

MONMOUTH COUNTY PLANNING BOARD TRANSPORTATION COUNCIL

JAMES GIANNELL
Planning Board Chairperson



ANTHONY GARAGUSO
Council Chairperson

Minutes for the Meeting of the
Monmouth County Transportation Council
Tuesday, April 11, 2023
Monmouth County Planning Board
1 E. Main Street
Hall of Records Annex
Freehold, New Jersey 07728

I. CALL TO ORDER - 7:00 p.m.

II. ATTENDANCE – ROLL CALL

Members Present

Garaguso, Anthony – Chair
Vernick, Jeff – Vice Chair
Barrett, Betsy
Gregory, Allison
Nelson, Eric
Ponzio, Nicholas
Van Nortwick, Peter

Staff Present

Ettore, Joseph
Furmanec, Victor
Christianson, Sidney
Nei, Michael
Pene, Jason
Popovech, Michael
Schmetterer, David

Members Unexcused

Lucarelli, Benjamin

III. REVIEW OF MINUTES

Approval of the Council's February 16, 2023, meeting minutes was tabled until the next meeting by Mr. Garaguso.

IV. PRESENTATION

-Redevelopment at Fort Monmouth, Kara Kopach, Sarah Giberson & Upendra Sapkota; Fort Monmouth Economic Revitalization Authority

Ms. Kopach provided a presentation on recent acquisitions and current projects undertaken by the authority. Projects discussed included open space acquisitions, upgrades to infrastructure, and upcoming capital improvement projects.

- Some challenges the authority has faced on the base include outdated buildings which require demolition.
- FMERA inherited aging infrastructure. Improvements and replacements have been made to existing structures which has been a benefit for surrounding communities.

Ms. Giberson gave an overview of projects that are under development or have been completed.

- Trinity Hall (Child Development Center)
- Commvault
- AASKI Technology
- Fort Monmouth Rec Center
- AcuteCare
- Triumphant Life Church

MONMOUTH COUNTY PLANNING BOARD TRANSPORTATION COUNCIL

JAMES GIANNELL
Planning Board Chairperson



ANTHONY GARAGUSO
Council Chairperson

- Liberty Walk & East Gate at Oceanport (RPM Development)
- TetherView
- Patriot Square by Lennar (Tinton Falls Town Center)
- Howard Commons (Lennar)
- Former Myer Center Site (Future RWJBH Healthcare Campus)
- Squier Hall (NJCU Satellite Campus)
- The Park Loft (Dance Hall & Event Space)
- Suneagles Golf Course & Historic Gibbs Hall (Martelli Development)
- Lodging Area (Somerset Development & Pulte Group)
- Allison Hall (Riverfront Commercial Development)
- The Marina at Oceanport (Restaurant & Bar)
- Post Office & Warehouse District (Denholtz Properties)
- Fitness Center & Athletic Club
- Mega Parcel RFOTP
 - Netflix
 - 12 Studios and back lots
 - 2 phases of development

Mr. Sapkota presented a Land Use Map showing how the space is divided among the different parts of the fort as well as the street network that runs through the fort. FMERA is working with developers to promote walkability while also having free flowing traffic.

Ms. Kopach, Ms. Giberson, Mr. Sapkota, Council members, and staff discussed the following items pertaining to the developments at Fort Monmouth at the conclusion of the presentation.

- Construction of a rail station adjacent to the property
- Consideration of micro-mobility transportation options in the complex
- Consideration of autonomous vehicles in the complex
- What the day-to-day traffic pattern will look like, including construction staging impacts.
- How FMERA gets its funding
- The land use regulations the fort abides by
- Road ownership

V. REPORTS OF STAFF

- Transportation Council Quarterly Newsletter Analytics

Mr. Popovech gave an overview of statistics for the Spring MCTC newsletter. Growth in readership slowed. Of 1,358 recipients, 530 unique individuals opened the email, 40% of those who received it. There were 750 total opens and 3% of the emails were bounced.

VI. PUBLIC COMMENT

Howard Kradjel of Middletown - appreciated the presentation and the proposed mobility that the plan has set out. He suggested that the county take a more detailed approach to the Rt. 537 corridor, which is designed well for automobiles but is lacking features for pedestrians and cyclists. Howard noted his concern of how the intersection of Rt. 537 and Rt. 35 will operate adjacent to the Fort Monmouth development.

Mr. Nelson - The New Jersey Department of Transportation is hosting a virtual public information center for the concept development project of Rt. 9 from Salem Hill Rd. to Texas Rd. from April 25 through May 9. The public

MONMOUTH COUNTY PLANNING BOARD TRANSPORTATION COUNCIL

JAMES GIANNELL
Planning Board Chairperson



ANTHONY GARAGUSO
Council Chairperson

would be able to review project and development items as well as submit questions and concerns. The preliminary assessment of the corridor began in 2017 which identified 10 intersections between Howell to Marlboro.

VII. ANNOUNCEMENTS

Mr. Garaguso announced the next meeting of the MCTC will be held on Tuesday, May 9, 2022, at 7:00 p.m. The meeting will be held in person with a virtual option using WebEx.

VIII. ADJOURNMENT

Following a motion by Mr. Nelson to adjourn the meeting, and seconded by Mr. Van Nortwick, the meeting was adjourned at 8:25 p.m.