



ADDENDUM # 1

June 19, 2018

**REQUEST FOR OFFERS TO PURCHASE
FOR
THE SALE OF REAL PROPERTY
The Post Office Area:
Buildings 800, 801, 1005 & 1010
Situated on a Six (6) Acre Site in
Oceanport, New Jersey**

Issued by the

FORT MONMOUTH ECONOMIC REVITALIZATION AUTHORITY

Date Issued: May 8, 2018

Responses due by 12:00 P.M. EST on July 9, 2018

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

Q/A

- 1. Question:** Can the use of these parcels be changed to residential, or do they have to stay within the current zoning parameters?

Answer: FMERA's Reuse Plan & Land Use Regulations act as the master plan and zoning ordinance governing the Fort's overall redevelopment. The FMERA Board has the authority to amend the Reuse Plan if it is determined that the highest and best use of the property will not be achieved by adhering to the Reuse Plan. However, the Reuse Plan will not allow for an increase in the total number of housing units; therefore, a change to residential use will not be permitted.
- 2. Question:** Commercial Uses: Is manufacturing an acceptable use for these properties?

Answer: Manufacturing is not an acceptable use.
- 3. Question:** Are there CAD drawings available for these properties?

Answer: FMERA cannot guarantee the accuracy of documentation generated by the Army. CAD files are not available. Available documents can be found here: <https://njfmera.sharefile.com/d-s254c69753264ccba>
- 4. Question:** What is the quality of the buildings?

Answer: The buildings within each of the three parcels being offered for purchase via the RFOTP process are of varying age and condition. Potential purchasers are encouraged to schedule a site tour to evaluate building conditions. Information on the age of each building is included within the RFOTP for each parcel.
- 5. Question:** All of those property RFOTPS's say "residential uses will not be considered." Again, is a retreat house / center considered residential. Religious non-for-profit.

Answer: A place of worship would not be considered a residential use. For any facility that offers temporary housing, the duration of stay would dictate whether the use is categorized as residential. This site is seeking commercial uses including: retail, office, recreational, entertainment, craft production, research & development, and/or technology-related uses, which would not be inclusive of institutional or religious uses.
- 6. Question:** We like to know the elevations of all the properties in question and any existing floor plans or original construction drawings for all the buildings under consideration.

Answer: FMERA cannot guarantee the accuracy of documentation generated by the Army. Available documents can be found here: <https://njfmera.sharefile.com/d-sba80a35291843739>
- 7. Question:** Do you have the specification for the water and sewer lines that are required to be installed?

Answer: Specifications have not yet been developed.

8. **Question:** Where does the Borough of Oceanport stand on providing tax abatements for this area? Are they open to designating the area as an area in need of redevelopment?

Answer: The Borough of Oceanport has not designated the property as an area in need of redevelopment. It is FMERA's understanding that the Borough of Oceanport may be open to discussing tax abatement on a case by case basis.

9. **Question:** Which roads in the surrounding area will remain open for the development and which ones will be closed?

Answer: Roadway dedications & future closures within and surrounding the Commissary & PX, Warehouse District, Post Office Area, and the 1000 Area Parking are contingent in part upon the requirements of the projects selected for development by FMERA through this RFOTP. The streets forming the outer boundaries of these parcels – Murphy Drive and Alexander and Todd Avenues – are currently anticipated to remain.