

**NOTICE OF ISSUANCE  
A REQUEST FOR QUALIFICATIONS AND EXPRESSIONS OF INTEREST FOR THE  
DEVELOPMENT OF CERTAIN REAL PROPERTY OWNED BY NJ TRANSIT, LOCATED  
ADJACENT TO AND AT THE ABERDEEN-MATAWAN TRAIN STATION.  
RFQ/EOI NO.RE19-001**

NJ TRANSIT, an instrumentality of the State of New Jersey, in collaboration with the Borough of Matawan, a municipality located in Monmouth County, New Jersey, has issued a Request for Qualifications and Expressions of Interest ("RFQ/EOI") to identify an experienced private developer or joint venture of developers to implement a Transit Oriented Development ("TOD") project on NJ TRANSIT owned property adjacent to the Aberdeen-Matawan Station located on the North Jersey Coast Line.

NJ TRANSIT is soliciting written Statements of Qualifications and Expressions of Interest ("SOQs") from qualified and experienced developers to develop approximately seven (7) acres of land owned by NJ TRANSIT that lie within the Borough's Train Station Redevelopment Plan Area, into a vibrant TOD project that supports local land use planning and economic development goals and NJ TRANSIT's transportation mission.

NJ TRANSIT seeks to identify qualified firms to advance and implement a project, and will review SOQs for certain pass/fail requirements; firm qualifications and experience; personnel qualifications; and, the firm's proposed approach to a project. If and when NJ TRANSIT and the Borough elect to proceed with a project, NJ TRANSIT may issue a formal Request for Proposals ("RFP") to those firms determined to be qualified.

The RFQ/EOI is available to be downloaded at [njtransitdevelopment.com](http://njtransitdevelopment.com).

A mandatory pre-submittal meeting will be held on **Thursday, April 25, 2019 at 10:30am** at the **Borough of Matawan Municipal Community Center located at 201 Broad Street, Matawan, NJ 07747**. All interested firms are required to attend. A site tour will immediately follow. SOQs must be submitted no later than **4:00pm, Friday, June 7, 2019**, and addressed as follows:

NJ TRANSIT Real Estate  
Attn: Sean Massey  
Re: RFQ/EOI Matawan Borough  
One Penn Plaza East  
Newark, NJ 07105  
P: 973 491 8709

Electronic submissions will not be accepted, and firms are responsible for delivery of SOQs. Reliance upon the United States Postal Service or other carriers is at the firm's risk. Late SOQs will not be considered.

This project is subject to the provisions of the Division of Revenue and Enterprise Services Business Registration Certification Act (N.J.S.A. 52:32-44). Registration with the Division of Revenue and Enterprise Services within the Department of Treasury is required.

This project is also subject to Executive Order 134 (N.J.S.A. 19:44A-20.14), Executive Order No. 117 (2008) and N.J.S.A. 19:44A 20.14 concerning political contributions.

In addition, the successful firm will be required to comply with the requirements of N.J.A.C. 17:27-3.1, N.J.S.A. 10:5-31 and N.J.A.C. 17:27 regarding Equal Employment Opportunity Laws and Regulations. NJ TRANSIT further requires that firms take all necessary and responsible steps in accordance with N.J.A.C. 17:14-1.1 to ensure Small Business Enterprises ("SBEs") have an equal opportunity to participate in the implementation of a project. An SBE Goal will be assigned to this project.