



ADDENDUM #4

Issuance Date of RFOTP

March 8, 2022

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

**Fort Monmouth
Mega Parcel
292 ± Acre Mixed Use Development Site
in
Eatontown & Oceanport, New Jersey**

Issued by the

FORT MONMOUTH ECONOMIC REVITALIZATION AUTHORITY (FMERA)

Date Addendum Issued: May 11, 2022

Response to Question Submitted Online

Question: Does the restriction for permanent structures on Greeley Field and Cowan Park preclude recreational improvements such as a playgrounds or outdoor sport fields?

Answer: Although no permanent structures may be erected, active recreation is a permitted use at Greeley Field. Outdoor sports activities requiring temporary structures of any kind would only be permitted during active use and must be removed at the conclusion of the related event or activity. Playground equipment and permanent sport fields would not be permitted.

Question: Where can a map of the Fort-wide Trail System be found?

Answer: Potential Purchasers may review Section 3.0 of the [Fort Monmouth Reuse and Redevelopment Plan](#) to review proposed multi-purpose trails. Potential Purchasers should be aware that this is conceptual only and has been modified based on existing and on-going development. Additional multi-purpose trail locations will be subject to connectivity with surrounding developments.

Question: Is the required 5% deposit of Purchase Price **inclusive** of the contributions for utility and infrastructure relocation, or is it calculated only on the base Purchase Price?

Answer: The deposit is 5% of the proposed Purchase Price only.

Revision to Section 1.6

The following paragraph has been added to the end of RFOTP Section 1.6.

The Potential Purchaser shall also be required to provide an access easement to the sanitary sewer provider. At present, FMERA owns and operates the pump station; however, FMERA intends to transfer sewer operations to the Eatontown Sewerage Authority (ESA). An easement will be required for the maintenance of a sanitary sewer pump station (Building 1221), located adjacent to Dean Field (which is adjacent to the Expo Theater) near Avenue of Memories, west of Wilson Avenue. Land within the easement area will be transferred to the selected Potential Purchaser of the Mega Parcel. The existing pump station must remain in place until such time as it is replaced in coordination with the ESA and subject to the New Jersey Department of Environmental Protection standards, the Monmouth County right-of-way, and other guidance from ESA. All other utility obligations as reflected in RFOTP Section 1.6 shall remain the same.

Revision to Attachment #9 Utilities

Section Parcel B: Sewer is hereby revised, as reflected below.

FMERA Sewer System (formerly U.S. Army's Sewer System): Sewer system remains in place at Parcel B but has not been used or maintained for approximately 10 years. Sewer pump station 1227 is not operational and may be removed at selected Potential Purchaser's option and expense.

The selected Potential Purchaser must construct a new sewer system to support Parcel B. Construction of a new sewer main or sleeving of an existing line that connects Parcel B to a downgradient pump station (Building 1221) is also needed. Building 1221 must remain in place until such time as it is replaced in coordination with the Eatontown Sewerage Authority. Additional information is available in Section 1.6* of the RFOTP. Reuse of the sewer main may be subject to additional due diligence work by the selected Potential Purchaser in consultation with the Eatontown Sewerage Authority. The selected Potential Purchaser must coordinate future arrangements for sewer service with the Eatontown Sewerage Authority.

*Section 1.6 has been modified via this addendum, Addendum #4.

Update Regarding Building 555

FMERA is exploring the possible demolition of Building 555 ahead of a closing on the Mega Parcel. Building 555 is an approximately 19,000SF building built in 1941 that is no longer reusable. While the building is anticipated for demolition as a part of the Mega Parcel's redevelopment, FMERA believes it is best to revisit demolishing the building sooner. The RFOTP is hereby modified to permit FMERA the option to demolish Building 555 prior to the transfer of the Mega Parcel; however, FMERA is not obligated to do so. The overall acreage and parcel boundaries remain unchanged.