



Fort Monmouth Economic  
Revitalization Planning Authority

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**FORT MONMOUTH ECONOMIC REVITALIZATION  
PLANNING AUTHORITY  
*FMERPA***

***Briefing for Fort Monmouth Garrison  
Town Hall Meeting***

27 August 2008

**Frank C. Cosentino, Executive Director  
Rick Harrison, Deputy Director**



## THE PROCESS TO PLAN SUBMITTAL

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- Public Hearings
  - Tinton Falls – 7/21/2008
  - Oceanport – 7/23/2008
  - Eatontown – 7/29/2008
  - Public Hearing on the LRA Application\* – 8/15/2008
- FMERPA Approves LRA Application – August 27, 2008
- Governor Approves Minutes of the 8/27 Authority Meeting
- Submit to Federal Government (HUD & DOA)
  - ***September 8, 2008***

\*The LRA Application consists of the Reuse Plan and the Homeless Assistance Submission



## **THE PROCESS POST PLAN SUBMITTAL**

- HUD Approves LRA Application
- Develop and initiate business attraction and marketing strategies
- Develop disposition and conveyance strategy
- Develop and initiate personal property strategy
- Complete NEPA process on environmental, historic and cultural issues and concerns
- Develop and initiate workforce training
- Property transfers



## **Fort Monmouth – The Challenges**

**How do we create “Added Value” to the region through the conversion of the Fort?**

Questions to be asked and answered:

- How will new jobs be created?
- How will redevelopment improve transportation and traffic?
- What will be the infrastructure impact on schools, emergency services, tax base?
- What cost implications are there for communities in the region?
- How will more open space be created and made accessible to the public?



## Additional Challenges and Goals

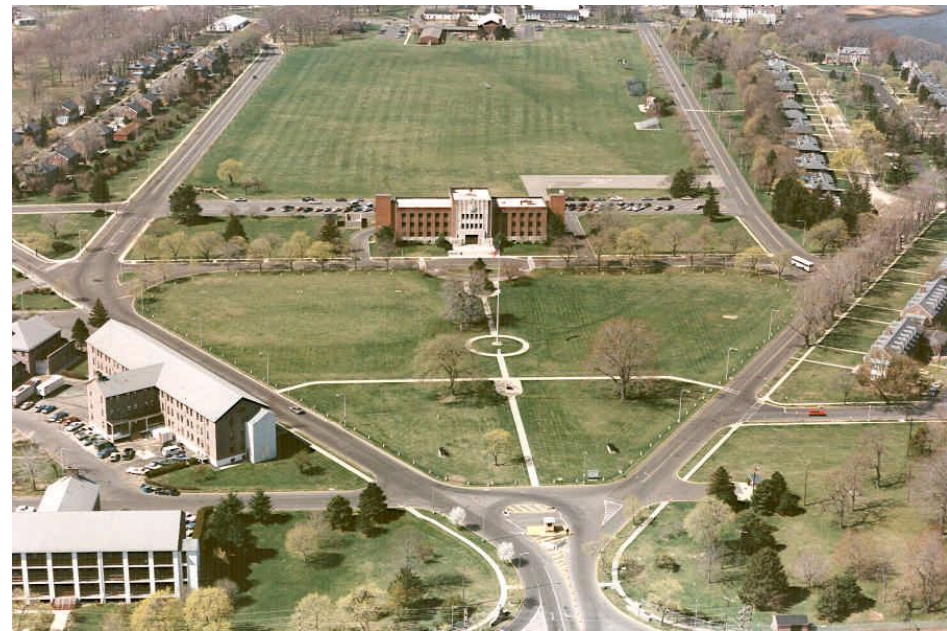
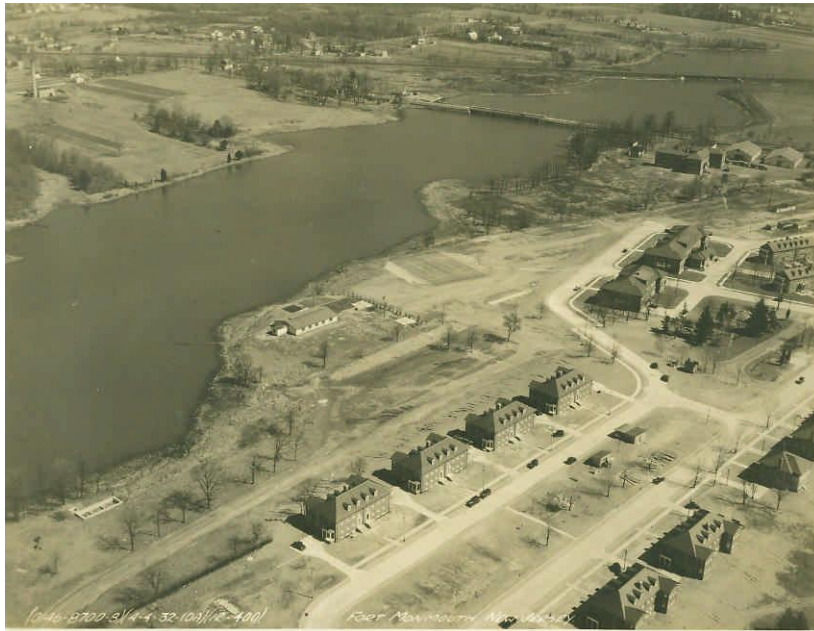
- Maintain and honor the history of the site and those who served there:
  - Maintain and integrate into the development over 20 monuments plus markers and signage





## Additional Challenges and Goals

- Maintain and Reuse:
  - Historic District
  - 136 Historically Eligible Buildings





## **FUTURE OF THE WORKFORCE**

- Economic Revitalization inherent to our mission
- Integration of efforts among Advisory Committee, State Agencies (DOL, OEG, DMAVA), Consultants and FMERPA to recognize and solicit prospective Industry and other tenants.
- Collaborative efforts with Educational Community and State agencies



## Fort Monmouth Employment Strategy:

**NJDLWD** estimates 31-percent of existing workforce could be absorbed by available positions within 20-miles of the base.







## **Fort Monmouth Business Retention and Attraction**

### **Key Strategies to Accelerate Job Creation**

- **Create expedited “one-stop” permitting shop**
- **Establish business incubator space for start-up and small technology firms**
- **Designate experienced “Master Developer”**
- **Market existing assets**
  - **People**
  - **Infrastructure**
  - **location**
- **Create branding strategy and promote nationally/internationally**



## Jobs and Construction Cost

Plan Option	Construction Cost	Construction Jobs	Permanent Jobs
Prospective Job Seekers			3,043
Preliminary Plan	\$962,237,000	8,635	5,044+





## Prospective Business Park Themes

- Professional Business / R&D Park
- Green Industry R & D Campus
- Technology Company Incubator
- ‘Closed Loop’ Sustainable Mixed-Use Business and Research Park
- Telecommuting and Business Support Service Hub
- Education – Medical Campus



## **Major Industry Groups within Park**

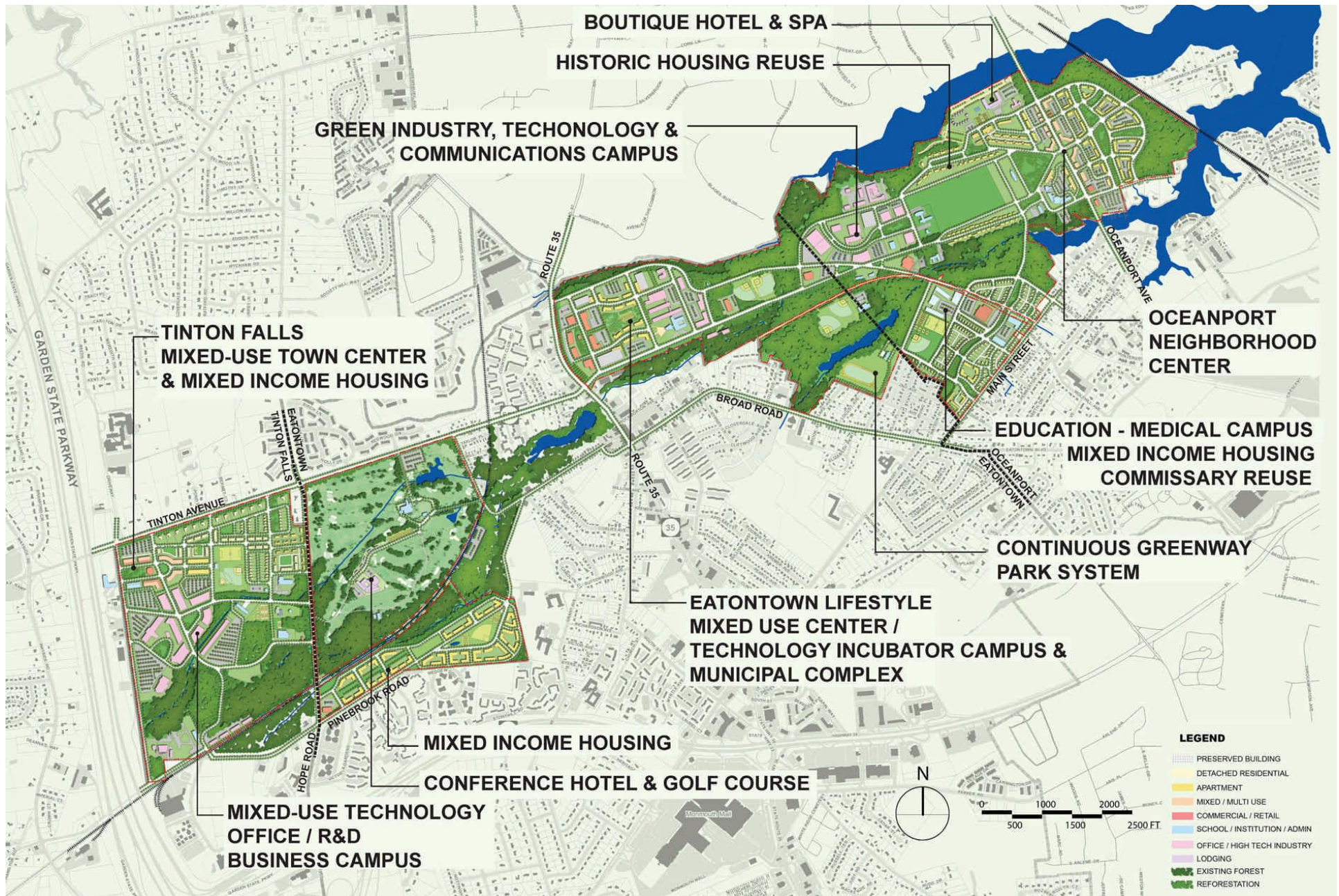
- **Information Communications Technology (ICT), Wireless**
- **Alternative & Renewable Energy (Geothermal, Hydrogen Fuel Cell & PV)**
- **Homeland Defense**
- **Professional Services (consultants)**
- **Data Back-up and Recovery**
- **Bioscience**

**Look to cultivate cross-industry collaboration and identify companies that are at intersection of ICT/Bioscience/Energy**



## Housing Issues

- Homeless Accommodation – HUD Requirement
  - Relocate existing county shelter to a location east of Squier Hall
  - Single Room Occupancy (SRO facility at building 270 (lodging building)
  - Faith-based day center for homeless families at building 501 (Counseling Center)
  - 40 units of single family units for permanent supportive housing at scattered sites in Eatontown and Tinton Falls
  - \$4.5 Million to acquire and construct an expanded replacement safe house off-site, for victims of domestic violence and their children
- Affordable/COAH Requirements
  - New Rules not Settled
  - FMERPA requested recognition of job/economic impact
  - Plan calls for at least 25% Affordable Units to carry the potential Additional Fort Monmouth Redevelopment Obligation
  - Will consider accommodating additional obligations of Eatontown, Oceanport, Tinton Falls



**Draft Plan in 2028 (20 – year plan)**



FORT MONMOUTH



1. Large Lot Detached Housing
2. Small Lot Detached Housing
3. Townhouse
4. Apartment
5. Hemphill Housing
6. Firehouse
7. Mixed-use Town Center, Bandshell & Town Green
8. Library
9. Child Care
10. Municipal Use
11. Teen Center
12. Myers Center Reuse
13. Mixed-Use Technology Business Campus
14. Fire & Police Training Center
15. Fabrication Shops
16. Gas Station
17. Pool
18. Field House & Ball Fields
19. Wetland Preservation Park
20. Pulse Power Building R / D
21. Existing Tinton Falls Municipal Building
22. Geothermal Wells



# Mixed Use Business Center Program



FORT MONMOUTH



1. Suneagles Golf Course  
Main Entrance & Parking
2. Gibbs Hall - Clubhouse & Catering
3. Conference Center & Hotel
4. Restaurant
5. Ball Fields
6. Convenience Retail
7. Mixed Income Housing
8. Community Center & Pool
9. Wetland Preservation Park



# Eatontown West Program Summary







1. Lifestyle Town Center
2. Mixed-Income Apartments
3. Parking Structure
4. Incubator & Professional Services
5. Eatontown Municipal Building
6. Office Space
7. Auditorium / Theatre
8. Bowling Center
9. Cell Tower
10. Amphi-theatre
11. Ball Fields
12. Wetland Preservation Park
13. Office / R & D Space
14. Local Bus to Jitney Transfer Station
15. Geothermal Field



# Rt. 35 Lifestyle Center – Tech Incubator





- |   |                               |
|---|-------------------------------|
| 1. McAfee Center Reuse /<br>Communication R & D | 7. Educational Reuse          |
| 2. Office Educational Reuse                     | 8. Green Industry Campus      |
| 3. Library                                      | 9. Lane Hall Community Center |
| 4. Chapel                                       | 10. Parking Structure         |
| 5. Counseling Center                            | 11. Geothermal Wells          |
| 6. Fitness Center                               | 12. Wetland Preservation Park |

# Green Industry & Technology Campus





- 1. Small Lot Detached Housing
- 2. Mixed-Income Apartments
- 3. New School
- 4. Retail Center
- 5. Medical Center & Medical Offices

- 6. Ball Fields
- 7. Wetland Preservation Park
- 8. Geothermal Wells
- 9. Cell Tower



# Education – Medical Campus





1. WWI Barracks - Retail Reuse
2. Mixed-Income Apartments
3. Allison Hall Offices
4. Historic District Housing
5. Boutique Hotel & Spa
6. Parade Ground
7. Retail & Professional Office
8. Credit Union
9. Marina, Restaurant & Public Boat Ramp
10. Oceanport Municipal Complex & Mixed Income Apartments
11. FEMA Office
12. Museum / Art Center
13. Wetland Preservation Park
14. Waterfront Esplanade



# Oceanport Neighborhood Program





## Planning for Balance

- Creates a framework for a High Technology Development
- Is consistent with Municipal & State Plan
- Creates the potential for 5,400 permanent new jobs
- Enhances mobility
- Proposes a new mixed use entertainment & civic center
- Addresses the need for workforce & affordable housing
- Establishes a framework for positive fiscal impact
- Leverages Fort assets (People, Infrastructure, Location)
- Provides approximately 500 acres of open space
- Preserves the Suneagles golf course
- Protects and enhances ecological resources



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