

WHEREAS, the Township of West Orange (hereinafter referred to as the “Township”) presently owns property located at the recycling center on Mount Pleasant Avenue, Township of West Orange, located in the County of Essex, State of New Jersey, and otherwise known as Block 170.02, Lot 5.01; and

WHEREAS, under a previous bid, Omnipoint Communications, Inc. was awarded the right to construct and manage a new monopole located at the recycling center located on Mount Pleasant Avenue, Township of West Orange, located in the County of Essex, State of New Jersey, and otherwise known as Block 170.02, Lot 5.01; and

WHEREAS, Omnipoint Communications, Inc. subsequently transferred ownership of the monopole to Crown Castle; and

WHEREAS, the Township wishes to solicit for additional bid(s) for additional wireless communications tenants on the monopole; and

WHEREAS, the Township has prepared bid specifications for the lease of Township owned property known as the Recycling Center at Mount Pleasant Avenue, Township of West Orange, located in the County of Essex, State of New Jersey, and otherwise known as Block 170.02, Lot 5.01 for the installation and operation of a wireless communications equipment on the monopole and ground space; and

WHEREAS, the bid solicitation shall be advertised by the Township in accordance with the provisions of the New Jersey Lands and Building Law, N.J.S.A. 40A:12-14 and the Township authorizes the lease of public property not needed for public use; and

WHEREAS, upon completion of bidding, the Township may accept the highest bid(s) or reject all bids; and

WHEREAS, successful bidder(s) shall enter into a lease with Crown Castle; and

WHEREAS, the term of the lease will be for five (5) years, with four (4) additional renewal terms of five (5) years each, commencing on the date which the Lease is fully executed by both parties and the minimum bid is \$44,000.00 per carrier annually for the initial term and a 3% increase for each renewal term; and

WHEREAS, the Township Council desires to authorizes the Township Clerk to advertise

for the receipt of bids for said lease of Township property.

NOW, BE IT HEREBY RESOLVED, by the Township Council of the Township of West Orange, County of Essex, State of New Jersey as follows:

1. That the Township is hereby authorized to advertise for the receipt of bids for leasing Township owned property known the Recycling Center at Mount Pleasant Avenue, Township of West Orange, located in the County of Essex, State of New Jersey, and otherwise known as Block 170.02, Lot 5.01 for the installation and operation of a wireless communications equipment on the monopole and ground space.

2. The minimum bid for the lease is \$44,000.00 per year per carrier with 3% annual increases.

3. The term of the lease will be for five (5) years, with four (4) additional renewal terms of five (5) years each, commencing on the date which the Lease is fully executed by both parties.

4. That the Township reserves the right to reject all bids.

5. That the Township Clerk shall advertise the Notice to Bidders for the purpose of the receipt of sealed bids for the above-named project.

6. That upon adoption of this resolution, the Township Clerk shall forward a certified copy of said resolution the Township Administrator, Chief Financial Officer and Township Attorney.

Karen J. Carnevale, R.M.C.
Township Clerk

Tammy Williams
Council President

Adopted: April 4, 2023