

ADDENDUM #1

April 29, 2015

TO

REQUEST FOR OFFERS TO PURCHASE

FOR

THE SALE OF REAL PROPERTY

**Fort Monmouth
Buildings 1077 & 1078 - The Nurses Quarters
Oceanport, New Jersey**

Issued by the
FORT MONMOUTH ECONOMIC REVITALIZATION AUTHORITY

Date Issued: March 13, 2015

Responses due by 12:00 P.M. EDT on May 11, 2015

This Addendum is being issued to answer questions received via email.

1. Q: Do you have the current utility survey?
A: **You will find the utility drawings at the following link. You should be able to zoom-in on the Nurses Quarters area. <https://njfmera.sharefile.com/d-sd5b9ad4813241898>**
2. Q: What are the parking requirements?
A: **There are currently 29 spaces and the zoning requires 1.8 spaces for each 1 bedroom unit and 2 spaces for each 2 bedroom unit so additional parking will be required.**
3. Q: What is the age of the roof?
A: **Unfortunately we do not have records of this information.**
4. Q: Will the Stephenson Ave. be dedicated back to Oceanport after it is repaved and will Oceanport maintain and plow the street and maintain the catch basins?
A: **At some time in the future, the road will be conveyed to the Borough of Oceanport. At that time Oceanport will maintain the roadway and catch basins. In the interim or transition, prior to conveyance, FMERA will arrange for suitable and maintained access to the property.**
5. Q: Will Oceanport provide refuse pick-up?
A: **This is to be determined by Oceanport. Suggest reaching out to Oceanport directly.**
6. Q: What is the current zoning density for residential?
A: **Both low and medium residential density is permitted in this Development District per Table 1 in the Land Use Rules found at this link: http://www.fortmonmouthnj.com/wp-content/uploads/2014/12/FMERA_LandUseRules_Adopted_7.15.13w_Tables.pdf**
Low and Medium density are defined below:
(1) Low density: Single-family detached, duplex (stacked vertically or side by side, in a detached structure), and townhouses (only one unit vertically, in attached structures providing up to eight units per structure). Each low-density unit shall have its own private entrance at the first level;
(2) Medium density: Stacked flats (two to three units stacked vertically, in attached structures providing up to eight horizontal stacks per structure, total of 16 to 24 units per structure). Up to three stacked flat units may share one entrance at the first level. Apartment buildings with four or more units/building and with at least four units sharing each ground-level entrance.
7. Q: Who is the manufacturer of the Geothermal system?
A: **There is not a manufacturer of the "system". It was designed and assembled with off-the-shelf parts. We are attempting to locate information on the design and any manuals that are associated with the system. We suspect that anything we find would only be hardcopy which we will make available for viewing to prospective bidders, if and when we are able to find anything.**