

**RESOLUTION AWARDING PROFESSIONAL SERVICES CONTRACT FOR
AFFORDABLE HOUSING PLANNER TO HEYER GRUEL & ASSOCIATES**

WHEREAS, the Township of West Orange (the “Township”) administers an affordable housing program for qualified based on income eligibility consistent with the regulations promulgated by the Council on Affordable Housing and the Uniform Housing Affordability Controls, N.J.A.C. 5:80-26.1, et. seq. and N.J.A.C. 5:97, et. seq.; and

WHEREAS, pursuant to the Fair Housing Act, N.J.S.A. 52:27D-301, the New Jersey Department of Community Affairs (“DCA”) issued its report entitled *Affordable Housing Obligations for 2025-2035 (Fourth Round)*, therein setting forth the present need and prospective need for all New Jersey municipalities for the Fourth-Round housing cycle; and

WHEREAS, the present need obligation of the Township has been calculated at 409 affordable units, and its prospective need obligation has been calculated as 660 affordable units; and

WHEREAS, Heyer, Gruel & Associates (“Heyer”) submitted a Proposal for Professional Services in response to a Request for Qualifications (the “RFQ”) for an Agreement for Fair Share Housing Planner (the “Contract”); and

WHEREAS, on May 13, 2025, Heyer submitted a proposal to complete a draft of the Housing Element & Fair Share plan on behalf of the Township in an amount not to exceed \$43,500 (the “Proposal”). A copy of the Proposal is attached herein as Exhibit “**A;**” and

WHEREAS, due to the required amendments to the Housing Element & Fair Share Plan, presented to the Planner by the Planning Board, Heyer did not complete the Proposal within the original Not to Exceed clause; and

WHEREAS, the Township seeks to retain Heyer to complete the Housing Element and Fair Share Plan in accordance with the proposed Contract annexed hereto as Exhibit “**B**”

WHEREAS, the proposed Contract, annexed hereto as Exhibit “**B,**” in an amount not to exceed an additional \$23,000 based on the following pricing: Principals \$175 per hour; Principal Planners \$165 per hour; Senior Planners \$150 per hour; Associate Planners \$135 per hour; and Administrative Agents \$110 per hour.

NOW, BE IT HEREBY RESOLVED, by the Township Council of the Township of West Orange that the Township authorizes the award and execution of the Contract with Heyer, annexed hereto as Exhibit “**B**” to expire on December 31, 2025; and be it further

RESOLVED that a copy of this resolution shall be available in the Clerk’s office in accordance with applicable law.

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

Joe Krakoviak
Council President

Adopted: October 6, 2025

I hereby certify funds are available from:_____
Account No./Amount

John Ditinyak, Chief Financial Officer