

**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 16, 2024**

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 Tvrdik, Chairman
 - 5) Housing Staff Advisory Committee – Vacant, Chairperson
 - 6) Veterans Staff Advisory Committee – Tom Arnone, Chairman
10. **Board Actions**
 - 1) Consideration of Approval of the Amended and Restated Memorandum of Understanding between the New Jersey Economic Development Authority and the Fort Monmouth Economic Revitalization Authority.
 - 2) Consideration of Approval of a Memorandum of Understanding & Grant Agreement between FMERA and the Two Rivers Water Reclamation Authority for the Investigation, Design, and Engineering Work for Grouting of the now unused Army Sanitary Sewers.
 - 3) Consideration of Approval of the Transmittal to Host Municipalities of Proposed Reuse Plan Amendment #21 Permitting an Alternative Development Scenario with respect to the Allison Hall Parcel in Oceanport.
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 16, 2024

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 2025 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**

- Two Rivers Water Reclamation Authority (TRWRA) conducted a bid request for the demolition of seven abandoned former Army sanitary pump stations. The project is expected to begin in November.
- The abatement and demolition project, which will ultimately clear Buildings 550 and 551 is complete.
- 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. JCP&L recently received the CAFRA permit for the substation portion of the buildout from the New Jersey Department of Environmental Protection. This new infrastructure will systematically replace the existing 4160V electrical grid and make JCP&L the primary power provider, eventually taking FMERA out of the power supply business. FMERA continues to repair, replace, and maintain aged electrical infrastructure on the fort pending the commissioning of the new substation and distribution system.
- Field data collection and evaluation of stormwater infrastructure located on the Main Post of the Fort continues. The project involves identifying and recording necessary repairs and/or replacements to pipes, manholes, catch basins and outfall structures. The goal is to convey ownership of stormwater infrastructure to the Boroughs of Eatontown and Oceanport once the stormwater infrastructure study is completed and all necessary repairs are made.
- Three new infrastructure projects will commence in the coming months. Working with The Two Rivers Water Reclamation Authority, the Parcel 7&8 Sanitary Main Extension Project will connect to the upstream end of the South Interceptor and continue the sanitary main westerly along Oceanport Way to the western end of the Eatontown Housing parcel. Thereafter, 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. Finally, we are working with Colliers Engineering and Design exploring possible remedies to drainage issues along Todd Avenue.
- Review of Netflix demolition and development plans for Phase 1B is on-going.
- The On-site Maintenance Team continues to maintain fire suppressions systems of buildings to be reused by the Mega Parcel purchaser.

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 eighteen 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 the 116 historic housing units, creating 68 market-rate for sale units, and 48 rental units; twenty percent of the total units are available to low- and moderate-income households.
- Main Post Chapel on February 27, 2017, with Triumphant Life Assembly of God Church who purchased the approximately 16,372 sq. ft. building for use as a house of worship.
- Russel Hall on June 23, 2017, with TetherView Property Management, LLC, a private cloud computing services company who occupies the 40,000 sq. ft. building. Russel Hall currently houses a variety of businesses including tech companies 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 four 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.

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

- Howard Commons, 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 nine 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.

Also in **Tinton Falls**, FMERA has executed contracts on two properties:

- 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.
- County Woodlands Parcel, with Monmouth County for a 23.78-acre property for county open space preservation.

3. Development & Marketing Update

FMERA continues to make good progress on the Fort's redevelopment, with about 86% of the Fort's 1,126 acres sold, under contract, in negotiations, or entering the request for proposals process. To date, FMERA has sold 36 parcels, and another 5 parcels are under contract or have Board-approved contracts for a first-generation project. FMERA closed on the Fabrication Shops parcel last week and anticipates a closing on the Monmouth County Woodlands parcel in the next several weeks.

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 is rehabilitating three structures on the site and has made significant progress on the construction of its new facilities. The Allison Hall parcel, known as Riverwalk Center, plans to welcome a wide array of tenants from restaurants, recreation, fitness, a brewery, and more. New homes continue to populate the Parkers Creek development by Pulte, and Baseline Social has become a local hot spot, offering dining and interactive experiences, like golf caves and live music. Mr. Green Tea, the specialty mochi and ice cream distributor and Birdsmouth Brewery are also open for business at the former Commissary. The developer of the property is currently finalizing its plans for the next phase of on-site development. In Eatontown, Martelli Development 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 work on-site at the Howard Commons property. 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 100,000sf Cancer Center making incredible progress. FMERA, along with various other stakeholders, recently attended a beam signing for the new facility. Nearby, new framework can be seen at Trinity Hall as its expansion continues.

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. As for the Mega Parcel, Netflix's plans for Phase 1a have been reviewed by FMERA and a Mandatory Conceptual Review letter has been issued. The plans will ultimately be reviewed by the municipalities and the County for Planning Board approvals, as well. FMERA has started preliminary reviews for Netflix's next phase of redevelopment, to be approved under a second MCR once a final submission is made. Significant administrative work remains. At present, Netflix's contractor is beginning to clear out Vail Hall, which is slated for reuse. Netflix intends to begin pre-closing abatement and demolition work, which will begin the process of removing over a million square feet of blight.

FMERA is actively working to promote the services and opportunities now available at the Fort through media, meetings, and additional speaking engagements. Don't miss the 5k Skeleton Run on October 26th in support of HABcore, taking place on Fort Monmouth.

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.

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
Amended and Restated Memorandum of Understanding between the New Jersey Economic Development Authority and the Fort Monmouth Economic Revitalization Authority

WHEREAS, FMERA is a public body corporate and politic established by statute in, but not of, the Department of the Treasury as an independent authority and instrumentality of the State of New Jersey. N.J.S.A. 52:27I-21. FMERA was created in August of 2010 by the Fort Monmouth Economic Revitalization Authority Act (“the Act”), N.J.S.A. 52:27I-1 to -41, to oversee, administer, and implement the plan as provided in this act, in a manner that will promote, develop, encourage, and maintain employment, commerce, economic development, and the public welfare; to conserve the natural resources of the State; to provide housing, including housing to address identified needs related to homelessness; and to advance the general prosperity and economic welfare of the people in the host municipalities, the county, and the entire State by cooperating and acting in conjunction with other organizations, public and private, to promote and advance the economic use of the facilities located at Fort Monmouth following the federal government’s decision to close the US Army base. N.J.S.A. 52:27I-24; and

WHEREAS, the Act recognized NJEDA’s substantial and significant experience with partnering with local communities and leveraging public-private partnerships, managing large scale redevelopment projects, and staff with a wide range of experience in redevelopment projects, real estate, finance, and job creation. N.J.S.A. 52:27I-19. Thus, the Act established in NJEDA an office staffed by NJEDA employees responsible for carrying out the policies set forth by FMERA, in a collaborative manner with the host municipalities and the county, administered by a director approved by the FMERA Board. N.J.S.A. 52:27I-23(a); and

WHEREAS, the Act authorized FMERA and NJEDA to enter into any agreements necessary to provide for the establishment, operation, and financial support of the office with the costs to be paid for by FMERA. N.J.S.A. 52:27I-23(c), (d). FMERA took ownership of the base properties in 2014 and 2016 thereby enabling it to advance its mission through property sales. The proceeds of the sales are the main source of revenue for FMERA’s operations. The complex processes and time associated with activities such as Requests for Offers to Purchase, contract negotiations, municipal and county approvals, and environmental clean-up has had an ongoing impact on the timing of sales and closings. FMERA has been actively engaged in selling properties over the past eight years, however, the timing and closing of these sales has often taken longer than anticipated and created the demand for the prior two Authority loans to provide necessary liquidity and support to FMERA; and

WHEREAS, the Amended and Restated MOU amends and restates the original MOU executed between the NJEDA and FMERA, on October 1, 2010. The original MOU was executed prior to base closure and contemplated roles and responsibilities largely focused on planning activity for the redevelopment. Since that time, roles and responsibilities have evolved, shifting from planning to economic development; and

WHEREAS, this Amended and Restated MOU outlines the obligations of the respective organizations. FMERA staff will continue to perform the day-to-day functions necessary to carry out the mission and NJEDA will provide support services as and when needed to supplement the staff capacity at FMERA; and

WHEREAS, the only monetary obligation of the MOU is a reimbursement by FMERA to NJEDA for salary and fringe benefit expenses. These expenses will be accrued without interest and deferred until December 31, 2027. The unpaid balance may be paid earlier if there are sale proceeds sufficient to pay the outstanding balance. The flexibility provided by the deferral results in operating liquidity for FMERA enabling it to focus on its mission and advance the activities critical to the redevelopment of Fort Monmouth; and

WHEREAS, the attached Amended and Restated MOU between NJEDA and FMERA is in substantially final form. The final terms of the Amended and Restated MOU are subject to the approval of NJEDA’s Chief Executive Officer, FMERA’s Executive Director and a review as to form by the Attorney General’s office. The Real Estate Committee has reviewed the request and recommends it to the Board for approval.

THEREFORE, BE IT RESOLVED THAT:

1. The Authority approves the execution of an Amended and Restated Memorandum of Understanding between the NJEDA and FMERA confirming the mutual understanding and intention between the parties with respect to their roles and responsibilities and FMERA's financial obligation to reimburse the NJEDA for salary and fringe benefit expenses.

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 16, 2024

EXHIBIT 1

Draft

MEMORANDUM

TO: Members of the Board

FROM: Kara Kopach
Executive Director

DATE: October 16, 2024

RE: Amended and Restated Memorandum of Understanding between the New Jersey Economic Development Authority and the Fort Monmouth Economic Revitalization Authority.

Request

I am requesting that the Board approve the execution of an Amended and Restated Memorandum of Understanding (“MOU”) between the New Jersey Economic Development Authority or (“NJEDA”) and the Fort Monmouth Economic Revitalization Authority (“FMERA”). This MOU represents the mutual understanding and intention as it relates to roles and responsibilities of the respective organizations and outlines FMERA’s financial obligation to reimburse NJEDA for salary and fringe benefit expenses associated with staff dedicated to FMERA.

Background

FMERA is a public body corporate and politic established by statute in, but not of, the Department of the Treasury as an independent authority and instrumentality of the State of New Jersey. N.J.S.A. 52:27I-21. FMERA was created in August of 2010 by the Fort Monmouth Economic Revitalization Authority Act (“the Act”), N.J.S.A. 52:27I-1 to -41, to oversee, administer, and implement the plan as provided in this act, in a manner that will promote, develop, encourage, and maintain employment, commerce, economic development, and the public welfare; to conserve the natural resources of the State; to provide housing, including housing to address identified needs related to homelessness; and to advance the general prosperity and economic welfare of the people in the host municipalities, the county, and the entire State by cooperating and acting in conjunction with other organizations, public and private, to promote and advance the economic use of the facilities located at Fort Monmouth following the federal government’s decision to close the US Army base. N.J.S.A. 52:27I-24.

The Act recognized NJEDA’s substantial and significant experience with partnering with local communities and leveraging public-private partnerships, managing large scale redevelopment projects, and staff with a wide range of experience in redevelopment projects, real estate, finance, and job creation. N.J.S.A. 52:27I-19. Thus, the Act established in NJEDA an office staffed by NJEDA employees responsible for carrying out the policies set forth by FMERA, in a collaborative manner with the host municipalities and the county, administered by a director approved by the FMERA Board. N.J.S.A. 52:27I-23(a). The Act authorized FMERA and NJEDA to enter into any agreements necessary to provide for the establishment, operation, and financial support of the office with the costs to be paid for by FMERA. N.J.S.A. 52:27I-23(c), (d). FMERA took ownership of the base properties in 2014 and 2016 thereby enabling it to advance its mission through property sales. The proceeds of the sales are the main source of revenue for FMERA’s operations. The complex processes and time associated with activities such as Requests for Offers to Purchase, contract negotiations, municipal and county approvals, and environmental clean-up has had an ongoing impact on the timing of sales and closings. FMERA has been actively engaged in selling properties over the past eight years, however, the timing and closing of these sales has often taken longer than anticipated and created the demand for the prior two Authority loans to provide necessary liquidity and support to FMERA.

New and Updated MOU

The Amended and Restated MOU amends and restates the original MOU executed between the NJEDA and FMERA, on October 1, 2010. The original MOU was executed prior to base closure and contemplated roles and responsibilities largely focused on planning activity for the redevelopment. Since that time, roles and responsibilities have evolved, shifting from planning to economic development.

This Amended and Restated MOU outlines the obligations of the respective organizations. FMERA staff will continue to perform the day-to-day functions necessary to carry out the mission and NJEDA will provide support services as and when needed to supplement the staff capacity at FMERA. The only monetary obligation of the MOU is a reimbursement by FMERA to NJEDA for salary and fringe benefit expenses. These expenses will be accrued without interest and deferred until December 31, 2027. The unpaid balance may be paid earlier if there are sale proceeds sufficient to pay the outstanding balance. The flexibility provided by the deferral results in operating liquidity for FMERA enabling it to focus on its mission and advance the activities critical to the redevelopment of Fort Monmouth.

The attached Amended and Restated MOU between NJEDA and FMERA is in substantially final form. The final terms of the Amended and Restated MOU are subject to the approval of NJEDA’s Chief Executive Officer, FMERA’s Executive Director and a review as to form by the Attorney General’s office. The Real Estate Committee has reviewed the request and recommends it to the Board for approval.

Recommendation

In summary, I am requesting that the Board approve the execution of an Amended and Restated Memorandum of Understanding between the NJEDA and FMERA confirming the mutual understanding and intention between the parties with respect to their roles and responsibilities and FMERA’s financial obligation to reimburse the NJEDA for salary and fringe benefit expenses.

Kara Kopach

Kara Kopach

Prepared by: Regina McGrade

**Resolution Regarding
Transmittal to Host Municipalities of Proposed Twenty-First Plan Amendment Permitting Alternative Development
Scenario in Oceanport.**

WHEREAS, the FMERA Act, P.L. 2010, c.51, in N.J.S.A. 52:27I-26(c), and the Land Use Rules, in 19:31C-3.27(c), authorize FMERA to amend the Reuse Plan from time to time as development progresses; and

WHEREAS, pursuant to the Land Use Rules, FMERA must transmit any proposed Reuse Plan amendment to the governing body of the three municipalities for a 45-day comment period and then consider any comments prior to the Board approving or disapproving the amendment; and

WHEREAS, the Reuse Plan envisions the redevelopment of the Oceanport Reuse Area for approximately 1.75 million square feet of non-residential space and 720 residential units which would include a high-tech/green-industry cluster, education/medical campus, a neighborhood center, a boutique hotel and spa, and expansive green space including the historic Parade Ground; and;

WHEREAS, with respect to the Allison Hall parcel, the Reuse Plan envisioned that the portion of the Allison Hall Parcel fronting along Oceanport Avenue south of Signal Avenue as a mixed-use site. Allison Hall would be preserved and renovated as office space and the remaining buildings onsite, (i.e., Buildings 196, 199, 210 and 359), would be demolished. The Reuse Plan proposed that the Allison Hall Parcel would be part of the mixed-use Oceanport Horseneck Center, which would include retail, office, and residential uses along Oceanport Avenue. Additionally, the Reuse Plan contemplated a scenic waterfront promenade that would extend westerly from Oceanport Avenue and link the adjacent Lodging Area planned for a boutique hotel and the Officer Housing Parcel located to the west of the Allison Hall Parcel; and

WHEREAS, Plan Amendment #11, adopted in September 2018, permitted an alternative development scenario on the Allison Hall Parcel. Plan Amendment #11 allowed the demolition of Buildings 196 and 359, the relocation of the loading dock for Building 210, the reuse of Buildings 209 and 210 for office, retail and/or commercial uses and the reuse of the ground floor of Building 210 for restaurant use and other development uses as described in the attached memorandum; and

WHEREAS, consistent with Plan Amendment #11, Plan Amendment #21 continues to permit a mix of commercial uses, including office, retail, restaurant, entertainment, hotel, and recreational uses for the Allison Hall Parcel and would permit those uses as described in the attached memorandum; and

WHEREAS, the attached Amendment #21 is in substantially final form and the final terms of Amendment #21 are subject to the approval of the Executive Director and a review as to form by the Attorney General's Office; and

WHEREAS, the Real Estate Committee has reviewed the proposed Plan Amendment #21 and recommends that the Board approve the transmittal of the proposed amendment to the governing body of each host municipality.

THEREFORE, BE IT RESOLVED THAT:

1. For the reasons expressed in the attached memorandum, the Authority approves the transmittal to the governing body of each of the three host municipalities of the proposed attached Plan Amendment #21 to the Fort Monmouth Reuse and Redevelopment Plan that would permit an alternative development scenario in the Oceanport Reuse Area.

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

MEMORANDUM

TO: Members of the Board

FROM: Kara Kopach
Executive Director

RE: Recommendation to approve the Transmittal to Host Municipalities of the Proposed Reuse Plan Amendment #21 Permitting an Alternative Development Scenario with respect to the Allison Hall Parcel in Oceanport.

DATE: October 16, 2024

Request

I am requesting that the Board approve the transmittal to the three host municipalities of proposed Reuse Plan Amendment #21 (“Plan Amendment #21”) to the Fort Monmouth Reuse and Redevelopment Plan (“Reuse Plan”) that would permit an alternative development scenario for the Allison Hall Parcel in Oceanport.

Background

In 2008, the Reuse Plan was completed and accepted by the U.S. Department of Housing and Urban Development and the U.S. Department of Defense and serves as the Plan for the redevelopment and revitalization of Fort Monmouth to be implemented by FMERA. FMERA’s enabling legislation, P.L. 2010 c. 51 (the “Act”), the Land Use Rules subsequently adopted in 2013, N.J.A.C. 19:31C-3 et seq. (“Land Use Rules”), and the Reuse Plan contemplate that amendments to the Reuse Plan would be required from time to time. Specifically, the Act authorizes FMERA “to adopt, revise, adjust, and implement ... any aspect of the plan.”

Reuse Plan Amendments allow FMERA to respond to opportunities that arise through the Request for Offers to Purchase (“RFOTP”) process. The amendment is required to be a report or statement with proposals that include the following:

1. Objectives, assumptions, and standards on which the plan is based;
2. The relationship to statewide, county and municipal planning objectives;
3. Proposed land uses; and
4. Any significant relationship to municipal and county plans as well as the State Development and Redevelopment Plan.

According to the Land Use Rules, the FMERA Board shall consider the following as guidance when reviewing a proposed amendment:

1. Whether the proposed amendment would result in a material change in the overall development yield or affordable housing obligations of the host municipality, or would result in any negative impact to the Authority’s obligations pursuant to the Fair Housing Act of 1985;
2. Whether the proposed amendment would result in any significant adverse impact on other areas of Fort Monmouth;
3. Whether the proposed amendment would substantially impair the intent and purposes of the Reuse Plan;
4. Whether the proposed amendment would have any negative impact on the Authority’s obligations pursuant to the Base Realignment and Closure Act (“BRAC”) and any agreement with the U.S. Army conveying Fort Monmouth property to the Authority; and

5. Whether the proposed amendment would have significant adverse infrastructure ramifications different from those envisioned in the Reuse Plan.

In accordance with the Act and the Land Use Rules, prior to approving an amendment to the Plan, the amendment must be transmitted to the governing body of each host municipality for a 45-day comment period, at the end of which each municipality may provide FMERA with a written report containing the municipality's recommendations. Staff will review the report from each host municipality and prepare a preliminary analysis with reasons for accepting or not accepting the recommendations. This report shall be presented to the Board for its consideration and approval.

The Subject Parcel

The Allison Hall Parcel is a ±12.134-acre parcel of land located on Barton and Signal Avenues in the Oceanport Reuse Area. The parcel is bounded by Oceanport Avenue to the east. The parcel is surrounded by other redevelopment projects with the Lodging Parcel located to the west and the 400 Area Parcel to the east. Parkers Creek runs along the parcel's northern boundary. The parcel is currently improved with Allison Hall (Building 209). Allison Hall (Building 209) was constructed in 1928 and is a historic building within the Fort Monmouth Historic District. Other extant buildings on the parcel include Buildings 199 and 210. All other structures, including Buildings 196 and 359, have been demolished since the property was sold to the developer in May 2022.

Development Contemplated under the Reuse Plan

The Reuse Plan envisioned that the portion of the Allison Hall Parcel fronting along Oceanport Avenue south of Signal Avenue as a mixed-use site. Allison Hall (Building 209) would be preserved and renovated as office space and the remaining buildings onsite, (i.e., Buildings 196, 199, 210 and 359), would be demolished. The Reuse Plan proposed that the Allison Hall Parcel would be part of the mixed-use Oceanport Horseneck Center, which would include retail, office, and residential uses along Oceanport Avenue. Additionally, the Reuse Plan contemplated a scenic waterfront promenade that would extend westerly from Oceanport Avenue and link the adjacent Lodging Area planned for a boutique hotel and the Officer Housing Parcel located to the west of the Allison Hall Parcel.

The Land Use Rules places the Allison Hall Parcel in the Oceanport Horseneck Center district. Residential, mixed-use, retail, hospitality, office/research, institutional/civic, open space/recreation uses are permitted within the Horseneck Center district.

Reuse Plan Amendment #11

Plan Amendment #11, adopted in September 2018, permitted an alternative development scenario on the Allison Hall Parcel. Plan Amendment #11 allowed the demolition of Buildings 196 and 359, the relocation of the loading dock for the Building 210, the reuse of Buildings 209 and 210 for office, retail and/or commercial uses and the reuse of the ground floor of Building 210 for restaurant use. The development of a) ±100,000 square feet of office space in one building or b) up to 60,000 square feet of business lofts and up to ±30,000 square feet of retail space south of Signal Avenue along Oceanport Avenue. Plan Amendment #11 also permitted the option to either reuse Building 199 for office, retail, and/or mixed-use uses or to demolish building 199 and develop a ±55,000 square foot hotel of up to 3 stories and 110 rooms on the same location. Plan Amendment #11 further permitted development of a 12-foot-wide waterfront promenade along Parkers Creek designed in a complimentary coordinated style to the adjacent Lodging Parcel's riverfront promenade. The following bulk requirements applied:

- Maximum permitted height two (2) stories/30 feet for retail buildings and three (3) stories/45 feet for buildings containing office uses.
- Maximum permitted lot coverage of 75 percent.
- Minimum rear lot line setbacks for new commercial buildings of 20 feet; convenience and lifestyle retail of 25 feet; and office/research of 25 feet.

To further support redevelopment opportunities and economic vitality within the Fort area, pursuant to P.L.2010, c. 10 (N.J.S.A. 52:27I-18 et. seq.), the Fort Monmouth Economic Revitalization Authority ("FMERA") is considering amending the Reuse Plan to revise some of the development standards included in Plan Amendment #11.

The Proposed Reuse Plan Amendment

Consistent with Plan Amendment #11, Plan Amendment #21 continues to permit a mix of commercial uses, including office, retail, restaurant, entertainment, hotel, and recreational uses for the Allison Hall Parcel. Plan Amendment #11 grouped permitted uses in Table 1 and subsequently assigned the uses to a specific building type. However, in light of the significant changes in the development landscape and market conditions in recent years, this approach may limit the flexibility needed for the parcel's successful redevelopment. FMERA believes a more adaptive land use framework is warranted to ensure the parcel's continued viability and alignment with contemporary trends. Therefore, Plan Amendment #21 eliminates Table 1 and, permits the uses outlined in Plan Amendment #11 across the entire site, with certain special conditions remaining. Plan Amendment #21 does not introduce any new use types.

Plan Amendment #21 introduces no changes to the bulk standards, including FAR and maximum building height, as established in Plan Amendment #11. Consistent with Plan Amendment #11, under Plan Amendment #21, the maximum height for retail buildings remains limited to two (2) stories or 30 feet, and the maximum height for office buildings, to three (3) stories or 45 feet. In alignment with permitting additional flexibility site-wide, Plan Amendment #21 also permits a maximum height of (3) stories or 45 feet for mixed-use buildings. The rehabilitation of existing buildings is exempt from this height requirement. Additionally, the permitted lot coverage continues to be limited to 75 percent, consistent with Plan Amendment #11. Setback requirements also remain unchanged: new commercial buildings must maintain a minimum rear lot setback of 20 feet, while Retail Convenience and Retail Lifestyle require 25 feet, and Office and R&D buildings must adhere to a 25-foot rear setback. The maximum permitted FAR of 0.37 and the minimum setback of 15 feet from Barton Avenue also remain consistent with the standards set forth in Plan Amendment #11.

Staff has reviewed Plan Amendment #21 with regard to the criteria in the Land Use Rules, in N.J.A.C. 19:31C-3.27(c)(5), for reviewing a proposed amendment and offer the following conclusions:

- i. Plan Amendment #21 affects only the Oceanport Reuse Area. This amendment does not contemplate the construction of any residential square footage. Therefore, the total residential yield, including any anticipated affordable housing, is not impacted by this proposed Plan Amendment #21.
- ii. Plan Amendment#21 affects only the Allison Hall Parcel in the Oceanport Reuse Area. Plan Amendment #21 is not expected to result in any significant adverse impact on other areas of Fort Monmouth. In fact, adjacent areas could benefit from the redevelopment of the parcel through improved infrastructure and economic growth.
- iii. Plan Amendment #21 does not introduce any additional uses and continues to permit a mix of uses, including commercial uses, office, retail, restaurant, entertainment, hotel, and recreational uses which were anticipated in Plan Amendment #11. As such, uses contemplated under Plan Amendment #21 will complement the existing, diverse businesses and amenities and the residential development will seamlessly integrate with adjacent neighborhoods and complement the surrounding land uses, ensuring the plan remains rational and well-coordinated.
- iv. Plan Amendment #21 is consistent with the Authority's BRAC obligations and the existing Phase 2 Economic Development Conveyance ("EDC") agreement with the Army by incorporating a diverse mix of uses as envisioned in the Reuse Plan approved as part of the BRAC process.
- v. Plan Amendment #21 is not expected to create adverse effects on 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 a diverse mix of uses contemplated under Plan Amendment #21.

In order for the Authority to begin the public process required before the Board considers approval or disapproval of the amendment to the Plan, FMERA staff is requesting approval to transmit the attached proposed Plan Amendment #21 to the governing body of each of the three host municipalities.

Attached is Reuse Plan Amendment #21 which is in substantially final form. The final terms of Reuse Plan Amendment #21 are subject to the approval of the Executive Director and a review as to form by the Attorney General's Office. The Real Estate Committee has reviewed the request and recommends it to the Board for approval.

Recommendation

In summary, I am requesting that the Board approve the transmittal to the three host municipalities of the proposed Reuse Plan Amendment #21 to the Reuse Plan that would permit an alternative development scenario with respect to the Allison Hall Parcel in Oceanport.

Kara Kopach

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