



Issue 55 - February 2017

FMERA Board Approves Entrance into PSARA for 89-Acre Parcel B Property



The vision of a vibrant, walkable, live-work-play environment came a step closer to becoming a reality this month as the Fort Monmouth Economic Redevelopment Authority (FMERA) Board authorized FMERA staff to enter into a Purchase and Sale & Redevelopment Agreement (PSARA) with Fort Monmouth Parcel B Redevelopment, LLC, an affiliate of Paramount Realty Services, Inc., for Parcel B in Eatontown.

The 89-acre Parcel B property includes approximately 55 acres that front Route 35 in Eatontown, as well as 34 acres of land that FMERA acquired from the United States Army in November as part of the Phase 2 Economic Development Conveyance Agreement.

Paramount Realty has proposed the creation of “Freedom Pointe” on Parcel B, which it says will include over 350,000 square feet of commercial development, featuring a mix of unique national, regional, and local specialty uses including entertainment, food, fitness, grocery, office, and service. The commercial component of Parcel B is expected to include a pedestrian-friendly thoroughfare featuring a two-acre park, the best of class amenities and technology, extraordinary landscaping and architectural design, and conveniently accessible parking throughout the development.

[Read Full Story on our Website](#)

Triumphant Life Church Purchases Main Post Chapel, Begins Move to Fort Monmouth

The Fort Monmouth Economic Revitalization Authority (FMERA) sold the Main Post Chapel in Oceanport to Triumphant Life Assembly of God Church this month, beginning a new chapter in the Church’s history and marking the first religious institution to set down roots on the Fort.

Triumphant Life, a 501(c)(3) non-profit corporation, will renovate the five-acre property for use as a house of worship and community outreach center, and will construct a 115-space parking lot. The church expects to have a staff of 12 on the Fort following completion of renovations.



“We’re looking forward to being part of the Fort Monmouth community and to serving the residents who will be moving into housing units being built on the Fort in the near future, as well as employees of various businesses in and around the Fort,” Triumphant Life Pastor Lyddale Akins said.

[Read Full Story on our Website](#)

Monmouth County Park System Acquires Parcel F-3 from FMERA

The Monmouth County Park System will be expanding its presence on Fort Monmouth following the February 23rd purchase of Parcel F-3 in Tinton Falls from the Fort Monmouth Economic Revitalization Authority (FMERA). The approximately 3.5-acre property contains the 1,335-square-foot former Shopette Building and Gas Station, constructed in 1970, as well as the accompanying paved and parking areas.



**Fort Monmouth Parcel F3, Tinton Falls, NJ
Monmouth County Park System (MCPS)
Redevelopment Concept Plan; Phase 1**

MCPS
rev. 1-27-17

The Monmouth County Park System offers 15,940 acres of open space, park and recreation areas. As part of its recreation initiatives, Monmouth County has operated the Fort Monmouth Recreation Center, which is adjacent to Parcel F-3, since 2013. The County intends to use the newly-purchased parcel as additional open space for the community, as well as facilities to enhance the recreation area. Specifically, plans are in the works to expand parking facilities for the Recreation Center, adding additional storage facilities for events, creating a dedicated maintenance facility to

service the area, and restoring wetlands on-site with an elevated boardwalk to allow for an outdoor classroom.

[Read Full Story on our Website](#)

Upcoming Live Auctions Announced

At its February 15 meeting, the Fort Monmouth Economic Revitalization Authority announced that the Auctioneer's Group will hold the following public auctions:

- March 18 at 10:00 a.m. – Warehouse heating, ventilation and air conditioning equipment, plumbing equipment, and supplies
- March 18 at 1:00 p.m. – Asbestos abatement material and equipment
- May 13 at 10:00 a.m. – Construction and landscaping equipment and supplies
- May 20 at 10:00 a.m. – Small-lot auction for the general public

Additional information can be found at

<http://www.theauctioneersgroup.com/upcoming-auctions/>.

Historic Photo of the Month



Dr. Walter S. McAfee served Fort Monmouth for 42 years prior to his retirement in 1985. As the first African-American inducted into the U.S. Army Materiel Command's Hall of Fame, Dr. McAfee, a physicist, was also one of the first recipients of the U.S. Army Research and Development Achievement Awards. Dr. McAfee was a leader in communications and electronic research, and he was involved in several significant projects at Fort Monmouth, including Project Diana in 1946, which put a human imprint on the moon for the first time with radar. The McAfee Center, located in Oceanport, was dedicated in July 1997 to Dr. McAfee and housed the Intelligence

and Information Warfare Directorate of the Communications-Electronics Research,
Development and Engineering Center (CERDEC).

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