



ADDENDUM # 2

March 21, 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**

And

**Allison Hall Complex – 12.6 Acre Hospitality and/or Commercial
Development Site**

Oceanport, New Jersey

Issued by the
FORT MONMOUTH ECONOMIC REVITALIZATION AUTHORITY
Date Issued: December 29, 2016

**ATTENTION: CHANGE TO PROPOSALS DUE DATE
FOR BOTH LODGING AND ALLISON HALL
PROPOSALS**

Responses now due by 12:00 P.M. EDT on April 21, 2017

THIS ADDENDUM #2 is being issued:

- 1. To respond to questions received via email.**
- 2. To provide changes to Lodging Area RFOTF text**

CHANGES AND ADDITIONS TO LODGING AREA RFOTP

1. The deadline for responses is extended to Friday, April 21, 2017 at 12 PM EDT

2. Second paragraph of Section 1.0:

The Authority is requesting Bids that propose development that is consistent with medium density residential, institutional/civic, and/or office/research & development uses allowed in FMERA's Land Use Rules for this Property and/or that incorporate townhouses (minimum of four units per structure), as more fully described in Section 1.3 below. Any development that is not consistent with the Land Use Rules or the Reuse Plan, also described in Section 1.3 below, will require an amendment to the Reuse Plan or, if applicable, a "use-type variance". Any Reuse Plan amendment and "use-type variance" is subject to approval by the FMERA Board, in its sole discretion, in accordance with the Land Use Rules.

3. Delete the entirety of the third paragraph of Section 1.0 (at the top of page 3).

4. The first paragraph of Section 1.3 of the RFOTP is hereby amended to read as follows:

“FMERA seeks to sell the Property to a Potential Purchaser who will develop the Property for one or more of the following uses: medium density residential, consisting of apartments and/or flats; townhouses (minimum of four units per structure); institutional/civic; and/or office/research & development uses. Development proposing other uses will not be accepted. All these uses, with the exception of townhouses, are allowed by the Land Use Rules for the Oceanport Horseneck Center development district. Regardless of the housing types (i.e. apartments, flats and/or townhouses) proposed, the maximum number of housing units that may be developed on the entire 15 acre Property, including Buildings 270 and 271, is 185.”

5. Section 5(d):

Conceptual Redevelopment Plan. A conceptual redevelopment plan, including an elevation sketch, showing the general site or other improvements, if any at the Property as well as their estimated costs and the manner in which such improvements shall comply with the requirements of the Reuse Plan and the Land Use Rules adopted by the Authority, or in the case of a proposal for an alternative use, identifying any known deviations from the Land Use Rules and the Reuse Plan.

6. Section 8.0:

In the first paragraph of Section 8.0, delete “whether the proposed use complies with FMERA’s Land Use Rules” and replace with “Potential Purchaser’s experience, qualifications, and track record in successfully completing similar projects.”

7. Attachment #4 – Evaluation Score Sheet:

Delete the text of criterion #9 and replace with “Experience and qualifications of the Potential Purchaser, and track record in successfully completing similar projects.”

RESPONSES TO QUESTIONS RECEIVED VIA EMAIL FOR BOTH THE LODGING AREA AND ALLISON HALL RFOTPS

1. **Question:** The bid documents (Allison Hall RFOTP) are somewhat confusing as they say that residential will not be considered, but it also says that mixed use would be permitted. Can you please clarify if mixed use with residential would be permitted? If it would be permitted how many units would be permitted.

Answer: Residential is not allowed on the Allison parcel at all, although retail along Oceanport Avenue is allowed. Proposals to build retail along Oceanport Avenue should comply with the Land Use Rules for retail uses in terms of bulk standards, and not mixed-use.

2. **Question:** Where is the public sewer located or the future sewer located exactly? It is not very clear based on the description.

Answer: Exhibit A contains link to drawings for the existing sewer system which will remain in service until the new sewer system is completed. Exhibit A also has a proposed concept plan for the new system which is subject to change as the design and engineering progresses and the proposed redevelopment of the Lodging Area and Allison Hall is confirmed. The cost of extending the sanitary sewer system through the two sites will be the Purchasers' responsibility, as per the RFOTPs.

3. **Question:** How can we find more information regarding the Utilities for these properties. Are they all still on the Fort system? And what are the plans for their transition to the county systems.

Answer: The existing buildings are connected to the Army utility systems. There are plans for a new water main to be constructed at or near the property borders that will be a New Jersey American Water system. There are also plans for a new sanitary sewer system that will be constructed at or near the property borders. The electrical system is planned for transfer to JCP&L. There are no County systems. Proposers are cautioned that while FMERA will continue to maintain and operate utility systems until they transition to public utilities, proposers should start discussions with the public utilities. The ability to provide services on the existing systems as well as the public systems will be dependent on the development being proposed, specifically the proposed use, size of the buildings, fire flow requirements and electrical load requirements.

4. **Question:** What are the height restrictions for these parcels (Lodging/Allison)?

Answer: Per our Land Use Rules **N.J.A.C. 19:31C-3**

(c) The following concern building height: 1. Adaptively reused buildings: The height of existing buildings that are preserved through adaptive reuse, whether a required reuse or optional, are exempt from all height requirements. However, no additional stories or height shall be added to existing buildings unless it would comply with the height requirements for new development. Existing buildings are subject to the restrictions on rooftop appurtenances pursuant to (c)3 below. 2. New buildings: New buildings shall not exceed the heights limits provided below: i. Two and one-half stories/35 feet for single-family detached, duplex, and townhouse units; ii. Three stories/45 feet for multi-family stacked flats, apartment, and mixed-use buildings; iii. Two stories/30 feet for retail buildings; iv. Three stories/45 feet for buildings containing hospitality, office, or institutional uses; and v. Three stories/45 feet for structured parking. 3. Rooftop appurtenances may exceed the permitted building height by up to 15 percent above the permitted building height.

Any proposed deviations from the height restrictions that are 10 feet higher or 10% greater than the maximum allowed height require a use-type variance or an amendment to the Fort Monmouth Reuse and Redevelopment Plan.

EXHIBIT A

EXISTING AND PROPOSED SANITARY SEWER SYSTEM

Documents can be downloaded at the following link

<https://njfmera.sharefile.com/d-sc0b3e3a584c4bb8b>