

FORT MONMOUTH ECONOMIC REVITALIZATION PLANNING AUTHORITY

Minutes filed by Kathryn Verrochi as Acting Secretary on Behalf of the Authority Members of actions taken at the Open Session of the Annual Organizational (Fifteenth) meeting of The Fort Monmouth Economic Revitalization Planning Authority, held at Tinton Falls Municipal Building, 556 Tinton Avenue, Tinton Falls, NJ 07724 at 7:00p.m. on Wednesday, June 20, 2007.

Present:

Chairperson Dr. Robert Lucky
Vice Chairperson and State Commerce Commission Secretary and CEO Virginia Bauer
Monmouth County Freeholder Lillian Burry
Public Member Laurie Cannon
Oceanport Mayor Lucille Chaump
Public Member Joseph Colfer
Tinton Falls Mayor Peter Maclearie
Eatontown Mayor Gerry Tarantolo

Absent: Public Member Rosemarie Estephan and Garrison Commander Col. Ricki Sullivan had previously advised the Authority. BRAC Implementation Team Leader Lou Benevides sat in for Col. Sullivan

The meeting was called to order by Chair Lucky who lead the meeting in the Pledge of Allegiance. The Open Session was convened at 7:10p.m. in accordance with the Open Public Meetings Act.

Authority Members Comments:

Chair Lucky invited comments from the Authority Members. Freeholder Burry discussed the recent APP articles on the BRAC Commission findings and stated that despite these articles, the Freeholders gave their full support to our (FMERPA) process. Mayor Tarantolo discussed the comparison of the compressed schedule which the BRAC Commission followed to our (FMERPA) compressed schedule for submission of the reuse plan, and strongly suggests we consider an extension request. Executive Director Cosentino said the subject of an extension has been broached with the OEA and the Consultants are evaluating that need. Secretary Bauer reaffirmed that the State raised the issue of underestimated costs by the DoD during the hearing process.

Election of the Officers

This action is in furtherance of the authorized purposes of the Authority as set forth in the Act, and in the Authority By-Laws at Article VI, to elect the Chair and Vice Chair of the Authority. Freeholder Burry moved the nomination of Dr. Robert Lucky as Chair, seconded by Mayor Tarantolo and unanimously approved. Freeholder Burry moved the nomination of Secretary and CEO Virginia Bauer as Vice Chair, seconded Mayor Tarantolo and unanimously approved.

Elected Officials Comments:

Chair Lucky welcomed staff members from U.S. Representative Pallone and U.S. Representative Holt's office and stated they will speak later in the meeting.

Item 0706-01: Designation of Secretary, Treasurer and Assistant Secretary

This action is in furtherance of the authorized purposes of the Authority as set forth in the Act, and in the Authority By-Laws at Article VI to designate the Secretary, Treasurer and Assistant Secretary.

Mayor Chaump moved the resolution to designate Frank C. Cosentino as Secretary, Beverlee Akerblom as Treasurer and Kathryn Verrochi as Assistant Secretary, seconded by Vice Chair Bauer and unanimously adopted.

Approval of Minutes:

The Minutes of the May 16, 2007 Open Session (no Executive Session was held) were moved by Chair Bauer, seconded by Public Member Colfer, Freeholder Burry abstained and they were approved.

Public Comments on Agenda Items:

- 1) Tom Mahedy of Wall questioned the time allowance for public comments and the location of the Commercial Industry Advisory Committee meeting. He discussed the Eatontown charette, annual notices on the website and the ADC forums.

Public Member Laurie Canon left at this time.

Chair's Report:

Chair Lucky shared a number of activities that happened this month with Executive Director Cosentino who will give their update.

Correspondence/Communications from the Public

See **Exhibit A**

Executive Director's Report:

Executive Director Cosentino provided an update of activities since the last meeting:

Calendar Events:

- May 17 - meeting with John Leigh of OEA to discuss the grant status and extension language
- May 21 - discussion with representative of major communications entity
- May 22 - Emergency Services Advisory Committee public meeting
 - attended Oceanport Economic Development Meeting with Deputy Director Harrison
- May 30 - EDAW Tour of Fort Monmouth
- May 31 - initial Municipal Stakeholders Meetings with Mayors and key personnel at Tinton Falls, Eatontown and Oceanport to introduce team members and discuss the process
- June 1 - gave briefing to CODEL staffers at Fort Monmouth that Ellen Stein had arranged and took them on Patterson Clinic Tour
- June 4 - conducted Media Briefing at Gibbs Hall in concert with Reichman Frankle for public outreach regarding the June 12 Public Input Workshop and the 4 upcoming Charettes
 - Infrastructure Advisory Committee public meeting
- June 5 - Smart Growth meeting with Deputy Director Harrison
 - Commercial Industry Advisory Committee public meeting in Trenton with Deputy Director Harrison
- June 12 - meeting with DoA reps Tom Lederle and John DeBack to keep them abreast of the process
 - conducted 1st Public Planning meeting at Monmouth University with ~350 attendees to explain the process
- June 14 - attended with Deputy Director Harrison Flag Day/Birth of the Army at Fort Monmouth
- June 15 - Mayor Maclearies Infrastructure Advisory Committee Tour at Fort Monmouth
 - With assistance of Kavin Mistry finalized negotiations of contract with EDAW, Inc.

- June 18 - Eatontown Planning Charette with ~130 attendees
- June 19 - Oceanport Planning Charette with ~100 attendees

Upcoming Calendar Events

- June 21 - Tinton Falls Charette at 6:30pm - location changed to Atchison School on 961 Sycamore Avenue
- June 25 - County Charette at the Agriculture [AG] Building at 6:30pm in Freehold

Advisory Committee Chairs Reports:

The Chair updates were as follows:

- Freeholder Burry, Veterans, voiced concerns regarding treatment of Veterans and retirees, and to save and expand the Patterson Clinic. She read an excerpt from an article entitled Critical Conditions from the Military Officer magazine.
- Mayor Chaump, Historical, held a public meeting on June 11 in Oceanport and discussed the inventory of historical buildings and structures, 98 meet at least one of the four criteria of eligibility as delineated by the National Historic Preservation Act. Of these, 93 are within 2 proposed Historic Districts. The next meeting is scheduled for July 10 at 5pm in the Oceanport Borough Hall.
- Public Member Colfer, Transportation, has received assistance from Executive Director Cosentino with the framework of this committee. ED Cosentino mentioned the June 25 framework meeting in Trenton with the DOT, NJ Transit, the Highway Authority, John Ciufio, IAT members and Steve Scalici from STV.
- Vice Chair Bauer, Commercial Industry, held a public meeting on June 5 in Trenton and introduced the members to Todd Poole from EDAW. Todd discussed the planning process information data gathering, development of alternate the land use plans and development of preferred land use plans.
- Chair Dr. Lucky, Education Consortium, no meeting was held since the last Board meeting. The endorsed proposal from the NJ Universities for Biotech Consortium funding received a 5 million grant today to stimulate biotech research. Chair Lucky stated that all Advisory Committee meetings are public and will be posted on the FMREPA website.
- Mayor Maclearie, Infrastructure, held a public meeting on June 4 in Tinton Falls. The members were introduced to STV from the EDAW team, are waiting for the Guernsey report and toured Fort Monmouth on June 5. The next meeting is scheduled for Monday, June 25 at 7:30pm at the Tinton Falls Municipal Center.
- Mayor Tarantolo, Emergency Services, expressed the sad news that Tom Canzanella, President of the Professional Firefighters Association, who was an active members of this committee passed away suddenly.

The next meeting is scheduled for June 26 at 3pm at the Eatontown Municipal Building.

Deputy Director Rick Harrison mentioned that each Advisory Committee has an EDAW representative. He discussed upcoming stakeholders meetings: June 19 - a meeting with Shrewsbury, June 26 - a meeting scheduled with Little Silver. There are upcoming meetings to be scheduled with the Consultants and stakeholders from the following groups: Business Organizations, Medical Institutions, Utilities, Education – Monmouth University, Brookdale Community College, local Boards of Ed/School Districts and Planning Groups.

NOI Update:

Deputy Director Harrison gave the following update:

- PBC NOIs are in the hands of the Advisory Committees who are considering them for appropriateness and potential inclusion in the plan
- The EDAW Team is reviewing the PBC NOIs for synthesizing with the public input and data collected from the Garrison

- Federal Sponsors have been in communication with the PBC NOI submitters and FMERPA to get their application processes underway
- Tours have been held and or scheduled for NOI submitters to gain additional information and some photographs for their federal sponsors:
 - 13 June - Monmouth County Parks and Recreation
 - 25 June – Brookdale Community College
- All Homeless NOIs have met the initial criteria of the solicitation, and are being reviewed by the EDAW Team for synthesizing with the public input and data received.
- The Social Services Advisory Committee will have a meeting in mid-July to consider the concepts put forth in the Homeless NOIs in relationship to the needs and priorities identified of the most recent Monmouth County Consolidated Plan and census counts.

Master Planner

Todd Poole from EDAW discussed updated their activities since the last meeting. They are data gathering, conducting in person and telephone interviews, participating in Advisory Committee meetings, doing market and job creation analysis, and the human aspect with Garrison and Mission conversations from the Fort.

Item 0706-02: Annual Notice of Meetings

This action is in furtherance of the authorized purposes of the Authority as set forth in the Act to adopt an annual notice of meetings in accordance with the “Open Public Meetings Act,” P.L. 1975, c231. Per the request of Board Members, the FY 2008 meeting schedule and locations will be posted on the FMERPA website. Public Member Colfer moved the resolution and Mayor Maclearie seconded it and it was unanimously adopted

Item 0706-03: Amendment to the By-Laws

This action is in furtherance of the authorized purposes of the Authority as set forth in the Act, and pursuant to section 8 of that statute, the Authority is authorized to make, amend, and repeal By-Laws for the conduct of its affairs and business. ED Cosentino discussed the travel changes for trips to exceed \$2,500 need to be approved. Kavin Mistry from the AG’s office clarified that the Public Hearing changes apply the same standards that are in effect for Board Meetings. Mayor Tarantolo moved the resolution and Public Member Colfer seconded it and it was unanimously adopted.

Item 0706-04: Resolution of Appreciation to Garrison Commander, Col. Ricki L. Sullivan

This action is in furtherance of the authorized purposes of the Authority as set forth in the Act, and pursuant to Article III, Section 1e, the Garrison Commander has been a member of the Authority and has contributed greatly to its progress and success to date. Freeholder Burry noted that the County of Monmouth passed a resolution to be presented to Col. Sullivan at his retirement luncheon, that he is a Citizen Emeritus of the County and a day has been declared for him. Mayor Tarantolo moved the resolution and Mayor Maclearie seconded it and it was unanimously adopted.

Item 0706-05: Revision of Item 0701-02 Newspaper Expenses & Other Advertising for RFP and Item 0701-03 Travel to ADC Winter Forum

This action is furtherance of the authorized purposes of the Authority as set forth in the Act by which the Authority is authorized to pay for its costs, for expenses related to the advertising of the Revitalization Plan RFP; and in the Authority By-Laws at Article II “Powers of the Authority” at

Section 2 that requires approval by the Authority of all overnight travel, for expenses related to attendance at the ADC Winter Forum. ED Cosentino described the RFP advertising projected cost which differed from the actual cost. The local and national advertising was placed in the Asbury Park Press, Boston Globe, Chicago Tribune, Los Angeles Times, New York Times, Star Ledger, Wall Street Journal national edition and Washington Post. ED Cosentino further explained the difference between the projected and actual costs relating to the ADC Winter Forum. Secretary Bauer moved the resolution and Mayor Maclearie seconded it and it was unanimously adopted.

Item 0706-06: Travel to Association of Defense Communities Summer Forum

This action is in furtherance of the authorized purposes of the Authority as set forth in the Act, and in the Authority By-Laws at Article II “Powers of the Authority” at Section 2 that requires approval by the Authority of all overnight travel, for expenses related to travel to attendance at the ADC Summer Forum. Mayor Tarantolo moved the resolution, Public Member Colfer seconded it and it was unanimously adopted.

Item 0706-07: Authorization for Expenditure for Public Officials/Employee Related Practices Liability Insurance

This action is in furtherance of the authorized purposes of the Authority as set forth in the Act, and in the Authority By-Laws at Article VI, Section 6 (b) that all expenditures of the Authority in excess of \$5,000 require approval of the Members of the Authority. Kavin Mistry advises independent Authority clients to obtain Public Officials/Employee Related Practices Liability Insurance. Freeholder Burry moved the resolution and Mayor Tarantolo seconded it and it was unanimously adopted.

Item 0706-08: Authorization for Expenditure for Copier

This action is in furtherance of the authorized purposes of the Authority as set forth in the Act, and in the Authority By-Laws at Article VI, Section 6 (b) that all expenditures of the Authority in excess of \$5,000 require approval of the Members of the Authority. Beverlee Akerblom from FMERPA explained the cost differences between purchasing and leasing. The OEA is concerned with the absolute dollar amount and purchasing costs less. Mayor Maclearie moved the resolution and Public Member Colfer seconded it and it was unanimously adopted.

Item 0706-09: Fiscal Year 2008 Annual Budget

This action is in furtherance of the authorized purposes of the Authority as set forth in the Act, Section 8 that authorizes the Authority to review and approve an annual budget. ED Cosentino described the budget and noted that 65% is in contractual services. Mayor Tarantolo moved the resolution and Secretary Bauer seconded it and it was unanimously adopted.

Item 0706-10: Appointment of Project Manager

This action is in furtherance of the authorized purposes of the Authority as set forth in the Act, and at Section 8 that provides the Authority with power to hire and retain employees, pending approval of the Personnel Committee and the State Treasurer. Freeholder Burry moved the resolution and Mayor Chaump seconded it and it was unanimously adopted.

Elected Officials Comments:

The following was read by Stephen Hildner on behalf of U.S. Representative Holt and U.S. Representative Pallone:



Congress of the United States
House of Representatives
Washington, DC 20515

News from: Representative Rush Holt (NJ-12)
Representative Frank Pallone, Jr. (NJ-06)

FOR IMMEDIATE RELEASE
June 20, 2007

Matt Dennis (Holt) 202-225-5801
Andrew Souvall (Pallone) 202-225-4671

**HOLT AND PALLONE:
FORT MONMOUTH ALLEGATIONS MUST BE INVESTIGATED**

*Lawmakers Vow to Get to the Bottom of
Possible BRAC Improprieties*

(Washington, D.C.) – Rep. Frank Pallone (NJ-06) and Rep. Rush Holt (NJ-12) today asked the Government Accountability Office (GAO) to investigate the process surrounding the 2005 Base Realignment and Closure (BRAC) round regarding the need to close or consolidate research, development, testing and evaluation (RDT&E) facilities. The lawmakers continued to voice concern that the data DoD furnished to the Commission was both flawed and distorted, particularly with regard to Fort Monmouth. The lawmakers issued the following joint statement:

"Since 2005, we have maintained that the decision to close Fort Monmouth was based on incomplete and flawed information. Allegations raised by an expert inside the BRAC process raise the troubling possibility that information was cherry-picked for the BRAC Commission in order to reach a decision pre-ordained by the Department of Defense. We must find out what went wrong and how we can correct it."

"In light of these serious allegations, we call on GAO to investigate fully:

- Whether DoD's cost estimates on closing Fort Monmouth and moving its functions to Aberdeen Proving Ground were based on complete data;
- Whether the Army and/or DoD provided data designed to reach a predetermined conclusion;
- Whether DoD or Army officials acted illegally or inappropriately by providing false or misleading information to the BRAC Commission and Congress;
- Whether closure of Fort Monmouth will jeopardize DoD's ability to support the troops in the field.

"Nobody wins if the normal BRAC process, which was designed to be apolitical, was short-circuited. We must ensure that this decision was reached with full and complete information, and that our warfighters will not be put in jeopardy.

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The following was read by Scott Snyder on behalf of U.S. Representative Pallone:

Unfortunately the Congressman could not be here this evening, however he asked me to read the following statement on his behalf:

I am as troubled as many of you are by the recent press accounts outlining the missteps and miscalculations made by the Department of Defense during the 2005 BRAC round. As we have known for some time, the Department of Defense withheld crucial data that could have changed the outcome of the BRAC process.

These articles that illustrate the flawed DOD estimates only validate the arguments that my colleagues and I made when we testified before the BRAC Commission in 2005. We argued that the DOD's estimates were so inaccurate that it could cost twice what they were estimating, and sure enough DOD is now confirming those estimates.

The most egregious example of this is the U.S. Military Academy Preparatory School, which has suddenly gone from costing \$29 million to \$197 million. At the time, we argued that it had recently cost nearly \$20 million to replace one building at the prep school, yet the Army argued that it would cost just over that figure to move the entire facility. Again, during our presentations to the BRAC Commission, we made it clear that the Army's estimates were way too low. But, again, the BRAC Commission chose to ignore our experts and listen to the Pentagon.

In addition to these miscalculations, significant excess capacity data relating to military scientists and engineers were deleted from the final Technical Joint Cross Service Group report to the BRAC Commission. This effectively kept the BRAC Commissioners in the dark about shortfalls of engineers and scientists that the military would encounter in the future. The inclusion of this data would have almost certainly played a significant role in the decision making process of the BRAC Commissioners when they evaluated the future of Fort Monmouth.

Congressman Holt and I take this issue very seriously and we are involved in an ongoing effort to bring this material to the attention of Congress. Today, Congressman Holt and I sent a letter to the Government Accountability Office (GAO), the investigative wing of Congress, requesting an inquiry into whether the DOD used complete and sound data when producing its cost estimates for closing Fort Monmouth. In addition, we want the GAO to report on whether DOD or Army officials acted illegally or inappropriately by providing false, misleading, or incomplete information to the BRAC Commission and Congress.

We have also asked the GAO to attend a public forum in Central New Jersey so that members of the public can be briefed on how the GAO will go about investigating these allegations.

These errors, omissions and miscalculations are completely unacceptable. I want all of you to know that my colleagues and I are taking the time to look into the details so that truth can be brought to light. Thank you very much.

Public Comments Not on Agenda:

1. Tom Mahedy of Wall, NJ expressed concern about privatization, the DoD, Non-profit NOI submissions, the Homeless and returning Veterans.

Chair Lucky noted that the Authority's next meeting is scheduled for July 18, 2007 at the Tinton Falls Municipal Building, Tinton Falls.

Since there were no further comments or business, a motion to adjourn was made by Freeholder Burry, seconded by Mayor Chaump and unanimously adopted at 8:55p.m.

**Horseneck Point Property Owners Association
John M. Bonforte, Sr.
111 Horseneck Point Road
Oceanport, NJ 07719
johnsr@monmouthrubber.com
908-489-9090**

June 7, 2007

Mayor Lucille Chaump
Oceanport Municipal Building
222 Monmouth Blvd.
Oceanport, NJ 07757

Dear Mayor Chaump:

I am writing on behalf of the Horseneck Point Property Owners Association to respectfully request that you as Mayor along with the other elected and appointed officials of Oceanport oppose and remove the tentative plans to put a train station at the entrance of Horseneck Point. The residents of Horseneck Point are committed politically and legally to oppose any effort to locate a train station in the 400 area of Fort Monmouth. This station will effectively hold all of the residents of Horseneck Point hostage at critical periods during the day and night when trains are in the station. I am further requesting that you make our opposition known at the Fort Monmouth Economic Revitalization Planning Authority (FMERPA) meeting on June 12 by having this letter read in its entirety into the record.

Please note the following points as it relates to the greater Horseneck Point peninsula which includes the Fort Monmouth 400 area:

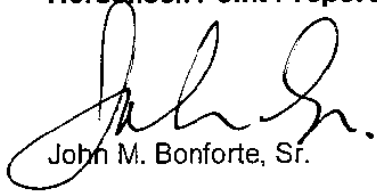
1. In their presentation, Clarke, Caton, Hintz said that the town center is in close proximity to the Little Silver Train Station. Oceanport should not assume the responsibility for a non-taxable train station because of problems that Little Silver is having with their train station. More to the point, any problem that Little Silver is having with their train station will obviously be transferred to an Oceanport train station.
2. Horseneck Point has a population of over 30 homes and 100 people.
3. The property taxes that Oceanport receives from Horseneck Point residents is in excess of three-quarters of a million dollars per year. The point is, as far as the residents of Horseneck Point are concerned, it does not make economic sense to put a train station in the 400 area on Horseneck Point which will only denigrate the quality of life and the value of real estate for all the residents of Horseneck Point.
4. The fire, health and safety issues speak for themselves. While trains are parked at the station, access will not be available either out of Horseneck Point or into Horseneck Point. Horseneck Point is a peninsula and the research that the Association has done indicates that there is nowhere in the United States where a train station literally blocks off access to a peninsula.
5. If Oceanport wants to assume the problems and responsibilities that go with a train station and help Little Silver, then a more logical place for it would be closer to the Monmouth Park Race Track where the train currently stops to pick up and deliver attendees to Monmouth Park.

6. When Clarke, Caton, Hintz first made their presentation to the residents, I asked that they include in all of the presentations a column to indicate whether a specific idea increases or decreases the quality of life for the residents of Oceanport. A train station holding the residents of Horseneck Point hostage decreases the quality of life, the value of our homes, and casts aside what is in the best interest of the tax payers of Oceanport.

As mentioned above, please read this letter in its entirety into the record at the June 12 FMERPA meeting.

Cordially,

Horseneck Point Property Owners Association



John M. Bonforte, Sr.

cc:

Governor Jon Corzine
Congressman Frank Pallone, Jr.
Senator Ellen Karcher
Assemblywomen Jennifer Beck
Assemblyman Michael J. Panter

Oceanport Council:

Ellynn M. Kahle, President	Ted Ibex
Gerald Briscione	William Johnson
Richard Gallo	Hugh P. Sharkey

Chief Gerald Bertekap, Oceanport Hook & Ladder
President Bill McNish, Port-Au-Peck Chemical Hose Co.
President Ed Ryan, Oceanport 1st Aid

FMERPA COUNCIL

Chair Dr. Robert Lucky
Vice-Chair Virginia Bauer, Secretary of Commerce
Freeholder Lillian Burry, County of Monmouth
Mayor Gerald Tarantolo, Eatontown
Mayor Peter Maclearie, Tinton Falls
Laurie Cannon
Joseph Colfer
Rosemarie Estephan
Colonel Rick Sullivan, Fort Monmouth Garrison Commander
Frank Cosentino, Executive Director

Clarke, Caton, Hintz

John P. Clarke
Michael F. Sullivan



Fort Monmouth
400 Area

Proposed Train Station

Horseneck Pt. Peninsula
30+ Homes 100+ people
\$750,000+ Property Taxes Per Year

HORSENECK POINT PROPERTY OWNER'S ASSOCIATION

Why do they come and why do they stay?



Oceanport is a community
measured by what it provides
for its citizens and by what its
citizens contribute
toward its future.



THE HORSENECK POINT PENINSULA IS THE WRONG PLACE FOR THE LITTLE SILVER TRAIN STATION

JOHN M. BONFORTE SR.
111 Horseneck Point Road
Oceanport, NJ 07757

Cell Phone: (908) 489 – 9090
Work E-Mail: johnsr@monmouthrubber.com

Home Phone: (732) 542 – 1986
Home E-Mail: jbonforte@comcast.net