

ORDINANCE #1116

BOROUGH OF OCEANPORT
COUNTY OF MONMOUTH, STATE OF NEW JERSEY

ORDINANCE ADOPTING A REDEVELOPMENT PLAN FOR THE MEGA
PARCEL LOCATED IN THE BOROUGH OF OCEANPORT WITHIN THE
FORMER FORT MONMOUTH, PURSUANT TO THE LOCAL
REDEVELOPMENT AND HOUSING LAW

WHEREAS, the Borough of Oceanport is desirous of promoting and reinvigorating the overall development of the Oceanport section of the Megal Parcel on Fort Monmouth (the Proposed Redevelopment Area”) as defined by the Fort Monmouth Reuse and Redevelopment Plan approved by the Fort Monmouth Economic Revitalization Authority (“FMERA”); and

WHEREAS, the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* (as amended and supplemented, the “**Redevelopment Law**”), provides a process for a municipality to determine whether certain parcels of land in the municipality constitute an “area in need of redevelopment”; and

WHEREAS, to make such a determination under the Redevelopment Law, the Borough Council (the “**Borough Council**”) of the Borough of Oceanport (the “**Borough**”) must first authorize the Borough Planning Board (the “**Planning Board**”) to conduct a preliminary investigation of the area and make recommendations to the Borough Council; and

WHEREAS, on June 5, 2025, the Borough Council adopted Resolution 2025-165, directing the Planning Board to conduct a preliminary investigation of the Mega Parcel on the Former Fort Monmouth, in particular, the 400 Area Parcel, the McAfee Center Parcel, the Veterinary Clinic Parcel, and the Emergency Homeless Shelter Parcel, which constitute portions of Block 110, Lot 1; Block 110, Lot 2, Block 110, Lot 4 and Block 105, Lot 1.01 as shown on the official tax maps of the Borough of Oceanport (the “Study Area”) and to recommend to the Borough Council whether the Borough Council should designate all or a portion of the Study Area as a non-condemnation “area in need of redevelopment”; and

WHEREAS, Elizabeth C. Leheny, AICP, PP and Spach Trahan, AICP, PP of Phillips Preiss Grygiel Leheny Keller, LLC (the “**Planner**”), conducted a preliminary investigation of the Study Area to determine whether the Study Area meets the criteria set forth in the Redevelopment Law to be designated as an area in need of redevelopment, and prepared a preliminary investigation report of the Study Area entitled “Area in Need of Redevelopment Study for a Portion of the Former Fort Monmouth Properties in the Borough of Oceanport, New Jersey” in accordance with the Redevelopment Law, dated August 19, 2025 (the “**Preliminary Investigation Report**”); and

WHEREAS, on September 9, 2025, the Planning Board reviewed the Preliminary Investigation Report, conducted a public hearing and considered the testimony of Spach Trahan, AICP, PP and members of the general public were given an opportunity to present their own evidence and to address questions to the Planning Board and its representatives concerning the potential designation of the Study Area as a non-condemnation area in need of redevelopment; and

WHEREAS, after the conclusion of the public hearing described above, the Planning Board adopted a resolution recommending that the Study Area be declared a non-condemnation area in need of redevelopment pursuant to the Redevelopment Law; and

WHEREAS, the Borough Council adopted Resolution 2025-_____ on September 18, 2025 declaring the Study Area as a Non-Condemnation Area in Need of Redevelopment.

WHEREAS, on behalf of FMERA, Phillips Preiss Grygiel Leheny Hughes LLC prepared a redevelopment plan for the Redevelopment Area entitled, "Amendment #20 to the Fort Monmouth Reuse and Redevelopment Plan" dated February 2024 (the "**Redevelopment Plan**"); and

WHEREAS, as of the date of introduction of this Ordinance on first reading, the Borough Council hereby refers the Redevelopment Plan to the Planning Board for the Planning Board's review pursuant to *N.J.S.A 40A:12A-7(e)*; and

WHEREAS, prior to public hearing and final adoption of this Ordinance, the Planning Board will have transmitted to the Borough Council a report containing the Planning Board's recommendation concerning the Redevelopment Plan, including an identification of any provisions in the Redevelopment Plan that are inconsistent with the Borough Master Plan, if any, and recommendations concerning those inconsistencies, if any, and any other matters the Planning Board deems appropriate; and

WHEREAS, the Borough Council believes it is in the best interest of its residents to further the redevelopment of the former Fort Monmouth within Oceanport Borough Council through the adoption of the Redevelopment Plan of the Redevelopment Area.

NOW THEREFORE BE IT ORDAINED, by the Borough Council of the Borough of Oceanport, in the County of Monmouth, State of New Jersey, as follows:

Section 1. The aforementioned recitals hereof are incorporated herein as though set forth at length herein.

Section 2. Pursuant to *N.J.S.A. 40A:12A-7(e)*, upon passage of this ordinance on first reading, the Borough Council hereby refers the Redevelopment Plan to the Planning Board for the Planning Board's review. The Planning Board shall prepare a report containing the Planning Board's recommendation concerning the Redevelopment Plan, including an identification of any provisions in the Redevelopment Plan that are inconsistent with the Borough Master Plan, if any, and recommendations concerning those inconsistencies, if any, and any other matters the Planning Board deems appropriate, and submit same to the Borough Council within 45 days after referral, as required by the Redevelopment Law.

Section 3. The Redevelopment Plan is hereby approved and adopted pursuant to *N.J.S.A. 40A:12A-7*, subject to the consent of FMERA pursuant to *N.J.A.C. 19:31C-3.25(b)(1)*.

Section 4. The zoning district map and the zoning ordinances of the Borough are hereby amended to incorporate and reflect the Redevelopment Plan, and, to the extent provided in the Redevelopment Plan, are superseded thereby.

Section 5. In case any one or more of the provisions of this ordinance or the Redevelopment Plan shall, for any reason, be held to be illegal or invalid, such illegality or invalidity shall not affect any other provision of this ordinance or the Redevelopment Plan and this

ordinance shall be construed and enforced as if such illegal or invalid provision had not been contained herein.

Section 6. Pursuant to N.J.A.C. 19:31C-3.25(b)(6), this ordinance shall not be effective unless and until FMERA has consented to adoption of this ordinance and the Redevelopment Plan. The Borough Council hereby directs the Mayor, in consultation with counsel to the Borough, to prepare and submit to FMERA the necessary application and/or any other documents in connection therewith in furtherance of obtaining FMERA's consent.

APPROVED ON FIRST READING

DATED: September 18, 2025



STEPHANIE KRAMER

Clerk of the Borough of Oceanport

ADOPTED ON SECOND READING

DATED: October 2, 2025



STEPHANIE KRAMER

Clerk of the Borough of Oceanport

APPROVAL BY THE MAYOR ON THIS ^{2nd} DAY OF October.



THOMAS TVRDIK
Mayor