



ADDENDUM # 2

April 16, 2021

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

**Fort Monmouth
Parcel B
82.2 ± Acre Mixed Use Development Site
in
Eatontown, New Jersey**

Issued by the

FORT MONMOUTH ECONOMIC REVITALIZATION AUTHORITY

Date Issued: March 19, 2021

RESPONSES DUE by 12:00 P.M. EST on June 16, 2021

This ADDENDUM #2 is being issued to respond to questions received via email.

Questions & Answers

- 1. Q:** Market Analysis: Is there a market study available that is more current than what is on the FMERA website? If not, can you provide me with contact information for the person(s) at Cushman & Wakefield currently or previously involved with the project?

A: Additional site selection data may be viewed at this link: [Site Selection Data - Fort Monmouth \(fortmonmouthnj.com\)](https://www.fortmonmouthnj.com/site-selection-data). All other reports and data on the surrounding area may be found here: [Demographics - Fort Monmouth \(fortmonmouthnj.com\)](https://www.fortmonmouthnj.com/demographics).

- 2. Q:** Since the RFOTP indicates a desire for integrating the affordable housing units within the retail/commercial area, and the commercial development is permitted to be phased in or delayed while the market rate residential can commence, what will be the impact of having any of the affordable housing units that are planned for the commercial area be potentially delayed while the market rate residential housing units are being developed and sold?

A: For clarification, the RFOTP does not indicate a desire for integrating the affordable housing units within the retail/commercial area. The RFOTP encourages a “Main Street” like planning and design, which may include first floor commercial space and second floor living space (residential units), whether market-rate or affordable units. The market rate and affordable units must be constructed on the same timeline. If the affordable units are integrated with the commercial development, proposals will need to plan for all or a portion of the commercial construction to commence on a parallel path with the residential development, to the extent affordable housing is impacted.

- 3. Q:** Related to this first question, even if the commercial development and the market rate residential housing both begin, if affordable housing units are to be included within the commercial area, what would be the required phasing, if any, of the affordable housing with the market rate housing?

A: The development of affordable housing should follow the same development timeline as the market rate units.

- 4. Q:** Once all proposals are submitted by June 16, 2021, I see that FMERA will open them at 12:30 that day. Following that, can you describe the steps and process and timetable for FMERA making a decision and selecting a proposal to move forward with?

A: FMERA assembles a panel of independent evaluators to review and score each proposal in accordance with the parameters of the RFOTP and the scoring rubric. This process typically takes several weeks, depending on the number of submissions and complexity of each proposal. Once all proposals have been scored, the average score for each proposal will be calculated and the highest scoring proposer will be contacted to begin negotiations. FMERA reserves the right to request best and final offers or additional information, should the evaluation committee determine that more information is required to complete scoring. Based on the aforementioned, FMERA cannot provide a definitive timeline for notifying the leading scorer.

5. **Q:** Most of the physical requirements in the current Land Use Rules are conducive to creating a pleasant, low-density development. However, one requirement, the 10-foot setback on both sides of each residential use (effectively requiring 20 feet between houses), is not in keeping with traditional alley-served neighborhoods, where houses tend to be between 5 and 10 feet apart. There are no successful New Urbanist projects with such wide side setbacks required throughout. Can this rule be modified and, if not, will proposals with narrower side setbacks be deemed nonconforming?

A: At the proposal stage, FMERA reviews the intended use of the property in conjunction with the parameters set forth in RFOTP and the scoring rubric. FMERA would not review setbacks or other design elements with this level of specificity at the proposal stage. While review and compliance with the Land Use Rules is highly encouraged, FMERA has the ability to amend its Reuse Plan, including some land use parameters when it believes doing so allows for the highest and best use of the property. The amendment process requires the approval of the FMERA Board, as well as input from the host municipalities. Amendments to the Reuse Plan allow FMERA to create overlay zoning and address land use & bulk standards that otherwise would not be in compliance with the existing rules or may be considered variances at the Borough level.

FMERA's Land Use Rules & Reuse Plan, as amended, supersede local zoning regulations.