

**Fort Monmouth Economic Revitalization Authority
In-Person & Telephonic Board Meeting
502 Brewer Avenue, Oceanport, N.J. 07757
Dial In: 888-431-3598 / Access Code: 1123026
Agenda – October 15, 2025**

1. **Call to Order**
2. **Notice of Public Meeting**
3. **Pledge of Allegiance**
4. **Roll Call**
5. **Welcome**
6. **Approval of Previous Month's Board Meeting Minutes**
7. **Executive Director/Secretary Report & Update**
8. **Public Comment Regarding Board Action Items**
9. **Committee Reports**
 - 1) Audit Committee – Anthony Talerico, Jr., Chairman
 - 2) Real Estate Committee – McKenzie Wilson, Chairwoman
 - 3) Environmental Staff Advisory Committee – Elizabeth Dragon, Chairwoman
 - 4) Historical Preservation Staff Advisory Committee – Tom Tvrdek, Chairman
 - 5) Housing Staff Advisory Committee – Keith Henderson, Chairman
 - 6) Veterans Staff Advisory Committee – Tom Arnone, Chairman
10. **Board Actions**
 - 1) Consideration of Approval of the Fourth Amendment to the Purchase and Sale Agreement & Redevelopment Agreement with the Borough of Eatontown for a Parks & Recreation Complex on the Nicodemus Avenue Park Parcel.
 - 2) Consideration of Approval of the Consent to Designation by the Borough of Oceanport of an Area in Need of Redevelopment within the Oceanport section of Fort Monmouth.
 - 3) Consideration of Approval of the Conditioned Consent to Adoption of Redevelopment Plan Amendment #20 to the Fort Monmouth Resue and Redevelopment Plan by the Borough of Oceanport.
 - 4) Consideration of Approval of the Consent to Adoption of Redevelopment Plan Amendment #20 to the Fort Monmouth Reuse and Redevelopment Plan by the Borough of Eatontown.
11. **Other Items**
12. **Public Comment Regarding any FMERA Business**
13. **Adjournment**



MEMORANDUM

To: Members of the Board

From: Kara Kopach
Executive Director

Date: October 15, 2025

Subject: Monthly Status Report

Summary

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

Treasurer's Report

The 2026 FMERA Budget is currently being drafted. FMERA staff will be meeting in the next few weeks to discuss and finalize the budget. The draft budget will then be presented to the Audit Committee for their review. The 2025 FMERA Budget is scheduled to be brought to the Board for its consideration and approval at the December meeting.

Executive Director's Report

• Update on Utilities and Infrastructure

- FMERA continues to work with Jersey Central, Power & Light toward the construction of a new 22-megawatt electrical substation and 15KVA distribution system on the main post. Work on the substation is substantially complete, with only load testing remaining. The new distribution installation is underway and will systematically replace the existing 4160V electrical grid, making JCP&L the primary power provider on Fort Monmouth. FMERA continues to repair, replace, and maintain aged electrical infrastructure on the Fort pending the commissioning of the new substation and distribution system.
- Working with New Jersey American Water, the Phase 4 Water Main Extension Project will extend water service easterly along Todd Avenue and Oceanport Way supplying water to the Eatontown Housing Parcel. This project is to commence in the coming weeks.
- FMERA is working with Colliers Engineering and Design to explore possible remedies for drainage issues along Todd Avenue.
- Colliers Engineering and Design has developed site plans and grading plans for the reconstruction and realignment of Nicodemus Avenue, spanning from Oceanport Way to Avenue of Memories. The goal is for the Borough of Oceanport to accept the thoroughfare once the work is completed. This project includes removing the island at the intersection of Nicodemus Avenue and Avenue of Memories and realigning the drive lanes, ensuring the intersection meets standard intersection guidelines. The FMERA Board voted positively on this action during last month's Board meeting. Contractor bids are due back on October 30th, and Borough approval anticipated on November 6th. Construction expected to begin in early December, weather dependent.
- Roadway construction continues on Wilson Avenue south of Avenue of Memories and Nicodemus Avenue within the Borough of Eatontown. Upon completion of construction, the roadways will be transferred to the Borough of Eatontown via dedication.
- Netflix continues the abatement, removal of excessive combustibles, and demolition of the Mega Parcel buildings. To date, twelve buildings have been demolished.

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 twenty properties:

- Former Patterson Army Hospital on December 13, 2013, with AcuteCare Systems.
- Monmouth County Adult Shelter on November 17, 2016, with Monmouth County.
- Officer Housing Parcels on January 13, 2017, with RPM Development, LLC. RPM Development renovated 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 and medical offices.
- Oceanport Municipal Complex on August 16, 2017, where the Borough of Oceanport purchased the property for their new Oceanport Borough Hall, Police Department, Department of Public Works and Office of Emergency Management.
- 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 renovated the Dance Hall as a banquet facility. They have booked over 200 weddings and events since opening.
- Building 501, on April 24, 2019, with Family Promise of Monmouth County, an approximately 1.7-acre site, via a Legally Binding Agreement (LBA). Lunch Break has now merged with Family Promise and will expand the services offered on the site.
- 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 19, 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. NJCU is currently partnering with RWJ to utilize the university's state-of-the-art training facilities.
- 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. Birdsmouth, a brewery opened in 2022, Baseline Social, a full-service state-of-the-art bar and restaurant opened last summer and Mr. Green Tea, the specialty mochi and ice cream distributor, is also open.
- Marina, on March 25, 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, being developed with up to 185 new and renovated historic housing units. Townhouses are for sale, many of which have already been sold and are occupied. The riverwalk for this site is also fully constructed and connects to the walking trail on the RPM property.
- Allison Hall, on May 20, 2022, with Fort Monmouth Business Center, LLC, a 13-acre parcel which includes the reuse of the historic building, as well as retail, office, business lofts, and open space/recreation uses. Construction is underway on this site as both the business lofts and retail are being built while other site prep like the retention basins are ongoing.
- Nurses Quarters, on June 25, 2024, with RPM Development, LLC for the renovation of the 24-unit residential complex along with 10 new townhomes on Main Street adjacent to the former Patterson Army Hospital.

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

- Motor Pool, on November 17, 2016, with Monmouth County for a public works facility.
- Suneagles Golf Course, on December 18, 2020, with Martelli Development, LLC, who has upgraded the existing Golf Course and renovated the historic Gibbs Hall. Martelli Signature Homes has constructed and sold numerous townhouses in the middle of the course and continues to construct housing units.
- 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. NJAW has demolished the existing structures on the site.

- 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. The Borough has demolished all of the existing structures and is designing the park for a splash pad, additional recreational amenities, and accompanying bathrooms.
- Howard Commons, on June 27, 2025, with Lennar Corporation for the construction of 275 Housing Units along Pinebrook Road, together with a retail component consisting of a maximum building square footage of 40,000 fronting on Hope Road and the paved and parking areas located within the property. Lennar has an obligation to provide twenty units of supportive housing on the property. Lennar will demolish over 480 vacant soldier housing units as part of the redevelopment and construct a 5-acre parcel for the Borough of Eatontown to use as open space.

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

- Parcel E, on January 13, 2013, with Commvault for the headquarters. Commvault announced in March 2023 that they will be selling this building, with the intention of retaining some space for its operations via lease.
- Building 2525, on February 5, 2016, with Aaski Technologies for technology and office uses. Aaski sold a portion of the property to the Kiely Company following project completion.
- Child Development Center, on March 18, 2016, with Trinity Hall, for the all-girls high school. Trinity Hall completed their second-generation project on the site and is currently pursuing its third-generation expansion.
- 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, was originally transferred to Commvault Systems, Inc. for use as corporate office and training space. The Charles Wood Fire Station is now targeted for use as a regional emergency services center.
- Parcel C with Lennar Corporation, on August 2, 2018, approved for 243 residential units and up to 58,000 sq. ft. of retail development. Lennar has completed the residential portion of this site but the commercial deliverables remain and have been adversely impacted due to the changing market conditions for retail.
- Parcel C1 with Lennar Corporation, on August 2, 2018. Lennar has constructed and sold all 45 single family homes.
- Parcel F-1 – Myer Center and Building 2705, on December 16, 2022, an approximately 36-acre parcel in Tinton Falls where RWJ Barnabas Health (RWJBH) plans to create a health campus to include a cancer center, medical offices, and a future hospital. RWJBH has broken ground and is constructing its cancer center.
- Fabrications Shops (Pinebrook Road Commerce Center), on September 23, 2024, consisting of 45,000 sq. ft. of light industrial and flex office space buildings along Pinebrook Road for sale to Pinebrook Commerce Center, LLC.
- County Woodlands Parcel, on December 11, 2024 and February 12, 2025 with Monmouth County for a 23.78-acre property for county open space preservation.

Also in **Tinton Falls**, FMERA has an executed contract on one property:

- Tinton Falls Commercial Parcel (Pulse Power, Building 2719, and the Pistol Range) with RWJBH for 1) construction of a three-story Medical Office Building; 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. **Development & Marketing Update**

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 38 parcels, and another 3 parcels are under contract or have Board-approved contracts for a first-generation project

FMERA's redevelopment continues to move forward, with new homes, business, and amenities coming online on a rolling basis. In the Oceanport section of the Fort, Allison Hall has made significant progress on the construction and rehabilitation of buildings slated for reuse. Now known as Riverwalk Center, this property will welcome a wide array of tenants including restaurants, recreation, fitness, a brewery, a boutique hotel and more. Nicols Racquet, Spear Physical Therapy, Skinny Flowers brewery, Playa Bowls, Round Dough with a Hole, and CKO are open and welcoming visitors. Additional businesses including

First Bank, are planning to open in the coming weeks. The Wharf is a new restaurant now open and operating out of the Marina. New homes continue to populate the Parkers Creek development by Pulte, with waterfront models nearing completion. HABcore plans for the construction of twenty-five (25) single room occupancy affordable housing units, some of which will be targeted for veterans. Many new residents are already living on-site. In Eatontown, Mulligan Golf LLC has completed the first Phase of its project, including the rehabilitation of Historic Gibbs Hall and the Suneagles Golf Course. The developer continues to make excellent progress on the residential component of Suneagles Golf Course, The Ridge, and is also nearing completion on its affordable housing units. Lennar's professionals have started abatement and demolition at the Howard Commons property to make way for 275 new housing units, including affordable and permanent supportive housing units, as well as a retail component. Netflix continues its abatement and demolition work, with the majority of the existing structures between Rt. 35 and Wilson Avenue (northern side of Avenue of Memories) demolished. In Tinton Falls, most of the Charles Wood area is already developed. However, construction of RWJBarnabas Health's medical campus is on-going with the 100,000 sf Cancer Center making incredible progress. Trinity Hall's third expansion is also complete.

The remainder of FMERA's projects are in various stages of development, many of which are still in the due diligence, design, and approvals phases. Continuous demolition and construction can otherwise be seen Fort-wide.

FMERA continues to actively promote the services and opportunities now available at the Fort through media, meetings, and additional speaking engagements. As businesses and amenities come online, FMERA continues to create visibility for these new assets through our social media as well as through our on-site wayfinding signage initiative.

Be sure to register for the Skeleton 5k Run, in support of HABcore, taking place on Saturday, October 25th at the Fort.

Please visit our website, www.fortmonmouthnj.com and follow us on Instagram at @fortmonmouthnj for our latest updates.

Kara Kopach
Kara Kopach

Prepared by: Regina McGrade

Resolution Regarding
Fourth Amendment to the Purchase and Sale Agreement & Redevelopment Agreement with the Borough of
Eatontown for a Parks & Recreation Complex on the Nicodemus Avenue Park Parcel

WHEREAS, at its September 2020 meeting the Board approved a Purchase and Sale Agreement and Redevelopment Agreement (“PSARA”), executed on November 30, 2020, between FMERA and the Borough of Eatontown (“Borough”) for the purchase an approximately 3.82-acre property (the “Parks Parcel”) for recreation uses associated with Eatontown’s Recreation Department; and

WHEREAS, the Board approved the conveyance of the Parks Parcel using its approved Evaluation Scoring for Local Beneficial Use Requests and the Borough’s score of 807 entitled it to receive the maximum discount of 40% for a purchase price of \$119,139.00; and

WHEREAS, the Park Parcel is situated immediately to the south of a roadway known as Van Guard Avenue, along with significant green space that abuts the Park Parcel boundary, and Van Guard Avenue is currently closed to the public and does not serve as an access point for any other properties; and

WHEREAS, the Borough will expend a minimum amount of \$250,000 to complete its reuse and redevelopment of the Property for use as an Eatontown Borough park for active recreation uses. The Borough is responsible for infrastructure and utility improvements as further detailed in the PSARA; and

WHEREAS, pursuant to the First Amendment to the PSARA, the Parties agreed to include within the sale a portion of land south of Van Guard Avenue (“Van Guard Parcel”) into the larger Property to expand the usable recreation area and provide convenient access and amend the Purchase Price and extend the Due Diligence Period for investigation of the Van Guard Parcel. The First Amendment was executed on July 28, 2021; and

WHEREAS, the Borough closed on the property on March 7, 2022; and

WHEREAS, pursuant to the PSARA, the Borough was to complete the Redevelopment Project by December 7, 2023; and

WHEREAS, on September 20, 2023, via correspondence, the Borough requested, and the Board approved at its October 2023 meeting, an amendment to the Redevelopment Project to construct additional park amenities, as well as to extend the timeline to complete of the Project to no later than December 7, 2024. The Second Amendment was executed on November 14, 2023; and

WHEREAS, on November 21, 2024, via correspondence, the Borough requested, and the Board approved at its December 2024 meeting, a twelve (12) month extension to complete the Project by no later than December 7, 2025. The Borough cited delays in receiving materials related to site’s infrastructure as well as requirements related to the municipal bonding process for funding and limitations related to the legal protections afforded to bald eagles that are nested adjacent to the site. The Third Amendment was executed on January 22, 2025; and

WHEREAS, on September 26, 2025, via correspondence, the Borough requested an additional twelve (12) month extension to complete the Project by no later than December 7, 2026. The Borough cited difficulties in extending utilities to the Property, which is necessary to complete the Project; and

WHEREAS, as FMERA is aware of the Borough’s efforts to connect all utilities to the property and work with JCP&L for an electrical connection to the new distribution grid, FMERA staff recommends that the Board approve the twelve (12) month extension to complete the Project by no later than December 7, 2026; and

WHEREAS, all other terms of the PSARA will remain unchanged. The attached Fourth Amendment to the PSARA is in substantially final form. The final terms of the amendment will be subject to the approval of FMERA's Executive Director, the Borough of Eatontown, and the Attorney General's Office. The Real Estate Committee has reviewed the request and recommends it to the Board for approval.

THEREFORE, BE IT RESOLVED THAT:

1. The Authority approves the Fourth Amendment to the Purchase and Sale & Redevelopment Agreement with the Borough of Eatontown for the Nicodemus Avenue Park 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 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: October 15, 2025

EXHIBIT 1

MEMORANDUM

TO: Members of the Board

FROM: Kara Kopach
Executive Director

RE: Fourth Amendment to the Purchase and Sale Agreement & Redevelopment Agreement with the Borough of Eatontown for a Parks & Recreation Complex on the Nicodemus Avenue Park Parcel

DATE: October 15, 2025

Request

I am requesting that the Board approve the execution of the Fourth Amendment to the Purchase and Sale Agreement & Redevelopment Agreement (“PSARA”) with the Borough of Eatontown (“Borough”), located along Nicodemus Avenue in the Eatontown Section of Fort Monmouth, New Jersey.

Background

On May 18, 2016, the Board approved Evaluation Scoring for Local Beneficial Use Requests. The Borough requested that this conveyance be administered as a Local Beneficial Use (“LBU”) transaction. Accordingly, the Borough’s proposed use of the Property was reviewed and scored by FMERA staff utilizing the Board approved LBU criteria. This scoring is used to determine the discounted purchase price of the Property. Using the Fort’s appraisal for the land area in the Main Post, the fair market value of 3.82 acres for open space recreation use, net of the demolition costs, results in an estimated value of \$198,565 for the Property. The scoring of the Borough’s proposed use of the Property was 807, which entitled the Borough to the maximum discount of 40% and resulting in a purchase price of \$119,139.00. The Borough of Eatontown has also received grant funding specifically for open space & recreational use that will help facilitate the redevelopment of the Property.

Purchase and Sale & Redevelopment Agreement

Pursuant to the terms of the PSARA approved by the Board in September 2020, executed November 30, 2020, the Borough will expend a minimum amount of \$250,000 to complete its reuse and redevelopment of the Property for use as an Eatontown Borough park for active recreation uses. In addition, the Borough shall create approximately two (2) construction related, temporary part-time and/or full-time jobs at the Property by twelve (12) months after project completion or pay a penalty of \$1,500 per job not created. The Borough is responsible for infrastructure and utility improvements as further detailed in the PSARA.

First Amendment to the PSARA

Pursuant to the First Amendment to the Agreement, the Parties agreed to include within the sale a portion of land south of Van Guard Avenue into the Property (“Van Guard Parcel”) into the larger Property to expand the usable recreation area and provide convenient access. In addition, the First Amendment amended the Purchase Price and extended the Due Diligence Period for investigation of the Van Guard Parcel. The First Amendment was executed on July 28, 2021. The Borough closed on the Property on March 7, 2022.

Second Amendment to the PSARA

Pursuant to the Agreement, the Borough was to complete the Redevelopment Project which consisted of the demolition of Buildings 787, 788, 789 and either demolition or upgrading Building 770 and generally upgrading the existing outdoor space for public use by December 7, 2023.

On September 20, 2023, via correspondence, the Borough requested, and the Board approved at its October 2023 meeting, an amendment to the Redevelopment Project to construct additional park amenities, as well as to extend the timeline to complete of the Project to no later than December 7, 2024. The Second Amendment was executed on November 14, 2023.

Third Amendment to the PSARA

On November 21, 2024, via correspondence, the Borough requested, and the Board approved at its December 2024 meeting, a twelve (12) month extension to complete the Project by no later than December 7, 2025. The Borough cited delays in receiving materials related to site's infrastructure as well as requirements related to the municipal bonding process for funding and limitations related to the legal protections afforded to bald eagles that are nested adjacent to the site. The Third Amendment was executed on January 22, 2025.

Fourth Amendment to the PSARA

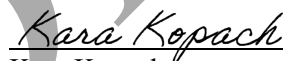
On September 26, 2025, via correspondence, the Borough requested an additional twelve (12) month extension to complete the Project by no later than December 7, 2026. The Borough cited difficulties in extending utilities to the Property, which is necessary to complete the Project.

As FMERA is aware of the Borough's efforts to connect all utilities to the property and work with JCP&L for an electrical connection to the new distribution grid, FMERA staff recommends that the Board approve the twelve (12) month extension to complete the Project by no later than December 7, 2026.

The attached Fourth Amendment to the PSARA is in substantially final form. The final terms of the amendment will be subject to the approval of FMERA's Executive Director, the Borough of Eatontown, and as to form by the Attorney General's Office. The Real Estate Committee reviewed the request and recommended it to the Board for approval.

Recommendation

In summary, I am requesting that the Board approve the Fourth Amendment to the Purchase and Sale & Redevelopment Agreement with the Borough of Eatontown for the Nicodemus Avenue Park Parcel in Eatontown.



Kara Kopach

Prepared by: Sarah Giberson

**Resolution Regarding
Consent to Designation by the Borough of Oceanport of an Area in Need of Redevelopment within the
Oceanport section of Fort Monmouth**

WHEREAS, the N.J. Local Redevelopment and Housing Law (“LRHL”) offers municipalities tools to encourage redevelopment in areas that meet the statutory criteria of an *area in need of redevelopment*. On June 5, 2025, the Borough of Oceanport authorized the Borough Planning Board to conduct a study of an Oceanport area of Fort Monmouth to investigate whether all or a portion of certain properties located in the Borough within the former Fort Monmouth, and identified as the 400 Area Parcel, McAfee Center Parcel, Veterinary Clinic Parcel and the Monmouth County Emergency Homeless Parcel consisting of Block 105, Lot 1.01; Block 110, Lot 1; Block 110, Lot 2, and Block 110, Lot 4 (collectively the “Study Area”) meets the statutory criteria for such designation. Per the LRHL, the designation may be made if, following the investigation by the planning board and a public hearing for which notice has been given, the area is determined to meet one or more of the statutory criteria; and

WHEREAS, on September 9, 2025, the Oceanport Planning Board held a public hearing, with notice of the hearing completed pursuant to the LRHL. The Oceanport Planning Board determined that the properties located within the study area meet the criteria set forth in the LRHL, as described below. On September 18, 2025, the Borough approved the designation as a non-condemnation area in need of redevelopment per the Planning Board’s findings, via resolution and subject to the consent of the FMERA Board; and

WHEREAS, FMERA’s enabling legislation, P.L. 2010 c. 51 (the “Act”) and the Land Use Rules subsequently adopted in 2013, N.J.A.C. 19:31C-3 et seq. (“Land Use Rules”) provide that in order for the Borough’s designation to be approved under New Jersey law, the FMERA Board must consent to such designation by way of a seven-vote majority of its members. In order to consider whether to consent to the designation, the Authority “may consider the extent of the area subject to the designation, the justification for the designation, and whether the designation will contribute to the successful redevelopment of the Fort Monmouth Project Area,” per N.J.A.C.19:31C-3.25(a)(6); and

WHEREAS, FMERA staff and FMERA’s special counsel have reviewed the investigation study completed by FMERA’s certified planning consultants, Phillips Preiss Grygiel Leheny Keller LLC (“PPG”), “*Non-condemnation Area in Need of Redevelopment Study for a Portion of the Former Fort Monmouth Properties in the Borough of Ocean, New Jersey*” dated August 2025 (collectively the “Study”) which is attached to this memo for review. The Study included a review of the Study Area in the Oceanport section of Fort Monmouth; PPG physically inspected the buildings, structures and grounds of the Study Area, reviewed several reports and documents related to the Fort and its closure in 2011, and interviewed members of FMERA staff to obtain information on the historical use of the buildings and the potential for reuse of the facilities from both a physical and market perspective; and

WHEREAS, the Study area includes: the 400 Area Parcel which consists of ±79.3-acres of land and several dozen buildings, including former residential, administrative, and R&D buildings, warehouses, workshops, and additional general purpose facilities; the McAfee Parcel which consists of ±29.43-acres of land and includes the McAfee Center, the current FMERA office, warehouses, workshops and additional general-purpose facilities; the Veterinary Clinic parcel which consists of ±0.9872 acres of land and Building 810; and the Monmouth County Emergency Homeless Shelter parcel which consists of approximately ±3.1 acres of land and houses a ±4,500 square foot emergency homeless shelter which is operated by Monmouth County, as well as additional undeveloped acreage, which are all fully described in the attached memorandum; and

WHEREAS, in its present condition the Study Area has failed to satisfy the land use policy objectives advanced by FMERA and Oceanport. Prior to its closure, several studies projected the negative impacts which would occur once the Fort closed, recognizing that when it was fully operational Fort Monmouth had a total economic impact of \$2.5 billion. If the present conditions are allowed to persist and the land and buildings continue to stay unproductive, it will hasten a process of economic decline in the Fort communities and surrounding municipalities, to the detriment of the public health, safety and general welfare of the community; and

WHEREAS, as a result of the conditions and circumstances described in the memorandum and more fully in PPG's report, there is a basis to declare the Study Area in its entirety as an *area in need of redevelopment* in accordance with section 3 of the LRHL (N.J.S.A. 41A:12A-3) as well as the "b" and "d" criteria set forth in N.J.S.A. 40A:12A-5 and as further described in the attached memorandum; and

WHEREAS, FMERA staff has reviewed the investigation study, as well as the Resolution of Findings from the Oceanport Planning Board and subsequent resolution from the Borough Council and requests the Board's approval to consent to the Borough of Oceanport's request to designate the subject properties as constituting an Area In Need of Redevelopment. Under the FMERA Act and Land Use Rules, Oceanport's adoption of a LRHL redevelopment plan for any portion of the area in need of redevelopment also requires Board's consent.

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

THEREFORE, BE IT RESOLVED THAT:

1. The Authority approves the consent to the designation by the Borough of Oceanport of an area in the Oceanport section of Fort Monmouth as an *area in need of redevelopment* in accordance with the N.J. Local Redevelopment and Housing Law and Fort Monmouth Land Use Rules.
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: October 15, 2025

EXHIBIT 2

MEMORANDUM

TO: Members of the Board

FROM: Kara Kopach
Executive Director

RE: Consent to Designation by the Borough of Oceanport of an Area in Need of Redevelopment within the Oceanport section of Fort Monmouth.

DATE: October 15, 2025

Request

I am requesting that the Board approve the consent to the designation by the Borough of Oceanport of an area in the Oceanport section of Fort Monmouth as an *area in need of redevelopment* in accordance with the N.J. Local Redevelopment and Housing Law (LRHL) and Fort Monmouth Land Use Rules.

Background

The N.J. Local Redevelopment and Housing Law (“LRHL”) offers municipalities tools to encourage redevelopment in areas that meet the statutory criteria of an *area in need of redevelopment*. On June 5, 2025, the Borough of Oceanport authorized the Borough Planning Board to conduct a study of an Oceanport area of Fort Monmouth to investigate whether all or a portion of certain properties located in the Borough within the former Fort Monmouth, and identified as the 400 Area Parcel, McAfee Center Parcel, Veterinary Clinic Parcel and the Monmouth County Emergency Homeless Parcel consisting of Block 105, Lot 1.01; Block 110, Lot 1; Block 110, Lot 2, and Block 110, Lot 4 (collectively the “Study Area”) meets the statutory criteria for such designation. Per the LRHL, the designation may be made if, following the investigation by the planning board and a public hearing for which notice has been given, the area is determined to meet one or more of the statutory criteria.

On September 9, 2025, the Oceanport Planning Board held a public hearing, with notice of the hearing completed pursuant to the LRHL. The Oceanport Planning Board determined that the properties located within the study area meet the criteria set forth in the LRHL, as described below. On September 18, 2025, the Borough approved the designation as a non-condemnation area in need of redevelopment per the Planning Board’s findings, via resolution and subject to the consent of the FMERA Board.

FMERA’s enabling legislation, P.L. 2010 c. 51 (the “Act”) and the Land Use Rules subsequently adopted in 2013, N.J.A.C. 19:31C-3 et seq. (“Land Use Rules”) provide that in order for the Borough’s designation to be approved under New Jersey law, the FMERA Board must consent to such designation by way of a seven-vote majority of its members. In order to consider whether to consent to the designation, the Authority “may consider the extent of the area subject to the designation, the justification for the designation, and whether the designation will contribute to the successful redevelopment of the Fort Monmouth Project Area,” per N.J.A.C.19:31C-3.25(a)(6).

FMERA staff and FMERA’s special counsel have reviewed the investigation study completed by FMERA’s certified planning consultants, Phillips Preiss Grygiel Leheny Keller LLC (“PPG”), “*Non-condemnation Area in Need of Redevelopment Study for a Portion of the Former Fort Monmouth Properties in the Borough of Ocean, New Jersey*” dated August 2025 (collectively the “Study”) which is attached to this memo for review. The Study included a review of the Study Area in the Oceanport section of Fort Monmouth; PPG physically inspected the

buildings, structures and grounds of the Study Area, reviewed several reports and documents related to the Fort and its closure in 2011, and interviewed members of FMERA staff to obtain information on the historical use of the buildings and the potential for reuse of the facilities from both a physical and market perspective.

Summary of Investigation Study

The Study area includes: the 400 Area Parcel which consists of ± 79.3 -acres of land and several dozen buildings, including former residential, administrative, and R&D buildings, warehouses, workshops, and additional general purpose facilities; the McAfee Parcel which consists of ± 29.43 -acres of land and includes the McAfee Center, the current FMERA office, warehouses, workshops and additional general-purpose facilities; the Veterinary Clinic parcel which consists of ± 0.9872 acres of land and Building 810; and the Monmouth County Emergency Homeless Shelter parcel which consists of approximately ± 3.1 acres of land and houses a $\pm 4,500$ square foot emergency homeless shelter which is operated by Monmouth County, as well as additional undeveloped acreage.

The facilities within Fort Monmouth generally and those within Oceanport specifically were built on an “as needed” basis in a somewhat haphazard arrangement to meet the discrete needs of a specialized user, namely the U.S. Army. Buildings and improvements in the 400 Area Parcel were specially built to support the operations of Fort Monmouth, including buildings used for maintenance, storage, fueling, sewage, administrative purposes, a post office, etc., which are obsolete for reuse in today’s market. On the McAfee Center Parcel, Building 600 (McAfee Center) was an R&D facility that was constructed and outfitted for specialized use by the military which makes it unlikely to be reused by the private marketplace. The office spaces, particularly in administrative Buildings 616, 620, 671, 675, 676, 677, and 678, all exhibit outdated layouts and design contrary to today’s market trends, and Building 601, 602, 603 and 605 also suffer from functional obsolescence. Building 810 was a veterinary clinic that is no longer viable for conversion due to its specialty use. Building 908 is a utilitarian storage building that has limited functionality.

Because of the age of the buildings, much of the utility and mechanical infrastructure are inefficient and not up to the standards of modern building codes. Physical improvement and modernization of the buildings and/or infrastructure pose a challenge from both a market and cost standpoint. Many of the improvements have reached the end of their useful life and the prospects for re-tenanting are poor or nonexistent. Some of the facilities and lands will also have to undergo environmental remediation.

Building 502, the former Library, has been adaptively reused as the current FMERA headquarters, and it is maintained in good condition. The Monmouth County Emergency Homeless Shelter is designed with limited reuse potential, but it is currently operational and serving its intended purpose. These buildings do not meet any of the criteria of the LRHL, but their designation as an area in need of redevelopment is necessary to effectuate redevelopment of the Study Area.

In its present condition the Study Area has failed to satisfy the land use policy objectives advanced by FMERA and Oceanport. Prior to its closure, several studies projected the negative impacts which would occur once the Fort closed, recognizing that when it was fully operational Fort Monmouth had a total economic impact of \$2.5 billion. If the present conditions are allowed to persist and the land and buildings continue to stay unproductive, it will hasten a process of economic decline in the Fort communities and surrounding municipalities, to the detriment of the public health, safety and general welfare of the community.

As a result of the conditions and circumstances described above and more fully in PPG’s report, there is a basis to declare the Study Area in its entirety as an *area in need of redevelopment* in accordance with section 3 of the LRHL (N.J.S.A. 41A:12A-3) as well as the “b” and “d” criteria set forth in N.J.S.A. 40A:12A-5. Consistent with criteria “b” the prominent remnants of former buildings, including partially demolished buildings, foundation structures and debris have fallen into so great a state of disrepair as to be untenable. Consistent with criteria “d” the Study Area includes the remaining improvements which exhibit one or more signs of dilapidation, obsolescence, faulty arrangement or design, lack of ventilation, light and sanitary facilities, deleterious land use or obsolete layout which are detrimental to the safety, health, morals or welfare of the community. Further, the

remaining buildings and lands that do not in and of themselves meet any of the statutory criteria may be properly included as part of the designated redevelopment area, in accordance with Section 3 of N.J.S.A. 40A:12A.

FMERA staff has reviewed the investigation study, as well as the Resolution of Findings from the Oceanport Planning Board and subsequent resolution from the Borough Council and requests the Board's approval to consent to the Borough of Oceanport's request to designate the subject properties as constituting an Area In Need of Redevelopment. Under the FMERA Act and Land Use Rules, Oceanport's adoption of a LRHL redevelopment plan for any portion of the area in need of redevelopment also requires Board's consent.

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

Recommendation

In summary, I am requesting that the Board approve the consent to the designation by the Borough of Oceanport of an area in the Oceanport section of Fort Monmouth as an *area in need of redevelopment* in accordance with the N.J. Local Redevelopment and Housing Law and Fort Monmouth Land Use Rules.


Kara Kopach

Prepared by: Laura Drahushak

**Resolution Regarding
Conditioned Consent to the adoption of Redevelopment Plan Amendment #20 to the Fort Monmouth Reuse
and Redevelopment Plan by the Borough of Oceanport**

WHEREAS, the N.J. Local Redevelopment and Housing Law (LRHL) offers municipalities tools to encourage redevelopment in areas that meet the statutory criteria of an *area in need of redevelopment*. On June 5, 2025, the Borough of Oceanport authorized the Borough Planning Board to conduct a study of an Oceanport area of Fort Monmouth to investigate whether all or a portion of certain properties located in the Borough within the former Fort Monmouth, and identified as the 400 Area Parcel, McAfee Center Parcel, Veterinary Clinic Parcel and the Monmouth County Emergency Homeless Parcel consisting of Block 105, Lot 1.01; Block 110, Lot 1; Block 110, Lot 2, and Block 110, Lot 4 (collectively the “Study Area”) meets the statutory criteria for such designation. Per the LRHL, the designation may be made if, following the investigation by the planning board and a public hearing for which notice has been given, the area is determined to meet one or more of the statutory criteria; and

WHEREAS, on September 9, 2025, the Oceanport Planning Board held a public hearing, with notice of the hearing completed pursuant to the LRHL. The Planning Board determined that the properties located within the study area meet the criteria set forth in the LRHL, as described below. On September 18, 2025, the Borough approved the designation as a non-condemnation area in need of redevelopment per the Planning Board’s findings, via resolution and subject to the consent of the FMERA Board; and

WHEREAS, at FMERA’s October 15 meeting, FMERA staff will ask the FMERA Board to consent to the adoption of an Area within the Oceanport section of Fort Monmouth as an Area in Need of Redevelopment for the property contained within Oceanport’s municipal boundaries prior to consenting to the adoption of this Redevelopment Plan; and

WHEREAS, on October 8, 2025, FMERA received an application from the Borough of Oceanport for the Authority’s consent to the adoption of Amendment #20 to the Fort Monmouth Reuse and Redevelopment Plan as a redevelopment plan for the portion of the parcel identified as the Mega Parcel, an approximately 292 acre noncontiguous property including land in Eatontown and Oceanport that permitted the creation of a state-of-the-art Motion Picture, Television and Broadcast Studio campus along with the Supportive Housing (aka the Veterinary Clinic Parcel from the Area In Need of Redevelopment Study) and the Monmouth County Emergency Homeless Shelter Parcels; and

WHEREAS, Amendment #20 to the Fort Monmouth Reuse and Redevelopment Plan was approved by the FMERA Board on February 21, 2024. This application was made subject to the consent of the FMERA Board of the Area in Need of Redevelopment designation at the same Board meeting; and

WHEREAS, pursuant to N.J.A.C. 19:31C–3.25(b)(1) the Authority’s consent is required for Eatontown’s “adoption of a redevelopment plan pursuant to LRHL for a duly designated area in need of redevelopment or rehabilitation or a portion thereof.” FMERA staff has reviewed the application, which includes the Area in Need of Redevelopment study completed by certified planning consultants, Phillips Preiss Grygiel Leheny Keller, LLC (“PPG”) and amended by Leon S. Avakian, Inc. and the Redevelopment Plan completed by PPG for selected properties as designated by the Borough of Eatontown as a non-condemnation area in need of redevelopment; and

WHEREAS, the proposed Redevelopment Plan will govern the Mega, Supportive Housing and Monmouth County Emergency Homeless Shelter Parcels in Oceanport. The Mega, Supportive Housing, and Monmouth County Emergency Homeless Shelter Parcels include the Development Zones as described in the attached memorandum; and

WHEREAS, The Mega Parcel contains several contiguous and noncontiguous parcels as described in the attached memorandum; and

WHEREAS, the proposed Redevelopment Plan will maintain the development concepts and plans articulated in the Reuse Plan but further permits alternative development scenarios on the Mega Parcel and Oceanport Housing Parcel that was adopted by the FMERA Board on February 21, 2024, as Plan Amendment #20. Pursuant to N.J.A.C. 19:31C-3.25(b), FMERA Staff reviewed the proposed application and proposed Redevelopment Plan based on the criteria as described in the attached memorandum; and

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

THEREFORE, BE IT RESOLVED THAT:

1. The Authority conditionally consents to the adoption of the proposed Redevelopment Plan by the Borough of Oceanport in accordance with the N.J. Local Redevelopment and Housing Law and Fort Monmouth Land Use Rules for the area within the Borough of Oceanport's boundaries, conditioned on the Board's consent to the adoption of Oceanport's Area in Need of Redevelopment designation. The Borough of Oceanport desires to adopt as its Redevelopment Plan the Fort Monmouth Reuse and Redevelopment Plan Amendment #20, which was approved by the Board on February 21, 2024. The Authority's consent is required for the host municipality's adoption of a redevelopment plan.

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: October 15, 2025

EXHIBIT 3

MEMORANDUM

TO: Members of the Board

FROM: Kara Kopach
Executive Director

RE: Conditioned Consent to the adoption of Redevelopment Plan Amendment #20 to the Fort Monmouth Reuse and Redevelopment Plan by the Borough of Oceanport.

DATE: October 15, 2025

Request

I am requesting that the Board conditionally consent to the adoption of Redevelopment Plan Amendment #20 (“Redevelopment Plan”) to the Fort Monmouth Reuse and Redevelopment Plan by the Borough of Oceanport in accordance with the N.J. Local Redevelopment and Housing Law (LRHL) and Fort Monmouth Land Use Rules. This recommendation is conditioned on the Board’s adoption of the Borough of Oceanport’s Area in Need of Redevelopment designation.

Background

The N.J. Local Redevelopment and Housing Law (LRHL) offers municipalities tools to encourage redevelopment in areas that meet the statutory criteria of an *area in need of redevelopment*. On June 5, 2025, the Borough of Oceanport authorized the Borough Planning Board to conduct a study of an Oceanport area of Fort Monmouth to investigate whether all or a portion of certain properties located in the Borough within the former Fort Monmouth, and identified as the 400 Area Parcel, McAfee Center Parcel, Veterinary Clinic Parcel and the Monmouth County Emergency Homeless Parcel consisting of Block 105, Lot 1.01; Block 110, Lot 1; Block 110, Lot 2, and Block 110, Lot 4 (collectively the “Study Area”) meets the statutory criteria for such designation. Per the LRHL, the designation may be made if, following the investigation by the planning board and a public hearing for which notice has been given, the area is determined to meet one or more of the statutory criteria.

On September 9, 2025, the Oceanport Planning Board held a public hearing, with notice of the hearing completed pursuant to the LRHL. The Planning Board determined that the properties located within the study area meet the criteria set forth in the LRHL, as described below. On September 18, 2025, the Borough approved the designation as a non-condemnation area in need of redevelopment per the Planning Board’s findings, via resolution and subject to the consent of the FMERA Board.

At FMERA’s October 15 meeting, FMERA staff will ask the FMERA Board to consent to the adoption of an Area within the Oceanport section of Fort Monmouth as an Area in Need of Redevelopment for the property contained within Oceanport’s municipal boundaries prior to consenting to the adoption of this Redevelopment Plan.

On October 8, 2025, FMERA received an application from the Borough of Oceanport for the Authority’s consent to the adoption of Amendment #20 to the Fort Monmouth Reuse and Redevelopment Plan as a redevelopment plan for the portion of the parcel identified as the Mega Parcel, an approximately 292 acre noncontiguous property including land in Eatontown and Oceanport that permitted the creation of a state-of-the-art Motion Picture, Television and Broadcast Studio campus along with the Supportive Housing (aka the Veterinary Clinic Parcel from the Area In Need of Redevelopment Study) and the Monmouth County Emergency Homeless Shelter Parcels. Amendment #20 to the Fort Monmouth Reuse and Redevelopment Plan was approved by the FMERA Board on

February 21, 2024. This application was made subject to the consent of the FMERA Board of the Area in Need of Redevelopment designation at the same Board meeting.

Pursuant to N.J.A.C. 19:31C-3.25(b)(1) the Authority's consent is required for Oceanport's "adoption of a redevelopment plan pursuant to LRHL for a duly designated area in need of redevelopment or rehabilitation or a portion thereof." FMERA staff has reviewed the application, which includes the Area in Need of Redevelopment study completed by certified planning consultants, Phillips Preiss Grygiel Leheny Keller, LLC ("PPG") and the Redevelopment Plan completed by PPG for selected properties as designated by the Borough of Oceanport as a non-condemnation area in need of redevelopment. The Redevelopment Plan is attached for review.

Summary of the Redevelopment Plan

The proposed Redevelopment Plan will govern the Mega, Supportive Housing and Monmouth County Emergency Homeless Shelter Parcels in Oceanport.

The Mega, Supportive Housing, and Monmouth County Emergency Homeless Shelter Parcels include the following Development Zones:

Development Zone 6 – 400 Area Parcel

The Reuse Plan contemplates the redevelopment of the 400-area Parcel as the Oceanport Village Center, including a mix of uses such as residential, retail, and other commercial uses and amenities that will create a community hub for Oceanport. The 400 Area Parcel is included within a portion of Horseneck Center development district in the Land Use Rules.

Development Zone 7 – McAfee Parcel

The Reuse Plan contemplates redevelopment of the McAfee Parcel as a center for tech related uses. The Reuse Plan envisions the adaptive reuse of McAfee Building, Building 601 and Building 602 into R&D uses. The Reuse Plan also contemplates the demolition of all other buildings that are on the parcel. Under the Land Use Rules, a portion of the parcel is in the Eatontown Route 35 Lifestyle Tech Center District and a portion is in the Oceanport Green Tech District. Although a portion of the parcel falls within an Eatontown zoning district, the municipal boundary has been revised and adopted by both municipalities, placing all of the McAfee Parcel within Oceanport.

Development Zone 11 – Supportive Housing Parcel

The Reuse Plan contemplates the Supportive Housing Parcel to be developed for low density residential use. This parcel is located in the Oceanport Education / Mixed-Use Neighborhood Development District in the Land Use Rules.

Development Zone 12 – Monmouth County Emergency Homeless Shelter Parcel

The Reuse Plan contemplates the intended use of the Monmouth County Emergency Homeless Shelter Parcel is for low-density residential development. The property is located within a portion of the Oceanport Education / Mixed-Use Neighborhood Development District in the Land Use Rules. Per Amendment #6, this parcel was to be reused as a permanent location for the Monmouth County emergency homeless shelter.

The Mega Parcel contains several contiguous and noncontiguous parcels and is positioned between Route 35 to the West; North Jersey Coastline Railroad to the East; Sherrill Avenue and Parkers Creek to the North; a JCP&L right of way, and Nicodemus Avenue and Riverside Avenue to the South. It is intersected by Oceanport Avenue toward the eastern portion of the property, Avenue of Memories toward the southern portion of the property and a number of smaller cross streets. The Supportive Housing Parcel is located in Oceanport along Oceanport Way. Surrounding land uses include the Patterson Army Hospital Parcel to the West, the Commissary Parcel to the Northwest, and the Cell Tower Parcel to the East. The Monmouth County Emergency Homeless Shelter Parcel is located along Oceanport Way in the Borough of Oceanport and is bordered by the Warehouse Parcel to the west and the Husky Brook area to the north and east.

The proposed Redevelopment Plan will maintain the development concepts and plans articulated in the Reuse Plan but further permits alternative development scenarios on the Mega Parcel and Oceanport Housing Parcel that was adopted by the FMERA Board on February 21, 2024, as Plan Amendment #20.

Pursuant to N.J.A.C. 19:31C-3.25(b), FMERA Staff reviewed the proposed application and proposed Redevelopment Plan based on the following criteria:

1. *In accordance with N.J.A.C. 19:31C-3.19(a), all provisions of the LRHL redevelopment plan shall be consistent with the Reuse Plan.*

While this Redevelopment Plan proposes to include new uses and relocate several targeted uses including but not limited to, retail, hotel, residential, and open space, this Redevelopment Plan 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. This Redevelopment Plan will not preclude the incorporation of any of the objectives and principles outlined in the Reuse Plan.

2. *Whether consent to the LRHL redevelopment plan would result in a material change in the overall development yield or affordable housing obligations of the host municipality as provided in this subchapter or would result in any negative impact to the Authority's obligations pursuant to the Fair Housing Act of 1985.*

This Redevelopment Plan advances the affordable housing goals set forth under the Reuse Plan, providing for the development of affordable housing in accordance with the 20 percent set-aside of the total targeted residential yield for each of the municipalities, even though no market rate units are being constructed under the proposed development scenario. These affordable housing units could be counted towards the affordable housing obligations of the host municipalities which are consistent with the goal and uses contemplated in the Reuse Plan and will not negatively impact the Authority's obligations pursuant to the Fair Housing Act of 1985.

3. *Whether consenting to the LRHL redevelopment plan will result in any significant adverse impact on other areas of Fort Monmouth.*

This Redevelopment Plan would not adversely impact any other areas of Fort Monmouth but rather is anticipated to positively influence market conditions and stimulate both direct and indirect job growth that will cause the local economy to thrive. The planned commercial development will complement the existing, diverse businesses and amenities and the residential development will seamlessly integrate with adjacent neighborhoods and complement nearby uses.

4. *Whether consenting to the LRHL redevelopment plan would substantially impair the intent and purposes of this subchapter (that is, whether this subchapter will remain rational and coordinated land use rules following the implementation of the LRHL redevelopment plan).*

The Redevelopment Plan is consistent with the goals and objectives of the Reuse Plan and the Land Use Rules. The Redevelopment Plan addresses several criteria established under N.J.A.C. 19:31C-3.25. Therefore, consenting to the Redevelopment Plan would not impair the intent and purposes of the criteria established under N.J.A.C. 19:31C-3.25.

5. *Whether the consent to the LRHL redevelopment plan would have any negative impact to the Authority's obligations pursuant to Defense Base Closure and Realignment Act of 1990, Pub. L. 101-510 (10 U.S.C. § 2687), any agreement with the U.S. Army conveying Fort Monmouth property to the Authority, and whether such consent would require Federal review, consent, or approvals.*

This Redevelopment Plan is consistent with the Authority's BRAC obligations and the existing Phase 1 & 2 Economic Development Conveyance ("EDC") agreement with the Army and will continue to achieve a diverse mix of uses as envisioned in the Reuse Plan approved as part of the BRAC process.

6. *Whether consenting to the LRHL redevelopment plan will have significant adverse infrastructure ramifications within the Fort Monmouth Project Area.*

While this Redevelopment contemplates an increase in square footage, no adverse effects are anticipated for the Fort's infrastructure due to on-going infrastructure improvements that are aimed at efficiency, reliability, and resiliency. Therefore, the current infrastructure is capable of supporting large-scale redevelopment envisioned under this Redevelopment Plan.

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

Recommendation

In summary, I am requesting that the Board conditionally consent to the adoption of the proposed Redevelopment Plan by the Borough of Oceanport in accordance with the N.J. Local Redevelopment and Housing Law and Fort Monmouth Land Use Rules for the area within the Borough of Oceanport's boundaries, conditioned on the Board's consent to the adoption of Oceanport's Area in Need of Redevelopment designation. The Borough of Oceanport desires to adopt as its Redevelopment Plan the Fort Monmouth Reuse and Redevelopment Plan Amendment #20, which was approved by the Board on February 21, 2024. The Authority's consent is required for the host municipality's adoption of a redevelopment plan.



Kara Kopach

Prepared by: Laura Drahushak

Resolution Regarding
Consent to adoption of Redevelopment Plan Amendment #20 to the Fort Monmouth Reuse and
Redevelopment Plan by the Borough of Eatontown

WHEREAS, the N.J. Local Redevelopment and Housing Law (LRHL) offers municipalities tools to encourage redevelopment in areas that meet the statutory criteria of an *area in need of redevelopment*. On August 3, 2025, the Borough of Eatontown authorized the Borough Planning Board to conduct a study to amend the Area in Need of Redevelopment designation in the Eatontown area of Fort Monmouth to investigate whether the approximately 47.5 acres incorporated into Eatontown as a result of the municipal boundary change between the Boroughs of Eatontown and Oceanport (collectively the “Study Area”) met the statutory criteria for such designation. Per the LRHL, the designation may be made if, following the investigation by the planning board and a public hearing for which notice has been given, the area is determined to meet one or more of the statutory criteria; and

WHEREAS, on September 2, 2025, the Eatontown Planning Board held a public hearing, with notice of the hearing completed pursuant to the LRHL. The Planning Board determined that the properties located within the study area meet the criteria set forth in the LRHL, as described below. On September 10, 2025, the Borough approved the designation as a non-condemnation area in need of redevelopment per the Planning Board’s findings, via resolution and subject to the consent of the FMERA Board; and

WHEREAS, on September 17, 2025, the FMERA Board consented to an expansion of the boundaries of the previously designated *area in need of redevelopment* for the property contained within Eatontown’s municipal boundaries; and

WHEREAS, on September 30, 2025, FMERA received an application from the Borough of Eatontown for the Authority’s consent to the adoption of Amendment #20 to the Fort Monmouth Reuse and Redevelopment Plan as a redevelopment plan for the portion of the parcel identified as the Mega Parcel, an approximately 292 acre noncontiguous property including land in Eatontown and Oceanport that permitted the creation of a state-of-the-art Motion Picture, Television and Broadcast Studio campus along with the Eatontown Housing parcel, an approximately 32 acre property which permits 62 affordable housing units and related accessory uses in Eatontown. Amendment #20 to the Fort Monmouth Reuse and Redevelopment Plan was approved by the FMERA Board on February 21, 2024; and

WHEREAS, pursuant to N.J.A.C. 19:31C–3.25(b)(1) the Authority’s consent is required for Eatontown’s “adoption of a redevelopment plan pursuant to LRHL for a duly designated area in need of redevelopment or rehabilitation or a portion thereof.” FMERA staff has reviewed the application, which includes the Area in Need of Redevelopment study completed by certified planning consultants, Phillips Preiss Grygiel Leheny Keller, LLC (“PPG”) and amended by Leon S. Avakian, Inc. and the Redevelopment Plan completed by PPG for selected properties as designated by the Borough of Eatontown as a non-condemnation area in need of redevelopment; and

WHEREAS, the proposed Redevelopment Plan will govern the Mega and Eatontown Housing Parcels located in Eatontown. The Mega and Eatontown Housing Parcels include the Development Zones as described in the attached memorandum; and

WHEREAS, the Mega Parcel contains several contiguous and noncontiguous parcels as described in the attached memorandum; and

WHEREAS, the proposed Redevelopment Plan will maintain the development concepts and plans articulated in Reuse Plan but further permits alternative development scenarios on the Mega Parcel and Eatontown Housing Parcel that was adopted by the FMERA Board on February 21, 2024, as Plan Amendment #20. Pursuant to N.J.A.C. 19:31C–3.25(b), FMERA Staff reviewed the proposed application and proposed Redevelopment Plan based on the criteria as described in the attached memorandum; and

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

THEREFORE, BE IT RESOLVED THAT:

1. The Authority consents to the adoption of the proposed Redevelopment Plan by the Borough of Eatontown in accordance with the N.J. Local Redevelopment and Housing Law and Fort Monmouth Land Use Rules for the area within the Borough of Eatontown's boundaries. The Borough of Eatontown desires to adopt as its Redevelopment Plan the Fort Monmouth Reuse and Redevelopment Plan Amendment #20, which was approved by the Board on February 21, 2024. The Authority's consent is required for the host municipality's adoption of a redevelopment plan.

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: October 15, 2025

EXHIBIT 4

Draft

MEMORANDUM

TO: Members of the Board

FROM: Kara Kopach
Executive Director

RE: Consent to adoption of Redevelopment Plan Amendment #20 to the Fort Monmouth Reuse and Redevelopment Plan by the Borough of Eatontown.

DATE: October 15, 2025

Request

I am requesting that the Board consent to the adoption of Redevelopment Plan Amendment #20 (“Redevelopment Plan”) to the Fort Monmouth Reuse and Redevelopment Plan by the Borough of Eatontown in accordance with the N.J. Local Redevelopment and Housing Law (LRHL) and Fort Monmouth Land Use Rules.

Background

The N.J. Local Redevelopment and Housing Law (LRHL) offers municipalities tools to encourage redevelopment in areas that meet the statutory criteria of an *area in need of redevelopment*. On August 3, 2025, the Borough of Eatontown authorized the Borough Planning Board to conduct a study to amend the Area in Need of Redevelopment designation in the Eatontown area of Fort Monmouth to investigate whether the approximately 47.5 acres incorporated into Eatontown as a result of the municipal boundary change between the Boroughs of Eatontown and Oceanport (collectively the “Study Area”) met the statutory criteria for such designation. Per the LRHL, the designation may be made if, following the investigation by the planning board and a public hearing for which notice has been given, the area is determined to meet one or more of the statutory criteria.

On September 2, 2025, the Eatontown Planning Board held a public hearing, with notice of the hearing completed pursuant to the LRHL. The Planning Board determined that the properties located within the study area meet the criteria set forth in the LRHL, as described below. On September 10, 2025, the Borough approved the designation as a non-condemnation area in need of redevelopment per the Planning Board’s findings, via resolution and subject to the consent of the FMERA Board.

On September 17, 2025, the FMERA Board consented to an expansion of the boundaries of the previously designated *area in need of redevelopment* for the property contained within Eatontown’s municipal boundaries.

On September 30, 2025, FMERA received an application from the Borough of Eatontown for the Authority’s consent to the adoption of Amendment #20 to the Fort Monmouth Reuse and Redevelopment Plan as a redevelopment plan for the portion of the parcel identified as the Mega Parcel, an approximately 292 acre noncontiguous property including land in Eatontown and Oceanport that permitted the creation of a state-of-the-art Motion Picture, Television and Broadcast Studio campus along with the Eatontown Housing parcel, an approximately 32 acre property which permits 62 affordable housing units and related accessory uses in Eatontown. Amendment #20 to the Fort Monmouth Reuse and Redevelopment Plan was approved by the FMERA Board on February 21, 2024.

Pursuant to N.J.A.C. 19:31C–3.25(b)(1) the Authority’s consent is required for Eatontown’s “adoption of a redevelopment plan pursuant to LRHL for a duly designated area in need of redevelopment or rehabilitation or a

portion thereof.” FMERA staff has reviewed the application, which includes the Area in Need of Redevelopment study completed by certified planning consultants, Phillips Preiss Grygiel Leheny Keller, LLC (“PPG”) and amended by Leon S. Avakian, Inc. and the Redevelopment Plan completed by PPG for selected properties as designated by the Borough of Eatontown as a non-condemnation area in need of redevelopment. The Redevelopment Plan is attached for review.

Summary of the Redevelopment Plan

The proposed Redevelopment Plan will govern the Mega and Eatontown Housing Parcels located in Eatontown.

The Mega and Eatontown Housing Parcels include the following Development Zones:

Development Zone 1 – Whale Parcel

The Reuse Plan calls for the westernmost ±50 acres of the Property (i.e. closest to State Highway 35) to be developed as a lifestyle/mixed-use center. The Reuse Plan envisions that the center would include 150,000 square feet of retail, restaurants, entertainment venues, residences, and other uses in a “lifestyle & Main Street format” which would create a vibrant pedestrian environment. The Reuse Plan envisions the redevelopment of the remaining ±67 acres of land for R&D and tech campus, auditorium, theater, ball fields, and recreational areas. Further, the Reuse Plan contemplates the adaptive reuse of the 57,386 square foot Mallette Hall (Building 1207) with its auditorium and outdoor amphitheater for the future municipal complex for the Borough of Eatontown. Eatontown has advised FMERA that Mallette Hall is larger than needed for a municipal complex. Additionally, Expo Theater is recommended to be used by a not-for-profit theater or arts group. The Whale Parcel falls within the Eatontown Route 35 Lifestyle Tech Center district under the Land Use Rules.

Development Zone 2 – Vail Parcel and Parcel 2

The Reuse Plan calls for the reuse of Vail Hall (Building 1150) and the Annex (Building 1152) for communication related uses. The Reuse Plan contemplates the redevelopment of Parcel 2 as a green open space. The Land Use Rules places the Vail Hall Parcel & Parcel 2 in the State Highway 35 Lifestyle Tech Center District.

Development Zone 3 – Tech A Parcel & Barracks Parcel

Except for Building 699, which may be adaptively reuse or demolished, the Reuse Plan calls for the demolition of all the buildings in the parcel and contemplates the redevelopment of the parcel as a green open space. Per Amendment #9, the Barracks buildings may be adaptively reused or demolished. The western section of the parcel is located in the Eatontown Route 35 Lifestyle/Tech Center section of the Fort and the eastern section of the parcel is located in the Oceanport Green Tech Campus section.

Development Zone 4 – Bowling Center Parcel

The Reuse Plan calls for Building 689 to be redeveloped to remain as a commercially operated bowling alley and Building 682 to be demolished. The Land Use Rules places the majority of the Bowling Center Parcel in the Route 35 Lifestyle /Tech Center District. A small portion of the Bowling Center Parcel located to the northeast and adjacent to the McAfee Parcel remains within the Oceanport Green Tech Campus development district. The Land Use Rules places the Bowling Center Parcel in the State Highway 35 Lifestyle/Tech Center District.

Development Zone 5 – Tech B Parcel

The Reuse Plan contemplates the redevelopment of the majority of the parcel as landscaped open space and calls for repurposing of Lane Hall (Building 702) into a community center. The western section of the parcel falls within the Eatontown Route 35 Lifestyle/Tech Center section of the Fort, and the eastern portion of the parcel falls within the Oceanport Green Tech Campus/Oceanport Education/Mixed-Use Neighborhood section of the Fort.

Development Zone 10 – Eatontown Housing Parcel

The Reuse Plan contemplates part of the parcel to be developed as an active recreation area with amenities such as ballfields with green areas on the northern section of the parcel. The western section of the parcel is in the Eatontown Route 35 Lifestyle/Tech Center section of the Fort, and the eastern section is in the Oceanport Education/Mixed-Use Neighborhood section.

The Mega Parcel contains several contiguous and noncontiguous parcels and is positioned between Route 35 to the west; North Jersey Coastline Railroad to the east; Sherrill Avenue and Parkers Creek to the North; a JCP&L right of way, and Nicodemus Avenue and Riverside Avenue to the South. It is intersected by Oceanport Avenue toward the eastern portion of the property, Avenue of Memories toward the southern portion of the property and a number of smaller cross streets. The Eatontown Housing Parcel, located in Eatontown along Oceanport Way is bordered by the Federal Credit Union property to the east, the Husky Brook Pond to the north, an offsite Eatontown residential area to the west and the Patterson Army Health Clinic Parcel to the south.

The proposed Redevelopment Plan will maintain the development concepts and plans articulated in Reuse Plan but further permits alternative development scenarios on the Mega Parcel and Eatontown Housing Parcel that was adopted by the FMERA Board on February 21, 2024, as Plan Amendment #20.

Pursuant to N.J.A.C. 19:31C-3.25(b), FMERA Staff reviewed the proposed application and proposed Redevelopment Plan based on the following criteria:

1. *In accordance with N.J.A.C. 19:31C-3.19(a), all provisions of the LRHL redevelopment plan shall be consistent with the Reuse Plan.*

While this Redevelopment Plan proposes to include new uses and relocate several targeted uses including but not limited to, retail, hotel, residential, and open space, this Redevelopment Plan 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. This Redevelopment Plan will not preclude the incorporation of any of the objectives and principles outlined in the Reuse Plan.

2. *Whether consent to the LRHL redevelopment plan would result in a material change in the overall development yield or affordable housing obligations of the host municipality as provided in this subchapter or would result in any negative impact to the Authority's obligations pursuant to the Fair Housing Act of 1985.*

This Redevelopment Plan advances the affordable housing goals set forth under the Reuse Plan, providing for the development of affordable housing in accordance with the 20 percent set-aside of the total targeted residential yield for each of the municipalities, even though no market rate units are being constructed under the proposed development scenario. These affordable housing units could be counted towards the affordable housing obligations of the host municipalities which are consistent with the goal and uses contemplated in the Reuse Plan and will not negatively impact the Authority's obligations pursuant to the Fair Housing Act of 1985.

3. *Whether consenting to the LRHL redevelopment plan will result in any significant adverse impact on other areas of Fort Monmouth.*

This Redevelopment Plan would not adversely impact any other areas of Fort Monmouth but rather is anticipated to positively influence market conditions and stimulate both direct and indirect job growth that will cause the local economy to thrive. The planned commercial development will complement the existing, diverse businesses and amenities and the residential development will seamlessly integrate with adjacent neighborhoods and complement nearby uses.

4. *Whether consenting to the LRHL redevelopment plan would substantially impair the intent and purposes of this subchapter (that is, whether this subchapter will remain rational and coordinated land use rules following the implementation of the LRHL redevelopment plan).*

The Redevelopment Plan is consistent with the goals and objectives of the Reuse Plan and the Land Use Rules. The Redevelopment Plan addresses several criteria established under N.J.A.C. 19:31C–3.25. Therefore, consenting to the Redevelopment Plan would not impair the intent and purposes of the criteria established under N.J.A.C. 19:31C–3.25.

5. *Whether consenting to the LRHL redevelopment plan would have any negative impact to the Authority's obligations pursuant to Defense Base Closure and Realignment Act of 1990, Pub. L. 101-510 (10 U.S.C. § 2687), any agreement with the U.S. Army conveying Fort Monmouth property to the Authority, and whether such consent would require Federal review, consent, or approvals.*

This Redevelopment Plan is consistent with the Authority's BRAC obligations and the existing Phase 1 & 2 Economic Development Conveyance ("EDC") agreement with the Army and will continue to achieve a diverse mix of uses as envisioned in the Reuse Plan approved as part of the BRAC process.

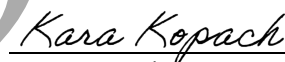
6. *Whether consenting to the LRHL redevelopment plan will have significant adverse infrastructure ramifications within the Fort Monmouth Project Area.*

While this Redevelopment contemplates an increase in square footage, no adverse effects are anticipated for the Fort's infrastructure due to on-going infrastructure improvements that are aimed at efficiency, reliability, and resiliency. Therefore, the current infrastructure is capable of supporting large-scale redevelopment envisioned under this Redevelopment Plan.

The Real Estate Committee has reviewed the request and recommended it to the Board for approval.

Recommendation

In summary, I am requesting that the Board consent to the adoption of the proposed Redevelopment Plan by the Borough of Eatontown in accordance with the N.J. Local Redevelopment and Housing Law and Fort Monmouth Land Use Rules for the area within the Borough of Eatontown's boundaries. The Borough of Eatontown desires to adopt as its Redevelopment Plan the Fort Monmouth Reuse and Redevelopment Plan Amendment #20, which was approved by the Board on February 21, 2024. The Authority's consent is required for the host municipality's adoption of a redevelopment plan.


Kara Kopach

Attachments: Application for Consent to Adoption of the Redevelopment Plan
Eatontown Council Resolution Authorizing Investigation
Eatontown Planning Board Resolution of Findings
Eatontown Council Resolution of Area in Need of Designation Determination
Attachments: <https://njfmera.sharefile.com/public/share/web-sd23910a464d547c08c91a9c919c131f6>
Prepared by: Laura Drahushak