

**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 – March 19, 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 Tvrdik, Chairman
 - 5) Housing Staff Advisory Committee – Keith Henderson, Chairperson
 - 6) Veterans Staff Advisory Committee – Tom Arnone, Chairman
10. **Board Actions**
 - 1) Consideration of Approval of the Designation of Official Newspapers.
 - 2) Consideration of Approval of the Selection of Engineering Services.
 - 3) Consideration of Approval of the Proposed Amendments to the Authority’s Land Use Regulations.
 - 4) Consideration of Approval of Delegated Authority to the Executive Director to enter into a Memorandum of Understanding with the New Jersey Department of Community Affairs Division of Fire Safety to clarify the existing fire safety and inspection process of the State-owned buildings on FMERA property.
11. **Other Items**
12. **Public Comment Regarding any FMERA Business**
13. **Adjournment**



MEMORANDUM

To: Members of the Board

From: Kara Kopach
Executive Director

Date: March 19, 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

FMERA staff is preparing the Authority's 2024 Annual Report and financial statements for presentation to the Audit Committee, which serves as FMERA's Comprehensive Report to meet the requirements of Executive Order No. 37 (2006). It is expected to be presented to the Audit Committee and Board for approval in May.

The Authority's independent auditors, CliftonLarsonAllen, LLP continue their audit of the Authority's 2024 operations. The auditors will report on the Authority's financial statements and accompanying notes, as well as report on the Authority's internal controls and compliance with Government Auditing Standards. Field work was completed on March 10th.

Executive Director's Report

• **Update on Utilities and Infrastructure**

- The installation of a new sanitary line tying the McAfee Center to the Two Rivers Water Reclamation Authority main along Sherrill Avenue is set to begin in late February. This project further paves the way to completely close out and abandon the former Army sanitary system.
- FMERA continues to work with Jersey Central, Power & Light staff toward the construction of a new 22-megawatt electrical substation and 15KVA distribution system on the main post. JCP&L started site work and expects to complete the substation by Fall 2025. 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.
- Working with Colliers Engineering and Design, field inspection of the stormwater infrastructure on the Main Post is complete, and the evaluation phase, which will provide an estimate of project cost, is on-going. We have received the final report of the phase 1 study. The project involves identifying necessary repairs 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/replacements are made.
- FMERA is working with Two Rivers Water Reclamation Authority on the Parcels 7&8 Sanitary Main Extension Project, which 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. This project has commenced.
- 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 as the installation of the Parcels 7&8 Sanitary Main Extension wraps up.
- FMERA is working towards the dedication of Wilson Avenue, Nicodemus Avenue (South) and Academy Avenue to the Borough of Eatontown.
- 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 and approved contract 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 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 37 parcels, and another 4 parcels are under contract or have Board-approved contracts for a first-generation project. FMERA anticipates a closing on Howard Commons in the coming months.

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. New homes continue to populate the Parkers Creek development by Pulte, with waterfront models nearing completion. 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 work on-site at the Howard Commons property and we anticipate a closing in the coming months. 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. Plans for the former Charleswood Firehouse, slated as the future home of a regional EMS facility, have been approved by FMERA and Tinton Falls.

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 and approved by both FMERA and the Borough of Oceanport and the Borough of Eatontown. The plans will ultimately be reviewed by 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. Netflix intends to begin pre-closing abatement and demolition work, which will begin the process of removing over a million square feet of blight, in the coming months.

FMERA staff is currently in the process of working on its Annual Report, slated for Board review in May. Following its approval, the report will be made available on FMERA's website.

FMERA continues to actively promote the services and opportunities now available at the Fort through media, meetings, and additional speaking engagements. Keep an eye on our social media for announcements about upcoming events and exciting openings. Thank you to all who supported Lunch Break through the Shamrock N' Roll 5k, which took place at Fort Monmouth last weekend. An afterparty followed at Baseline Social and featured Birdsmouth Beer. Coming up on March 28th, you can also support Night Without a Bed, hosted by the Fort Athletic Club, also in support of Lunch Break.

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.

FMERA is pleased to announce that the team will be recognized by the Eastern Monmouth County Chamber of Commerce as the recipient of the Special Award for Economic Improvement at its March 26th Spinnaker Awards. This award recognizes the redevelopment efforts at Fort Monmouth to achieve an integrated business and residential community for the betterment of the towns of Eatontown, Oceanport, Tinton Falls and the County of Monmouth as whole. FMERA Board Vice Chairman, Anthony Talerico, Jr., is being recognized in his capacity as Mayor of Eatontown, with the Public Service Award. Congratulations to all honorees!

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


Kara Kopach

**Resolution Regarding the
Designation of Official Newspapers**

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

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

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

THEREFORE, BE IT RESOLVED THAT:

1. The Board approves Board approve the designation of the Asbury Park Press and the Trentonian as the official newspapers of the Fort Monmouth Economic Revitalization Authority Board.
2. Digital notice will continue to be provided to the Star-Ledger given its wide, digital circulation, and printed notice will be provided to the Asbury Park Press and the Trentonian.
3. This resolution shall take effect immediately, but no action authorized herein shall have force and effect until 10 days, Saturdays, Sundays, and public holidays excepted, after a copy of the minutes of the Authority meeting at which this resolution was adopted has been delivered to the Governor of the State of New Jersey for his approval, unless during such 10-day period the Governor of the State of New Jersey shall approve the same, in which case such action shall become effective upon such approval, as provided by the Act.

**Attachment
Dated: March 19, 2025**

EXHIBIT 1

MEMORANDUM

TO: Members of the Board

FROM: Kara Kopach
Executive Director

RE: Designation of Official Newspapers

DATE: March 19, 2025

Request

Pursuant to the Open Public Meetings Act, staff requests Board approval to designate the Asbury Park Press and the Trentonian as the official newspapers of the Fort Monmouth Economic Revitalization Authority Board.

Background

The Star-Ledger recently announced that it will cease print operations of its newspaper as of February 2025. Pursuant to the requirements of the Open Public Meetings Act (OPMA), N.J.S.A. 10:4-6 et seq, a public body must designate a newspaper of wide, printed circulation as its official newspaper to inform the public of future meetings. Staff recommends that the Asbury Park Press, and the Trentonian be designated as the official newspapers, as they will cover the largest populated areas of the State as of February 2025, including Monmouth, Ocean, Burlington and Mercer Counties. Digital notice will continue to be provided to the Star-Ledger given its wide, digital circulation, and printed notice will be provided to the Asbury Park Press and the Trentonian.

Recommendation

Pursuant to the Open Public Meetings Act, staff requests that the Board approve the designation of the Asbury Park Press and the Trentonian as the official newspapers of the Fort Monmouth Economic Revitalization Authority Board.



Kara Kopach

Prepared by: Regina McGrade

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

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

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

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

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

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

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

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

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

THEREFORE, BE IT RESOLVED THAT:

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

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

MEMORANDUM

TO: Members of the Board

FROM: Kara Kopach
Executive Director

RE: Selection of Engineering Services

DATE: March 19, 2025

Summary

I am requesting that the Board approve the selection of an Engineering Services Firm pursuant to a Request for Proposals (“RFP”) for Engineering Services.

Background

Governor Christie signed P.L. 2010 c. 51 on August 17, 2010 to create the Fort Monmouth Economic Revitalization Authority (“FMERA” or the “Authority”). The economies, environment, and quality of life of the host municipalities, Monmouth County, and the State will benefit from the efficient, coordinated, and comprehensive redevelopment and revitalization of Fort Monmouth.

FMERA issued a Request for Proposals for Engineering Services (“RFP”) on January 2, 2025, soliciting Professional Services Qualification Statements, Technical Proposals, and Fee Proposals from qualified Firms interested in performing Engineering and related services as to facilitate transfer of the former Fort Monmouth property from the Authority to interested purchasers. FMERA issued RFP Addendum #1 on January 27, 2025 and issued RFP Addendum #2 on February 4, 2025. The selected Firm will be utilized on an as-needed basis through Task Order Requests. The proposals were due on February 21, 2025, and seventeen (17) proposals were received.

Evaluation

After conducting an initial review for responsiveness to the mandatory submission criteria, the seventeen (17) technical proposals were distributed to the Evaluation Committee, which consisted of four (4) New Jersey Economic Development Authority employees, all of which are assigned to the FMERA Office. The technical proposals were evaluated and scored independently by each of the evaluators using the criteria identified in Attachment #5 – Evaluation Score Sheet. Each of the fee proposals were reviewed by FMERA’s Accounting Manager and the RFP Coordinator. The final scores, inclusive of the technical evaluation and the fee schedule, ranged from a high of 426 points to a low of 177 points and are as follows:

- Colliers Engineering & Design scoring 426
- Boswell, Inc. scoring 423
- Dewberry scoring 398
- LiRo Engineers, Inc. scoring 388
- Matrix New World Engineering scoring 381
- T&M Associates scoring 375
- H2M Architects & Engineers, Inc. scoring 366
- CME Associates, LLC scoring 357
- Paulus, Sokolowski and Sartor, LLC scoring 352
- Vanasse Hangen Brustlin Inc. scoring 349

- E2 Project Management scoring 336
- Bowman Consulting Group, Ltd. scoring 341
- WSP USA Inc. scoring 331
- IMEG Consultants Group scoring 325
- Najarian Associates scoring 323
- Joshua Zinder Architecture + Design, LLC scoring 281
- PEI Prestige Engineering Inc. scoring 177

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

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

Kara Kopach

Kara Kopach

Prepared by: Laura Drahushak

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

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

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

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

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

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

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

THEREFORE, BE IT RESOLVED THAT:

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

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

**Attachment
Dated: March 19, 2025**

EXHIBIT 3

MEMORANDUM

TO: Members of the Board

FROM: Kara Kopach
Executive Director

RE: Proposed Amendments to the Authority’s Land Use Regulations

DATE: March 19, 2025

Request

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

Summary:

The Fort Monmouth Economic Development Authority (“FMERA” or “Authority”) is proposing amendments to its Land Use Rules at N.J.A.C. 19:31C-3.1 through 3.8.

The proposed rule amendments will permit the Authority to amend the existing Land Use Rules governing guidelines for solar energy systems to promote the utilization of renewable energy sources in alignment with the Governor’s Energy Master Plan. The expansion includes permitting additional opportunities for solar energy to be generated as an accessory use to offset energy needs of future development and redevelopment and permits canopy solar energy systems as a primary use exclusively for public parking lots. Additionally, the amendments clarify the classifications of parking to permit public parking as a primary use while distinguishing it from private parking which must serve as accessory to a principal use or structure.

The Land Use Rules were first adopted in 2012 and have not been amended since that time. These proposed amendments update the rules to be consistent with the State’s promotion of renewable energy sources.

These proposed amendments include, but are not limited to:

- Section (c)(19) at N.J.A.C. 19:31C-3.1 is amended to provide that the rules shall promote the utilization of renewable energy resources.
- Section N.J.A.C. 19:31C-3.2 removes the terms: “Ground mounted solar array,” “Rooftop solar array,” “Small solar energy system,” and “Solar plates”. Modifies the terms “Solar energy system” and “Parking, shared”. It creates additional terms to support the expansion of solar energy uses and clarifies the distinction in parking uses, including: “Parking, private,” “Parking, public,” “Solar energy system, accessory use” and “Solar energy system, principal use,” “Solar energy system, building integrated” “Solar energy system, free standing, ground mounted,” “Solar energy system, parking lot canopy,” “Solar energy system, public parking lot canopy,” “Solar energy system, roof mounted,” and “Solar panel”.
- Adds new subsection N.J.A.C. 19:31C-3.4(a)(1)(viii) to establish public parking as an allowable use.
- Adds new subsection N.J.A.C. 19:31C-3.4(a)(1)(ix) to establish “Principal use solar energy systems” as an allowable use.

- Amends N.J.A.C. 19:31C-3.4(a)(2)(iv), to clarify the definition of an accessory use solar energy system by removing references to small wind and small solar energy systems.
- Deletes in N.J.A.C. 19:31C-3.4(a)(2)(vi)(2), “and” at the end of the subsection.
- Moves the provision for small wind energy systems to new subsection N.J.A.C. 19:31C-3.4(a)(2)(viii).
- Adds a new section to Table 1 to establish a subheading for Solar Energy System – Principal Use and Public Parking and demonstrates when these uses are permitted by the municipality and development district.
- Clarifies through separate subheadings for “Solar Energy System – Accessory Use” and “Small Wind Energy System” Table 2 and demonstrates when these uses are permitted by the municipality and development district.
- Deletes at subsections N.J.A.C. 19:31C-3.8(d), (d)(1)(i) and d(1)(ii) references to small solar and small solar system.
- Deletes subsection N.J.A.C. 19:31C-3.8(d)(3), regarding “Small solar energy systems.”
- Renumbers N.J.A.C. 19:31C-3.8(d)(4) to now be found at -3.8(d)(3), and N.J.A.C. 19:31C 3.8(d)(5) to now be found at -3.8(d)(4); both subsections delete references to “and/or small solar”.
- Adds subsection N.J.A.C. 19:31C-3.8(e)(1)(i)-(xiii) to establish general regulations for principal use solar energy systems.
- Adds new subsection N.J.A.C. 19:31C-3.8(f)(1)(i)-(xii) to establish general regulations for accessory use solar energy systems.
- Adds new subsection N.J.A.C. 19:31C-3.8(f)(2)(i)-(vi) to establish general regulations for roof mounted solar energy systems used as an accessory use.
- Adds new subsection N.J.A.C. 19:31C-3.8(f)(3)(i)-(v) to establish general regulations for ground mounted solar energy systems used as an accessory use.
- Adds new subsection N.J.A.C. 19:31C-3.8(f)(4)(i) to establish general regulations for parking lot canopy solar energy systems used as an accessory use.

Compliance with Executive Order 63/Stakeholder Engagement:

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

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

Kara Kopach

 Kara Kopach

Prepared by: Laura Drahushak

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

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

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

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

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

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

THEREFORE, BE IT RESOLVED THAT:

1. The Board approves the delegated Authority to the Executive Director to enter into an MOU with the New Jersey Department of Community Affairs, Division of Fire Safety to clarify the existing fire safety and inspection process of the State-owned buildings on FMERA property.
2. This resolution shall take effect immediately, but no action authorized herein shall have force and effect until 10 days, Saturdays, Sundays, and public holidays excepted, after a copy of the minutes of the Authority meeting at which this resolution was adopted has been delivered to the Governor of the State of New Jersey for his approval, unless during such 10-day period the Governor of the State of New Jersey shall approve the same, in which case such action shall become effective upon such approval, as provided by the Act.

**Attachment
Dated: March 19, 2025**

EXHIBIT 4

MEMORANDUM

TO: Members of the Board

FROM: Kara Kopach
Executive Director

DATE: March 19, 2025

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

Request

I am requesting that the Board approve delegated Authority to the Executive Director to enter into an MOU with the New Jersey Department of Community Affairs, Division of Fire Safety (“DCA”) to clarify the existing fire safety and inspection process of the State-owned buildings on FMERA property.

Background

As of 2021, FMERA owned approximately 224 buildings on Fort Monmouth, many of which contained furniture and equipment left behind by the Army. As FMERA is an instrumentality of the State of New Jersey, its vacant buildings, premises, or structures are subject to inspection by DCA which has jurisdiction over State buildings pursuant to N.J.A.C. 5:70-1.5 and N.J.A.C. 5:71-2.2(b)(3)(ii). FMERA is required to obtain annual permits for these vacant buildings, premises or structures based on the requirements of N.J.A.C. 5:70-2.7 until such time as buildings are sold to third parties. In furtherance of processing FMERA’s permit applications, DCA began inspections of FMERA’s vacant buildings, premises or structures in or around 2021.

FMERA’s property currently consists of approximately 148 buildings/structures. Those buildings are in various stages of development with the majority under contract for sale and/or slated for demolition by December 31, 2026. Twenty-two of the buildings have been identified as requiring the removal of excessive combustibles pursuant to N.J.A.C. 5:70-3.1(a) and modified at N.J.A.C. 5:70-3.2(a)(3)(xxxvi). As FMERA requires additional time beyond the thirty (30) day period to oversee the removal of these combustibles, DCA and FMERA intend to enter into a MOU to clarify the roles and responsibilities of the parties related to FMERA’s Fire Safety Plan. The MOU will include additional clarification on the process to receive time extensions, the accepted means and methods of securing vacant buildings, and appeals, if any.

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

Recommendation

In summary, I am requesting that the Board approve delegated Authority to the Executive Director to enter into an MOU with the New Jersey Department of Community Affairs, Division of Fire Safety to clarify the existing fire safety and inspection process of the State-owned buildings on FMERA property.



Kara Kopach

Prepared by: Kara Kopach