

Fort Monmouth Redevelopment Status, Oceanport Area

Updated 11/15/15

	PARCEL	TOTAL ACRES	LOCATION	Description	Reuse Plan	Owner/Purchaser/Operator	STATUS
1	Marina	3.9	Includes Building 450, on Oceanport Creek	<ul style="list-style-type: none"> • 71-slip marina and boat launch ramp on Oceanport Creek • 2,600 sq.ft. boathouse constructed in 1986, associated off-street parking • Boathouse restaurant opened on July 29th 	Marina/public boat ramp/restaurant on property and the reuse of the existing boat house.	AP Development Partners, LLC (APDP)	Purchase contract under final negotiation. Leasing until NJ DEP approval
2	Russel Hall	4.6	Building 286, on Sanger Avenue	<ul style="list-style-type: none"> • 42,300 sq.ft. • Four-stories • Excludes heliport 	Administrative, civic, office, commercial	Tetherview Properties, LLC	Purchased for \$1.313 million plus obligation for 75 jobs within 2 years. Spending additional \$500K to renovate.
3	Clinic	16.0	Building 1075, on Main St.	<ul style="list-style-type: none"> • 118,000 sq.ft. • Constructed in 1961 	Medical Clinic	AcuteCare	Sold
4	Parcel 2*	61.9	Bordered by Malterer Avenue, Saltzman Avenue, Parker's Creek, Eatontown Border. Includes McAfee, Squier and Building 502	<ul style="list-style-type: none"> • 14 buildings • Includes McAfee Complex, Squier and Bldg 502 	Technology & Communications Campus. Permitted land uses include Office/R&D and open space		RFOTP Pending
5	Fitness Center	7.8	Building 114	<ul style="list-style-type: none"> • 3 buildings and includes fitness equipment 	Operate as a fitness center.		FMERA Lease from Army, sub-lease to FM Partners to begin site work and renovations. FMERA executed PSARA on August 11th.
6	Dance Hall	4.2	Building 552	<ul style="list-style-type: none"> • 16,420 sq. ft. building • Built in 1941 • Adjacent to historic district 	Originally slated for demolition, and permitted area use includes office/research, institutional/civic or open space/recreation. However, location and unique building design has garnered interest as restaurant, microbrewery, gallery or other entertainment space.	FM Partners, LLC	2 RFOTP proposals received June 26th, negotiations have begun
7	Parcel 3**	62.3	Bordered by Sherrill Avenue, Oceanport Avenue, Oceanport Creek, Saltzman Avenue, and Malterer Avenue. Includes Barker Circle, Oceanport Avenue frontage, and Museum - Corresponds to Area #9 on Oceanport Map	<ul style="list-style-type: none"> • 5 - 30,000 sq. ft. barrack buildings • Adjacent Fire House (Building 282) leased to police department • Kaplan Hall (Building 275), former movie theatre, now Fort museum • Located in historic district, all circa 1930's 	Renovation of 3 barracks to 75 housing units. 2 remaining barracks TBD (likely housing also). Firehouse and Kaplan Hall originally slated to remain for civic use, but could be rezoned commercial for something like a restaurant.		Phase 2, therefore contingent on EDC Agreement with Army. RFOTP to be issued.
8	Main Post Fire House	0.6	Building 282	<ul style="list-style-type: none"> • 6,089 sq. ft. building 	To be used as a Firehouse		OP Police lease until January 2016, will likely be renewed. If Police move to State Police building, may be rezoned commercial for such use as a restaurant or art gallery
9	Chapel	5.0	Building 500 and associated parking. In historic district, but building not historic.	<ul style="list-style-type: none"> • 16,372 sq. ft. building • Includes 600 seat chapel, administrative wing, a classroom wing, and a kitchen. 	House of Worship		Initial purchaser backed out. Consequently, a new RFOTP is pending
10	Officer Housing	36.5	North and South Post	<ul style="list-style-type: none"> • National Register historic district • 24 duplex homes and 1 single family home (South Post), with associated parking garages • 9 quads, 13 duplex, and 6 single family homes (North Post), with associated parking garages 	Residential Reuse of 117 homes	RPM Development, LLC	Purchase and Sale Agreement and Redevelopment Agreement PSARA executed July 29, 2015. FMERA Lease with Army and sublease to RPM to begin renovations.
11	Allison Hall and adjacent Props (Part of parcel 4)	6.0	Bordered by Parker's Creek, Oceanport Avenue, .	<ul style="list-style-type: none"> • Allison Hall (aka Building 209) is a 36,665 sf, circa 1928 • Fort's first permanent hospital. • Converted to office use in 1962 after Patterson Hospital constructed 	Originally intended for office use, but small, irregular, old floor plan along with high office vacancy in Monmouth County may necessitate other alternate commercial use. Location along Parkers Creek and Oceanport Ave. may be conducive for boutique hotel.		FMERA will issue RFOTP for 6 acre mixed use development site (retail, hotel, professional offices and housing) which will include Allison hall and adjacent buildings to north. Change in use will be subject to Board approval of a Reuse Plan amendment or a variance. FMERA's ability to sell the property is contingent on execution of a Phase 2 EDC Agreement with the Army.
12	Lodging Area (Part of Parcel 4)	19.0	Bordered between Parker's Creek and Carly Avenue	<ul style="list-style-type: none"> • 8 buildings • Next to Parker's Creek, west of Allison Hall • 6 buildings contain 250 housing units • single rooms, suites and small apartments • 2 used by FEMA to house Hurricane Sandy displaced families • 2 other are historic properties 	Designates buildings 270, 271, and 360 for reuse as housing and the remainder of the Lodging Area to be replaced by a boutique hotel and spa and a waterfront promenade. Building 270 legally obligated for affordable housing. Any development of the property must include the planned waterfront promenade		Two parties have expressed interest in purchasing the Lodging Area for retention and reuse, one for health, wellness and conference uses, and the other for a non-profit use. Neither would utilize the property for permanent housing. Phase 2, therefore contingent on EDC Agreement with Army.
13	Parcel 5 ^a	80.7	The 400 Area Bordered by Parker's Creek, NJCL train line, Oceanport Creek, and Oceanport Avenue.	<ul style="list-style-type: none"> • Area east of Oceanport Avenue leads to Horseneck Point 	Mix of rental and for sale medium density residential uses, with mixed-use retail and residential along Oceanport Avenue. FMERA has also explored the potential for a university campus setting, and has received interest in R&D uses in this area.		RFOTP Pending
14	Parcel 6 ^b	22.2	Includes Oceanport portion of Husky Brook Lake and Lane Hall. Includes ball fields as shown in the Reuse Plan	<ul style="list-style-type: none"> • Includes Oceanport portion of Husky Brook Lake 	Utilize Lane Hall as a community center. Open space.		RFOTP Pending
15	Parcel 7 ^c	74.2	900 area	<ul style="list-style-type: none"> • Includes 900 area buildings, Post Office, Armstrong Hall 	New Borough school, low density residential area and open space		RFOTP Pending
16	State Police	2.5	Building 977 - See above	<ul style="list-style-type: none"> • 18,675 sq. ft. building with kennals 	Open Space		Leased by NJ State Police. Being evaluated for OP Police.
17	Oceanport DPW	3.0	Building 903		Open Space		Leased by OP DPW. Being evaluated as permanent location.

Note: Except for the Marina and clinic, all other Oceanport parcels are Phase 2 properties and their sale will be subject to an EDC agreement with the Army

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18	Commissary	6.0	Building 1007	<ul style="list-style-type: none"> • 53,700 sq. ft. commercial building • Built in 1998 	Originally intended for retail or community use, there has been interest as office and/or research and development use.		FMERA negotiating with Wayside Technology Group Inc. who was just approved for \$2.6 in tax credits over 10 years to locate to Fort Monmouth.
19	Nurses Quarters	3.8	Buildings 1077 and 1078; located on Main St.	<ul style="list-style-type: none"> • 2 Buildings, built 1962 • 24 1&2 bedroom units 	Mixed income apartment residences.		5 RFOTP proposals received June 26th, negotiations have begun with lead proposer.



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