

FORT MONMOUTH ECONOMIC REVITALIZATION PLANNING AUTHORITY

Minutes filed by Kathryn Verrochi as Assistant Secretary on Behalf of the Authority Members of actions taken at the Open Session of the Twenty Eighth meeting of The Fort Monmouth Economic Revitalization Planning Authority, held at the Maple Place School, 2 Maple Place, Oceanport, New Jersey 07757 at 7:00 p.m. on Wednesday, July 16, 2008.

Present:

Chairperson and Public Member Dr. Robert Lucky
Vice Chairperson and Public Member Virginia Bauer
Monmouth County Freeholder Director Lillian Burry
Eatontown Mayor Gerald Tarantolo
Oceanport Mayor Michael Mahon
Tinton Falls Mayor Peter Maclearie
Public Member Laurie Cannon
Garrison Commander COL Stephen Christian

Absent: Public Member Rosemarie Estephan had previously advised the Authority.

The meeting was called to order by Chair Lucky who led the meeting in the Pledge of Allegiance. The Open Session was convened at 7:05 p.m. in accordance with the Open Public Meetings Act.

Chair Lucky presented the Agenda for approval. Mayor Mahon moved for the approval of the agenda, Mayor Maclearie seconded the motion and the agenda was unanimously approved.

Elected Officials Comments:

Chair Lucky asked for remarks from U.S. Senator Frank Lautenberg or U.S. Senator Robert Menendez, U.S. Representative Frank Pallone or U.S. Representative Rush Holt or other Members of the Congressional Delegation or their staff members. None were offered, but Chair Lucky noted the attendance of a staff member of U.S. Representative Pallone.

Approval of Minutes:

The Minutes of the June 18, 2008 Open Session (no Executive Session was held) were moved by Vice Chair Bauer, seconded by Mayor Maclearie, and unanimously approved.

Public Comments on Agenda Items:

1. Phil Welch, Jr., Lincroft, read and provided the Board the following comments. (Exhibit A)
Freeholder Director Burry arrived at this time.
2. Tom Mahedy, Wall, gave the Board copies of *Platform of the Common Good*, advocated for the poor, for Howard Commons housing and for saving the Veterans hospital. He expressed concern for public hearing RSVP's, the public hearing at 10 a.m. on Friday, the RAB meeting without the Phase II Report, and the NOI 10 day notice for transitional housing additional information.

Chair's Report:

Chair Lucky reiterated that the Final Draft Reuse and Redevelopment Plan is posted on the FMERPA website and that it is a living document with twenty (20) years to develop. He stated the three (3) host communities are reviewing the Final Draft Plan in addition to the public giving comments, and that the upcoming Public Hearing information is on the FMERPA website. He noted the Economic Development Revitalization Study was not finished and is not an essential part, nor it is required, of the September 8, 2008 submission to the Department of Defense (DoD) and Housing and Urban Development (HUD).

Executive Director's Report:

DD Harrison thanked the FMERPA Staff, the Board, the State Advisors, the attorney team and the Garrison for all of their efforts during this process. He provided an update of activities since the last meeting:

Calendar of Events

June

- 20 - Section 106 Meeting with NJSHPO, CoE, Garrison
- 23 - Inflow and Infiltration (I&I) RFP Meeting
 - ERA - Core team Call
- 24 - FMERPA Special Public Meeting - Tinton Falls Municipal Building
- 25 - John De Back
 - ERA Working Group Meeting - Trenton
- 30 - Inflow and Infiltration (I&I) RFP Meeting

July

- 1 - Meeting with Veterans Administration re: Clinic
- 2 - Emergency Services Advisory Committee Meeting
 - FMERPA Special Public Meeting - FMERPA Offices
- 3 - JPM Meeting
 - Meeting Corporation for Supportive Housing - Alison Recca-Ryan
- 8 - Mayor Castleman Meeting
 - Social Services Advisory Committee Meeting
 - Eatontown Ad Hoc Committee Meeting
- 9 - BRAC Meeting
 - RAB Meeting
- 10 - Mayors' Meeting - JPM Report
- 11 - I&I Manhole Tour at Fort Monmouth
- 14 - Inflow and Infiltration (I&I) RFP Meeting
 - COAH Chief Counsel Meeting with Melissa Orsen - Trenton
- 15 - ERA Core Team Call
- 16 - PACH Tour for Healthcare Provider

In addition there have been 13 NOT Initial Negotiation Meetings

Upcoming Meetings

- July 21 - Public Hearing in Tinton Falls - 7:30 p.m. - Tinton Falls Municipal Building
- July 23 - Public Hearing in Oceanport - 6:30 p.m. - Maple Place School
- July 24 - Emergency Services Advisory Committee Meeting - 3:00 p.m. - Eatontown Municipal Building
- July 29 - Public Hearing in Eatontown - 6:30 p.m. - Eatontown Municipal Building
- July 30 - FMERPA Special Public Meeting - 4:00 p.m. - Eatontown Municipal Building
- August 6 - Environmental Advisory Committee Meeting – 7:00 pm. – FMERPA Offices - reschedule of July 22 meeting

Mayor Tarantolo noted the COAH Chief Counsel Meeting and expressed concerns of the three (3) Mayors needing more clarification and a clearer definition of COAH as it relates to Fort Monmouth as a region from DCA. DD Harrison stated that information will be provided in late August regarding region clarification. At the meeting, FMERPA staff and consultant Frank Banisch expressed the Mayors concerns regarding the job growth component, the buildings demolished and rebuild status, the homeless accommodation credits and housing growth share.

Vice Chair Bauer asked if there was uniformity with all regions as it related to COAH and DAG Mistry stated there is no uniformity between the five (5) regions.

Mayor Tarantolo reiterated that clearer definition was needed and that the three (3) Mayors want to be a part of the discussion directly with the State. He also noted these factors have an impact on the plan to be approved. Mayor Maclearie stated he would not support a plan without information from the State. Chair Lucky clarified that while this information was not essential to the submission, the three (3) host municipalities needed additional information, clearer definition of COAH requirements and a schedule when decisions will be

made. Vice Chair Bauer said she will coordinate with the State and the three (3) Mayors for an upcoming meeting.

Advisory Committee Chairs Reports:

Chair Lucky invited comments from the Authority Members in addition to their Chair updates. They were as follows:

- Freeholder Director Burry, Veterans Affairs, noted that regarding the Veterans Administration meetings they are moving ahead with Veterans, Retirees and Active Military concerns; that the hospital will remain open and will be enhanced; that regarding Parks, Recreation and Open Space there are some questions and some erroneous statements to be corrected in the Draft Final Plan from Faith Hahn; and that they are looking forward to the NOIs being addressed.

- Vice Chair Bauer, Commercial Industry, said regarding the ERA meetings with various State departments concerning the Economic Study that once it is complete she will coordinate meetings and as leader of the IAT, improved dialog will be coordinated between DCA and the three (3) Mayors.

- Mayor Mahon, Historical, deferred to DD Harrison who said the major purpose of the meeting was to discuss the April 11, 2008 letter from Lisa Jackson – Commissioner NJDEP.

They discussed the following: FMERPA's Concept Plan and the possible impact as it relates to the Fort Monmouth 2007 Integrated Cultural Resources Management Plan (ICRMP) and the Archeological Survey; an overview of the historic reuse addressed in the current iteration of the Draft Final Plan; zoning responsibilities and zoning overlays; the pros and cons of nominating the historic district for the National Registry; mitigation of historic buildings that might be reconfigured, buildings that might be demolished and some of the other WWII Temporary Wooden buildings; New Jersey State Historic Preservation Office (NJSHP) comments on the Fort Monmouth 2007 ICRMP and the Governments' proposed response; and NJSHP's request of further investigation of archeological concerns on the Golf Course. The following Action Items were discussed: Army CoE – develop a framework for the Programmatic Agreement with an Historic Overlay on the district; provide information regarding the mitigation of the planned reconfiguration of the Myers Center; provide information on the potential Nomination to the National Registry; address the process for transfer of historic documents; and provide Transfer of Historic Artifacts List to the NJSHP. NJSHP – consider a recommendation to transfer one of the Dymaxion Development Units (DDUs) to a museum; and reduce the area of interest for further investigation on the golf course. The next meeting will be scheduled for late July after the Programmatic Agreement Framework is sent to the Garrison.

- Mayor Tarantolo, Emergency Services, deferred to Project Manager Canterbury to give the following Shared Emergency Services update.

Shared Emergency Services Update:

PM Diane Canterbury read and provided the Board the following update. (Exhibit B)

NOI Update:

DD Harrison gave the following update relating specifically to the Homeless Assistance Submission NOIs: Progress is being made on the Homeless Assistance NOI Process. We have had thirteen (13) Initial negotiation meetings with Homeless NOI Submitter Organizations with the fourteenth (14th) and last initial meeting scheduled for tomorrow morning (we have had preliminary discussions with the fourteenth (14th)). As a result, four submitters have modified their original requests to come more in-line with the HUD requirements and the Monmouth County homeless needs assessment. One has submitted additional supporting information. As was made clear to all submitters – this is not a requirement or mandate. For example – if an NOI requested a specific building and that building is not available – the NOI does not have to be resubmitted requesting another building. We have and will propose suitable facilities based on the facilities requirements stated in the original NOI for those NOIs moving forward in the process. Follow-up meetings are being scheduled, and the Legally Binding Agreement Templates are in the process of being shared with the NOI submitters. The first draft of the LRA Application Homeless Assistance Submission (HAS), has been posted to the FMERPA website and hardcopies placed in the Eatontown, Oceanport, Tinton Falls and Monmouth County

Eastern Branch libraries. This "Draft 1" of the document is not a complete document as some of the information is considered sensitive pending our ongoing negotiations with the providers. Revised drafts of the HAS will be released at the appropriate time and will be made available prior to the Public Hearing on the entire LRA Application which is scheduled for August 15, 2008 at 10:00 a.m. in Tinton Falls. We envision weekly updates to this document throughout the public review period as the negotiations continue and comments are reviewed and incorporated. The public is encouraged to review the Homeless Assistance Submission and the Reuse and Redevelopment Plan and to provide comments to the Authority at the public hearing or, prior to the public hearing, by submitting written comments via the Authority's website at www.state.nj.us/finerpa/has_comments.shtml.

Mayor Maclearie asked when the Homeless Assistance information would be received and for further clarification of the county burden vs. the municipality burden before the August 27 meeting. DD Harrison said the information would be received before the August 15 Public Hearing and the August 27 vote on the plan.

Infrastructure System Study Update:

DD Harrison gave the following update:

We have had three (3) meetings to-date, as well as a tour of the Charles Wood Area manholes. Our goal is to develop a scope of work for an Inflow & Infiltration (I&I) Study RFP to determine the condition of the wastewater system and the source of any I&I. The purpose would be to hopefully mitigate existing I&I as well as to aid in decisions regarding the reuse of the system. The RFP Team consists of the FMERPA Executive Director and Deputy Director, Bob Grimm, STV a member of the EDAW Consultant Team, Bill Cordts from the Garrison at Fort Monmouth and engineers representing the Eatontown and Tinton Falls Sewage Authorities, and the Two Rivers Water Reclamation Authority, the current recipient of the Fort Monmouth flow and Oceanport's Authority. Proposed scope of work may include TV-ing some of the system and potentially metering at certain locations. The results of the tour and mapping exercises at the three (3) meetings have focused us on specific manholes and pipes to be included in the proposed study.

We would like to thank the Garrison, especially Bill Cordts for the cooperation and knowledge we have received throughout this process.

Item 0807-01: Authorization for Expenditure for Planning Consultant Invoice

This action is to meet the statutory requirement of Section 8(e) which provides the Authority with power to appoint, retain and employ such experts as it the Authority may require in order to fulfill its statutory purposes. Pursuant to Resolution 0802-01, the Authority determined that all invoices submitted by the Planning Consultant will be approved by the Authority prior to payment being made to the Planning Consultant. Accountant Beverlee Akerblom explained this is the fifth (5th) invoice submitted by the Planning Consultant covering the period from October 27, 2007 to April 26, 2008 representing billing and invoicing on the original contract and additional amounts approved with the first (1st) Contract Amendment totaling \$259,348.44. Mayor Tarantolo moved the resolution and Mayor Maclearie seconded it and it was unanimously approved.

Public Comments Not on Agenda:

1. Tom Mahedy, Wall, advocated for the Veterans, noted less Advisory Committee meetings, expressed concern for the Native American remains on the golf course, discussed the RAB meeting, opposes sell-off of the plan and stated he wants money from the sale of Fort Monmouth to go to the three (3) municipalities to provide housing and domestic violence permanent housing.

Chair Lucky noted that the Authority's next meetings are the Special Public Meeting scheduled for July 30, 2008 at 4:00 p.m. at the Eatontown Municipal Building, Eatontown.

Since there were no further comments or business, a motion to adjourn was made by Vice Chair Bauer, seconded by Freeholder Director Burry and unanimously adopted at 8:15 p.m.

Comments for 7/16/08 FMERPA Public Meeting

My name is Phil Welch, Jr. I'm a resident of Middletown, Co-Chair of the Monmouth County Advocacy Team and advisor to the board of New Creations in Christ.

I have been looking over the Fort Monmouth Reuse and Redevelopment Plan Final Draft. I imagine the release of this plan will be mentioned in the Executive Director's report and possibly in the Chair's report.

My overall comment is that this appears to be a comprehensive plan that required a lot of time and effort on the part of the Master Planner EDAW and its subcontractors.

However, the part of the plan of most interest to housing advocates is seriously deficient. The amount of housing, especially housing that is affordable to a broad range of our area's residents, still needs to be significantly increased.

I believe that FMERPA and EDAW should spend additional time exploring how to increase the minimal commitment to affordable housing in this master plan before it is submitted to Governor Corzine and the US Dept. of Housing and Urban Development.

As mentioned in the May 19th special meeting on affordable housing, I urge you to consider incorporating more of the following into the master plan:

1. A wide variety of types of affordable housing
2. Moderate housing densities of up to 10 units per acre
3. Extensive plans for mixed-use development
4. Emphasis on mixed-income housing.

The fiscal impacts cited in Section 8 of the Final Draft Plan are very positive in the areas of municipal services, local schools and regional schools. The good news is that the dire predictions regarding the economics of households with school age children appear to be unfounded.

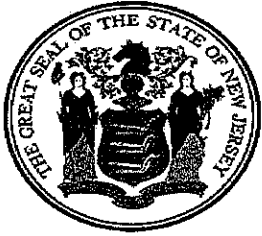
We now hear that transportation and other infrastructure limits are reasons for capping housing at 1,500 units. These should only be temporary constraints that can and must be dealt with in the 10- and 20-year plans.

The Monmouth A-Team and its affiliates, including non-profit developers and community development organizations, continue to offer to work with FMERPA and its advisory committees to move closer to the goal of 1,500 affordable housing units at the Fort over the next 5-10 years. This goal is much more realistic and also consistent with the growth shares of the three adjacent towns and the Fort property.

Unfortunately, the public has been denied the opportunity to work with advisory committee that the authority specifically set up to deal with housing in general and affordable housing specifically. This is a serious deficiency that has the potential to jeopardize all of the hard work of the master Planner and the other advisory committees.

There is still time to take full advantage of this opportunity to show the rest of the county, the state and the nation that we take seriously our responsibility to provide safe, decent, affordable housing to all of our residents, including veterans, seniors, the disabled and disadvantaged, as well as workers, families with children and persons presently without housing.

Thank you!



Fort Monmouth Economic Revitalization Planning Authority

Shared Emergency Services Feasibility Study and Recommendation

*Presented to:
FMERPA Board Members
16 Jul 08*

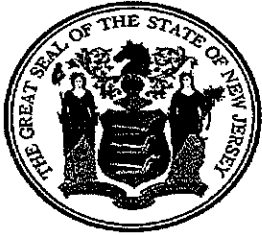
16JUL08

Presented by: Diane Canterbury



- Background
- Overview
- Accomplishments by Task
 - Task #1 Court System
 - Task #2 Police/OEM
 - Task #3 Fire/First Aid
 - Task #4 Nearby Towns
- Path Forward
- Closing Remarks

16JUL08



Background

Information Sharing



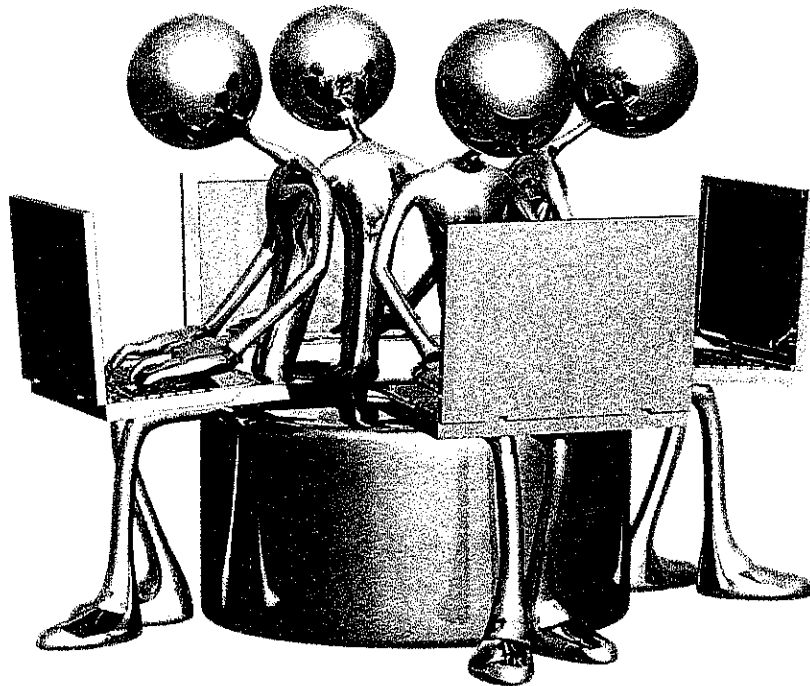
- Jersey Professional Management (“JPM”) was awarded the Shared Emergency Services Feasibility Study RFP on 01May08. The contract is a six month effort effective from 16Apr08 through 16Oct08. The Final Recommendation is due on 16Jul08.
- Draft Task Reports received 27May08
- Final Task Reports received 07Jul08
- Study Recommendations received
- Invoices received from JPM are evaluated on the merits of JPMs performance.

16JUL08



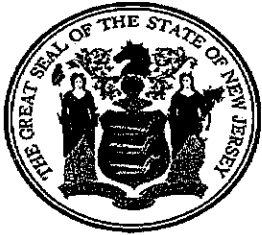
Overview

Work Effort Synopsis



- The overall effort has gone smooth while maintaining a tight schedule for the Final Recommendation.
- There were many on-site and off-site activities that included bi-weekly meetings/reports, analysis, compilation, and integration of data, and status and discussion at the Emergency Services Advisory Committee. Open Communication and participation from all stakeholders was encouraged throughout the effort and beyond.
- There is more detailed analysis and work ahead as we fine tune the recommendation for the implementation phase.
- We have paid to date \$71,400.00 of the \$174,800.00.

16JUL08



Accomplishments

for

Task # 1: Court Systems

- JPM submitted weekly and bi-weekly reports – they have been reviewed and found to be satisfactory
- **There have been five physical site visits/tours/interviews with Judges and Court personnel w/ multiple telephonic interviews/follow-ups**
- Receipt and Review of Task #1 Draft Report
- Receipt and Review of Task #1 Final Report
- Receipt and distribution of Final Recommendation



Accomplishments

for

Task # 2: Police/OEM

- JPM submitted weekly and bi-weekly reports – they have been reviewed and found to be satisfactory
- **There have been thirteen physical site visits/tours/interviews with Police and OEM personnel w/ multiple telephonic interviews/follow-ups**
- Receipt and Review of Task #2 Draft Report
- Receipt and Review of Task #2 Final Report's (two separate documents; Police & OEM)
- Receipt and distribution of Final Recommendation

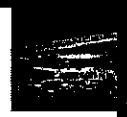


Accomplishments

for

Task # 3: Fire/EMS

- JPM submitted weekly and bi-weekly reports – they have been reviewed and found to be satisfactory
- **There have been nine physical site visits/tours/interviews with Fire and EMS personnel w/ multiple telephonic interviews/follow-ups**
- Receipt and Review of Task #3 Draft Report
- Receipt and Review of Task #3 Final Report's (two separate documents; Fire & EMS)
- Receipt and distribution of Final Recommendation



Accomplishments

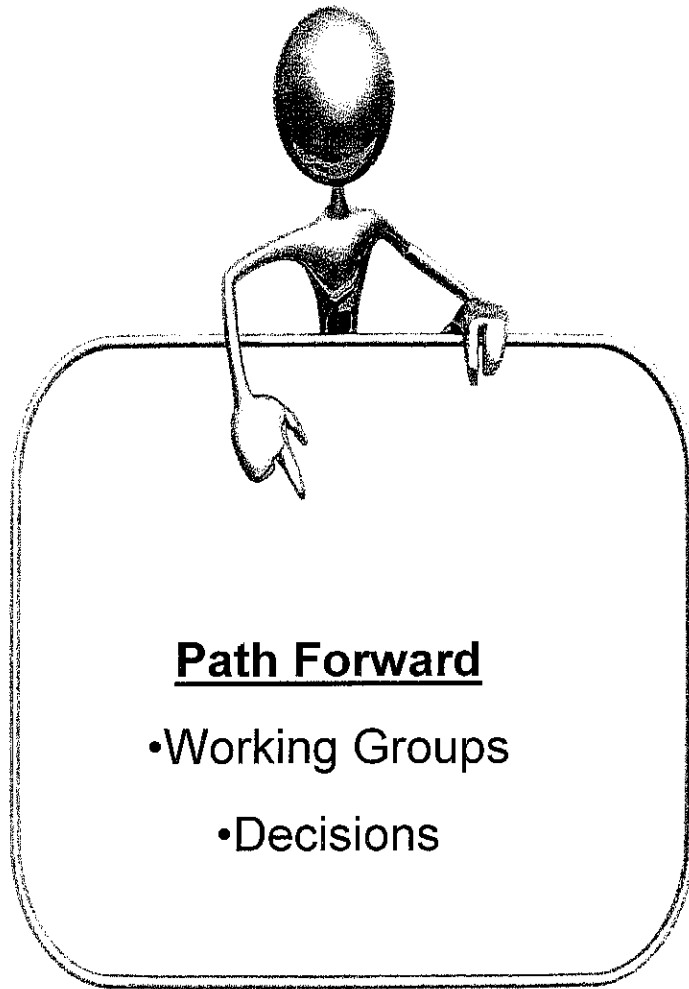
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Task # 4: Nearby Towns

- JPM submitted weekly and bi-weekly reports-- they have been reviewed and found to be satisfactory
- **There have been eleven physical site visits/tours/interviews with nearby towns Mayors, Court, Police/OEM, Fire/EMS personnel w/ multiple telephonic interviews/follow-ups**
- Receipt and Review of Task #4 Draft Report
- Receipt and Review of Task #4 Final Report
- Receipt and distribution of Final Recommendation



16JUL08

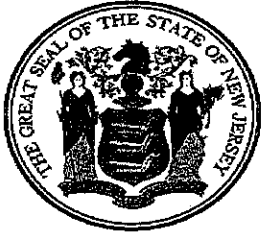


Path Forward

- Working Groups
- Decisions

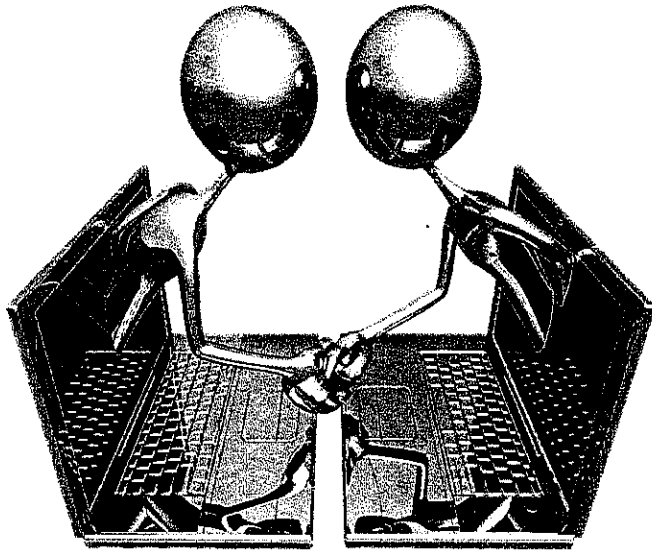
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- Actions via FMERPA, Emergency Services Advisory Committee, and Key Stakeholders
 - 24Jul08 Working Group Meeting during Emergency Services Advisory Committee ("ESAC") to address/discuss recommendations via the Final Report and/or Final Recommendation
 - Continue discussions at ESAC's and provide report at Board meetings
 - Will be scheduling Bi-weekly Working Group meetings per Task Area through 16Oct08
 - Provide recommendation to FMERPA Board
- Actions via Jersey Professional Management
 - Attend 24Jul08 ESAC Working Group Meeting where JPM will provide a high level presentation on recommendations that they provided in the Final Report and/or Final Recommendation and address/respond to input/comments via members (key stakeholders)
 - Attend and participate in follow-on Working Group meetings, as requested and required



Closing Remarks

- Accomplishments
- Agreement & Decision Phase



- Anticipate detailed discussions at the 24Jul08 ESAC initial Working Group meeting; it is understood that no decisions have been made.
 - This is an on-going effort where decisions will be agreed upon by municipalities and constituents (ESAC members/key stakeholders).
- Expression of appreciation goes out to all stakeholder participants for their past, present, and continued efforts for this endeavor. Their time, input, cooperation, and expertise are valued and praised.

16JUL08