



ADDENDUM # 2

July 23, 2019

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

**Fort Monmouth
Expo Theater
Situated on a 7.8 ± Acre Commercial Arts, Entertainment &
Recreation Site
And 26.9± Acres of Open Space
in
Eatontown, New Jersey**

Issued by the

FORT MONMOUTH ECONOMIC REVITALIZATION AUTHORITY

Date Issued: June 17, 2019

RESPONSES DUE by 12:00 P.M. EST on August 16, 2019

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

Q/A

Question: Could you please advise as to the number of existing parking spaces attributable to the Expo Theatre site as depicted in the RFOTP?

Answer: As the parking is currently configured, there are approximately 440 +/- parking spaces within the parcel; however, the present parking configuration may not conform with current zoning or land use regulations. Potential Purchasers are responsible for determining the appropriate parking for the site. See 19:31C-3.7, entitled "Parking and Loading," in FMERA's Land Use Rules:

http://www.fortmonmouthnj.com/wp-content/uploads/2014/12/FMERA_LandUseRules_Adopted_7.15.13w_Tables.pdf.

Question: Section #5 of the RFOTP outlines items "a" through "i" requirements for submitting a bid for the Expo Theatre. Section 7.1 pertains to Chapter 51 and Executive Orders # 117 and # 7 concerning political contributions. As it is not a part of section 5.1 in the RFOTP, does that mean that these forms pertaining to political contributions do not need to be completed and submitted in the RFOTP submission due August 16, 2019?

Answer: All Potential Purchasers are required to submit Chapter 51 documentation as part of their RFOTP submissions, as detailed in Section 7.1 of the RFOTP.

Question: Section 1.7 of the RFOTP underscores the requirement for the funding, or installation of a new 1,250 linear foot water main along Avenue of Memories. Could you please advise as to whether this is to replace an existing water main? Secondly, assuming there is an existing water main, could you please advise where it runs? Same side of street as Expo Theatre? Where does it originate? Is it under the avenue?

Answer:

The required 1,250 liner foot contribution will replace an existing, former Army water main that is no longer in service. The existing line is located within the right of way in Avenue of Memories and cannot be reused. Phase 1 of new water main installation has been completed by New Jersey American Water and originates from the east, beginning at Oceanport Avenue in Oceanport and runs west. Additional phases of new water main installation are planned. The phase impacting the Expo Theater will originate in the vicinity of Avenue of Memories and Wilson Avenue and will continue running west toward Route 35.