

May 21, 2013

**ADDENDUM
TO**

REQUEST FOR OFFERS TO PURCHASE

FOR

THE SALE OF REAL PROPERTY

PARCEL B

Issued by the
FORT MONMOUTH ECONOMIC REVITALIZATION AUTHORITY

Date Issued: March 26, 2013

Responses due by 12:00 P.M. EST on June 10, 2013

FMERA Offices

This Addendum is being issued to provide answers to questions received from potential bidders and to revise section 4.0 Offers Submission.

A. Revise Section 4.0 Offers Submission as follows:

“Proposals must be received by June 10, 2013 at 12:00 P.M., Eastern Daylight Time (EDT). ~~Proposals may be delivered via an overnight service (FedEx or UPS) to 100 Barton Avenue, Oceanport, NJ 07757.~~ Proposals must be delivered by hand in person or via USPS to PO Box 267, Oceanport, NJ 07757”

B. Questions received via email:

1. **Question:** The Reuse Plan has designated a 6 acre parcel, Formal Park /Town Green for maintaining the existing Geothermal Fields for Alternative Energy. The area designated for this park is east of Nealis Ave and Rt. 35 between Abbey and Whitsell Avenues roughly in the area of Rich's pie shaped shallow depth retail buildings perpendicular to Rt 35 and the easterly portion of the property. We are allowed to develop mixed use retail/office/residential buildings around the perimeter of the park along streets surrounding the park on all sides. See Section 19.G.2 and Section 17.B. Minimum 50 percent of buildings around the park need to be mixed use with 50 percent of building entrances facing onto the park, Section 18.A.3. Can this be changed if we so desire or must we comply with this?

Answer: The geothermal fields are not required to be maintained. While open space should be considered and accommodated, the location and configuration in the reuse plan is not mandated and can be changed. The sections of the regulations cited are guidelines only, also not mandated.

2. **Question:** Can the sports bubble stay if the successful bidder so desires?

Answer: No, the sports bubble will be moved and utilized elsewhere on the Fort property.

3. **Question:** Do you have sewer, water and other utility plans available for this parcel?

Answer: We have unverified drawings from the Army of existing systems. We are also knowledgeable regarding the closest Eatontown main for sewer connection and the proximity to public water and electric service. These drawings are available for inspection at the FMERA offices. Please schedule your inspection of these documents by contacting rmcgrade@njeda.com. Actual plans would need to be negotiated with the utility providers and FMERA. Given the perimeter location of Parcel B continued use of existing Army systems will not be permitted.

4. **Question:** When we were responding to the RFP for the Historic Housing, there were discussion of needing to make a new connection for water and sewer. Will something like that be required here? If So, what is the estimated cost and will FMERA also be contributing towards that cost?

Answer: See answer to #3 above. FMERA will provide whatever information we have available but utility interconnection will need to be negotiated with the public utilities and FMERA.

5. **Question:** Will the developer of Parcel B need to make new connections for the supply of Electricity? Gas?
Answer: Electricity – Yes
Gas has been privatized so bidders will need to discuss this with NJ Natural Gas directly.
6. **Question:** If it is determined that the existing left turn lane into the Fort from Route 35 south is insufficient for the projected uses in Parcel B or for the Fort in General, who will be responsible for any offsite improvements for the creation of a an additional lane or other improvements to the intersection?
Answer: The selected Proposer will be responsible for any off-site improvements along with any associated traffic studies, impact fees and permits.
7. **Question:** If we determine that a second traffic light (somewhere near the center of the Parcel B Route 35 frontage) is needed to provide access to the commercial portion of Parcel B, would FMERA assist us in obtaining the necessary permits?
Answer: Yes, FMERA will assist in obtaining a highway access permit and any related permits necessary to allow for a second traffic light.
8. **Question:** If our plan relocates, redesigns, or eliminates Nealis, Abbey or Whitesville Avenues will this render our plan non-compliant?
Answer: No, the purchaser is free to plan the Parcel's interior road configuration. Avenue of Memories and North Drive are listed as "Arterial Roads" in the Fort's Reuse Plan and must be retained and improved at or near their current locations.
9. **Question:** If our plan relocates, reconfigures, or eliminates the green space , will this render our plan non-compliant?
Answer: No, the location and quantity of green space depicted in the Reuse Plan as lying within Parcel B is for illustrative purposes only. At a minimum, proposals must comply with the densities and coverage ratios specified in the draft Land Use Regulations. FMERA encourages Proposers to set aside green space beyond those minimum requirements.
10. **Question:** Can we relocate the Monuments along Avenue of Memories and create a "Monument Park "somewhere in Parcel B?
Answer: The monuments may be relocated but must continue to line Avenue of Memories; they may not be clustered in a single park.
11. **Question:** Will we be permitted to have left turn traffic off Avenue of Memoires into Parcel B in addition to the lefts on Nealis and Derum?
Answer: Proposers may assume that additional left turn movements will be permitted provided that they conform to generally acceptable traffic engineering standards.
12. **Question:** Can we eliminate or reconfigure some or all of the islands or dividers in the Avenue of Memories?
Answer: Yes.

**C. Replacement for Attachment #1 - Exhibit A
Attached**

D. All terms and conditions set forth in the RFOTP issued March 26, 2013 remain in effect.

