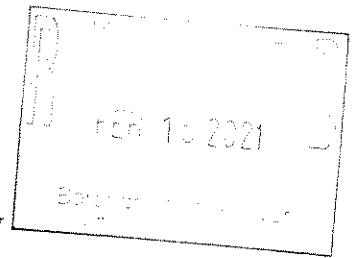


NOTICE OF PUBLIC HEARING  
BOROUGH OF OCEANPORT PLANNING BOARD  
COUNTY OF MONMOUTH, STATE OF NEW JERSEY



Please take notice that the Planning Board (the "Board") of the Borough of Oceanport (the "Borough") will, on February 23, 2021, at 7:00 p.m., through a remote meeting hosted virtually using the Go-To-Webinar platform from the Borough Hall, 930 Oceanport Way, Oceanport, New Jersey 07757, or at such other time and place as the Board may adjourn thereafter, hold a public hearing (the "Hearing") to consider the application for preliminary and final major site plan approval, bulk or "c" variance relief, design waiver relief, and such other relief, waiver, approval, or authorization as the Board or its consultants may deem necessary (the "Application") made by Fort Monmouth Business Center, LLC (the "Applicant") to develop the property identified as a portion of Lot 1 in Block 110 on the Borough's tax map (the "Property") by adaptively reusing certain improvements located on the Property and redeveloping a portion of the Property with a mixed-use project consisting of office, retail, light industrial, service, and other commercial uses, all of which are permitted uses at the Property (the "Project"). The Property is also known as the "Allison Hall" Parcel, is located in the former Fort Monmouth U.S. Army base, and consists of approximately 12.134 acres of land (approximately 528,557.04 s.f.). The Property is improved with certain existing buildings and improvements, all associated with the U.S. Army's former use of the Property, including Buildings 196, 199, 209, 210, and 359 (together totaling approximately 88,129 g.s.f.). The Property is bounded by Oceanport Avenue to the east, Russel Avenue to the south, the "Lodging Parcel" to the west, and Parker's Creek to the north. The Property is subject to the Fort Monmouth Reuse and Redevelopment Plan (the "Plan"), specifically Plan Amendment # 11 thereof, the Fort Monmouth Land Use Regulations, N.J.A.C. 19:31C-3.1 et. seq. (the "Land Use Rules") adopted by the Fort Monmouth Economic Revitalization Authority ("FMERA"), and because a portion of the Property is located within the Fort Monmouth National Register Historic District, the Property is further subject to Historic Preservation Design Guidelines, including those promulgated by the New Jersey State Historic Preservation Office, Department of Community Affairs, and other state agencies having jurisdiction. The Property is located in the Oceanport Horseneck Center District Zone where the Project, as proposed, is a permitted use consistent with both the Plan and the Land Use Rules.

The Applicant proposes to redevelop the Property with the Project as described above, including: (A) renovating (while complying with relevant historic preservation guidelines) the existing approximately "Allison Hall" building (Building 209) for office, research and development, medical office, or other permitted commercial uses; (B) adaptively reusing Building 210 as an approximately 11,151 s.f. restaurant and office on the ground floor and office or other permitted commercial use on the second floor; (C) demolishing Buildings 196 and 359 and Building 210's annex; (D) constructing two (2) new mixed-use buildings totaling approximately 16,576 s.f. and approximately 19,720 s.f., respectively (each to be developed with one or more permitted commercial uses as allowed by the Plan and Land Use Rules) on a presently undeveloped portion of the site; (E) constructing one (1) new approximately 27,269 s.f. retail center on the southern (also undeveloped) portion of the Property (adjacent to Russel Avenue); (F) adaptively reusing Building 199 for a retail or other permitted commercial use; and (F) such other ancillary and typical site improvements associated with the Project such as demolition, grading, drainage, parking, lighting, landscaping, signage, stormwater management, and utilities, including the

construction of 593 parking spaces, a 12 ft. promenade along Parker's Creek, an extension of Signal Avenue from Barton Avenue to Oceanport Avenue, detention basins to service the Project, internal driveways, crosswalks and other pedestrian improvements, and other site improvements that are typical for a project of this size and scope.

FMERA has reviewed the Application for Mandatory Conceptual Review pursuant to N.J.A.C. 19:31C-3.20 and found it to be consistent with the Land Use Rules. The Applicant is now before the Board seeking preliminary and final site plan approval and the additional relief outlined above, to the extent required. Although the Project has been designed to be fully-conforming with the Land Use Rules and the Plan, the Applicant will seek certain bulk or "c" variance relief with regard to the Project's proposed signage pursuant to N.J.S.A. 40:55D-70(c) and the Land Use Rules to permit: (1) two (2) monument-type signs, whereas the Land Use Rules at N.J.A.C. 19:31C-3.9(d)(5)(ii) permit a single ground sign with a maximum sign area of 48 square feet and height of six feet above grade; (2) twenty-five (25) wall signs for sixteen retail tenants, whereas the Land Use Rules at N.J.A.C. 19:31C-3.9(d)(6)(i) permit one single wall sign; (3) twenty-three (23) wall signs for the proposed business and office uses, whereas N.J.A.C. 19:31C-3.9(d)(5)(i) permits a single wall sign with a maximum sign area and maximum height depending on the setback from the right of way. In addition to the foregoing, the Applicant will seek, without additional public notice, such other variance relief, design waiver relief, design exceptions, approval, authorization, or the like as determined by the Board or its consultants to be necessary during the course of the Board's deliberations on this matter.

**Hearing Access:** Due to current Coronavirus/COVID-19 Borough and State Directives, the Hearing is being held remotely through Go-To-Webinar's web-meeting conference communications. Interested members of the public may participate in the Hearing and present objections to the Application. Due to online security concerns, registration is required. To register, access the Borough website at <https://www.oceanportboro.com/boards/planning> and Click on the "Register Here for Remote Meetings" tab. Once registration is complete, an email will be sent providing Conference Call access ("LISTEN/SPEAK") and web-meeting access information ("VIEW/LISTEN/SPEAK"). The Hearing will also be live-streamed on the Borough's Verizon FIOS Channel 28 ("VIEW ONLY") and viewable at the Borough website at the time of the Hearing by visiting [www.oceanportboro.com](http://www.oceanportboro.com) and clicking on the "Watch Live..." button. Participation instructions are also posted on the Borough website at

<https://www.oceanportboro.com/government/department/clerk/296-instruction-for-the-public-to-access-the-remote-meeting/file>.

**Hearing Participation:** The public will be muted upon entry to the Hearing but will be able to participate during designated public portions of the meeting by using one of the following options: (1) Submit text comments through the web-based application to be read out loud during the live-stream public portions of the Hearing; (2) Use the "Raise Your Hand" icon to be acknowledged for an opportunity to speak; (3) Email your question and/or comments to [public.comments@oceanportboro.com](mailto:public.comments@oceanportboro.com); (4) Call the Borough's Public Comments Line at (732) 272-8337; this line will only be answered only during the live-stream of the Hearing; callers' information will be taken and called back for their designated time to speak allowing the caller to be put on speaker and enter his or her comment on the record. If you lack technological resources

or access to access or participate in the Hearing as described above, you may contact the Board Secretary during regular business hours at (732) 222-8221 to obtain “Dial-In” telephone access information.

All plans, maps, documentation, letters, and papers regarding this Application are on file with the Board and are available for public inspection by interested persons on the Board’s website at <https://www.oceanportboro.com>, and are also on file with the Borough of Oceanport at Town Hall, located at 930 Oceanport Way, Oceanport, New Jersey 07757. If you are unable to access the Application documents via the website, or have any questions prior to the Hearing, regarding Go-To-Webinar or otherwise, please contact Jeanne Smith, the Board Secretary, at (732) 222-8221 or [JSmith@oceanportboro.com](mailto:JSmith@oceanportboro.com). The Application and supporting documentation are also available for review through Applicant’s counsel, Steven P. Gouin, Esq., available at (732) 741-3900 and [sgouin@ghelaw.com](mailto:sgouin@ghelaw.com).

**Fort Monmouth Business Center, LLC**

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Dated: February 9, 2021