

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 Nineteenth 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, October 17, 2007.

Present:

Monmouth County Freeholder Lillian Burry
Oceanport Mayor Lucille Chaump
Public Member Rosemarie Estephan
Eatontown Mayor Gerald Tarantolo
Vice Chairperson Virginia Bauer
Chairperson Dr. Robert Lucky

Absent: Public Member Laurie Cannon, Public Member Joseph Colfer, Tinton Falls Mayor Peter Maclearie and Garrison Commander Col. Stephen Christian had previously advised the Authority. Deputy to the Garrison Commander George Fitzmaier sat in for Col. 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 7:10 p.m. in accordance with the Open Public Meetings Act.

Elected Officials Comments:

Chair Lucky asked for remarks from 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 the Chair noted the attendance of a staff member of U.S. Senator Menendez and of U.S. Representative Pallone.

Chair Lucky presented the Agenda for approval. Mayor Tarantolo moved for the approval of the agenda, Freeholder Burry seconded the motion and the agenda was unanimously approved.

Approval of Minutes:

The Minutes of the September 19, 2007 Open Session (no Executive Session was held) were tabled until the November 28, 2007 Authority meeting since there were two abstentions and there was not a quorum to vote.

Public Comments on Agenda Items:

1. James Raleigh, Colts Neck, commented on the NOI's and expressed disfavor for the *Guidelines for Public Recording of Authority Meeting* resolution.
2. Tom Mahedy, Manasquan, noted disfavor for *Guidelines for Public Recording of Authority Meeting* resolution.

Chair's Report:

Chair Lucky noted the FMERPA Public meeting the night before at Monmouth Regional High School discussing the results of the VPS (Visioning Preference Survey). He wanted to clarify on record comments he made the night before. The FMERPA charter is to create a plan to redevelop Fort Monmouth, funded primarily by the DoD. FMERPA staff members are not able to endorse saving the Fort. However, Authority members are private citizens, some with constituencies to represent, and are able to endorse saving the Fort when they are not involved in official FMERPA business.

Executive Director's Report:

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

Calendar of Events:

September

- 12 - Washington, DC - meeting w/DOA representatives;
- meeting w/OEA management
- 24 - Picatinny Arsenal Ground Breaking
- 25 - Environmental Advisory Committee
- 26 - Trenton - Labor Workforce Study Meeting - DOL
- 27 - Public Presentation to MTC R23G Teaming Event (75 people) - Joe Foster invitation

October

- 2 - Patriot Energy Meeting
 - Social Services Advisory Committee Meeting
 - Commercial Industry Advisory Meeting
- 3 - Mr. Joseph Ford (FBI) w/Bob Lucky
- 5 - Met with Consultant and selected State Transit & Transportation
- 10 - Conducted Pre-Meeting for October 16 Presentation
- 11 - Submittal of Extension Request to OEA
- 13 - Environmental Tour 5 hours conducted by Joe Fallon, Wanda Green, Lou Benevides
- 15 - Public Information Planning Session - Eatontown
- 16 - Conducted Public Meeting VPS at Monmouth Regional High School

Upcoming Events:

- October 18 – ED Cosentino and Deputy Director Harrison will be giving a presentation to the MODC (Monmouth Ocean Development Council) at Brick
 - Anticipate travel to Ft. McPherson to review their draft plan in the context of property disposition methods and the rationale for site selection. Jack Spratt, LRA Executive Director, has extended the invitation
 - Expectation of OEA Director Patrick O'Brien to visit Fort Monmouth and receive briefing. No date set.
 - Briefing to be given to MG Via, Fort Monmouth
- ED Cosentino read into record a letter from John Bonforte regarding Horseneck Point (Exhibit A).

Advisory Committee Chairs Reports:

Chair Lucky invited comments from the Authority Members in addition to their Chair updates.

They were as follows:

- Freeholder Burry, Veterans Affairs, noted that Authority members as individuals have their own opinion as it relates to the Fort closure. Having opposed the closure of the Fort, she also recognizes the role of the Authority and will do so responsibly.
- Mayor Chaump, Historical, reiterated Freeholder Burry's comments and noted that she represents the constituency of Oceanport as Mayor. As a member of FMERPA, she participates in developing the Authority plan.
- Public Member Estephan, Social Services, concurred with Freeholder Burry and Mayor Chaump, and would have chosen not to close the Fort but will be responsible with the plan.

Met on October 2 and the remaining 5 NOIs were reviewed, DD Harrison explained the evaluation process of the NOI's, several submitters were in attendance and the report will be on the FMERPA website. She and DD Harrison attended a staff meeting with Monmouth County homeless agencies, Lynne Miller and her staff. They will also visit Homeless providers on October 25 and the next meeting is scheduled for October 30 at 3:00 pm at the FMERPA offices.

- Vice Chair Bauer, Commercial Industry, noted, as a lifelong community resident, she firmly believed in saving the Fort, however, she is obligated and has a strong commitment to participating in the creation of the best plan.

Met on October 2 – discussed the project/status, green initiatives with Matt Polsky from Farleigh Dickenson University, environmental safety, energy development, construction development and Amy Fitzgerald from DOL presented the 1st draft of the Workforce study.

- Mayor Tarantolo, Emergency Services, stated that his support of Fort Monmouth and saving the Fort are known; noted that the *Guidelines for Public Recording of Authority Meeting* are too restrictive.

Sub-committees have been created – Police and Courts, Fire and First Aid; in process of writing the grant and is soliciting grant monies from OEA to seek RFP for consulting assistance with shared services study.

- George Fitzmaier, Deputy to the Garrison Commander, invited the public to the Fort Monmouth RAB (Restoration Advisory Board) Open House on November 3 from 10:00 am to 3:00 pm at Gibbs Hall Officers Club where information is provided regarding restoration of environmental conditions at the Fort. The Open House is designed to be an open fair with displays and to answer questions from the public.

NOI Update:

Deputy Director Rick Harrison mentioned the FMERPA website updates and thanked Jeanne Gannon for posting new information. A link to the RAB Open House and the VPS survey will be on the home page.

DD Harrison gave the following update:

NOIs continue to be considered by EDAW as they start to formulate alternative concept plans. The buildings requested in NOIs are also being reviewed in light of the Facilities Assessment and Existing Conditions Reports currently in progress.

Homeless Assistance NOIs:

The Social Services Advisory Committee continues to categorize and review the NOIs and research the needs and priorities that exist in the Monmouth County Consolidated Plan and Continuum of Care. Next the SSAC will attempt to match the needs and priorities to the NOIs. The categorization information is currently being distributed to the individual NOI submitters for their confirmation. The SSAC will also be making visits to some of the NOI submitters' operations to better understand the types of services and operations they will be evaluating. Next meeting is October 30 at 3:00 pm in the FMERPA Conference room.

Public Benefit Conveyance NOIs:

We have recently received two additional PBC NOIs for consideration. In view of this we have re-examined our original PBC solicitation last fall and determined that there was no deadline identified on the PBC page of the solicitation on the FMERPA website. To be fair to those who were not aware of any deadline for the submission of NOIs for PBCs, we have decided to reopen the solicitation period for PBCs and establish a deadline of 12:00 o'clock Noon, November 30, 2007, for additional NOIs for PBCs. We have conferred with our BRAC Legal Counsels and consulted with HUD on this and they are in agreement with the stipulation that the extension only apply to PBCs and not Homeless Assistance NOIs which is dictated by law. The original solicitation for Homeless Assistance NOIs had a definite deadline and cut-off of March 8, 2007.

The original solicitation's PBC NOI criteria still applies and is as follows:

1. NOIs for **public benefit conveyance (PBC)**, other than homeless assistance conveyance must include :
 - i. a description of the eligibility for the proposed transfer,
 - ii. the proposed use of the property, including a description of the buildings and property necessary to carry out the proposed use,
 - iii. time frame for occupation, and
 - iv. the benefit to the community from such proposed use, including the number of jobs the use would generate.

Additionally, all PBCs will require a Federal Sponsor, each of which has their own application process. We request that all new submitters of PBC NOIs confirm their NOI's potential to be eligible for federal sponsorship. Information will be posted on the FMERPA website.

The additional PBC NOIs received are: Tinton Falls requesting a Highway PBC for Pearl Harbor Road and the Middlesex Regional Educational Services Commission for facilities to house an Adult Regional Lifelong Learning Center.

There will be a tour of the facilities requested in the State of New Jersey NOIs, on October 29th.

Item 0710-01: Guidelines for Public Recording of Authority Meeting

Board discussion ensued regarding the restrictiveness of the resolution. Kavin Mistry, OAG, advised how the guidelines evolved and noted that they will be revised per the Board's comments. Mayor Chaump offered to work with Mayor Tarantolo and ED Cosentino to revise the resolution.

Mayor Tarantolo moved to table resolution, Mayor Chaump seconded it and it was unanimously adopted to table this item until the November 28 FMERPA meeting.

Public Comments Not on Agenda:

1. James Raleigh, Colts Neck, expressed concern with the progress of the plan and wants the best plan as fast as possible. He also opined that the VPS process was flawed.
2. Rev. P. Susan Mamchak, West Long Branch, questioned the number of participants in the VPS results, stated concern with the plan and inquired about the PBC extension.

Chair Lucky noted that two more public meetings will be held to review the plan as it matures over the next year and reiterated that last night's meeting was not the plan.

DD Harrison stated that the NOI extension is purely from a legal prospective. The attorneys were asked to review the initial solicitation posted since two NOIs were recently received. Since no official deadline was posted, it was decided to open it again with a definite deadline. The Homeless deadline was March 8, 2007 and was mandated by HUD and BRAC law.

3. Tom Mahedy, Manasquan, noted concern with Veteran treatment, questioned the Environmental Advisory Committee Tour and the Social Services Advisory Committee issues, reiterated his interest in saving Pine Brook Road housing, and inquired about PBC guidelines.
4. Alan Schnieder, Oceanport, re-referenced a memo authored by John D'Amico regarding a possible New Jersey Transit train station at Fort Monmouth near Horseneck Point Road and invited the Board to visit Horseneck Point Road to understand the residents' concerns.
5. John Bonforte, Oceanport, thanked the Authority for their cooperation and their tough job, noted the VPS public meeting as a good beginning and raised a few questions, questioned tax abatements for developers and high-density housing as a result of market value for property.

Chair Lucky noted that the Authority's next meeting is scheduled for November 28, 2007 at the Eatontown Municipal Building.

Since there were no further comments or business, a motion to adjourn was made by Mayor Tarantolo, seconded by Vice Chair Bauer and unanimously adopted at 8:35 p.m.

Horseneck Point Property Owners Association
John M. Bonforte, Sr.
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Cell: 908-489-9090

October 16, 2007

Dr. Robert Lucky, Chair
FMERPA
2-12 Corbett Way,
Eatontown, NJ 07724

Dear Dr. Lucky:

On behalf of the Horseneck Point Property Owners Association, I am requesting that this letter be read into the record along with the article about the train breakdown from the Asbury Park Press printed on the reverse side of this letter.

The FMERPA committee is aware of the opposition of the Horseneck Point Property Owners Association to a train station being located at the entrance to Horseneck Point. The Asbury Park Press article is about a train breakdown at the Red Bank station which caused the gate to stay down. It prevented normal traffic flow and required the rerouting of traffic around the train station in Red Bank.

This event at the Red Bank train station speaks directly to one of our primary concerns. If a train station were located at the entrance to Horseneck Point, any breakdown or delay of the train at the station would literally hold the people of Horseneck Point hostage as their exit from the Horseneck Point peninsula would be blocked. Further any resident attempting to enter Horseneck Point, or more importantly, a fire engine or ambulance attempting to enter Horseneck Point would be blocked from doing so. There is no way to reroute the traffic from the Horseneck Point peninsula should an event such as described in the Asbury Park Press article occur. The obvious health and safety problems that would result from locating a train station at the entrance to Horseneck Point are more important to people than the ill conceived idea of putting a train station at the entrance to Horseneck Point.

The Horseneck Point Property Owners Association respectfully requests that each of you seriously consider the health and safety issues that would be ongoing should a train station be located at the entrance to Horseneck Point. Further the Association requests that each of you as commissioners oppose a train station at the entrance to Horseneck Point.

Respectfully,
HORSENECK POINT PROPERTY OWNERS ASSOCIATION



John M. Bonforte, Sr.

cc: FMERPA COUNCIL

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 Colter
Rosemarie Estephan

THE ARTICLE BELOW IS JUST ONE EXAMPLE OF HOW THE PROPOSED TRAIN STATION ON HORSENECK PT. WILL POTENTIALLY HOLD US HOSTAGE. HEALTH- SAFETY AND THE QUALITY OF LIFE WILL BE NEGATIVELY AFFECTED BY THIS TRAIN STATION PROPOSAL!!

TRAFFIC ALERT: Two incidents snarl traffic in Red Bank, Shrewsbury area

Posted by the [Asbury Park Press](#) on 09/25/07

BY [SHRUTI L. MATHUR](#)

Two separate incidents are slowing down traffic in the Shrewsbury and Red Bank area.

Shrewsbury police just cleared an accident that happened at Route 35 and Sycamore Avenue around 1:30 p.m., causing northbound Route 35 to be closed until 3:30 p.m.

In Red Bank, a broken-down train is causing a crossing gate to stay down near the train station at Monmouth Street. Red Bank Police are on the scene, re-routing traffic.

No more information is available at this time.

REGARDS

John M. Bonforte Sr.

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