

**Fort Monmouth Economic Revitalization Authority
Board Meeting
March 19, 2025
Public Meeting and Teleconference**

MINUTES OF THE MEETING

Members of the Authority and/or Designees present:

- McKenzie Wilson – FMERA Chairperson – V
- Stephen Gallo – Public Member – V
- Anthony Talerico, Jr. – Mayor of Eatontown – FMERA Vice-Chairman – V
- Tom Tvrdek – Mayor of Oceanport – V
- Tom Arnone – Monmouth County Commissioner Director – V
- Tom Neff – Tinton Falls Engineer – V – Designee
- Jamera Sirmans – Senior Counsel, Governor’s Authorities Unit – V – Designee
- Mary Maples – Deputy Chief Executive Officer, NJEDA – V – Designee
- Elizabeth Dragon – NJDEP Assistant Commissioner, Comm. Investment & Economic Revitalization – Designee
- Keith Henderson – NJDCA Acting Director, Division of Local Planning Services – Designee – **Arrived at 5:03p.m.**
- Yolanda Prieto – NJDOL Program Coordinator – Designee
- William Riviere – NJDOT Principal Planner – Designee

V – Denotes Voting Member

Members of the Authority and/or Designees not present:

Also present:

- Kara Kopach – Executive Director
- Regina McGrade – Administrative Manager
- Jennifer Lepore – Accounting Manager
- Sarah Giberson – Director of Real Estate Development & Marketing
- Kristy Dantes – Senior Advisor, Facilities & Infrastructure
- Joe Fallon – Senior Environmental Officer
- Laura Drahushak – Managing Director
- Elizabeth Marshall – Deputy Attorney General (DAG)

The meeting was called to order by Chairwoman McKenzie Wilson at 5:00p.m.

Kara Kopach announced that in accordance with the Open Public Meetings Act, notice of the meeting was sent to the Asbury Park Press, the Trentonian 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.

Chairwoman Wilson led the Pledge of Allegiance.

WELCOME

Chairwoman McKenzie Wilson welcomed attendees to the Authority’s meeting. Ms. Wilson 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. Ms. Wilson stated that there are 2 public comment periods, the first being a 3-minute public comment period regarding any of the Board actions and the second being a 5-minute public comment period on any FMERA business.

The first item of business was the approval of the February 18th regular meeting minutes. A motion was made to approve the minutes by Steve Gallo and seconded by Mary Maples.

Kara Kopach conducted a roll call vote.

NAME	YES	NO	ABSTAIN
McKenzie Wilson	X		
Stephen Gallo	X		
Anthony Talerico	X		
Tom Arnone	X		
Tom Tvrdik	X		
Tom Neff	X		
Mary Maples	X		
Jamera Sirmans	X		

Motion to Approve: STEVE GALLO

Second: MARY MAPLES

Ayes: 8

EXECUTIVE DIRECTOR/SECRETARY'S REPORT & UPDATE

The redevelopment and revitalization of Fort Monmouth continues to accelerate. Crews have started to remove abandoned electrical poles and equipment to prepare for the future JCP&L distribution circuits. The substation construction is underway with the circuit construction taking place thereafter.

The final sewer connection was completed on the McAfee parcel to connect all the remaining buildings to new sewer service. FMERA will now move to abandon the remaining Army sewer infrastructure.

Over the next few months, FMERA anticipates the commencement of extensive demolition in Eatontown and Oceanport which will remove significant blight in both towns. Netflix is scheduled to commence demolition over the next few months for 79 buildings. Separately, Lennar is scheduled to close on Howard Commons by the summer and commence demolition for all of the old soldier housing on Pinebrook. For perspective that means that over 350 acres or ¼ of the base is going to experience a rapid transformational growth in less than a year.

Finally, on May 3rd and 4th, Boujee Foodiecon is scheduled to be back on Fort Monmouth on the Russell Hall property. This marks the third year of the Fort food festival.

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

There was no public comment.

COMMITTEE REPORTS

1. AUDIT COMMITTEE

The Committee did not meet this month.

2. REAL ESTATE COMMITTEE

McKenzie Wilson stated that the Committee met on March 11th and discussed the following:

- Discussion regarding the selection of an Engineering Firm pursuant to an RFP for Engineering Services. FMERA received 17 proposals and after reviewing and scoring the proposals, recommended that Colliers Engineering & Design serve as FMERA's engineering firm. FMERA also requested the grant of delegated authority to the Executive Director to increase the contract funding of \$2 Million Dollars by an amount not to exceed 10% for unforeseen costs. The Committee reviewed the request and recommended it to the Board for approval.
- Discussion regarding the proposed amendments to the Authority's existing Land Use Regulations and governing guidelines for solar energy systems. FMERA also requested approval to (a) submit for publication in the New Jersey Register and (b) submit as final adopted rules for publication in the New Jersey Register if no substantive comments are

received. The Committee reviewed the request and recommended it to the Board for approval.

- On March 19th, the Committee reviewed and approved the Delegated Authority to the Executive Director to enter into a Memorandum of Understanding with the New Jersey Department of Community Affairs, Division of Fire Safety to clarify the existing fire safety and inspection process of the State-owned buildings on FMERA property.

Other Items

1. Newspaper notice change
2. Netflix update
3. Commvault update
4. FMERA 2024 Audit update

3. ENVIRONMENTAL STAFF ADVISORY COMMITTEE (ELIZABETH DRAGON, CHAIRWOMAN)

The Committee did not meet this month.

4. HISTORICAL PRESERVATION STAFF ADVISORY COMMITTEE (TOM TVRDIK, CHAIRMAN)

The Committee did not meet this month.

5. HOUSING STAFF ADVISORY COMMITTEE (VACANT, CHAIR)

The Committee did not meet this month.

6. VETERANS STAFF ADVISORY COMMITTEE (TOM ARNONE, CHAIRMAN)

The Committee did not meet this month.

BOARD ACTIONS

1. Consideration of Approval the Designation of Official Newspapers.

Sarah Giberson read a summary of the Board memo.

The resolution is attached hereto and marked Exhibit 1.

A motion was made by Tom Tvrdik and was seconded by Jamera Sirmans.

Kara Kopach conducted a roll call vote.

NAME	YES	NO	ABSTAIN
McKenzie Wilson	X		
Stephen Gallo	X		
Anthony Talerico	X		
Tom Tvrdik	X		
Tom Arnone	X		
Tom Neff	X		
Jamera Sirmans	X		
Mary Maples	X		

Motion to Approve: TOM TVRDIK

Second: JAMERA SIRMANS

Ayes: 8

2. Consideration of Approval of the Selection of Engineering Services.

Sarah Giberson read a summary of the Board memo.

The resolution is attached hereto and marked Exhibit 2.

A motion was made by Tom Neff and was seconded by Steve Gallo.

Kara Kopach conducted a roll call vote.

NAME	YES	NO	ABSTAIN
McKenzie Wilson	X		
Stephen Gallo	X		
Anthony Talerico	X		
Tom Tvrdik	X		
Tom Arnone	X		
Tom Neff	X		
Jamera Sirmans	X		
Mary Maples	X		

Motion to Approve: TOM NEFF

Second: STEVE GALLO

Ayes: 8

3. Consideration of Approval of the Proposed Amendments to the Authority's Land Use Regulations.

Sarah Giberson read a summary of the Board memo.

The resolution is attached hereto and marked Exhibit 3.

A motion was made by Tom Neff and was seconded by Jamera Sirmans.

Kara Kopach conducted a roll call vote.

NAME	YES	NO	ABSTAIN
McKenzie Wilson	X		
Stephen Gallo	X		
Anthony Talerico	X		
Tom Tvrdik	X		
Tom Arnone	X		
Tom Neff	X		
Jamera Sirmans	X		
Mary Maples	X		

Motion to Approve: TOM NEFF

Second: JAMERA SIRMANS

Ayes: 8

4. Consideration of Approval of Delegated Authority to the Executive Director to enter into a Memorandum of Understanding with the New Jersey Department of Community Affairs Division of Fire Safety to clarify the existing fire safety and inspection process of the State-owned buildings on FMERA property.

Sarah Giberson read a summary of the Board memo.

The resolution is attached hereto and marked Exhibit 4.

A motion was made by Steve Gallo and was seconded by Tom Tvrdik.

Kara Kopach conducted a roll call vote.

NAME	YES	NO	ABSTAIN
McKenzie Wilson	X		
Stephen Gallo	X		
Anthony Talerico	X		
Tom Tvrdik	X		

Tom Arnone	X		
Tom Neff	X		
Jamera Sirmans	X		
Mary Maples	X		

Motion to Approve: STEVE GALLO

Second: TOM TVRDIK

Ayes: 8

OTHER ITEMS

There were no other items before the Board.

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

There was no public comment.

There being no further business, on a motion by Tom Tvrdik and seconded by Mary Maples and unanimously approved by all voting members present, the meeting was adjourned at 5:14p.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.

Kara Kopach
Kara Kopach – Secretary

**Resolution Regarding the
Designation of Official Newspapers**

WHEREAS, the Star-Ledger recently announced that it will cease print operations of its newspaper as of February 2025. Pursuant to the requirements of the Open Public Meetings Act (OPMA), N.J.S.A. 10:4-6 et seq, a public body must designate a newspaper of wide, printed circulation as its official newspaper to inform the public of future meetings; and

WHEREAS, the Fort Monmouth Economic Revitalization Authority, having previously designated the Star-Ledger as its official newspaper, seeks to update its official newspaper for printed circulation of public meetings; and

WHEREAS, staff recommends that the Asbury Park Press and the Trentonian be designated as the official newspapers, as they will cover the largest populated areas of the State as of February 2025, including Monmouth, Ocean, Burlington and Mercer Counties. Staff also recommends that digital notice continue to be provided to the Star-Ledger given its wide, digital circulation, and printed notice will be provided to the Asbury Park Press and the Trentonian,

THEREFORE, BE IT RESOLVED THAT:

1. The Board approves Board approve the designation of the Asbury Park Press and the Trentonian as the official newspapers of the Fort Monmouth Economic Revitalization Authority Board.

2. Digital notice will continue to be provided to the Star-Ledger given its wide, digital circulation, and printed notice will be provided to the Asbury Park Press and the Trentonian.

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

**Attachment
Dated: March 19, 2025**

EXHIBIT 1

**Resolution Regarding the
Approval of Award of Engineering Services**

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

WHEREAS, FMERA issued a Request for Proposals for Engineering Services (“RFP”) on January 2, 2025, soliciting Professional Services Qualification Statements, Technical Proposals, and Fee Proposals from qualified Firms interested in performing Engineering and related services as to facilitate transfer of the former Fort Monmouth property from the Authority to interested purchasers. FMERA issued RFP Addendum #1 on January 27, 2025 and issued RFP Addendum #2 on February 4, 2025. The selected Firm will be utilized on an as-needed basis through Task Order Requests; and

WHEREAS, proposals were due on February 21, 2025, and seventeen proposals were received; and

WHEREAS, after conducting an initial review for responsiveness to the mandatory submission criteria, the seventeen technical proposals were distributed to the Evaluation Committee, which consisted of four New Jersey Economic Development Authority employees, all of which are assigned to the FMERA Office; and

WHEREAS, the technical proposals were evaluated and scored independently by each of the evaluators using the criteria identified in Attachment #5 – Evaluation Score Sheet. Each of the fee proposals were reviewed by FMERA’s Accounting Manager and the RFP Coordinator. The final scores, inclusive of the technical evaluation and the fee schedule, ranged from a high of 426 points to a low of 177 points as described in the attached memorandum and Engineering Services scoresheet; and

WHEREAS, based upon the final technical and fee proposals the Evaluation Committee determined that the Colliers Engineering & Design proposal to be the most favorable to the Authority price and other factors considered. Specifically, the proposal submitted by Colliers Engineering & Design scored particularly high in qualifications and experience for projects of similar size, scope and complexity and also demonstrated strong experience in all categories of engineering services relative to the Scope of Services; and

WHEREAS, staff requests that contract value for the Engineering Services RFP will be Two Million (\$2,000,000.00) Dollars for the initial term of the contract. In addition, staff requests that the Board grant to the Executive Director delegated authority to increase the contract value by an amount not to exceed 10% for unforeseen costs; and

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

THEREFORE, BE IT RESOLVED THAT:

1. The Board approves the selection of Colliers Engineering & Design as FMERA’s Engineering Services Firm for an initial term of twelve (12) months, commencing upon execution of the contract, with the Authority having the ability to extend the term of the contract, at the Authority’s sole discretion, for an additional four (4) twelve (12) month extension periods in accordance with the terms provided in the RFP. The contract amount for the Engineering Services RFP will be Two Million (\$2,000,000.00) Dollars for the initial term of the contract. The Board also grants to the Executive Director delegated authority to increase the contract by an amount not to exceed 10% in the event there are unforeseen costs.

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.

**Resolution Regarding the
Approval of the Proposed Amendments to the Authority's Land Use Regulations**

WHEREAS, the Fort Monmouth Economic Development Authority ("FMERA" or "Authority") is proposing amendments to its Land Use Rules at N.J.A.C. 19:31C-3.1 through 3.8; and

WHEREAS, the proposed rule amendments will permit the Authority to amend the existing Land Use Rules governing guidelines for solar energy systems to promote the utilization of renewable energy sources in alignment with the Governor's Energy Master Plan. The expansion includes permitting additional opportunities for solar energy to be generated as an accessory use to offset energy needs of future development and redevelopment and permits canopy solar energy systems as a primary use exclusively for public parking lots; and

WHEREAS, Additionally, the amendments clarify the classifications of parking to permit public parking as a primary use while distinguishing it from private parking which must serve as accessory to a principal use or structure; and

WHEREAS, the Land Use Rules were first adopted in 2012 and have not been amended since that time. These proposed amendments update the rules to be consistent with the State's promotion of renewable energy sources. These proposed amendments include those as described in the attached memorandum; and

WHEREAS, draft rule amendments were posted on the Authority's website for EO63 informal public comment. A media advisory was also released. The Authority reviewed and considered comments received from one developer; and

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

THEREFORE, BE IT RESOLVED THAT:

1. The Board approve the attached proposed amendments to the Authority's Land Use Regulations, N.J.A.C. 19:31C-3.1 et seq., and authorize staff to (a) submit for publication in the New Jersey Register and (b) submit as final adopted rules for publication in the New Jersey Register if no substantive comments are received, subject to final review and approval by the Office of the Attorney General and the Office of Administrative Law.

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: March 19, 2025**

EXHIBIT 3

**Resolution Regarding the
Delegated Authority to the Executive Director to enter into a Memorandum of Understanding (“MOU”) with the
New Jersey Department of Community Affairs, Division of Fire Safety (“DCA”) to clarify the existing fire safety
and inspection process of the State-owned buildings on FMERA property.**

WHEREAS, as of 2021, FMERA owned approximately 224 buildings on Fort Monmouth, many of which contained furniture and equipment left behind by the Army. As FMERA is an instrumentality of the State of New Jersey, its vacant buildings, premises, or structures are subject to inspection by DCA which has jurisdiction over State buildings pursuant to N.J.A.C. 5:70-1.5 and N.J.A.C. 5:71-2.2(b)(3)(ii); and

WHEREAS, FMERA is required to obtain annual permits for these vacant buildings, premises or structures based on the requirements of N.J.A.C. 5:70-2.7 until such time as buildings are sold to third parties. In furtherance of processing FMERA’s permit applications, DCA began inspections of FMERA’s vacant buildings, premises or structures in or around 2021; and

WHEREAS, FMERA’s property currently consists of approximately 148 buildings/structures. Those buildings are in various stages of development with the majority under contract for sale and/or slated for demolition by December 31, 2026. Twenty-two of the buildings have been identified as requiring the removal of excessive combustibles pursuant to N.J.A.C. 5:70-3.1(a) and modified at N.J.A.C. 5:70-3.2(a)(3)(xxxvi); and

WHEREAS, as FMERA requires additional time beyond the thirty (30) day period to oversee the removal of these combustibles, DCA and FMERA intend to enter into a MOU to clarify the roles and responsibilities of the parties related to FMERA’s Fire Safety Plan. The MOU will include additional clarification on the process to receive time extensions, the accepted means and methods of securing vacant buildings, and appeals, if any; and

WHEREAS, on March 19, 2025, the Real Estate Committee approved the request and recommends it to the Board for approval.

THEREFORE, BE IT RESOLVED THAT:

1. The Board approves the delegated Authority to the Executive Director to enter into an MOU with the New Jersey Department of Community Affairs, Division of Fire Safety to clarify the existing fire safety and inspection process of the State-owned buildings on FMERA property.

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: March 19, 2025

EXHIBIT 4