

Carteret Press

A Publication Presented by Carteret Business Partnership

Crow Holdings Warehouses Open



Grand opening ribbon cutting
with Mayor Reiman celebrates
three warehouses totaling
1.2 million square feet
on remediated Brownfield site

See page 8

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📍 117 Main St, Woodbridge, NJ

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Carteret Business Partnership is a nonprofit corporation that promotes economic development, business retention and recruitment through a variety of programs and incentives.

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Dear Neighbors,

I am extremely proud to say that Crow Holdings 1.2 million square feet of warehouses on a remediated brownfield site is open, and one of the warehouses is occupied. This once contaminated site leaching cyanide into the Rahway River now is home to state-of-the-art logistics conveniently located on the New Jersey Turnpike. Given that, the other two warehouses will be occupied soon.

This new issue of Carteret Press takes a look at Crow Holdings' recent ribbon cutting. Inside coverage also includes:

- An interview with Rioz Band, the Borough-based Spanish rock outfit that won the second annual Carteret Battle of the Bands in September
- A report on the Carteret Adopt-A-Park Program's successful fall cleanup
- News of the recent public bid for water-side improvements for the forthcoming ferry terminal
- A CPAC Spotlight that shines on three holiday events coming next month to URSB Carteret Performing Arts & Events Center: "Holiday Dreams: A Spectacular Holiday

Cirque!," Dec. 3; Wizards of Winter, Dec. 9, and An Olde English Christmas Starring Peter Noone of the '60s British Invasion band Herman's Hermits, Dec. 16

• Notices about our annual Christmas Tree Lighting and Holiday Festival on Dec. 1 in Carteret Park and Menorah Lighting on Dec. 7 at Borough Hall, Carteret High School Band Parents Association's Shop til You Drop fundraiser on Dec. 2, Saint Joseph School's November Bingo Night, and our free Recycling Coach app.

A reminder to promote your business or event to all Carteret residents by advertising in Carteret Press. Each issue is delivered to every home and business. For more about advertising, contact the Public Information Office at 732-541-3835 or makinb@carteret.net.

Sincerely,

Mayor Daniel J. Reiman

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SCAN ME

Carteret Adopt-A-Park Program Successful with Townwide Cleanup

Nearly all of Carteret's Parks were adopted on Oct. 21 during a townwide park cleanup by the family of the late Mayor James A. Failace and Dr. Shri Nanasaheb Dharmadhikari Pratishthan (DSNDP), a community-minded nonprofit foundation.

Mayor Daniel J. Reiman said he was grateful for both cleanup teams' efforts, which gathered six large bags of trash and two large bags of recyclables throughout half of the Borough's 12 parks.

"We greatly thank the Failace family and DSNDP for their volunteerism," Mayor Reiman said. "They made a dreary, rainy day into a celebration of community spirit."

Nearly a year ago, James A. Failace Memorial Park was dedicated in memory of Mayor Failace, who served from 1999 to 2003. The Failace family adopted that park, formerly known as Shorecrest.

Throughout the 20th century, Dr. Dharmadhikari was a spiritual leader and social reformer in India. DSNDP is driven by more than one million world-wide volunteers who strive to keep his legacy alive with community work, such as blood drives, road cleanups, tree plantings, literacy classes and, of course, park cleanups. Their team of 25 volunteers adopted and cleaned up Waterfront, Carteret, Bishop Andrews, Medwick and McGreevey parks.

The Carteret Adopt-A-Park Cleanup was organized by the Borough's Clean Communities Department.

More park cleanups will be held on and around Earth Day as part of New Jersey Clean Communities' Clean Water Challenge from March 1 to April 30. Volunteers are needed for all 12 of Carteret's parks. To volunteer, contact Carteret Clean Communities at 732-541-3835 or makinb@carteret.net.



The Failace family, top, and the Dr. Shri Nanasaheb Dharmadhikari Pratishthan, bottom, adopted and cleaned up half of Carteret's 12 parks on Oct. 21.

Carteret High School Band Parents Association
Presents
shop til you Drop
Holiday Shopping & Fundraiser Event

December 2nd, 2023
10:00am to 3:00pm
Carteret High School
199 Washington Ave., Carteret, NJ
Free Admission and Convenient Parking

Gift Shopping and Basket Raffles
Compliments of our Vendors and Crafters
(Raffle winners do not need to be present)

Food Court by Carteret Band Parents Association

Saint Joseph School

BINGO BINGO

November 18th | Entry \$15 | Must be 18+ to enter
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Carteret Spanish Rockers Rioz Band win Borough's 2nd Battle of the Bands



Rioz Band, a Spanish rock outfit featuring members from Carteret, won the Borough's second annual Battle of the Bands during the 47th annual Ethnic Day celebration and Mayor's Charity Carnival in mid-September. The \$1,500 cash prize will be invested in new equipment, founding singer-songwriter-guitarist Alex Forte said.

Sponsored by the Carteret Business Partnership, the Borough's nonprofit economic development corporation, and organized by Borough-based Central Jersey Arts Council, Carteret's second annual Battle of the Bands on Sept. 14 featured prize winners:

- **Rioz Band**, a Spanish rock band with members from Carteret who took the first-place prize of \$1,500
- Borough-based rapper **Lord Greazy**, second place, \$1,000
- **Blooming Reminiscence**, a Filipino-American band from Middlesex County formed at Rutgers University in New Brunswick, third place, \$500
- Hackettstown-based Americana act **Winter-Long**, honorable mention, \$250.

On behalf of bandmates Riner Bass, bass; Solfa, keyboards, and David Molina, drums, founding Rioz singer-songwriter-guitarist Alex Forte chatted about his band's victory, plans for the winnings, as well as an album that so far has featured three singles: "Ja jevita," "Carola," and "Nunca te vayas." More information about the band can be found on YouTube and Instagram via @riozmusica, as well as in the following interview:

How did it feel to win the Carteret Battle of the Bands?

We were not expecting to win. We all were surprised because the other band had many people supporting them, but it felt great.

What will you be doing with the prize winnings?

We invested in better equipment for the band to keep growing and getting better every day.

Were there any prizes besides the money?

Yes, definitely the stage. To have the privilege of playing there is a win-win for us. To have a video, pictures, that was the first prize for us.

When and how did Rioz form?

Rioz started back in 2021. I decided to start a new project, call a few friends who used to play together in other bands before, and start a new journey.

Who else is in the band, what are their names and instruments, and what do you like most about performing with them?

Bass is Riner Bass. Keys are Solfa. And drums is David Molina. These guys are very close friends that I have known for a very long time, and I feel very comfortable playing with them. We have a good communication.

Which members of the band live in Carteret?

The bass player, Riner Bass.

What inspired the band name Rioz?

I wrote a song call Rio, and at the time, I didn't have a name for the band, and the song came into my mind. I decided to call it Rioz with a Z on the end cause Rio was taken already.

Have you or do you plan to release any music, such as singles, videos, EPs or LPs?

Yes, we already have three single releases. They will be part of an album coming out next year. We are working in a few videos too.

When and where will Rioz be performing through the New Year?

Local places around New York City and New Jersey.

Crow Holdings at Carteret

Remediated Brownfield Site Developed into 1.2M



Crow Holdings Development recently opened Crow Holdings at Carteret, three warehouses totaling 1.2 million square feet on a Brownfield site that before remediation spearheaded by Mayor Daniel J. Reiman's administration was leaching cyanide into the Rahway River. Half of one of the warehouses is leased, but the rest of the space is available through commercial real estate broker Cushman & Wakefield.

Mayor Daniel J. Reiman, other local dignitaries, industry professionals and stakeholders joined Crow Holdings Development (CHD) to celebrate the grand opening of Crow Holdings at Carteret this month.

The event culminated with Mayor Reiman, Council President AJ Johal, Councilman Vincent Bellino and Chief of Staff Frank Bellino joining members of the development team for a ribbon-cutting ceremony.

Attendees had a chance to tour the world-class 1.2 million-square-foot warehouse/distribution property and see first-hand its location benefits of being less than half mile and only one traffic light off Exit 12 of the New Jersey Turnpike. The three-building property at 300, 400 and 500 Salt Meadow Road is ready for occupancy, featuring pre-built offices and 40-foot clear ceiling heights, as well as a combined 299 trailer parking spots, 174 dock doors with fully equipped loading docks, and six drive-in ramps.

Mayor Reiman cited the borough's commitment to

thoughtful redevelopment for earning its position among the most business-friendly municipalities in New Jersey. Illustrating this point, a 30-year PILOT for Crow Holdings at Carteret provides long-term stability with \$135 million in taxes.

"We are proud to add Crow Holdings' newest state-of-the-art industrial park to the Borough's ever-expanding portfolio of successful redevelopment projects and welcome the national and international business tenants that will soon call Carteret home," the Mayor said. "Carteret's industrial and commercial footprint includes Amazon, Fedex, NuWorld Cosmetics, Berje, Nasdaq, Goldman Sachs, PC Richards, just to name a few. My administration and the Borough of Carteret were excited to work with CHD throughout this brownfield redevelopment and look forward to many years of a successful partnership."

The new world-class warehouse/distribution opportunity in the heart of the Greater Port submarket is

Port Opens 3 Warehouses

1.2 Million Square Feet of Logistics Space at NJ Turnpike



Left, the entrance to Crow Holdings at Carteret on Salt Meadow Road a half mile from New Jersey Turnpike Exit 12. Right, Mayor Daniel J. Reiman, third from right, celebrates the Nov. 1 opening of Crow Holdings at Carteret with a ribbon cutting ceremony. Pictured with him from left to right are Crow Holdings Development Vice President-Industrial Brad Vander Vliet, Borough Chief of Staff Frank Bellino, Council President AJ Johal, CHD Senior Managing Director Clark Machemer, and Councilman Vincent Bellino.

the result of a strong public-private partnership, CHD Senior Managing Director Clark Machemer said.

From the start of the more than \$240 million project, the Borough has been a great supporter, Machemer said.

"This municipality understands that development is an economic stimulant and driver for growth," he said. "We thank Mayor Reiman and members of his administration for being part of this celebration."

CHD recently announced that third-party logistics provider Weida Freight System. (WFS) will become the first tenant at the campus via a 188,000-square-foot, long-term transaction in half of 400 Salt Meadow Road.

Headquartered in Hong Kong with more than 35 offices worldwide, WFS selected the site because of its proximity to the New Jersey Turnpike, CEO Victor Wei said.

"We looked at properties throughout the region, and Crow Holdings at Carteret was the clear choice," Wei said. "It inspired us to make a commitment. This location checks every box for our stepped-up distribution needs in the New York metropolitan area, and the ease of access to the Turnpike can't be beat."

400 Salt Meadow Road will be WFS's second New Jersey warehouse and its eighth nationwide.

The Weida Freight deal was brokered by Cushman & Wakefield's Jules Nissim, Stan Danzig and Kimberly Bach, who serve as exclusive leasing agents for Crow Holdings at Carteret. The team is currently marketing full-building opportunities of 355,000 and 480,000 square feet, with availabilities starting at 150,000 square feet, including the other half of

400 Salt Meadow Road.

At a time when the efficient movement of goods is critical, the property offers a Greater Port submarket location convenient to sea and air transit, major thoroughfares, as well as key NYC crossings, according to Cushman & Wakefield.

"Crow Holdings at Carteret provides the closest turnpike interchange access of any new industrial product built within the past 10 years, and this factor alone is driving strong interest from a variety of users – inquiries have been increasing steadily this summer and into fall," Nissim said. "Add to that its position just 13 miles from the Port Newark-Elizabeth Marine Terminal, a tuned-in developer and business-friendly municipality, and it truly is a distinctive opportunity."

A long abandoned brownfield site ravaged and abandoned by American Cyanamide/Cytec Industries was a ticking time bomb of cyanide leaching into the Rahway River, Mayor Reiman said. Carteret was determined to take back this brownfield site and transform it from environmental disaster to economic success, the Mayor said.

After the borough designated the 126-acre site as a landfill reclamation district and later an area in need of redevelopment, the Rahway Arch investment team purchased the site from Cytec in the hopes of remediating and redeveloping the prime commercial real estate. With the Turnpike as the lynchpin of redevelopment in Carteret, the state invested nearly \$160 million into Interchange 12, more than tripling its capacity in 2005.

continued on next page



Crow Holdings Development Senior Managing Director Clark Machemer, center, presents Mayor Reiman, second from left, with a \$250,000 donation to the URSB Carteret Performing Arts & Events Center at the June 2022 groundbreaking of Crow Holdings at Carteret. Pictured with them are Mark Hruska, executive director of Carteret Business Partnership and the Borough's fire chief, Carteret PAC Director Diana St. John, and CHD Vice President-Industrial Brad Vander Vliet.

"We've since seen more than \$2 billion in private redevelopment in Carteret and more than \$250 million in municipal investment, including a new performing arts & events center, a fitness & wellness center, a waterfront park, fishing pier, marina, River Walk, and forthcoming ferry terminal with many more projects and public investments on the horizon," Mayor Reiman said.

In the years before Crow Holdings purchased the property from Rahway Arch for \$87 million, Soil Safe operated a Class B recycling center for which it was paid to receive recyclable soils used to cap the site. Revenues derived from these recycled soils -- not taxpayer money -- paid for the cost of the seven-year \$80 million remediation and \$3.2 million in host community benefits paid to Carteret, which were on top of property taxes paid by Rahway Arch.

What this site has brought to Carteret doesn't end there. In addition to \$135 million in taxes, Crow Holdings also has brought to the Borough:

- A \$6.5 million redevelopment impact fee that will fund Carteret capital projects
- A \$350,000 contribution to the Waterfront Park

River Walk

- A \$250,000 contribution to the municipally-owned nonprofit URSB Carteret Performing Arts & Events Center.

"That is real money to the residents of Carteret," Mayor Reiman said. "It's part of the reason why we went from the third highest taxed municipality to the third lowest taxed municipality in the last 20 years. Crow Holdings voluntarily has contributed thousands of dollars to Carteret, not just toward development but also to the arts and local events programs that our residents enjoy."

CHD is the development platform of Crow Holdings, a privately owned real estate investment and development firm with 75 years of history, \$30 billion of assets under management, and an established platform with a vision for continued success. CHD specializes in multifamily and industrial development across high-opportunity markets in the United States, with a newly launched office development platform as well. Led by a highly experienced leadership team, the firm has developed more than 45 million square feet of industrial space since 2013.

Carteret bids on waterside ferry terminal improvements



The Borough went out to bid for waterside improvements to the forthcoming ferry terminal.

Mayor Daniel J. Reiman has announced that the Borough went out to bid for the next phase of the ferry terminal and Carteret Intermodal Transportation Building on a remediated seven-acre site formerly operated by DuPont Chemical.

In the wake of state Department of Transportation design approvals, construction of a ferry terminal will include an in-water fixed pier, floating docks for passenger loading and unloading, connecting gangways, timber ramps, a wave screen, and steel piles. A timber staircase will connect the floating dock with the ferry boat, and two parallel aluminum gangways will connect the fixed pier to the floating dock. Funding will be pulled from grants from NJDOT, U.S. Department of Environmental Protection, and Federal Transit Authority.

A fixed pier will be 25-feet long by 16-feet wide, and the floating dock will be 40-feet long by 40-feet wide with gangways measuring 65-feet long by 5-feet wide. A design is in the works, Mayor Reiman said.

The upland phase is expected to start as soon as possible with the construction of a 700-space parking lot that will include lighting, utilities and, to mitigate storm water runoff, inlets, porous pavement, and high density polyethylene and reinforced concrete pipes.

The Reiman administration has secured \$48 mil-

lion from various funding sources for the ferry project, including a Federal Transit Administration grant and a 2023 Congressional appropriation.

Contract documents and plans for the proposed ferry terminal work will be made available electronically or at the office of consulting engineers T&M Associates at 11 Tindall Road in Middletown. Interested bidders must send an email request to psirico@tandmassociates.com.

Pending FTA review, final designs will begin for the Intermodal Transportation Building, which will include a bar, lounge, restaurant, restrooms, ticketing area, office space, and banquet hall, Mayor Reiman said.

The Reiman Administration began to study the feasibility of a ferry project about 15 years ago.

The bulkhead for the terminal was completed last October. NJDOT Office Maritime Resources completed the dredging in the second week in January.

The forthcoming ferry has triggered interest in two hotel groups to operate full-scale hotels within the waterfront redevelopment area. One is part of Carteret Stages, a designated and approved \$1 billion waterfront redevelopment project that also includes 500,000 square feet of studio soundstage and film production facilities, as well as commercial and office space, restaurants, retail, and a 1,200-car parking garage.



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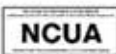
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Carteret Police Department receives \$625,000 competitive COPS grant

Mayor Daniel J. Reiman has announced that the Borough has received a \$625,000 competitive grant from the U.S. Department of Justice's Community Oriented Policing Services Hiring Program.

The COPS Office received 654 applications, according to the Department of Justice, but only 394 were awarded funds from the \$216,809,571 million allocated to state, local and tribal law enforcement agencies.

"Carteret is very grateful that we will be able to hire more police officers thanks to the Department of Justice and its Community Oriented Policing Services Office," Mayor Reiman said. "As Carteret continues to grow, we will need more police to ensure public safety, so this competitive grant award is coming at a great time."

The grant is designed to provide funding directly to law enforcement agencies to hire and/or rehire additional career law enforcement officers in an effort to increase their community policing capacity and crime prevention efforts, according to the Justice Department.

Anticipated outcomes of the CHP program awards include engagement in planned community partnerships, implementation of projects to analyze and

assess problems, implementation of changes to personnel and agency management in support of community policing, and increased capacity of agency to engage in community policing activities, the Justice Department stated.

"For almost 30 years, the COPS Office has worked to reduce crime and increase trust between law enforcement and the community through the many different grant programs that we offer," COPS Office Director Hugh T. Clements stated. "This funding will go a long way toward advancing this very important work."

The CHP awards provided up to 75 percent of the approved entry-level salaries and fringe benefits of full-time officers for 36 months, with a minimum of 25 percent local cash match per officer position and a maximum federal share of \$125,000 per officer position. Awards are five years long to allow time for recruitment and hiring before the 36 months of salary funding begins.

Any additional costs for salaries and fringe benefits higher than entry level are the responsibility of the recipient agency. At the conclusion of 36 months of federal funding, recipients must retain all sworn officer positions awarded under the CHP award for a minimum of 12 months through state or local funds.

Mayor Dan Reiman's Annual
Christmas Tree & HOLIDAY Lighting FESTIVAL
Friday, December 1st
6:00-9:00pm at Carteret Park
Tree Lighting at 7:00pm

LIVE HOLIDAY MUSIC! PICTURES WITH SANTA! COCOA! COOKIES! HOT PRETZELS! HORSE AND BUGGY RIDES!



Menorah Lighting

Thursday, December 7, 2023

6:00 p.m.

**at Borough Hall
61 Cooke Avenue**

(Hanukkah begins December 7 and ends December 15)



UPCOMING SHOWS



NOVEMBER 10
HOLLYWOOD NIGHTS
BOB SEGER TRIBUTE



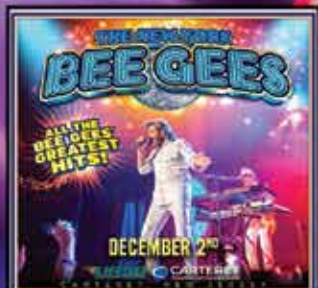
NOVEMBER 11
WASON BRAZOBAN
DOMINICAN SINGER



NOVEMBER 12
WITH LOVE, REAGAN
SONGS FROM THE GREAT AMERICAN
SONGBOOK



NOVEMBER 18
THE LOVE + LIGHT TOUR
JORDAN FELIZ & COLTON DIXON



DECEMBER 2
THE NEW YORK BEE GEES



DECEMBER 3
HOLIDAY DREAMS CIRQUE



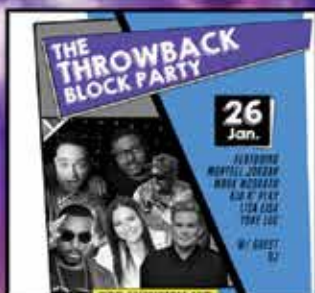
DECEMBER 9
THE WIZARDS OF WINTER



DECEMBER 16
**AN OLDE ENGLISH
CHRISTMAS STARRING
PETER NOONE**



JANUARY 20
**SOUTHERN ACCENTS:
TOM PETTY TRIBUTE**



JANUARY 26
**MONTELL JORDAN, MARK
MCGRATH, KID N' PLAY, LISA LISA,
TONE LOC**



FEBRUARY 24
**ALDO NOVA
WITH HONEYMOON SUITE**



APRIL 13
**ACE FREHLEY WITH
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CPAC Spotlight: Celebrate the Holidays at Carteret PAC



Direct from Las Vegas on Dec. 3, “Holiday Dreams: A Spectacular Holiday Cirque!” is among the seasonal shows coming to URSB Carteret Performing Arts & Events Center.

There is no better place to spend the holidays than URSB Carteret Performing Arts & Events Center with three dynamic shows, tickets to which also would make great gifts.

The holidays at CPAC continue Dec. 3 with “Holiday Dreams: A Spectacular Holiday Cirque!” Direct from Las Vegas, the ground-breaking holiday show incorporates acrobats, aerialists, comedians, daredevils, and award-winning specialty acts, all performing incredible feats using the latest in visual and technological “magic.”

Holiday Dreams features holograms, projection mapping, and interactive lasers that frame a talented cast of world-class performers. Created with the mission to appeal to children and grownups alike, the show also includes holiday music and dance within a lovable, funny story wrapped up in a colorful and modern seasonal theme.

Tickets range from \$39 to \$75 for the 3 p.m. show. For more info and tickets, visit carteretpac.com/events/holiday-dreams-cirque.

The holiday parade of can’t-miss performances at CPAC rolls on Dec. 9 when Wizards of Winter rock out with a fun-filled holiday experience for the second season in a row. Musical intensity, stage theatrics and holiday fun for the whole family are provid-

ed by former members of Trans-Siberian Orchestra, Blue Oyster Cult, Rainbow, Trixter, Ted Nugent Band, and a variety of Broadway shows.

The 11-member ensemble boasts soaring vocal harmonies, precision string instrumentation, powerful percussion and stunning keyboard work, layered around a rich storyboard that evokes Decembers past.

Tickets range from \$32.50 to \$49.50 for the 8 p.m. show. For more info and tickets, visit carteretpac.com/events/the-wizards-of-winter.

The iconic 1960s British Invasion band Herman’s Hermits, starring Peter Noone, joins us in Carteret this holiday season on Dec. 16. A playlist of Christmas tunes and the band’s classic hits from seven gold albums will transport audiences back in time. The hits include “I’m Into Something Good,” “Mrs. Brown, You’ve Got a Lovely Daughter,” and “I’m Henry VIII, I Am.”

Tickets range from \$35 to \$65 for the 8 p.m. show. For more info and tickets, visit carteretpac.com/events/an-olde-english-christmas-with-hermans-hermits.

A pre-show bistro dinner is available two hours before show time for each holiday shows, along with most other CPAC events. Dinner tickets are an additional \$29.50 per person at carteretpac.showare.com/eventperformances.asp?evt=81.

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As the new Lead Universal/Business Banking Specialist and a long-time resident of Carteret, **BARBRA AIXA VILLEGAS** will support the URSB

mission of fostering local business partnerships. With a decade of experience in the financial industry, her exceptional service and strategic guidance are sure to benefit URSB's hometown clientele.



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