

## **FORT MONMOUTH ECONOMIC REVITALIZATION PLANNING AUTHORITY**

Minutes filed by Jeanne Gannon on behalf of the Authority Members of actions taken at the Fourth Special Public Meeting of the Fort Monmouth Economic Revitalization Planning Authority, held at the Eatontown Municipal Building, 47 Broad Street, Eatontown, NJ 07724 at 4:00 p.m. on Wednesday, July 30, 2008.

### **Present:**

Vice Chairperson Virginia Bauer  
Monmouth County Freeholder Director Lillian Burry  
Public Member Rosemarie Estephan (by telephone)  
Eatontown Mayor Gerald Tarantolo  
Oceanport Mayor Michael Mahon  
Garrison Commander Col. Stephen Christian

Absent: Chairperson Robert Lucky, Public Member Laurie Cannon and Tinton Falls Mayor Peter Maclearie had previously advised the Authority.

The meeting was called to order by Acting Chair Virginia Bauer who led the meeting in the Pledge of Allegiance. The Open Session was convened at 4:10 p.m. in accordance with the Open Public Meetings Act.

### **Elected Officials Comments:**

Acting Chair Bauer 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. No remark was offered, but Acting Chair Bauer noted the attendance of a staff member of U.S. Representative Rush Holt.

Acting Chair Bauer presented the Agenda for approval. Mayor Tarantolo moved for the approval of the agenda, Mayor Mahon seconded the motion and the agenda was unanimously approved.

### **Public Comments on Agenda Items:**

1. Linda Zucaro, Tinton Falls, asked Deputy Director Rick Harrison about a statement he had made at the Oceanport Public Hearing regarding the number of homeless coming to Oceanport when he said that provisions would be made to meet the homeless McKinney-Vento provisions off the base.

DD Harrison responded that he was talking about potential accommodations and that no school-age children will be expected as a result of the homeless accommodations being considered for Oceanport.

2. Phil Welch, Lincroft, NJ, expressed concern about having the developer be responsible for building affordable housing as they may not give it the high priority that a homeless provider would.

Deputy Attorney General Kavin Mistry said that developers would have to agree to build affordable housing in order to complete the sale. He added that Phil Welch's concern is a valid one and one that the Authority has been dealing with. DD Harrison stated that the homeless units will be integrated into the dwelling units that developers will build.

### **Chair's Report:**

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

- Freeholder Director Burry, Veterans Affairs, reported that a Freeholder who attended the Oceanport meeting returned with negative comments. Even though filling the vacant Labor position is the Governor's responsibility, the Freeholder questioned why it was vacant. COAH obligations topped the list of concerns.

- Freeholder Director Burry also stated that the request for open space was overlooked in the final draft. Jack Donnelly took this information and made a point of stating such. Faith Hahn has requested a meeting with the three individual participating towns to go over the final decisions that had been made out of committee. Ms. Hahn's appointment with Eatontown is scheduled for August 6 and either August 4 or 7 with Oceanport.

- Acting Chair Bauer, Commercial Industry, asked Executive Director Frank Cosentino to coordinate a meeting with ERA on behalf of her Committee since ERA should be coming close to completing the economic study.

- Mayor Tarantolo, Emergency Services, stated that FMERPA Project Manager Diane Canterbury will give an update on the Emergency Services report from Jersey Professional Management (JPM).

- Public Member Estephan, Social Services, reported that her committee is still going through the evaluations.

### **ED Report:**

ED Cosentino said that this will be the third Board meeting and there have been three (3) public meetings since July 1, all of which has been necessary to get the word out and, equally, if not more important, to get the public's input on a continuing and broader basis. EDAW will identify the NOIs and PBCs in the plan as to status and location.

#### July 21, 2008 Tinton Falls:

The hearing in Tinton Falls commenced at 7:30 p.m. and was attended by approximately 45 residents and interested non-residents. Questions and comments were offered by 14 attendees with some making several trips to the microphone. Concerns expressed centered around several areas which were in no particular order:

- School age children and the impact on schools
- Potential of the CSX rail line conversion to commuter
- Ongoing mitigation of environmental issues
- Adequacy of affordable housing
- Generation of jobs, especially given current economy
- Improvement of roadways not contiguous to Fort (Sycamore)
- Vacancy rates vs. Development plans
- Infrastructure concerns (sewer)
- Impact/uncertainty of COAH rules
- Retention of Fire Training and other public facilities

The hearing ended at 9:39 p.m.

#### July 23, 2008 Oceanport:

The hearing in Oceanport at the Maple Place School started at 6:30 p.m. and was attended by 65 residents and interested non-residents. Questions and comments were offered by 14 of the attendees, several of whom returned to the microphone two or more times. The primary concerns addressed dealt with the following:

- Shared Emergency Services study recommendations (police, courts, fire/first aid)
- Validity/credibility of certain fiscal data
- Impact of school age children on capacity
- Environmental cleanup responsibility
- COAH impact uncertainty
- Concern for density of homeless accommodations
- Roadway improvements, both internal and external
- Sewer capacity and infiltration
- Nature of prospective employers/tenants
- Overload of affordable units

The hearing concluded at 8:25 p.m.

The public hearing was immediately followed by a special Planning Board meeting specifically for the purpose of adopting a resolution that will articulate the Planning Board's comments on the Draft Plan. Their review comments were passed and will be incorporated into the official review to FMERPA within the 45-day period. A special Council Meeting immediately followed the Planning Board meeting for the same purpose. The public did not favor passing the Plan at the present time, so the Council took no action and will reconsider the topic at the next public meeting. Committee will be submitting their comments on August 8 or 11. ED Cosentino stated that any advance submittals within the 45-day period prior to the August 14 deadline would be greatly appreciated.

Mayor Mahon added all the comments from the Planning Board and Council will be reviewed by the Oceanport clerk, who will streamline them, strip the duplicates and make them concise and clear.

#### July 29, 2008 Eatontown:

The hearing in Eatontown commenced at 6:35 p.m. and was attended by 83 residents and interested non-residents. Questions and comments were offered by 25 attendees with several coming back with additional questions and comments. Concerns expressed centered around several areas:

- The timing and availability of jobs
- Traffic and roadway improvements on neighborhood streets
- Environmental cleanup responsibility
- COAH regulations uncertainty
- Incentives to attract business
- Need for more public transportation
- Who shoulders costs for various improvements
- Impact of school age children
- Status of medical facility

The hearing concluded at 9:40 p.m.

Mayor Tarantolo observed that the Authority is bound by both the Federal Government and State Government, and, therefore, some issues are beyond its control. The legislation that created the redevelopment authority does not allow the municipalities to reject the plan outright, it only provides the towns the ability to comment.

In regard to the Patterson Army Health Clinic, ED Cosentino said that there are a couple of private entities interested in working with the Veterans Administration to ensure the availability of a clinic for veterans, retirees, and active duty in the area. One entity stated that they can reuse the current building, while another entity stated that they would probably want to tear down the PAHC and build a state-of-the-art facility.

ED Cosentino said that the ERA report and the financial report should be available to the working group during the week of August 11. At the end of that week, on August 15, DD Harrison will conduct the Fourth Public Hearing in Tinton Falls on the HUD Application. At the August 20<sup>th</sup> Board meeting, the Authority will advise the Board as to the comments received from the individual communities. On August 27<sup>th</sup>, the Board will make a final evaluation and vote.

#### **Homeless Assistance Notice of Interest (NOI) Update:**

DD Harrison gave the following report:

Homeless Assistance NOIs: Progress is being made on the NOI negotiations. Four (4) Legally Binding Agreements (LBAs) will accommodate 9 of the 14 NOIs submitted. The LBA for the Permanent Supportive Housing Bank will accommodate 6 NOIs. For the Permanent Supportive Housing Bank, the property will transfer to one organization that will operate the bank and the other five organizations will have exclusive rights of referral for access to the accommodations conveyed. All of these organizations

will be signatories to the Permanent Supportive Housing Bank LBA. The Authority has tentative approval of two LBAs and the other two are being drafted.

The Bank will address three (3) specific needs of the County Continuum of Care requested in the NOIs and will consist of:

1. A component of single family units consisting of 1, 2, and 3, bedrooms, for use by homeless persons that may be mentally, developmentally, physically disabled or substance abusers. These units would be scattered and allocated from the current housing stock provided in the plan. These units would involve leases to the actual homeless clients under a services agreement with the support services organization referring the client.
2. A Single Room Occupancy (SRO) Assisted Living Facility for those homeless that cannot function independently on their own. This facility will have 16 – 20 bedroom units and have a common dining room and kitchen. This SRO will be leased by the bank to one SRO organization that will configure the building and operate the SRO and allocate units to the other participating organizations.
3. A component of single family units consisting of 1, 2, 3, and 4 bedrooms, for use by homeless and chronically homeless families. These units will be made available to local shelters and transitional housing facilities, including the organizations accommodated on Fort Monmouth on an exclusive right of referral basis.

Next steps for the Bank will be the announcement of the Bank administrator organization and meetings between the Bank administrator and the Bank participants to finalize those arrangements. Many positive comments from the NOI submitters regarding the proposed Bank organization and structure have been received.

Five NOIs will not be recommended. These organizations have been told of this in meetings and conference calls, and letters will be going out to these organizations shortly.

**PBC NOI Update:**

A number of requests in the PBC NOIs have been incorporated into the plan. ED Cosentino, DD Harrison and representatives of the consulting team will be developing a new section of the plan to address the mapping of the requests that are accommodated in the plan for ease of reference.

Mayor Tarantolo, who liked the homeless bank concept, asked how the housing bank will be handled administratively. DD Harrison replied there will be one legally binding agreement to transfer a property to the bank to an organization. The others will sign the LBA in recognition of how they will be allocated their units under an exclusive right of referral.

Freeholder Director Burry asked whether the candidate Bank administrator's performance was investigated, DD Harrison replied that this has been done. He added that the candidate currently fills a role of permanent supportive housing bank, that they have submitted audited financial statements. The Authority has visited their location as well as housing units provided to homeless.

The three NOIs that requested SRO facilities all requested the same building that is not in the plan. The decision was made to give the three (3) NOIs a building that all three can make use of. The building can be configured for 16 to 20 bedrooms along with a kitchen and dining facility. In response to a question regarding the distribution among the various municipalities, there will be the SRO and the rest will be scattered throughout the planned development.

Mayor Tarantolo asked what other sources of information are used in addition to the existing homeless facilities audit. DD Harrison answered that County point-in-time surveys as well as a third party ad hoc survey were used. Mayor Tarantolo added that the report is lacking since several facilities in Eatontown are not reflected in that report. DD Harrison said that the County is certain that their records are correct, but they acknowledge that there is one location that takes in a lot of homeless, but it is not a registered as a shelter, it is a motel.

**Inflow & Infiltration (I&I) Study RFP Update:**

ED Cosentino and municipal engineers from the three host communities met on June 23, June 30, July 14 and July 28 to identify the I&I condition, the inflow of storm water into the system. The purpose of the study is to identify inflow so that TRWRA can better understand the capacity capabilities and improve the overall planning. The engineers participated in a July 11 tour of the Charles Wood Area inspecting manholes. A similar inspection tour of the Main Post will take place on August 19.

**Shared Emergency Services Update:**

Project Manager Diane Canterbury gave the following update:

- 24Jul08 ESAC JPM presented Recommendations
  - Oceanport implied no further participation
  - Oceanport Mayor confirmed that OP will not participate until a complete review is accomplished via governing body and will provide status – no time frame was provided.
- ESAC Working Group Purpose
  - Come prepared to discuss Recommendations in detail
  - Come prepared to brainstorm shared emergency services alternatives that may not have been addressed in the Final Recommendation/Report
  - Identify and provide listing of Ft Monmouth Personal Property that could be of use to your organization
  - JPM representation avail to validate recommendations
  - Working Group Schedule

<b>Date</b>	<b>Topic</b>	<b>Associated Task Number(s)</b>
07Aug08	Court Services	1&4
21Aug08	Police	2&4
04Sep08	OEM	2&4
18Sep08	Fire	3&4
02Oct08	First Aid/EMS	3&4
16Oct08	Go-Backs & Last Discussion w/ JPM	1-4

- 15Aug08 Little Silver Inclusion in Final Recommendation and Final Report under Task 4. All corrections via ESAC members/participants will also be included. Post 15Aug08 provide to Governors Office, County, and Host Communities; it will also be posted on the FMERPA Website’s Document Library.
- \$106,500.00 of the \$174,800.00 for the study has been paid to date.

**Public Comments Not on the Agenda:**

1. Linda Zucaro, Tinton Falls, asked DD Harrison for more details on the process of the NOI summarization regarding the sale of property and cash and locating off base. Since negotiations have not yet been finalized, DD Harrison said that he cannot report on the status.
2. Steven Hildner, Congressman Rush Holt’s Office, is working with the situation at Earle Naval Base where some housing units will be privatized. These units could possibly bring in 300-1200 people which would impact the school district. Ft. Monmouth will have more housing than that, so the impact could be greater than that of Earle’s.

Regarding Shared Emergency Services, Mr. Hildner had spoken to two Oceanport residents who believed that their municipality will bear a disproportionately higher cost than Eatontown and Tinton Falls. He asked that the survey address this concern.

The next Board meeting is currently scheduled for August 20 at Tinton Falls. Since there were no further comments or business, a motion to adjourn was made by Freeholder Director Burry, seconded by Mayor Mahon, and unanimously approved at 5:28 p.m.