



ADDENDUM # 3

May 14, 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 July 30, 2021

This ADDENDUM #3 is being issued to respond to questions received via email and to extend the proposal deadline to July 30, 2021 at 12:00 P.M. EST.

Questions & Answers

1. **Q:** Is there an existing conditions plan that shows the geothermal equipment and any other utilities that exist on the site, if not then just geothermal design?

A: Please note, FMERA cannot guarantee the accuracy of Army and/or third-party documents. Please see the attached disclaimer. Available geothermal well information may be found here: <https://njfmera.sharefile.com/d-s4b7bea1e98d34254aa57ec88e04e5df9>

2. **Q:** Are the NFAs and related cleanup documents available for the transformer oil cleanups

A: Please note, FMERA cannot guarantee the accuracy of Army and/or third-party documents. Please see the attached disclaimer. No Further Action (NFA) letters and Finding of Suitability to Transfer (FOST) documents may be found at these links:

<https://njfmera.sharefile.com/d-s3145c24032104cf9a81339ca9b5466d1>

<https://njfmera.sharefile.com/d-sceefdbe0408f46d39024f79876565a15>

3. **Q:** Can we have a copy of the permit to remove osprey nests on the site by the army

A: The Army is not involved with the management of existing osprey nests. The removal/relocation of osprey nests must be coordinated with FMERA, to further be reviewed and approved by the DEP. Any actions related to existing osprey nests must take place outside of the osprey breeding season.

4. **Q:** Are there utility drawings for Avenue of memories?

A: Please note, FMERA cannot guarantee the accuracy of Army and/or third-party documents. Please see the attached disclaimer. Avenue of Memories is now owned by Monmouth County and FMERA cannot make an accurate representation of what changes may have occurred under County ownership. Please see available documents at this link:

<https://njfmera.sharefile.com/d-s8581feea3d6842a9b56cb3699f6d4445>

5. *Please note, several questions addressed the same topics, so questions & answers have been combined for clarity and ease of review.*

Q: [Q1] Do you have asbestos reports or other environmental studies that have been performed on the buildings that can be shared?

[Q2] Is there an asbestos report for the added acreage that includes the amphitheater and adjacent building in the new RFP

A: Please note, FMERA cannot guarantee the accuracy of Army and/or third-party documents. Please see the attached disclaimer. Available asbestos information can be viewed here: <https://njfmera.sharefile.com/d-s150393ef495345038c2c994563071049>

6. **Q:** Are there any documents available other than the offering? If so, is there a repository for documents available?

A: FMERA's website has a repository of information related to site selection, demographics, etc. on the Authority's website. A weblink to the Army's document repository was also included in the RFOTF and is posted again below.

Please visit the following links for additional information:

Army Document Repository

www.fortmonmouthrecords.com

Fort Monmouth Reports

[Reports - Fort Monmouth \(fortmonmouthnj.com\)](http://fortmonmouthnj.com/reports)

Site Selection Data

[Site Selection Data - Fort Monmouth \(fortmonmouthnj.com\)](http://fortmonmouthnj.com/site-selection-data)

7. *Please note, several questions addressed the same topics, so questions & answers have been combined for clarity and ease of review.*

Q: [Q1] Publicly available information indicates the Avenue of Memories is included in the Lot Block for the parcel included in the sale. Will this street be included or carved out along with the other portions of the lot/block not included? If not, will it be dedicated to the Township as a public street, or owned and maintained by the homeowners association?

[Q2] Will the Avenue of Memories be retained by the Army or transferred to the town, or is it expected to be ownership of this community.

A: Avenue of Memories is owned by Monmouth County and will not be transferred to the selected Potential Purchaser. Parcel B will be subdivided by deed at closing.

8. Q: Can you detail the list of improvements to Avenue of Memories and Route 35 that the Buyer is responsible for?

A: Conversations related to improvements for Avenue of Memories should be directed to Monmouth County, as this is a county roadway. Although FMERA is a state authority, FMERA has no oversight of state highways. Developers should plan for discussions with NJDOT regarding any improvements to Route 35 in conjunction with the development of the property. FMERA recommends that interested parties budget for funding highway improvements.

9. Q: Part of our plan is to have Live, Work, Play spaces underneath the COAH units. These are a type of amenity so to speak for the renters. We want to make sure that this area will not count towards the maximum allotted commercial space.

A: The square footage of residential units will not contribute toward the commercial square footage minimums and/or maximums even if they are incorporated into a building that includes commercial space.

10. Q: What is the required parking count for a Live, Work, Play or Makerspace area?

A: FMERA's Land Use Rules do not define Live, Work, Play and/or Makerspace, specifically. Live-Work uses would be considered mixed-use development and makerspace would fall under light industrial use. Based on this information, for mixed-use development, parking for residential hovers between 1.5-2.5 space per unit depending on bedroom counts and for commercial, one space per 250 sf of commercial space. For light industrial use, one parking space per 800 sf of light industrial space is required.

11. Q: For the COAH units, what is the breakdown in terms of Very Low vs. Low vs Moderate units that need to be included?

A: FMERA's contracts defer to UHOC standards, however developers should further confirm the affordable housing requirements with the Borough of Eatontown.

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