Fort Monmouth Economic Revitalization Authority
Board Meeting
July 16, 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 Tvrdik – 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 – NJEDA – Deputy Chief Executive Officer – **V** – Designee
- Elizabeth Dragon – NJDEP Assistant Commissioner, Comm. Investment & Economic Revitalization – Designee
- Keith Henderson – NJDCA Acting Director, Division of Local Planning Services – Designee
- William Riviere – NJDOT Principal Planner – Designee

V – Denotes Voting Member

Members of the Authority and/or Designees not present:
- Yolanda Prieto – NJDOL Program Coordinator – Designee

Also present:
- Kara Kopach – Executive Director
- Regina McGrade – Administrative Manager
- Laura Drahushak – Managing Director
- Jennifer Lepore – Accounting Manager
- Sarah Giberson – Director of Real Estate Development & Marketing
- Kristy Dantes – Senior Advisor, Facilities & Infrastructure
- 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 June 18th regular meeting minutes. A motion was made to approve the minutes by Steve Gallo and seconded by Tom Neff.

Kara Kopach conducted a roll call vote.

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

Tom Tvrdik abstained from voting stating he was not at the June 18th meeting.

Motion to Approve: STEVE GALLO Second: TOM NEFF
Ayes: 7

EXECUTIVE DIRECTOR/SECRETARY'S REPORT & UPDATE

FMERA continues to make good progress on the Fort's redevelopment. Two weeks ago, FMERA closed with Lennar on Howard Commons, a 60 acre property in Eatontown on Pinebrook Road. Lennar will remove all of the blighted existing structures and will construct 275 new residential units, a gas station and small grocer on the corner of Hope Road. Site work should begin on this property over the next few months.

Demolition continues in other parts of Eatontown right now. The remnants of the old football field have been removed along with the former Burger King. This is to make way for an open space project and also to assist with utility installation in the area. Separately, Netflix has already demolished 5 buildings on the eastern part of the Mega Parcel with 80 more buildings in the queue over the next 18 months.

Over the next few months there are a series of community events on the site which include: The Blood Drive hosted by RWJ/Barnabas on September 23rd and the Skeleton 5k hosted by HABcore on October 25, 2025

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 July 8th and discussed the following:

- Discussion regarding the interagency agreement between FMERA and the Borough of Oceanport for funding, construction and oversight of the bid process to complete the 400 Area Parallel Electric Build, and (2) the grant of delegated authority to the Executive Director to increase Project Funds by an amount not to exceed 10% for unforeseen costs associated with the Project. The Committee reviewed the request and recommended it to the Board for approval.

  Other Items
  - Netflix Phase 1B MCR
  - Fort Power outages
  - Howard Commons Closing

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

Elizabeth Dragon stated that the Committee met on June 26th and discussed the following:

FMERA's ESAC shall be the exclusive environmental commission for all land use matters and approvals within the Fort Monmouth Project Area, therefore, a public meeting is required for all Mandatory Conceptual Reviews.

The Public portion of the meeting was called to order at 3:00p.m. to discuss the Mega Parcel Phase 1B MCR.

- A Soil Erosion & Sediment Control (SESC) Plan shall be submitted to the Freehold Soil Conservation District for approval. Disturbance of site soils shall not commence until such time an approved SESC Plan is approved.
- Netflix shall obtain an Authorization to Discharge 5G3 Construction Activity Stormwater General Permit from the NJDEP.
- Netflix shall obtain an Individual-Coastal Area Facilities Review Act (CAFRA) permit from the NJDEP.
- If freshwater wetlands are present, Netflix shall secure a General Permit #11, Outfalls and Intake Structures, from the NJDEP for repair or replacement work involving stormwater outfalls located within freshwater wetlands.
- Netflix shall secure a Transition Area Waiver from the NJDEP for any disturbance work proposed within a freshwater wetland transition area.
- Proposed disturbance of flood hazard areas should be incorporated into the CAFRA permit application.
- Netflix shall secure tidelands licenses or grants from the NJDEP prior to building any structures on unresolved tidelands claims.
- Netflix shall properly abandon the nine geothermal well fields located within the West Campus and the geothermal well field located within the Vail Hall parcel. Netflix shall close-out the ten geothermal well fields with the NJDEP.

The Public portion of the meeting ended at 4:00p.m.

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 of the Interagency Agreement between FMERA and the Borough of Oceanport to contract for civil and construction engineering services.

   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 Tom Arnone.

   Kara Kopach conducted a roll call vote.

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

Motion to Approve: TOM TVRDIK Second: TOM ARNONE
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 Tom Neff and unanimously approved by all voting members present, the meeting was adjourned at 5:10p.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

ADOPTED
July 16, 2025

Resolution Regarding
Approval of the Interagency Agreement between FMERA and the Borough of Oceanport to contract for civil and construction engineering services

WHEREAS, FMERA owns and operates an old Army electrical grid that services residents, including the Oceanport Borough Hall, on the Main Post in the Boroughs of Oceanport and Eatontown. FMERA has entered into agreements with Jersey Central Power & Light ("JCP&L") for (1) the installation of electric distribution facilities for the buildout of a 22MVA substation dated March 15, 2022 and (2) for the installation of an electrical distribution grid including electrical lines from the new substation, dated August 11, 2023. Both agreements are intended to replace the Army electrical grid with a new distribution grid owned and operated by JCP&L that services the Main Post property ; and

WHEREAS, in order to facilitate the buildout of the JCP&L distribution grid, FMERA must reroute existing lines along Oceanport Avenue that currently share utility poles with the JCP&L distribution lines to new poles (the "400 Area Parallel Electric Build" or "Project") along Riverside and Wade Avenues (the "Project Site") to preserve FMERA's overhead distribution until such time as the lines can be decommissioned; and

WHEREAS, accordingly, FMERA wishes to enter into an MOU with the Borough for their engineer, Colliers Engineering and Design ("Colliers"), to provide Project oversight (including bidding oversight) to complete the 400 Area Parallel Electric Build; and

WHEREAS, on June 9, 2025, FMERA received estimated costs for the Project from Colliers, as defined in the attached MOU; and

WHEREAS, the Project consists of construction, construction oversight, bidding services and contract administration of a new 4.16 kV overhead distribution line for FMERA to reroute the existing line that currently shares utility poles with the JCP&L distribution line along Oceanport Avenue. The new routing will redirect the FMERA line along Riverside and Wade Avenues on the Project Site, reconnecting with the existing FMERA overhead distribution system at the intersection at the east gate entrance and Oceanport Avenue. Colliers shall conduct a public bidding process for construction services; and

WHEREAS, starting a month after selection of the bidder, Colliers shall prepare and submit a bi-weekly summary reporting the status of the Project. The goal of the Project is to facilitate a competitive bidding process for the selection of a qualified subcontractor to enter into a construction contract to commence and successfully complete the work at the Project Site in the most cost-effective manner possible, with oversight from Colliers; and

WHEREAS, the cost for the Project is estimated to be Five Hundred and Ten Thousand Nine Hundred and Fifty-Eight ($510,958.00) Dollars, collectively the "Project Funds" which is inclusive of costs for professional engineering, surveys, and construction observation services of approximately Thirty Two Thousand Five Hundred and Fifty Eight ($32,558) Dollars and the estimate for the construction of approximately Four Hundred Seventy Eight Thousand Four Hundred ($478,400) Dollars; and

WHEREAS, in the event the amount to complete the Project is expected to be greater than Five Hundred and Ten Thousand Nine Hundred and Fifty-Eight ($510,958.00) Dollars, the Borough is required to notify FMERA that additional Project Funds are required. In addition, staff requests the grant of delegated authority to the Executive Director to increase the Project Funds by an amount not to exceed 10% for unforeseen costs; and

WHEREAS, the attached MOU is in substantially final form. The final terms of the MOU will be subject to the approval of the Executive Director, the Borough of Oceanport 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 (1) approve the attached interagency agreement between the Fort Monmouth Economic Revitalization Authority and the Borough of Oceanport for funding, construction and oversight of the bid process to complete the 400 Area Parallel Electric Build, and (2) the grant of delegated authority to the Executive Director to increase Project Funds by an amount not to exceed 10% for unforeseen costs associated with the Project, with final terms acceptable to the Executive Director and a review as to form by 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.

Attachment

Dated: July 16, 2025 **EXHIBIT 1**