

## From the Desk of Mayor Coffey

November/December 2019

I have answered a great number of questions about the redevelopment of the Fort Monmouth property over the past two months, so I thought it would be a good idea to provide everybody with the facts about the proposed residential development on the site.

The Fort Monmouth property covers just over 1100 acres in three different municipalities (Tinton Falls, Eatontown and Oceanport). The Oceanport section of Fort Monmouth is comprised of 419 acres. Approximately 85 acres are going to be dedicated to residential development, 188 acres are going to be dedicated to commercial development (office space, hi-tech space, warehousing, restaurants, schools, retail space) and 146 acres are going to be dedicated to open space (parks, roadways, greenspace, waterways, etc..) upon full build out.

Pursuant to the Fort Monmouth Reuse and Redevelopment Plan (which can be viewed on FMERA's website), there seven separate residential sites within Oceanport's section of the Fort. These seven sections take up about 85 acres and are now known as follows: The Lodging District, Barker Circle, the 400 Area, RPM North, RPM South, Acute Care, and the Nurse's Quarters.

The Lodging District, about 15 acres, is slated to have 180 residential units built on it. 143 of these units are to be high-end townhomes for sale, priced anywhere from \$700,000 to \$900,000, and 37 additional units are slated (as required by law) to be affordable housing units, which will be rentals. The affordable housing units will be housed in two existing buildings on the site that cannot be knocked down because they are within the historic district.

Barker Circle, about 19.5 acres in total, has about seven acres dedicated to residential housing, six acres dedicated to commercial development and 6.5 acres dedicated to open space. It is proposed that 75 residential units will be built there. 60 residential units will be high-end market rentals and 15 residential units will be set aside for affordable housing, as is required by law.

RPM North (the old officer's housing) is comprised of 22.5 acres, 17 of which has residential housing on it and 5 of which is open space. RPM North has 68 for sale residential units on it. All units sold to date have been sold for amounts far in excess of their projected sale price and/or assessed value. You can go look at these units and view the development at any time.

RPM South (the old non-com quarters) is about nine acres in size and is comprised of 48 rental units, 24 of which are dedicated to affordable housing as required by law. You can look at these and view the development at any time.

Acute Care is where the Beacon of Life Facility is currently located. It is the site of the old hospital. The residential buildout calls for 81 total units on the three-acre site. These 81 units are

pretty much completed, and you can go look at the development at any time. These units are designed to compliment the Program of All-Inclusive Care for the Elderly (PACE) offered by Beacon of Life. PACE is a Medicare and Medicaid program that provides elderly citizens the option of meeting their health care needs in their community instead of going to a nursing home or other care facility.

The Nurse's Quarters are located on 3.5 acres of land just off of Main Street and are projected to have 35 residential units, seven of which will have to be affordable housing units as required by law.

The final property designated for residential development is the 400 Area. This is the property located on your right as you drive on Oceanport Avenue towards Little Silver. The 400 Area is just under 80 acres in size. 25 acres are going to be designated for residential use, 25 acres are proposed to be used for commercial/mixed use, and 30 acres will be dedicated to open space. All existing buildings on this property are to be demolished.

The 400 Area is slated for up to 233 residential units within the 25 acres allotted for residential development, of which 20% have to be affordable housing units. Despite what you may have heard, there is no plan (or money) to move the Little Silver Train Station to this site. That proposal was shot down a DECADE ago. Instead, what is proposed is a "transit village" type development allowing for easy access to the Little Silver Train Station.

Sorry for the dry nature of this message, but these are facts everybody should know. Even Buddy Brocklebank.