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Issue 40 - November 2015

FMERA Board Authorizes Entrance into PSARA That Will Bring Additional High-Tech Jobs to Fort Monmouth

Building upon the Fort Monmouth Economic Revitalization Authority's (FMERA) goal of bringing a technology cluster to Fort Monmouth, the FMERA Board this month approved entering into a Purchase and Sale Agreement & Redevelopment Agreement (PSARA) with Wayside Technology Group for the Commissary Building and approximately six acres of land in the Oceanport section of Fort Monmouth.



Founded in 1982, Wayside Technology is a public company providing computing products and solutions to corporate IT organizations, government agencies and

educational institutions directly and through computer reseller networks. Currently located in Shrewsbury, the company plans to consolidate their headquarters and warehouse at the Commissary location and will upgrade the site, including interior renovations and exterior cleaning.

"For the third time in as many months, the FMERA Board has authorized staff to enter into a PSARA to bring a technology company to the Fort," FMERA Director of Real Estate Development Dave Nuse said. "The relocation of Wayside Technology to Fort Monmouth is expected to result in the retention of 104 jobs in Monmouth County and the creation of 25 jobs in Oceanport within 36 months of closing."

[Read Full Story on our Website](#)

FMERA Board Approves Entrance into PSARA with Kiely Realty Group for Pistol Range, Fire and Police Training Area and Satellite Road Parcel

The Fort Monmouth Economic Revitalization Authority (FMERA) Board this month authorized FMERA staff to enter into a Purchase and Sale Agreement & Redevelopment Agreement (PSARA) with Kiely Realty Group, LLC (Kiely) for the sale and renovation of the Pistol Range and the Fire & Police Training Area as well as the adjacent Satellite Road Parcel in Tinton Falls.

Kiely will redevelop the property in two phases. During Phase 1, Kiely will develop the existing indoor firearms range into a for-profit commercial firearms range, offering a shooting and educational experience to the public, government entities and private membership. Kiely plans to build a 10,000 square-foot addition onto the existing structure, expanding the educational and training areas of the range. The conceptual plan calls for the integration of outdoor lighted displays of Fort Monmouth historical artifacts and monuments. Kiely also proposes green initiatives on the site, including roof-mounted solar energy and a rain garden. Kiely expects to create a minimum of 25 full- and part-time jobs at the property plus eighty temporary positions by the end of 2018.

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Board Approval of Plan Amendment Allows Alternative Development Scenarios in Tinton Falls

With the support of the governing bodies of its three host communities, - Tinton Falls, Oceanport and Eatontown - the Fort Monmouth Economic Revitalization Authority (FMERA) this month approved an Amendment to the Fort Monmouth Reuse and Redevelopment Plan (Reuse Plan). The Amendment includes the following alternative development scenarios for parcels in Tinton Falls:

- Correcting the square footage of reusable buildings at the Pinebrook Road Commerce Center and allowing for ancillary office and retail uses;
- Allowing for the commercial reuse of the Charles Wood Pistol Range and associated property;
- Allowing for the commercial reuse of the Charles Wood Fire Station and associated property;
- Adjusting for the residential mix of low and medium density housing on Parcels C and C1;
- Allowing for civic/institutional use of Parcel F3 and the potential demolition of the existing commercial gas station.

“The proposed Amendment maintains the Reuse Plan’s land use concepts and plans while permitting alternative development scenarios for each of these parcels,” FMERA Executive Director Bruce Steadman explained. “Reuse Plan amendments allow FMERA to respond to opportunities that arise through the Request for Offers to

Purchase (RFOTP) process.”



FIGURE 1 | Alternative Development Scenario in the Tinton Falls Area: AMENDMENTS #1 (Parcel E only) and #3 5

The alternative development scenarios envisioned in Tinton Falls, as provided by the third plan amendment adopted by FMERA

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Cushman & Wakefield to Tout Fort Monmouth Redevelopment Opportunities at NJTC's Data Summit

Fort Monmouth Master Broker Cushman & Wakefield will promote Fort Monmouth as an attractive location for data and technology companies at the Data Summit at [New Jersey Technology Council's \(NJTC\) Tech Day](#) on December 9. Held at Rutgers University in New Brunswick, Tech Day brings together data center and information technology professionals, as well as business and technology leaders, for a conference on business intelligence and analytics

Historic Photos of the Month



As the nation honors its veterans this month, FMERA continues to plan for the ongoing maintenance and care of its memorials. The

systems and solutions. In addition to the Data Summit, the day's events include a Global Commercialization Conference and an Incubator Showcase. The technology sector continues to be a targeted industry for FMERA's redevelopment efforts, and companies such as CommVault, Aaski Technology, and TetherView are key drivers of reinvestment in Fort Monmouth. FMERA hosted the Data Summit in December 2013, and over 200 attendees made their way to the former Fort to learn about New Jersey's role in digital development.

World War II Memorial, located along Greeley Field in Oceanport, was dedicated in 1952 and remains a testament to the men and women who have sacrificed their lives to serve our nation. The Memorial is included in Fort Monmouth's National Register of Historic Places designation and is within the Historic District.

All Board actions take effect at the expiration of the statutory period for the Governor's review and consideration of the meeting minutes.

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