



ADDENDUM # 1

November 15, 2019

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

**Fort Monmouth
Tinton Falls Commercial Development Parcel
Situated on a 31.25 ± Acre Office, Research & Development or
Alternative Commercial Site
in
Tinton Falls, New Jersey**

Issued by the

FORT MONMOUTH ECONOMIC REVITALIZATION AUTHORITY

Date Issued: June 17, 2019

RESPONSES DUE by 12:00 P.M. EST on December 2, 2019

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

Q/A

- 1. Question:** The RFOTP indicates that the parcel is in a known wetlands area, subject to formal delineation. Has this delineation been completed and is there a survey to accompany it? If not, is there any estimation provided by FMERA?

Answer: FMERA typically delivers a boundary survey of the parcel within 30-45 days of execution of a Purchase and Sale and Redevelopment Agreement. A survey is not available at this time. The formal wetlands delineation will be an obligation of the Purchaser. Potential Purchasers should refer to Attachment #1 of the RFOTP for general guidance regarding the wetlands.

- 2. Question:** Amendment #1 of the Reuse & Redevelopment Plan altered the total non-residential square footage to 1.6-Million due to the redistribution of development yield from the Commvault property. Given the proposed Myer Center redevelopment, what will be the remaining non-residential square footage for the Tinton Falls Commercial Development Parcel?

Answer: The square footage of the commercial redevelopment on the former Myer Center site has no impact on the allowable commercial development on the Tinton Falls Commercial Development Parcel. FMERA's Board has the ability to amend the Reuse Plan as needed on a project per project basis and has approved fourteen amendments to date.

Potential Purchaser's should refer to FMERA's Land Use Rules to determine the maximum allowable square footage, taking into consideration any possible site constraints.

- 3. Question:** What is the proposed non-residential square footage for the Myer Center, Parcel F-1?

Answer: The final concept plan for the Myer Center site is still in development. The site is anticipated to include approximately 2,000,000 SF of commercial development, however, this is subject to change. There is no residential development permitted on the site.

- 4. Question:** The Reuse plan originally indicated a FAR of 0.30 for the Tech/Office/R&D Development District. However, Amendment #5 altered the total allowable building area of the Pistol Range Parcel increasing the FAR to 0.375. Now that the Pistol Range Parcel is included in the entire Tinton Falls Commercial Development Parcel, what is proper FAR for the parcel?

Answer: Potential Purchasers should review the allowable uses permitted under the RFOTP issued on September 27, 2019 and refer to FMERA's Land Use Rules as the basis for their FAR calculations. Please note, FMERA will provide site plan guidance to the selected Potential Purchaser to ensure compliance with appropriate zoning.

Amendment #5 was drafted specifically for the reuse of the former Pistol Range as proposed under the RFOTP issued in 2013. Plan Amendments serve as an overlay to the Reuse Plan, which still permits compliance with the underlying zoning. FMERA's Board also has the ability to adopt new overlay zoning via the amendment process that would supersede Amendment #5.

5. **Question:** The RFOTP appears to be missing the Disclosure of Activities in Iran form. Can I use a form from a different RFOTP?

Answer: This is a standard form included with all RFOTPs. A form is included as Page 4 of this Addendum.



**STATE OF NEW JERSEY
DEPARTMENT OF THE TREASURY
DIVISION OF PURCHASE AND PROPERTY**

**33 WEST STATE STREET, P.O. BOX 230
TRENTON, NEW JERSEY 08625-0230**

DISCLOSURE OF INVESTMENT ACTIVITIES IN IRAN FORM

BID SOLICITATION #: _____

VENDOR/BIDDER: _____

PART 1

CERTIFICATION

**VENDOR/BIDDER MUST COMPLETE PART 1 BY CHECKING ONE OF THE BOXES
FAILURE TO CHECK ONE OF THE BOXES WILL RENDER THE PROPOSAL NON-RESPONSIVE**

Pursuant to Public Law 2012, c. 25, any person or entity that submits a bid or proposal or otherwise proposes to enter into or renew a contract must complete the certification below to attest, under penalty of perjury, that neither the person nor entity, nor any of its parents, subsidiaries, or affiliates, is identified on the Department of the Treasury's Chapter 25 list as a person or entity engaged in investment activities in Iran. The Chapter 25 list is found on the Division's website at <http://www.state.nj.us/treasury/purchase/pdf/Chapter25List.pdf>. Vendors/Bidders **must** review this list prior to completing the below certification. **Failure to complete the certification will render a Vendor's/Bidder's proposal non-responsive.** If the Director of the Division of Purchase and Property finds a person or entity to be in violation of the law, s/he shall take action as may be appropriate and provided by law, rule or contract, including but not limited to, imposing sanctions, seeking compliance, recovering damages, declaring the party in default and seeking debarment or suspension of the party.

CHECK THE APPROPRIATE BOX

- OR**
- A. I certify, pursuant to Public Law 2012, c. 25, that neither the Vendor/Bidder listed above nor any of its parents, subsidiaries, or affiliates is listed on the N.J. Department of the Treasury's list of entities determined to be engaged in prohibited activities in Iran pursuant to P.L. 2012, c. 25 ("Chapter 25 List"). Disregard Part 2 and complete and sign the Certification below.
- B. I am unable to certify as above because the Vendor/Bidder and/or one or more of its parents, subsidiaries, or affiliates is listed on the Department's Chapter 25 list. I will provide a detailed, accurate and precise description of the activities in Part 2 below and sign and complete the Certification below. Failure to provide such information will result in the proposal being rendered as nonresponsive and appropriate penalties, fines and/or sanctions will be assessed as provided by law.

PART 2

PLEASE PROVIDE ADDITIONAL INFORMATION RELATED TO INVESTMENT ACTIVITIES IN IRAN

If you checked Box "B" above, provide a detailed, accurate and precise description of the activities of the Vendor/Bidder, or one of its parents, subsidiaries or affiliates, engaged in the investment activities in Iran by completing the boxes below.

ENTITY NAME: _____
RELATIONSHIP TO VENDOR/BIDDER: _____
DESCRIPTION OF ACTIVITIES: _____
DURATION OF ENGAGEMENT: _____
ANTICIPATED CESSATION DATE: _____
VENDOR/BIDDER CONTACT NAME: _____
VENDOR/BIDDER CONTACT PHONE No.: _____

Attach Additional Sheets If Necessary.

CERTIFICATION

I, the undersigned, certify that I am authorized to execute this certification on behalf of the Vendor/Bidder, that the foregoing information and any attachments hereto, to the best of my knowledge are true and complete. I acknowledge that the State of New Jersey is relying on the information contained herein, and that the Vendor/Bidder is under a continuing obligation from the date of this certification through the completion of any contract(s) with the State to notify the State in writing of any changes to the information contained herein; that I am aware that it is a criminal offense to make a false statement or misrepresentation in this certification. If I do so, I will be subject to criminal prosecution under the law, and it will constitute a material breach of my agreement(s) with the State, permitting the State to declare any contract(s) resulting from this certification void and unenforceable.

Signature

Date

Print Name and Title