

Exhibit “A”



PHILLIPS PREISS GRYGIEL LLC

Planning & Real Estate Consultants

33-41 Newark Street

Third Floor, Suite D

Hoboken, NJ 07030

201.420.6262

Fax 420.6222

www.ppgplanners.com

September 11, 2017

John K. Sayers
Business Administrator
Township of West Orange
66 Main Street
West Orange, NJ 07052

VIA ELECTRONIC MAIL

Subject: **Proposal for Preparation of Area in Need of Redevelopment Study
Block 155, Lots 40.02, 40.03, 41.02, 42.01 and 42.02 and Block
155.21, Lot 40 – Township of West Orange, NJ**

Dear Mr. Sayers:

As per your request, please accept the following as our proposal for Phillips Preiss Grygiel LLC to prepare a study of an area located along Executive Drive and Rooney Circle within the Township of West Orange. This study will determine whether Block 155, Lots 40.02, 40.03, 41.02, 42.01 and 42.02 and Block 155.21, Lot 40 (the “study area”) qualifies as “an area in need of redevelopment,” pursuant to the State’s Local Redevelopment and Housing Law (LRHL) at N.J.S.A. 40A:12A-5. In addition to preparation of the study, expert planning testimony will be required at a public hearing of the West Orange Planning Board, which will then determine whether or not the area qualifies and will transmit its findings to the Township Council.

Scope of Work

In this study, Phillips Preiss Grygiel (PPG) will evaluate the study area to determine if it meets the requirements of one or more of the eight statutory “criteria” contained in the LRHL for redevelopment area designation. It should be stressed that New Jersey courts have repeatedly reviewed the LRHL in recent years. As such, there is an extensive case law record that has further defined, and in some cases significantly limited, the application of the LRHL’s statutory criteria. PPG staff is fully conversant and up-to-date with this case law and its implications for qualifying a property as “in need of redevelopment.”

Our work on this assignment will include the following: conduct a visual inspection of the study area and adjoining properties; survey surrounding land uses and development trends; conduct exterior and interior building inspections (the latter subject to obtaining permission from property owners); document development approvals and/or building permit activity for the study area; document recent code enforcement actions and reported crimes involving the study area; review any prior rehabilitation and redevelopment designation report(s) involving the study area; review the current zoning ordinance, zoning map and master plan documentation for the Township of West Orange; review all other documents and reports germane to the proposed redevelopment designation; prepare an expert report with our findings and supported by maps and photographs, for submission to the West Orange Planning Board; and prepare for and provide expert testimony regarding the proposed redevelopment designation in keeping with the redevelopment statute and

relevant case law at the West Orange Planning Board and Township Council hearings on the proposed designation.

Project Staff

Principal Paul Grygiel, AICP, PP will serve as the firm’s primary representative for this project and will prepare the redevelopment study, with assistance from staff members as necessary. Mr. Grygiel is a licensed professional planner in the State of New Jersey, and has extensive experience in the application of the Local Redevelopment and Housing Law preparing redevelopment studies and plans on behalf of New Jersey municipalities. Mr. Grygiel’s relevant projects include preparing redevelopment and rehabilitation studies and redevelopment plans for Bogota, Fairfield, Maplewood, Montclair, Newark, North Bergen, North Plainfield, Raritan Borough and Toms River and reviewing development applications and preparing master plans and zoning regulations for approximately three dozen municipalities throughout northern and central New Jersey, including the Township of West Orange.

Timeline and Budget

A startup meeting with Township officials would be scheduled at the outset of the process in order to obtain documents and request information from municipal staff to be utilized in preparing the study. We would next conduct site visits, including interior inspections of buildings in the study area if possible, then prepare the redevelopment study document. We estimate the redevelopment study can be prepared within four weeks of the startup meeting. An additional three to four weeks would be required once the study is completed for the provision of required public notices for the Planning Board hearing, during which time the study would need to be made available for public review.

Note that this timeframe assumes expedient scheduling of site inspections and meetings and timely publication of required public notices. The schedule may be need to be lengthened if there are issues with meeting scheduling and/or notice.

We propose to bill the Township of West Orange 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 Phillips, Managing Principal	\$160
Richard Preiss, Principal	\$160
Paul Grygiel, Principal	\$150
Elizabeth Leheny, Principal	\$140
Keenan Hughes, Principal	\$140
Senior Associate	\$135
Senior Urban Designer	\$125
Associate	\$120
Senior Planner	\$115
Planner	\$100
Director of Graphics	\$100
Support	\$50



PHILLIPS PREISS GRYGIEL LLC

Planning & Real Estate Consultants

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).

I would estimate the cost of services for preparation of the redevelopment investigation report and other tasks described above to be approximately \$6,000 to \$7,500, and will not exceed \$7,500, inclusive of attendance at two hearings: the West Orange Planning Board and Township Council hearings on the redevelopment study.

Feel free to contact me with any questions regarding this proposal.

Yours sincerely,

Paul Grygiel, AICP, PP
Principal

c: Richard D. Trenk, Esq., Township Attorney

Exhibit “B”



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September 11, 2017

John K. Sayers
Business Administrator
Township of West Orange
66 Main Street
West Orange, NJ 07052

VIA ELECTRONIC MAIL

Subject: **Proposal for Preparation of a Redevelopment Plan
Block 155, Lots 40.02, 40.03, 41.02, 42.01 and 42.02 and Block
155.21, Lot 40 – Township of West Orange, NJ**

Dear Mr. Sayers:

As per your request, please accept the following as our proposal for Phillips Preiss Grygiel LLC to prepare a redevelopment plan for an area located along Executive Drive and Rooney Circle within the Township of West Orange, assuming it is determined to be “an area in need of redevelopment,” pursuant to the State’s Local Redevelopment and Housing Law (LRHL) at N.J.S.A. 40A:12A-5. The potential redevelopment area includes Block 155, Lots 40.02, 40.03, 41.02, 42.01 and 42.02 and Block 155.21, Lot 40 (the “potential redevelopment area”). The remainder of this proposal provides a proposed scope of work, schedule and budget for this assignment.

Scope of Work

It is our understanding West Orange is seeking a consultant to prepare a redevelopment plan that will focus on crafting development regulations the potential redevelopment area, in the event it is designated as an “area in need of redevelopment” by the Township. The plan will include use and bulk standards for the potential redevelopment area as well as site, parking, building design and other regulations typically found in a redevelopment plan. It will also need to consider the Township’s ongoing efforts to settle affordable housing litigation.

We propose a scope of work for this project that includes a total of three public meetings, plus additional meetings with Township representatives and the redeveloper. The following tasks are anticipated: inspect existing conditions in the study area; survey surrounding land uses and development trends; review existing development approvals for the study area; review the zoning ordinance and zoning map; review the current master plan documentation for the Township of West Orange; prepare draft and final versions of the redevelopment plan; and present the redevelopment plan to the Planning Board and Township Council at public meetings.

Timetable

The projected timeframe for this project is approximately three months, as follows:

Month 1

- Review of site development concepts

- Review relevant planning documents
- Meeting with municipal representatives and potential redeveloper to discuss plan parameters
- Prepare draft redevelopment plan

Month 2

- Township reviews draft redevelopment plan
- Meeting with municipal representatives and/or redeveloper to review draft plan
- Revise draft redevelopment plan
- Township of West Orange reviews revised draft redevelopment plan

Month 3

- Finalize revised draft redevelopment plan
- Township of West Orange provides all required public notices for public hearing on the redevelopment plan
- Redevelopment plan introduced for first reading by the West Orange Township Council and referred to the Planning Board as required by law
- Present redevelopment plan to Township Council
- Attend Planning Board meeting for review of redevelopment plan
- Attend Township Council meeting for second reading and public hearing on the redevelopment plan

Note that this schedule assumes expedient scheduling of public meetings by the Township of West Orange and timely publication of required public notices. The schedule may be lengthened if there are issues with meeting scheduling and/or notice, or additional time is required to revise the redevelopment plan.

Proposed Budget

This project will be funded through escrow provided by the potential redeveloper. We would estimate the cost of services for preparation of the redevelopment plan, and other tasks described above, will be approximately \$7,000 to \$9,000. This estimate includes attendance at up to three public meetings (of the Planning Board and the Township Council) and other meetings as described above. Our billing would increase should we be required to undertake supplemental work and/or attend additional hearings. Additional escrow would need to be provided if necessary.

This fee proposal is based upon our firm's standard billing rates for municipal clients in New Jersey, which are listed below:

Paul Phillips, Managing Principal	\$160
Richard Preiss, Principal	\$160
Paul Grygiel, Principal	\$150
Elizabeth Leheny, Principal	\$140
Keenan Hughes, Principal	\$140
Senior Associate	\$135
Senior Urban Designer	\$125
Associate	\$120
Senior Planner	\$115
Planner	\$100



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Support

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\$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).

Feel free to contact me with any questions regarding this proposal.

Yours sincerely,

Paul Grygiel
Principal

c: Richard D. Trenk, Esq., Township Attorney