

## 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 Sixth Special Public Meeting of the Fort Monmouth Economic Revitalization Planning Authority, held at the Tinton Falls Municipal Building, 556 Tinton Avenue, Tinton Falls, New Jersey 07724 at 7:00 p.m. on Wednesday, September 3, 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  
Public Member Rosemarie Estephan  
Garrison Commander COL Stephen Christian

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 Tarantolo moved for the approval of the agenda, Freeholder Director Burry seconded the motion and the agenda was unanimously approved.

### **Authority Members Comments:**

Chair Lucky invited comments from the Authority Members. Mayor Maclearie asked for a conditional vote on the plan. He suggested including Commissioner Doria's commitment that COAH provided to the Board. Chair Lucky said a conditional vote is difficult as we have to submit the plan. DAG Mistry referred the question if the Federal government would accept a conditional vote to BRAC Special Counsel Wanda Monahan. Ms. Monahan stated, in her opinion, the Federal government would not accept a conditional vote regarding the submittal of the plan.

### **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.

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

1. Linda Zucaro, Tinton Falls, Monmouth A-Team, stated the great need for affordable housing in Monmouth County, as voiced in the past few months, and an unparalleled opportunity for affordable housing at Fort Monmouth; clarified wanting more housing that is affordable for those who want to live and work in Monmouth County; and said it includes COAH but also habitat-type housing, and housing for sale or rent at lower than market rate. She asked the Board to take all into consideration before casting their vote.
2. John Schiels, Eatontown Council, expressed concern with the appearance of rushing for plan approval without complete facts and criteria especially regarding COAH; stated over the past three years the municipalities have been cooperative with the fact-finding and overall plan review; and noted Eatontown residents and some Council members have expressed concern regarding COAH and do not support the plan without full disclosure. He questioned why the Memorandum of

Understanding (MOU) to FMERPA has not been discussed publicly with the municipalities; noted the deadline was known; and said without the facts and criteria especially on affordable housing, it is a disservice to the residents to vote for approval tonight.

3. Bill Nordahl, Long Branch, advocated for 1500 affordable houses in the plan; stated the housing need was shown at the public hearing; asked if the Board read the transcripts; and asked for a vote against the plan unless 1500 affordable houses develop over the next 5 to 10 years.
4. Gary Baldwin, Tinton Falls Council, expressed disappointment with the non-support of Mayor Maclearie's 30-day extension request at last week's meeting; complimented the draft of the plan and EDAW's great job working with the Planning Board, the Mayor and the Council; stated his objection to the plan is the indefinite COAH obligations and the data used to project the impacts on the school systems; believes the data is inaccurate; and wants a binding memorandum and better assurance from Trenton. He noted every Council member stands behind Mayor Maclearie who will present a formal Council resolution indicating lack of approval for the plan and submittal.
5. Peter Karavities, Tinton Falls Board of Education, questioned if the Board checked the Tinton Falls numbers this week since it was mentioned at the meeting last week; asked for consideration of COAH Round 3 obligation and the impact on the schools; stated taxes will increase based on mandates imposed on the school systems; said municipalities need money for school systems; asked that before the vote, the COAH obligation be understood; and thanked Mayor Maclearie for the resolution passed last night.
6. Ed Miller, Oceanport, expressed concern with COAH and the assignment of homeless and affordable housing units stating it creates a burden on taxpayers. He said the number of students projected in the plan is underestimated and, based on his formula of ½ to 2 children per single-family house and ¾ to 1 per condominium/townhouse, Oceanport will have 400 to 500 school-age children.
7. Beth Sidlow, Eatontown, asked the Board to vote against the plan unless 1500 affordable housing units are included in the plan and to consider an extension; questioned HAS; and stated she wants more transient and transitional housing.
8. Kevin Walsh, Fair Share Housing Center, asked the Board not to approve the plan tonight and for more affordable housing. He explained Fair Share Housing Center's role and referenced the NJ Meadowlands Commission where he spoke of affordable housing tensions not being addressed in a State fearful of school costs. Mr. Walsh discussed the case and said if the plan is approved tonight it may be heading in the same direction. He expressed his concern for having a plan without addressing affordable housing since the COAH obligation is unknown. He commented on Commissioner Doria's letter, the COAH Board, State mandates, and noted the statewide obligation of 115,000 affordable housing units from now until 2018. Mr. Walsh urged the Board not to vote on the plan and to address the affordable housing tensions or vote against the plan. He asked if the plan is adopted under State Administrative Procedures Act and what is the legal basis for not asking for an extension.
9. Peter Karavities, Tinton Falls Board of Education, discussed school-age children; commented on Tinton Falls' 4% cap on taxes; noted programs have been cut; and stated 1500 units of affordable housing would crowd schools and burden taxpayers.
10. Joan Leonard, Oceanport, noted her disapproval of the plan; stated the COAH obligation is unknown; said the homeless population is the biggest burden in Oceanport; and stated this is a County and State problem that needs to be addressed financially to augment Oceanport.
11. Tom Mahedy, Manasquan, said the municipalities should receive money from the sale of Fort Monmouth property; noted problems with the school system; stated the coffin on his car represents the casualties and collateral damage of the plan; and asked for a no vote on the plan. He handed out to the Board and read the following. (Exhibit A)
12. Ben Forrest, Red Bank, Monmouth County Friends of Clearwater, expressed concern with the plan but believes it should be approved as he does not want the Army to take over the land; appreciated including the community in the process; said the Army and FMERPA are looking at underground

storage tanks and landfills; noted as an Environmental Advisory Committee member, he is optimistic that a positive way of handling these concerns will be accomplished as the Army is responsible; is appreciative of the green acres and the incubator center of technologies in the plan; and supports various forms of housing.

13. Carl Sohl, Eatontown Council, voiced concern with the COAH commitment from the State; noted more people live in apartments than in homes; said Eatontown received no credits because it occurred prior to credits being given; and hoped for a no vote on the plan as the State needs to give a firm number.

Chair Lucky noted the problem faced and the unique opportunity for the area to create a new community that benefits all. He stated all worked hard; the plan has over 40% open space and parks; the creation of a live, work and play community exists; and the plan is one to be proud of. Both sides of affordable housing have been heard and at every meeting the advocates have requested 1500 units. He said Fort Monmouth is 2 square miles which is 1/300 of Monmouth County. Using the same ratio, 1500 affordable housing units at Fort Monmouth would equate to ½ million in Monmouth County, which is imbalanced. The issue is not the need for affordable housing but how much, where, who pays, and what is the impact? There is an obligation to serve everyone and particularly the three host communities. A mixture of housing at every level is the goal.

Chair Lucky asked for the COAH requirements of the surrounding communities. ED Cosentino said the obligation of Round 3C to these communities is ~2371. If you go out 5 miles, the number doubles; 10 miles, the number triples. These obligations are not part of Fort Monmouth. He stated no one on the Board, the Staff or anyone associated with the efforts has had the slightest of negative intentions regarding affordable housing. All know it is necessary but it has to be in balance. He reiterated that we do have a plan that has been vetted carefully over the past two years. The plan is balanced and is a framework to move forward with much flexibility built in. This Board or its successors will work in the future with the communities so there are no surprises as there have not been to date.

Vice Chair Bauer echoed ED Cosentino's comments. The big picture is being lost. If we do not take advantage of the opportunity to submit the plan, we will lose the opportunity to decide what happens in the community. The plan is a work-in-progress, not an absolute, but a framework from which to work. Regarding the State, which has been a cooperative partner, the Commissioner of the Department of Community Affairs (DCA), who chairs the COAH board, has given a written commitment that he'll work with us and has given a framework of the areas of concern. This is an ongoing relationship. Vice Chair Bauer met with the Governor today and has his commitment. At this juncture, there is nothing more concrete to expect. Vice Chair Bauer does not want the DoD to make the decision as FMERPA already has had two extensions.

Mayor Tarantolo responded to individual comments regarding Eatontown. He understands the frustration and has addressed the plan with the Eatontown Ad Hoc Committee. EDAW made presentations to the Planning Board, the Council and the Ad Hoc Committee whose comments reflect the comments heard today. He is aware of the COAH issues but believes if we wait for COAH it may take a year. The comments from Commissioner Doria and the Executive Director of COAH reflect issues being addressed and they understand our plight. Asking for synchronization with our 20-year plan build-out is needed. Mayor Tarantolo believes in affordable housing but noted developer interest may be at risk if the plan is not balanced. He reiterated meeting with COAH last February/March to discuss treating Fort Monmouth as a region; noted Eatontown addressing COAH as it presently exists; and will address COAH requirements for Fort Monmouth when known. He stated there is an obvious impact on schools and has voiced, on record, to implement the plan on a regional basis. This includes shared ratables, shared revenues as a mechanism to pay for new schools, exploring emergency services, and public works. He said the plan is lost in minutia, approving the plan is the first step in the process and hope all are in accord.

Freeholder Director Burry wanted to address the speakers' questions. Who pays for new schools? How

will the municipalities control escalating taxes? Will fair share of COAH be equitable? Why can't we hold the vote for 30 days? She agrees the homeless requirements should be spread throughout the County and noted the public deserves answers to the unanswered questions.

Public Member Estephan said the Board and the Staff all worked hard on the plan noting it is not perfect but a good framework. Regarding affordable housing, the Social Services Advisory Committee (SSAC) is still meeting. They are working on self-help housing which is affordable but not a burden on the municipalities. She stated the Mayors are working on that too. The issues are being addressed. The plan is a framework that will change and she agrees to move forward with the plan.

Public Member Cannon stated the plan is flexible not set in stone. She expressed concern with the school systems but believes we need to move forward as no one else should work the land. We already have had two extensions. It is a good plan with a framework that can make palatable changes for all when going forward.

Mayor Maclearie presented the following resolution entitled 'Resolution – Indicating Lack of Approval for Fort Monmouth Reuse and Redevelopment Plan and HAS into record. (Exhibit B) Mayor Tarantolo, Vice Chair Bauer and he have been working on the plan for over three years and have made a lot of progress. He voiced displeasure with the process, the lack of support from COAH, and stated the plan has good vision but COAH changed the rules during the process. Last February/March, the school issue was addressed on the record, the school-age children numbers were not resolved or reconciled and the result is a burden on the communities. The concern with COAH numbers is anything over and above burdens the communities. Mayor Maclearie committed to the BoE, the Planning Board and the Council that he will not support the plan without a firm commitment from Trenton and asked for a 30-day extension to put firm numbers in the plan. He applauds ED Cosentino, EDAW and all who worked on the plan but cannot support the plan regarding COAH.

Vice Chair Bauer reiterated the risk of not getting the extension and stated the big picture is getting lost. If we lose the opportunity to make the plan work with COAH, someone else will have the opportunity to redevelop Fort Monmouth and this is a risk she is not willing to take. Mayor Maclearie stated having not heard of another federal property being turned over; and not working with the locals to solve the problems. He noted hearing about risks but not hearing of another Fort where they've gone counter to a submitted plan. Mayor Maclearie referenced a gentleman who came up and stated there was an LRA who did not have a plan in time and he reiterated asking for a 30-day extension to go forward. Chair Lucky said it is a risk not just with the Army and the federal government but also with the State. The Army will sell the property and control what happens to the land.

Mayor Mahon thanked Chair Lucky for earlier comments and believes most people in the audience appreciate the efforts put forth by COAH. He also appreciates and applauds the FMERPA staff, the COAH staff, the Office of the Governor, particularly Jack Donnelly, ED Cosentino and Freeholder Director Burry for bringing forward the most recent and final document on the treatment of COAH with Fort Monmouth. He thanked the Board for last week giving additional time to work out the issues. Mayor Mahon supports regional land use planning but does not support the regional concept. That model lends itself more easily to Fort Monmouth as its own community rather than pieces of the three communities. He appreciates comments from the Board who've worked diligently the past few years and said the comments mirror discussions before the Oceanport Council. Despite efforts and considerable discussions before the public, the Council continues to have reservations and have voted unanimously twice in support of a resolution to vote no on the plan tonight. For a variety of reasons, such as COAH, the homeless accommodations, the economic feasibility of the plan and school-age children, he will have to vote no.

COL Christian stated good issues raised tonight. Not speaking on behalf of all DoD, he believes that no plan initially written goes unchanged before it is finally executed. It may possibly be modified over time to suit any additional requirements or needs by the local communities accepted by DoD. He applauds EDAW, the Authority and the Staff for their hard work on the detailed plan; and suggests the plan be implemented and executed rapidly, the transition synchronized with the Fort closing, and the revitalizing

of the economy.

Chair Lucky asked John Leigh, OEA, if plans are accepted and implemented with flexibility. Mr. Leigh responded the plan is flexible presenting to DoD as your objective for property can change over time. He suggested that we comply with the process and submit the plan to DoA. Having worked with Fort Devens, he said their original plan changed over time substantially from what is there now and they complied with the process.

Chair Lucky asked Frank Banisch, Banisch & Associates, Inc., what can be expected regarding the MOU. Mr. Banisch stated the Governor's office made it clear that a top priority is the rapid recovery of Fort Monmouth. He will be working with the COAH staff on the evolution of the MOU in the next month or so. In the past few weeks, he has never seen this quick movement in State government or the ability to identify issues at the local level. A-500 states special regional treatment regarding affordable housing. The path forward is one all can believe in.

Chair Lucky asked DD Harrison to comment on the school-age children and the fairness of the homeless accommodations in the three communities. DD Harrison reported that he has a memo from ERA that fully explains and reconciles the Tinton Falls demographer numbers with the ERA projected numbers and is satisfied that ERAs numbers are correct. He reported that the Executive County Superintendent's office had cleared the Early Childhood Development Center (EDC) for use by Tinton Falls. The County Executive Superintendent herself will be touring the facility to reconfirm this. Regarding the homeless accommodations – These accommodations are necessary to accommodate BRAC law. The homeless population to be accommodated is the Monmouth County Continuum of Care. A lot of data has been collected and analyzed resulting in an assessment of homeless needs within Monmouth County. These needs were mapped to the fourteen (14) Notices of Interest (NOIs) from homeless providers and nine (9) NOIs were recommended for accommodation. Conveyances are recommended for the following: a Monmouth County Emergency Shelter, already an existing shelter, for single adults; Family Promise for a day center, not housing, for homeless families including fathers; a single room occupancy assisted living facility to provide permanent supportive housing for clients unable to live independently; and forty (40) units of single family permanent supportive housing. No school-age children will be generated by the Emergency Shelter or Family Promise. Children in Family Promise will be bussed back to the schools they already attend. The largest need in Monmouth County is for Permanent Supportive Housing. There are two kinds, Single Family Units for those who can live independently with monitoring once or twice a week and Single Room Occupancy (SRO) for those who cannot live on their own. SRO is similar to assisted living with common dining and kitchen facilities. This facility will not generate school-age children since it is not a family facility. The plan is for 16 bedroom units in one building generating 1.25 per bedroom equaling 20 COAH credits. The other facilities are scattered throughout Tinton Falls and Eatontown which each will receive 20 units. These units will have multiple bedroom sizes and school-age children could be generated however, the school-age children generated would be less than the school-age children generated were these market rate units. These units are currently in the plan as market rate.

Mayor Maclearie moved a motion for the Board to seek a 30-day extension to wait for the COAH numbers and the proposed amendment to include all that was outlined in the Commissioner Doria draft MOU. Mayor Tarantolo reiterated the interval of the plan 2028 instead of 2018 for COAH Three. Vice Chair Bauer reiterated that our legal counsel advised us that a conditional vote may not be approved by DoD. Mayor Maclearie stated the plan will include very specific numbers and if COAH numbers change, the plan will change. Chair Lucky noted no one seconded the motion for a 30-day extension of the plan submittal.

**Item 0808-01: Approval of Fort Monmouth Reuse and Redevelopment Plan and Homeless Assistance Submission and Authorization to Submit to the Departments of Defense and Housing and Urban Development**

This action is in furtherance of the authorized purposes of the Authority as set forth in the Fort Monmouth Economic Revitalization Planning Authority Act, as amended, and pursuant to the Act

authorizes the Authority to assist in the reuse and redevelopment planning of Fort Monmouth, to the benefit of the affected communities, Monmouth County, the Fort Monmouth Region and the State of New Jersey (the "State") by approving and adopting a comprehensive conversion and revitalization plan for Fort Monmouth.

Vice Chair Bauer moved the resolution and Freeholder Director Burry seconded it.

Mayor Tarantolo stated more critical than anything is to forfeit our right to prepare the plan for Fort Monmouth reuse. He does not believe a 30-day interval for COAH will happen and we have to move forward.

Freeholder Director Burry stated her vote is predicated on two major points. The first is that Trenton, be it Governor Corzine or Commissioner Doria, honor their Memorandum of Understanding that reassures the three host communities that their COAH concerns will be satisfied. Specifically, as addressed in the September 2<sup>nd</sup> letter to the Board from Commissioner Doria, these are lost jobs; demolished housing and HUD related homeless housing. (Exhibit C) The second point is that this plan, the result of 2 ½ years of intense work and commitment is a good one. It is not perfect but it is a good one. We have been able to achieve certain concessions. Freeholder Director Burry would not be comfortable with an uncertain future should this plan be defeated this evening. The impact of withholding our support would ultimately be disastrous to the future of Fort Monmouth and the County of Monmouth as a whole. In conclusion, the approval of the Plan will allow us to move forward with our mission which is the revitalization of Fort Monmouth.

Chairperson and Public Member Dr. Robert Lucky, Vice Chairperson and Public Member Virginia Bauer, Monmouth County Freeholder Director Lillian Burry, Eatontown Mayor Gerald Tarantolo, Public Member Laurie Cannon and Public Member Rosemarie Estephan voted for ITEM 0808-01, Oceanport Mayor Michael Mahon and Tinton Falls Mayor Peter Maclearie voted against ITEM 0808-01, and it was adopted.

#### **Public Comments Not on Agenda:**

1. Bill Nordahl, Long Branch, complimented the homeless information; agreed with Mayor Tarantolo's idea of regionalization; advocated for statewide school taxes; reiterated Board attendance at the Public Hearing; commented the tension of affordable housing is being addressed; and reiterated the need for affordable housing and the critical situation it poses.
2. Peter Karavites, Tinton Falls Board of Education, thanked DD Harrison for researching the school and asked if would be given to Tinton Falls or they would have to pay for it.

DD Harrison stated Tinton Falls officially asked for it under a Public Benefit Conveyance (PBC) has not been decided yet. The PBC is still active and is part of future negotiations with the Army.

- Mr. Karavites commented the numbers are incorrect, even though he is a proud alumnus of Rutgers, their numbers are wrong. He is disappointed with the vote on the plan; said he believes the Planning Boards should make the decisions for their towns; congratulated the two Mayors for standing up for their communities; and said they will not regionalize with Eatontown.
3. Clare M. Ward, Shrewsbury, asked for preservation of Shrewsbury and Red Bank; noted the Red Bank Spur is the Conrail CSX line, is not part of NJ Transit and should be changed on the legend; said the CSX line goes through bunkers in Earle; stated the MOM line issue be resolved; asked for paragraph on 3-18 be taken out of the plan; and urged the train impacts on the surrounding communities be considered.
  4. Paul Newell, Oceanport, commented on final LRA application of September 3, 2008 on the FMERPA website regarding the homeless plan and noted any additional school-age children in Oceanport will result in \$65 million for a new school; stated taxes will increase, additional staff will be needed, there will be more special needs children, additional special needs staff will be required and taxes will increase again. He asked the Board to find a solution for the burden on Oceanport taxpayers.

5. Tom Mahedy, Manasquan, Fort Monmouth Earth Renaissance Peace Alliance, expressed concern for the toxic dumps and asked that the Army be held responsible; finished reading the hand-out he presented earlier (Exhibit A); and stated the McKinney Vento laws are being violated.

Chair Lucky noted that the Authority's next meeting is scheduled for September 17, 2008 at 7:00 p.m. at the Eatontown Municipal Building, Eatontown.

Since there were no further comments or business, a motion to adjourn was made by Mayor Mahon, seconded by Vice Chair Bauer and unanimously adopted at 9:00 p.m.

**Subject:** [Fwd: FMERPA 8/27/08 Special Public Meeting at 7:00pm]  
**From:** Mahedy <shannoncasey@monmouth.com>  
**Date:** Wed, 27 Aug 2008 17:35:40 -0400  
**To:** Mahedy <shannoncasey@monmouth.com>

For Immediate Release  
August 27, 2008  
Contact Tom Mahedy  
c.732-859-6587  
h.732-292-0662  
1117 Manito Road  
Wall, NJ 08736  
[shannoncasey@monmouth.com](mailto:shannoncasey@monmouth.com)  
Fort Monmouth Earth Renaissance Peace Alliance  
[www.fmerpa.us](http://www.fmerpa.us)

Fort Monmouth Earth Renaissance Peace Alliance rejects the Fort Monmouth Reuse and Redevelopment Plan and Homeless Persons Assistance Submission and demands a No Vote from board members at the Wednesday, August 27, 2008 7:00 pm Public Hearing at Monmouth Regional High School, 1 Norman J. Field Way, Tinton Falls, NJ 07724.

After attending most meetings and subcommittee meetings for the last two years of the Fort Monmouth Economic Revitalization Planning Authority and The Restoration Advisory Board it appears that this process is corrupted with fraud, conflict of interest, and violation of their own rules, regulations and laws.

This process began with the appraisal of Fort Monmouth and assets being done by the main lobbyist for the patriots alliance, the private corporate contractors that were seeking the same assets that they were appraising.

Is this not a blatant conflict of interest?

Why no response from any level of law enforcement on this?

Why no investigation by media?

Why are there county officials stating that HUD is pressuring them to undercount the number of homeless people in the county.

Why was there only one documented homeless veteran last year in monmouth county?

How is fmerpa justifying the demolishing of \$20 million worth of rehabilitated housing units at Howard Commons after NCO military families were removed?

Is this a perfect crime? Can it be seen as a grand theft pentagon? Has the public common good been stolen and sold off at firesale prices? Has the public treasury been invaded, occupied and looted by private war profiteering corporations with military cover?

Does this switch to private mercenaries like Blackwater and Caci mean less oversight

less focus on human rights and less incentive for peace when war means profits?

Why was Blackwater shooting at civilians in New Orleans and Caci being sued for torturing people?

Should Caci be meeting with fmerpa officials? What about background checks for the corporations?

Has the public been bumped and pick pocketed so the pentagon

can heist a cool billion from the sell off like a chop shop cuts up a car?

Who profits and who loses? How do we follow the money?

[Fwd: FMERPA 8/27/08 Special Public Meeting at 7:00pm]

What about cover ups and collusion?

On this third anniversary of the of katrina/ New Orleans criminal systematic negligence by FEMA

why is fema moving from New York to Fort Monmouth's Garrison headquarters?

Could the fmerpa plan be seen as a plan of death?

If so, who and what would be the victims or so called collateral damage?

Could the first casualty be the truth?

Could the second casualty be the Paterson veterans hospital?

Why were 4 doctors already removed?

Could the third casualty be the demolishing of 486 rehabilitated public housing units at howard commons?

Is the fourth casualty the uncounted and undercounted homeless people?

and the brutally low amount of housing for homeless people and low income people in the fmerpa death plan?

Is the fifth casualty public health and environment with the "gift" of over 30 acres of toxic dumps many on the water ways-

and the gift of 24 fifty year old oil storage tanks that army lawyers say do not have to be removed-

and the gift of toxic sewage place on the golf course

and the gift of crumbling old pipes and that no one drinks the water on base

Are the planned nature trails over top of dumps green space and more correctly called gangrene place?

Is this a field of dreams or a field of nightmares?

What happened to the peace and green economy?

Has the healing of soldiers and civilians been sacrificed in favor of greed, militarism, racism, violence, war and exploitation?

How can we move from death to life?

What happened to political, social, economic conversion and transformation?

What happened to planning for the next 7 generations to come?

How can we move from empire to restorative, sustainable renaissance earth community?

Fmerpa must start by voting no to the proposed plan and not nailing your vote into the cover of the coffin of death?

This plan is not a victimless plan and regulations, laws and ethics will also be broken by those who vote yes.

Vote No to the fmerpa death plan and stand up courageously for future generations of the living earth community!

Fort Monmouth Earth Renaissance Peace Alliance [www.fmerpa.us](http://www.fmerpa.us)

BOROUGH OF TINTON FALLS  
COUNTY OF MONMOUTH

R-08-287

**RESOLUTION – INDICATING LACK OF APPROVAL FOR FORT MONMOUTH REUSE AND REDEVELOPMENT PLAN AND HOMELESS ASSISTANCE SUBMISSION**

WHEREAS, the Fort Monmouth Economic Revitalization Planning Authority (FMERPA) has provided and prepared a presentation regarding the Fort Monmouth Reuse and Redevelopment Plan and Homeless Assistance Submission; and

WHEREAS, the Fort Monmouth Economic Revitalization Planning Authority (FMERPA) has scheduled a vote for approval of the Fort Monmouth Reuse and Redevelopment Plan and Homeless Assistance Submission for Wednesday, September 3, 2008; and

WHEREAS, the Borough of Tinton Falls, by its Mayor and representatives, has been participating in the development of the Fort Monmouth Reuse and Redevelopment Plan and Homeless Assistance Submission from its inception along with the Mayors and representatives of the Boroughs of Oceanport and Eatontown; and

WHEREAS, the proposed Fort Monmouth Reuse and Redevelopment Plan and Homeless Assistance Submission contains certain assumptions as to the implementation of recent Third Round Regulations promulgated by the Council on Affordable Housing (COAH); and

WHEREAS, the Council on Affordable Housing has been contacted by FMERPA and the Borough of Tinton Falls and other towns seeking clarification of the obligations to be imposed by the Third Round Regulations on the lands which will be subject to the FMERPA Reuse and Redevelopment Plan and Homeless Submission; and

WHEREAS, there have been continuing meetings between FMERPA, representatives of the three hosts communities, and the Council on Affordable Housing to resolve these issues; and

WHEREAS, the Borough of Tinton Falls has secured additional time within which to secure Council on Affordable Housing clarification to the obligations under a Third Round Plan; and

WHEREAS, the Council on Affordable Housing has not provided a binding Memorandum of Understanding regarding those issues left unclarified, more in particular as to the following:

1. Number of lost jobs that will result in the closing of Fort Monmouth and credit for lost jobs as contained in the COAH plan and Third Round regulations
2. The credit for demolished housing based on a closing date of August, 2005 and credits for the difference between total units on the Fort as of August 31, 2005 and the proposed 1,500+ units under the FMERPA plan
3. Obligations regarding credits for HUD related affordable housing including daycare centers, single adult shelters, assisted living, single family units for permanent supportive housing, and housing for domestic violence victims
4. A framework for COAH compliance and the variables occurring as a result of a forecast between local and regional economic impacts in the implementation of a 20 year plan for re-use area as opposed to the 2004 – 2018 compliance required under Third Round COAH rules.

NOW, THEREFORE BE IT RESOLVED, by the Borough Council of the Borough of Tinton Falls that the sentiment of the Borough Council of the Borough of Tinton Falls be communicated to the Fort Monmouth Economic Revitalization Planning Authority (FMERPA) that it does not support and does not approve of the vote for approval of the present Fort Monmouth Reuse and Redevelopment Plan and Homeless Assistances Submission until and unless the Borough of Tinton Falls receives a binding Memorandum of Understanding from the Council on Affordable Housing containing clarification of the above issues.

*Gary Baldwin*  
 \_\_\_\_\_  
 GARY A. BALDWIN, COUNCIL PRESIDENT

I hereby certify that the above Resolution was duly adopted by the Borough Council of the Borough of Tinton Falls at a meeting held on September 2, 2008.

*Karen Mount-Taylor*  
 \_\_\_\_\_  
 KAREN MOUNT-TAYLOR, BOROUGH CLERK

	M O V E D	S E C O N D E D	A Y E S	N A Y S	A B S E N T	A B S T A I N	I hereby certify that the above Resolution was duly adopted by the Borough Council of the Borough of Tinton Falls at a meeting held on September 2, 2008. <i>Karen Mount-Taylor</i> Karen Mount-Taylor, Borough Clerk
MR. FORD	✓		✓				
MR. LOMANGINO			✓				
MR. MORRILL		✓	✓				
MR. SKUDERA			✓				
MR. BALDWIN			✓				



**State of New Jersey**  
DEPARTMENT OF COMMUNITY AFFAIRS  
101 SOUTH BROAD STREET  
PO BOX 800  
TRENTON NJ 08625-0800

JON S. CORZINE  
*Governor*

JOSEPH V. DORIA, JR.  
*Commissioner*

September 2, 2008

Fort Monmouth Economic Revitalization  
Planning Authority  
2-12 Corbett Way  
Suite C  
Eatontown, New Jersey 07724

Ladies and Gentlemen:

This letter is in furtherance of my August 27 correspondence regarding our commitment to entering into a Memorandum of Understanding (MOU) among the Council on Affordable Housing, the Fort Monmouth Economic Revitalization Planning Authority and the municipalities of Eatontown, Oceanport and Tinton Falls. The ongoing dialogue between COAH staff, FMERPA and the host municipalities, under the auspices of the working group convened by Lucy Vandenberg, reflects our mutual commitment to affordable housing and the economic revitalization of the Fort Monmouth property.

The MOU will recognize the unique circumstances surrounding the closure of the Fort and will address the following issues:

1. Lost Jobs

FMERPA has verified that the Department of Defense will terminate 5,638 jobs by the closing of Fort Monmouth, (Monthly Personnel Authorization and Actual Strength as of 31 August 2005). COAH staff will recommend a mechanism to account for lost jobs as documented by DOD and develop an efficient tracking mechanism to permit a credit for lost jobs against new jobs as they are created on the Fort Monmouth lands.

2. Demolished Housing

FMERPA and the host municipalities contend that no residential growth share should accrue until the number of new residential units exceeds the total of units on base when the closing was announced in August 2005. This is, in part, because the demolished housing units at Fort Monmouth are not being lost from the housing stock available for occupancy by the general public.



FMERPA and the host municipalities contend growth share obligation would only apply to the difference between the total units on the Fort as of August 31, 2005 and the 1500+ proposed units. COAH staff will develop a method for the unique treatment of demolished military housing for the COAH Board's consideration, in terms of providing a credit against the municipality's growth share obligation, to assure the robust redevelopment of Fort Monmouth.

### 3. HUD-related affordable housing

We recognize that the host towns are concerned about receiving COAH credits for all HUD-required affordable housing accommodations, which range from homeless shelters to permanent supportive housing. FMERPA staff has forwarded COAH staff extensive information on the unique impact of the Homeless Assistance Act on the host communities.

The FMERPA Homeless Assistance Submission (HAS) includes a diverse array of components in the continuum of care including:

- a day center for up to 10 homeless families
- a single adult shelter to house up to 40 homeless single adults
- an assisted living, Single Room Occupancy (SRO) program
- 40 single family units for permanent supportive housing
- A safe house for victims of domestic violence and their children

There will also be opportunities for self-help housing, where non-profits, such as Habitat for Humanity, can provide homeownership affordable housing opportunities on the Fort Monmouth property.

FMERPA and the host municipalities contend that the proposed homeless accommodations are part of the full array of the continuum of care for lower income persons and households, since they will provide needed services to meet the needs of very-low income persons and families without any housing. This results in an additional responsibility to assist very-low income persons, on top of the COAH obligation, that will apply uniquely to the host municipalities. In light of this HUD mandate, FMERPA and the host municipalities request that these units receive COAH credit.

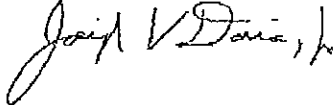
COAH staff has already advised that credit will be granted to permanent supportive housing for the homeless, along with a 1:1 bonus as provided in the COAH rules. We will continue to examine the unique HUD mandate, and will further consider recommending unique treatment in this area as well.

### 4. A Framework for COAH Compliance

The MOU will address the relationship between timelines for COAH compliance and base closing timing and resolve an equitable approach to calculating future municipal obligations.

I appreciate the willingness of the mayors and FMERPA to work with COAH to address the affordable housing opportunities that present themselves with the base closure. I trust that this evolving framework for an MOU, which is being crafted in direct response to the municipal concerns communicated to COAH staff and my office, continues to build on the cooperative local, regional and State initiatives that will together make Fort Monmouth as important a part of Monmouth County's future as it has been in our past. This matter is of the utmost importance to my office and COAH staff and we will continue to work to fashion the MOU on an expedited basis.

Sincerely,



Joseph V. Doria, Jr.  
Commissioner