



ADDENDUM # 1

February 22, 2017

TO

**REQUEST FOR OFFERS
TO PURCHASE
FOR**

THE SALE OF REAL AND PERSONAL PROPERTY

Fort Monmouth

**Lodging Area – 15± Acre Residential, Institutional or Mixed-Use Waterfront
Development Site
Oceanport, New Jersey**

Issued by the

FORT MONMOUTH ECONOMIC REVITALIZATION AUTHORITY

Date Issued: December 29, 2016

Responses due by 12:00 P.M. EDT on March 31, 2017

**THIS ADDENDUM #1 is being issued to respond to questions received via
email.**

Q/A

- 1. Question:** In trying to determine the right way to go in the Lodging Area, I have tried to accurately calculate the potential number of allowed residential units in this area. Based on what I can figure I believe the right number to be 195 units. Then in keeping 270 and 271 Buildings intact, I would subtract those Units from the 195 total. Is that correct?

Answer: We believe the maximum, including 270/271 to be 185 units.
- 2. Question:** We would like to ask about the parcel of land called the lodging area and Allison hall that we are interested in. Our investor wanted to know if it is true that one of the buildings is pledged to the affordable housing alliance for low or affordable housing. If so which building would that be? Is it one of the historical buildings? Please advise.

Answer: The Fort Monmouth Reuse and Redevelopment Plan (Reuse Plan) did identify Building #270, one of the historical buildings, to be set aside and conveyed to the Affordable Housing Alliance. This has been changed with the issuance of this RFOTP. FMERA is discussing alternative sites and buildings for this obligation with the Affordable Housing Alliance. Therefore, the building is available to potential purchasers for inclusion in their redevelopment plans.
- 3. Question:** How much retail space would be allowed on the Land in front of Allison.

Answer: The Reuse Plan does not specify an amount; however, FMERA's Land Use Rules specify that retail should be within 500' of Oceanport Ave. Any change to this requirement would require a Reuse Plan amendment or use-type variance, which are both subject to approval by the FMERA Board. The amount of retail would then be further limited by the 0.25 floor area ratio and the parking requirements, as detailed in FMERA's Land Use Rules (available at <http://www.fortmonmouthnj.com/developer-information/land-use-regulations/>).
- 4. Question:** What is the CAFRA "buffer" from the water?

Answer: The property is within the CAFRA Zone. The potential purchaser will need to determine the required buffer based on the proposed use, per NJ DEP regulations.
- 5. Question:** Do you have Survey's for these sites?

Answer: We have an outbound survey for the entire main post and will provide a boundary survey to the selected purchaser. The Main Post outbound survey can be downloaded at the attached link: <https://njfmera.sharefile.com/d-s14a368de86e4b939>
- 6. Question:** With regards to the RFOTP's for the Lodging Area and Allison Hall, is it possible to submit one proposal for the two? I know the RFOTPs say that two separate one should be submitted, but we may be interested in shifting some of the retail and residential around the two lots in which case, one proposal would make the most sense. Is that acceptable or no?

Answer: You should submit separate proposals, and note how you would modify each proposal if FMERA selected you for both parcels. One proposal for both will not be acceptable.