



ADDENDUM # 1

August 6, 2018

**REQUEST FOR OFFERS TO PURCHASE
FOR
THE SALE OF REAL PROPERTY**

**Fort Monmouth
Expo Theater
Situated on a 6.9 ± Acre Commercial Arts, Entertainment &
Recreation Site
And 25.7± Acres of Open Space
in
Eatontown, New Jersey**

Issued by the

FORT MONMOUTH ECONOMIC REVITALIZATION AUTHORITY

Date Issued: June 22, 2018

RESPONSES DUE by 12:00 P.M. EST on August 20, 2018

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

Q/A

1. **Question:** Does FMERA pay commission on these properties?

Answer: No, FMERA is not under contract with any real estate broker and therefore is not permitted to pay a commission. Brokers or Agents will need to look to their client to cover any fees or commission.

2. **Question:** Is there a co-brokerage on this site?

Answer: No, FMERA is not represented by a broker.

3. **Question:** Do we have to get approval from the government for our project?

Answer: While FMERA is an independent state authority, purchasers of property on Fort Monmouth are subject to state, county and local land use laws. The selected potential purchaser will be required to obtain Mandatory Conceptual Review (MCR) approval from FMERA for the project. Upon receipt of MCR approval, the potential purchaser must then obtain site plan, and if applicable, subdivision approval from the municipality where the parcel is located, as well as site plan approval from Monmouth County. Note that Fort Monmouth's zoning, embodied in FMERA's Reuse & Redevelopment Plan and Land Use Regulations, supersedes local zoning.

4. **Question:** We would be interested in converting the interior into an office. Is this negotiable? With the additional acreage, is it possible to expand current square footage of theater, if necessary?

Answer: FMERA will not accept proposals for an office use. Potential purchasers have the option to demolish and rebuild the theater or renovate the existing structure, and expansion is potentially allowable for a use-type as defined by the RFOTP. Potential purchasers should refer to FMERA's [Land Use Regulations](#) for clarification regarding parking, floor area ratio, and impervious coverage requirements to determine the feasibility of and limitations on expanding the existing building. The optional 25.7± acres must remain open space and is not developable.