

December 6, 2021

Richard Trenk
Trenk Isabel
290 W. Mt. Pleasant Avenue Suite 2350
Livingston, NJ 07039

RE: Proposal for Professional Planning Services
West Orange Area in Need of Redevelopment Study –
Block 61 and Block 88, Lot 17

Dear Mr. Trenk:

We are pleased to submit this proposal to provide professional planning services associated with the preparation of an Area in Need of Redevelopment Investigation for the above referenced properties (see attached map) in the Township. Our firm is well versed in the preparation of redevelopment investigations throughout the State and have several ongoing redevelopment projects with the Township. We have extensive experience working with the Local Redevelopment and Housing Law (LRHL) and frequently sit on panels dealing with redevelopment law topics.

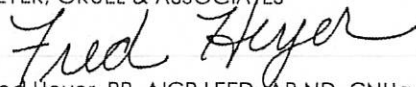
The scope of work for the project will include site visits and inspections with extensive photo documentation of the existing property conditions, collection and review of relevant Township records, tax and property information, review of environmental records, additional research as appropriate, and the preparation of a written document describing the properties and evaluating them regarding the criteria outlined in the LRHL.

As is the case with all preliminary investigations prepared per the LRHL, we are unable to stipulate to any particular outcome prior to the completion of our work and must ensure that any conclusions that the report makes are supported by substantial evidence.

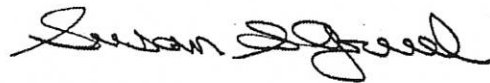
Our fee for preparation of the Study would not exceed a total of \$22,000 including attendance at one Planning Board meeting, billed at the attached hourly rates. All other meetings and preparation will be billed separately per meeting at our hourly rates. We welcome the opportunity to continue to work with the Township on important redevelopment projects. 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



STAFFING AND RATES

The following is a breakdown of anticipated staffing involvement and hourly rates:

2021 FEE SCHEDULE - MUNICIPAL CLIENTS		
PRINCIPALS:	SUSAN S. GRUEL	\$175 PER HOUR
	FRED HEYER	
PRINCIPAL PLANNERS:		\$150 PER HOUR
SENIOR PLANNERS:		\$135 PER HOUR
ASSOCIATE PLANNERS:		\$120 PER HOUR
ADMINISTRATIVE AGENTS:		\$110 PER HOUR

Note: Travel time or mileage charges are not billed.



