

Exhibit “A”

May 16, 2018

Richard Trenk
Trenk, DiPasquale, Della Fera & Sodono, P.C.
347 Mount Pleasant Ave.
Suite 300
West Orange, NJ 07052

RE: Proposal for Professional Planning Services
Redevelopment Plan – Essex Green and Executive Drive Area in Need of Redevelopment

Dear Mr. Trenk:

We are pleased to submit this proposal to provide professional planning services associated with the preparation of a Redevelopment Plan for the Essex Green Area. Our firm is well versed in the preparation of redevelopment plans throughout the State. We have extensive experience working with the Local Redevelopment and Housing Law (LRHL) and frequently sit on panels dealing with redevelopment law topics.

The Redevelopment Plan for the Essex Green and Executive Drive Area would be prepared in accordance with the provisions of the Local Redevelopment and Housing Law (LRHL). Our office would work closely with the Township Governing Body, Planning Board, property owners, and any other parties deemed appropriate to develop conceptual plans and standards for the Area. The following elements would be included, as required by the LRHL:

- The plan relationship to definitive local objectives as to appropriate land uses, density of population and approved traffic and public transportation, public utilities, recreational and community facilities and other public improvements.
- Proposed land uses and building requirements in the area, including conceptual site layouts.
- An identification of any properties within the redevelopment area which are proposed to be acquired in accordance with the Redevelopment Plan.
- Any significant relationship to the Redevelopment Plan to the Master Plans of contiguous municipalities, the Master Plan of the county in which the municipality is located and the State Development and Redevelopment Plan.
- The Redevelopment Plan will discuss its relationship to pertinent municipal development regulations. The Plan will either supersede applicable provisions of the development regulations of the Township or constitute an overlay zoning district within the redevelopment area.

Firm principal Susan Gruel will attend all public meetings and present the Plan at both the Planning Board and Governing Body in accordance with the statutory requirements.

Our fee for preparation of the Redevelopment Plan would not exceed a total of \$35,000 (\$25,000 for the Executive Drive Area and \$10,000 for the Essex Green Area), including attendance at one Planning Board meeting and one Council meeting. All other meetings (e.g. internal, additional public) will be billed separately per meeting at our hourly rates.

We welcome the opportunity to work with the Township on this important redevelopment project. Should you have any questions, please do not hesitate to contact us.

Sincerely yours,

HEYER, GRUEL & ASSOCIATES



Fred Heyer, PP, AICP LEED- AP ND, CNUa
Principal



Susan S. Gruel, PP
Principal