under the terms of the PSARA, the Second Administrative Letter to the Legally Binding Agreement between FMERA and AHA identified as Exhibit I, and the Supportive Housing PSA between AHA and Lennar for purchase of the twenty (20) Supportive Housing Units under terms as set forth in the PSARA identified as Exhibit J were to be attached to the PSARA prior to the expiration of the Due Diligence.

The Third Amendment to the PSARA memorializes the incorporation of the Second Administrative Letter as Exhibit I and the Supportive Housing PSA as Exhibit J, as an administrative amendment. The Third Amendment also acknowledged the U.S. Home Corporation d/b/a/ Lennar and submitted a certificate of conversion from a corporation into and LLC. U.S. Home, LLC d/b/a/ Lennar retains all of the same rights and responsibilities under the terms of the PSARA. The Third Amendment was executed on April 20, 2022.



#### **Fourth Amendment**

During the course of its due diligence investigations, Purchaser identified additional groundwater and soil contamination in the Howard Commons parcel. As the Due Diligence Period was set to expire on March 30, 2022, Purchaser submitted a letter dated March 25, 2022, conditionally terminating the PSARA and requesting that the Board grant an additional ninety (90) day extension so it could conduct additional environmental testing. Purchaser also requested that FMERA review documentation on whether the contamination qualified as a Newly Discovered Environmental Issue as that term is defined in the PSARA. As the Purchaser was continuing to finalize its site plans and proceeding in good faith, FMERA staff recommended, and the Board approved granting the extension to the Due Diligence Period until June 30, 2022. The Fourth Amendment was executed on May 17, 2022.

#### **Fifth Amendment**

Under the terms of the PSARA, Purchaser represents that it is purchasing the Property with the intent to construct a retail component consisting of a maximum building square footage of 33,800 fronting on the Property's Hope Road ("Retail Phase"). Buildings within the Retail Phase are limited two-stories of no more than thirty (30) feet, with a maximum lot coverage of no more than sixty percent and a maximum Floor Area Ratio (FAR) of 0.20.

Since the execution of the PSARA, Purchaser has been working diligently to finalize its conceptual site plan and has been in contact with different commercial end users who have expressed a need for specific minimum square footage requirements in order to occupy the commercial space. According to the developer, these potential commercial end users would likely create additional jobs and have a stronger economic impact on the area. To facilitate discussions with these commercial end users, Purchaser has requested increases in the permissible square footage, lot coverage and FAR for the Retail Phase. Staff with guidance from the Attorney General's office has reviewed the December 29, 2014 Request for Offer to Purchase ("RFOTP") for the Howard Commons Parcel and determined per Section 4.0 that potential purchasers were permitted to present alternative scenarios to the standards set forth in the Reuse Plan and Land Uses Rules, so long as use of the property was predominately residential and an economic justification for the deviation could be supported through financial pro formas and market data as supplied by the Purchaser.

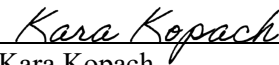
Here, Purchaser is still proposing to build a predominately residential project but is requesting an overall increase in the density of the Retail Phase. Additionally, Purchaser has supplied staff with market data to support this request.

In order to support the financial viability of the Project, Staff requests that the Board approve the following modifications to the Retail Phase of the Project: 1) a maximum building square footage of 40,000 fronting on the Property's Hope and Pinebrook Road, 2) a limit of two-stories but in no case more than 35 feet in height for any retail building, a 3) a maximum permitted lot coverage of seventy-five percent, and, 4) the maximum Floor Area Ratio (FAR) of 0.25. The Project remains subject to a Reuse Plan Amendment.

All other terms of the PSARA will remain unchanged. Attached in not substantially final form is the Fifth Amendment to the PSARA between FMERA and Lennar. The final terms of the amendment will be subject to the approval of Lennar, FMERA's Executive Director and a review as to the form by the Attorney General's Office. The Real Estate Committee has reviewed the request and recommends it to the Board for approval.

#### **Recommendation**

In summary, I am requesting that the Board authorize the execution of the Fifth Amendment to the Purchase and Sale & Redevelopment Agreement with U.S. Home, LLC a wholly owned subsidiary of Lennar Corporation, for the Howard Commons Parcel in Eatontown.

  
Kara Kopach

Attachment: Fifth Amendment to the Purchase and Sale & Redevelopment Agreement  
Prepared by: Regina McGrade

## **FIFTH AMENDMENT TO PURCHASE AND SALE AGREEMENT AND REDEVELOPMENT AGREEMENT**

**THIS FIFTH AMENDMENT TO PURCHASE AND SALE AGREEMENT AND REDEVELOPMENT AGREEMENT (“Fifth Amendment”)**, made and entered into as of this \_\_\_\_ day of June, 2022 by and between **FORT MONMOUTH ECONOMIC REVITALIZATION AUTHORITY**, 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. (“**Seller**”), whose address is 502 Brewer Avenue, Oceanport, New Jersey 07757, and **U.S. HOME, LLC**, a Delaware limited liability company (f/k/a U.S. Home Corporation d/b/a Lennar) (“**Purchaser**”), whose address is 2465 Kuser Road, Floor 3, Hamilton, New Jersey 08690. Seller and Purchaser are collectively referred to herein as the “Parties”.

**WHEREAS**, the Parties entered into that certain Purchase and Sale Agreement and Redevelopment Agreement dated as of November 30, 2021, as amended by that certain First Amendment to Purchase and Sale Agreement and Redevelopment Agreement dated as of January 14, 2022, that certain Second Amendment to Purchase and Sale Agreement and Redevelopment Agreement dated as of January 14, 2022; that certain Third Amendment to Purchase and Sale Agreement and Redevelopment Agreement dated as of April 20, 2022; and that certain Fourth Amendment to the Purchaser and Sale Agreement and Redevelopment Agreement dated May 17, 2022 (collectively, the “**Agreement**”); and

**WHEREAS**, pursuant to the First Amendment to the Agreement, the Parties agreed to amendment Section 49(c) of the Agreement to include Purchaser’s obligation to include a 150 square foot office space with adjacent bathroom on the ground floor of one of the two Supportive Housing units and Seller agreed to pay up to and not in excess of Fifty Thousand (\$50,000) Dollars toward the buildout of the office space; and

**WHEREAS**, pursuant to the Second Amendment to the Agreement, the Parties agreed to exercise the Due Diligence Extension and extend the Due Diligence Period until March 30, 2022; and

**WHEREAS**, pursuant to the Third Amendment to the Agreement, the Parties, among other things, agreed to incorporate Exhibit I and J to the Agreement; and

**WHEREAS**, pursuant to the Fourth Amendment to the Agreement the Parties agreed to reinstate the Agreement and extend the Due Diligence Period until June 30, 2022; and

**WHEREAS**, Purchaser has requested, and Seller has agreed, to provide for a modification to Retail Phase of the Redevelopment Project.

**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. The recitals set forth above are hereby incorporated herein as set forth in full in the body of this Fifth Amendment. Capitalized terms used but not otherwise defined shall have the respective meanings ascribed to such terms in the Agreement.
2. Redevelopment Project. Subsection 7(b) of Agreement is hereby modified after the phrase (“**Residential Phase**”), to say:

together with a retail component consisting of up to a maximum building square footage of 40,000 fronting on the Property's Hope Road or Pinebrook Road ("**Retail Phase**"). The buildings on the Retail Phase shall have a limit of two-stories but in no case more than 35 feet in height; additionally, the Retail Phase shall have a maximum permitted lot coverage of seventy-five percent (75%) and the maximum Floor Area Ratio (FAR) of 0.25.

Notwithstanding the above, everything else in Section 7(b) shall remain the same.

3. Entire Agreement, Ratifications and Reconciliation. The Agreement and this Fifth 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 Fifth Amendment, the Agreement is hereby ratified and remains in full force and effect. The terms and provisions of this Fifth 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 Fifth Amendment and any terms or provisions of the Agreement, the terms of this Fifth Amendment shall control.
4. Authority to Execute. Both Seller and Purchaser covenants, represents and warrants to the other that the individual(s) executing this Fifth Amendment on such party's behalf is authorized to do so.
5. Governing Law. This Fifth Amendment shall be governed by the laws of the State of New Jersey.
6. Counterparts. This Fifth 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 Fifth 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:

\_\_\_\_\_  
Kara Kopach  
Executive Director

WITNESS:

U.S. HOME, LLC (F/K/A U.S. HOME  
CORPORATION D/B/A LENNAR), a  
wholly owned subsidiary of LENNAR  
CORPORATION, Purchaser

\_\_\_\_\_

By:

\_\_\_\_\_  
Robert Calabro,  
Vice President



**Resolution Regarding  
Transmittal to Host Municipalities of Proposed Ninetieth 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 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; the Residential section of the Howard Commons area is contemplated for a total of 275 residential units with 20% of the housing units to be set aside for affordable housing units. Additionally, the Reuse Plan contemplates a commercial development in the form of a 12,530 square foot convenience retail facility at the intersection of Hope and Pinebrook Road, and the demolition of all the buildings in the Howard Commons area; and

**WHEREAS**, Amendment #19 provides the option for an alternative development scenario on the +/- 60 Acres Parcel in the Howard Commons area in the Borough of Eatontown; and

**WHEREAS**, the Howard Commons Parcel is located along Hope and Pinebrook Roads in the Charles Wood Portion of Fort Monmouth and originally consists of +/-64 acres of land area. Amendment # 17 permitted an alternative development scenario for +/-4 Acre parcel of the original Howard Commons Parcel. The proposed amendment creates an alternative development scenario for the remaining +/-60 acres of the Howard Common Parcel and is currently improved with forty-eight buildings which include existing townhouses, and one single general-purpose storage building; and

**WHEREAS**, Amendment #19, prepared by Upendra Sapkota, FMERA's Senior Project Officer of Planning and Development and Elizabeth Leheny, AICP, PP / Principal of Phillips Preiss Grygiel Leheny Hughes, LLC ("PPG") would permit those uses as described in the attached memorandum; and

**WHEREAS**, the attached Amendment #19 is in substantially final form and the final terms of Amendment #19 are subject to the approval of the Executive Director and a review as to form by the Attorney General's Office; and

**WHEREAS**, the Real Estate Committee has reviewed the proposed plan change Amendment #19 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 #19 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: May 18, 2022**

**EXHIBIT 7**

**MEMORANDUM**

**TO:** Members of the Board

**FROM:** Kara Kopach  
Executive Director

**RE:** Recommendation to approve Transmittal to Host Municipalities of Proposed Plan Amendment #19 Permitting an Alternative Development Scenario with respect to the +/-60 Acres Parcel in the Howard Commons area in Eatontown.

**DATE:** May 18, 2022

**Request**

I am requesting that the Board approve the transmittal to the three host municipalities of proposed Plan Amendment #19 to the Fort Monmouth Reuse and Redevelopment Plan (“Reuse Plan”) that would permit an alternative development scenario for the Subject Parcel in the Howard Commons area in Eatontown.

**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 those 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 mixed-income housing with an emphasis on affordable and workforce housing, for civil servants such as fire and safety and education professionals for the Howard Commons reuse area. The Residential section of the Howard Commons area is contemplated for a total of 275 residential units with 20% of the housing units to be set aside for affordable housing units. Additionally, the Reuse Plan contemplates a commercial development in the form of a 12,530 square foot convenience retail facility at the intersection of Hope and Pinebrook Road, and the demolition of all the buildings in the Howard Commons area. The Land Use Rules places the subject parcel in the Eatontown Pinebrook Neighborhood District. Mixed use and retail up to 15000 SF, medium density residential with a minimum of four units per structure are and open space and recreation are permitted in the in the Eatontown Pinebrook Neighborhood District.

Amendment #19 provides the option for an alternative development scenario on the +/- 60 Acres Parcel in the Howard Commons area in the Borough of Eatontown.

#### **The Subject Parcel**

The Howard Commons Parcel is located along Hope and Pinebrook Roads in the Charles Wood Portion of Fort Monmouth and originally consists of +/- 64 acres of land area. Amendment # 17 permitted an alternative development scenario for +/- 4 Acre parcel of the original Howard Commons Parcel. The proposed amendment creates an alternative development scenario for the remaining +/- 60 acres of the Howard Common Parcel (the "Subject Parcel"). The subject parcel is currently improved with forty-eight buildings (Buildings 2600, 2603, Buildings 3001 through 3033, Buildings 3038 through 3052 which include existing townhouses, and one (1) single general-purpose storage building.

#### **The Proposed Reuse Plan Amendment**

The attached proposed Plan Amendment #19 prepared by Upendra Sapkota, FMERA's Senior Project Officer of Planning and Development and Elizabeth Leheny, AICP, PP / Principal of Phillips Preiss Grygiel Leheny Hughes, LLC ("PPG") would permit:

- Low and Medium density residential;
- Retail, General;
- Retail, Convenience;
- Office;
- Restaurant, full service;
- Restaurant, fast-casual; and
- Gasoline Station with a convenience store on the subject parcel.
- One Drive-thru window may be permitted as an accessory use to either an office or fast-casual restaurant use.

The proposed Plan Amendment #19 would define: 1) Retail, General as previously defined in Reuse Plan Amendment #11, but would add that Retail, General throughout the Fort shall include supermarkets and stores that sell household merchandise; 2) Restaurant, fast-casual shall mean an establishment which serves food or beverages for immediate consumption either on the premises, or to be taken out for consumption elsewhere. Food is cooked on customer-demand basis, payment is required prior to consumption, and seating or other physical accommodation for on-premises customer dining, with limited or no table service, is provided; and 3) Gasoline Station with Convenience Store shall mean a single use facility that includes a retail store with a fuel dispensing facility on the same premise, under common management and operated by a single business entity in conjunction with the sale of gasoline and diesel for motor vehicles. The retail store may sell food and beverages, groceries and convenience items. Such items may be pre-packaged and/or include freshly prepared food and beverage for on or off-site consumption, coffee, snacks, dairy products, dry goods, grocery items,



newspapers, tobacco, lottery sales, over-the-counter medication and minor automotive accessories. These establishments that may contain indoor and outdoor dining areas for the purpose of on-site consumption of products. The facility may contain electric vehicle charging stations, automated teller machines, outdoor vacuums, air pumps for the inflation of tires, indoor and outdoor seating, and the outdoor display of minor automotive accessories located adjacent to the fuel dispensers as accessory uses. The facility may operate 24 hours per day and seven (7) days per week. The facility shall contain any kind of vehicle repair or maintenance services, tire sales or services, vehicle rental services, vehicle customization or accessory sales, taxis or bus services, and any long term or overnight parking and any other similar use.

For residential, the amendment would permit:

- A total 275 residential units comprised of the 220 low and medium density residential units, comprising of at least twenty-two (22) or more low-density single-family detached homes, and fifty-five (55) medium-density affordable units in the form of apartments and stacked flats. Out of the fifty-five affordable units, twenty (20) shall be permanent supportive housing units.
- The maximum height of low and medium density residential buildings, apartments and stacked flats shall not exceed 3 stories/ 45 feet.
- For low and medium density residential - single family detached, a 15 ft front, 5 ft side and 20 ft rear setbacks shall be required and for low density residential - single family attached/townhouse, a 10 ft front, 5 ft side and 15 ft rear setbacks shall be required. Additionally, for medium density apartment/stack flats, a 10 ft front, 20 ft side and 15 ft rear setbacks shall be required. Notwithstanding the above front setback requirements, buildings fronting on Pinebrook road shall have a minimum 30-foot front setback.
- Maximum impervious lot coverage shall not exceed 65% of the total lot area.
- No minimum loading space is required for residential uses and for parking for residential uses, the standard set forth in the FMERA Land Use Rules N.J.A.C. 19:31C-3.7 shall apply to this amendment.
- With respect to signage, the amendment permits one (1) ground sign per complex for single family units, townhouses and medium-density residential uses. The maximum sign area shall not be more than twenty-five (25) square feet for residential use. The maximum sign height shall not be more than seven (7) feet above grade for residential use.

For retail uses, the amendment would permit:

- Up to 40,000 SF of nonresidential buildings.
- The maximum height of nonresidential buildings shall not exceed 2 stories/ 35ft and
- The floor area ratio (FAR) shall not exceed 0.25 for of non-residential building/s.
- The maximum impervious lot coverage shall not exceed 75% of the total lot area for nonresidential uses.
- A 25 ft front, 20 ft side and 20 ft rear setbacks shall be required and notwithstanding the front setback requirement, buildings fronting on Pinebrook road shall have a minimum 30-foot front setback.
- One parking space for 250 square feet of GFA shall be provided for Retail uses, and for Gasoline Station with convenience store two (2) parking spaces per 1000 SF should be provided.
- With respect to loading, one space per first 40,000 SF and one space per 40,000 SF thereafter for nonresidential uses.
- Retail establishments and office uses are as permitted to have one ground sign per complex or per parcel. The ground sign area shall not be more than seventy-five (75) square feet for non-residential uses. The sign height shall not be more than twelve (12) feet above grade for non-residential uses.
- Gasoline Station with Convenience Store is permitted to have one ground sign per complex or per parcel. The ground sign area shall not be more than forty-eight (48) square feet and the sign height shall not be more than twelve (12) feet above grade.
- Gasoline station may have an additional price sign to display fuel price. The maximum price sign area shall not be more than twelve (12) square feet square feet in area on either side nor shall be more than 15 feet in height.
- Gasoline service station with canopy shall be permitted two (2) gas canopy signs in total. The gas canopy sign or signs shall collectively not exceed 20 square feet in area. A gas canopy sign shall be a flat sign permanently affixed to the vertical face of the gas canopy and shall not project above or below or from any side of the vertical face of the canopy. The gas canopy sign may be illuminated by internal and nonintermittent light sources.

All the signs, for residential uses, nonresidential uses and for gasoline store with convenience store, shall not be located within the Sight Triangle area and the signs shall not be located closer than 10 feet to any side property line. All other requirements related to ground signs under FMERA Land Use Rules 19:31C-3.9(d) shall still be applicable. Additionally, for non-residential buildings or complex containing more than one tenant, the provisions set forth in FMERA Land Use Rules 19:31C-3.9(d) shall apply to the exterior surface of each tenant space or leased portion of the building.

The amendment also requires a minimum of a 5-foot-wide sidewalk along Pinebrook Road and a +/- 7.5 -acre publicly accessible open space with adequate parking which should be located to the southeastern section of the parcel area completing surrounding recreational uses. A twelve (12) feet wide access driveway shall be created through the southeast section of the Subject Parcel providing public access to the Eatontown Board of Education's athletic fields.

An existing publicly accessible pedestrian walkway connecting Pinebrook Road to the adjacent Eatontown Board of Education property located to southeast of the Subject Property shall either be upgraded or relocated and maintained within the Subject Property to the existing entry point. Whether relocated or maintained in its existing location, the pedestrian walkway shall be six (6) feet wide. The walkway shall be Americans with Disabilities Act (ADA) complaint and adequate lighting, pole lights, bollard lights or similar lights shall be provided along the walkway. Up to two (2) entryways from Pinebrook Road to the subdivided parcel or per complex would be permitted, subject to approvals by the County and the Borough of Eatontown.

Further, the proposed amendment encourages the use of low impact development green infrastructure and renewable energy measures such as: permeable pavers, rain gardens, bio-retention basins and solar energy system. The proposed amendment also strongly encourages the inclusion of an appropriate number of "make-ready stations" to create Electrical Vehicle Charging Stations to the development. These proposed green standards shall apply Fort-wide.

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 a diverse range of housing types, including 55 affordable housing units which could be counted towards the affordable housing obligations of the host municipality which are consistent with the goal and uses contemplated in the Reuse Plan.
- 2) This Amendment affects only the Eatontown Reuse Area. This Amendment would not adversely impact any of the "Transportation Circulation Improvement Goals" established in the Reuse Plan. This Amendment does not impact any active recreation or open space contemplated in the Reuse Plan. This amendment contemplates the provision of +/- 16 acres of open space, including +/- 7.5 acres of publicly accessible open space. Further, the low - and medium - density residential buildings contemplated in this amendment will be compatible with these existing uses anticipated in the Reuse Plan and subsequent amendments.
- 3) This Amendment will not substantially impair the intent and purposes of the Reuse Plan and is well aligned with the sustainability goals of the Reuse Plan. The amendment envisions wetland preservation and restoration, protection, and the creation of open space. Further, the amendment encourages Low Impact Development (LID) green infrastructures measures, renewable energy system and electric vehicle charging stations.
- 4) This Amendment is consistent with the Authority's BRAC obligations and the existing Phase 1 Economic Development Conveyance ("EDC") agreement with the Army by incorporating open space uses envisioned in the Reuse Plan approved as part of the BRAC process.
- 5) 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.

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

Attached is Reuse Plan Amendment #19 which is in substantially final form. The final terms of Reuse Plan Amendment #19 are subject to the approval of the Executive Director and a review as to form by the Attorney General's Office. The Real Estate Committee has reviewed the request and recommends it to the Board for approval.

**Recommendation**

In summary, I am requesting that the Board approve the transmittal to the three host municipalities of the proposed Amendment #19 to the Reuse Plan that would permit alternative development scenarios for the Subject Parcel in the Howard Commons area in Eatontown.

  
Kara Kopach

Attachment: Proposed Reuse Plan Amendment #19  
Prepared by: Laura Drahushak & Upendra Sapkota

# Amendment #19 to the Fort Monmouth Reuse and Redevelopment Plan

May 2022



## Fort Monmouth Economic Revitalization Authority



Amendment #19 to the  
**Fort Monmouth Reuse and Redevelopment Plan**

**Prepared by:**

Upendra Sapkota, PP, AICP, LEED AP  
FMERA Senior Officer – Planning and Development

Elizabeth Leheny, AICP, PP / Principal  
Phillips Preiss Grygiel Leheny Hughes, LLC

**Fort Monmouth Reuse and Redevelopment Plan**, adopted: October 2008

Amendments to the Fort Monmouth Reuse and Redevelopment Plan

- Amendment #1:** Parcel E in Tinton Falls, adopted May 2012
- Amendment #2:** Patterson Clinic in Oceanport, adopted December 2012
- Amendment #3:** Several parcels in Tinton Falls, adopted November 2015
- Amendment #4:** Russel Hall and Dance Hall in Oceanport, adopted January 2016
- Amendment #5:** Pistol Range in Tinton Falls, adopted May 2016
- Amendment #6:** Two parcels in Oceanport, adopted July 2016
- Amendment #7:** Fitness Center in Oceanport, adopted August 2016
- Amendment #9:** Eatontown Barracks and DPW in Eatontown, adopted December 2019
- Amendment #10:** Suneagles Golf Course in Eatontown, adopted May 2019
- Amendment #11:** Allison Hall in Oceanport, adopted December 2019
- Amendment #12:** Myer Center in Tinton Falls, adopted January 2019
- Amendment #13:** Squier Hall in Oceanport, adopted April 2019
- Amendment #14:** Lodging Area in Oceanport, adopted May 2019
- Amendment #15:** Commissary & Warehouse area in Oceanport, adopted August 2020
- Amendment #16:** Barker Circle parcel in Oceanport, adopted December 2020
- Amendment #17:** Howard Commons-Water Tower parcel in Eatontown, adopted April 2021
- Amendment #18:** Nurses Quarter in Oceanport, introduced March 2022

## **ACKNOWLEDGEMENTS**

### **Fort Monmouth Economic Revitalization Authority (FMERA) Board**

Vacant – Chairman & Public Member, Fort Monmouth Economic Revitalization Authority

Stephen Gallo – Public Member

Lillian Burry – Monmouth County Board of County Commissioners

Jay Coffey – Mayor of Oceanport

Anthony Talerico, Jr. – Mayor of Eatontown

Vito Perillo – Mayor of Tinton Falls

Kevin A. Quinn – NJEDA Board Chairman

Robert Asaro-Angelo – Commissioner, NJ Department of Labor & Workforce Development

Noreen Giblin – Governor's Representative

Diane Gutierrez Scaccetti – Commissioner, NJ Department of Transportation

Shawn Latourette – Commissioner, NJ Department of Environmental Protection

Sheila Oliver – Commissioner, New Jersey Department of Community Affairs

## TABLE OF CONTENTS

<b>I.</b>	<b>Introduction .....</b>	<b>2</b>
<b>II.</b>	<b>Goals and Objectives.....</b>	<b>3</b>
<b>III.</b>	<b>Scope of the Reuse Plan Amendment .....</b>	<b>3</b>
<b>IV.</b>	<b>Relationship to Elements, Objectives and Principles of the Reuse Plan and FMERA Directive .....</b>	<b>5</b>
	Relationship to Reuse and Redevelopment Plan Elements .....	5
	Relationship to Objectives and Principles of the Reuse Plan .....	7
	Relationship to FMERA Directive .....	9
	Relationship to FMERA Land Use Rules .....	9
<b>V.</b>	<b>Relationship to State, County and Municipal Planning Objectives.....</b>	<b>9</b>
	State Development and Redevelopment Plan (SDRP).....	9
	Monmouth County Open Space Plan .....	10
	Eatontown Master Plan.....	10
	Eatontown Zoning.....	10
<b>VI.</b>	<b>Conclusion .....</b>	<b>11</b>
	Appendix A.....	12
	Land Use Map.....	13

## I. Introduction

The Fort Monmouth Reuse and Redevelopment Plan (“the *Reuse Plan*”) was adopted by the Fort Monmouth Economic Revitalization Planning Authority (“FMERPA”) Board on October 15, 2008. Subsequently, the *Reuse Plan* has been amended 18 times since its first adoption to address the changing development climate.

To further support redevelopment opportunities and economic vitality within the Fort area, pursuant to P.L.2010, c. 10 (N.J.S.A. 52:27I-19 et. seq.), the Fort Monmouth Economic Revitalization Authority (“FMERA”) is considering amending the *Reuse Plan* to revise development standards and provide the option for an alternative development scenario on a portion of the Howard Commons Parcel identified as the “Subject Parcel” that is located in the former Fort Monmouth property in the Borough of Eatontown, New Jersey (“Eatontown Reuse Area”) as shown on Exhibit A.

### a. Proposed Amendment

The Howard Commons Parcel is located along Hope and Pinebrook Roads in the Charles Wood Portion of Fort Monmouth and originally consisted of +/-64 acres of land area. Amendment #17 permitted an alternative development scenario for +/-4 Acre parcel of the original Howard Commons Parcel. The proposed amendment creates an alternative development scenario for the remaining +/-60 acres of the Howard Common Parcel (the “Subject 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 for the Howard Commons reuse area. The Residential section of the Howard Commons area is contemplated for a total of 275 residential units with a 20% of the housing units to be set aside for affordable housing units. Additionally, the Reuse Plan contemplates a commercial development in the form of a 12,530 square foot convenience retail facility at the intersection of Hope and Pinebrook Roads, the demolition of all the buildings in the Howard Commons area and a ±5-acre baseball field in the section of the subject parcel to the south of Pinebrook Road. The Land Use Rules places the subject parcel in the Eatontown Pinebrook Neighborhood District. Open Space and Recreation uses are permitted in the in the Eatontown Pinebrook Neighborhood District.

This amendment to the *Reuse Plan* would continue to permit, the construction of two hundred seventy-five (275) Housing Units along Pinebrook Road and allow a commercial and retail facility of up to 40,000SF, which may include, but is not limited to, a gasoline station, restaurant, office, convenience and grocery stores fronting on Hope Road and/or Pinebrook Road in the section of the Howard Commons area as indicated on Exhibit B.

This amendment, referred to as “Amendment #19,” does not purport to delete any provisions of the Reuse Plan, but rather supplements the Plan by proposing alternative development scenarios for the parcels in the Fort area as shown as shown on Exhibit B. 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, Amendment #19 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.

Amendment #19 is consistent with the planning objectives and principles articulated in the *Reuse Plan* and is necessary to fulfill the Authority's main objectives, specifically promoting economic development, creating diverse housing opportunities, and improving the quality of lives and public welfare.

Amendment #19 is the fourth amendment to the *Reuse Plan* for the Eatontown Reuse Area. Amendment #9, the first amendment to the Reuse Plan for the Eatontown Reuse Area, permitted an alternative development scenario for a +/-4.2-acre Barracks parcel and a +/-7.5-acre parcel located in the eastern section of the Eatontown Redevelopment area. Amendment #9 permitted the reuse of Buildings 1102-1107 for commercial arts-related uses, including studio, performance, and gallery space, as well as up to 12 short-term residential units for artists on a +/-4.2 acres Barracks parcel. Additionally, Amendment #9 permitted a Department of Public Works (DPW) facility for the Borough of Eatontown, as well as open space around Wampum Brook on a +/-7.5-acre parcel located west of the Barracks site. Amendment #10 permitted the reuse and upgrading of the golf course and its associated facilities and demolition of the swimming pool and the 42 existing Megill Housing units. Amendment #10 also allowed for the construction of 60 townhouse units on the Megill Housing site and 15 affordable units in the northeast corner of the property adjacent to Tinton Avenue. Further, Amendment #10 permitted the renovation of Gibbs Hall for a banquet and conference facility including the addition of a new porch to the rear side of the Gibbs Hall building. Amendment #17 permitted a Water Storage Tank, associated facilities, and parking in the eastern section of the Howard Commons area. Plan Amendment #8 also proposed an alternative development scenario for Howard Commons parcel but was not adopted.

The Fort Monmouth *Reuse and Redevelopment Plan* involved years of careful consideration and study as well as an extensive effort to draw input from residents, the three host municipalities, and the County, State, and Federal government. As such, this amendment does not change the underlying Plan envisioned for the Eatontown Reuse Area. Instead, it 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 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 directive, and relationship to relevant State, County, and Municipal planning objectives.

## II. Goals and Objectives

The primary goal of this amendment is to further sustainable economic development of the Fort Monmouth area by accommodating uses that are essential for building resilient communities in the Fort Monmouth area. Some of the key plan goals and policy objectives are outlined below:

- a. Encourage reinvestment and redevelopments within the Fort Monmouth area.
- b. Accommodate uses that are critical for the functioning of Fort Monmouth area.

- c. Maintain the availability of market-rate and affordable housing alternatives for all income levels as envisioned by the Reuse Plan.
- d. Address some of the limitations of FMERA's current land use rules and development standards and revise those standards to provide desired flexibility for current & future redevelopment projects.
- e. Enhance the livability of the area by creating recreational opportunities through open space and improved pedestrian connectivity.

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

The Fort Monmouth properties in Eatontown total approximately 454 acres and are divided into two development areas: the western section composed of approximately 235 acres in the existing Charles Wood Area, and the eastern section composed of 219 acres in the Main Post Area. The Reuse Plan envisions redevelopment of the Eatontown Reuse Area for approximately 1.96 million square feet of non-residential space and 577 residential units. Such development would include a conference hotel and golf course, a mixed-income housing neighborhood, a lifestyle mixed-use center/technology incubator campus and municipal complex, and expansive green space. Amendment #10 permitted up to 75 residential units on the Suneagles Golf Course, consisting of 60-unit townhouses and 15 affordable units. These housing units were not contemplated in the Reuse Plan. As such, Amendment #10 added 75 additional residential units to the total of 577 residential units originally contemplated for the Eatontown Reuse Area.

This amendment maintains the development concepts and plans articulated in the *Reuse Plan* and subsequent amendments but further permits alternative development scenarios on the Subject Parcel located in the Eatontown Reuse Area as shown in Exhibit A. The details of the amendment to the land use plan and alternative development scenario contemplated in this amendment are provided below.

#### 1. Subject Parcel: +/- 60 Acres - Parcel in the Howard Commons area

The Subject Parcel is approximately 60 acres in area and is located at the intersection of Pinebrook Road and Hope Road, along both sides of Pinebrook Road in the southern section of the Charles Wood Area in the Eatontown Reuse Area. The Subject Parcel is currently improved with forty-eight buildings (Buildings 2600, 2603, Buildings 3001 through 3033, Buildings 3038 through 3052) which are comprised of townhouses and one (1) single general-purpose storage building.

This amendment would permit the following.

##### 1.1 Permitted Uses

The proposed amendment will permit following uses in the Subject Parcel.

- Residential use including Low-Density residential, Medium-density residential use.
- Retail, General<sup>1</sup>

---

<sup>1</sup> Retail, General as defined in Amendment #11 to the Reuse Plan, means 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-

- Retail, Convenience
- Office
- Restaurant, full service
- Restaurant, fast casual<sup>2</sup>
- Gasoline Station with Convenience Store<sup>3 4</sup>
- One Drive-thru window shall be permitted as an accessory use to either an Office or a Restaurant, fast casual use.

## 1.2 Bulk and Density Regulations

The following bulk and density standards will be applicable to the Subject Parcel:

### 1.2.1 Residential Use

- Density: 275 residential dwelling units comprised of the following:  
220 low-density and medium-density units, comprising of at least twenty-two (22) or more low-density single-family detached Homes, and 55 medium-density units in the form of apartments and stacked flats affordable to low- and moderate-income households, including twenty (20) permanent supportive housing units.
- Height: The maximum height of low-density residential buildings shall not exceed 3 stories/ 45 feet. The maximum height of medium-density residential buildings-apartments and stacked flats of shall not exceed 3 stories/45 feet.
- Setbacks: Minimum required setbacks are listed in the Table 1.

---

out stores; ice cream parlor; retail bakery without seating. Retail, General uses throughout the former Fort Monmouth shall also include supermarkets and stores that sell household merchandise.

<sup>2</sup> Restaurant, fast-casual shall mean an establishment which serves food or beverages for immediate consumption either on the premises, or to be taken out for consumption elsewhere. Food is cooked on customer-demand basis, payment is required prior to consumption, and seating or other physical accommodation for on-premises customer dining, with limited or no table service, is provided.

<sup>3</sup> Gasoline Station with Convenience Store shall mean a single use facility that includes a retail store with a fuel dispensing facility on the same premise, under common management and operated by a single business entity in conjunction with the sale of gasoline and diesel for motor vehicles. The retail store may sell food and beverages, groceries and convenience items. Such items may be pre-packaged and/or include freshly prepared food and beverage for on or off-site consumption, coffee, snacks, dairy products, dry goods, grocery items, newspapers, tobacco, lottery sales, over-the-counter medication and minor automotive accessories. These establishments that may contain indoor and outdoor dining areas for the purpose of on-site consumption of products. The facility may contain electric vehicle charging stations, automated teller machines, outdoor vacuums, air pumps for the inflation of tires, indoor and outdoor seating, and the outdoor display of minor automotive accessories located adjacent to the fuel dispensers as accessory uses. The facility may operate 24 hours per day and seven (7) days per week. The facility shall contain any kind of vehicle repair or maintenance services, tire sales or services, vehicle rental services, vehicle customization or accessory sales, taxis or bus services, and any long term or overnight parking and any other similar use.

<sup>4</sup> Gasoline Station with Convenience store usage shall apply exclusively to the Howard Commons Parcel. The Reuse Plan envisioned that a 12,530 square foot convenience store would be located at the northeast intersection of Hope and Pinebrook Roads. Since the Reuse Plan was adopted in 2008, convenience stores with gas stations have become more commonplace in New Jersey and the two uses are often provided together. Their ubiquity has led many jurisdictions to permit convenience stores with gas stations jointly as a singular use rather than two principal uses. Many convenience stores with gas are geared toward morning and evening commuter "rushes." As such, many are sited on major corridors offering maximum visibility to passing motorists is key to their success. The Howard Commons parcel offers unique visibility and access to major roadways that make it distinct from other parcels in the site. For example, it is located at the intersection of Hope and Pinebrook Roads which are both heavily traveled. This is also a signalized intersection increasing visibility to cars waiting for a light to change. Further, Hope Road offers convenient access to the Garden State Parkway and Routes 18 and 36. This location would offer motorists traveling north on Hope Road their first opportunity to get gas after exiting the Garden State Parkway, or their last opportunity to get gas before entering the Garden State Parkway. Other sites in the Fort do not offer this type of visibility and accessibility to major roadways as the Howard Commons Parcel.

**Table 1**

Uses	Front Setback (Ft)	Side Setback (Ft)	Rear Setback (Ft)
Low Density Residential - Single Family Detached	15	5	20
Low Density Residential - Single Family Attached/Townhouse	10	5	15
Medium Density -apartments/stack flats.	10	20	15

- i. Notwithstanding the front setback requirement in 1.2.1(c) Table 1, buildings fronting on Pinebrook road shall have a minimum 30-foot front setback.
- d. Impervious Coverage: The Maximum Impervious Lot Coverage shall not exceed 65% of the total lot area.
- e. Parking: The standard set forth in the FMERA Land Use Rules N.J.A.C. 19:31C-3.7 shall apply to this proposed amendment.
- f. Loading: No minimum loading space is required for residential uses.

### 1.2.2 Non-Residential Uses

- a. Density: Total nonresidential uses comprising of Retail uses, Office, and Gasoline station shall not exceed more than 40,000SF in area, excluding the area of the gas pump canopy.
- b. Height: The maximum height of non-residential building/s shall not exceed 2 stories/ 35 feet excluding gasoline station canopy. The height of the gasoline station canopy shall not exceed 18 feet.
- c. Setbacks: Minimum required setbacks are listed in the Table 2.

**Table 2**

Uses	Front Setback (Ft)	Side Setback (Ft)	Rear Setback (Ft)
Retail	25	20	20

- i. Notwithstanding the front setback requirement in 1.2.2(c) Table 2, buildings fronting on Pinebrook road shall have a minimum 30-foot front setback.
- d. Impervious Coverage: The Maximum Impervious Lot Coverage shall not exceed 75% of the total lot area.
- e. Floor Area Ratio (FAR): The floor area ratio shall not exceed 0.25.
- f. Parking: One space for 250 square feet of GFA shall be provided for Retail uses, and for Gasoline Station with convenience store, two (2) spaces per 1000 SF should be provided. Parking spaces should measure 9' x 18' with two-way travel lanes measuring 24' in width and one-way travel lanes measuring 16' in width.



- g. Loading: One space per first 40,000 SF and one additional space per 40,000 SF thereafter.

### 1.3 Signage

The following requirement will be applicable to the residential & non-residential uses.

a. **Residential Use**

- I. Low-density single-family units, townhouses and medium-density residential uses are permitted to have one (1) ground sign per complex.
- II. The maximum sign area shall not be more than twenty-five (25) square feet for residential use.
- III. The maximum sign height shall not be more than seven (7) feet above grade for residential use.

b. **Non - Residential uses except Gasoline Station with Convenience Store:**

- I. Retail establishments and office uses are as permitted to have one ground sign per complex or per parcel.
- II. The ground sign area shall not be more than seventy-five (75) square feet for non-residential uses.
- III. The sign height shall not be more than twelve (12) feet above grade for non-residential uses.

c. **Gasoline Station with Convenience Store:**

- I. Gasoline Station with Convenience Store as permitted to have one ground sign per complex or per parcel. The sign may contain the name of the station and/or principal products sold on the premises, and may include the product brand name, logo, insignia or emblem.
  - II. The ground sign area shall not be more than forty-eight (48) square feet and the sign height shall not be more than twelve (12) feet above grade.
  - III. Gasoline station may have an additional price sign to display fuel price. The maximum price sign area shall not be more than twelve (12) square feet square feet in area on either side nor shall be more than 15 feet in height.
  - IV. Gasoline service station with canopy shall be permitted two (2) gas canopy signs in total. The gas canopy sign or signs shall collectively not exceed 20 square feet in area.
  - V. A gas canopy sign shall be a flat sign permanently affixed to the vertical face of the gas canopy and shall not project above or below or from any side of the vertical face of the canopy.
  - VI. The gas canopy sign may be illuminated by internal and nonintermittent light sources.
- d. The signs listed in 1.3 (a) – (c) for all uses shall not be located within the Sight Triangle area and the signs shall not be located closer than 10 feet to any side property line.
  - e. All other requirements related to ground signs under FMERA Land Use Rules 19:31C-3.9(d) shall still be applicable.

## 1.4 Additional Design Standards

The following additional design standards will be applicable to the Subject Parcel:

- a. A minimum of a 5-foot-wide sidewalk shall be provided along Pinebrook Road.
- b. A +/- 7.5 -acre publicly accessible open space with adequate parking spaces shall be provided in the southeastern section of the Subject Parcel.
- c. A twelve (12) feet wide access driveway shall be created through the southeast section of the Subject Parcel providing public access to the Eatontown Board of Education's athletic fields.
- d. An existing publicly accessible pedestrian walkway connecting Pinebrook Road to the adjacent Eatontown Board of Education property located to southeast of the Subject Property shall either be upgraded or relocated and maintained within the Subject Property to the existing entry point. Whether relocated or maintained in its existing location, the pedestrian walkway shall be six (6) feet wide. The pedestrian walkway shall be Americans with Disabilities Act (ADA) complaint and adequate lighting, pole lights, bollard lights or similar lights shall be provided along the walkway.
- e. Up to two (2) entryways from Pinebrook Road to the subdivided parcel or per complex are permitted, subject to approvals by the County and municipality.

## 1.5 Recommended Green Standards

The following shall apply Fort-wide:

- a. It is strongly encouraged that the proposed residential and non-residential developments provide an appropriate number of "make-ready stations" to create Electrical Vehicle Charging Stations. The connection of these make-ready stations shall be coordinated with the electrical service provider.
- b. Where feasible, low Impact Development and green infrastructures measures, such as permeable paver, bio-retention ponds should be incorporated to the development.
- c. Where feasible, and in line with FMERA's existing land use rules, renewable energy systems, such as solar system should be incorporated as means of augmenting the redeveloper projects.

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

## a. Relationship to Reuse and Redevelopment Plan and its 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.

## 1. Land Use and Circulation

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

The Howard Commons Parcel: The Reuse Plan contemplates a 12,530 square foot commercial development at the intersection of Hope and Pinebrook Road. This amendment allows up to a maximum of 40,000 square feet of non-residential development. This additional non-residential development will complement the residential build out and provide amenities for the site and the existing surrounding residential developments.

### *Total Residential Square Footage Yield*

A total of 652 residential units was contemplated by the Reuse Plan for the Eatontown Reuse Area as amended, including 275 residential units contemplated for the Howard Commons Area. This amendment continues to allow the total 275 residential units contemplated for the Howard Commons Area, as such the total residential units in the Eatontown Reuse Area will remain 652 units.

### *Compatibility with Surrounding Land Uses*

The uses contemplated in this amendment are compatible with the surrounding land uses. The Conrail-New Jersey Southern Branch Main Line railroad track border the Howard Commons parcel to the north and separates the Subject Property from the remainder of the former Fort properties to the north. On the north side of the railroad tracks is the Suneagles Golf course which is separated from the rail tracks by a large, landscaped buffer. The Suneagles Golf course will consist of sixty new townhomes and a residential building containing fifteen affordable housing units as well as a banquet facility and a restaurant. The golf course will be deed-restricted and remain as a golf course for 40 years. To the south and southwest of Howard Commons are a series of garden apartment projects including Wedgewood Commons, Eaton Crest apartments, and Victoria Plaza. The low – and medium – density residential buildings contemplated in this amendment will be compatible with these existing uses. Additionally, the contemplated uses are complimentary with how this parcel was developed when the Fort was fully functional as this area of the Fort was improved with 486 residential units in 52 Wherry-style housing buildings.

Further, this amendment contemplates retail establishments at the intersection between Hope Road and Pine Brook Road. There are several commercial establishments located to the west on Pine Brook Road and the south along Hope Road. Therefore, retail establishments as contemplated in the amendment would also be compatible with the surrounding land uses. The Gasoline station with convenience store as contemplated under this amendment will also provide a needed service to the surrounding developments. Existing and new residents would have immediate access to fuel, which will not only lessen the total Vehicle Miles Travelled (VMT) but also significantly reduce traffic loads on the surrounding roads. As discussed in footnote four, the Howard Commons parcel offers unique visibility and access to major roadways that make it distinct from other parcels in the site. Hope Road offers convenient access to the Garden State Parkway and Routes 18 and 36 and so this location for a Gasoline station with convenience store would offer motorists traveling north on Hope Road their first opportunity to get gas after exiting the Garden State Parkway, or their last opportunity to get gas before entering the Garden State Parkway.

## *Circulation*

This amendment does not propose any changes to the roadway network system for the Subject Parcel, as such the proposed amendment is consistent with the “Transportation Circulation Improvement Goals” established in the *Reuse Plan*. This amendment also requires a 5-foot-wide sidewalk along Pinebrook Road, ensuring and encouraging walkability around the area as envisioned in the Reuse Plan.

### 2. Open Space

This amendment contemplates the creation of a +/-7.5-acre publicly accessible open space. The Reuse Plan contemplated a ±5-acre baseball field on the section of the parcel south of Pinebrook Road. If the alternative land use scenarios described in this amendment are pursued a larger +/- 7.5 acres of open space would be created in the same section of the Subject parcel for various public & recreational activities. This open space would complement the surrounding, existing open space owned by the Board of Education. This amendment would also preserve pedestrian access between Pinebrook Road and the adjacent Eatontown Board of Education property and create vehicular access to the Board of Education’s athletic fields via a twelve-foot wide driveway. Furthermore, the amendment also contemplates the preservation and protection of wetlands and environmentally sensitive area which would also create some additional open spaces within the subject parcel.

### 3. Sustainability

This amendment would not preclude incorporation of any of the sustainability measures outlined in the *Reuse Plan*. The amendment envisions wetland preservation and restoration, protection, and the creation of open space. Further, the amendment also encourages Low Impact Development (LID) green infrastructures measures, renewable energy system and electric vehicle charging stations.

### 4. 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.

### 5. Traffic

This amendment contemplates 275 residential units which is consistent with the Reuse Plan. It also contemplates up to 40,000 square feet of retail uses. As mentioned earlier, the Reuse Plan Contemplates up to 12,530 square feet of commercial development at the intersection between Hope and Pinebrook Roads. As such, the intersection between Pinebrook Road and Hope Road may experience increased traffic. However, as the residential use contemplated under this amendment is consistent with the Reuse Plan, the peak hour traffic may not be impacted significantly than what has been anticipated in the *Reuse Plan*. A detailed traffic analysis would be prepared as part of any site plan review related to the reuse and/or development of these parcels. Any necessary traffic mitigation would be addressed at that time.

### 6. Environmental Issues

The Subject Parcel is not located in the CAFRA zone and would not trigger a CAFRA permitting action.

There are, however, freshwater wetlands, a riparian zone, a flood hazard area, and stormwater management measures that must be evaluated as part of future planning at the Subject Parcel and could trigger a permitting requirement with the NJDEP. The amendment contemplates the preservation and protection of wetlands and the Wampum Brook area. Any other environmentally constrained areas within the land area associated with this amendment would be preserved and protected accordingly. Additionally, the proposed development on the parcel will need to incorporate soil erosion & sediment control measures and therefore, would need approval from Freehold Soil Conservation District.

## 7. Historic Preservation

None of the buildings affected by the proposed amendment are listed in State and National Registers of Historic Places. Likewise, none of the buildings or parcels included in the amendment are subject to FMERA's Historic Preservation Guidelines.

## 8. Community Impacts and Affordable Housing

The total number of residential units in the Howard Commons area would remain at 275 which is consistent with both the Reuse Plan and the subsequent amendments. The Reuse Plan envisioned the Howard Commons area to be redeveloped with 275 medium-density housing units including affordable housing. However, the amendment would involve a different housing prototype and fewer housing units on the Subject Parcel than is contemplated in the *Reuse Plan*.

The amendment contemplates 220 market-rate low-density housing units in the form of townhouses & single-family detached houses, and at least twenty-two (22) or more will be single-family detached houses. With respect to affordable units, the amendment contemplates 55 medium-density units in the form of apartments and stacked flats affordable to low- and moderate-income households, and 20 of the affordable units will be built for the Supportive Housing units. Therefore, the amendment will not have any adverse impact on the total number of affordable housing units as required under the fair share housing requirements.

The change in housing type has some implications in terms of the population and number of schoolchildren anticipated from development. The New Jersey Demographic Multipliers prepared by the Center for Urban Policy Research at Rutgers University (November 2018) and the study conducted by the National Association of Home Builders (February 2017) indicate that the number of school children generated by multifamily units is lower than for single-family detached homes. This amendment contemplates a mix of single-family detached homes, townhomes, and multifamily apartments at Howard Commons whereas the Reuse Plan envisioned all multifamily apartments. Thus, if the alternative land use scenarios described in this amendment are pursued the overall population may increase slightly. However, the amendment continues to afford opportunities for family housing in the Reuse Area and opportunities for mixed-income housing.

Further, the host communities, including Eatontown, rely on taxation for the largest portion of their municipal revenues. The Fort's closure and the resulting loss of the Fort's workforce is expected to result in a larger share of the tax burden falling to existing residential property owners. The potential offered by this amendment to increase tax revenues would lessen the burden on residents.



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

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

1. Be consistent with State, County, and Municipal planning policies.  
This amendment is not inconsistent with State, County, and Municipal planning policies, as set forth in the ensuing chapter.
2. Focus on business retention and attraction, job replacement, and employee training.  
This amendment would further support FMERA in its efforts to bring attractive new workforces and businesses that wish to relocate to Fort Monmouth and that have the potential to replace jobs lost when the Fort closed. This amendment will help generate additional construction jobs and the development of retail uses will also involve job creation/retention.
3. Be founded on market and economic analysis.  
The alternative development scenario permitted by the amendment will further improve the market condition in the Fort area and aids FMERA to attract a mix of retail, commercial, office, and residential uses to the Eatontown Reuse Area as contemplated in the *Reuse Plan*.
4. Leverage Fort assets (people, infrastructure, location).  
This amendment affords FMERA with an opportunity to leverage existing assets within the Eatontown Reuse Area, specifically the development of low-and medium-density housing in a location that is in close proximity to similar housing outside of the former Fort's boundaries. The amendment would not involve the removal of any buildings identified in the *Reuse Plan* as being required for preservation. It is replacing existing outdated housing with modern housing intended to appeal to the current residential marketplace.
5. Be a green community model.  
This amendment involves the protection of environmentally sensitive areas including wetlands, and natural habitats and encourages renewable energy system, low Impact development and green infrastructure development strategies. Further, the amendment contemplates +/-7.5 acres of open space and recreation in close proximity to 275 new residences.

This 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.*  
This amendment contemplates a mix of low- and medium-density housing and retail uses consistent with this principle.

*Principle #2: Link centers & increase mobility with connected transit infrastructure serving the region and the Fort.*

This amendment does not preclude the potential to create an extensive system of bikeways, pedestrian trails, and sidewalks as envisioned in the *Reuse Plan*. This amendment contemplates a mix of uses in close proximity and connected with pedestrian-friendly infrastructures and sidewalks and will enhance walkability and reduce automobile dependence for short trips.

*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.*

This amendment involves the protection of environmentally sensitive areas, including wetlands, watercourses, and habitats. The amendment promotes green infrastructures and other low-impact development strategies that will further improve the natural environment of the Fort area.

*Principle #5: Utilize the Blue – Green belt as an armature for enhanced bicycle and pedestrian mobility throughout the Fort.*

This amendment would not preclude the development of the bike path or trails envisioned as part of the *Reuse Plan*. The *Reuse Plan* notes that redevelopment of the Fort should provide trails and open areas for use by the public as both a commuting option and an everyday amenity. This amendment provides +/-7.5 acres of publicly accessible open space in close proximity to a mix of residential and commercial uses. The publicly accessible open space could be used for various recreational opportunities and may also include walking trails and other landscaping features. Further, this amendment promotes walkability and requires the construction of sidewalks along Pinebrook Road as well as preserving pedestrian access between Pinebrook road and the Board of Education property.

*Principle #6: Remove Fort boundaries & extend existing land uses to reconnect the Fort to the communities.*

The *Reuse Plan* notes that creating a seamless land use integration between the community and the Fort is of primary importance. This amendment contemplates low- and medium-density residential units across Pinebrook Road from existing garden apartments. The land uses contemplated in this amendment are complementary with the existing adjacent medium-density residential uses.

*Principle #7: Leverage existing Fort Monmouth assets (People, Buildings, Technology, and Infrastructure).*

This amendment affords FMERA with an opportunity to leverage existing assets within the Eatontown Reuse Area, specifically the development of low- and medium-density housing in a location that is in close proximity to similar housing outside of the former Fort's boundaries. This amendment would not involve the removal of any buildings identified in

the *Reuse Plan* as being required for preservation. As a result of this amendment, existing outdated housing will be replaced with modern housing which would appeal to the current residential marketplace.

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

### **c. 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-19 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 help advance both FMERA's stated purpose and the public welfare, by eliminating blight and permitting a land use that is important for building sustainable and resilient communities.

### **d. Relationship to FMERA's Land Use Rules**

This amendment creates alternative development scenario and creates an overlay zone superseding some provisions of FMERA's Land Use Rules. In all situations where zoning issues and bulk standards are not specifically addressed herein, the FMERA's Land Use Rules, however, shall remain in effect.

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

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

On March 1, 2001, the State Planning Commission readopted the State Development and Redevelopment Plan (SDRP). In the SDRP, the Eatontown Reuse Area is classified as Planning Area 1, Metropolitan Planning Area (PA-1). The SDRP defines Metropolitan Planning Areas as areas 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 the Eatontown Reuse Area, currently largely unused and unproductive, 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 Eatontown Reuse Area.

#### **b. New Jersey Energy Master Plan (EMP)**

The New Jersey Energy Master Plan unveiled in January 2020, sets forth a strategic vision for the production, distribution, consumption, and conservation of energy in the State of New Jersey and outlines seven key strategies and includes an implementation plan to achieve 100 percent clean energy goals by 2050. The strategies include, 1) Reducing Energy Consumption and Emissions from the Transportation Sector, including encouraging electric vehicle adoption, electrifying transportation systems; 2) Accelerating Deployment of Renewable Energy and Distributed Energy Resources by developing offshore wind, community solar, a successor solar incentive program, solar thermal, and energy storage; 3) Maximizing Energy Efficiency and Conservation, and Reducing Peak Demand, including enacting 0.75 percent and 2 percent utility energy efficiency standards for natural gas and electricity, respectively, improving energy efficiency programs in New Jersey; 4) Reducing Energy Consumption and Emissions from the Building Sector, through decarbonization and electrification of new and existing buildings, including the expansion of statewide net zero carbon homes incentive programs, the development of EV-ready and Demand Response-ready building code; 5) Supporting Community Energy Planning and Action in Underserved Communities; and Expand the Clean Energy Innovation Economy beyond New Jersey’s existing 52,000 clean energy jobs by investing in developing clean energy knowledge, services, and products. Along the same line, in July 2021, State amended the New Jersey Municipal Land Use Rules requiring electric vehicle charging stations in most of new development projects in New Jersey. Though this amendment will not be applicable to the Fort redevelopment projects, this amendment duly acknowledges the intent of this legislation and encourages use of electrical vehicle and renewable energy system in the Howard Commons Reuse area. As such the amendment is consistent with State’s EMP.

#### **c. 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 Eatontown Reuse Area.

#### **d. Eatontown Master Plan**

Although the Reuse Plan and FMERA's land-use rules supersede the municipal master plan, a review of the Eatontown Master Plan is included here for informational purposes. The Borough of Eatontown adopted its most recent Master Plan on July 23, 2007. The Master Plan incorporated the results and recommendations of planning studies that the Borough completed on the reuse of Fort Monmouth. The Master plan recommends that the Howard Commons Area of Fort Monmouth should be redeveloped and reused in accordance with the recommendations of the Howard Commons Reuse Study prepared in February 2003 by Kise, Kolodner, and Straw. The Reuse Study recommended two-phase development of the Howard Commons area for up to 264 residential units including 57 age-restricted homes. This amendment contemplates the development of 275 residential units including 55 affordable housing units. Therefore, with respect to the housing development, the amendment is not inconsistent with the Eatontown Master plan's proposal for this area of the Fort.

#### **e. Eatontown Complete Streets Policy**

The Borough of Eatontown adopted Complete Streets Policy in August 2014. Some of the key goals of the include creating a comprehensive, integrated, connected multi-modal network by facilitating connections to bicycling and walking trip generators such as employment, education, residential, recreational and public facilities, as well as retail and transit centers and providing safe and accessible accommodations for existing and future pedestrian, bicycle and transit facilities. This amendment encourages walkability and aims in reducing of auto traffic for short trips. This amendment requires sidewalks on Pinebrook Road to facilitate walking and to ensure pedestrian safety. Therefore, this amendment is consistent with Eatontown's Complete Streets policy.

#### **f. Eatontown Zoning**

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

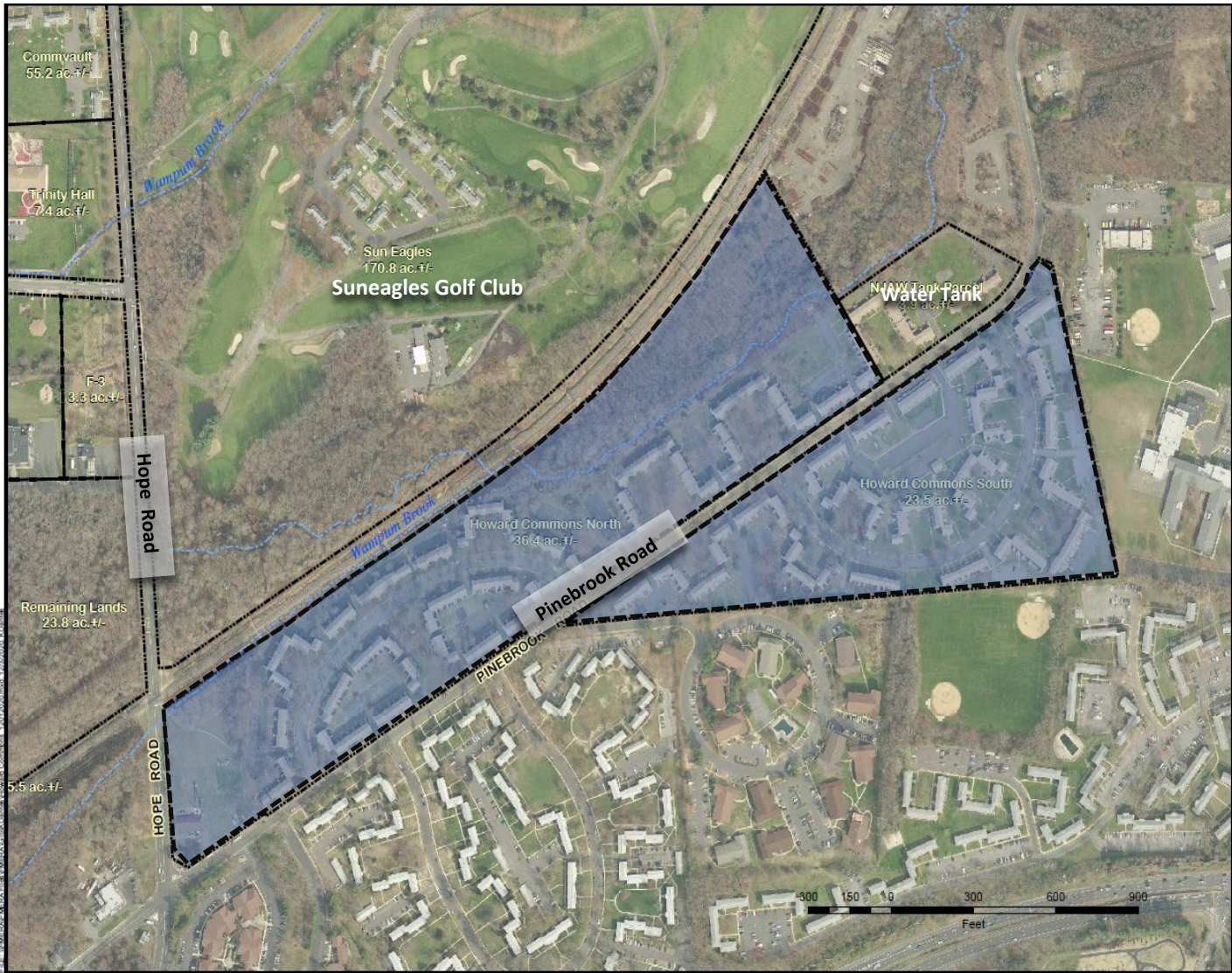
## **VI. Conclusion**

This subject amendment, referred to as Amendment #19 to the Fort Monmouth Reuse and Redevelopment Plan, maintains the land use concepts and plans articulated in the Reuse Plan. However, this amendment permits alternative development scenarios for the Eatontown Reuse Area. This amendment is consistent with the objectives and principles in the Reuse Plan, as well as State, County, and Municipal planning objectives. Furthermore, this amendment advances public welfare particularly



with regard to providing a variety of housing options, including affordable housing. Lastly, the amendment provides the desired flexibility for FMERA to effectively market the Fort properties and attract redevelopment opportunities in the Eatontown Reuse Area, thereby enabling it to fulfill its statutory mandate to advance the general prosperity and welfare of the people most impacted by the Fort's closure.

Exhibit – A



Legend


 Subject Parcel









Exhibit B - Land Use Map



Land Use Map

Legend

-  Low Density Residential
-  Medium Density Residential
-  Water Storage Tank Use
-  Commercial /Retail
-  Open space and Recreational Use
-  Subject Parcel

