

**TOWNSHIP OF MAPLEWOOD**



**RESOLUTION NO. 53-15**

**RESOLUTION  
AWARDING CONTRACT TO  
PHILLIPS PREISS GRYGIEL, LLC  
FOR THE PREPARATION  
OF AMENDMENTS  
TO REDEVELOPMENT PLAN  
FOR REDEVELOPMENT AREA 2**

**WHEREAS**, there is presently a Redevelopment Plan for Redevelopment Area 2 within the Township of Maplewood ("Township"); and

**WHEREAS**, the Developer of the property commonly known as Maplewood Commons has requested certain Amendments to the Redevelopment Plan for Redevelopment Area 2; and

**WHEREAS**, the firm of Phillips Preiss & Grygiel, LLC ("Phillips Preiss") is experienced planning and real estate consultants; and

**WHEREAS**, Phillips Preiss has previously completed and submitted a Business Entity Disclosure Certification, which certifies that Phillips Preiss has not made any contribution to a political or candidate committee in the Township of Maplewood in the previous one (1) year; and

**WHEREAS**, the Chief Financial Officer has certified that funds are available for this project.

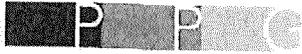
**NOW, THEREFORE, BE IT RESOLVED**, by the Township Committee of the Township of Maplewood, County of Essex, State of New Jersey that:

The firm of Phillips Preiss & Grygiel, LLC., be and is hereby retained to prepare an Amendment to Redevelopment Plan for Redevelopment Area 2, pursuant to the engagement letter dated February 18, 2015, annexed hereto and made a part hereof;

I, Elizabeth J. Fritzen, Township Clerk of the Township of Maplewood, in the County of Essex and State of New Jersey, do hereby certify that the foregoing is a true and correct copy of a Resolution adopted by the Township Committee of the Township of Maplewood, County of Essex, State of New Jersey, at a regular meeting of said Committee held on March 3, 2015.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Township of Maplewood in the County of Essex and State of New Jersey, on this 3rd day of March 2015.

ELIZABETH J. FRITZEN, R.M.C.  
Township Clerk



PHILLIPS PREISS GRYGIEL LLC  
Planning & Real Estate Consultants  
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Hoboken, NJ 07030  
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February 18, 2015

Joseph F. Manning, Business Administrator  
Township of Maplewood  
574 Valley Street  
Maplewood, NJ 07040

RE: Proposal to Amend the Redevelopment Plan for Redevelopment Area 2 -  
Township of Maplewood, NJ

VIA ELECTRONIC MAIL

Dear Mr. Manning:

Please accept the following as our proposal for Phillips Preiss Grygiel LLC to prepare amendments to the redevelopment plan for Redevelopment Area 2 in the Township of Maplewood. In addition to preparing amendments to this redevelopment plan, we will present the amended plan and be prepared to answer questions regarding it at public meetings of the Maplewood Township Committee and/or the Maplewood Planning Board.

#### **Scope of Work**

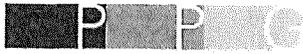
Our work on this assignment will include the following: review documents provided by the Maplewood Township Committee; discuss potential changes to the redevelopment plan with a representative of the Township Committee; prepare amendments to the redevelopment plan for submission to the Township Committee and publication in an official newspaper of the Township; and present the redevelopment plan amendments to the Township Committee at a public meeting and/or to the Planning Board when it reviews the draft plan as required by State law. The redevelopment plan will then be finalized once it is adopted by the Township Committee.

#### **Staff and Fees**

It is anticipated that Principal Paul Grygiel will prepare the redevelopment plan amendments, with assistance from staff members as necessary. Mr. Grygiel is a licensed professional planner in the State of New Jersey, where he has appeared as a planning expert in over 100 municipalities, and has extensive experience in the application of the Local Redevelopment and Housing Law, including on behalf of the Township of Maplewood.

We propose to bill the Township of Maplewood for our services based upon the standard billing rates for Phillips Preiss Grygiel principals and staff for New Jersey municipal clients, as set forth below:

Paul A. Phillips, Managing Principal	\$160
Richard M. Preiss, Principal	\$160
Paul Grygiel, Principal	\$145
Elizabeth Leheny, Principal	\$135
Keenan Hughes, Principal	\$135
Senior Associates	\$130



PHILLIPS PREISS GRYGIEL LLC  
Planning & Real Estate Consultants

Senior Urban Designer	\$125
Senior Planner	\$110
Planners/Graphic Designer	\$100
Support	\$50

It should be noted that these rates have been discounted 20 to 30 percent from our standard billing rates consistent with company policy. Our firm's billing rates are inclusive of overhead and expenses, with certain limited exceptions (e.g., courier and express delivery service, bulk/special mailings, non-office copying).

We would estimate the cost of services to be approximately \$1,500, inclusive of attendance at one Maplewood Township Committee meeting and one Maplewood Planning Board meeting. Our billing would increase should we be required to undertake supplemental work and/or attend additional hearings.

It is anticipated the plan amendments and other tasks could be completed within one month of being authorized to proceed by the Township of Maplewood, subject to the scheduling of Township Committee and Planning Board meetings.

We look forward to working with you on this project.

Yours sincerely,

Paul Grygiel  
Principal