

May 21, 2013

**ADDENDUM TO
REQUEST FOR OFFERS TO PURCHASE
FOR
THE SALE OF REAL PROPERTY
PARCEL C**

Issued by the
FORT MONMOUTH ECONOMIC REVITALIZATION AUTHORITY

Date Issued: March 26, 2013

Responses due by 12:00 P.M. EDT on June 10, 2013

FMERA Offices

This Addendum is being issued to revise Sections 1.2 and 4.0.

A. This Addendum revises Section 1.2 as follows below:

Development has been pursued under Plan Amendment #1; therefore, the overlay district requirements pursuant to Plan Amendment #1 apply to development at the Property. Pursuant to the Reuse Plan and Plan Amendment # 1, the Property can accommodate up to 239 newly constructed dwelling units (82 mixed-use apartments, 33 townhomes, 90 mixed-income apartments, and 34 small-lot detached homes), along with a mixed-use town center of up to non-residential 80,000sf, and a 27,000sf library. Tinton Fall has subsequently withdrawn its request for a library and so the mixed-use non-residential square footage can be increased by 27,000sf to allow for up to 107,000sf.

Parcel C incorporates part of the Hemphill Neighborhood development district as well as the Town Center development district, as shown in the draft Regulations.

Under the draft Regulations, the Town Center development district's permitted land uses are residential medium density, open space/recreation, mixed use, Institutional/Civic, and retail.

Under the draft Regulations pursuant to Plan Amendment #1, the Hemphill Neighborhood Property's permitted land uses are residential low and medium density, office/research, Institutional/Civic, and open space/recreation.

Medium Density Residential districts allow a maximum of 12 units per acre. Medium Density residential districts allow:

- Stacked flats (2 to 3 units stacked vertically, in attached structures providing up to eight horizontal stacks per structure, total of 16 to 24 units per structure). Up to three stacked flat units may share one entrance at the first level.
- Apartment buildings with four or more units per building and with at least four units sharing each ground-level entrance.
- The maximum height for multi-family stacked flats and apartment buildings is three stories (45 feet).

Low Density residential districts allow a maximum of six units per acre and permit:

- Single Family detached, duplex (stacked vertically or side by side in a detached structure)
- Town houses (only one unit vertically, in attached structures providing up to eight units per structure)
- Each low-density unit shall have its own private entrance at the first level
- The maximum height for single-family detached, duplex, and townhouse units is two and one-half stories (35 feet)

Mixed use residential districts allow a maximum of eight units per acre and permit buildings or structures with a variety of complementary and integrated uses, such as, but not limited to, residential, office, retail, public, and recreation, in a compact form. The majority of the ground-floor area of vertically mixed-use structures should be retail use. Upper stories should be residential or office use, as permitted within each development district. Maximum height for mixed-use buildings is three stories (45 feet).

The draft Regulations, the Reuse Plan and Plan Amendment #1 will allow for a project consisting of 239 dwelling units generally in accordance with the product types specified in the Plan Amendment #1 and up to 107,000 sf of retail and commercial uses without requiring a use-type variance.

B. Revise Section 4.0 Offers Submission as follows:

“Proposals must be received by June 10, 2013 at 12:00 P.M., Eastern Daylight Time (EDT). ~~Proposals may be delivered via an overnight service (FedEx or UPS) to 100 Barton Avenue, Oceanport, NJ 07757.~~ Proposals must be delivered by hand in person or via USPS to PO Box 267, Oceanport, NJ 07757”

C. All other terms and conditions set forth in the RFOTP issued March 26, 2013 remain in effect.