



ADDENDUM # 1

March 29, 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 #1 is being issued to respond to questions received via email.

Questions & Answers

1. **Q:** Is there a baseline survey that can be shared for this project. Either PDF or preferred CAD?

A: FMERA cannot provide a survey at this time. A boundary survey will be prepared and delivered in accordance with the terms of the Purchase and Sale and Redevelopment Agreement.

2. **Q:** In the first bullet point, the language mentions a “(limited number of large pad sites in excess of 50,000 sf.)”

Can you provide any more detail or information on that statement? For example, understanding that the minimum and maximum square footage of a combination of traditional retail and restaurant uses is between 30,000 and 150,000 sf, could there be up to three (3) pad sites of 50,000 sf each? Or could there be 1 or 2 pad sites, each in excess of 50,000 sf?

Please clarify the term “pad” refers to the entire structure even if more than one tenant/user occupies the pad.

A: Three (3) pad sites of 50,000 SF and one (1) to two (2) pad sites in excess of 50,000 SF are *permissible*, however, proposers should note that proposals including a larger number of commercial spaces of varying scale, organized in a town center format, will receive higher scoring consideration than those that do not.

“Pad site” is intended to mean the total square footage of the structure, regardless of the number of tenants. Numerous pad sites are not preferred.

3. **Q:** In the commercial area, if a building has more than one floor, is the square footage calculated on the square footage of just the first floor or is the square footage of the higher floors also included in determining the total square footage for purposes of the 250,000 maximum?

A: The square footage includes all floors. For example, if a three-story building is constructed (assuming all floors are of the same scale) and the first floor is 15,000 SF, the total SF is 45,000 SF.

4. **Q:** The RFOTP says that a “Main Street design that incorporates first floor commercial space and second-story residential space is highly encouraged.” So, if affordable housing units are included within the commercial portion of the property, is the square footage for the affordable housing included within the 250,000 maximum sf of the commercial?

A: Housing units do not count towards the commercial square footage, regardless of location.

5. **Q:** Related to the first question, if affordable housing units are included within the commercial portion of the property, can the number of residential market units increase by the number of affordable units that are constructed within the commercial portion of the overall property? The overall density of the residential portion of the overall property would be reduced if only 240 of the total 302 were constructed on the residential portion.

A: Parcel B is being offered as one parcel of land. There are no dedicated commercial or residential portions of the site and the location of these structures is at the discretion of the proposer. The

maximum number of units on the site is 302, 20% of which must be affordable. Proposals including more than 302 housing units will be deemed non-compliant.

- 6. Q:** Does the Borough of Eatontown allow for “financial subdivisions” that would permit a portion of the commercial section to be subdivided for financing purposes?

A: FMERA has worked with developers seeking subdivisions in the past. Specific questions related to the Borough of Eatontown cannot be answered by FMERA and should be directed to the Borough.